

**AGENDA**  
**City of Hobbs Planning Board – Regular Meeting**  
**November 17, 2020 at 10:00 AM**

**W.M. “Tres” Hicks, Chairman**  
**Bill Ramirez**  
**Brett Drennan**  
**Larry Sanderson**

**Guy Kesner, Vice Chairman**  
**Philip Ingram**  
**Ben Donahue**

**Tentative Agenda for the Planning Board Regular Session Meeting to be held virtually by video conference on Tuesday, November 17, 2020 at 10:00 AM. To be broadcast live on KHBX FM 99.3 Radio and available via Livestream at [www.hobbsnm.org](http://www.hobbsnm.org).**

**AGENDA**

- 1) Call To Order.**
- 2) Review and Consider Approval of Agenda.**
- 3) Review and Consider Approval of Minutes.**

**October 20, 2020 – Regular Meeting**

- 4) Communications from Citizens.**

**Due to the current COVID-19 State of Emergency and the orders of the New Mexico Department of Health, public comment should be submitted in writing via email to the City of Hobbs Planning Department at [krobinson@hobbsnm.org](mailto:krobinson@hobbsnm.org) or via fax at (575)-397-9227 no later than 9:30 a.m. on November 17, 2020.**

- 5) Review and Consider Front Yard Setback Variance as submitted by property owner for property located at 116 E. Sunset.**
- 6) Review and Consider Final Plat Approval for Sweet Home Alabama Subdivision Unit 2, as submitted by property owner, Berry & Gomez, LLC.**
- 7) Adjournment.**

**The City will make every effort to provide reasonable accommodations for people with disabilities who wish to attend a public meeting. Please notify the City at least 24 hours before the meeting. Telephone 397-9351.**

*“Notice is hereby given that a quorum of the Hobbs City Commission may be in attendance at this meeting.”*

**PLANNING BOARD MEETING  
MINUTES  
October 20, 2020**

The Planning Board Regular Session Meeting was held virtually by video conference on Tuesday, October 20, 2020 at 10:00 AM. It was broadcasted live on KHBX FM 99.3 Radio and available via Livestream at [www.hobbsnm.org](http://www.hobbsnm.org). Mr. W.M. “Tres” Hicks Chairman presiding.

**Members Present:**

Tres Hicks, Chairman  
Guy Kesner, Vice Chairman  
Bill Ramirez  
Larry Sanderson  
Brett Drennan

**Members Absent**

Ben Donahue  
Philip Ingram

Also present were members of the public and City staff as follows:

Kevin Robinson, Development Director  
Julie Nymeyer, Staff Secretary

Todd Randall, City Engineer  
Erik Scramlin, Deputy City Attorney

**1) Call To Order.**

Mr. Tres Hicks, Chairman called the meeting to order at 10:03 am. He did a roll call for members as follows: Mr. Brett-yes, Mr. Sanderson-yes, Mr. Ramirez-yes, Mr. Kesner-yes, Mr. Hicks-yes. There were five members present at the meeting and two absent.

**2) Review and Consider Approval of Agenda.**

The first item of business was to review and approve the Agenda for the October 20, 2020 meeting. Mr. Hicks asked if there were any changes to the agenda? Mr. Robinson said there were no changes. Mr. Kesner made a motion, seconded by Mr. Ramirez to approve the Agenda as presented. Mr. Hicks did a roll call for members as follows: Mr. Brett-yes, Mr. Sanderson-yes, Mr. Ramirez-yes, Mr. Kesner-yes, Mr. Hicks-yes and the motion was 5-0 and the motion carried as presented.

**3) Review and Consider Approval of Minutes.**

**September 15, 2020 – Regular Meeting**

Mr. Hicks asked if everyone has had a chance to read the Regular Meeting Minutes from September 15, 2020? Mr. Sanderson made a motion, seconded by Mr. Ramirez to approve the Regular Meeting Minutes as presented Mr. Hicks did a roll call for the vote, Mr. Kesner-yes, Mr. Ramirez-yes, Mr. Sanderson-yes, and Mr. Drennan-yes, Mr. Hicks-yes and the vote on the motion was 5-0 and the motion carried as presented.

**4) Communications from Citizens.**

**Due to the current COVID-19 State of Emergency and the orders of the New Mexico Department of Health, public comment should be submitted in writing via email to the City of Hobbs Planning Department at [krobinson@hobbsnm.org](mailto:krobinson@hobbsnm.org) or via fax at (575-397-9227 no later than 9:30 a.m. on October 20, 2020.**

There were no communications from citizens.

**5) Public Hearing to Review and Consider a Special Use Map Amendment to create a Recreational Vehicle Park (RVP) Planning District per MC 18.04, located Northwest of the intersection of Navajo and Dal Paso at 500 E. Navajo.**

Mr. Robinson said this is a Special Use Map Amendment to create a RV Planning District. He said this is the first stage of this process. He said the Board will consider if this is a good place for an RV Park.

Mr. Hicks opened the public meeting at 10:10 am. Mr. Robinson said there were comments from the people who own lots 17 and 18 said they are not opposed to the Map amendment but they desire that it is built to design standards and the neighborhood. Mr. Hicks asked who owned the business at lot #18? Mr. Robinson said Sears.

Mr. Aranda said they are only going to have 2 RV spaces for family when they come to stay in town. He said that they want to do this the right way and follow all the rules the City asks them to follow. Mr. Hicks asked what the buildings were on the property. Mr. Aranda said the sheds were the prior owners Auto Glass Brothers and one was where they had their office. He said the two others have been removed and the house is his parent's home.

Mr. Drennan asked about the entrances and exits would be. Mr. Robinson said that will all be discussed during the design phase. He said the municipality will be concerned about how many units will be on the site and about entrances and exits along with the width of the road. Mr. Hicks closed the public meeting at 10:18 am.

Mr. Sanderson said he did not see a problem with this. Mr. Ramirez made a motion, seconded by Mr. Sanderson to approve the Special Use Map permit. Mr. Hicks did a roll call for the vote, Mr. Kesner-yes, Mr. Ramirez-yes, Mr. Sanderson-yes, and Mr. Drennan-yes, Mr. Hicks-yes and the vote on the motion was 5-0 and the motion carried as presented.

**6) Review and Consider Final Plat Approval for Zia Crossing Unit 7, as submitted by property owner, Black Gold Estates, LLC.**

Mr. Robinson said the city does have an Engineer of Record certification and everything has not been 100% complete but will be prior to going to Commission on November 2<sup>nd</sup>. He said this will contain 99 single family lots. He said the Engineer of Record will issue a letter of compliance. Mr. Ramirez asked if all the utilities were good. Mr. Robinson said there are a few minor items but they will be completed prior to Final Plat approval. Mr. Kesner asked about setback issues on corner lots and if this will be addressed? Mr. Robinson said the lots become wider the further south it goes but there could be a few lots that may need variances.

Mr. Kesner made a motion, seconded by Mr. Ramirez to approve the Final Plat. Mr. Hicks did a roll call for the vote, Mr. Kesner-yes, Mr. Ramirez-yes, Mr. Sanderson-yes, and Mr. Drennan-yes, Mr. Hicks-yes and the vote on the motion was 5-0 and the motion carried as presented.

**7) Review and Consider Final Plat Approval for Kass Glorietta, as submitted by property owner, Property Management Plus, LLC.**

Mr. Robinson said this is a Final Plat Approval for Kass Glorietta. He said the lots being created are all adjacent to an existing infrastructure. He said that is the reason why there is not an Engineer of Record. He said there are no infrastructures being installed for this subdivision. He said there will be joint use driveway accesses. He said this is a minor collector.

Mr. Kesner asked with 45 foot width lots are they plan on putting in mobile homes? Mr. Robinson said they have not talked to the developer about what type of units they will put in there but they have been doing slab on grade construction. Mr. Kesner asked about the east side of lot 1 and if that was Jefferson Street? Mr. Robinson said Jefferson Street is on the east side of tract 2. He said if the developer of tract 2 subdivides or develops they would have to pay their fair share or develop Jefferson. He said tract 2 was divided where it had no access to developed property originally. He said the initial summary subdivision improved the situation. He said developing tract 2 will have difficulties developing.

Mr. Kesner asked about lot 1 and if they would have access to the easement? Mr. Robinson said yes. He said tract 2 granted a 35 foot driveway easement that will be improved. Mr. Kesner asked about when Jefferson extends shouldn't they ask tract 2 for the easement at this time. He said he didn't think it was fair to ask tract 2 to grant all the easement. Mr. Robinson said he agreed but when this was developed originally they did not ask them to grant the easement. He said development agreements are to help rectify developmental mistakes that occurred years ago.

Mr. Hicks said that the owner of tract 2 is not party to this other than the 35 foot easement. Mr. Robinson said the development of Jefferson Street is not required of tract 2. He said it would offset Jefferson if they gave Right of Way. He said in the future if you want to develop your site further then you pay your assessment when you access or develop. Mr. Hicks asked if there would be a motion for approval as long as the driveway is shared on lot 1 and 2. Mr. Kesner made a motion, seconded by Mr. Sanderson to approve the final plat. Mr. Hicks did a roll call for the vote, Mr. Kesner-yes, Mr. Ramirez-yes, Mr. Sanderson-yes, and Mr. Drennan-yes, Mr. Hicks-yes and the vote on the motion was 5-0 and the motion carried as presented.

**8) Review and Consider Side Yard Setback Variance as submitted by property owner for property located at 2822 N. Carino.**

Mr. Robinson said the MTP requires 10 foot from the property line. He said the plan does show 10 foot but it should be 19.6 foot from back of curb which is 8.6 feet from property line. He said the developer could place a fence along the property line. He said every residential property must have 2 parking spaces on their site. Mr. Hicks said it is only a foot and half variance? Mr. Robinson said yes. He said there will need to be offsite parking in another area.

Mr. Sanderson asked if the garage was built? Mr. Robinson said yes Mr. Hicks said they can allow the variance with the condition to place the parking in another spot so both requirements are met. Mr. Caballero said the garage is built and they have dedicated parking that is 35 feet wide. He said they just need the 1.5 foot variance. He said it was their error because the concrete guys measured it with another house. Mr. Drennan made a motion, seconded by Mr. Ramirez for the 20 foot setback for the garage. Mr. Hicks did a roll call for the vote, Mr. Kesner-yes, Mr. Ramirez-yes, Mr. Sanderson-yes, and Mr. Drennan-yes, Mr. Hicks-yes and the vote on the motion was 5-0 and the motion carried as presented.

**9) Review and Consider side yard setback and parking variance request for 101 E. Marland as submitted by Cardinal Laboratories, property owner.**

Mr. Robinson said this a variance request for 2 variances. He said the first variance will be for the setback and the second will be the parking. Mr. Kesner asked what the setback was at this location? Mr. Hicks said the building is built on the property line and their layout provides 20 parking spaces instead of 24. Mr. Kesner said he didn't see any issues. Mr. Kesner made a motion, seconded by Mr. Sanderson to approve the 2 variances. Mr. Hicks did a roll call for the vote, Mr. Kesner-yes, Mr. Ramirez-yes, Mr. Sanderson-yes, and Mr. Drennan-yes, Mr. Hicks-yes and the vote on the motion was 5-0 and the motion carried as presented.

**10) Second review Sketch Plan Liberty Hill 1 & 2 (primarily discuss Jefferson ROW)**

Mr. Robinson said this is a Sketch Plan primarily to discuss Jefferson Street Right of Way. He said the developer would be responsible for building Jefferson out to the north. He said it is required to project Jefferson. He said Jefferson south is an 80 foot right-of-way. He said the developer is requesting to do a 60 foot right of way with back to back of curb 41 feet but in a 60 foot right of way which would be a residential collector.

Mr. Robinson said access off of that street would need to have limitations but it still could move the amount of traffic that a collector roadway would need. Mr. Ross said headed south is not centered on an 80 foot right of way and would require a center road on an 80 foot right of way would require a 10 foot jog in the street. Mr. Robinson said they could get a roadway that would convey traffic on a 60 foot right of way. Mr. Ross said their Master Plan will be in compliance and there will not be access to Jefferson. Mr. Kesner said he thought it made sense. Mr. Sanderson said he was good as long as there was no residential access. Mr. Kesner asked if the City Commission would see this too? Mr. Robinson said there will be a variance on the 80 foot right of way so the Commission would see the Final Plat.

Mr. Sanderson made a motion, seconded by Mr. Drennan to approve Liberty Hill Sketch Plan. Mr. Hicks said let the minutes reflect that The Board has consensus that the 60 foot right of way without residential access would work. Mr. Robinson said we will not be able to correct the errors of the past but from this point on there will be no access from Jefferson.

**11) Second review Sketch Plan Ranchview Masterplan (primarily discuss Ranchland Alignment)**

Mr. Robinson said this is a Sketch Plan Masterplan. He said a summary subdivision was produced and required the encumbrance of the right of way where Ranchland would go in. He said additionally the developer is discussing other alternatives and desiring to relocate Ranchland. He said staff has issues with this. He said Ranchland is a section line roadway and the further away it gets from the section line it causes an issue with the undeveloped area to the north. He said the issue is Navajo is not a true east/west street.

Mr. Caballero said they are proposing a larger S curve. He said they would like to move the road over to the east. He said they have created a racetrack with a straight road and their needs have changed. Mr. Robinson said the developer has the right to put the roads where they will need them but their concern is the connection with a Major Collector. Mr. Hicks said he did not think the 600 feet made that much difference. He thinks it is premature to say what is going to happen north of Navajo. Mr. Robinson said it is a Planning Board and they did need to Plan for the future. Mr. Hicks asked if they could minimize the 600 feet? Mr. Caballero said they actually wanted a little more. Mr. Ross said that they would lose a lot of lots if they brought the road straight out to Navajo. Mr. Hicks said this is done all the time in other cities. He said if it improves the safety of the road or accommodates the developer then he is for it. Mr. Kesner said he would not be in favor of moving it too far east. He said they are getting too far away from the centerline.

Mr. Robinson said they need to vacate the public easement that has already been granted and relocated Ranchland in a different area. He said if the developer had an additional plat and relocated it to where he wanted it to go that would be an assurance for the preliminary plat. Mr. Sanderson said he said a curve in the design doesn't bother him at all. Mr. Hicks asked if this was something they could have to do today? Mr. Caballero said his goal is to do Ranchland as soon as they can now. Mr. Sanderson made a consensus motion, seconded by Mr. Drennan to approve the Sketch Plan. Mr. Kesner-yes, Mr. Ramirez-yes, Mr. Sanderson-yes, and Mr. Drennan-yes, Mr. Hicks-yes and the vote on the motion was 5-0 and the motion carried as presented.

Mr. Caballero said it looked like something they could easily work with.

**12) Discussion Items:**

**A. Illegal construction of a carport at 2704 N. Breckon.**

Mr. Robinson said is discussion only. He said the property owner at 2704 N. Breckon was built without a permit. He said when staff discovered it was built we contacted the property owner and told them they needed a permit. He said they then applied for a variance and a denial letter was sent to the property owner because they did not comply because setbacks had been violated within their block lengths. He said they were told they could appeal. He said they were told if they did not appeal then staff would begin the process to remove the unpermitted structure. Mr. Robinson said it should be that 2 foot of this structure is in the public ROW. Mr. Hicks said there has been no appeal so when will staff move forward to removing it? Mr. Robinson said they will start proceedings soon.

**13) Adjournment.**

With nothing further to discuss, Mr. Drennan made a motion, seconded by Mr. Kesner to adjourn the meeting at 12:07 pm. Mr. Kesner-yes, Mr. Ramirez-yes, Mr. Sanderson-yes, and Mr. Drennan-yes, Mr. Hicks-yes and the vote on the motion was 5-0 and the motion carried as presented.

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Tres Hicks, Chairman



**November 17, 2020**  
**Planning Board Regular Meeting**

- 5) Review and Consider Front Yard Setback Variance as submitted by property owner for property located at 116 E. Sunset.



***PLANNING DIVISION***

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200 E. Broadway St.  
Hobbs, NM 88240  
575-397-9351 bus  
575- 397-9227 fax

***City of Hobbs, New Mexico***

Kevin Shearer  
116 E. Sunset  
Hobbs, NM 88240

**Subject: Front Yard Setback Variance (Major Thoroughfare Plan) for 116 E. Sunset**  
**Date: November 13, 2020**

The City of Hobbs Major Thoroughfare Plan requires a minimum of 21' setback from the property line at 116 E. Sunset. However, the Proposed Structure would be located in violation of the adopted setback requirement.

You are requesting the placement of a carport in violation of the front yard setback requirements of the City of Hobbs Major Thoroughfare Plan. The front yard setback requirements as dictated by the Hobbs Major Thoroughfare Plan have not been violated within your block, i.e.; Fowler east to McKinley. Therefore, the front yard setback variance request for 116 E. Sunset cannot be approved. If you have any questions regarding this issue please do not hesitate to call me at 391-4111.

Sincerely,

**CITY OF HOBBS, NEW MEXICO**

A handwritten signature in blue ink, appearing to read "Kevin Robinson", is written over a horizontal line.

**Kevin Robinson – Planning Department**

I, Kevin Shearer respectfully appeal staff's decision in denying a setback variance. I am requesting the City of Hobbs planning board to review my request. It should be this is an uninhabitable carport that although secured can be moved in the future. Please see attached documentation.

Thank you in advance.

A handwritten signature in black ink, appearing to read 'Kevin Shearer', with a stylized, flowing script.

Kevin Shearer

116 E. Sunset Dr.

Hobbs, NM 88240

575-631-5041



## VARIANCE APPLICATION

Application Date: 11-9-20

Variance for (circle one): front yard / side yard

Property Owner: Kevin Shearer

Phone: 575-631-5841

Address of proposed structure: 116 E Sunset

Subdivision (if known): \_\_\_\_\_ Lot & Block # (if known): \_\_\_\_\_

Type of proposed structure: Carport Dimensions of proposed structure: 17x28'

Are subdivision covenants and/or deed restrictions available? \_\_\_\_\_ If so, please attach a copy.

The existing front/side setback for the structure at the above address is \_\_\_\_\_ feet. If the variance is approved, the new front/side setback with the front improvement will be \_\_\_\_\_ feet.

\* The Planning Board of the City of Hobbs has established a procedure to require each applicant for a setback variance to notify property owners **within 150 feet** of the proposed improvement. In addition, front-yard setbacks of less than 10' for buildings (excluding carports) are generally not permitted.

Addresses of existing carports/fences/porches in vicinity (if any):

<u>100 E Sunset</u>	<u>Unaddressed building across street</u>
<u>202 E Sunset</u>	
<u>208 E Sunset</u>	
<u>214 E Sunset</u>	
<u>221 E Sunset</u>	

Please attach the following documents:

- Copy of Building Permit Application.
- Sketch Plan showing dimensions of existing and proposed improvements and distances from proposed improvement to sidewalk, curb, and/or edge of street.
- Copy of Covenants and/or Deed Restrictions, if any.
- Signature Sheet containing signatures of adjacent property owners within 150 feet of above referenced lot.

Return completed form to:  
City-Hall - Planning Division  
200 E. Broadway St.  
Hobbs, NM 88240  
P: 575-397-9232  
F: 575-397-9227

[Signature]  
Property Owner Signature

\_\_\_\_\_  
Date

## AMENDMENT #1 - JUNE 26, 2006

### Major Variance Requests & Procedures

For major variance requests to the standards for Right-of-Way width, Street Standards, Major Thoroughfare Plan Map Amendments, Removal, or addition, removal or modifications to the street locations and classifications on the Plan Map, and other major amendments to the plan:

"In addition to the above requirements, Variance requests to Right-of-Way width, Street Standards, or Major Thoroughfare Plan Map Amendments, the Planning Board will consider these variance requests as modifications or amendments to the Comprehensive Plan. Public Hearing, required publication and other notice procedures must be carried out. The City Commission must also approve all similar variances and or amendments to the Major Thoroughfare Plan that result from these types of requests."

"In consideration of major variance requests to the Major Thoroughfare Plan, the Planning Board has the right to make subjective decisions to recommend approval or denial of a variance request, based on the sole determination of the Planning Board, based on several factors including historical and projected development trends, existing and projected traffic patterns, restrictive covenants, protest letters or comments, community planning concepts and other considerations. The Planning Board has the right to recommend approval or denial of variances to the Major Thoroughfare Plan regardless of public input and opinions.

## Are there any traffic safety or other safety considerations impacted by the granting of the variance?

## Is there a need in the foreseeable future to acquire additional right-of-way at this location to widen the street?

## In the case of a carport, is the structure "open wall" and of non-conspicuous design and appearance.

2. If the City Planning Division determines that the carport construction is consistent with existing development in the nearby vicinity of the property, a written variance shall be issued by the Planning Division to the property owner with a copy to the City Building Official indicating that a variance to the setback provisions has been granted. The Planning Division may approve a variance with conditional approval stating in writing the conditions of the approval. In making this determination, the Planning Division must consider the following:

- a) The property owners are aware of the existing protective covenants.
- b) The carport design and construction is consistent with existing development in the nearby vicinity of the property.
- c) No traffic safety or other safety considerations are created by the granting of the variance.
- d) The City will not need to acquire additional right-of-way at this location to widen the street in the foreseeable future.
- e) The carport design is "open wall" and of a non-conspicuous design and appearance.
- f) The use of the property is residential and not commercial.
- g) No structure shall be permitted within five (5) feet of the front or side property line.
- h) A variance must not adversely impact neighboring property owners, and must not create any safety problems.

3. If the Planning Division determines that a variance cannot be issued for any of the above reasons, the variance request must then be referred to the City Planning Board, and notification procedures for a hearing will be required.

#### Notification and Public Notice Required:

1. The City shall carry out property research and verify to the applicant the names and addresses of all property owners of record within 150 feet of the proposed variance. The City shall also post "Notice Signs" at the location of the intended action with the date of the hearing.

2. The City shall conduct a public hearing of the Planning Board with legal notice publication of the hearing to be published in the local newspaper.

#### Policy Decisions To Be Considered By City Planning Board:

1. In considering whether to grant approval of a front setback or setback from the side yard or rear yard, the Planning Board should determine the following:

- a) If granted, does the variance comply with the existing protective covenants?
- b) Do any similar structures exist in the "nearby vicinity" of the property line of the lot where the variance is proposed? "Nearby Vicinity" is hereby defined as within one entire City block regardless of length in feet and including both sides of the street.

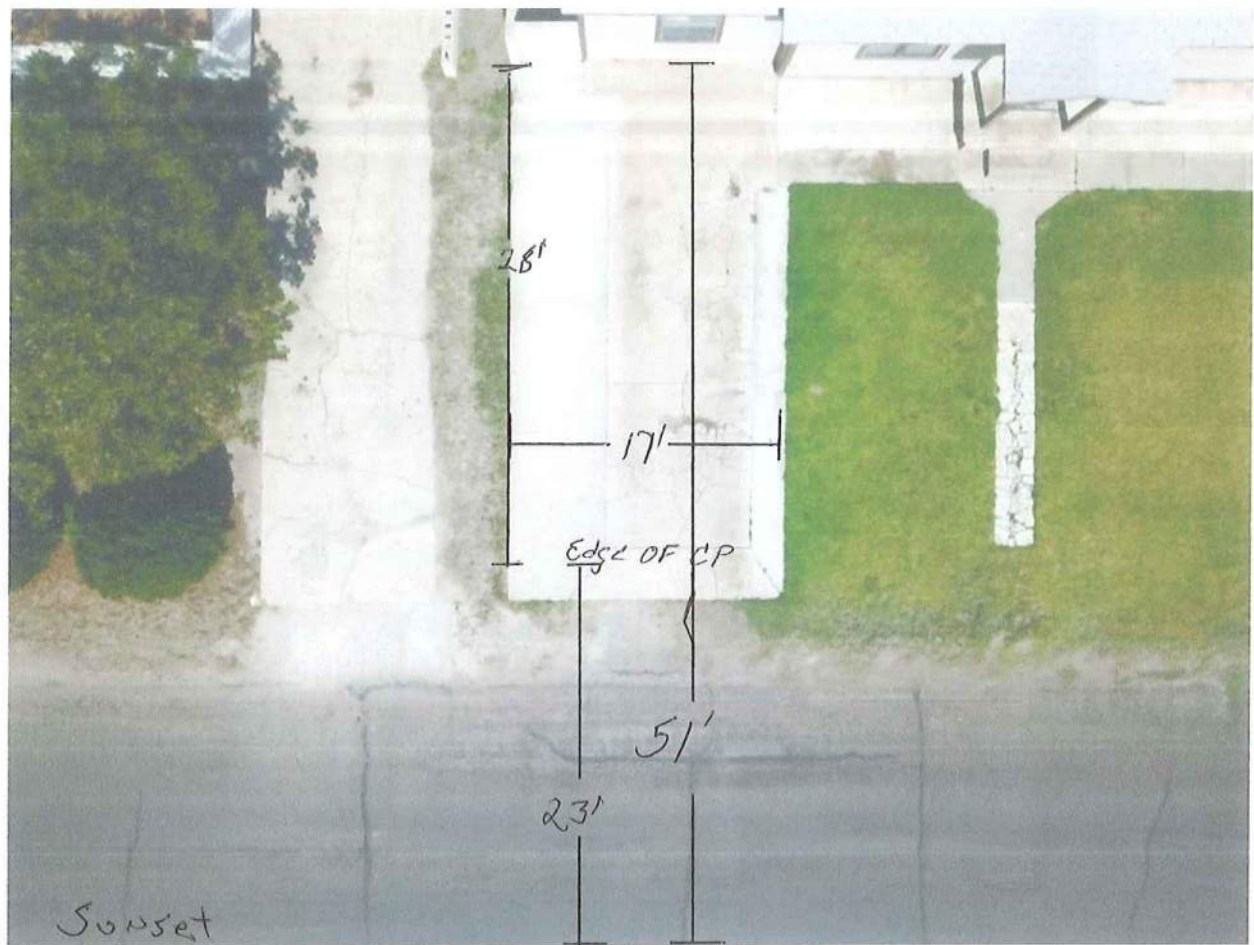
**AMENDMENT #2 – APRIL 21, 2008**  
**SPECIAL SETBACK CONDITIONS ON 80' R-O-W STREETS**

AMENDMENT #2. For Residential Lots located on Minor Residential Streets with street-right-of-ways that are 80; width and greater dimensions with and existing City paved street width of 41' measured from back of curb to back of curb, the minimum front yard setback shall be 11' feet from back of property line, instead of 21' feet. The minimum side yard setback for a corner lot street side setback shall be 5' feet. Resolution No. 5044 adopted April 21, 2008

Front yard fences are permitted up to three (3) feet height at the front property boundary. Front yard fences at (5) feet height are permitted at a front setback of 11' feet. A side yard fence up to 5' feet in height is permitted within 11' feet of the front property boundary.

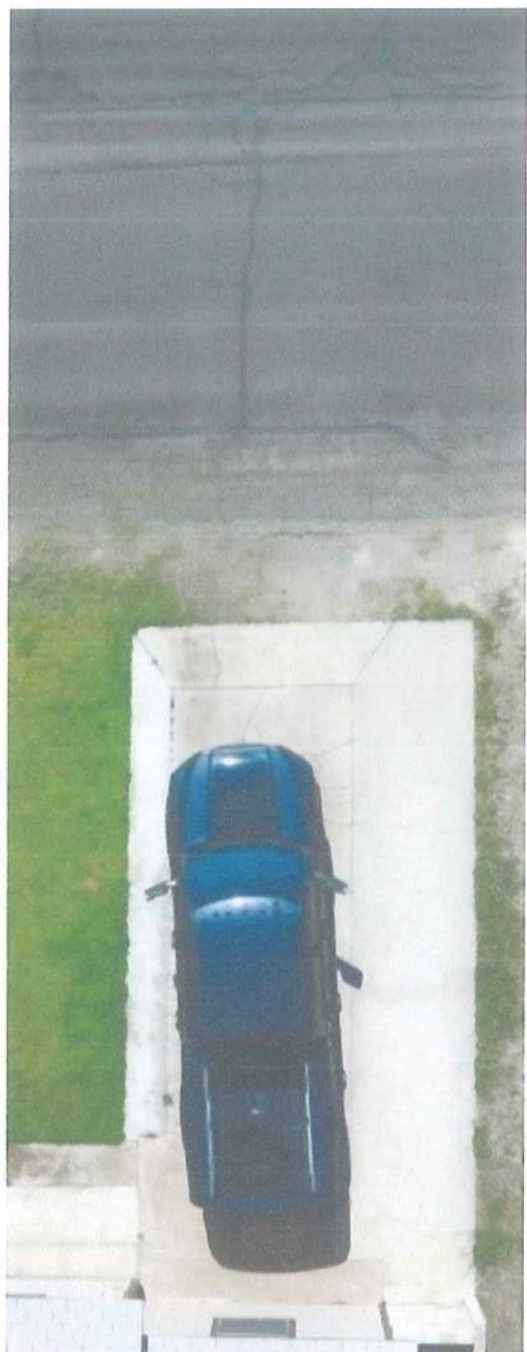
The following conditions must be met:

1. The City Street must be 100% constructed and the City should not have any current or long term plans to widen the street pavements width.
2. The City will not permit any private construction or pavement encroachments in the City right-of-way.
3. The entire block must be designated to be constructed with the same front yard setback for each and every lot.
4. The City may consider even further reductions to the above front yard setbacks, if the street right-of-way is 90' or 100' width on a minor residential street.
5. For Collector Streets with 80' feet right-of-way width, the City may consider reduced setback dimensions on an individual case basis.
6. Corner lot front and side yard fences must not interfere or block the minimum clear site triangle dimensions.



Center of Road









ALBERTSON



FOWLER

2618  
2614  
2612

105

111

201

209

211

215

107

100

110

116

122

202

208

SUNSET

Sec22 T18S R38E

Sec22 T18S R38E

MCKINLEY

2526

GOLD





Building Inspection Department  
200 E. Broadway, Hobbs, NM 88240  
Phone (575) 391-8158

Application # \_\_\_\_\_

Building Permit Application

Application Received Date \_\_\_\_\_

Phone 575-631-5041

Owner Kevin Shearer Address 116 E Sunset

Circle One: ☒ **Residential** or ☐ **Commercial** Type: New ☐ Remodel ☒ Addition ☐ Other ☐ *please attach required plans*

Job Location 116 E Sunset Hobbs NM 88240  
Address City State Zip

Contractor Eagle Carports 210 Airport Rd Mount Airy NC 207030  
Name Address City State Zip Phone License #

Email \_\_\_\_\_

Architect or  
Engineer Name Address City State Zip Phone License #

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Lot Size \_\_\_\_\_

Building is to be \_\_\_\_\_ ft. wide by \_\_\_\_\_ ft. long by \_\_\_\_\_ ft. in height and shall conform in construction.

Area or  
Volume \_\_\_\_\_  
Cubic/ Square Feet

Type \_\_\_\_\_ Use Group \_\_\_\_\_ Basement walls or foundation \_\_\_\_\_  
Type

% of improvements \_\_\_\_\_ Flood Zone \_\_\_\_\_ Elevation Certificate Received \_\_\_\_\_

Subdivision Approved \_\_\_\_\_ Drainage Plan Approved \_\_\_\_\_

Job Description: Carport install

Valuation \$ \_\_\_\_\_ Permit Fee \$ \_\_\_\_\_ Plan Review Fee \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

I, \_\_\_\_\_ as the Contractor, hereby agree to comply under this permit with all City, State and Federal codes.

Contractor's Signature \_\_\_\_\_ Date \_\_\_\_\_

210 Airport Rd. Mount Airy, NC 27030  
800-579-8589 Fax: 336-719-2091  
Order submittal by fax or to [orders@eaglecarports.com](mailto:orders@eaglecarports.com)

# Purchase Order<sub>ver.3.0</sub>

Dealer Name: A. A. P. & S.

Dealer PH #: 575-420-7665

Order Date: \_\_\_\_\_

Name: Kevin Shepper		Install Address: 116 E. Sunset.	
City: Lubbock		State: NM	Zip Code: 88240
		County: Lea	Inside City Limit? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Day Phone: 575-431-5041		Evening Phone: 575-631-5047	
Email: Roy hendricks@shepper.com			
COLOR SIZE	ROOF STYLE		Certification: 35/140
	<input checked="" type="checkbox"/> Vertical Roof <input type="checkbox"/> Boxed Eve <input type="checkbox"/> Regular Style		Braces required for certification. MHA required for ground certification.
Roof:		Sides/Ends:	Trim:
Framing Gauge		<input checked="" type="checkbox"/> 14 Ga. Included <input type="checkbox"/> 12 Ga. Upgrade*	
Special Notes:		LOT MUST BE LEVEL OR UNIT WILL BE INSTALLED AS IS ON LOT Customers may incur extra labor fees if additional labor is required to install because of un-level surfaces, or for building over obstacles. Eagle Carports, Inc. not responsible for stopping or repairing leaks under base rails.	
NOTE: FRAME IS 1ft. SHORTER THAN ROOF LENGTH		Ready for Installation: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N ONLY CHECK IF SITE IS READY FOR INSTALLATION	Installation Surface Cement Ex.: Ground, Concrete, etc.
Electricity Available?		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
Is your Install Surface Level? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		NO MORE THAN 3" UN-LEVEL & CLEAR OF OBSTACLES	
Lot not level?		Customer Initial _____	Installer Initial _____
Qty.	Features Description	Building Type: V.R. Carport	Price
	18 x 30 - Cut Size to 17' X 28'		2495-
	5' LEGS		180-
2	GABIOS	175"	350-
	30' TRIMMED 1/2 PANELS		225-
1	30' PANEL w/ 3 TRIM		175-
PURCHASE AGREEMENT & TERMS v3.0 (see reverse side for terms and conditions)			
Eagle Carports, Inc. reserves the right to correct any balance/pricing errors. Eagle Carports, Inc. holds the right to repossess any buildings not paid in full upon installation. A labor charge will be added for any additional labor such as cutting posts to level carports, building over objects such as RV's & moving materials to remote locations, etc... Customer responsible for pulling permits. Customer understands that all building frames are 1' shorter than roof lengths. By signing this agreement, customer understands and agrees with all terms and conditions found on both the front and back of this document.			
Customer Signature: _____		Date: _____	
With customer present at time of installation, customer will sign below to signify acceptance of unit as installed.			
Customer Signature _____		Date _____	
Installer Signature _____		Date _____	
Office Use: _____		No Card Fee in: CO, CT, KS, MA, NY, OK, TX	
Credit Card <input type="checkbox"/>		M. Order <input type="checkbox"/>	
Cashier Check <input type="checkbox"/>		Other <input type="checkbox"/>	
Subtotal		3425-	
Tax _____%		233.35	
Total		3658.35	
Down Payment		513.75	
Extra Labor			
Equip. Rental			
Balance Due		3144.60	
Card Fee 2.5%			
Card Balance Due			
ALL ORDERS COD Financed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**Eagle Carports**

*"Flying High with Great Deals"*



**STRUCTURAL DESIGN**  
**STANDARD PACKAGE**  
**FULLY OPEN (CARPORT) BUILDING**

**MAXIMUM 30'- 0" WIDE X 16'- 0" HEIGHT-**  
**BOX EAVE FRAME AND BOW FRAME**

**11 November 2016**  
**Revision 1**  
**M&A Project No. 16166S**

**Prepared for:**


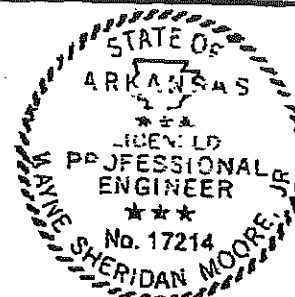
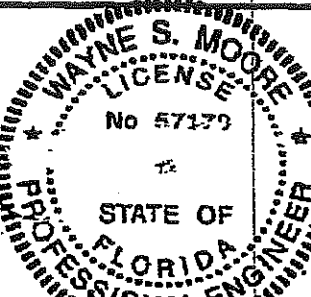
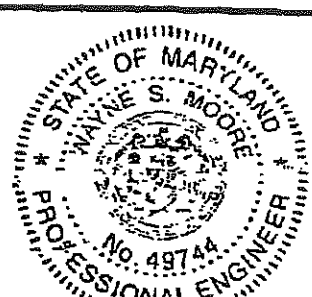
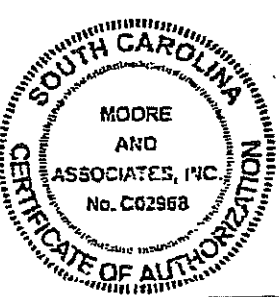
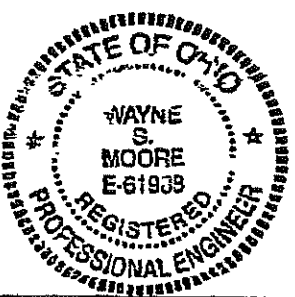
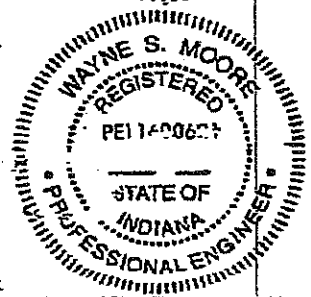

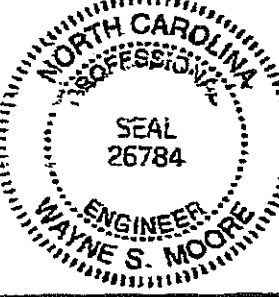
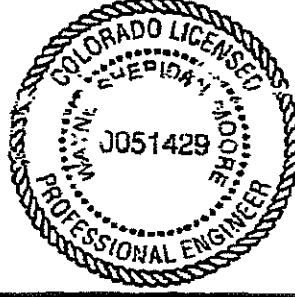

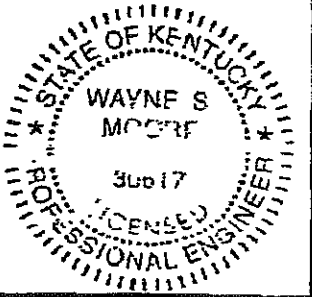

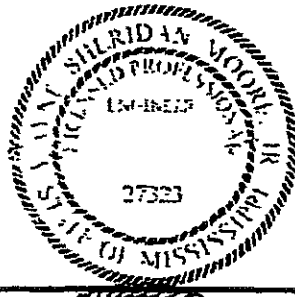
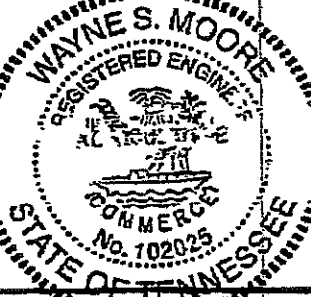
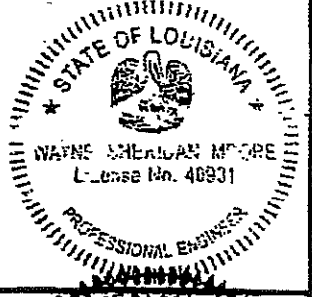
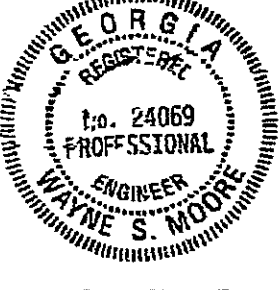
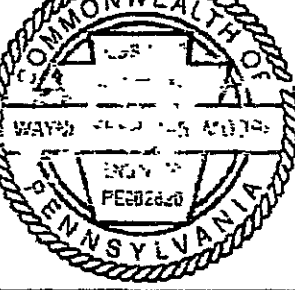
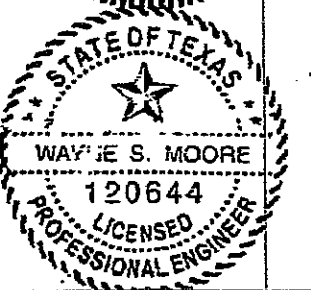
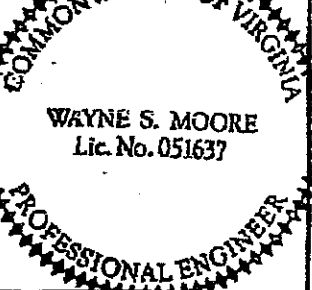
**Eagle Carports**  
**210 Airport Road**  
**Mount Airy, NC 27030**

**Prepared by:**

**Moore and Associates Engineering and Consulting, Inc.**  
**1009 East Avenue**  
**North Augusta, SC 29841**



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**ENGINEERING AND CONSULTING**

**MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDM

PROJECT NO: WSN

CLIENT: -

**EAGLE CARPORTS  
30x16' SP FULLY OPEN STRUCTURE  
PE SEAL COVER SHEET**

DATE: 11-31-16

SCALE: NTS

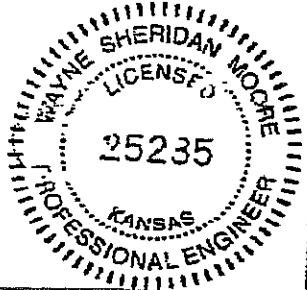
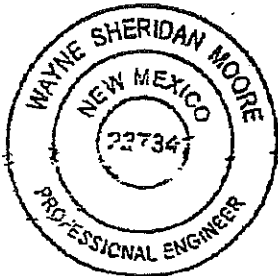
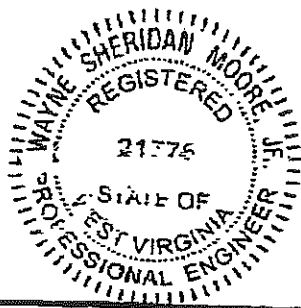
JOB NO: 161665

SHT. 1

DWG. NO: SE-1

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**EAGLE CARPORTS  
30x16' SP FULLY OPEN STRUCTURE  
PE SEAL COVER SHEET**

DATE: 11-11-16

SCALE: NTS

JOB NO: 16045

SHT. 1

DWG. NO: SK-1

REV: 1

# DRAWING INDEX

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SHEET 4B	TYPICAL RAFTER/COLUMN END AND SIDE FRAMING CONNECTION DETAILS (BOX EAVE RAFTER)
SHEET 5A	TYPICAL RAFTER/COLUMN END AND SIDE FRAMING SECTIONS (ROW RAFTER)
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SHEET 14	VERTICAL ROOF OPTION END AND SIDE ELEVATION AND SECTIONS

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SHT. 2

**EAGLE CARPORTS  
210 AIRPORT ROAD  
MOUNT AIRY, NC 27030  
30x16' SP FULLY OPEN STRUCTURE**

SCALE: NYS

DWG. NO. SK-1

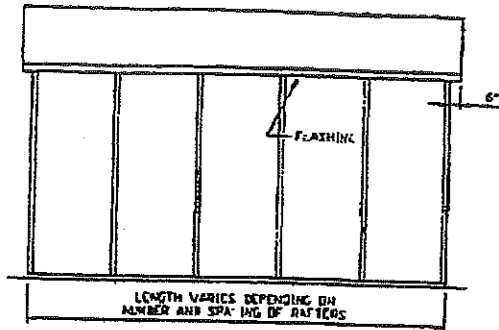
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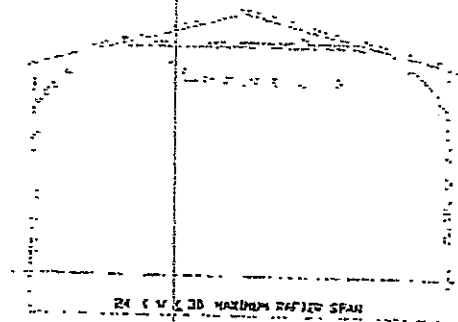
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# BOX EAVE FRAME RAFTER STRUCTURE (Sheets 4A, 4B, 6, 7, 9, AND 11)

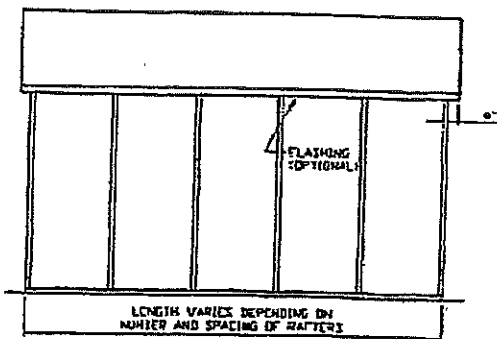


**TYPICAL SIDE ELEVATION-HORIZONTAL ROOF**  
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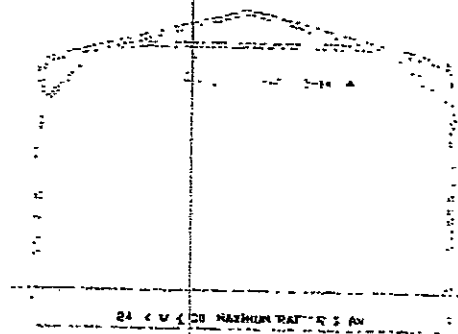


**TYPICAL END ELEVATION-HORIZONTAL ROOF**  
SCALE: NTS

## BOX FRAME RAFTER STRUCTURE (Sheets 5A, 5B, 6, 8, AND 10)



**TYPICAL SIDE ELEVATION**  
SCALE: NTS



**TYPICAL END ELEVATION**  
SCALE: NTS

### INSTALLATION NOTES AND SPECIFICATIONS

- DESIGN IS FOR MAXIMUM 30' WIDE x 16' EAVE HEIGHT OPEN CARPORT STRUCTURES
- DESIGN WAS DONE IN ACCORDANCE WITH THE 2014 FLORIDA BUILDING CODE (FBC) WITH EDITION, 2012 NORTH CAROLINA BUILDING CODE 2008 INTERNATIONAL BUILDING CODE (IBC) 2009 IS, 2012 ISB AND 2015 IS.
- DESIGN LOADS ARE AS FOLLOWS:
  - DEAD LOAD = 15 PSF
  - LIVE LOAD = 16 PSF
  - GROUND SNOW LOAD = 35 PSF
- LOW ULTIMATE WIND SPEED (UW) 105 TO 140 MPH (MINIMUM WIND SPEED 81 TO 140 MPH MAXIMUM RAFTER/POST AND END POST SPACING 21 FEET (WIDTH 24'-12") AND 40 FEET (WIDTH 30'-24")
- LOW HAZARD RISK CATEGORY I (WIND)
- WIND EXPOSURE CATEGORY B
- SPECIFICATIONS APPLICABLE TO 24 GAUGE METAL PANELS FASTENED DIRECTLY TO 2" x 2" x 1/2" - 14 GAUGE TUBE STEEL (TS) FRAMING MEMBERS (UNLESS NOTED OTHERWISE)
- AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR HAT CHANNELS AND COLUMNS (INTERIOR OR END) 18" OC (MAX)
- FASTENERS CONSIST OF #12-14x3/4" SELF-DRILLING FASTENER (SDF). USE CONTROL SEAL WASHER WITH EXTERIOR FASTENERS SPECIFICATIONS APPLICABLE ONLY FOR NEAR ROOF HEIGHT OF 20 FEET OR LESS, AND ROOF SLOPES OF 14" (ONE PITCH) OR LESS SPACING REQUIREMENTS FOR OTHER ROOF HEIGHTS AND/OR SLOPES MAY VARY
- GROUND ANCHORS SHALL BE INSTALLED THROUGH BASE NAIL WITHIN 6" OF EACH RAFTER COLUMN ALONG SIDES
- GROUND ANCHORS CONSIST OF #4 BARS 1/2" WELDED HUT x 36" LONG IN SUITABLE SOIL. UNDESIRABLE SOIL CONDITIONS, OPTIONAL ANCHORAGE MAY BE USED
- WIND FORCES GOVERN OVER SEISMIC FORCES SEISMIC PARAMETERS ANALYZED ARE:
 

SOIL SITE CLASS = D	RISK CATEGORY I/II/III
R = 325	I <sub>e</sub> = 10
S <sub>DS</sub> = 1522	V = 65
S <sub>RS</sub> = 8839	

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CLIENT: -

DATE: 11-11-16

SHT. 3

**EAGLE CARPORTS  
210 AIRPORT ROAD  
MOUNT AIRY, NC 27030  
30x16' SP FULLY OPEN STRUCTURE**

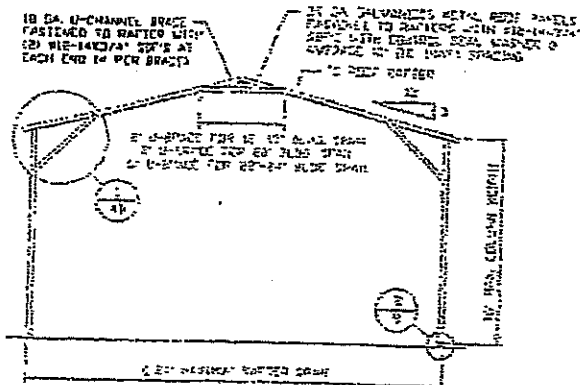
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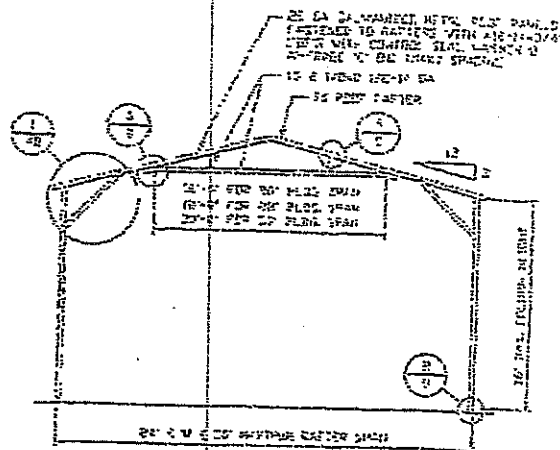
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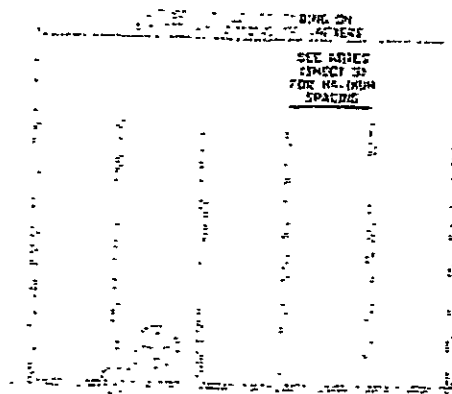
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**TYPICAL RAFTER/COLUMN END FRAME SECTION**  
SCALE: NTS



**TYPICAL RAFTER/COLUMN END FRAME SECTION**  
SCALE: NTS



**TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION**

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CLIENT: -

DATE: 11-11-15

SHT. 4A

**EAGLE CARPORTS  
210 AIRPORT ROAD  
MOUNT AIRY, NC 27030  
30x16' SP FULLY OPEN STRUCTURE**

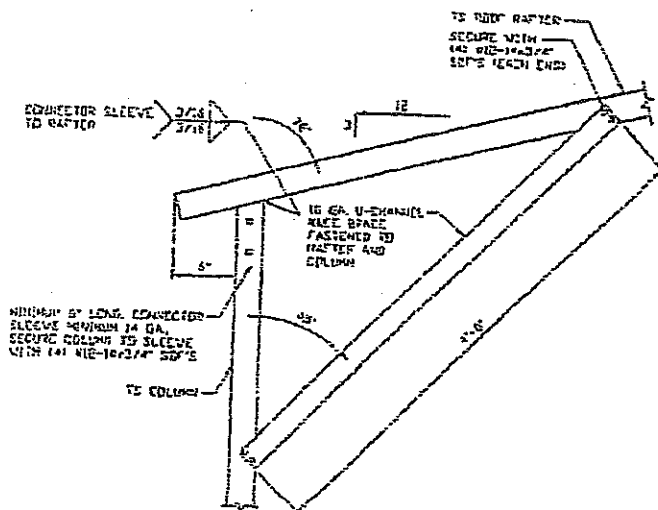
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JOB NO. 76166S

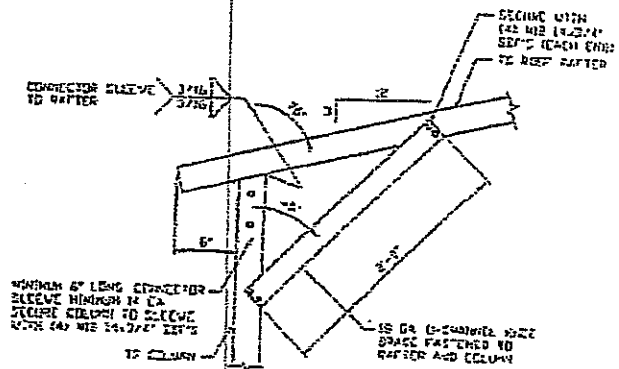
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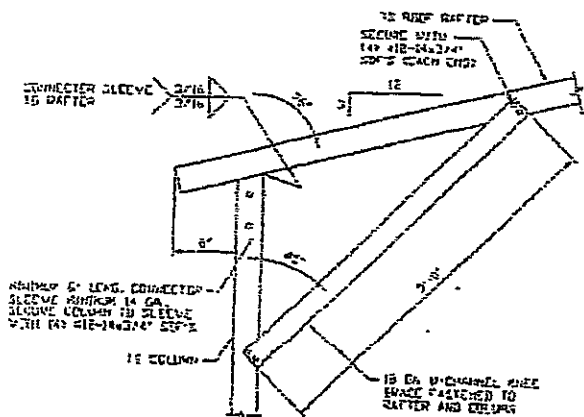
1A

**BOX EAVE RAFTER COLUMN  
CONNECTION DETAIL FOR  
HEIGHTS 12' < TO ≤ 16'**  
SCALE: NTS



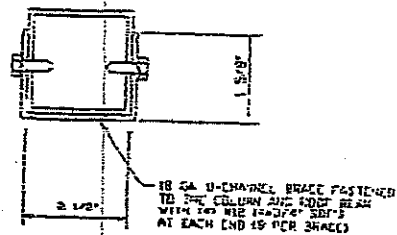
1C

**BOX EAVE RAFTER COLUMN  
CONNECTION DETAIL FOR  
HEIGHTS ≤ 8'**  
SCALE: NTS



1B

**BOX EAVE RAFTER COLUMN  
CONNECTION DETAIL FOR  
HEIGHTS 8' < TO ≤ 12'**  
SCALE: NTS



**BRACE SECTION**  
SCALE: NTS

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CLIENT: -

**EAGLE CARPORTS**  
210 AIRPORT ROAD  
MOUNT AIRY, NC 27030  
30x16' SP FULLY OPEN STRUCTURE

DATE: 11-11-16

SHT. 4B

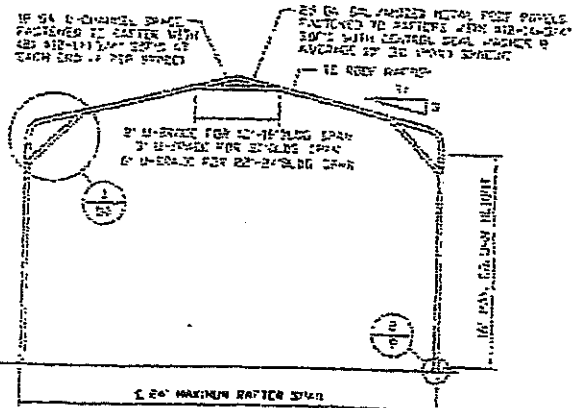
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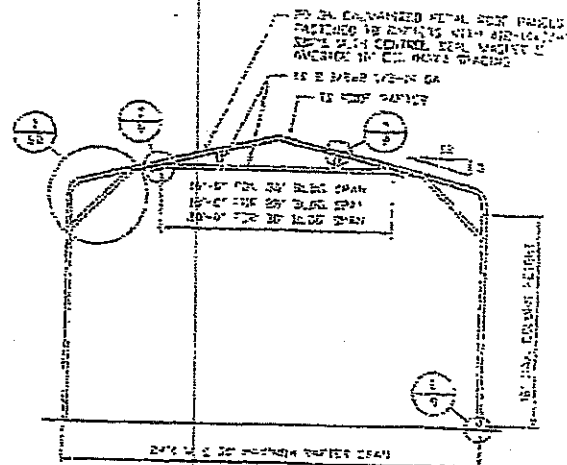
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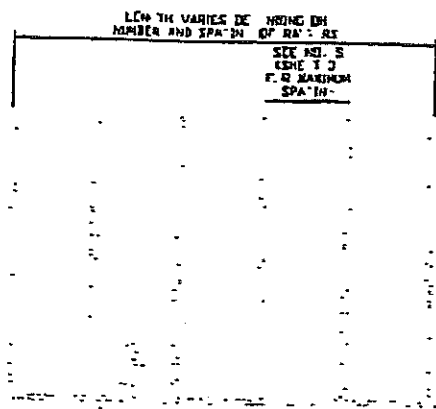
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**TYPICAL RAFTER/COLUMN END FRAME SECTION**  
SCALE: NTS



**TYPICAL RAFTER/COLUMN END FRAME SECTION**  
SCALE: NTS



**TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION**

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PROJECT NGR: VSM

CLIENT: -

DATE: 11-31-15

SHT. 5A

**EAGLE CARPORTS**  
210 AIRPORT ROAD  
MOUNT AIRY, NC 27030  
30'x16' SP FULLY OPEN STRUCTURE

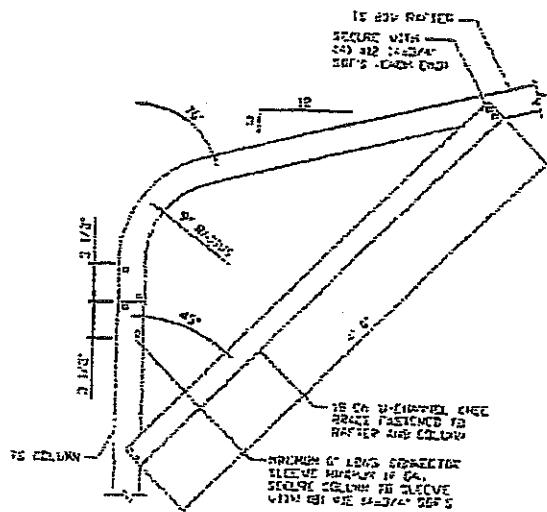
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DWG. NO: SK-1

JOB NO: 161655

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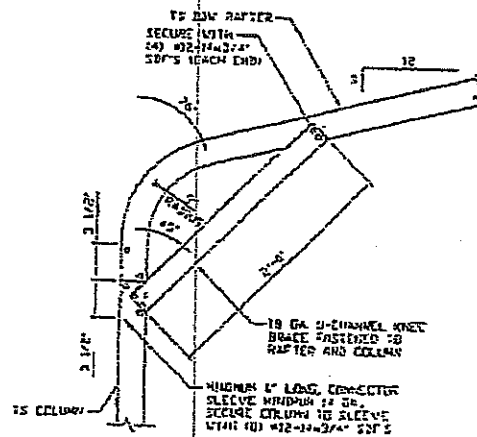
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1A

**BOW RAFTER COLUMN  
CONNECTION DETAIL FOR  
HEIGHTS 12' < TO ≤ 16'**

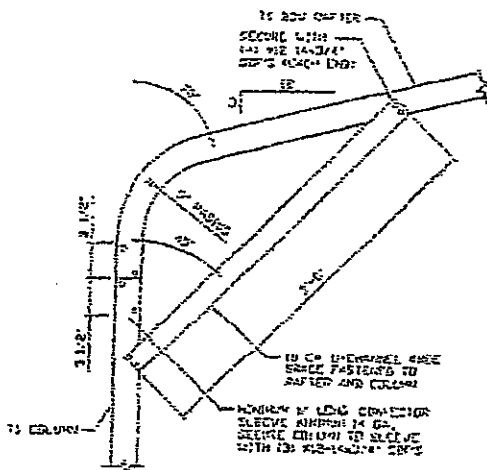
SCALE: 1/2"



1C

**BOW RAFTER COLUMN  
CONNECTION DETAIL FOR  
HEIGHTS ≤ 8'**

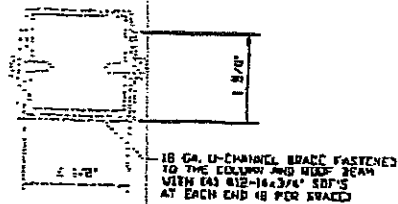
SCALE: NTS



1B

**BOW RAFTER COLUMN  
CONNECTION DETAIL FOR  
HEIGHTS 8' < TO ≤ 12'**

SCALE: NTS

**BRACE SECTION**

SCALE: NTS

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PROJECT MGR: WSH

CLIENT: -

**EAGLE CARPORTS  
210 AIRPORT ROAD  
MOUNT AIRY, NC 27030  
30'x16' SP FULLY OPEN STRUCTURE**

DATE: 11-11-16

SHT. 5B

SCALE: NTS

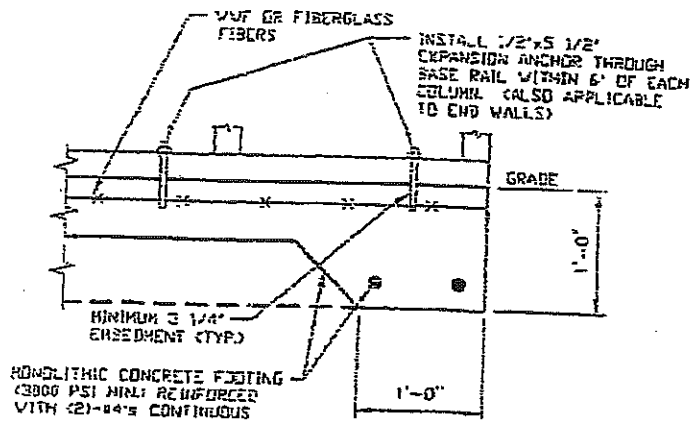
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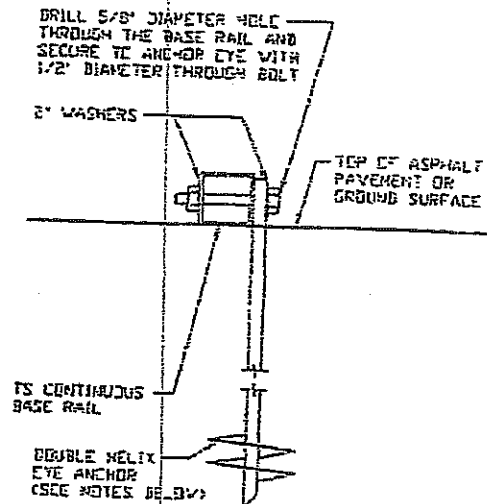
## BASE RAIL ANCHORAGE OPTIONS FOR HIGH WIND SPEEDS



3A

### CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE

SCALE: NTS  
MINIMUM ANCHOR EDGE DISTANCE IS 1 5/8"



3B

### GROUND BASE HELIX ANCHORAGE

SCALE: NTS (CAN BE USED FOR ASPHALT)

## GENERAL NOTES

### CONCRETE:

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS

### COVER OVER REINFORCING STEEL:

FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE PER ACI-308.  
3" IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER, AND 1 1/2" ELSEWHERE

### REINFORCING STEEL:

THE TURNDOWN REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. THE SLAB REINFORCEMENT SHALL BE WELDED WIRE FABRIC MEETING ASTM A185 OR FIBERGLASS FIBER REINFORCEMENT

### REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

- 1 REINFORCEMENT IS BENT COLD
- 2 THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS
- 3 REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT

### HELIX ANCHOR NOTES:

- 1 FOR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL AND COBBLES, CALICHE, PRELOADED SILTS AND CLAYS, USE MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT
- 2 FOR CORAL USE MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT
- 3 FOR MEDIUM DENSE COARSE SANDS, SANDY GRAVELS, VERY STIFF SILTS, AND CLAYS USE MINIMUM (2) 4" HELICES WITH MINIMUM 30 INCH EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT
- 4 FOR LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS ALLUVIAL FILL, USE MINIMUM (2) 6" HELICES WITH MINIMUM 50" EMBEDMENT
- 5 FOR VERY LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFFER CLAYS AND SILTS, ALLUVIAL FILL, USE MINIMUM (2) 8" HELICES WITH MINIMUM 50" EMBEDMENT

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DRAWN BY: LT

CHECKED BY: PDI

PROJECT: MGR. WSN

CLIENT: -

DATE: 11-11-16

SHT. 6

**EAGLE CARPORTS**  
210 AIRPORT ROAD  
MOUNT AIRY, NC 27030  
30'x16' SP FULLY OPEN STRUCTURE

SCALE: NTS

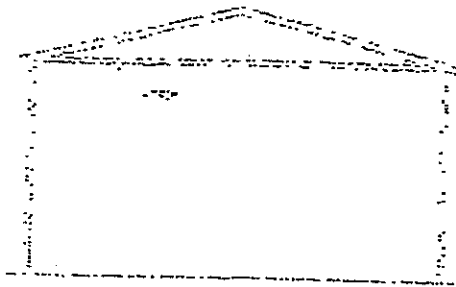
DWG. NO: SK-1

JOB NO: 16166S

REV: 1

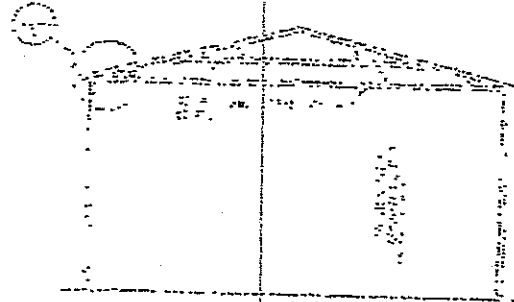
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# **BOX EAVE RAFTER GABLE END OPTION**



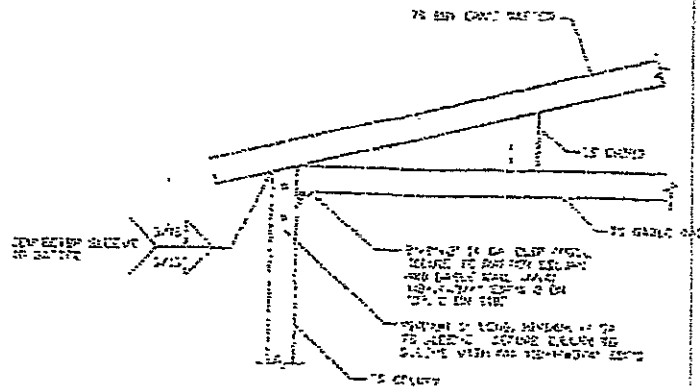
**TYPICAL BOX EAVE RAFTER  
GABLE END ELEVATION**

SCALE: NTS



**TYPICAL BOX EAVE RAFTER  
GABLE END FRAMING SECTION**

SCALE: NTS



**BOX EAVE RAFTER GABLE RAIL TO  
RAFTER COLUMN CONNECTION DETAIL**

SCALE: NTS

**MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDM

PROJECT: MGR. WSH

CLIENT: -

DATE: 11-11-16

SHT. 7

**EAGLE CARPORTS  
210 AIRPORT ROAD  
MOUNT AIRY, NC 27030  
30x16' SP FULLY OPEN STRUCTURE**

SCALE: NTS

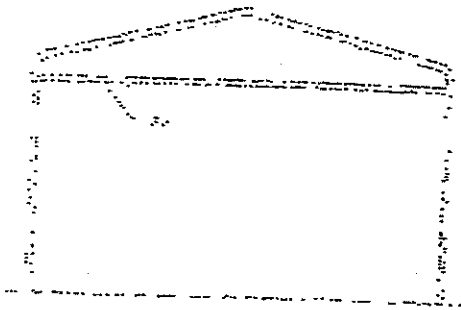
DWG. NO. SK-1

JOB NO. 16166S

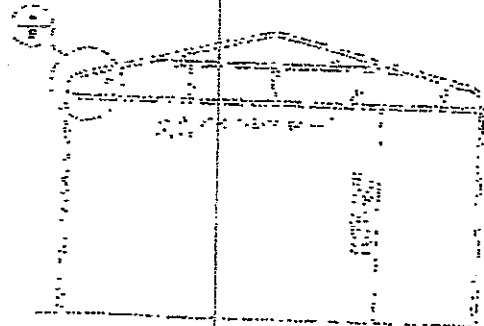
REV. 1

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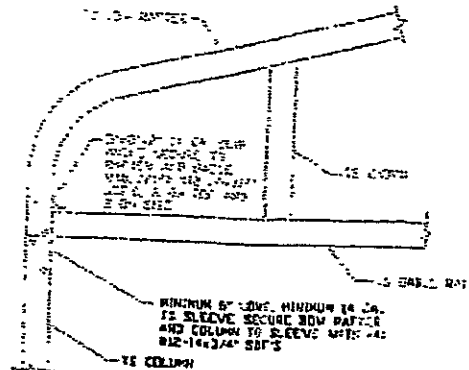
# BOW RAFTER GABLE END OPTION



**TYPICAL BOW RAFTER  
GABLE END ELEVATION**  
SCALE: NTS



**TYPICAL BOW RAFTER GABLE  
END FRAMING SECTION**  
SCALE: NTS



4

**BOW RAFTER GABLE RAIL TO  
RAFTER/COLUMN CONNECTION DETAIL**  
SCALE: NTS

**MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LY

CHECKED BY: POH

PROJECT MGR: VEM

CLIENT: -

DATE: 11-11-16

SHT. 8

**EAGLE CARPORTS**  
210 AIRPORT ROAD  
MOUNT AIRY, NC 27030  
30x16' SP FULLY OPEN STRUCTURE

SCALE: NTS

DWG. NO. SK-1

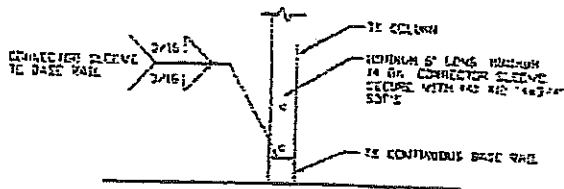
JOB NO. 161665

REV. 1

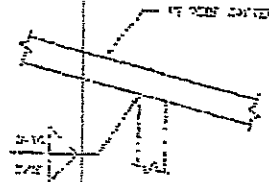
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## BOX AND BOW EAVE RAFTER WALL OPENING DETAILS



**2** RAFTER COLUMN/BASE RAIL  
CONNECTION DETAIL  
SCALE: NTS



**4** RAFTER TO CHORD  
CONNECTION DETAIL  
SCALE: NTS



**5** COLLAR TIE  
CONNECTION DETAIL  
SCALE: NTS

**MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT NO: WSM

CLIENT: -

DATE: 11-11-16

SHT. 9

**EAGLE CARPORTS  
210 AIRPORT ROAD  
MOUNT AIRY, NC 27030  
30x16' SP FULLY OPEN STRUCTURE**

SCALE: NTS

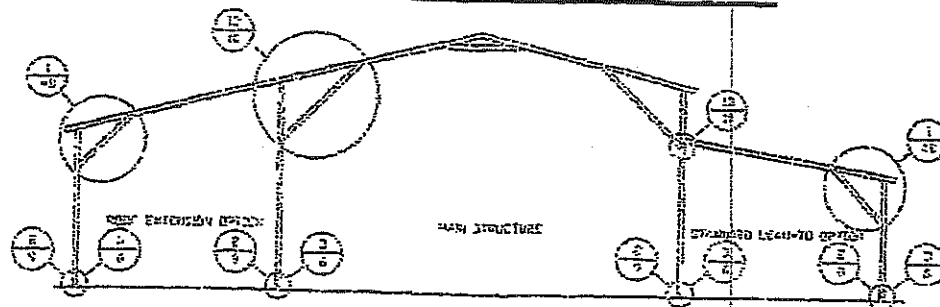
DWG. NO. SK-1

JOB NO. 161655

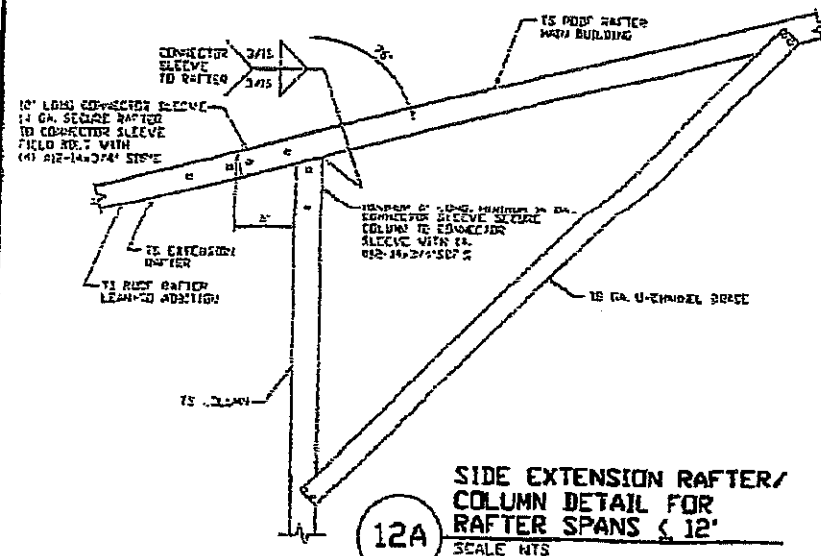
REV. 1

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# BOX EAVE RAFTER LEAN-TO OPTIONS

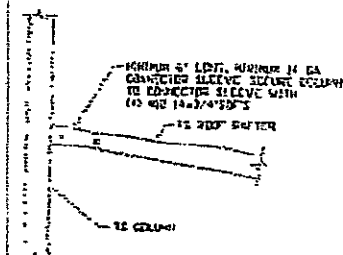


**TYPICAL BOX EAVE RAFTER LEAN-TO OPTIONS FRAMING SECTION (BOTH OPTIONS SHOWN)**  
SCALE: NTS



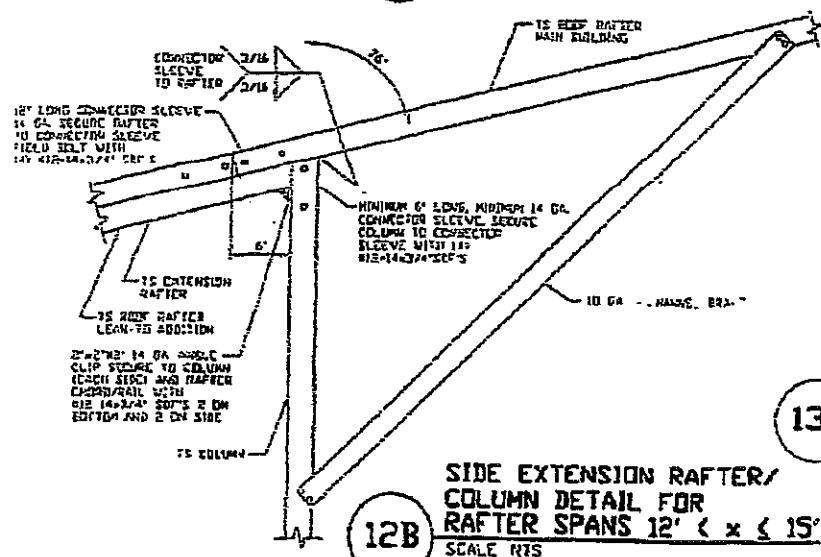
12A

**SIDE EXTENSION RAFTER/  
COLUMN DETAIL FOR  
RAFTER SPANS ≤ 12'**  
SCALE: NTS



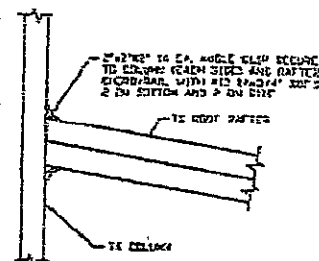
13A

**LEAN-TO RAFTER TO RAFTER  
COLUMN CONNECTION DETAIL  
FOR RAFTER SPANS ≤ 12'**  
SCALE: NTS



12B

**SIDE EXTENSION RAFTER/  
COLUMN DETAIL FOR  
RAFTER SPANS 12' < x ≤ 15'**  
SCALE: NTS



13B

**LEAN-TO RAFTER TO RAFTER  
COLUMN CONNECTION DETAIL  
FOR RAFTER SPANS 12' < x ≤ 15'**  
SCALE: NTS

**MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT NO: WSH

CLIENT: -

DATE: 11-11-16

SHT. 18

**EAGLE CARPORTS**  
210 AIRPORT ROAD  
MOUNT AIRY, NC 27030  
30x16' SP FULLY OPEN STRUCTURE

SCALE: NTS

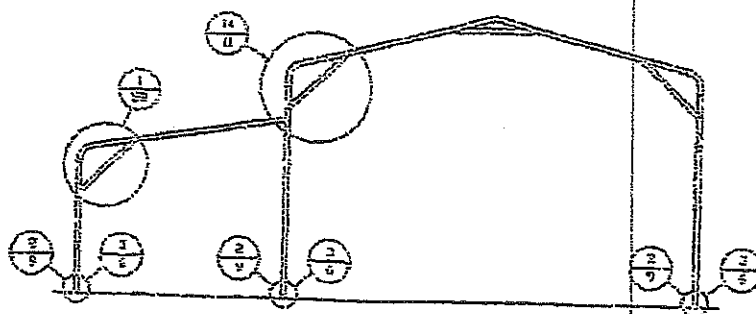
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JOB NO: 161665

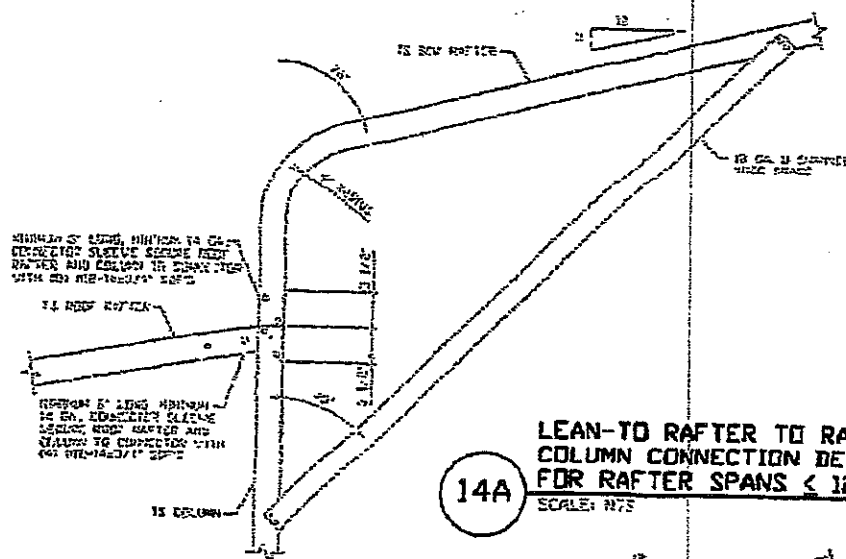
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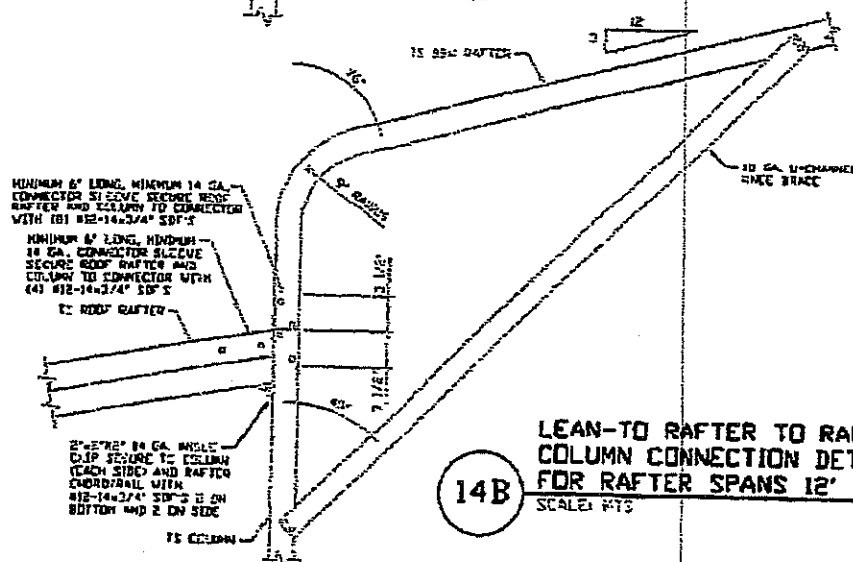
# **BOW RAFTER LEAN-TO OPTION**



**TYPICAL BOW RAFTER LEAN-TO OPTION FRAMING SECTION**  
SCALE: NTS



**LEAN-TO RAFTER TO RAFTER  
COLUMN CONNECTION DETAIL  
FOR RAFTER SPANS < 12'**  
SCALE: NTS



**LEAN-TO RAFTER TO RAFTER  
COLUMN CONNECTION DETAIL  
FOR RAFTER SPANS 12' < x < 15'**  
SCALE: NTS

**MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDM

PROJECT: MGR. VSN

CLIENT: -

DATE: 11-11-16

SHT. 11

**EAGLE CARPORTS**  
210 AIRPORT ROAD  
MOUNT AIRY, NC 27030  
30'x16' SP FULLY OPEN STRUCTURE

SCALE: NTS

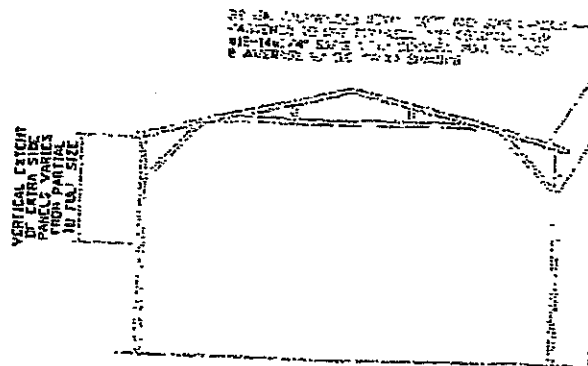
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JOB NO: 161665

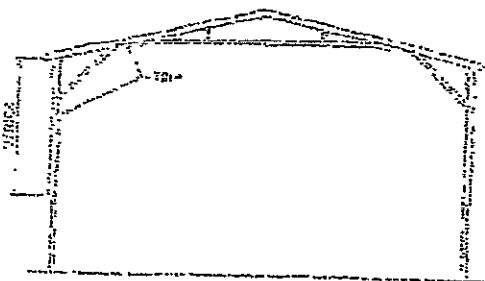
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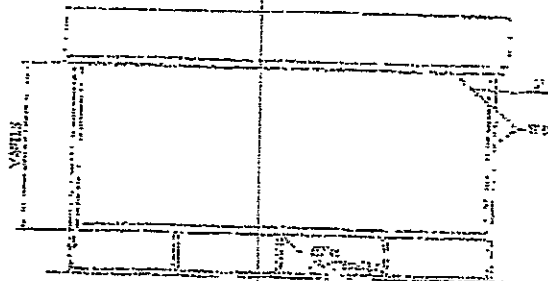
# BOX EAVE RAFTER EXTRA SIDE PANEL OPTION



TYPICAL RAFTER/COLUMN FRAME SECTION - EXTRA SIDE PANELS  
 SCALE: NTS



TYPICAL END ELEVATION  
 EXTRA SIDE PANELS  
 SCALE: NTS



TYPICAL SIDE ELEVATION  
 EXTRA SIDE PANELS  
 SCALE: NTS

**MOORE AND ASSOCIATES  
 ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PM

PROJECT NO: WSH

CLIENT: -

DATE: 11-11-15

SHT. 12

**EAGLE CARPORTS  
 210 AIRPORT ROAD  
 MOUNT AIRY, NC 27030  
 30'x16' SP FULLY OPEN STRUCTURE**

SCALE: NTS

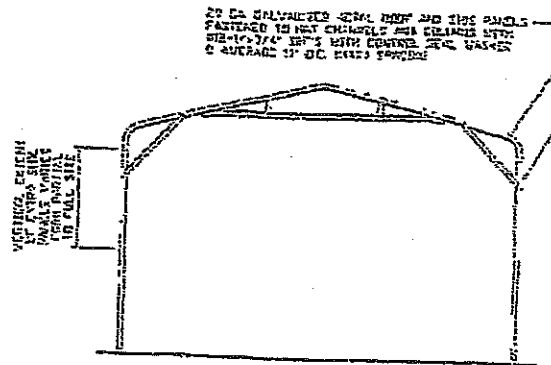
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JOB NO. 161665

REV. 1

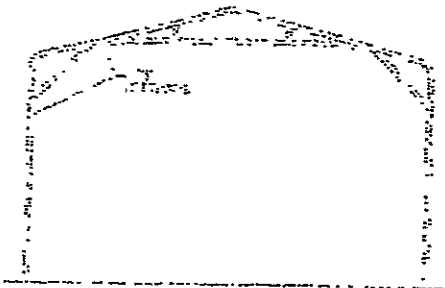
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## BOW RAFTER EXTRA SIDE PANEL OPTION

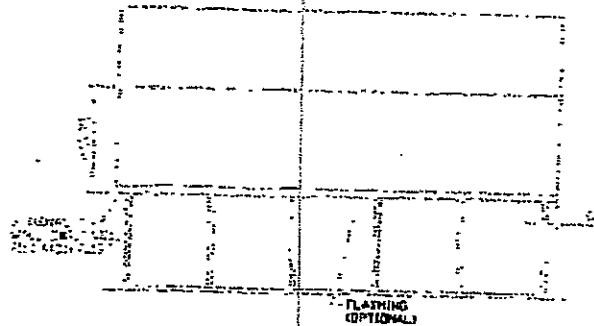


## TYPICAL RAFTER/COLUMN FRAME SECTION - EXTRA SIDE PANELS

SCALE: NTS



TYPICAL END ELEVATION  
EXTRA SIDE PANELS  
SCALE: NTS



TYPICAL SIDE ELEVATION  
EXTRA SIDE PANELS  
SCALE: NTS

MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING, INC.

DRAWN BY: LT

CHECKED BY: PDM

PROJECT MGR: VSM

CLIENT: -

DATE: 11-11-16

SMT. 13

EAGLE CARPORTS  
210 AIRPORT ROAD  
MOUNT AIRY, NC 27030  
30x16' SP FULLY OPEN STRUCTURE

SCALE: NTS

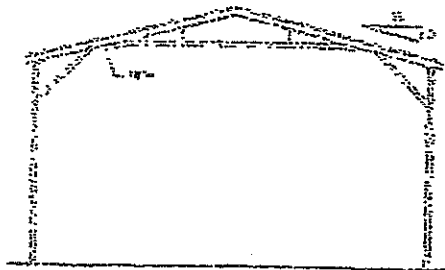
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JOB NO: 161665

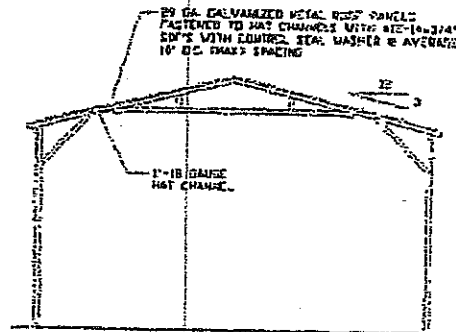
REV: 1

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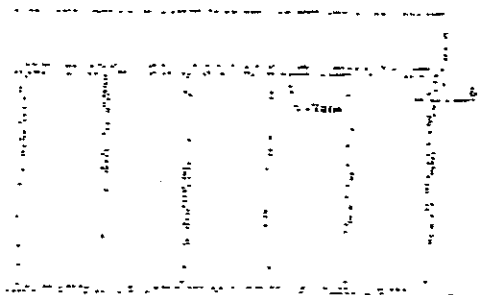
# **BOX EAVE RAFTER VERTICAL ROOF OPTION**



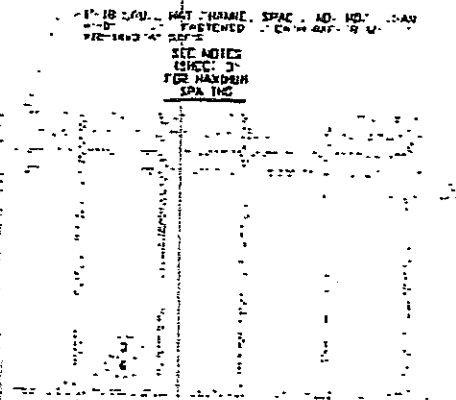
**TYPICAL END ELEVATION  
VERTICAL ROOF**  
SCALE: NTS



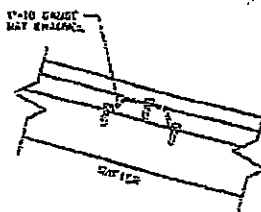
**TYPICAL SECTION  
VERTICAL ROOF OPTION**  
SCALE: NTS



**TYPICAL SIDE ELEVATION  
VERTICAL ROOF**  
SCALE: NTS



**TYPICAL FRAMING SECTION  
VERTICAL ROOF OPTION**  
SCALE: NTS



**ROOF PANEL ATTACHMENT**  
ALTERNATE FOR VERTICAL ROOF PANEL: S  
SCALE: NTS

**MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PMH

PROJECT NO: WSN

CLIENT: -

**EAGLE CARPORTS**  
210 AIRPORT ROAD  
MOUNT AIRY, NC 27030  
30x16' SP FULLY OPEN STRUCTURE

DATE: 11-11-16

SHT. 14

SCALE: NTS

DWG. NO: SK-1

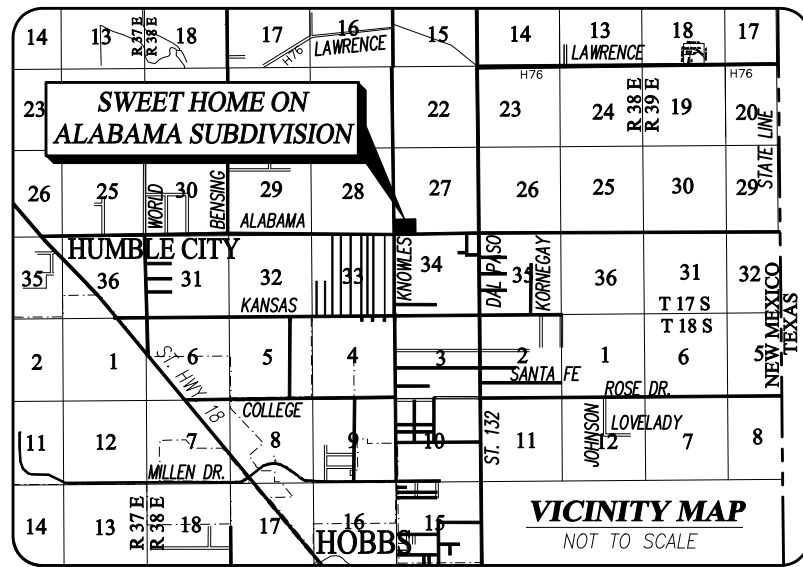
JOB NO: 161665

REV: 1

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**November 17, 2020**  
**Planning Board Regular Meeting**

- 6) Review and Consider Final Plat Approval for Sweet Home Alabama Subdivision Unit 2, as submitted by property owner, Berry & Gomez, LLC.



1/4 CORNER  
N00°42'23"W 2843.14'

## SWEET HOME ON ALABAMA SUBDIVISION UNIT 2 FINAL PLAT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27,  
TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M.  
LEA COUNTY, NEW MEXICO

### SWEET HOME ON ALABAMA SUBDIVISION UNIT 2

A SUBDIVISION OF A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO.

### OWNER'S STATEMENT, DEDICATION AND AFFIDAVIT

THE FOREGOING SUBDIVISION OF "TRACT TWO" DESCRIBED ON THAT CERTAIN "CLAIM OF EXEMPTION - LEA COUNTY, BERRY & GOMEZ LLC LAND DIVISION" RECORDED IN PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, AND BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE OFFICIAL RECORDS OF LEA COUNTY, NEW MEXICO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, BECOMING THE SWEET HOME ON ALABAMA SUBDIVISION UNIT 2, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, WHICH LIES N89°20'57"E ALONG THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 416.32 FEET AND N00°44'30"W A DISTANCE OF 40.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; THEN N00°44'30"W A DISTANCE OF 619.85 FEET TO THE NORTHWEST CORNER OF THIS TRACT; THEN N89°21'56"E A DISTANCE OF 903.47 FEET TO THE NORTHEAST CORNER OF THIS TRACT; THEN S00°44'30"E A DISTANCE OF 619.60 FEET TO THE SOUTHEAST CORNER OF THIS TRACT; THEN S89°20'57"W A DISTANCE OF 903.47 FEET TO THE POINT OF BEGINNING, CONTAINING 12.85 ACRES MORE OR LESS. THE SOUTH 25.0 FEET RESERVED AS A SURFACE AND SUBSURFACE PUBLIC EASEMENT.

THIS PROPERTY LIES WITHIN THE PLANNING AND ZONING JURISDICTION OF LEA COUNTY.

SAID PROPERTY IS BEING SUBDIVIDED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF SURVEYED AND SUBDIVIDED ACCORDING TO THE TRACTS AS THEY APPEAR ON THE PLAT AFFIXED HERETO. ALL AREAS OF LAND SHOWN FOR PUBLIC USE, INCLUDING STREETS, ARE HEREBY DEDICATED TO THE PUBLIC USE AND FEE VESTS IN LEA COUNTY, NEW MEXICO. AS A CONDITION OF ACCEPTANCE, THE SUBDIVIDER AGREES TO PROVIDE ACCESS TO THE SUBDIVISION IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE LEA COUNTY SUBDIVISION REGULATIONS AND TO SELL OR LEASE PARCELS ONLY IN ACCORDANCE THEREWITH. SAID PROPERTY WILL BE SUBDIVIDED IN ACCORDANCE WITH THIS SUBDIVISION PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER OF SAID LAND, HAS HEREUNTO SET HER HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

BRENDA J. GOMEZ, MANAGING MEMBER  
BERRY & GOMEZ LLC

### ACKNOWLEDGMENT

STATE OF NEW MEXICO  
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D., BY BRENDA J. GOMEZ, MANAGING MEMBER, BERRY & GOMEZ LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY THE LEA COUNTY COMMISSION

STATE OF NEW MEXICO  
COUNTY OF LEA

BE IT KNOWN THAT THE PLAT OF SWEET HOME ON ALABAMA SUBDIVISION UNIT 2 WAS SUBMITTED TO THE BOARD OF LEA COUNTY COMMISSIONERS OF LEA COUNTY, NEW MEXICO, ASSEMBLED AT A MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D., THE SUBDIVISION AS SHOWN ON SAID PLAT WAS THEREUPON APPROVED AND ACCEPTED BY A MAJORITY OF THE MEMBERS OF THE BOARD.

IN WITNESS WHEREOF, THE BOARD OF LEA COUNTY COMMISSIONERS OF LEA COUNTY, NEW MEXICO, HAS CAUSED THIS INSTRUMENT TO BE SIGNED ON ITS BEHALF BY ITS CHAIRMAN AND ATTESTED TO BY THE COUNTY CLERK OF LEA COUNTY, NEW MEXICO, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

REBECCA LONG, CHAIRMAN

ATTEST: KEITH MANES, LEA COUNTY CLERK

BY \_\_\_\_\_ DEPUTY

### ACKNOWLEDGEMENT

STATE OF NEW MEXICO  
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D., BY REBECCA LONG AND KEITH MANES.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

### GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE MERCATOR GRID AND CONFORM TO THE NEW MEXICO COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM 1983. DISTANCES ARE SURFACE VALUES.

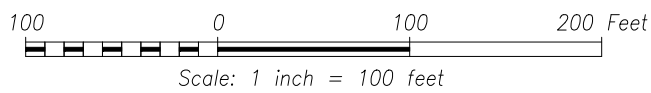
2) BASED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO AND INCORPORATED AREAS, MAP NUMBER 35025C1170D COMMUNITY No. 350130, PANEL No. 1170 OF 2150, DATED DECEMBER 16, 2008, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THIS TRACT LOCATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO IS DESIGNATED AS ZONE "X" BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

3) 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" FOUND AT ALL INTERIOR LOT CORNERS, UNLESS NOTED OTHERWISE.

4) ALL LOTS SHALL HAVE 45.0 FT. FRONT SETBACKS, 5.0 FT. SIDE AND REAR SETBACKS AND A 75.0 FT. SETBACK ALONG KNOWLES ROAD AND ALABAMA STREET.

5) ADJACENT OWNERSHIP OBTAINED FROM LEA COUNTY ASSESSOR'S OFFICE.

6) DATE OF SURVEY: AUGUST 16, 2019



### LEGEND:

- ⊙ - DENOTES FOUND 1/2" STEEL ROD W/CAP MARKED "JWSC P.S. 12641"
- △ - DENOTES FOUND NAIL W/WASHER MARKED "NM12641 TX4735"
- ⬤ - DENOTES FOUND STEEL ROD W/2" ALUMINUM CAP
- - DENOTES FOUND 1-1/2" PIPE
- ⊕ - DENOTES GAS LINE W/METER
- G — - DENOTES ELECTRIC LINE W/POLE
- ⌚ - DENOTES GUY/ANCHOR WIRE
- ⊗ - DENOTES WATER WELL
- - DENOTES PVC STANDPIPE
- X — - DENOTES FENCE
- 3675 — - DENOTES CONTOUR WITH ELEVATION
- 5'00 — - DENOTES 5 FOOT SETBACK LINE
- 45'00 — - DENOTES 45 FOOT SETBACK LINE
- 75'00 — - DENOTES 75 FOOT SETBACK LINE
- ▨ - DENOTES ROADWAY EASEMENT THAT WILL AUTOMATICALLY BE VACATED WHEN STREET IS CONSTRUCTED TO NORTH LINE OF THE SUBDIVISION
- ▨ - DENOTES JOINT USE DRIVEWAY

### CERTIFICATE OF MUNICIPAL APPROVAL

STATE OF NEW MEXICO  
COUNTY OF LEA

I, JAN FLETCHER, THE DULY APPOINTED AND ACTING CITY CLERK OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF THE SWEET HOME ON ALABAMA SUBDIVISION UNIT 2 WAS APPROVED BY THE COMMISSION OF THE CITY OF HOBBS BY RESOLUTION NO. \_\_\_\_\_ ON THE \_\_\_\_\_ OF \_\_\_\_\_, 2020 A.D.

JAN FLETCHER, CITY CLERK

### ACKNOWLEDGEMENT

STATE OF NEW MEXICO  
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D. BY JAN FLETCHER.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY THE CITY PLANNING BOARD

STATE OF NEW MEXICO  
COUNTY OF LEA

THIS PLAT IS APPROVED AND ACCEPTED BY THE CITY PLANNING BOARD OF HOBBS, NEW MEXICO AND SIGNED ON ITS BEHALF BY ITS CHAIRMAN ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

WILLIAM HICKS — CHAIRMAN

### ACKNOWLEDGEMENT

STATE OF NEW MEXICO  
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D. BY WILLIAM HICKS.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

### SURVEYORS CERTIFICATE

I, TERRY J. ASEL, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 15079, DO HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

Terry J. Asel N.M. R.P.L.S. No. 15079



STATE OF NEW MEXICO  
COUNTY OF LEA - FILED:

Asel Surveying

P.O. BOX 393 — 310 W. TAYLOR  
HOBBS, NEW MEXICO — 575-393-9146

BERRY & GOMEZ, LLC	WSH SHOL_SUBDIVISION_UNIT2 (Rev. A)
DATE: 3/9/2020	WSH SHOL_SUBDIVISION_UNIT2 (Rev. A)
SCALE: 1" = 100'	SHEET 1 OF 1



MATTHEW D. KENNEY, P.E.  
2648 Poco Lomas Court  
Las Cruces, NM 88011

November 9, 2020

Lea County Road Department  
5915 N. Lovington Highway  
Hobbs, NM

RE: Sweet Homes on Alabama Subdivision  
Blue Skies Road

To Whom it May Concern:

Blue Skies Road has been completed per the design drawings dated August 7, 2020. The improvements are consistent with the subdivision approval. It is recommended that the completed improvements be accepted for maintenance and operations by Lea County.

Sincerely,

A handwritten signature in black ink, appearing to be 'M. Kenney', with a stylized flourish extending to the right.

Matthew D. Kenney, P.E.  
(On behalf of Ken Berry Construction)