

AGENDA
City of Hobbs Planning Board – Regular Meeting
June 22, 2022 at 10:00 AM

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

Guy Kesner, Vice Chairman
Ben Donahue
Brett Clay

Tentative Agenda for the Planning Board Regular Session Meeting to be held on Wednesday, June 22, 2022 at 10:00 AM, at the City of Hobbs Annex Building, First Floor Commission Chambers located at 200 E. Broadway, Hobbs, NM 88240.

AGENDA

Call To Order and Roll Call.

- 1) Review and Consider Approval of Agenda.
- 2) Review and Consider Approval of Minutes.

May 17, 2022 – Regular Meeting

Communications from Citizens. (3-minute limit per citizen)

ACTION ITEMS

- 3) Review and Consider Variance Request from MC 15.32.030 - C(2) allowing a new freestanding sign to be emplaced with a sign face in excess of 144 square feet at 228 E. Navajo.
- 4) Review and Consider Variance Request from MC 15.32.030 - D allowing a new Billboard to be emplaced within a property containing an existing free standing sign at 521 W. Navajo.
- 5) Review and Consider Side Yard Setback Variance as submitted by property owner for property located at 711 N. Dal Paso.
- 6) Review and Consider Final Plat Approval for the Subdivision of Lot 6, Mid-Way Acres Subdivision, Unit Two, located within the City of Hobbs ETJ, as submitted by property owner(s).
- 7) Review and Consider Final Plat Approval for the Subdivision of Lot 5, Mid-Way Acres Subdivision, Unit Two, located within the City of Hobbs ETJ, as submitted by property owner(s).
- 8) Review and Consider Proposed Annexation of +/- 5.06 acres of property located southeast of the intersection of Alegre Drive and N. Grimes.
- 9) Review and Consider Proposed Annexation of +/- 8.38 acres of property located southwest of the intersection of Millen Drive and Ja-Rob Lane.
- 10) Review and Consider Top 10 projects for the FY 2023-2027 Infrastructure Capital Improvement Plan (ICIP).

DISCUSSION ITEMS

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
May 17, 2022**

The Hobbs Planning Board met on May 17, 2022, at 10:00 a.m. at the City of Hobbs Annex Building, First Floor Commission Chambers, located at 200 E. Broadway, Hobbs, NM 88240 with Mr. W.M. “Tres” Hicks, Chairman, presiding.

Members Present:

Members Absent

W.M. “Tres” Hicks, Chairman
Guy Kesner, Vice Chairman
Larry Sanderson
Brett Clay
Ben Donahue
Bill Ramirez
Brett Drennan

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

Kevin Robinson, Development Director
Shawn Williams, Fire Marshal
Bruce Reid, Lea County Planner
Amanda Ponce, GIS Tech

Todd Randall, City Engineer
April Hargrove, Engineering Assistant
Valerie Chacon, Deputy City Attorney
5 Citizens

Call to Order and Roll Call

Mr. W.M. “Tres” Hicks, Chairman did a roll call for members as follows:

Mr. Ramirez-yes, Mr. Sanderson-yes, Mr. Kesner-yes, Mr. Drennan-yes, Mr. Clay-yes, Mr. Donahue-yes, and Mr. Kesner-yes. There were seven members present at the meeting.

Mr. Hicks called the meeting to order at 10:00 am.

1.) Review and Consider Approval of Agenda

The first item of business was to review and approve the agenda for May 17, 2022 meeting. Mr. Hicks asked if there were any additions or changes to the agenda. Mr. Robinson stated there were none. Mr. Ramirez made a motion, seconded by Mr. Kesner to approve the agenda as presented. The vote on the motion was 7-0 and the motion carried.

2.) Review and Consider Approval of Minutes

Mr. Hicks asked if everyone has had a chance to read the Regular Meeting Minutes from the April 19, 2022. Mr. Kesner made a motion, seconded by Mr. Ramirez to approve the Regular Meeting Minutes as presented. The vote on the motion was 7-0 and the motion carried.

Communications from Citizens

There were no communications from citizens.

Action Items

None

Discussion/Updates

3) Review Sketch Plan for The South 40 Subdivision, as submitted by property owner, Daniel Johncox.

Mr. Robinson explained this is the sketch plan for the South 40 Subdivision. Mr. Robinson stated the developer has submitted a sketch plan of his master plan. The developer is considering doing phases lot development. Mr. Robinson stated the Planning Board has discussed the concept of rural subdivision adjacent to municipal boundaries and what kind of infrastructure is required. Mr. Robinson stated clients who are outside municipal boundaries have to sign a certification, which states the developer will comply with the municipal development rules and regulations. Additionally, they are charged a higher rate for their water usage. Mr. Robinson stated the Planning Board has previously discussed the concept of the South 40 Subdivision but has never reviewed the plans for the development. He stated the Planning Board came up with questions for rural subdivisions. Mr. Robinson said the developer is requesting to have City water and sewer.

In response to Mr. Clay's question, Mr. Robinson stated the municipal water system will be extended for property owners located inside the municipal boundaries. Mr. Robinson stated existing homeowners will not be required to hook on the municipal infrastructure.

In response to Mr. Hick's question, Mr. Robinson stated the City's wastewater system does not have the capacity to serve the development. He stated it is the developer's responsibility to put in a lift station. Mr. Robinson stated the developer is not requesting to be annexed inside municipal boundaries at this time.

Mr. Daniel Johncox, the owner of Youngs Mobile Home, explained the plan for the South 40 Subdivision. Mr. Johncox explained this development is designed to be a rural development with City water. He said this is a great opportunity to utilize this vacant property for affordable homeownership. He further explained he is requesting to work with the City of Hobbs to utilize the City water and liquid waste system for the South 40 Subdivision.

Mr. Hicks expressed his concern about the long-term impact of the sewer system.

In response to Mr. Ramirez's question, Mr. Randall explained one of the concerns is that the south bypass will cut through the South 40 Subdivision. He stated the right of way has not been acquired and explained there has been discussion to amend the major thoroughfare plan to move the southeast bypass. He stated this is a concern that will need to be discussed by the Planning Board.

Mr. Clay expressed his concern about the development being built through the southeast bypass and stated he would like to do more research before agreeing to the development.

After a lengthy discussion, Mr. Hicks explained this discussion is to get a consensus statement from the Planning Board to entertain the development. Mr. Hicks stated some details will need to be worked out with staff.

4) Review Sketch Plan for The Bender Trails Subdivision, as submitted by property owner, Nadeem Kassis.

Mr. Robinson explained this is a sketch plan for the Bender Trails Subdivision. Mr. Robinson stated the subdivision is a development with single-family homes. He stated staff has reviewed the sketch plan and it is compliant with Municipal Code 16.

Mr. Hicks stated the Planning Board reviewed the plans and has no concerns regarding the subdivision.

5) FY 2024-2028 Infrastructure Capital Improvement Plan (ICIP) process.

Mr. Robinson explained the local Infrastructure Capital Improvement (ICIP) is a plan that establishes planning priorities for anticipated capital projects. He further explained that the process encourages entities to plan to develop capital improvements. Mr. Robinson explained the plan covers a five-year period and is developed and submitted annually. It includes policy direction, funding time frames, estimated costs, justifications, and the details of each specific infrastructure capital improvement project proposed, by year, over the five-year period. He also explained the plan includes repair or replacement of existing infrastructure and the development of new infrastructure. Mr. Robinson explained each participating entity must update their project information in the ICIP database and submit copies of the written approval of ICIP by the governing body. Mr. Robinson stated the Department of Finance and Administration (DFA) strongly encourages each jurisdiction to prepare a five-year infrastructure capital improvement plan (ICIP) and submit it to the DFA in Santa Fe by August 2022. He further stated the Planning Board will submit a proposed capital improvement plan to the Hobbs City Commission for approval.

Mr. Randall explained the budget is challenging this year and the list of ICIP projects will have to be reprioritized.

Mr. Hicks clarified that the Planning Board will need to review the list of projects and pick 10 projects at the Planning Board meeting in June 2022 to submit to the City Commission for approval.

6) Discuss MC 15.36 and the National Flood Insurance Program Community Rating System.

Ms. Amanda Ponce, GIS Tech, explained the Federal Emergency Management Agency (FEMA) administered a program to make flood insurance available to communities who agree to adopt and enforce floodplain management regulations. She further explained the Community Rating System (CRS) provides an incentive to implement programs that exceed

the NFIP minimum criteria. Ms. Ponce said the City of Hobbs is currently participating in the CRS program to bring affordable flood insurance to our community. The City of Hobbs is ranked at a Class 8 and is saving residents 10% on flood insurance.

Ms. Ponce further explained the purpose of the program is to reduce the emphasis on flood control; increase the emphasis on floodplain management; reduce Federal disaster costs; shift the burden from general taxpayers to floodplain occupants; provide insurance coverage not generally available on the private market.

Ms. Ponce said this program is part of the National Flood Insurance Program (NFIP). She further explained the program gives flood insurance premium credits for activities undertaken to reduce flood losses, facilitate accurate insurance ratings, and promote the awareness of the benefits of flood insurance.

Ms. Ponce explained any property owner in an NFIP participating community can purchase flood insurance. Any eligible structure and its content in any flood zone. NFIP Flood Insurance Available only in participating communities Required for federally-backed mortgages when any insurable structure is located in Special Flood Hazard Area (SFHA) Mandatory purchase triggers: making, renewing, extending a loan. FEMA or a State-led Community Assistance Visit (Cav) will evaluate and cross-check with communities to monitor local compliance, such as reclassification, probation, or suspension. The Community Assistance Visit (CAV) is performed every 3-5 years. Ms. Ponce explained The City of Hobbs provides and helps assist the community in obtaining information on flood hazards, map data, flood insurance, and proper construction measures.

Mr. Ponce explained in order to stay in Class 8 the community must adopt and enforce at least a 1-foot freeboard requirement for all residential buildings constructed, substantially improved, and/or reconstructed due to substantial damage, throughout its Special Flood Hazard Area (SFHA) where base flood elevations have been determined on the Flood Insurance Rate Map (FIRM) or in the Flood Insurance Study (FIS), except those areas that receive open space credit under Activity 420 (Open Space Preservation).

Mr. Randall explained the new CRS Class 8 freeboard prerequisite. He further explained an additional amount of height above the base flood elevation is used as a factor of safety in determining the level at which a structure's lowest floor must be elevated or floodproofed to be in accordance with state or community floodplain management regulations. He stated the City of Hobbs has not adopted an ordinance for a 1-foot freeboard requirement and will probably have to change to a Class 9.

7) Review Proposed Existing Building Certificate of Occupancy Ordinance, Procedure, and Application.

Mr. Robinson explained the purpose of Amending MC 15.04 is to codify the issuance of Certificates of Occupancy for existing structures, thereby assuring to the public the continued Occupancy\Usage of an existing structure without change. The current Municipal Code requires that each new habitable structure developed within our community obtain a Certificate of Occupancy stating the structure is code compliant as to the permitted occupancy\usage. Additionally, the MC requires that each existing habitable structure that

changes its Occupancy\Usage within our community obtain a Certificate of Occupancy stating the structure is code compliant as to the new occupancy\usage

Mr. Robinson explained the amendment to develop a quick and effective process whereby a Certificate of Occupancy could be issued for the continued usage of an existing structure without change. Mr. Robinson further explained over time, the City will develop a GIS Dataset that provides for the classification of buildings, structures, and parts thereof based on the purpose or purposes for which they are used as per Chapter 3 of the IBC. Additionally, they will also develop a GIS Dataset that provides for the graphical representation of the interior (floor plans) & exterior (site plans) development notating the required safety features of the site & structure.

Mr. Robinson stated the sub-committee met to discuss the existing building certificate of occupancy ordinance, procedures, and application. He stated there will be another meeting to solidify the verbiage on the proposed code and additions to the applications. He stated staff's purpose is not to burden the developmental community. The staff just wants the developer to be code compliant. Mr. Robinson stated there will be one more sub-committee meeting. He further stated the amendments will be on the next Planning Board agenda for recommendation to the City Commission for approval.

Adjournment

With nothing further to discuss Mr. Kesner made a motion, seconded by Mr. Drennan to adjourn. The meeting adjourned at 11:40 am. The vote on the motion was 7-0 and the motion carried.

W.M. "Tres" Hicks, Chairman

June 22, 2021
Planning Board Regular Meeting

- 3) **Review and Consider Variance Request from MC 15.32.030 - C(2) allowing a new freestanding sign to be emplaced with a sign face in excess of 144 square feet at 228 E. Navajo.**

Municipal Code Excerpts

15.05.010 - Definitions.

For the purposes of this title the following words and phrases shall have the meanings respectively ascribed to them by this section:

"Freestanding sign" means any sign not affixed to a building or structure, supported by a structure that are placed on or anchored in the ground and that are independent from any building or other structures, and having its lowest edge ten (10) feet or more above the elevation of the top of curb of the nearest roadway or if no curb the City Engineer will establish the elevation.

"Multi-business sign" means a sign that promotes a plaza, mall or similar use with multiple tenants' advertisements.

15.32.030 - General provisions for signs.

Except as otherwise specifically provided in the City code, the following provisions apply for all signs:

C. Placing Signs on Private Property. No signs shall be placed on any private property without a permit and shall meet the following:

1. Each commercially developed site may have no more than one free-standing sign; provided, however, that sites with more than three hundred (300) feet of public street frontage may have one additional free-standing sign for each three hundred (300) feet of additional frontage or a fraction thereof.
2. No free-standing sign shall exceed thirty-five (35) feet in height and shall not exceed one hundred forty-four (144) square feet per sign. Wall signs shall not exceed one hundred forty-four (144) square feet per leased space facade.
3. The main multi-business sign on malls, shopping centers, strip malls, or similar uses shall not exceed more than one hundred forty-four (144) square feet and the total of tenant signs shall not exceed one hundred forty-four (144) square feet.
4. Signs erected on private properties fronting a minor residential roadway and within a residential area shall not exceed fifteen (15) feet in height or forty-eight (48) square feet per sign and be located wholly within the prescribed building setback. Wall signs shall not exceed forty-eight (48) square feet maximum.

From: Todd Randall
Sent: Monday, June 13, 2022 10:41 AM
To: Kevin Robinson
Subject: FW: THIS COULD BE PHISHING: EXTERNAL: Navajo East Plaza

FYI

From: Todd Randall
Sent: Wednesday, May 25, 2022 1:54 AM
To: Kevin Robinson <krobinson@hobbsnm.org>
Subject: Fwd: THIS COULD BE PHISHING: EXTERNAL: Navajo East Plaza

Begin forwarded message:

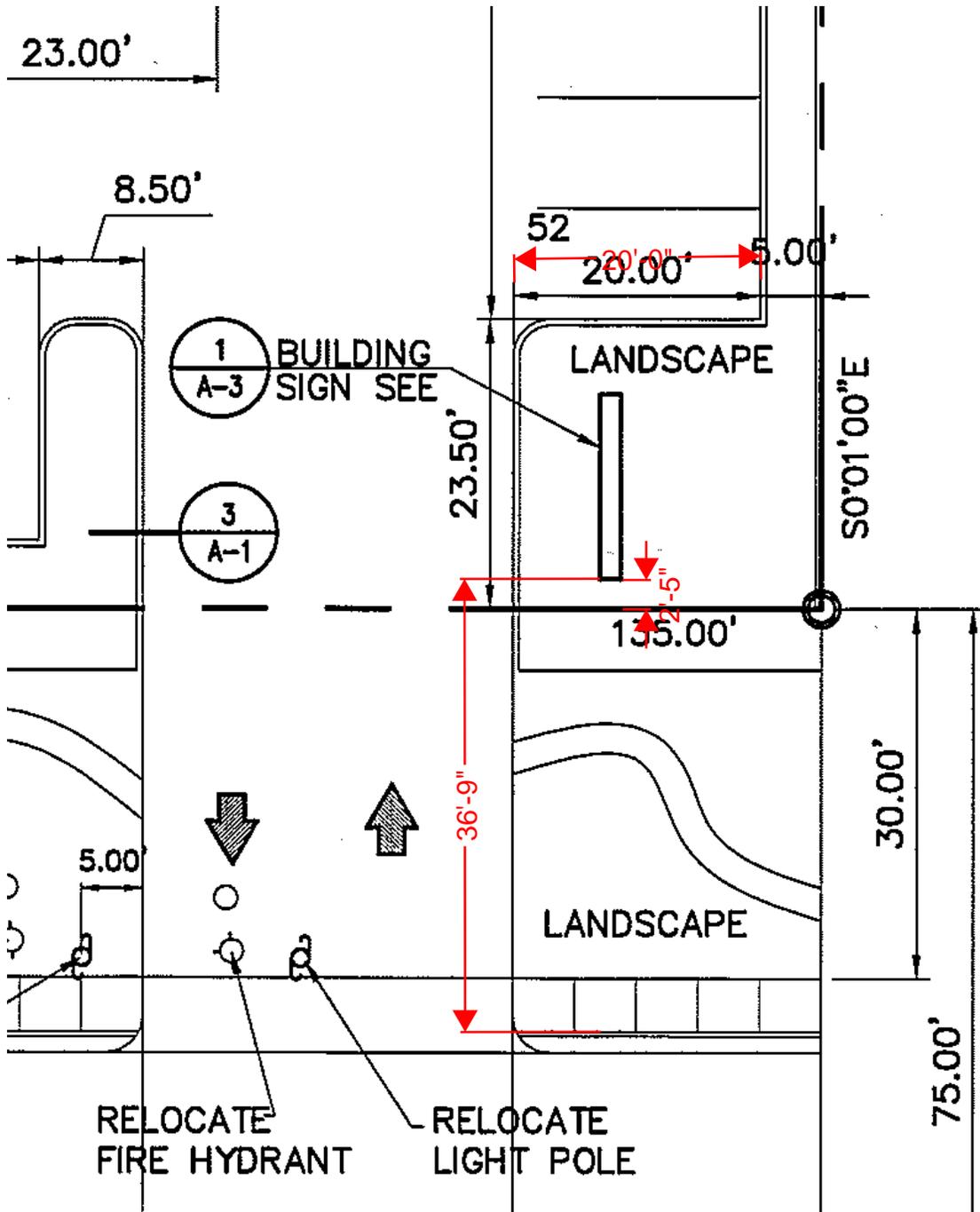
From: Dwayne Penick <dwaynepenick@yahoo.com>
Date: May 24, 2022 at 7:06:43 PM MDT
To: Todd Randall <trandall@hobbsnm.org>
Subject: THIS COULD BE PHISHING: EXTERNAL: Navajo East Plaza

!!!THE DISPLAY NAME OF THE FROM ADDRESS DOES NOT MATCH A CITY OF HOBBS EMAIL ADDRESS. THIS COULD BE AN ATTEMPTED PHISHING ATTACK. VERIFY THAT THIS IS INDEED FROM AN EMPLOYEE.!!!

signage at 228 East Navajo,

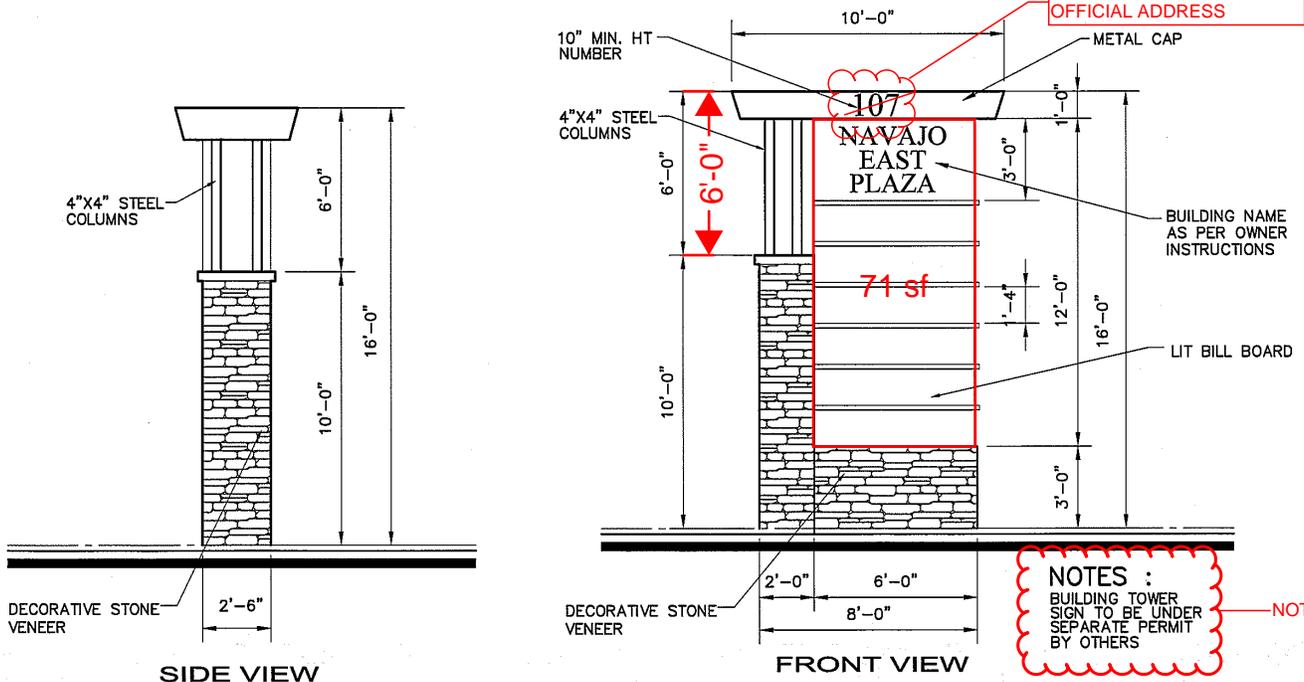
I would like to apply for a variance from the 144 square feet on a sign to 200 square feet. do we need to address both signs being on one?

Please let me know if you need anything else
Dwayne Penick
A-Custom Const. LLC.



GM
11/13/17

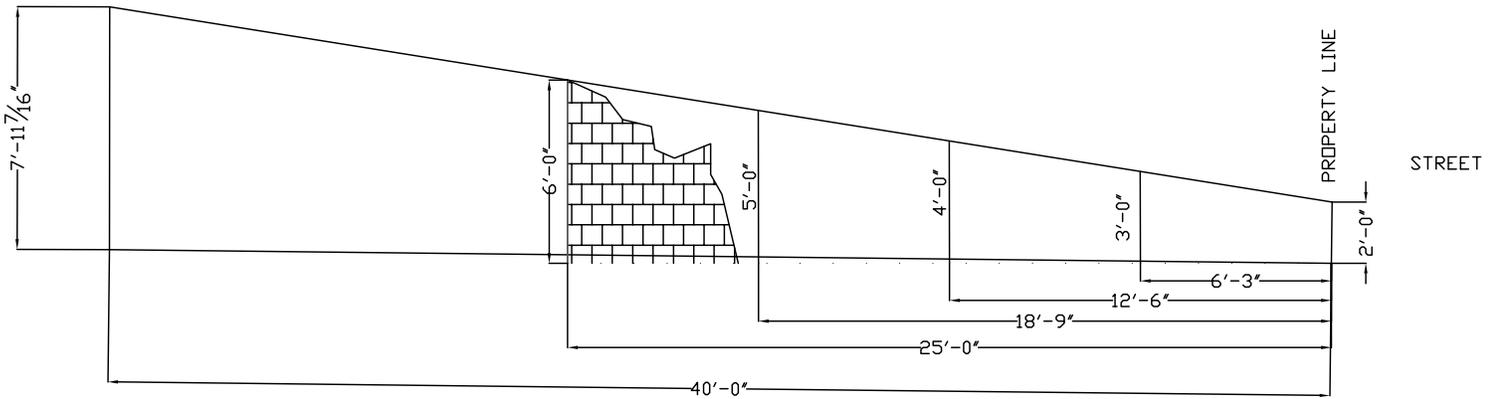
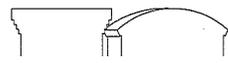
228 NAVAJO DRIVE
APPROVED CITY OF HOBBS
OFFICIAL ADDRESS



1
A-3

BUILDING TOWER SIGN

SCALE: 1/4" = 1'-0"



June 22, 2021
Planning Board Regular Meeting

- 4) **Review and Consider Variance Request from MC 15.32.030 - D allowing a new Billboard to be emplaced within a property containing an existing free standing sign at 521 W. Navajo.**

Municipal Code Excerpts

15.05.010 - Definitions.

For the purposes of this title the following words and phrases shall have the meanings respectively ascribed to them by this section:

"Billboard" means a sign which directs attention to a business, activity, commodity, service, entertainment or communication which is not conducted, sold or offered at the premises on which the sign is located, or which does not pertain to the premises upon which the sign is located.

"Freestanding sign" means any sign not affixed to a building or structure, supported by a structure that are placed on or anchored in the ground and that are independent from any building or other structures, and having its lowest edge ten (10) feet or more above the elevation of the top of curb of the nearest roadway or if no curb the City Engineer will establish the elevation.

"Multi-business sign" means a sign that promotes a plaza, mall or similar use with multiple tenants' advertisements.

15.32.030 - General provisions for signs.

Except as otherwise specifically provided in the City code, the following provisions apply for all signs:

D. Placing Billboards on Private Property. No billboards shall be placed on any private property containing a free standing sign. Billboards shall only be placed on private property fronting a Major Arterial as specified within the City of Hobbs Major Thoroughfare Plan and shall meet the following:

1. Each site shall have no more than one billboard; provided, however, that sites with more than eight hundred (800) feet of public street frontage may have one additional billboard providing an eight hundred (800) foot linear separation is maintained between all proposed or existing billboards adjacent to and oriented perpendicular to a Major Arterial, regardless of ownership.
2. A billboard shall not be permitted to be placed within eight hundred (800) linear feet of any existing billboard adjacent to and oriented perpendicular to a Major Arterial.
3. No billboard shall exceed thirty-five (35) feet in height or three hundred (300) square feet per billboard. All billboards shall be constructed of metal.
4. Billboards on residential streets are prohibited.
5. Billboards unable to secure an advertiser for a period of one hundred twenty (120) days shall be considered abandoned. The Building Official shall issue the property owner written notice of abandonment and said billboard shall be removed at the owner's expense within thirty (30) days.

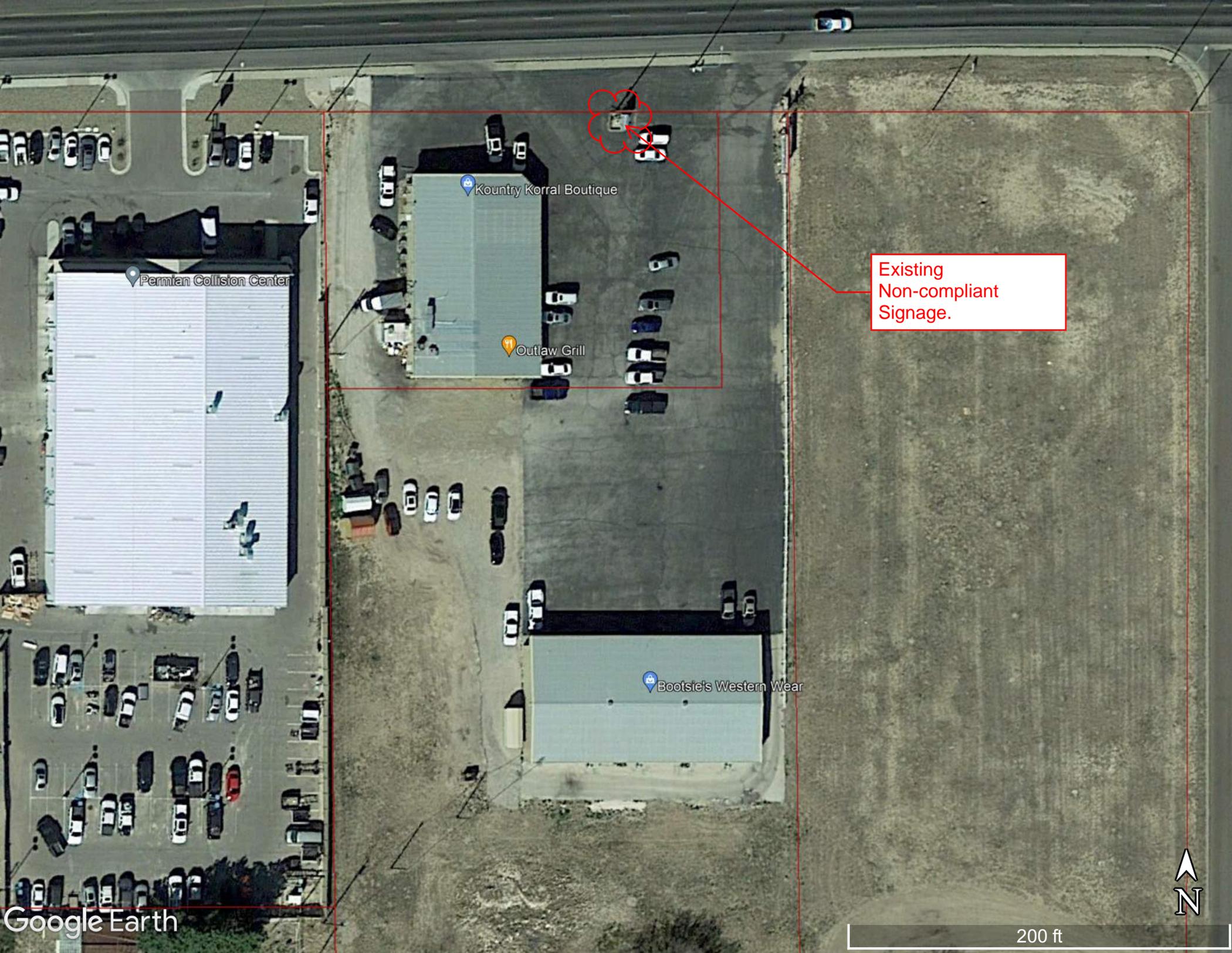
From: Nadeem Kassis <nzkexpress@yahoo.com>
Sent: Thursday, June 9, 2022 10:46 AM
To: Todd Randall
Cc: Kevin Robinson; Scott Shed
Subject: EXTERNAL: 521 W. Navajo drive - variance request
Attachments: kassis enterprise - 521 navajo.pdf

Good morning Todd.

I am requesting a Variance on a 10x30 Digital billboard i am trying to get installed at 521 W Navajo Drive. Our request for a permit was initially denied based off existing signs on the property. Those signs are on two different, connecting properties, none of the current signs can be classified as monument or pole signs and do not meet city code. I understand that those signs have been there a long time, but this creates a gray area in the current code. I am asking that you take into consideration on this particular location. I have attached some documents to clarify the location and engineered drawings. thanks

Nadeem kassis

CEO/president - Kassis companies



Permian Collision Center

Kountry Korral Boutique

Outlaw Grill

Bootsie's Western Wear

Existing
Non-compliant
Signage.





Ashtley

Boots & Western Wear
SADDLES & TSHIRTS
NEW JEWELRY!
50-75% OFF CONT.

OUTLAW GRILL
SADDLES & TSHIRTS
NEW JEWELRY!
50-75% OFF CONT.





Google Earth

Imagery date: 2/21...

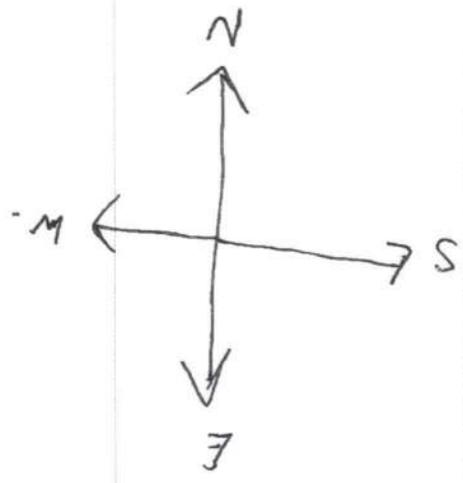
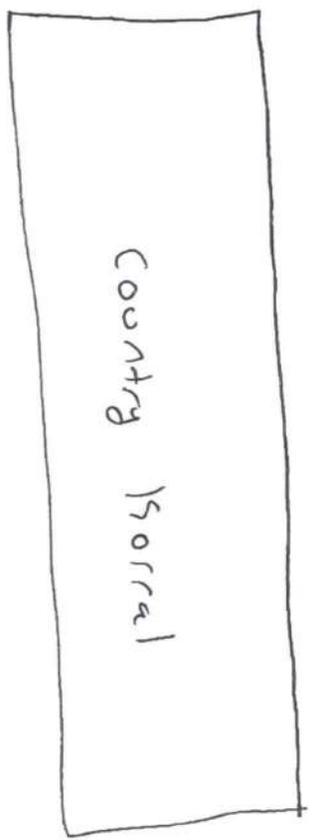
30 m

Camera: 1,509 m 32°44'23"N 103°0'...

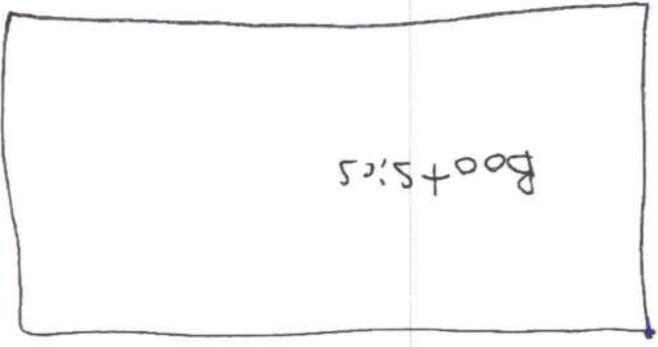


Navajo Drive

25ft
5ft



521 W. Navajo Dr.



June 22, 2021
Planning Board Regular Meeting

- 5) Review and Consider Side Yard Setback Variance as submitted by property owner for property located at 711 N. Dal Paso.

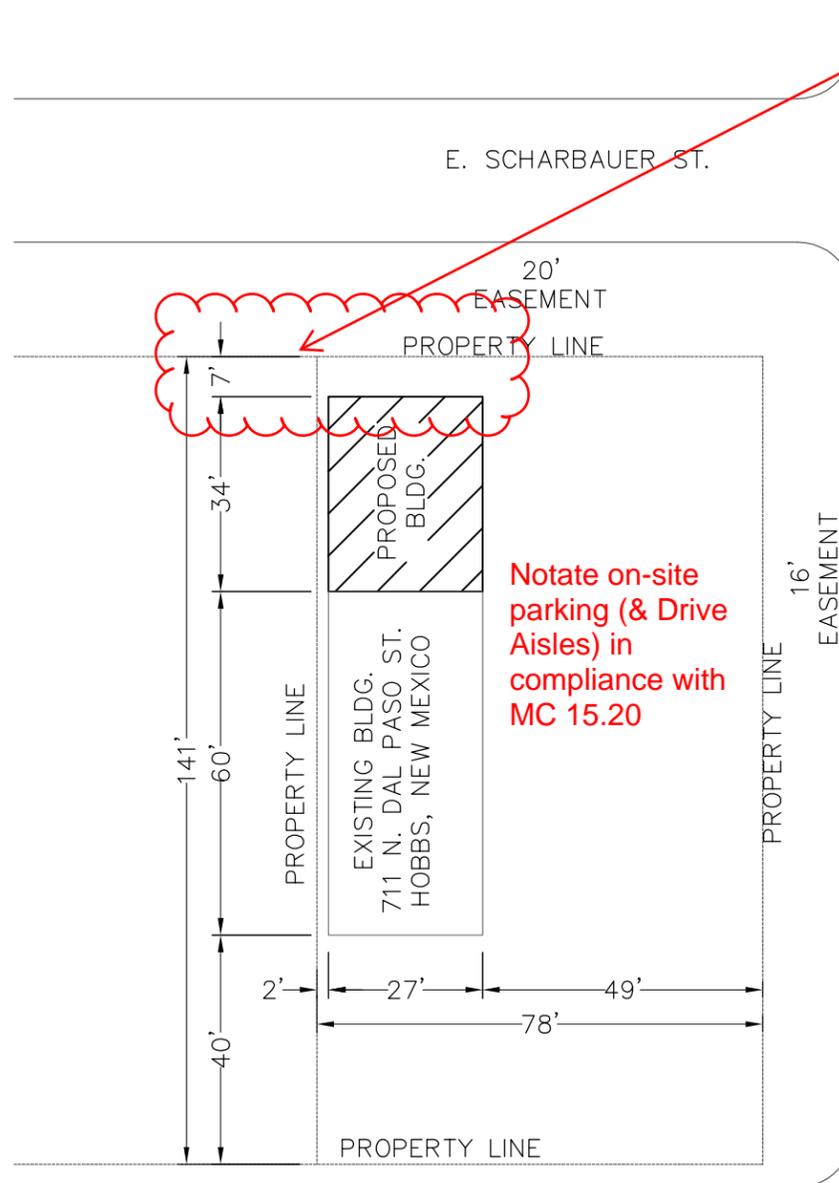
**ROBERTO MORENO
GARAGE/SHOP ADD-ON
711 N. DAL PASO, HOBBS, NEW MEXICO**

Minimum Sideyard
Setback from PL is
10'.

CERTIFICATION/DESIGN BASIS

THE REFERENCED PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, THE LATEST EDITIONS OF ACI 318, 301 & A.I.S.C. DESIGN PROCEDURES AND GOOD ENGINEERING PRACTICE. THE FOLLOWING LOADS ARE APPLIED IN ACCORDANCE WITH THE ASCE STANDARD MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES:

- DEAD LOAD: SELF WEIGHT OF STRUCTURAL COMPONENTS AND ROOFING MATERIAL.
- COLLATERAL LOAD: N.A.
- MECHANICAL LOAD: N.A.
- ROOF LIVE LOAD: 20 PSF, REDUCIBLE PER IBC.
- FLOOR LIVE LOAD: 40 PSF
- WIND LOAD: 105 MPH EXP. C, IMP. FACTOR 1.0
- GROUND SNOW: 10 PSF



CODE ANALYSIS

1. TYPE OF BUILDING CONSTRUCTION: II-B
2. BUILDING SQUARE FOOTAGE: 918 SF.
3. OCCUPANCY PER IBC CHAPTER 3: S-1
4. OCCUPANT LOAD IBC CHAPTER 10: 4
5. ALLOWABLE AREA, IBC TABLE 503: 17,500 SF.
6. EXITING REQUIREMENTS: 1 EXIT PER IBC 1015.1
7. PLUMBING FIXTURE REQUIREMENTS: N/A
8. FIRE SPRINKLERS: N/A
9. HEIGHT AND NUMBER OF STORIES: 1-STORY, 16'
10. LAND USE ZONE: COMMERCIAL

SHEET INDEX

- C-1 BLDG. LOCATION PLAN/ CODE ANALYSIS
- S-1 FOUNDATION PLAN & DETAILS
- S-2 FOUNDATION NOTES & DETAILS
- S-3 STEEL FRAME ELEVATIONS

BUILDING LOCATION PLAN
SCALE 1/32" = 1'-0"



Suzanne C. Byrd, PE
 3209 State Highway 278
 Tucumcari, NM 88401
 (575) 361-5800 p
 (866) 728-2104 f
 suzanne@byrds-i.com e

PROJECT: BIE-22-102 MORENO 27' X 34' BUILDING LOCATION PLAN 711 N. DAL PASO HOBBS, NEW MEXICO	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">REVISION</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION	DATE										
REVISION	DATE												



DRAWING NUMBER:

C-1

DRAWN BY: SCB

June 22, 2021
Planning Board Regular Meeting

- 6) **Review and Consider Final Plat Approval for the Subdivision of Lot 6, Mid-Way Acres Subdivision, Unit Two, located within the City of Hobbs ETJ, as submitted by property owner(s).**

SUMMARY SUBDIVISION LOT 6, MID-WAY ACRES SUBDIVISION, UNIT TWO, LEA COUNTY, NEW MEXICO

THE FOREGOING DIVISION OF LOT 6, MID-WAY ACRES SUBDIVISION, UNIT TWO, AS SHOWN ON THAT CERTAIN PLAT OF THE MID-WAY ACRES SUBDIVISION, UNIT TWO, RECORDED DECEMBER 7, 1984, IN BOOK 438, ON PAGE 359, IN THE OFFICIAL RECORDS OF LEA COUNTY, NEW MEXICO

SAID LOT BEING DIVIDED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF SURVEYED ACCORDING TO THE LOTS AS THEY APPEAR ON THE PLAT AFFIXED HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS OF SAID LAND, HAVE HEREUNTO SET THEIR HAND THIS ____ DAY OF _____, 2022 A.D.

JOSE R. ESPINOZA, JR.
BK. 1894, PG. 842

HORTENCIA ESPINOZA
BK. 1894, PG. 842

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 A.D., BY JOSE R. ESPINOZA, JR. ETAL.

NOTARY PUBLIC

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 A.D., BY HORTENCIA ESPINOZA.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE LEA COUNTY PLANNING & ZONING BOARD:

BE IT KNOWN THAT THE DIVISION OF LOT 6 WITHIN THE MID-WAY ACRES SUBDIVISION UNIT TWO, CONSISTING OF LAND IN LEA COUNTY, NEW MEXICO, WAS SUBMITTED TO THE LEA COUNTY PLANNING AND ZONING BOARD, ASSEMBLED AT A MEETING ON THE ____ DAY OF _____, 2022 A.D., AND THE DIVISION AS SHOWN ON THE ATTACHED PLAT WAS THEREBY APPROVED AND ACCEPTED BY A MAJORITY OF THE BOARD.

DANIEL JOHNCOX, CHAIRMAN

ATTEST:
KEITH MANES, LEA COUNTY CLERK

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 A.D., BY DANIEL JOHNCOX AND KEITH MANES.

NOTARY PUBLIC

CERTIFICATE OF MUNICIPAL APPROVAL:

I, KEVIN ROBINSON, DEVELOPMENT DIRECTOR FOR THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, WAS REVIEWED AND DEEMED COMPLIANT WITH THE MUNICIPAL SUMMARY PROCESS REGULATIONS ON THIS ____ DAY OF _____, 2022 A.D.

KEVIN ROBINSON, DEVELOPMENT DIRECTOR

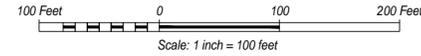
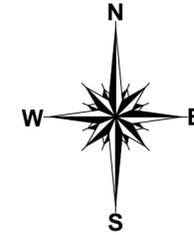
ATTEST:
JAN FLETCHER, CITY CLERK

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA

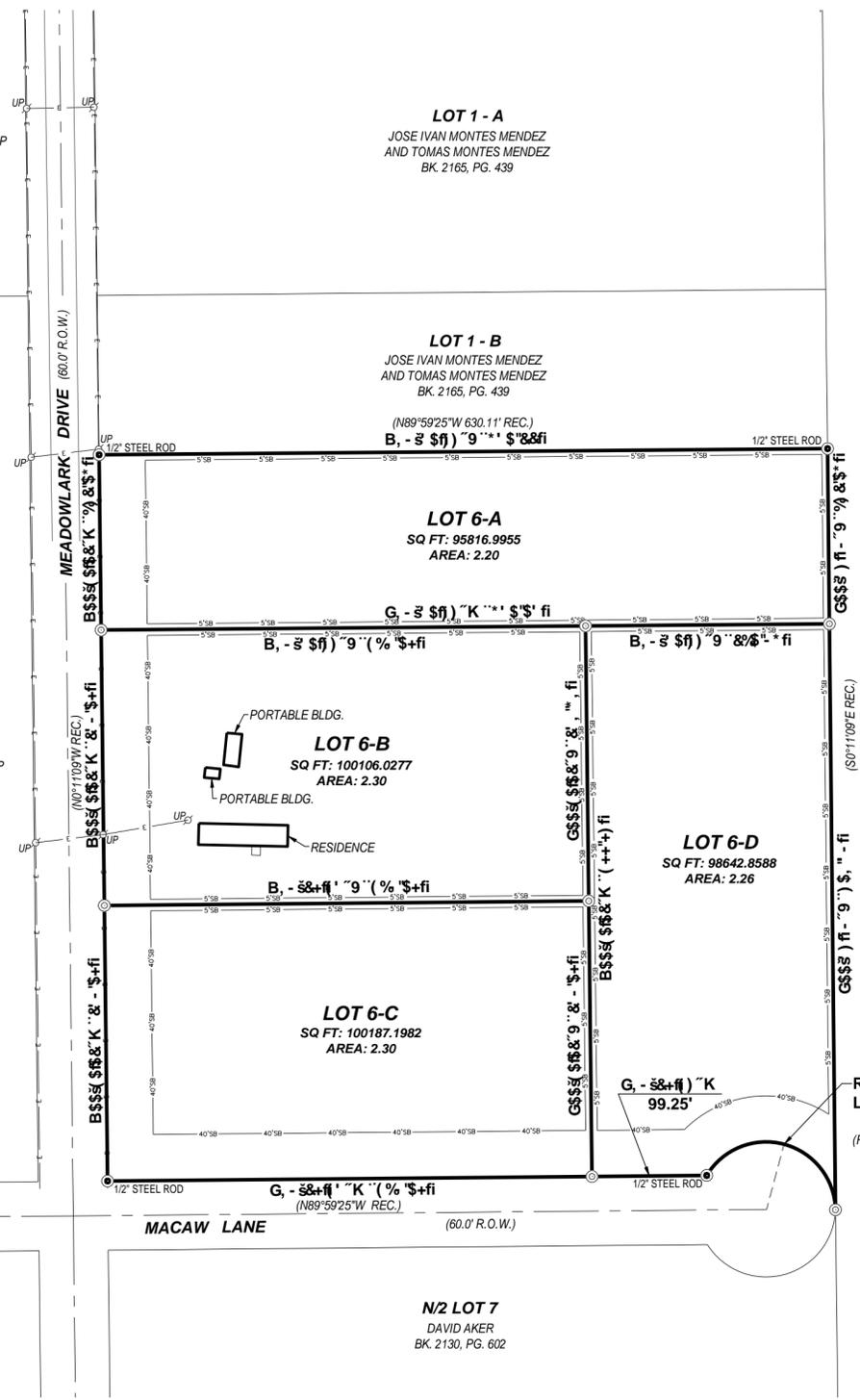
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 A.D., BY KEVIN ROBINSON AND JAN FLETCHER.

NOTARY PUBLIC



LEGEND:

- ⊙ - DENOTES SET 1/2" STEEL ROD WITH CAP MARKED "JWSC P.S. 12641", UNLESS NOTED OTHERWISE
- - DENOTES FOUND 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641", UNLESS NOTED OTHERWISE
- - DENOTES ELECTRIC LINE WITH UTILITY POLE
- 40'— - DENOTES 40' BUILDING SETBACK LINE
- 5'— - DENOTES 5' BUILDING SETBACK LINE



KENNETH IVAN GOFF
TRUST
BK. 1395, PG. 455

(S0°11'09"E REC.)
GSSS SSS K K (++) fi

R=60.01'
L=154.87'
1 1/4 (+S) SSS
(R=60.00' L=157.08' REC.)

PRELIMINARY - MAY 11, 2022
This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

SURVEYOR'S CERTIFICATE:

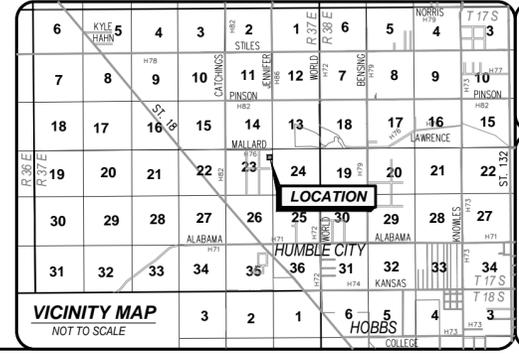
I, GARY G. EIDSON, NEW MEXICO PROFESSIONAL SURVEYOR No. 12641, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: _____

NOTE:

- 1) BEARINGS SHOWN HEREON ARE MERCATOR GRID AND CONFORM TO THE NEW MEXICO COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM 1983. THE CONVERGENCE ANGLE TO TRUE NORTH IS 00°35'50" BASED ON A POINT OF ORIGIN LOCATED AT (NAD83) N: 671482.092 E: 879495.839 ESTABLISHED FROM GPS OBSERVATIONS AND SUBSEQUENT NGS OPUS PROCESSING. DISTANCES ARE SURFACE VALUES.
- 2) BEARINGS AND DISTANCE SHOWN HEREON IN PARENTHESIS ARE RELATIVE TO "MID-WAY ACRES SUBDIVISION UNIT TWO", FILED DECEMBER 7, 1984, IN BOOK 438, ON PAGE 359, LEA COUNTY RECORDS, LEA COUNTY, NEW MEXICO.
- 3) DATE OF SURVEY: MAY 10, 2022
- 4) ADJACENT OWNERSHIP OBTAINED FROM LEA COUNTY ASSESSOR'S OFFICE.

PROVIDING SURVEYING SERVICES
SINCE 1946
JOHN WEST SURVEYING COMPANY
412 N. DAL PASO HOBBS, N.M. 88240
(575) 393-3117 www.jwsc.biz
TBPLS# 10021000



Scale: One Inch = One Hundred Feet
CAD Drafter & Date: DSS - 05/11/2022
Checked By:
JWSC W. O. No.: 22110124
JWSC File No.: D- 1433
© Donna S Summary Subdivision 2022 22110124 L6
2nd Unit Midway Acres Subd

STATE OF NEW MEXICO
COUNTY OF LEA - FILED:

June 22, 2021
Planning Board Regular Meeting

- 7) **Review and Consider Final Plat Approval for the Subdivision of Lot 5, Mid-Way Acres Subdivision, Unit Two, located within the City of Hobbs ETJ, as submitted by property owner(s).**

RECORD DESCRIPTIONS

LOT 5, UNIT 2, OF THE MIDWAY ACRES SUBDIVISION, LEA COUNTY, NEW MEXICO. DEED RECORDED IN BOOK 2194 PAGE 904 IN THE DEED OF RECORDS OF LEA COUNTY, NEW MEXICO

NEW DESCRIPTIONS

LOT 5-1

A TRACT OF LAND SITUATED WITHIN THE NE 1/4, SECTION 23, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, BEING PART OF LOT 5, MIDWAY ACRES SUBDIVISION UNIT TWO AND BEING MORE PARTICULARLY DESCRIBED BY AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH REBAR AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE SOUTH 00° 39' 46" EAST, A DISTANCE OF 157.90 FEET, TO A SET 1/2 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PS 14400; THENCE SOUTH 89° 27'11" WEST, A DISTANCE OF 630.09 FEET, TO A SET 1/2 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PS 14400; THENCE NORTH 00° 39' 21" WEST, A DISTANCE OF 157.50 FEET, TO A FOUND 1/2 INCH REBAR; THENCE NORTH 89° 26' 41" EAST, A DISTANCE OF 630.07 FEET, TO THE POINT OF BEGINNING:

CONTAINS 99,269.19 SQUARE FEET OR 2.279 ACRES, MORE OR LESS

LOT 5-2

A TRACT OF LAND SITUATED WITHIN THE NE 1/4, SECTION 23, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, BEING PART OF LOT 5, MIDWAY ACRES SUBDIVISION UNIT TWO AND BEING MORE PARTICULARLY DESCRIBED BY AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH REBAR AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE SOUTH 00° 39' 46" EAST, A DISTANCE OF 157.90 FEET, TO A SET 1/2 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PS 14400, THE TRUE POINT OF BEGINNING; THENCE SOUTH 00° 39' 46" EAST, A DISTANCE OF 157.59 FEET, TO A SET 1/2 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PS 14400, THENCE SOUTH 89° 27'41" WEST, A DISTANCE OF 630.11 FEET, TO A SET 1/2 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PS 14400; THENCE NORTH 00° 39' 21" WEST, A DISTANCE OF 157.50 FEET, TO A SET 1/2 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PS 14400; THENCE NORTH 89° 27' 11" EAST, A DISTANCE OF 630.09 FEET, TO THE POINT OF BEGINNING:

CONTAINS 99,269.19 SQUARE FEET OR 2.279 ACRES, MORE OR LESS

LOT 5-3

A TRACT OF LAND SITUATED WITHIN THE NE 1/4, SECTION 23, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, BEING PART OF LOT 5, MIDWAY ACRES SUBDIVISION UNIT TWO AND BEING MORE PARTICULARLY DESCRIBED BY AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH REBAR AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE SOUTH 00° 39' 46" EAST, A DISTANCE OF 315.18 FEET, TO A SET 1/2 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PS 14400, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00° 39' 46" EAST, A DISTANCE OF 315.18 FEET, TO A FOUND 1/2 INCH REBAR; THENCE SOUTH 89° 28' 40" WEST, A DISTANCE OF 491.85 FEET, TO A SET 1/2 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PS 14400; THENCE NORTH 00° 39' 21" WEST, A DISTANCE OF 315.04 FEET, TO A SET 1/2 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PS 14400; THENCE NORTH 89° 27' 41" EAST, A DISTANCE OF 491.81 FEET, TO THE POINT OF BEGINNING:

CONTAINS 154,980.37 SQUARE FEET OR 3.558 ACRES, MORE OR LESS

LOT 5-4

A TRACT OF LAND SITUATED WITHIN THE NE 1/4, SECTION 23, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, BEING PART OF LOT 5, MIDWAY ACRES SUBDIVISION UNIT TWO AND BEING MORE PARTICULARLY DESCRIBED BY AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH REBAR AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE SOUTH 00° 39' 46" EAST, A DISTANCE OF 315.18 FEET, TO A SET 1/2 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PS 14400, THENCE SOUTH 89°27'41" WEST A DISTANCE OF 491.81 FEET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°39'21" EAST, A DISTANCE OF 315.04 FEET, TO A SET 1/2 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PS 14400; THENCE SOUTH 89° 28' 40" WEST, A DISTANCE OF 138.30 FEET, TO A SET 1/2 INCH REBAR WITH A PLASTIC CAP STAMPED " MULLIKEN PS 18873; THENCE NORTH 00° 39' 21" WEST, A DISTANCE OF 315.00 FEET, TO A SET 1/2 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PS 14400; THENCE NORTH 89° 27' 41" EAST, A DISTANCE OF 138.30 FEET, TO THE POINT OF BEGINNING:

CONTAINS 43567.300 SQUARE FEET OR 1.000 ACRES, MORE OR LESS

CAMACHO – MONTOYA RE-PLAT OF LOT 5, UNIT TWO, OF MIDWAY ACRES SUBDIVISION PART OF THE NE1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N. M. P. M. LEA CO., NEW MEXICO

CERTIFICATE OF MUNICIPAL APPROVAL

I, KEVIN ROBINSON, DEVELOPMENT DIRECTOR FOR THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IN THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, WAS REVIEWED AND DEEMED COMPLIANT WITH THE MUNICIPAL SUMMARY PROCESS REGULATIONS ON THIS ____ DAY OF _____, 2021

BY: _____ ATTEST: _____ KEVIN ROBINSON, DEVELOPMENT DIRECTOR JAN FLETCHER, CITY CLERK

ACKNOWLEDGMENT

STATE OF NEW MEXICO: COUNTY OF LEA:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2021,

BY _____

Notary Public

MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL OF EXEMPTION TO SUBDIVISION REGULATIONS BY LEA COUNTY

PURSUANT TO LEA COUNTY SUBDIVISION REGULATIONS, SECTION 7.5 (1997) THE DIVISION OF LAND CREATED SOLELY TO PROVIDE SECURITY FOR MORTGAGES OR LIENS AND NOT FOR THE PURPOSES OF CONVEYANCE OF LEGAL OR EQUITABLE TITLE: PROVIDED THAT THE DIVISION IS NOT THE RESULT OF A SELLER-FINANCED TRANSACTION SUCH AS A REAL ESTATE CONTRACT OR DEED OF TRUST.

LEA COUNTY ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION OR MAINTENANCE OF ANY ROADWAY DEDICATION

BY: _____ COREY NEEDHAM, ASSISTANT COUNTY MANAGER

ACKNOWLEDGMENT

STATE OF NEW MEXICO: COUNTY OF LEA:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2020 BY _____

Notary Public

MY COMMISSION EXPIRES _____

EASEMENTS AND SETBACKS

THE 20 FOOT UTILITY EASEMENTS ALONG THE SOUTH AND EAST BOUNDARY OF LOT 5, WILL STILL REMAIN AS PLATTED ORIGINALLY.

THE 40 FOOT BUILDING SETBACK LINE ALONG THE SOUTH AND EAST BOUNDARY OF LOT 5, WILL REMAIN AS PLATTED ORIGINALLY, THE SETBACK ON THE SOUTH LINE WILL NOW EXTEND TO THE SOUTHWEST CORNER OF LOT 5, PER THIS PLAT

ALL OTHER EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD WILL REMAIN IN PLACE

PURPOSE: THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 5, UNIT 2, OF THE MIDWAY ACRES SUBDIVISION, LEA COUNTY, NEW MEXICO. AS RECORDED IN DEED, BOOK 2194 PAGE 904 IN THE DEED OF RECORDS OF LEA COUNTY, NEW MEXICO, INTO 4 LOTS

CERTIFICATE OF SURVEY

I, DALE E. BELL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 14400, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY DALE E. BELL PS 14400 DATE

OWNERS STATEMENT AND AFFIDAVIT

STATE OF NEW MEXICO: COUNTY OF LEA:

THE UNDERSIGNED BEING FIRST DULY SWORN ON OATH, STATE

AS OWNERS AND PROPRIETORS, WE HAVE OF OUR OWN FREE WILL AND CONSENT, CAUSED THIS PLAT WITH ITS TRACTS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF LEA COUNTY, NEW MEXICO.

SAID TRACT IS BEING SUBDIVIDED AND REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THESE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF, AND IS SURVEYED AND SUBDIVIDED AS THEY APPEAR ON THE PLAT AFFIXED HEREON, WITH ALL THE RIGHTS OF WAY AS SHOWN BEING DEDICATED TO THE PUBLIC.

CARLOS A CAMACHO, LANDOWNER DATE

ACKNOWLEDGMENT

STATE OF _____:

COUNTY OF _____:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2021

BY _____

Notary Public

MY COMMISSION EXPIRES _____

STATE OF NEW MEXICO: COUNTY OF LEA:

THE UNDERSIGNED BEING FIRST DULY SWORN ON OATH, STATE

AS OWNERS AND PROPRIETORS, WE HAVE OF OUR OWN FREE WILL AND CONSENT, CAUSED THIS PLAT WITH ITS TRACTS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF LEA COUNTY, NEW MEXICO.

SAID TRACT IS BEING SUBDIVIDED AND REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THESE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF, AND IS SURVEYED AND SUBDIVIDED AS THEY APPEAR ON THE PLAT AFFIXED HEREON, WITH ALL THE RIGHTS OF WAY AS SHOWN BEING DEDICATED TO THE PUBLIC.

JESUS MONTOYA, LANDOWNER DATE

ACKNOWLEDGMENT

STATE OF _____:

COUNTY OF _____:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2021

BY _____

Notary Public

MY COMMISSION EXPIRES _____

BASES OF BEARING:

THE BASIS OF BEARING FOR THIS PROJECT IS GRID NORTH BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, EAST ZONE, AS DETERMINED BY GPS/GNSS OBSERVATIONS. GROUND COORDINATES WERE OBTAINED BY APPLYING A GRID TO GROUND SCALE FACTOR OF 1.0001208899 AT HOBBS CONTROL POINTS BH 18-324-054 AND BH 18-324-049 AND TRANSFERRED TO PROPERTY,

Table with 3 columns: NO., REVISION, DATE. Row 1: JOB NO.: LS22040508. Row 2: DWG. NO.: Subd.Plat



701 S. CECIL ST., HOBBS, NM 88240 (575) 964-8200

Table with 1 column: SCALE: 1"=100', DATE: 05/16/2022, SURVEYED BY: BH/JM, DRAWN BY: DEB, APPROVED BY: DEB, SHEET : 2 OF 2

State of New Mexico, County of _____, I hereby certify that this instrument was filed for record on: The _____ Day of _____, 20____ A.D. At _____ O'Clock _____ M. Cabinet _____ Slide _____ Book _____ Page _____ By _____ County Clerk By _____ Deputy

June 22, 2021
Planning Board Regular Meeting

- 8) **Review and Consider Proposed Annexation of +/- 5.06 acres of property located southeast of the intersection of Alegre Drive and N. Grimes.**

June 22, 2021
Planning Board Regular Meeting

- 9) **Review and Consider Proposed Annexation of +/- 8.38 acres of property located southwest of the intersection of Millen Drive and Ja-Rob Lane.**

PETITION FOR ANNEXATION

COMES NOW, 7773, LLC (PETITIONER), and petitions the governing body of the City of Hobbs for its consent by ordinance for the annexation of that portion of see deed attached to the City of Hobbs, more particularly described as follows:

REFER TO ATTACHED MAP & DEED

and Petitioner states in support of such Petition, pursuant to Section 3-7-17.1 of the New Mexico Statutes Annotated (1978) that:

- 1. The property petitioner wishes to be annexed and the real property is contiguous to the present municipal boundary of the City of Hobbs.
- 2. The petitioner is owner of a majority of the number of acres in the proposed annexation territory.
- 3. An Annexation Plat is attached hereto showing the boundaries of the real property proposed for annexation and the relationship of such property to the present municipal boundaries of the City of Hobbs.

Petitioner: 7773, LLC
 By: Gray Collins
 Its: President/Owner

6-15-2022
 Date

25-2

LEA COUNTY, NM
KEITH MANES, COUNTY CLERK
000064819
Book 2173 Page 036
1 of 2
12/09/2020 02:22 PM
BY MARIA COLLINS

Return to **First American Title Insurance Company**
File No. **14411-2545144 CS**

WARRANTY DEED

Del Norte Heights, Inc., a corporation aka Del Norte Heights, Inc., a New Mexico corporation, for consideration paid, grant to 7773, LLC, a New Mexico limited liability company whose address is 2320 N. Kingsley Dr., Hobbs, NM 88240, the following described real estate in Lea County, New Mexico.

**For Surface Title Only:
A tract of land located in Section 16, Township 18 South, Range 38 East, being Tract One (1), of that certain Del Norte Heights, Inc., Summary Land Division Plat filed September 22, 2020, in Book 2, Page 655, Lea County Records, Lea County, New Mexico.**

Subject to reservations, severances, restrictions, and easements of record and taxes for the year 2021 and subsequent years.

with warranty covenants.

WITNESS our hands and seal this 8th day of December, 2020.

Del Norte Heights, Inc. , a New Mexico corporation aka Del Norte Heights, Inc., a New Mexico corporation

By: 
Name: Dean Atlee Snyder, III
Title: Vice President

By: 
Name: Madeline L. Mann
Title: Secretary/Treasurer

File No.: 14411-2545144 (CS)
A.P.N.: 40589

Warranty Deed - continued

Representative Capacity

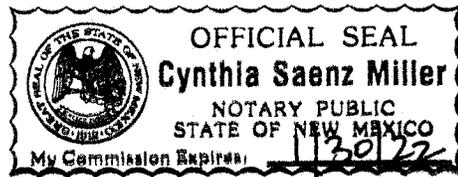
State of New Mexico)
County of Lea)

The instrument was acknowledged before me on 8th day of December, 2020, by **Dean Atlee Snyder, III** as **Vice President of Del Norte Heights, Inc.,** a corporation aka **Del Norte Heights, Inc.,** a **New Mexico corporation.**

My commission expires:

Notary Public

(Seal)



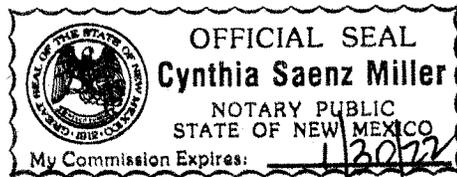
State of New Mexico)
County of Lea)

The instrument was acknowledged before me on 8th day of December, 2020 by **Madeline L. Mann** as **Secretary/Treasurer of Del Norte Heights, Inc.,** a corporation aka **Del Norte Heights, Inc.,** a **New Mexico corporation.**

My commission expires:

Notary Public

(Seal)



June 22, 2021
Planning Board Regular Meeting

- 10) **Review and Consider Top 10 projects for the FY 2023-2027 Infrastructure Capital Improvement Plan (ICIP).**