

AGENDA
City of Hobbs Planning Board – Regular Meeting
March 21, 2023 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 Tuesday, March 21, 2023 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.**

February 8, 2023 – Special Meeting

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

ACTION ITEMS

- 3) Review and Consider proposed variance from MC 15.20 – Off-Street Parking for proposed development of property located 210 N. Marland, as requested by Developer Dollar General.**
- 4) Review and Consider proposed subdivision located northwest of the intersection of Buena Suerte Drive and N.M. Highway 132.**
- 5) Review and Consider proposed variance from MC 18.04.060-B(4a) – RVPark Design Standards for a proposed RVP to be located at 502 W. Comanche Drive within the ETJ.**
- 6) Review and Consider a Fair Share Development Agreement for the projection of 14th north of Marland.**
- 7) Review and Consider a Fair Share Development Agreement for the projection \ improvement of Lorene west of Cobb.**
- 8) Review and Consider an undeveloped Dedication Plat for the projection of Jefferson north of Glorietta.**
- 9) Review and Consider a proposed Vacation\Replat for property located southeast of the intersection of Dunnam & Houston, as submitted by property owner.**

March 21, 2023
Planning Board Regular Meeting

DISCUSSION ITEMS

- 10) Review and discuss proposed subdivision sketch plan located between Woodfin Dr. and Sockwell Dr.

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 397-9232.

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

**PLANNING BOARD SPECIAL MEETING
MINUTES
FEBRUARY 8, 2023**

The Hobbs Planning Board met on February 8, 2023, at 10:30 a.m. at the City of Hobbs Annex Building, First Floor Commission Chambers, located at 200 E. Broadway, Hobbs, NM 88240 with Mr. Guy Kesner, Vice Chairman, presiding.

Members Present:

Guy Kesner, Vice Chairman
Bill Ramirez
Ben Donahue
Brett Clay

Members Absent

W.M. "Tres" Hicks, Chairman
Brett Drennan
Larry Sanderson

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

Todd Randall, City Engineer
April Hargrove, Engineering Assistant
6 Citizens

Kevin Robinson, Development Director
Dwayne Penick, City Commissioner

Call to Order and Roll Call

Ms. April Hargrove, Engineering Assistant, did a roll call for members as follows:

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

Mr. Kesner called the meeting to order at 10:35 am.

1.) Review and Consider Approval of Agenda

The first item of business was to review and approve the agenda for February 8, 2023 meeting. Mr. Kesner asked if there were any additions or changes to the agenda. Mr. Robinson stated there were no changes to the agenda. Mr. Ramirez made a motion, seconded by Mr. Donahue to approve the agenda. The vote on the motion was 4-0 and the motion carried.

2.) Review and Consider Approval of Minutes

Mr. Kesner asked if everyone has had a chance to read the Regular Meeting Minutes from January 17, 2023. Mr. Donahue made a motion, seconded by Mr. Ramirez to approve the Regular Meeting Minutes as presented. The vote was recorded as follows: Ramirez yes, Kesner yes, Clay yes, Donahue yes, Sanderson absent, Drennan absent, Hicks absent. The vote on the motion was 4-0 and the motion carried.

Communications from Citizens

There were no communications from citizens.

Action Items

- 3) Review and Consider Final Plan for Bender Trails Summary Subdivision, located northeast of the intersection of Bender and Thomas, as submitted by property owner, Kassis Development, Inc.**

Mr. Robinson stated this is the final plan for Bender Trails Summary Subdivision. He stated this particular location is missing water lines at this time. The developer is offering a cash bond in order to create the lots today. The bond is to assure the public is not responsible for emplacing the public water line. However, at the end of this process once we get the Engineer of Record certification the municipality will accept all of those public infrastructures that are installed and return the cash deposit to the developer. Mr. Robinson stated the subdivision is located northeast of the intersection of East Bender Blvd. and Thomas Dr.

Mr. Robinson stated the plan set for the installation of the existing infrastructure is included in the packet. He stated the Engineer of Record has submitted a letter stating the proposed costs for the items to be installed. The City Engineer has reviewed the estimate and found it to be a reasonable price.

In response to Mr. Kesner's question, Mr. Robinson stated the two lots that are being carved off are going to be commercial development. Mr. Robinson explained the development will be connected to a 10-inch water line and an 8-inch sewer line. The subdivision further north of the two lots being created will require additional infrastructure.

Mr. Randall stated there was a preliminary plan presented to the Board at a previous meeting for the proposed Tract C. He stated the developer wants to move forward with the subdivision to create the two commercial lots. He stated there were originally 3 proposed commercial lots along Bender, but the third lot will be part of the remaining portion of the subdivision. Mr. Randall stated the developer did a summary process to carve the commercial properties now for potential buyers. He stated the Planning Board has approved the preliminary plans for the remainder of Tract C, although the developer has not moved forward with the improvements.

In response to Mr. Ramirez's questions, Mr. Randall stated there has never been water and sewer connected in the area.

In response to Mr. Kesner's question, Mr. Robinson stated the drainage features are retained as a private easement on the remainder parcel. Mr. Randall stated it is a private easement for the benefit of Tracts A, B, and C. Mr. Robinson stated it is not encumbering the two lots that are being created for conveyance.

In response to Mr. Kesner's question regarding the amount of land being dedicated, Mr. Robinson stated Bender is a major arterial street within the major thoroughfare plan, so that dedication lines up with the eastern subdivision. He stated it was dedicated due to the width of the public right of way and the drainage features within that area. He stated it keeps the right of way line on the north side of Bender the same until it gets to the original side of Bender

Blvd. Mr. Randall explained the original Bender Street width was never defined, so all new development to the east of Bender has been dedicated.

Mr. Ramirez made a motion, seconded by Mr. Donahue to approve the Final Plan for Bender Trails Summary Subdivision pending to receiving the cash bond. The vote on the motion was 4-0 and the motion carried.

- 4) Review and Consider Final Plan for Trinity Estates Subdivision, Unit One located northeast of the intersection of El Centro and Calle Grande, as submitted by property owner, Stuard Development.**

Mr. Robinson stated this is the final plan for Trinity Estates Subdivision Unit One located northeast of the intersection of El Centro and Calle Grande. He stated all public infrastructures have been emplaced, except for the street light poles, but they will be installed prior to the commission meeting. Mr. Randall stated the developers have paid and scheduled Xcel Energy to install the street light poles. Mr. Robinson stated the Engineer of Record has submitted a letter stating all infrastructures will be complete as per the plan set. The City Engineer has reviewed the same and City staff is comfortable with recommending approval to the Commission for final plat approval. Mr. Robison stated the subdivision creates 56 lots. In response to Mr. Ramirez's question, Mr. Randall stated all infrastructure is underground.

Mr. Donahue made a motion, seconded by Mr. Clay to approve the Final Plan for Trinity Estates Subdivision. The vote on the motion was 4-0 with Mr. Donahue and the motion carried.

- 5) Review and Consider Major Thoroughfare Map Amendment projecting North Jefferson, a Minor Collector, to Millen.**

Mr. Robinson stated this is the Major Thoroughfare Map amendment projecting North Jefferson St. to Millen Dr. a minor collector street. The Major Thoroughfare Map was created in 2006. There were some areas that were missed. Mr. Robinson stated south of Jefferson St. to Snyder is a minor collector street. He stated north of Glorietta Dr. has been developed under the old County subdivision rules and regulations. The City is proposing to project North Jefferson St. as a minor collector street, which will restrict residential housing from Glorietta Dr. north to Millen Dr. Mr. Randall stated this amendment will give developers in that area some direction for future development. Mr. Robinson stated the housing incentive policy that the City has adopted states the municipality may participate in the infrastructure extensions in the streets that are collectors and above. Mr. Robinson explained if the City is seeing burdens for traffic the City may invest in a collector street, but not in minor residential streets.

Mr. Todd Randall stated the current code calls for an 80 ft. right of way for minor collectors. He further stated right of way along the proposed corridor is limited by a combination of private ownership and the presence of city water wells and water lines in the area. Mr. Robinson stated the proposal calls for extending Jefferson St. in a 60 ft. right of way from where it ends at Glorietta Dr. north to Millen.

In response to Commissioner Penick's question, Mr. Randall stated the City sewer was extended to Glorietta St. with the development of the apartment complex.

Mr. Kesner expressed his concern and stated the fair thing would be for the city to buy an additional 20 feet of the right of way, but it could be burdensome to the developer by reducing the amount of property available for development.

Mr. Phillip Ross expressed his concern regarding the financial burden the changes can have on the developers.

Mr. Robinson stated Municipal Code 16 requires the Planning Board and the City Commission to look at the subdivision of property and its totality meaning you can't let one property owner subdivide their property and let it negatively impact the adjacent neighbors. Municipal Code 16 requires the projection of adjacent streets.

Mr. Kesner expressed his concern and commented about making development economical for the developers. Mr. Robinson explained the City has an incentive, the Fair Share Development Agreement, which states the City may provide partial funding for infrastructure development and the property owner will pay their fair share.

In response to Mr. Kesner's question, Mr. Robinson stated map amendments are recommended by the Planning Board to the City Commission for approval.

Mr. Robinson stated the idea of putting all of this into a map and a map amendment is for future developers who are planning to develop property north of Navajo Drive.

Mr. Alberto Caballero, developer, expressed his concern and stated costs for supplies to develop his properties have gone up, which makes the fair share incentive to be less (than 5 %). Mr. Caballero stated he does not want the amendment to go through to project Jefferson St. a minor collector street. He stated he would lose lots.

After a lengthy discussion, Mr. Ramirez made a motion to table the Major Thoroughfare Map amendment until further discussion with staff, seconded by Mr. Sanderson. The vote on the motion was 4-0 and the motion carried.

6) 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 4123 N. Lovington Highway.

Mr. Robinson stated this is a variance request for a new freestanding sign to be emplaced with a sign face in excess of 144 square feet at 4123 N. Lovington Hwy. He stated it will exceed the municipalities required sign frontage by 9.72 percent. Mr. Robinson stated it is on a major

highway and there is no other freestanding sign serving that business within the area. He further stated the municipality has a landscaping beautification easement in that area that was negotiated with the owner in 2007. The easement allows the City to maintain and emplace landscaping at that location. Mr. Robinson stated the sign is a programmed sign from Chrysler Chevrolet.

After a brief discussion, Mr. Donahue made a motion to approve the variance, seconded by Mr. Ramirez. The vote on the motion was 4-0 and the motion carried.

Discussion/Updates

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

Mr. Randall 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. Mr. Randall stated The Community Assistance Visit (CAV) is performed every 3-5 years. Mr. Randall 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. Randall stated the City of Hobbs is currently in Class 8. They changed the minimum requirements that were going to force us to go to a Class 9. Mr. Randall explained the new CRS Class 8 freeboard prerequisite. Mr. Randall stated 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). The City of Hobbs is ranked at a Class 8 and is saving residents 10% on flood insurance and if we are forced to go to a Class 9, it will save residents 5%.

Mr. Randall said the City of Hobbs is currently participating in the CRS program to bring affordable flood insurance to our community. He further explained the Community Rating System (CRS) provides an incentive to implement programs that exceed the NFIP minimum criteria. Mr. Randall stated in 2008 the County did not participate and we had flood zones outside the city limits. FEMA returned and did countywide maps instead of citywide maps, forcing the County to participate in the National Flood Insurance Program.

Mr. Randall stated he was opposed to the 1-foot base flood elevation because he thought it was going to impact the AO1 flood zone. Mr. Randall stated the current number of buildings within the FEMA mapped Special Flood Hazard Area is 2698. There is a total of 716 policies by occupancy located in the Special Flood Hazard Area. He stated that based on this information, approximately 27% are covered by flood insurance. He stated the total premiums paid by all structures within the city limits are approximately \$400,000.00 and claims since 1991 there have been 881,000. The only property it would impact is Del Norte Park and there are no residential structures located in that area. If the City adopts a 1-foot freeboard and it would

have no impact on any residential or commercial structures.

Mr. Randall stated the City is going to do a remapping that is going to create base flood elevations. 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. If we change to a Class 9 then the 716 individual premiums will go up to \$25.00 a year. Mr. Randall mentioned every 5 years the City of Hobbs has to do a repetitive loss area, which means there has been flooding damage two times in a ten-year period in the same area. He stated there have been 3 areas that have qualified as repetitive loss. If we remap and create a base flood elevation for all of the City of Hobbs then that 1-foot freeboard would impact it. Mr. Randall stated he is looking for direction from the public and the Planning Board, as far as what the benefits are for adopting a 1-foot freeboard.

Adjournment

With nothing further to discuss Mr. Ramirez made a motion, seconded by Mr. Clay to adjourn. The meeting adjourned at 12:08 pm. The vote on the motion was 4-0 and the motion carried.

Guy Kesner, Vice Chairman

March 21, 2023
Planning Board Regular Meeting

- 3) **Review and Consider proposed variance from MC 15.20 – Off-Street Parking for proposed development of property located 210 N. Marland, as requested by Developer Dollar General.**



February 02, 2023

City of Hobbs Engineering Department
200 East Broadway Street,
Hobbs, New Mexico 88240

Subject: Proposed Dollar General Store
210 North Marland Blvd
Gresham Smith Project No. 45645.07

Dear Engineering Staff:

This letter is in reference to the requested parking administrative exception for the above project. The proposed development consists of a 9,100 square foot retail store. The store is comprised of approximately 7,263 square feet of sales area and 1,837 square feet of storage area. The City of Hobbs Zoning Ordinance requires 1 spot per 200 square feet of retail. The required parking $(7,343/200 = 36.7)$ or 37 spots. The Institute of Transportation Engineers (ITE) states that all land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if the building is less than 50,000 square feet. This stipulation would only require 19 parking spaces. The proposed design provides 30 parking spaces.

The Institute of Transportation Engineers (ITE) has compiled data from thousands of studies for various land uses, independent variables, and study periods and published the results in *Trip Generation Manual, 10th Edition*. The proposed development is most similar to ITE Land Use 814: Variety Store. Table 1 illustrates the amount of traffic to be generated by the proposed development based on the data presented in ITE.

TABLE 1

Land Use	ITE Code	Units	PM Peak Hr.	
			Enter	Exit
Variety Store	814*	9,100 SF	19	19
*Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 square feet or a reduction of 40% if equal to or greater than 50,000 square feet.				

The amount of traffic generated by the development can best be determined by comparison with similar sites. Based on data collected from over 15,000 Dollar General stores nationwide, the retailer requires 30 spaces to serve a store of this size. Their data suggests the proposed store can expect to generate somewhere in the range of 140 to 280 vehicles per day. On average, they expect 10 to 12 vehicles per hour with an afternoon peak of 24 vehicles between 5:00 p.m. and 6:00 p.m.

Genuine Ingenuity

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100
GreshamSmith.com



Dollar General Stores typically have three to four employees working per shift, creating a maximum need for parking during the peak hour of 28 spaces.

With the current global focus on sustainable design and low impact development, particularly storm water runoff increases from impervious surfaces and heat effect from asphalt paving, this seems to be an excessive increase in the carbon footprint of the project to provide parking spaces that will sit empty, even during peak business hours. The site is limited to 30 spaces based on the size of the lot and the requirement for treating storm water in a retention pond. Based on the above information, we respectfully request an approval to reduce the number of required parking spaces from 37 to 30.

Sincerely,

Scott Cole
Civil Engineer Intern

LAYOUT AND PAVING NOTES - DOLLAR GENERAL

- ALL EXISTING STRUCTURES, CONCRETE PADS/WALKS/DRIVES AND UTILITY SERVICES ON THE SITE SHALL BE REMOVED TO FULL DEPTH PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, GIVE ALL NECESSARY NOTIFICATIONS, OBTAIN ALL PERMITS AND PAY ALL FEES PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
- THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT OR MATERIALS WITHIN THE DRIPLINES OF TREES OR OUTSIDE THE LIMIT OF DISTURBANCE.
- CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH WITH NO EXPOSED AGGREGATE ON ANY FACE. ALL CONCRETE TO BE MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH 5% (+/-1%) AIR ENTRAINMENT. MIXTURES WITH WATER/CEMENT RATIOS AT 0.5 OR BELOW ARE RECOMMENDED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE. NO FLY ASH PERMITTED.
- SIDEWALK EDGES ABUTTING SAME COLORED CONCRETE PAVEMENT SHALL BE PAINTED SAFETY YELLOW.
- CONCRETE PAVEMENT CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS. JOINTS CAN BE SAWCUT, FORMED OR TOOLED.
- CONSTRUCTION OF REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH ACI 330 STANDARD SPECIFICATIONS. CURING COMPOUND SHALL BE APPLIED TO ALL CONCRETE SURFACES IMMEDIATELY AFTER BROOM FINISH. CONTRACTOR SHALL REJECT CONCRETE IF IT CANNOT BE PLACED WITHIN 90 MINUTES OF BATCH TIME OR WITHIN 75 MINUTES DURING SUMMER HIGH TEMPERATURE CONDITIONS.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURB, EXPOSED FACE OF WALL, EDGE OF CONCRETE OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- SCREENED ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY SOUDER, MILLER & ASSOCIATES, DATED 07/27/2022.
- MAINTAIN ONE SET OF MARKED-UP AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
- CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR COMPLETED SITE. CONSULT ENGINEER FOR SPECIFIC REQUIREMENTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT, AND INSTALLATION.

GENERAL UTILITY NOTES - DOLLAR GENERAL

- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN 14 DAYS OF MOBILIZATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON BEST INFORMATION AVAILABLE. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
- NOTIFY LOCAL UTILITY LOCATOR SERVICE (CALL 811) OF INTENDED EXCAVATION/UTILITY OPERATION
- MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS.
- ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
- ALL SANITARY SEWER PIPE SHALL BE SCHEDULE 40 PVC UNDER GROUND COVER AND SCHEDULE 80 UNDER PAVEMENT COVER UNLESS NOTED OTHERWISE.
- WATER SERVICE PIPE SHALL BE SDR21 PVC. PRESSURE RATING 200 PSI.
- THE CONTRACTOR SHALL BEGIN APPLICATION FOR TELEPHONE SERVICE IMMEDIATELY UPON RECEIPT OF THE BUILDING PERMIT. COORDINATE WITH THE ARCHITECT AND WINDSTREAM COMMUNICATIONS ON COMPLETING THE SERVICE ORDER FORM, AND COPY THE DOLLAR GENERAL PROJECT MANAGER AND CONSTRUCTION COORDINATOR, AS WELL AS THE DEVELOPER.
- INSTALL ALL UTILITIES AND IRRIGATION SLEEVES PRIOR TO INSTALLATION OF PAVEMENT.
- CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANY.

UTILITY CONTACTS

ELECTRIC
XCEL ENERGY
CONTACT: CHARLES JOHNSON
PHONE: 575-318-3083
EMAIL: CHARLES.M.JOHNSON@XCELENERGY.COM

WATER
CITY OF HOBBS UTILITIES DEPARTMENT
CONTACT: KAYLYN LEWIS
PHONE: 575-397-9216
EMAIL: KLEWIS@HOBBSNM.ORG

SEWER
CITY OF HOBBS UTILITIES DEPARTMENT
CONTACT: KAYLYN LEWIS
PHONE: 575-397-9216
EMAIL: KLEWIS@HOBBSNM.ORG

TELEPHONE
WINDSTREAM COMMUNICATIONS
CONTACT: CUSTOMER SERVICE
PHONE: 800-347-1991

STRIPING LEGEND	
YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHALL BE CLEAN, DRY AND METAL SURFACES FREE OF RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT	SURFACES SHALL BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TM5495
ADA/ACCESSIBLE STRIPING - PARKING LOT	SURFACES SHALL BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE AND WHITE

SITE DATA TABLE

- CURRENT ZONING: N/A
SETBACKS: FRONT = 40' BUILDING 5' PARKING LEFT SIDE = 0' RIGHT SIDE = 0' REAR = 0'
- SITE AREA: 40,467 S.F. = 0.93 ACRES
- BUILDING AREA: 9,100 S.F. GROSS AREA
7,343 S.F. SALES AREA
ONE-STORY, MAX HEIGHT = 18'-6"
- PARKING REQUIRED : 37 SPACES (1 PER 200SF RETAIL) (PARKING VARIANCE APPLIED FOR)
PARKING PROVIDED : 30 SPACES
- EXISTING IMPERVIOUS AREA = 0.528 ACRES = 56.8%
EXISTING SEMI IMPERVIOUS AREA = 0.218 ACRES = 23.4%
EXISTING PERVIOUS AREA = 0.183 ACRES = 19.7%
- PROPOSED IMPERVIOUS AREA = 0.633 ACRES = 68.1%
PROPOSED LANDSCAPE AREA = 0.297 ACRES = 31.9%

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Title 15 BUILDINGS AND CONSTRUCTION

(Ord. 885 (part), 2001: prior code § 7-17)

15.20.030 Off-street parking.

- A. The following is the minimum off-street parking requirements for all new commercial construction. Off-street parking shall be any vehicle parked on private property. No vehicle shall exit an off-street parking area by backing up into a public street. Parking shall be a minimum of fifteen (15) feet from front or side street curb or pavement edge or as directed by the Engineering Department to minimize visibility hindrances. All existing and proposed public parking areas, including accesses from the public right-of-way, shall be maintained to assure safe passage of motor vehicles. Parking requirements are as follows:
1. Office or lease space (GFA less storage/warehouse) = One (1) space per two hundred (200) sq. ft.
 2. Assembly areas = One (1) space per four (4) occupants.
 3. Employee parking (areas within parcel not used to meet parking requirements) = Must be contained within a parcel.
 4. All parking shall be accessible from an all-weather asphalt or concrete surface at least fifty (50) feet in length.
- B. Accessible parking shall be as required by the New Mexico Building Code, Table 1106.1.
- (Ord. 885 (part), 2001: prior code § 7-18)
- ([Ord. No. 1060, 2-4-2013](#))

Chapter 15.24 RESERVED ^[3]

FOOTNOTE(S):

--- (3) ---

Editor's note— At the direction of the city, dated 6-8-2010, the former provisions of Ch. 15.24 have been redesignated as Ch. 18.04 of Title 18, Planning and Development. The former Ch. 15.34 pertained to manufactured homes. ([Back](#))

Chapter 15.28 BUILDING PERMIT FEE SCHEDULE ^[4]

[15.28.010 Building permit fees in general.](#)

[15.28.020 Curb cuts, sidewalks, driveways.](#)

[15.28.030 Manufactured homes/mobile homes.](#)

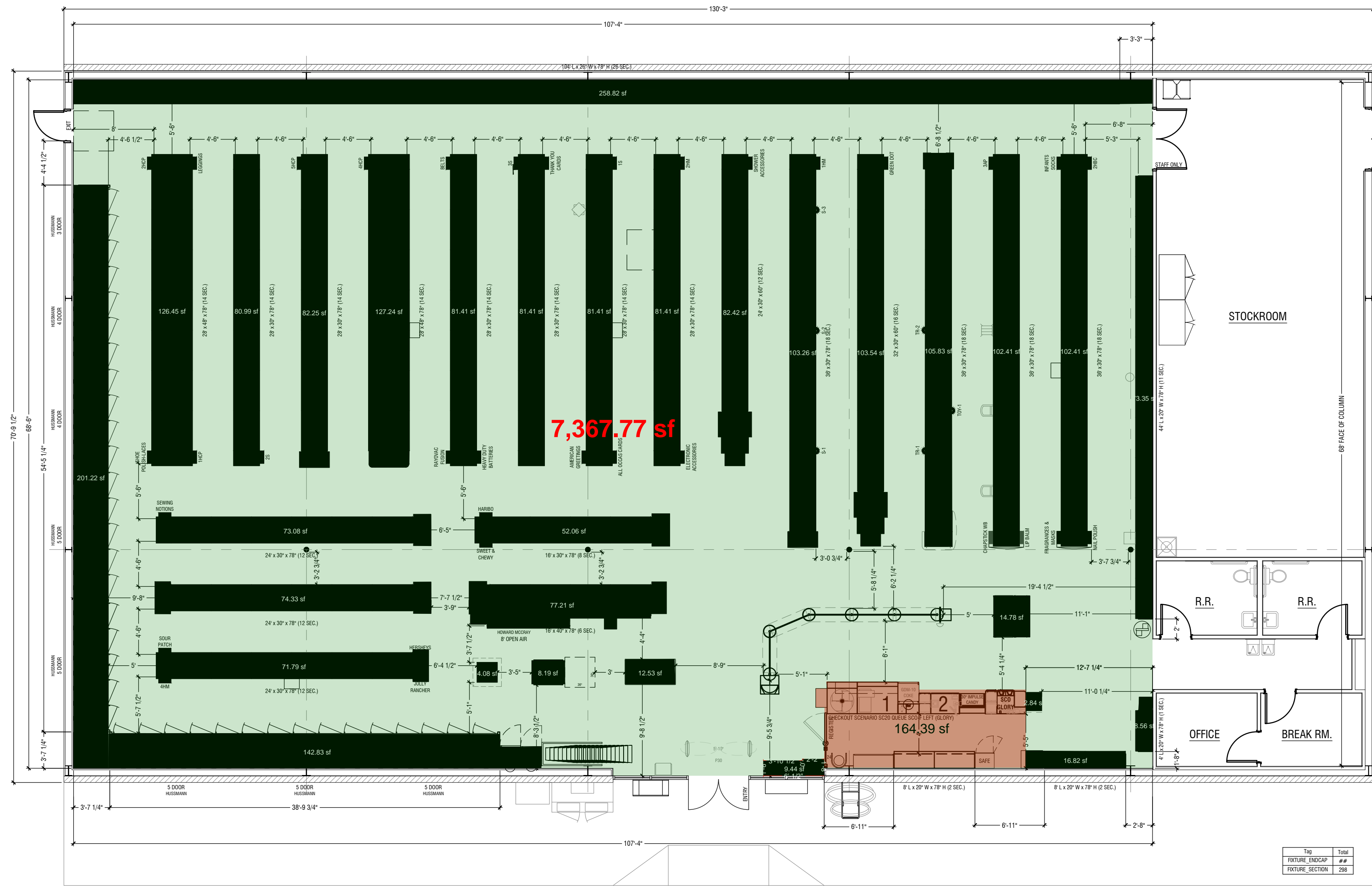
[15.28.040 Moving/relocation fees.](#)

[15.28.050 Sign/billboards.](#)

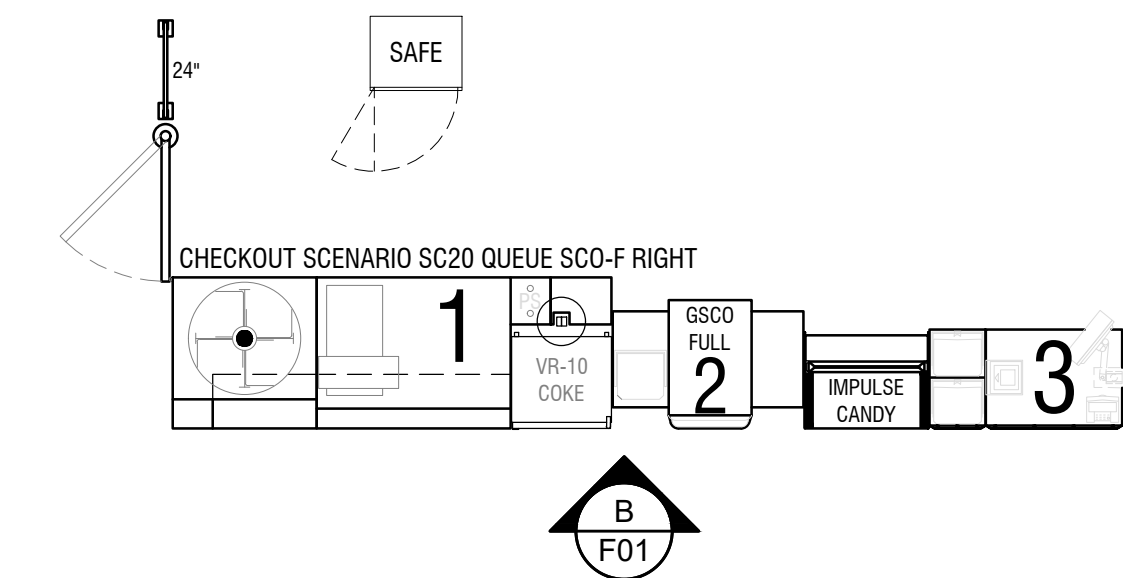
[15.28.060 Investigation fee.](#)

[15.28.070 Re-inspection fee.](#)

[15.28.080 Mechanical/plumbing fees \(per item\).](#)

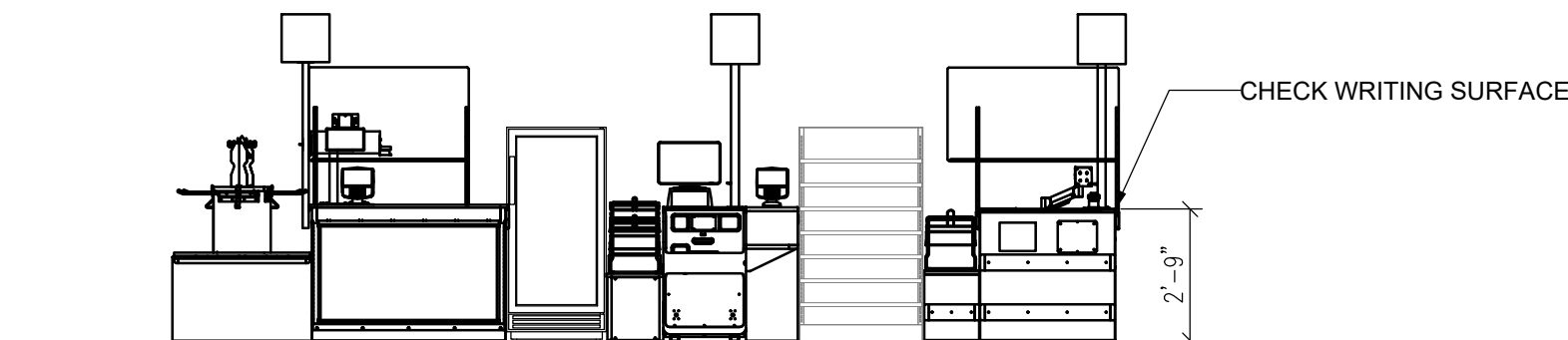


1 FIXTURE PLAN
F01 SCALE: 1/8"=1'-0"



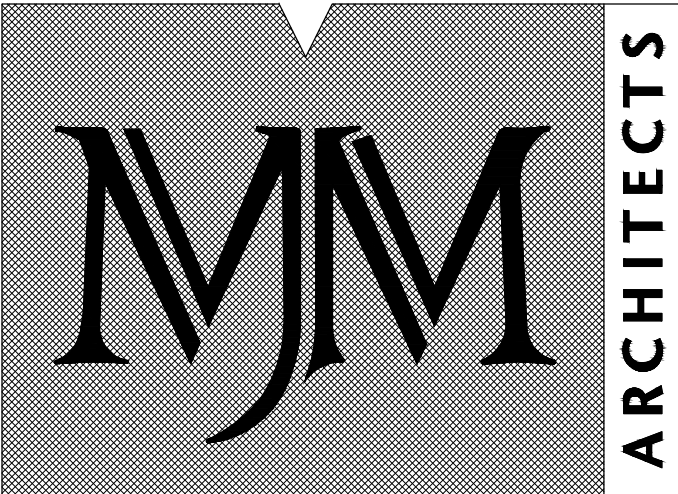
NOTE: FRONT CHECKOUT COUNTER TO BE PROVIDED BY DOLLAR GENERAL AND INSTALLED AT DOLLAR GENERAL'S DIRECTION. COUNTERS SHALL INCLUDE A PORTION OF AT LEAST 36" IN LENGTH WHICH IS NO MORE THEN 34" ABOVE THE FINISH FLOOR. COUNTERS SHALL BE ON AN ACCESSIBLE ROUTE.

CONFIRM FINAL CHECKOUT COUNTER ARRANGEMENT WITH DOLLAR GENERAL. DOLLAR GENERAL MAY GO WITH OPTION TO USE VERSION WITH SELF-CHECKOUT CAPABILITIES.



2 SERVICE COUNTER DETAILS
F01 SCALE: 1/4"=1'-0"

Net Sales Floor	7,203
Les Fixtures	2,349
Net Net Sales Floor	4,854
Divide by	200
Minimum Spaces Required	24



ARCHITECTURE
PLANNING
ENGINEERING
GRAPHICS

2948 SIDCO DRIVE
NASHVILLE, TN 37204
(p) 615.244.8170
(f) 615.244.8141
www.mjmachitects.com



HOBBS (62)
DNMP, LLC

9010 Overlook Blvd.
Brentwood, TN 37027
615-370-0670
Fax: 615-373-3111

DOLLAR GENERAL

STORE #24954

HOBBS, NM
AT 62

DOLLAR GENERAL PERMIT SET
02.08.23
MJM 22251

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

FIXTURE PLAN

MJM ARCHITECTS

F01

SEAL

CONSULTANT

OWNER

LOCATION

DATE

SHEET

March 21, 2023
Planning Board Regular Meeting

- 4) **Review and Consider proposed subdivision located northwest of the intersection of Buena Suerte Drive and N.M. Highway 132.**

DATE: February 9, 2023
TO: Lea County, NM
RE: Variance Request

To Whom It May Concern,

MDN Surveying has been hired to perform a Summary Subdivision for property owner Mr. Kevin Wallace for lands briefly described as 420 Buena Suerte Rd., Hobbs, New Mexico within Section 10, T17S, R38E, NMPM. The existing exterior boundary of the proposed "Wallace Acres Summary Subdivision" attached hereto, has the overall East to West length of the subdivision being 1480.92' and will contain four lots total. All four lots will already have access via the existing Buena Suerte Drive. The current Lea County Subdivision Regulations section 16.2.1(F) states no Block lengths shall be greater than 1320'. The common method to divide the 1320' blocks is to add a dedicated 60' street right-of-way to split up the blocks. The street R-O-W would need to be built to specific standards set forth in the Subdivision Regulations.

Per the request of Mr. Kevin Wallace (property owner), we are requesting for a variance to the Lea County Subdivision Regulations Section 16.2.1(f) regarding the 1320' block length requirement to be changed to 1480.92' for the approval of the proposed "Wallace Acres Summary Subdivision". The following reasons support the requested variance.

- The four proposed lots all will have access from the existing Buena Suerte Dr. (*see attached vicinity map*)
- The four proposed lots are of a rural nature and will most likely not generate high additional traffic.
- The North adjoining property owner has stated that he would not desire a new public Right-Of-Way directing potential traffic towards his property.
- The addition of a 60' wide street right-of-way seems to be a waste of resources and the construction of said R-O-W will be additional financial hardship beard by Mr. Kevin Wallace.

We appreciate your consideration of this variance request and are looking forward to a response.

Sincerely,



Matthew D. Norman, P.S. 17821

WALLACE ACRES
SUMMARY SUBDIVISION

WITHIN SECTION 10, T17S, R38E, N.M.P.M.
LEA COUNTY, NEW MEXICO
JANUARY, 2023

DESCRIPTION

A certain Tract of land situate within Section 10, T17S, R38E, N.M.P.M., Lea County, New Mexico described in Warranty Deed to Kevin & Jodie Wallace filed for record in the office of the County Clerk of Lea County, New Mexico.

Divided as shown hereon and now to be known as Lots 1, 2, 3 and 4 of the "Wallace Acres Summary Subdivision", Lea County, New Mexico together with the filling date and Plat Cabinet and Slide number assigned to this plat.

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO CREATE A TYPE 3A, SUMMARY SUBDIVISION AS DEFINED IN THE LEA COUNTY SUBDIVISION REGULATIONS ORDINANCE 35 ADOPTED MAY 20, 1997; AND TO DEDICATE THE EASTERLY 50' AND SOUTHERLY 30' OF THE SUBJECT PROPERTY FOR PUBLIC USE, TOGETHER WITH A NEW 60' SURFACE / SUB-SURFACE PUBLIC INFRASTRUCTURE EASEMENT BETWEEN LOTS 1 AND 2 AS SHOWN HEREON.

CERTIFICATE OF MUNICIPAL APPROVAL

THIS IS AN ALTERNATE SUMMARY PROCEDURE SUBDIVISION AS DEFINED IN MUNICIPAL CODE CHAPTER 16, ORDINANCE NO. 1104, HOBBS, LEA COUNTY, NEW MEXICO; APPROVED AND ACCEPTED BY THE CITY MANAGER'S DESIGNATED REPRESENTATIVE

ON THIS _____ DAY OF _____ 20____

BY: _____
CITY MANAGER'S DESIGNATED REPRESENTATIVE

ATTEST: _____
CITY CLERK

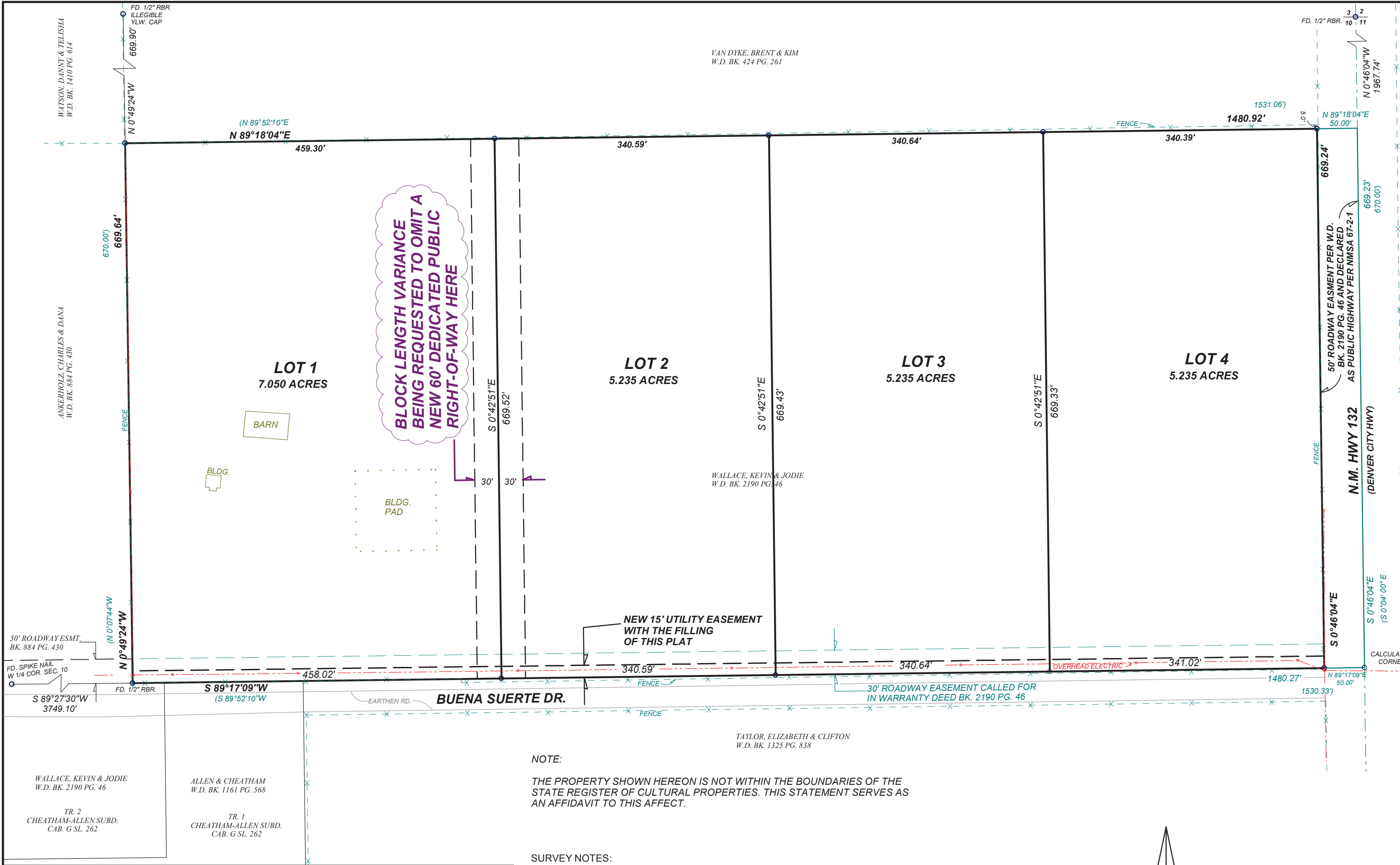
CERTIFICATE OF APPROVAL BY THE LEA COUNTY COMMISSION

THIS IS TO CERTIFY THAT THIS SUMMARY REVIEW SUBDIVISION CONTAINING 4 PARCELS IN TOTAL, BEING A TYPE 3A SUBDIVISION, IN LEA COUNTY, NEW MEXICO, AS DEFINED IN ORDINANCE 35, ADOPTED MAY 20, 1997 OF THE SUMMARY REVIEW PROCESS IN THE LEA COUNTY SUBDIVISION REGULATIONS; IS APPROVED AND ACCEPTED DURING A REGULARLY SCHEDULED MEETING HELD ON

THIS _____ DAY OF _____ 20____

BY: _____
CHAIRMAN

ATTEST: _____
LEA COUNTY CLERK



NOTE:

THE PROPERTY SHOWN HEREON IS NOT WITHIN THE BOUNDARIES OF THE STATE REGISTER OF CULTURAL PROPERTIES. THIS STATEMENT SERVES AS AN AFFIDAVIT TO THIS AFFECT.

SURVEY NOTES:

- Date of field survey December, 2022.
- Unless otherwise noted all set property corners are 5/8" rebars with plastic cap impressed "MDN 17821".
- Basis of bearings is GRID NM East zone NAD 1983, Distances are ground. Ground to Grid factor = 0.99989078
- No title commitment was provided for this survey and therefore all pertaining easements may not be shown hereon. However, The property shown hereon is subject to all Easements, Conditions, Restrictions, and Reservations of record or in existence.
- The property shown hereon is within flood zone "X" (areas outside of the 0.2% annual chance floodplain) as shown on F.E.M.A., F.I.R.M. community panel No. 35015C1175D ("not printed"), effective December 16, 2008.
- Course data in parenthesis is from deed of record where calls between found points differ by an amount exceeding accuracy prescribed by the Minimum Standards for Land Surveyors in NM.
- File name: WALLACS.ZAK

OWNERS STATEMENT AND AFFIDAVIT:

The platting shown hereon is with the free consent and accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. The undersigned owner(s) and proprietor(s) do hereby freely consent to all the foregoing and do represent themselves that I am so authorized to act. The property described hereon lies within the planning and platting jurisdiction of LEA COUNTY and HOBBS EXTRATERRITORIAL JURISDICTION, Eddy County, NM.

Owner(s): Kevin Wallace Jodie Wallace
State of _____
SS _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Kevin Wallace and Jodie Wallace

My commission expires: _____
Notary Public: _____



SURVEYORS CERTIFICATE

I, Matthew D. Norman, a New Mexico registered Professional Land Surveyor, 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 that this survey and plat meet the Minimum Standards for Surveying in New Mexico.

Matthew D. Norman, P.S. 17821 Date _____

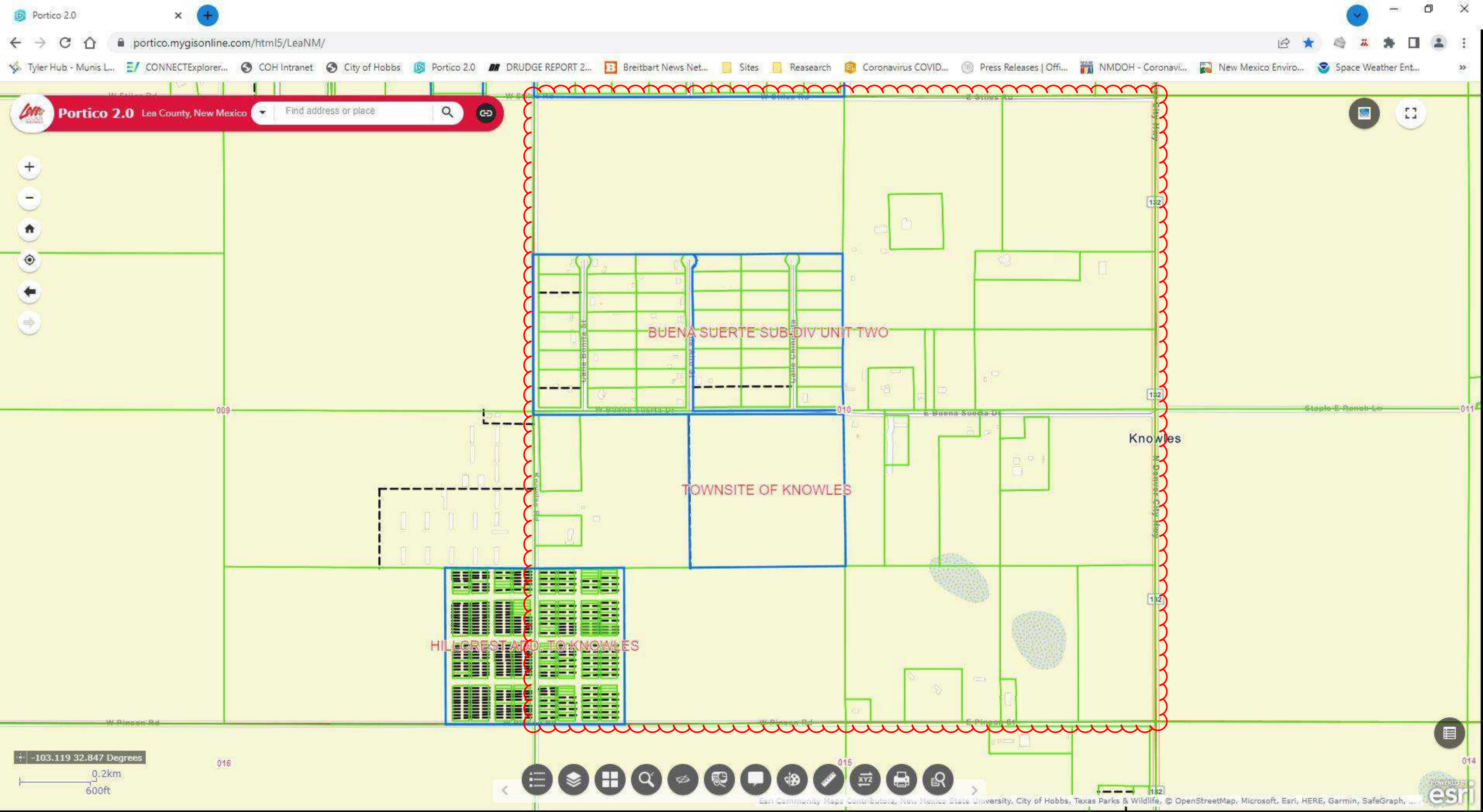


STATE OF NEW MEXICO, COUNTY OF LEA
FILED FOR RECORD IN THE LEA COUNTY CLERKS OFFICE ON THE
____ DAY OF _____, 2023
AT _____ A.M., P.M.
CABINET _____ SLIDE _____
BOOK _____ PAGE _____
BY: _____
COUNTY CLERK
BY: _____
DEPUTY

INDEXING INFORMATION FOR COUNTY CLERK

ASSESSED OWNER(S): Wallace, Kevin & Jodie
SECTION(S): 10, T17S, R38E, N.M.P.M.
LOT 1-4 ACREAGE: 21.735 ACRES
DEDICATED ACREAGE: 1.788 ACRES
TOTAL: 23.523 ACRES





March 21, 2023
Planning Board Regular Meeting

- 5) Review and Consider proposed variance from MC 18.04.060-B(4a) – RVPark Design Standards for a proposed RVP to be located at 502 W. Comanche Drive within the ETJ.**

Kevin Robinson

From: David Roybal, PE <DRoybal@pettigrew.us>
Sent: Friday, March 3, 2023 1:35 PM
To: Kevin Robinson; Todd Randall
Cc: Fernando Salazar; Jorge Guerrero
Subject: EXTERNAL: 502 W Comanche Preliminary Site Plan
Attachments: 502 W Comanche RV Park_TOPO and Boundary Survey_PRELIMINARY.pdf; Preliminary Site Plan.pdf

Hello Todd/Kevin,

We are working on a proposed RV park and have a preliminary layout (attached). I was hoping to get city input on the layout before proceeding with a final design.

We are just shy of meeting a 10' setback on the west side and I believe a variance would be needed for this. Fernando Salazar, the owner, has had some conversation with the adjacent land owner to the west and there is a chance that the next lot could be acquired in the future. This would fix some existing issues with current building locations.

Please let me know if you have any questions and/or want to get together to review/discuss.

Thank you!



David Roybal, PE
Engineering Manager

100 E. Navajo Drive, Suite 100, Hobbs, NM 88240
www.pettigrew.us
Office 575 393 9827
Direct 575 425 0971
Fax 575 393 1543

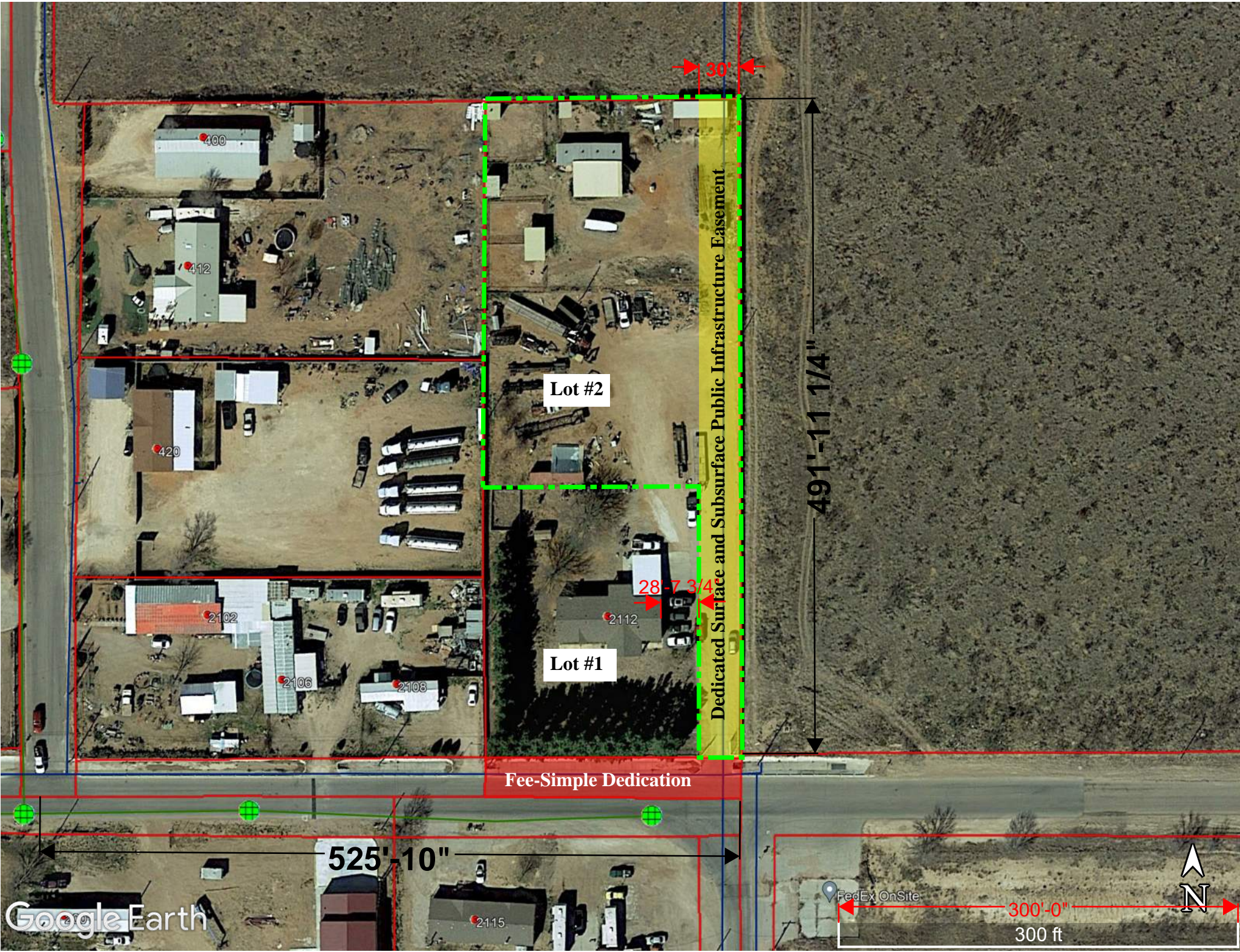


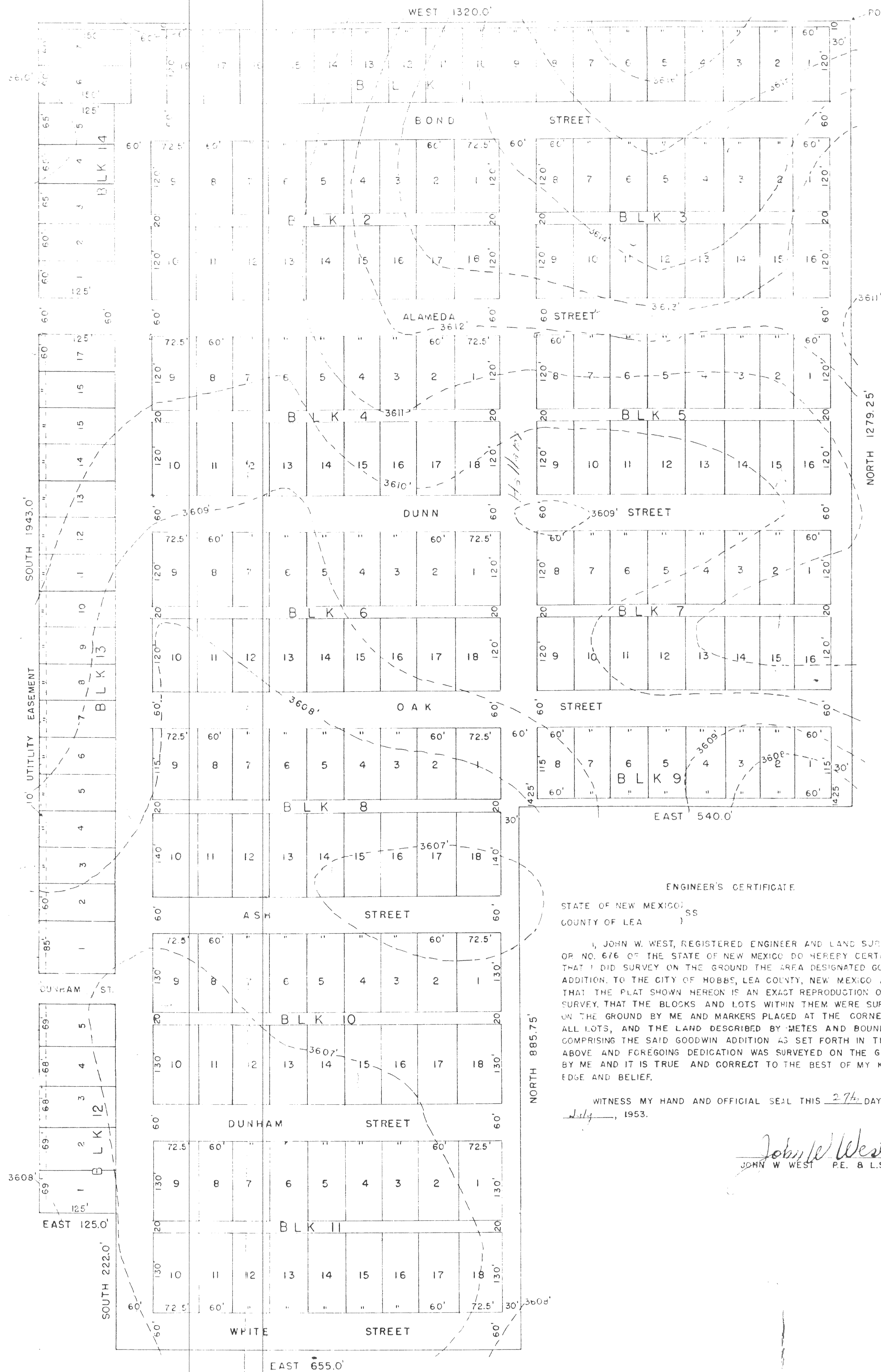
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Pettigrew & Associates P.A. Engineering | Surveying | Construction Services

March 21, 2023
Planning Board Regular Meeting

- 6) Review and Consider a Fair Share Development Agreement for the projection of 14th north of Marland.**





GOODWIN ADDITION

CITY OF HOBBS

LEA COUNTY, NEW MEXICO

JOHN W. WEST ENGINEERING CO.

SCALE: 1" = 100'

DEDICATION

STATE OF NEW MEXICO)
COUNTY OF LEA) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT THE SUBDIVISION SHOWN HEREON AND HERERY DESIGNATED GOODWIN ADDITION TO THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, CONSISTING OF A TRACT OF LAND LOCATED IN THE EAST ONE HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 35 AND 36; THENCE WEST 1320.0 FEET, THENCE SOUTH 1943.0 FEET, THENCE EAST 125.0, THENCE SOUTH 222.0 FEET, THENCE EAST 655.0 FEET, THENCE NORTH 885.75 FEET, THENCE EAST 540.0 FEET, THENCE NORTH 1279.25 FEET TO THE POINT OF BEGINNING.

IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR THEREOF SURVEYED AND SUBDIVIDED ACCORDING TO THE LOTS AND BLOCKS AS THEY APPEAR ON THE PLAT AFFIXED HEREON AND THE STREETS AND ALLEYS AS THEY APPEAR ON SAID PLAT ARE DEDICATED TO THE USE OF THE PUBLIC.

THERE IS HEREBY RESERVED BY THE OWNER OF SAID LAND ALL OF THE OIL, GAS AND OTHER MINERALS LOCATED THEREIN AND THEREUNDER.

NOTICE IS HEREBY GIVEN THAT ON PAGE _____, BOOK _____, OF THE MISCELLANEOUS RECORDS OF LEA COUNTY, NEW MEXICO, ARE FILED CERTAIN RESTRICTIVE COVENANTS THAT APPLY TO THE ABOVE DESCRIBED PROPERTY.

IN WITNESS WHEREOF THE UNDERSIGNED OWNER AND PROPRIETOR OF SAID LAND CLARENCE G. GOODWIN JOINED BY HIS WIFE, BETTY GOODWIN HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 1953.

Clarence G. Goodwin
Betty Goodwin

STATE OF NEW MEXICO)
COUNTY OF LEA) SS

ON THIS _____ DAY OF _____, 1953, BEFORE ME PERSONALLY APPEARED CLARENCE G. GOODWIN, JOINED BY HIS WIFE, BETTY GOODWIN, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CERTIFICATE OF MUNICIPAL APPROVAL

STATE OF NEW MEXICO)
COUNTY OF LEA) SS

I, MARJORIE K. RISINGER, THE DULY APPOINTED, QUALIFIED AND ACTING CITY CLERK OF THE CITY OF HOBBS, NEW MEXICO, DO HEREBY THAT THE FOREGOING PLAT OF THE GOODWIN ADDITION TO THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF HOBBS BY RESOLUTION NO. 623 ON THE 1st DAY OF JULY, 1953, AND I FURTHER CERTIFY THAT THE CITY OF HOBBS, NEW MEXICO DOES NOT HAVE A PLANNING COMMISSION OR MASTER PLAN FOR THE PHYSICAL DEVELOPMENT OF THE MUNICIPALITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE CORPORATE SEAL OF THE CITY OF HOBBS, THIS 29 DAY OF July, 1953.

Marjorie K. Risinger
CITY CLERK

STATE OF NEW MEXICO)
COUNTY OF LEA) SS

ON THIS _____ DAY OF JUNE, 1953, BEFORE ME PERSONALLY APPEARED MARJORIE K. RISINGER TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS HER FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

STATE OF NEW MEXICO)
COUNTY OF LEA) SS

BE IT KNOWN THAT THE PLAT OF GOODWIN ADDITION CONSISTING OF LAND SUBDIVIDED AS A PROPOSED ADDITION TO THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, WAS SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF LEA COUNTY, NEW MEXICO, ASSEMBLED AT A MEETING ON THE _____ DAY OF _____, 1953 AND THE SUBDIVISION AS SHOWN ON SAID PLAT WAS THEREUPON APPROVED AND ACCEPTED BY A MAJORITY OF THE MEMBERS OF SAID BOARD.

IN WITNESS WHEREOF, THE BOARD OF 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 _____, 1953.

ATTEST:
Eva J. Jarama
COUNTY CLERK OF LEA COUNTY, NEW MEXICO

BOARD OF COUNTY COMMISSIONERS OF
LEA COUNTY, NEW MEXICO
BY: *Edna J. Jarama*
CHAIRMAN

STATE OF NEW MEXICO)
COUNTY OF LEA) SS

ON THIS _____ DAY OF _____, 1953, BEFORE ME PERSONALLY APPEARED E.D. HOLT, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

ENGINEER'S CERTIFICATE

STATE OF NEW MEXICO)
COUNTY OF LEA) SS

I, JOHN W. WEST, REGISTERED ENGINEER AND LAND SURVEYOR NO. 676 OF THE STATE OF NEW MEXICO DO HERERY CERTIFY THAT I DID SURVEY ON THE GROUND THE AREA DESIGNATED GOODWIN ADDITION TO THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO AND THAT THE PLAT SHOWN HEREON IS AN EXACT REPRODUCTION OF SAID SURVEY, THAT THE BLOCKS AND LOTS WITHIN THEM WERE SURVEYED ON THE GROUND BY ME AND MARKERS PLACED AT THE CORNERS OF ALL LOTS, AND THE LAND DESCRIBED BY METES AND BOUNDS COMPRISING THE SAID GOODWIN ADDITION AS SET FORTH IN THE ABOVE AND FOREGOING DEDICATION WAS SURVEYED ON THE GROUND BY ME AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

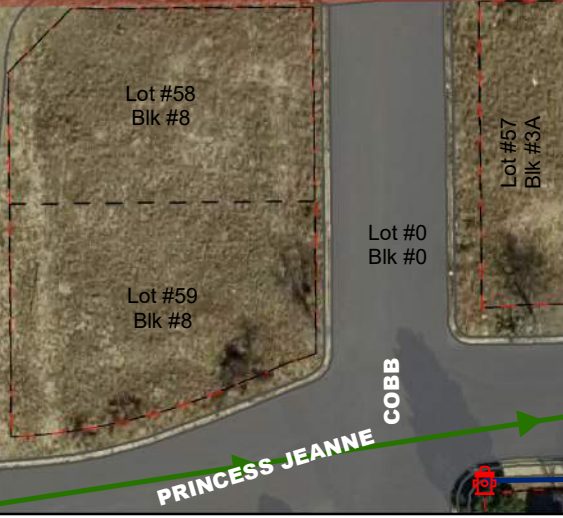
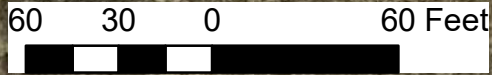
WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF July, 1953.

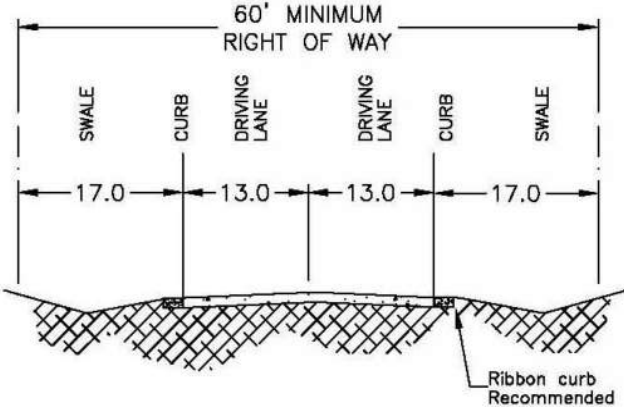
John W. West
JOHN W. WEST P.E. & L.S.

March 21, 2023
Planning Board Regular Meeting

- 7) **Review and Consider a Fair Share Development Agreement for the projection \ improvement of Lorene west of Cobb.**

Missing Infrastructure	Per foot	Total Cost	FS Amount
Sewer	\$ 70.00	\$29,960.00	\$14,980.00
Street (Rural Section)	\$ 90.00	\$38,520.00	\$19,260.00
Total Cost	\$ 160.00	\$68,480.00	\$34,240.00





NOTES:

Min. Right-of-Way Required:
Driving Lane Width:
Min. # of Driving Lanes:
On Street Parking Permitted:
Sidewalks:

60'
13'
2 Lanes
YES — both side in swales only
None required.

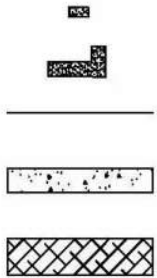
Utility Corridor:

10' easements on each side of right-of-way
or as required by City & Private Utilities.
Access to individual properties allowed.
28' Base Course with 26' pavement width.
Additional pavement may be required if
projected traffic flow exceeds 500 ADT.
6"x 18 header curb recommended, with 17' swales
width on each side.

Access Control Policy:
Min. Pavement Width:

Curb & Gutter Design:

LEGEND



HEADER CURB
CURB & GUTTER
PAVED ROADWAY
COMPACTED STATE APPROVED
BASE COURSE
EXISTING SUB-GRADE
MATERIAL

DRAWING DATE	CITY OF HOBBS, NEW MEXICO DEPARTMENT OF ENGINEERING	REVISIONS
APPROVED BY	MINOR RESIDENTIAL (RURAL) SECTION	PAGE NO. 11

March 21, 2023
Planning Board Regular Meeting

- 8) **Review and Consider an undeveloped Dedication Plat for the projection of Jefferson north of Glorietta.**

RHA HOUSING DEVELOPMENT CORP.
BK. 480, PG. 624

RV HOBBS LLC
BK. 1971, PG. 577

RHONDA THOMAS
BK. 894, PG. 506

RHONDA THOMAS
BK. 1324, PG. 377

A PRADERA HOUSING LTD.
BK. 1658, PG. 20

TRACT 6
LEDGESTONE
SUBDIVISION #4

TRACT 5
LEDGESTONE
SUBDIVISION #3

1/2" STEEL ROD

1/2" STEEL ROD

G, - 5% f 9 % , - 8 + fi

B\$\$\$ ' f * " K ' ' ' ' 8 % ' " - fi

30.00' SURFACE AND
SUBSURFACE PUBLIC
EASEMENT

Proposed 60'
Undeveloped Fee
Simple Dedication.
Currently contains
some sub-surface
public infrastructure.

EXIS
EAS
(BK.

G, - 5% f 9 % K
321.81'

G + 5 8 % K
322.25'

G, - 5% f 9 % K
193.78'

B\$\$\$ ' f 8 % K
80.00'

GLORIETTA DRIVE

GLORIETTA DR.

PREVIOUS DEDICATION

B, - 5% f 9 %) % \$\$\$ fi

STREET

BRITA CIR.

COCA CIR.

RAZOS DR.

B\$\$\$ ' f 8 % K
348.24'

TRACT 12

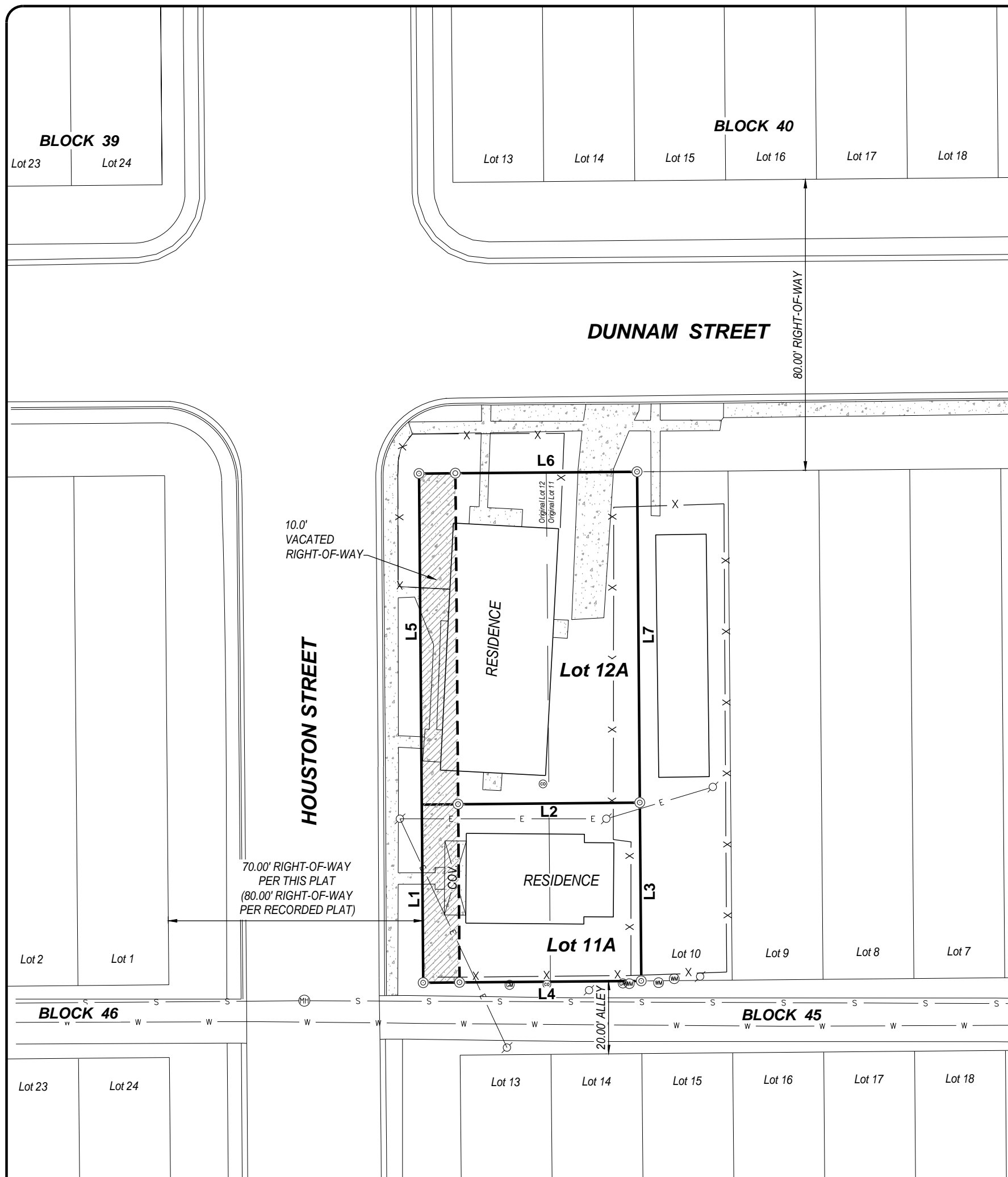
B%8\$ * f 8 * ~ K

LA BR

Tanglew
Uni

March 21, 2023
Planning Board Regular Meeting

- 9) **Review and Consider a proposed Vacation\Replat for property located southeast of the intersection of Dunnam & Houston, as submitted by property owner.**



LEGEND:

- ⊙ - DENOTES SEWER LINE WITH MANHOLE
- ⊙ - DENOTES SEWER LINE CLEANOUT
- W - DENOTES WATER LINE WITH METER
- X - DENOTES FENCE LINE
- E - DENOTES ELECTRIC LINE WITH POLE
- ⌵ - DENOTES LIGHT POLE
- ⊙ - DENOTES GAS LINE METER

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°27'52"W	49.00'
L2	N89°30'05"E	60.00'
L3	S00°27'57"E	49.00'
L4	S89°30'05"W	60.00'
L5	N00°27'52"W	91.02'
L6	N89°30'05"E	60.00'
L7	S00°27'57"E	91.02'

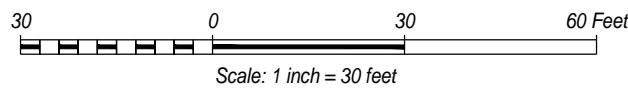
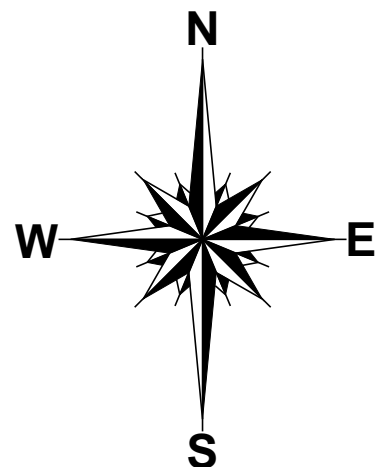
SURVEYOR'S CERTIFICATE:

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: _____



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



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°39'07.50" BASED ON A POINT OF ORIGIN LOCATED AT (NMSPC) N: 622241.674 E: 912535.994 ESTABLISHED FROM GPS OBSERVATIONS AND SUBSEQUENT NGS OPUS PROCESSING. DISTANCES ARE SURFACE VALUES.

SUMMARY REPLAT OF LOT ELEVEN (11) AND LOT TWELVE (12), BLOCK FORTY-FIVE (45), AND VACATION OF THE EAST 10.00' OF HOUSTON STREET, ORIGINAL HOBBS ADDITION, CITY OF HOBBS, LEA COUNTY, NEW MEXICO

REPLAT OF LOT ELEVEN (11) AND LOT TWELVE (12), BLOCK FORTY-FIVE (45), AND THE VACATION OF THE EAST 10.00 FEET OF THE ADJACENT HOUSTON STREET, ORIGINAL HOBBS ADDITION, CITY OF HOBBS, LEA COUNTY, NEW MEXICO, INTO LOT 11-A AND LOT 12-A.

SAID PROPERTY IS BEING REPLATTED AS THE SAME APPEARS HEREON WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF.

SANDY SHIPP

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 A.D., BY SANDY SHIPP.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION:

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 "SUMMARY REPLAT OF LOT ELEVEN (11) AND LOT TWELVE (12), BLOCK FORTY-FIVE (45), AND VACATION OF THE EAST 10.00' OF HOUSTON STREET, ORIGINAL HOBBS ADDITION, CITY OF HOBBS, LEA COUNTY, NEW MEXICO," WAS APPROVED BY THE COMMISSION OF THE CITY OF HOBBS BY RESOLUTION No. _____ ON THE _____ DAY OF _____, 2023 A.D.

JAN FLETCHER, CITY CLERK

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 A.D., BY JAN FLETCHER.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE CITY PLANNING BOARD:

THE REPLAT, RESTRICTIONS AND VACATION REVIEWED AND APPROVED ON THE _____ DAY OF _____, 2023 A.D., BY THE CITY PLANNING BOARD OF HOBBS, NEW MEXICO.

CHAIRMAN: WILLIAM M. HICKS III

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 A.D., BY WILLIAM M. HICKS III.

NOTARY PUBLIC

Scale: One Inch = Thirty Feet
CAD Drafter & Date: DSS - 03/07/2023
JWSC File No.: D-1458
JWSC W.O. No.: 22110445
© Donna S. Subdivision 21110439 Trinity Estates
S2 Sec 16 T18 R38 Subd ALL

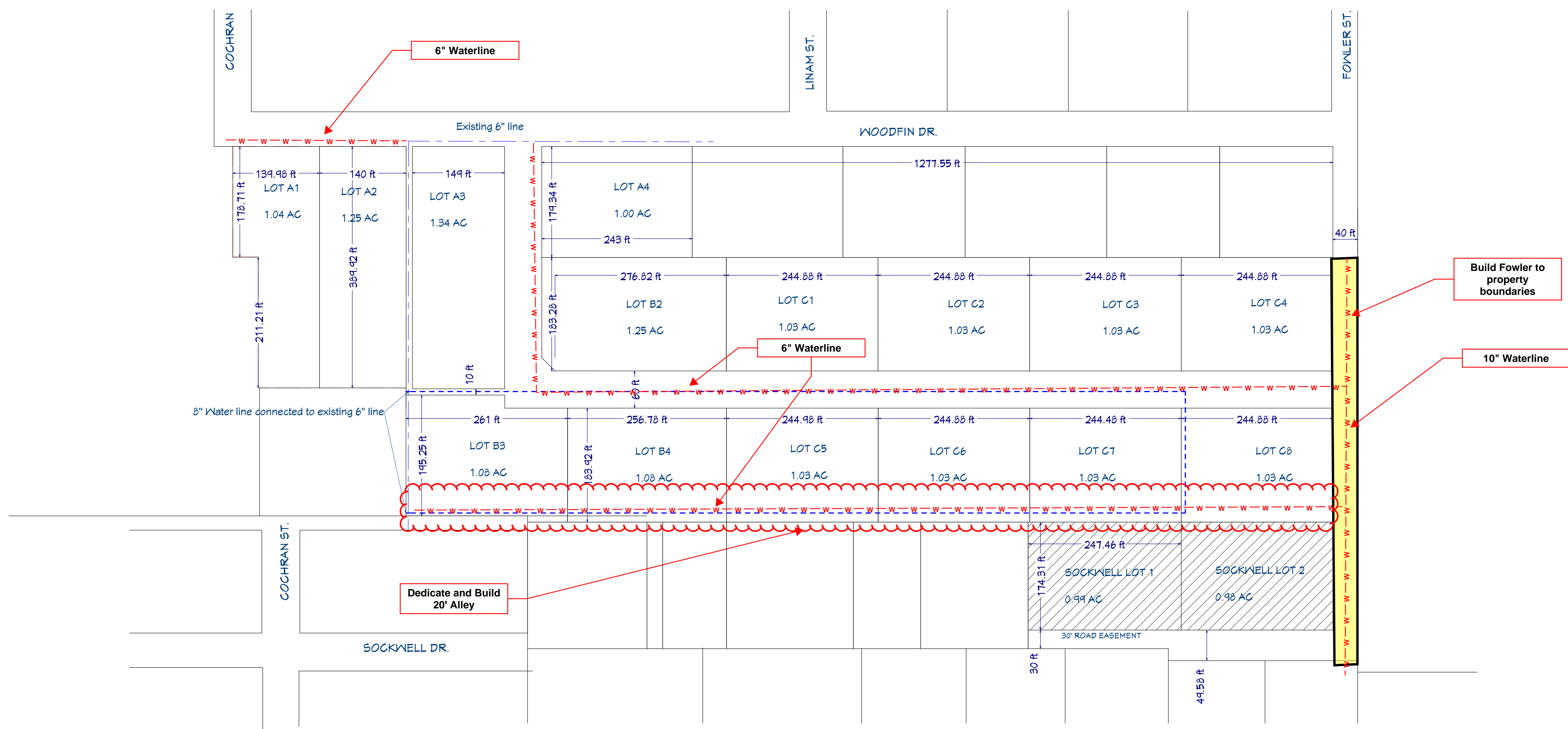
STATE OF NEW MEXICO
COUNTY OF LEA - FILED:

March 21, 2023
Planning Board Regular Meeting

DISCUSSION ITEMS

- 10) Review and discuss proposed subdivision sketch plan located between Woodfin Dr. and Sockwell Dr.**

OPTION 1



REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

SUBMITTED BY
KEN BERRY CONST.

PROPOSED SUBDIVISION
BETWEEN
WOODFIN DR AND
SOCKWELL DR.
OPTION 2

DATE:

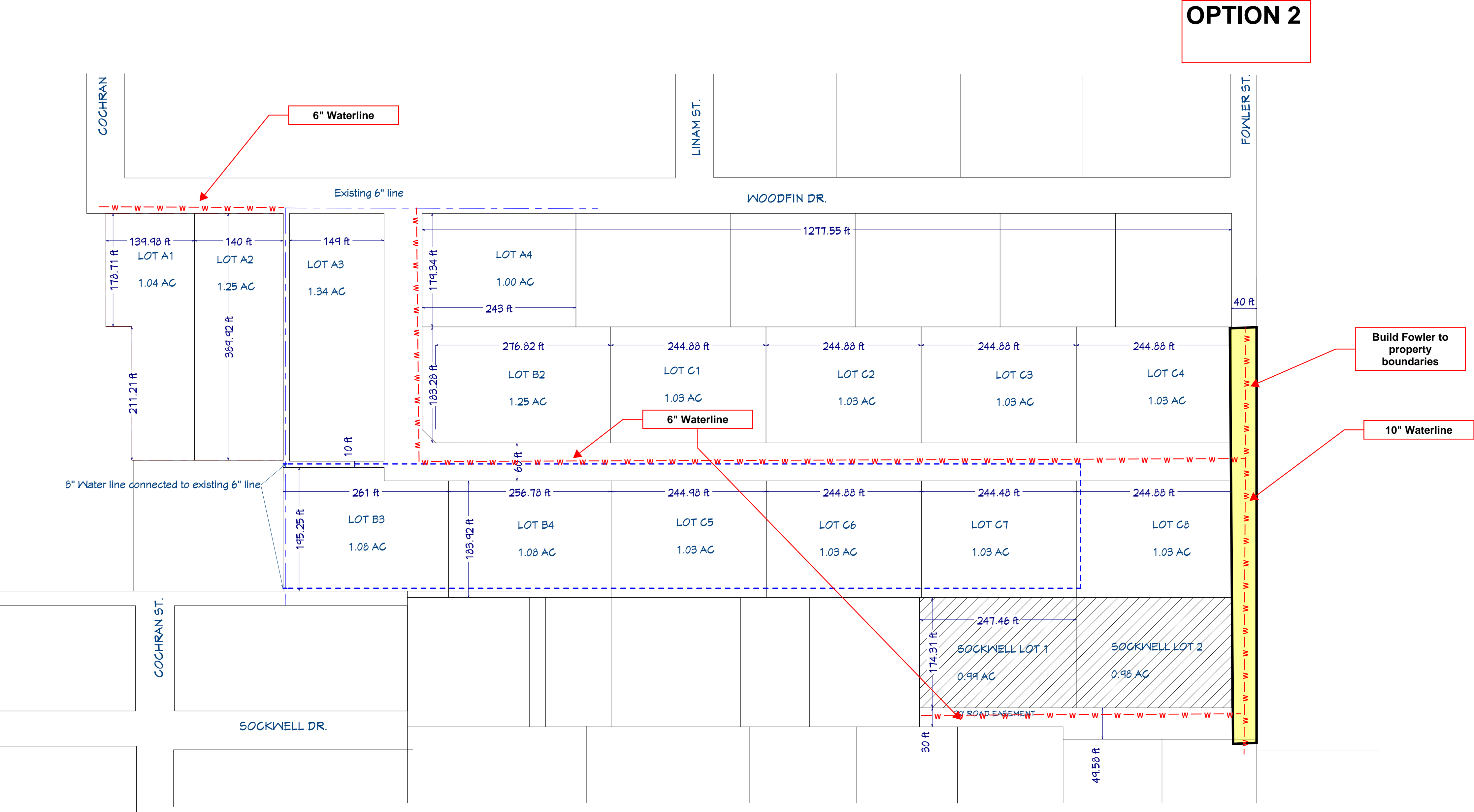
3/14/2023

SCALE:

1"=100'

SHEET:

P-1



OPTION 2

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

SUBMITTED BY
KEN BERRY CONST.

PROPOSED SUBDIVISION
BETWEEN
WOODFIN DR AND
SOCKWELL DR.
OPTION 2

DATE:

3/14/2023

SCALE:

1"=100'

SHEET:

P-1

PROPOSED SUBDIVISION AREA

FUTURE 12"
SECTION LINE
ROADWAY

FUTURE 10"
1/2 MILE ROADWAY

