

AGENDA
City of Hobbs Planning Board – Regular Meeting
July 16th, 2024 at 10:00 AM

W.M. “Tres” Hicks, Chairman
Bill Ramirez
Brett Drennan
Larchinee Turner

Guy Kesner, Vice Chairman
Ben Donahue
Brett Clay

Tentative Agenda for the Planning Board Regular Session Meeting to be held on Tuesday, July 16th, 2024 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.**

July 2nd, 2024 – Special Meeting

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

ACTION ITEMS

- 3) **Review and Consider RV Park Map Amendment Nuevo Amanecer RV Park located off of US highway 62, just South of Willow Bend Villas.**
- 4) **Review and Consider RV Park Map Amendment for a proposed RV Park located off East Main Street.**
- 5) **Review and Consider RV Park Map Amendment and Annexation for expansion of existing Zia RVillas Park on Lovington Hwy and World Drive.**
- 6) **Review and Consider Proposed Annexation of land in Section 16, Township 18 South, Range 38 East, N.M.P to the City of Hobbs owned by Del Norte Heights Inc. Land is located at the corner of Millen Drive and Grimes Street.**

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 575-397-9232.

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

SPECIAL PLANNING BOARD MEETING MINUTES 7/2/2024

**PLANNING BOARD SPECIAL MEETING
MINUTES
JULY 2, 2024**

The Hobbs Planning Board met on July 2, 2024, 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:

W.M. “Tres” Hicks, Chairman
Guy Kesner, Vice Chairman
Larchinee Turner (*arrived at 10:03*)
Ben Donahue
Brett Drennan
Bill Ramirez

Members Absent

Brett Clay

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

Todd Randall, Assistant City Manager
Anthony Henry, Acting City Engineer
Bruce Reid, Lea County Planner
Medjine Desrosiers-Douyon, Deputy City Attorney
1 Citizen(s)

Kristalyn Seepersad, Project Manager
April Hargrove, Engineering Assistant

Call to Order and Roll Call

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

Mr. Ramirez-yes, Ms. Turner-arrived at 10:03, Mr. Kesner-yes, Mr. Drennan-yes, Mr. Clay-absent, Mr. Donahue-yes, and Mr. Hicks-yes. There were six members present at the meeting.

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

1.) Review and Consider Approval of Agenda

The first item of business was to review and approve the agenda for the July 2, 2024 special meeting. Mr. Hicks asked if there were any additions or changes to the agenda. Mr. Randall stated there were no changes to the agenda. Mr. Kesner made a motion, seconded by Mr. Drennan to approve the agenda as presented. The vote on the motion was 5-0 and the motion carried.

2.) Review and Consider Approval of Minutes

Mr. Hicks asked if everyone had a chance to read the Regular Meeting Minutes from May 21, 2024. Mr. Ramirez made a motion, seconded by Mr. Donahue to approve the Regular

Meeting Minutes as presented. The vote was recorded as follows: Ramirez yes, Kesner yes, Clay absent, Donahue yes, Turner absent, Drennan yes, Hicks yes. The vote on the motion was 5-0 and the motion carried.

Communications from Citizens

There was no communication from citizens.

Action Items

3) Review and Consider Proposed Subdivision for Northland Estates West with a Letter of Credit.

Mr. Randall stated this is a proposed subdivision for Northland Estates West with a Letter of Credit within the ETJ. He stated that the letter of credit is to ensure all improvements are completed and allow for the filing of the final plat.

In response to Mr. Hicks' questions, Ms. Brenda Gomez, the developer, stated the waterline is going to be extended to Fowler.

Mr. Randall stated the proposed subdivision is 5.6 acres. He stated in order to file a subdivision with a letter of credit, the developer had to provide a final subdivision plat and an Engineer's Estimate of the remaining improvements along with the Letter of Credit. Mr. Randall stated there are no objections from staff to the documentation. Mr. Randall stated staff recommends the Board to approve the attached documents with the condition to add the required easements for future waterline installation. Mr. Randall explained the Developer desires to have the final plat filed in order to start building houses.

Mr. Kesner made a motion to approve the proposed subdivision for Northland Estates West with a Letter of Credit with the condition of adding the required easements, seconded by Mr. Ramirez. The vote on the motion was 6-0 and the motion carried.

4) Review and Consider Final Plat for Trinity Estates Unit 2 Subdivision with a Letter of Credit.

Mr. Randall stated Stuard Homes has requested to file the Trinity Estates Unit 2 Subdivision with a Letter of Credit. He stated the developer proposed to produce 58 single-family units. Mr. Randall stated the developer has provided the Final Subdivision plat and an Engineer's Estimate of the remaining improvement along with the Letter of Credit. He further stated staff has no objections to these documents.

In response to Mr. Kesner's question regarding the infrastructure, Mr. Randall stated all City utilities are in place. He further stated the dry utilities are typically completed all at the same time and letter of credit only represents public infrastructure, which is a portion of the roadway improvements.

Mr. Drennan made a motion to approve the final plat for Trinity Estates Unit 2 Subdivision with a Letter of Credit, seconded by Ramirez. The vote on the motion was 6-0 and the motion carried.

5) Review and Consider Preliminary Plans for a Subdivision for Zia Crossing Unit 10.

Mr. Randall stated this is a Master Plan / Sketch Plan for the remaining and undeveloped property for the Zia Crossing Subdivision. Staff's understanding is this property may be under contract and the property owner requested approval on the Master Plan based on staff comments, which include the requirement for The Count Road to be extended as part of the development. The property owner has agreed to the roadway, although does not want to build it. This is only a Sketch Plan and not binding the Property Owner or the City of Hobbs.

Mr. Kesner asked what has changed from the original Master Plan. In response to Mr. Kesner's question, Mr. Randall presented the original master plan and showed the half-section line roadway was not represented in the original layout. In the previous subdivision (Unit 7 of Zia Subdivision), the City required the half-section roadway and requested the extension of The Count Road with future development.

Mr. Randall stated staff has no objection to the proposed plan as presented. The differing of The Count Road, would be considered with the future subdivision and construction plans.

Mr. Donahue made a motion to approve the Master / Sketch Master Plan for Zia Subdivision, seconded by Ms. Turner. The vote on the motion was 6-0 and the motion carried.

Adjournment

With nothing further to discuss Mr. Donahue made a motion, seconded by Mr. Kesner to adjourn. The meeting adjourned at 10:45 a.m. The vote on the motion was 6-0 and the motion carried.

W.M. "Tres" Hicks, Chairman

ACTION ITEM: NUEVO AMANECER RV PARK MAP AMENDMENT



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: JULY 16TH, 2024

SUBJECT: REVIEW AND CONSIDER AN RV PARK MAP AMENDMENT FOR A PROPOSED RV PARK LOCATED OFF OF US HIGHWAY 62, JUST SOUTH OF WILLOW BEND VILLAS.

DEPT. OF ORIGIN: Planning Department
DATE SUBMITTED: July 11th, 2024
SUBMITTED BY: Kristalyn Seepersad, Planning Project Manager

Summary:

Property owner has requested to build an RV park off of Marland Blvd. The RV Park will have one commercial building and 59 RV Spaces.

As per the Municipal Codes of Ordinances:

- **18.04.050 – Special Use Permit Approval Procedures for Planning District Map Amendment:**
 - **Public Notice of Proposed Actions.** *Public notice of hearings held before the Planning Board, unless otherwise required by law, shall be given as provided in this section. 1. Published General Notice. On or before the fifteenth day before the date of any public hearing involving the establishment or amendment of any district boundary, consideration of a special use permit, or a proposed variance from any planning regulation, the Planning Division shall publish in the local newspaper of general circulation in the City of Hobbs a public notice stating the date, time and place of the public hearing at which all parties in interest and citizens shall have an opportunity to be heard. The notice shall include a short description of the proposed action, the subject property and how additional information can be obtained.*
 - **Mailed Notices.** *Whenever a planning district map amendment special use permit is proposed for an area, the Planning Division shall mail notice of the public hearing by certified mail, return receipt requested, to the owners, as shown by the records of the county treasurer, of lots of land within the area proposed to be changed by a map amendment special use permit and to all other owners within the greater of two hundred (200) feet of the subject area, or one hundred (100) feet, excluding public right-of-way, of the subject area. The mailing shall be posted on or before the fifteenth day before the date of the public hearing.*
 - **Notice of Proposed Variances.** *Whenever a variance from the regulations herein are proposed on a property, the Planning Division shall follow the same legal notice and mail notice procedures as noted above for a map amendment public hearing.*
 - **Posting of Notice Signs.** *Public notice of required public hearings on property owner applications for a planning district map amendment special use permit application shall also be provided by way of a sign posted at least ten (10) days before the date of the public hearing on the property that is the subject of the application. One (1) sign shall be posted by the Planning Division for each five hundred (500) feet of frontage along a public street, with a maximum of three (3) signs required per frontage. Signs shall be located so that each sign is clearly visible from the street, or visible from the nearest public street.*
- There have been complaints from tenants living at Willow Bend Villas regarding the dust in their living area from the proposed RV Park location next door.
- Tenants have also voiced their disapproval of having an RV Park next door to where they live.

Staff Recommendations:

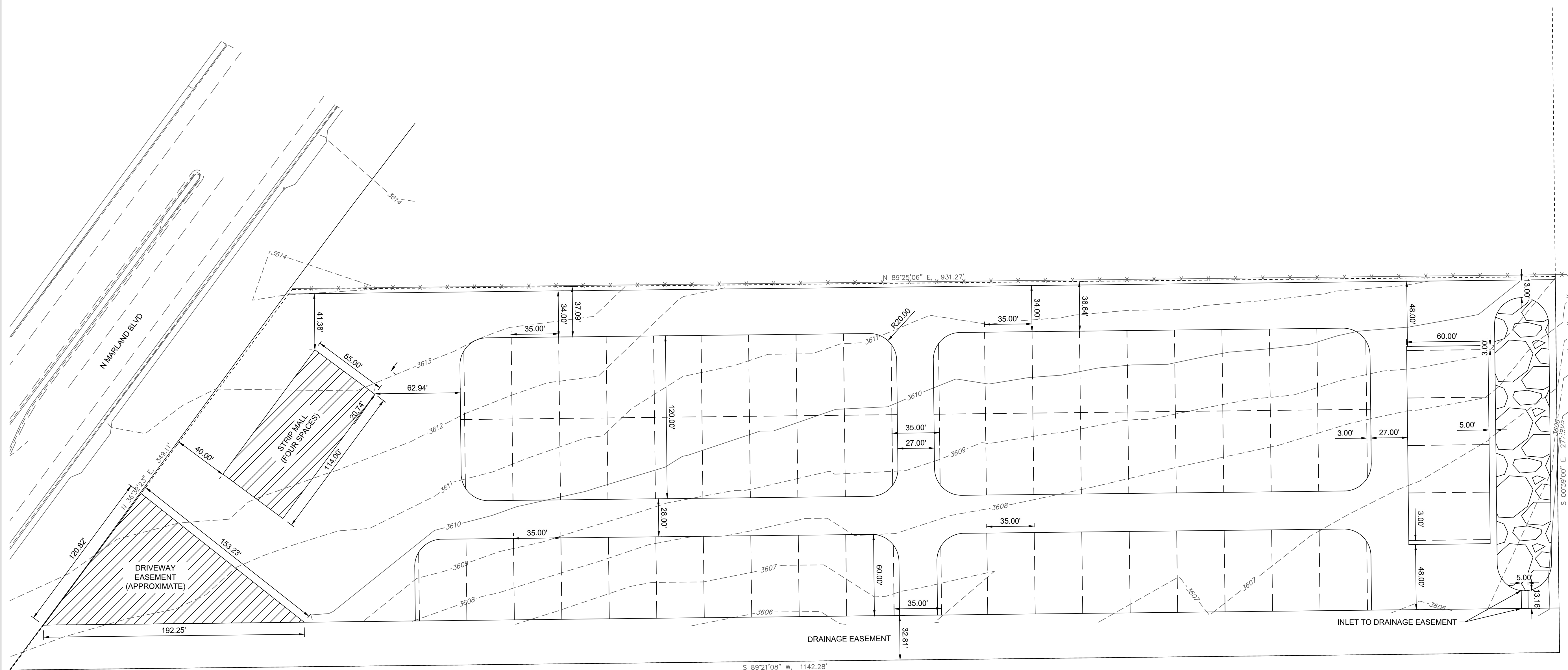
Planning Department:

Staff has no objections to these documents. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- RV Park Proposed Layout
- Earth Overlay of RV Park Layout
- Copies of certified mail sent to surrounding owners.

NUEVO AMANECER RV PARK
 1 - COMMERCIAL BUILDING
 59 - RV SPACES



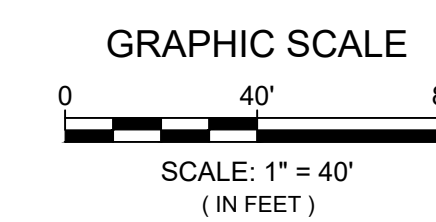
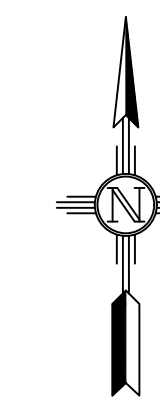
7921 N World Dr.
 Hobbs, NM 88242-9032
 Squarerootservices.net
 575-231-7347

TYPE OF SURVEY:

RV PARK
 OF
 PROJECT NAME:
 NUEVO
 AMANECER
 FOR
 CLIENT:

PROJECT NUMBER:
 24050

PROJECT ENGINEER:
 JEREMY BAKER, PE
 DRAWN BY:
 Brayden Sealy



REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

MARLAND MOBILE HOME PARK

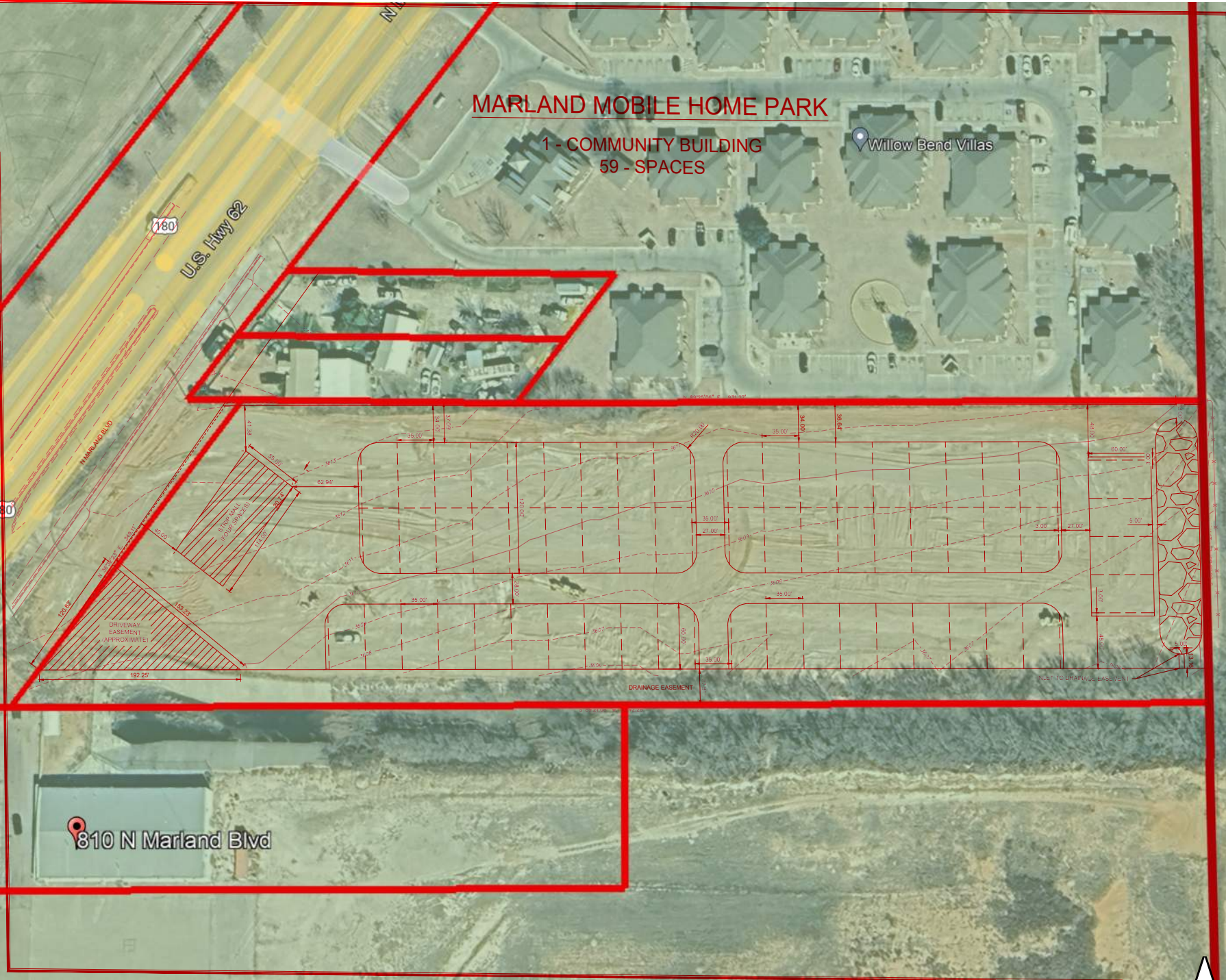
1 - COMMUNITY BUILDING
59 - SPACES

Willow Bend Villas

180

U.S. Hwy 62

810 N Marland Blvd



Affidavit of Publication

STATE OF NEW MEXICO
COUNTY OF LEA

I, Daniel Russell, Publisher of the Hobbs News-Sun, a newspaper published at Hobbs, New Mexico, solemnly swear that the clipping attached hereto was published in the regular and entire issue of said newspaper, and not a supplement thereof for a period of 1 issue(s).

Beginning with the issue dated
June 30, 2024
and ending with the issue dated
June 30, 2024.



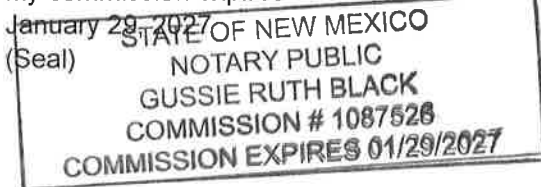
Publisher

Sworn and subscribed to before me this
30th day of June 2024.



Business Manager

My commission expires



This newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Laws of 1937 and payment of fees for said publication has been made.

LEGAL	LEGAL
LEGAL NOTICE June 30, 2024	
NOTICE:	
The City of Hobbs has received requests to amend the Planning District Map and issue special use permits to allow the following proposed RV Parks:	
<ul style="list-style-type: none">• 11.69 +/- acre parcel located at 1702 E Main• 6.08 +/- acre parcel located south of Willow Bend Villas, off of Highway 62.• Zia RVillas Park Extension, 120 new spaces, located off Lovington Highway	
This is a notice to the general public of the developer's intent to construct an RV Park on the aforementioned parcels.	
This item will be addressed and decided on at the July Planning Board meeting on July 16th, 2024, on the first floor of the City Annex Building at 200 E. Broadway, at 10:00 a.m., in the City of Hobbs Commission Chambers.	
This notice is being advertised to the general public within the notification boundaries per Municipal Code 18.04, requiring notification of district map amendments and special use permits. #00291688	

67108146

00291688

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200 E. BROADWAY ST
HOBBS, NM 88240

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LHD WILLOW BEND LP
1000 N MARLAND BLVD
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912 N MARLAND BLVD
HOBBS, NM, 88240

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LHD WILLOW BEND LP
1000 N MARLAND BLVD
HOBBS, NM, 88240

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X  Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

PUBLIC HEARING
Planning Board of Hobbs

RV PARK MAP VARIANCE

JULY 16TH, 2024 10AM

CITY COMMISSION CHAMBERS

Planning Division ~ (575) 397-9233



ACTION ITEM: EAST MAIN STREET RV PARK MAP AMENDMENT



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: JULY 16TH, 2024

SUBJECT: REVIEW AND CONSIDER AN RV PARK MAP AMENDMENT FOR A PROPOSED RV PARK LOCATED OFF EAST MAIN STREET

DEPT. OF ORIGIN: Planning Department
DATE SUBMITTED: July 11th, 2024
SUBMITTED BY: Kristalyn Seepersad, Planning Project Manager

Summary:

Property owner has requested to build an RV Park off of East main Street. The proposed lot is approximately 5 acres.

As per the Municipal Codes of Ordinances:

- **18.04.050 – Special Use Permit Approval Procedures for Planning District Map Amendment:**
 - **Public Notice of Proposed Actions.** Public notice of hearings held before the Planning Board, unless otherwise required by law, shall be given as provided in this section. 1. Published General Notice. On or before the fifteenth day before the date of any public hearing involving the establishment or amendment of any district boundary, consideration of a special use permit, or a proposed variance from any planning regulation, the Planning Division shall publish in the local newspaper of general circulation in the City of Hobbs a public notice stating the date, time and place of the public hearing at which all parties in interest and citizens shall have an opportunity to be heard. The notice shall include a short description of the proposed action, the subject property and how additional information can be obtained.
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- Neighbors have also voiced their disapproval of having an RV Park next door to where they live.

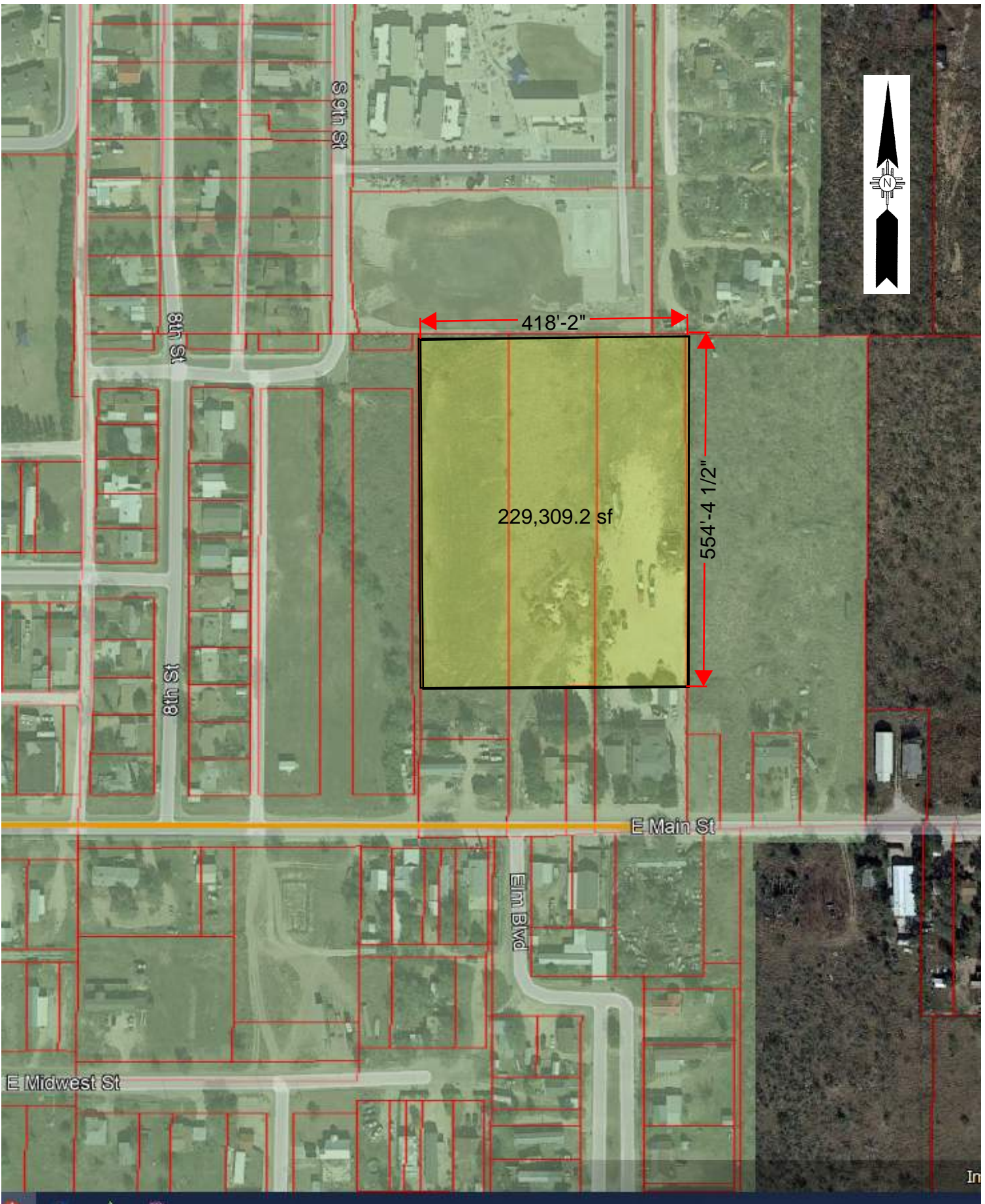
Staff Recommendations:

Planning Department:

Staff has no objections to these documents. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- Earth Overlay of RV Park Layout
- Copies of certified mail sent to surrounding owners.



Approx +/- 5.2 acres
1702 E. Main Street
Manufactured Home / RV Park

Affidavit of Publication

STATE OF NEW MEXICO
COUNTY OF LEA

I, Daniel Russell, Publisher of the Hobbs News-Sun, a newspaper published at Hobbs, New Mexico, solemnly swear that the clipping attached hereto was published in the regular and entire issue of said newspaper, and not a supplement thereof for a period of 1 issue(s).

Beginning with the issue dated
June 30, 2024
and ending with the issue dated
June 30, 2024.



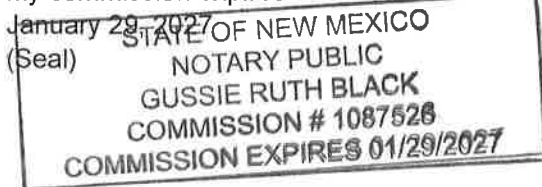
Publisher

Sworn and subscribed to before me this
30th day of June 2024.



Business Manager

My commission expires



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1605 E MARLAND BLVD
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PS Form 3800, Apr 2019



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 602 S NINTH ST
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Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

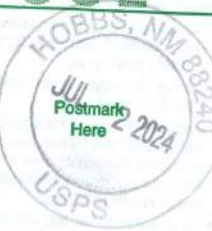
Adult Signature Restricted Delivery \$ _____

Postage
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Total Postage and Fee
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Sent To
 Street and Apt. No., _____
 City, State, ZIP+4® _____

PS Form 3800, Apr 2019



LOYA, GISELA
 604 S NINTH ST
 HOBBS, NM, 88240

7022 0410 0001 4752 2346

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Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
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Total Postage and Fee
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 Street and Apt. No., _____
 City, State, ZIP+4® _____

PS Form 3800, Apr 2019



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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
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Total Postage
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Sent To
 Street and Apt. _____
 City, State, ZIP+4® _____

PS Form 3800, Apr 2019



TORRES, VICTOR MACIAS
 1802 E MAIN ST
 HOBBS, NM, 88240

7022 0410 0001 4752 1943

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Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
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Total Postage and Fee
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Sent To
 Street and Apt. No., _____
 City, State, ZIP+4® _____

PS Form 3800, Apr 2019



BAPTIST CHURCH, JERSULEUM
 1706 E MAIN ST
 HOBBS, NM, 88240

7022 0410 0001 4752 2117

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Postage and Fee
 \$ _____

Sent To
 Street and Apt. No., _____
 City, State, ZIP+4® _____

PS Form 3800, Apr 2019



7022 0410 0001 4752 2315

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____


Postage
 \$ _____

Total Postage and Certified Mail Fee
 \$ _____

Sent To
 Street and Apt. No. _____
 City, State, ZIP+4® _____

PS Form 3800, April 2019

LOPEZ, JAIME
 1607 E MAIN ST
 HOBBS, NM, 88240



7022 0410 0001 4752 2432

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Postage and Certified Mail Fee
 \$ _____

Sent To
 Street and Apt. No. _____
 City, State, ZIP+4® _____

PS Form 3800, April 2019

SALAS, AMERICA
 7501 MONTGOMERY BLVD NE APT
 7308
 HOBBS, NM, 88240



7022 0410 0001 4752 2292

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OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____


Postage
 \$ _____

Total Postage and Certified Mail Fee
 \$ _____

Sent To
 Street and Apt. No. _____
 City, State, ZIP+4® _____

PS Form 3800, April 2019

MARIN, LIZBETH
 1700 E MAIN ST
 HOBBS, NM, 88240



7022 0410 0001 4752 2339

U.S. Postal Service™
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Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____


Postage
 \$ _____

Total Postage and Certified Mail Fee
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Sent To
 Street and Apt. No. _____
 City, State, ZIP+4® _____

PS Form 3800, April 2019

SALAS, FRANCISCA
 1603 E MAIN ST
 HOBBS, NM, 88240



7022 0410 0001 4752 2100

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Postage and Certified Mail Fee
 \$ _____

Sent To
 Street and Apt. No. _____
 City, State, ZIP+4® _____

PS Form 3800, April 2019



7022 0410 0001 4752 2332

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____


Total Postage and Certified Mail Fee
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Sent To
 Street and Apt. No. _____
 City, State, ZIP+4® _____


PS Form 3800, April 2019



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature X</p> <p>B. Received by (<i>Printed Name</i>)</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p>HICKS, ANNIE MAE 16 HAMPSHIRE AVE BLACKWOOD, NJ, 0</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)</p>	
<p>2. Article Number (<i>Transfer from service label</i>) 7022 0410 0001 4752 2001</p>		<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only PLANNING	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (<i>check box, add fee as appropriate</i>) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	Postmark Here 
Postage \$ Total Postage \$ Sent To Street and Apt. City, State, ZIP+4®	HICKS, ANNIE MAE 16 HAMPSHIRE AVE BLACKWOOD, NJ, 0
PS Form 3811	ions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature x Wanda Bell</p> <p>B. Received by (<i>Printed Name</i>) Wanda Bell</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p>BOOKER T WASHINGTON ALUMNI ASSOC 911 E HUMBLE HOBBS, NM. 88240</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)</p>	
<p>2. Article Number (<i>Transfer from service label</i>) 7022 0410 0001 4752 2360</p>		<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

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OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (<i>check box, add fee as appropriate</i>) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	Postmark Here 
Postage \$ Total Postage \$ Sent To Street and Apt. City, State, ZIP+4®	BOOKER T WASHINGTON ALUMNI ASSOC 911 E HUMBLE HOBBS, NM, 88240
PS Form 3811	s

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature X</p> <p>B. Received by (<i>Printed Name</i>)</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only PLANNING	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (<i>check box, add fee as appropriate</i>) <input type="checkbox"/> Return Receipt (hardcopy) \$	Postmark Here 
Sent To Street and Apt. City, State, ZIP+4®	
PS Form 3811	s

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CANO, JOSE T
1609 E MAIN ST
HOBBS, NM, 88240



9590 9402 7508 2098 7638 85

2. Article Number (Transfer from service label)

7022 0410 0001 4752 2308

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) BSCSR Kamireu C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery over \$500
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

7022 0410 0001 4752 2308

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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

\$

Total Postage

\$

Sent To

Street and A

City, State, &

PS Form 3811, July 2020 PSN 7530-02-000-9053

CANO, JOSE T
1609 E MAIN ST
HOBBS, NM, 88240



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BOOKER T WASHINGTON ALUMNI
ASSOC
911 E HUMBLE
HOBBS, NM, 88240



9590 9402 7508 2098 7639 84

2. Article Number (Transfer from service label)

7022 0410 0001 4752 2353

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) wanda Bell C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery over \$500
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

7022 0410 0001 4752 2353

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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

\$

Total Postage

\$

Sent To

Street and A

City, State, &

PS Form 3800, April 2015 PSN 7530-02-000-9047

BOOKER T WASHINGTON ALUMNI
ASSOC
911 E HUMBLE
HOBBS, NM, 88240



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Cora Carter C. Date of Delivery 7/1/24

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

7022 0410 0001 4752 1912

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Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HICKS, W H
8419 BYRD AVENUE
INGLEWOOD, CA, 90305



9590 9402 7508 2098 7637 79

2. Article Number (Transfer from service label)

7022 0410 0001 4752 1967

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Esther Anthony Agent
 Addressee

B. Received by (Printed Name)

Esther Anthony

C. Date of Delivery

7/16/24

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee

- \$ _____
- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$ _____

Total Postage

\$ _____

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2019



HICKS, W H
8419 BYRD AVENUE
INGLEWOOD, CA, 90305

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Certified Mail Fee

- \$ _____
- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$ _____

Total Postage and Fees

\$ _____

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2019

Postmark
Here

BURKLEY, JOHN HENRY
606 S NINTH ST
HOBBS, NM, 88240

PUBLIC HEARING
Planning Board of Hobbs
RV PARK MAP VARIANCE
JULY 16TH, 2024 10AM
CITY COMMISSION CHAMBERS
Planning Division ~ (575) 397-9233

Kristalyn Seepersad

From: addie carter <addiecarter28@hotmail.com>
Sent: Monday, June 17, 2024 3:39 PM
To: Kristalyn Seepersad
Subject: EXTERNAL: RV park 1702E main st

Inbound Shield has detected spam content in this email



Security Awareness

[Learn more](#)

- The email came from an external source.
- The message has been classified as spam.
- The email was sent from a personal email address.

Get [Outlook for Android](#)The city planning Board
City Annex Building
200 E Broadway st
Hobbs NM 88240

We are against the special use permit proposed allowing an RV park to be located at 1702 E Main St.

What is the name of this developers group?

Thank you for your kindness and immediate attention to this matter.

This email has been scanned by Inbound Shield and released by a reviewer.

ACTION ITEM: DEL NORTE HEIGHTS ANNEXATION



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: JULY 16TH, 2024

SUBJECT: REVIEW AND CONSIDER AN RV PARK MAP AMENDMENT AND ANNEXATION FOR A PROPOSED EXPANSION OF ZIA RVILLAS RV PARK LOCATED OFF OF LOVINGTON HIGHWAY.

DEPT. OF ORIGIN: Planning Department

DATE SUBMITTED: July 11th, 2024

SUBMITTED BY: Kristalyn Seepersad, Planning Project Manager

Summary:

Property owner has requested to annex and expand an existing RV Park off Lovington Highway. The expansion would be east of the existing park and would provide an additional 120 new spaces.

As per the Municipal Codes of Ordinances:

- **18.04.050 – Special Use Permit Approval Procedures for Planning District Map Amendment:**
 - **Public Notice of Proposed Actions.** *Public notice of hearings held before the Planning Board, unless otherwise required by law, shall be given as provided in this section. 1. Published General Notice. On or before the fifteenth day before the date of any public hearing involving the establishment or amendment of any district boundary, consideration of a special use permit, or a proposed variance from any planning regulation, the Planning Division shall publish in the local newspaper of general circulation in the City of Hobbs a public notice stating the date, time and place of the public hearing at which all parties in interest and citizens shall have an opportunity to be heard. The notice shall include a short description of the proposed action, the subject property and how additional information can be obtained.*
 - **Mailed Notices.** *Whenever a planning district map amendment special use permit is proposed for an area, the Planning Division shall mail notice of the public hearing by certified mail, return receipt requested, to the owners, as shown by the records of the county treasurer, of lots of land within the area proposed to be changed by a map amendment special use permit and to all other owners within the greater of two hundred (200) feet of the subject area, or one hundred (100) feet, excluding public right-of-way, of the subject area. The mailing shall be posted on or before the fifteenth day before the date of the public hearing.*
 - **Notice of Proposed Variances.** *Whenever a variance from the regulations herein are proposed on a property, the Planning Division shall follow the same legal notice and mail notice procedures as noted above for a map amendment public hearing.*
 - **Posting of Notice Signs.** *Public notice of required public hearings on property owner applications for a planning district map amendment special use permit application shall also be provided by way of a sign posted at least ten (10) days before the date of the public hearing on the property that is the subject of the application. One (1) sign shall be posted by the Planning Division for each five hundred (500) feet of frontage along a public street, with a maximum of three (3) signs required per frontage. Signs shall be located so that each sign is clearly visible from the street, or visible from the nearest public street.*

Staff Recommendations:

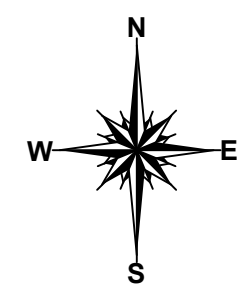
Planning Department:

Staff has no objections to these documents. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- RV Park Proposed Layout
- Earth Overlay of RV Park Layout

DE-BACA AVE.



SCALE: 1"=100'
100 0 100 200 300 Feet

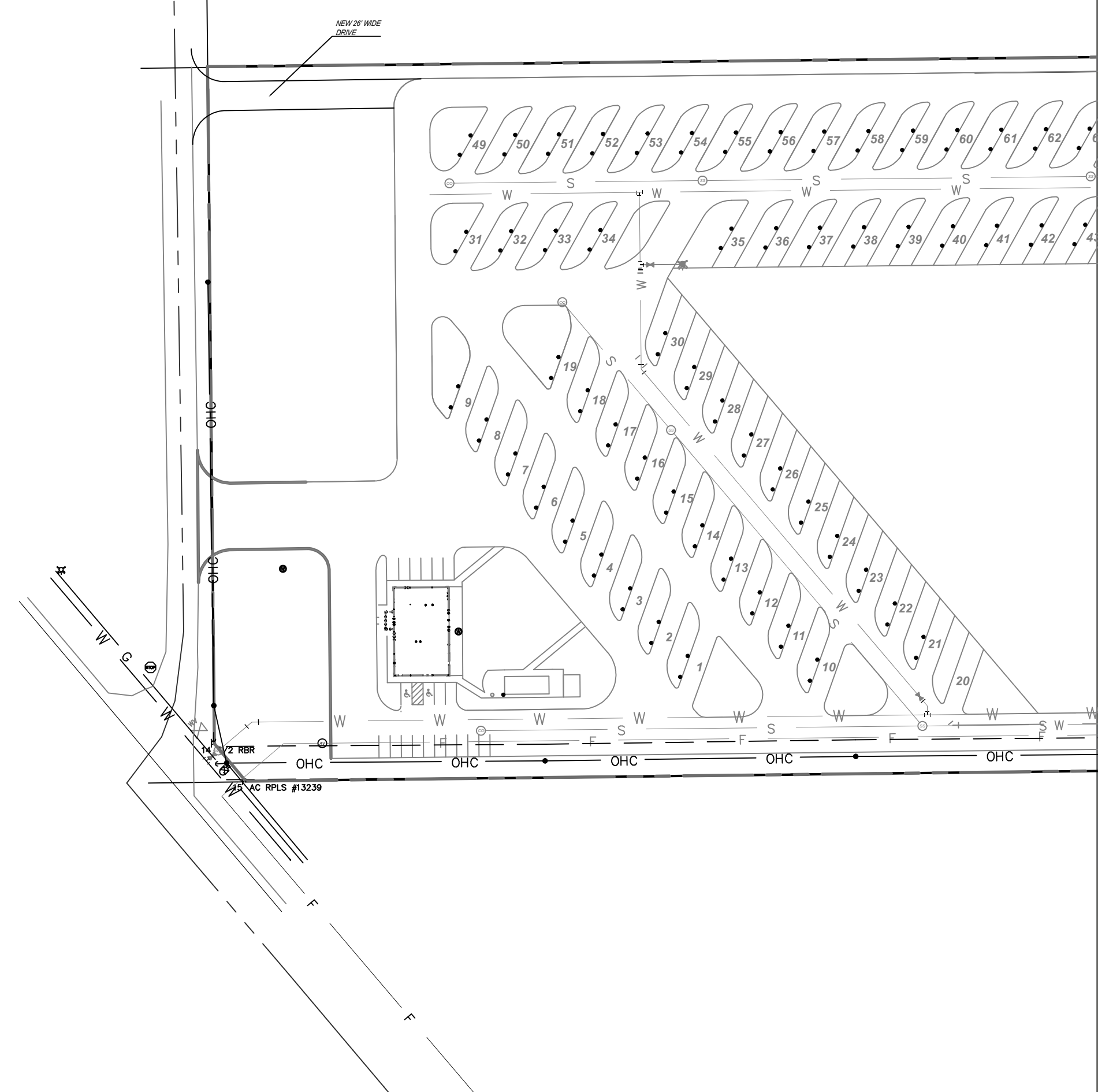
TRACT B
RICE COE

TRACT 1

TRACT 2

TRACT 3A

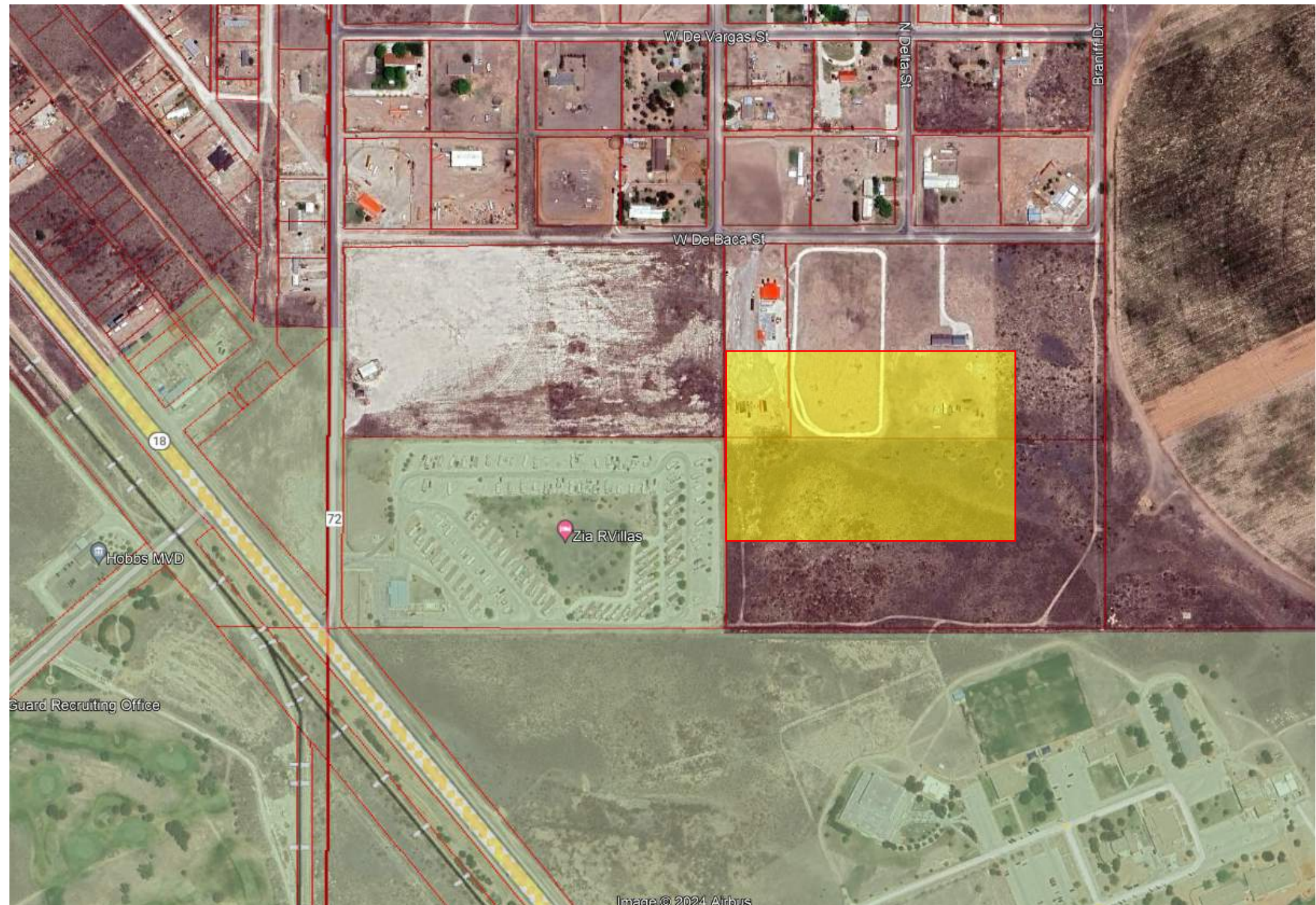
RICE SUBDIVISION



RESERVED FOR RUNOFF RETENTION

EASEMENT NEEDED FOR WATER LOOP

KHALID FAROOQ
ZIA RV PARK EXTENSION
LAYOUT 1 - MAXIMUM DENSITY (120 NEW SPACES)
RE-PLAT NECESSARY TO JOIN EXISTING TRACT TO EXPANSION TRACT.
JANUARY 19, 2024



W De Vargas St

N Delta St

Braniff Dr

W De Baca St

18

72

Zia RVillas

Hobbs MVD

Guard Recruiting Office

Affidavit of Publication

STATE OF NEW MEXICO
COUNTY OF LEA

I, Daniel Russell, Publisher of the Hobbs News-Sun, a newspaper published at Hobbs, New Mexico, solemnly swear that the clipping attached hereto was published in the regular and entire issue of said newspaper, and not a supplement thereof for a period of 1 issue(s).

Beginning with the issue dated
June 30, 2024
and ending with the issue dated
June 30, 2024.



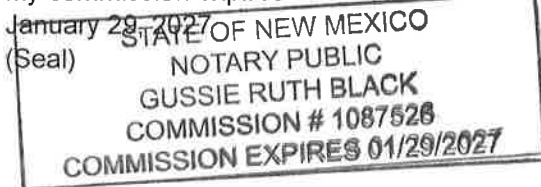
Publisher

Sworn and subscribed to before me this
30th day of June 2024.



Business Manager

My commission expires



This newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Laws of 1937 and payment of fees for said publication has been made.

LEGAL	LEGAL
LEGAL NOTICE June 30, 2024	
NOTICE:	
The City of Hobbs has received requests to amend the Planning District Map and issue special use permits to allow the following proposed RV Parks:	
<ul style="list-style-type: none">• 11.69 +/- acre parcel located at 1702 E Main• 6.08 +/- acre parcel located south of Willow Bend Villas, off of Highway 62.• Zia RVillas Park Extension, 120 new spaces, located off Lovington Highway	
This is a notice to the general public of the developer's intent to construct an RV Park on the aforementioned parcels.	
This item will be addressed and decided on at the July Planning Board meeting on July 16th, 2024, on the first floor of the City Annex Building at 200 E. Broadway, at 10:00 a.m., in the City of Hobbs Commission Chambers.	
This notice is being advertised to the general public within the notification boundaries per Municipal Code 18.04, requiring notification of district map amendments and special use permits. #00291688	

67108146

00291688

CITY OF HOBBS FINANCE DEPT
200 E. BROADWAY ST
HOBBS, NM 88240

7022 0410 0001 4752 0960

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MORALES, LEROY
 4125 W DE BACA HOBBS
 HOBBS, NM 88240

PS Form 3800 (April 2019) PSN 7530-01-000-9001-9001



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 City, State, Zip _____

LUCERO, GLORIA
 4315 W DE BACA
 HOBBS, NM 88240

PS Form 3800 (April 2019) PSN 7530-01-000-9001-9001



7022 0410 0001 4752 0946

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 Street and Apt. _____
 City, State, Zip _____

POWERSAT COMMUNICATIONS USA LP
 2009 SPANISH OAK TRL
 ROUND ROCK, TX 78681

PS Form 3800 (April 2019) PSN 7530-01-000-9001-9001



7022 0410 0001 4752 0939

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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
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Total Postage
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Sent To
 Street and Apt. _____
 City, State, Zip _____

COLLEGE OF THE SOUTHWEST
 6610 LOVINGTON HWY STE 510
 HOBBS, NM 88240

PS Form 3800 (April 2019) PSN 7530-01-000-9001-9001



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NORRIS LAND & CATTLE CO LLC
PO 1567
LOVINGTON, NM 88260



9590 9402 7508 2098 7637 48

2. Article Number (Transfer from service label)

7022 0410 0001 4752 0984

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
X *Thonda Norris* Agent Addressee
- B. Received by (Printed Name) *Thonda Norris* C. Date of Delivery *7/8/2024*
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

*PO BOX 1567
Lovington N.M.
88260*

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

7022 0410 0001 4752 0984

U.S. Postal Service™
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OFFICIAL USE

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- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$



Postage \$

Total Postage \$

Sent To

Street and

City, State,

PS Form 3811, July 2020 PSN 7530-02-000-9053

NORRIS LAND & CATTLE CO LLC
PO 1567
LOVINGTON, NM 88260

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MAGANDA-MENDOZA, VICTOR H
118 W PERMIAN DR
HOBBS, NM 88240



9590 9402 7508 2098 7637 55

2. Article Number (Transfer from service label)

7022 0410 0001 4752 0977

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
X *Jessica R. Maganda* Agent Addressee
- B. Received by (Printed Name) *Jessica R. Maganda* C. Date of Delivery *7/8/24*
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

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- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$



Postage \$

Total Postage \$

Sent To

Street and

City, State,

PS Form 3811, July 2020 PSN 7530-02-000-9053

MAGANDA-MENDOZA, VICTOR H
118 W PERMIAN DR
HOBBS, NM 88240

ZIA
RV VILLAS
RV RESORT - BALLY PARK

PUBLIC HEARING
Planning Board of Hobbs
RV PARK MAP VARIANCE
JULY 16th, 2024 10AM
CITY COMMISSION CHAMBERS
Planning Division (575) 397-9233

PUBLIC HEARING
Planning Board of Hobbs
RV PARK MAP VARIANCE
JULY 16th, 2024 10AM
CITY COMMISSION CHAMBERS
Planning Division (575) 397-9233

ACTION ITEM: ZIA RVILLAS RV PARK ANNEXATION AND EXPANSION



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: JULY 16TH, 2024

SUBJECT: REVIEW AND CONSIDER PROPOSED ANNEXATION OF LAND IN SECTION 16, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P TO THE CITY OF HOBBS OWNED BY DEL NORTE HEIGHTS INC. LAND IS LOCATED AT THE CORNER OF MILLEN DRIVE AND GRIMES STREET.

DEPT. OF ORIGIN: Planning Department
DATE SUBMITTED: July 11th, 2024
SUBMITTED BY: Kristalyn Seepersad, Planning Project Manager

Summary:

Del Norte Height, Inc. (property owner) has requested for the land in Section 16, Township 18 South, Range 38 East, N.M.P to be annexed into City Limits. The proposed annexation is located at the corner of Millen Drive and Grimes Street, just North of Trinity Estates.

Staff Recommendations:

Planning Department:

Staff has no objections to these documents. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- Preliminary layout of Proposed Annexation

**DEL NORTE HEIGHTS, INC. - ANNEXATION
LANDS IN SECTION 16, TOWNSHIP 18 SOUTH,
RANGE 38 EAST, N.M.P.M., TO THE CITY OF HOBBS,
LEA COUNTY, NEW MEXICO**

A TRACT OF LAND SITUATED IN SECTION 16, TOWNSHIP 18 SOUTH,
RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A SPINDLE FOUND FOR THE EAST QUARTER CORNER OF SAID SECTION 16, THENCE
Bearing N89°12'56"E 1150.27' to a 1/2" steel rod with cap marked "JWSC PS 12641" found for a corner of this
tract; thence bearing S00°47'04"E 417.42' to a 1/2" steel rod with cap marked "JWSC PS 12641" found for a corner of this
tract; thence bearing N89°12'56"E 618.86' to a 1-1/2" aluminum cap found for a corner of this tract; thence bearing
N89°12'55"E 2594.22' to a 1/2" steel rod with cap marked "JWSC PS 12641" found for a corner of this tract; thence
bearing S00°41'40"E 1692.25' to a 1/2" steel rod with cap marked "JWSC PS 12641" found for a corner of this tract; thence
bearing S89°20'58"W 5076.51' to a 1/2" steel rod with cap marked "JWSC PS 12641" found for a corner of this tract; thence
bearing N00°41'51"W 525.51' to a 1/2" steel rod with cap marked "JWSC PS 12641" found for a corner of this tract; thence
bearing N00°47'22"W 924.71' to a 1/2" steel rod with cap marked "JWSC PS 12641" found for a corner of this tract; thence
bearing N89°12'56"E 1150.27' to the point of beginning.

CERTIFICATE OF MUNICIPAL APPROVAL:

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 AN
ANNEXATION TRACT TO THE CITY OF HOBBS, WAS APPROVED BY THE COMMISSION OF THE CITY
OF HOBBS BY ORDINANCE No. _____ ON THE _____ OF _____ 2024 A.D.

JAN FLETCHER, CITY CLERK

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 2024 A.D. BY JAN FLETCHER.

NOTARY PUBLIC

**CERTIFICATE OF APPROVAL
BY THE CITY PLANNING BOARD:**

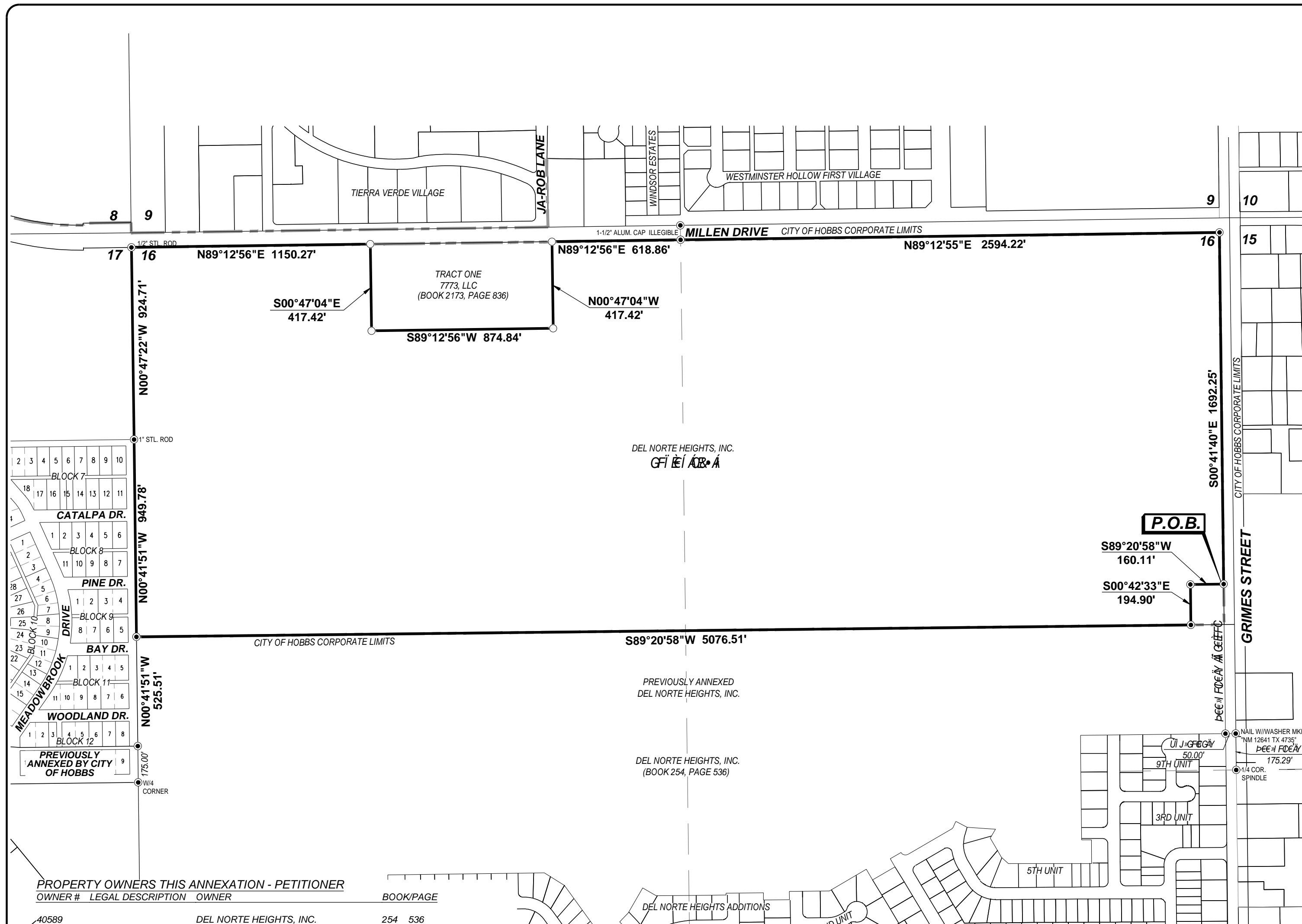
THE PLAT, RESTRICTIONS REVIEWED AND APPROVED ON THE _____ DAY
OF _____, 2024 A.D. BY THE CITY PLANNING BOARD OF HOBBS,
NEW MEXICO.

CHAIRMAN: WILLIAM M. HICKS, III

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 2024 A.D. BY WILLIAM M. HICKS, III.

NOTARY PUBLIC



PROPERTY OWNERS THIS ANNEXATION - PETITIONER

OWNER #	LEGAL DESCRIPTION	OWNER	BOOK/PAGE
40589		DEL NORTE HEIGHTS, INC.	254 536

LEGEND:

- - DENOTES SET 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" UNLESS NOTED OTHERWISE
- - DENOTES FOUND 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" UNLESS NOTED OTHERWISE
- ⊗ - CALCULATED CORNER
- - DENOTES PROPOSED CITY OF HOBBS CORPORATE BOUNDARY
- - - - DENOTES EXISTING CITY OF HOBBS CORPORATE BOUNDARY

SURVEYOR'S CERTIFICATE:

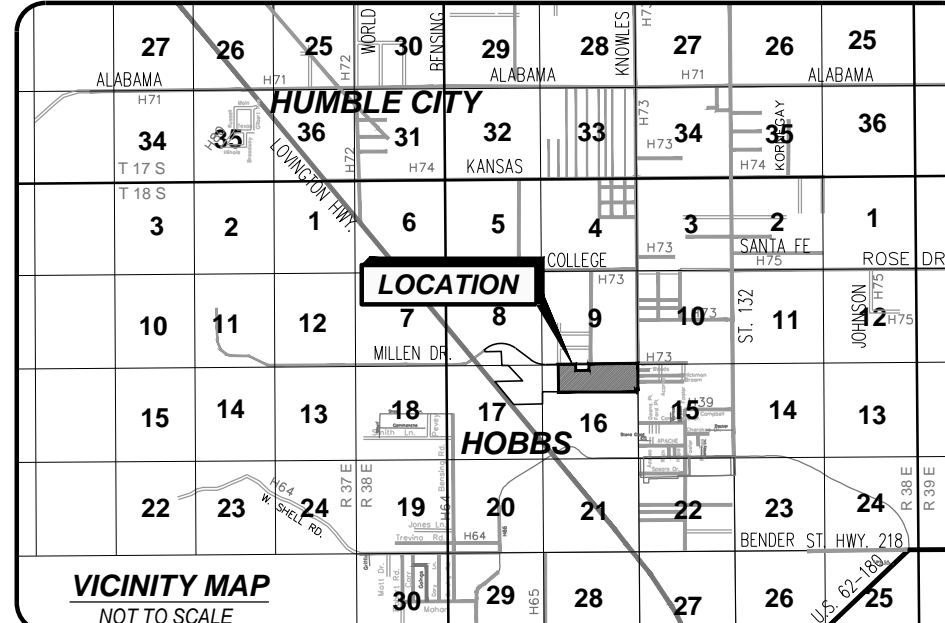
I, GARY G. EIDSON, NEW MEXICO PROFESSIONAL SURVEYOR No. 12641, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR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



NOTE:

- 1) BEARINGS SHOWN HEREON ARE MERCATOR GRID AND CONFORM TO THE NEW MEXICO QUADRICULAR COORDINATE SYSTEM ESTABLISHED FROM GPS OBSERVATIONS AND SUBSEQUENT NGS OPUS PROCESSING. DISTANCES ARE SURFACE VALUES.
- 2) ADJACENT OWNERSHIP OBTAINED FROM THE LEA COUNTY ASSESSOR'S OFFICE
- 3) DATE OF SURVEY: MAY 2021

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 = Four Hundred Feet
 CAD Drafter & Date: ACK - 06/18/2024
 Checked By: EP
 JWSC W.O. No.: 24.13.0184
 REL. JWSC W.O. No.: 22.11.0030
 JWSC File No.: D - 1512
 © 12/2024

STATE OF NEW MEXICO
 COUNTY OF LEA - FILED:

PRELIMINARY - JUNE 18, 2024
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.