

AGENDA
City of Hobbs Planning Board – Regular Meeting
September 19, 2017 at 10:00 AM

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

Guy Kesner, Vice Chairman
Bobby Shaw
Dwayne Penick

Tentative Agenda for the Planning Board Regular Session Meeting to be held on Tuesday, September 19, 2017 at 10:00 AM at the City of Hobbs Annex Building, First Floor Commission Chambers located at 200 E. Broadway, Hobbs, NM 88240.

AGENDA

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

August 15, 2017 – Regular Meeting *Cancelled*
July 18, 2017 – Regular Meeting

- 4) Communications from Citizens.**
- 5) Review and Consider proposed amendment to the City of Hobbs Address Assignment Manual as adopted per Resolution #6228 in 2014.**
- 6) Review and Consider Subdivision Preliminary & Final Plan of Gage Subdivision #2 located northwest of the intersection of Campbell Lane and Denver City Highway.**
- 7) Review and Consider fence height variance request for 2917 N. Selman as submitted by property owner. The City of Hobbs Major Thoroughfare Plan requires a maximum of 2’ height for a fence located at the front property line; the property owner is requesting a height of 6’ at the front property line.**
- 8) Adjournment.**

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

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

**PLANNING BOARD MEETING
MINUTES
July 18, 2017**

The Hobbs Planning Board met on July 18, 2017 at 10:00 a.m. at 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:

Tres Hicks, Chairman
Guy Kesner, Vice Chairman
Bill Ramirez
Dwayne Penick
Larry Sanderson

Members Absent:

Brett Drennan
Bobby Shaw

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

Kevin Robinson, Development Director
Todd Randall, City Engineer
Julie Henry, Staff Secretary
Shelia Baker, Staff Engineer

Commissioner Buie
Commissioner Newman

1) Call To Order.

Chairman Hicks called the meeting to order at 10:05 am.

2) Review and Consider Approval of Agenda.

The first item of business was to review and approve the Agenda for the July 18, 2017 meeting. Mr. Hicks asked if there were any changes or additions to the Agenda? Mr. Robinson said there were none. Mr. Ramirez made a motion, seconded by Mr. Kesner to approve the agenda as presented. The vote on the motion was 5-0 and the motion carried.

3) Review and Consider Approval of Minutes.

June 20, 2017 – Regular Meeting

Mr. Hicks asked if everyone has had a chance to read the Regular Meeting Minutes from June 20, 2017? Mr. Sanderson stated that he was not at the meeting and should be listed as absent. Mr. Kesner made a motion, seconded by Mr. Penick to approve the minutes as amended. The vote on the motion was 5-0 and the motion carried.

4) Communications from Citizens.

There were no communications from citizens.

5) Review and Consider proposed parking variance, MC 15.20 for property located southwest of the intersection of Joe Harvey and Central.

Mr. Robinson said this is a parking variance request from the Orthodontic Centers of New Mexico proposing to locate a new structure west of Newman Realty and east of the Pacific Rim. He said there was a parcel that was created for this Center. He said in your packet is the Municipal Code on off street parking. He said the off street parking is based on the net occupied space. He said their development requires 25 parking spaces. He said they may or may not need a variance because 100% of the building may not be occupied but be used as storage. He said they do have a parking agreement with Pacific Rim.

Mr. Kesner asked if they are going to access off of the Pacific Rim curb cut? Mr. Robinson said yes there will be no additional curb cuts. He said this is a continual parking lot and will be connected to Newman Realty also. He said there is a verbal agreement with Newman and Company and they do not have a problem with the variance. Mr. Penick asked how many spaces short they were? Mr. Robinson said the dental office is proposing 20 spaces but it could change with storage areas when the office is built. Mr. Sanderson asked how many staff there would be? Mr. Robinson said it is not known at this time.

Mr. Kesner said that he thinks the majority of parking for Pacific Rim will be in the evening. Mr. Robinson said this variance will be for office space and if they sell the business the variance goes with the building. Mr. Hicks said he would propose they approve the variance with the condition that they maintain vehicular access between both neighbors. Mr. Kesner thinks that is acceptable.

Mr. Ramirez made a motion, seconded by Mr. Penick to approve the parking variance, with the condition that they not block parking between him and his neighbors. The vote on the motion was 5-0 and the motion carried.

Mr. Robinson said the developer on item 6 will be here in 15 to 20 minutes so he asked if they could skip to item number 7.

6) Review and Consider Subdivision Preliminary Plan of “The Meadows, Phase 1” located northeast of the intersection of College Lane and the projection of Ja-Rob.

Mr. Robinson said this is a preliminary review and the Board saw the sketch plan for this last month. He said this is the preliminary engineering going forward to start construction. He said there are staff comments attached and there are some issues that need to be discussed. He said most of the comments are centered around drainage.

Mr. Hicks asked if the 6 inch water line was because there is no potential for extension? Mr. Robinson said staff is proposing running a 10 inch up Jarob which is the main and then an 8 inch on the eastern side of the subdivision which is your loop and then each individual cul de sac will be 6 inches. Mr. Robinson said the engineer of record has added the proposed street names.

Mr. Robinson said this is a 60% submittal and it is good that the engineer has allowed a review at this stage so it will catch all the items staff has a problem with. He said after the developer, the engineer and the city staff gets through everything then the Board should see everything at 100%. Mr. Hicks said he would be fine going forward with it as long as the city is good with it.

Mr. Randall said they still need utility sign off sheets and he wants to sit down with the engineer. Mr. Kesner asked about the holding pond on the far south side. Mr. Randall said there is an overall drainage plan for the entire subdivision. He said there was a drainage pond on the very south boundary. He said he has questions as far as the grading and what is the volume that will be in this area. He said he also wants final improvements and slopes to make sure it is maintainable from the Park's Department. He said he would also like to know where the overflow is. Mr. Kesner asked if he knew if the drainage plan was significant? Mr. Randall said he has not got to the point yet. He needs more detail information from the developer and engineer.

Mr. Ramirez asked about utilities. Mr. Randall said that he has heard all utilities will be underground and there will be curb side pickup by Waste Management. Mr. Ramirez made a motion, seconded by Mr. Sanderson to approve the Preliminary Plan of the Meadows Phase I as approved by the city's technical liaison. The vote on the motion was 5-0 and the motion carried.

7) Review and Consider 2019-2023 ICIP top 10 list as submitted by staff.

Mr. Robinson said this is the time of the year when the Planning Board sends to the City Commission the 10 ten recommendations for the ICIP. He said there are items on the list that may have been completed.

Mr. Kesner asked what is in the Taylor Ranch Improvements? Mr. Randall said he does not have a Master Plan currently with him but what has been completed is a Master Plan for the entire 200 plus acres. He said there have been complete construction documents for phase 1. He said in phase 1 there was a lake that is smaller than 10 acres. He said there is a great lawn area. He said there is also a family entertainment center on the very south quadrant. He said if the Board is interested the Master Plan can be brought in for them to see.

Mr. Randall said there is also a 10 acre expansion for Del Norte Park. He said these dollars do not represent the 10 acre expansion or the construction of Fowler. Mr. Ramirez asked where the West Bender widening was located? Mr. Randall said from Lovington Highway to West County Road. He said that budget was cut but they are carrying a little left for drainage in the area. Mr. Hicks asked about the By-passes? Mr. Randall said there is \$60,000 of federal funds for the Southeast By-pass. He said there is no money for the Northwest By-pass. Mr. Hicks asked if they needed the top 10 today? Mr. Robinson said yes.

Mr. Hicks said he thinks the consensus is to move the wireless internet below the top ten and the CORE project. He said bring the City Park Project up. He said he would like to see if the RR Crossing projects are listed. Mr. Randall said there are approved funds for the RR

Crossings.

Mr. Hicks thought the Housing Assistance Programs have been successful and he thinks that should be in the top 10 but move CDBG back down to 11. Mr. Kesner thought the W. Bender project needed to be in the top 10.

Mr. Randall said what he has is the following:

1-5 Remains the same

College Lane is #6

W. Bender would be #7

By-Pass #8

Housing # 9

City Park #10

Mr. Kesner made a motion, seconded by Mr. Penick to approve the Board's recommendation for ICIP to the City Commission. The vote in the motion was 5-0 and the motion carried.

8) Adjournment.

With nothing further to discuss the meeting adjourned at 11:16 am.

September 19, 2017
Planning Board Regular Meeting

- 5) **Review and Consider proposed amendment to the City of Hobbs Address Assignment Manual as adopted per Resolution #6228 in 2014.**

ADDRESS ASSIGNMENT MANUAL

Purpose and Authority

The purpose of this Manual is to provide for the consistent and orderly assignment of addresses to protect the safety of the general public by facilitating the finding of individual dwellings and businesses for the delivery of public and private goods and services. The Engineering Department is the only agency with authority to assign or modify addresses within the City of Hobbs and the surrounding Extra-Territorial area.

ADDRESS SYSTEM

(A) Establishment of Grid System

Broadway Street is the base line used in numbering north/south direction. Turner Street, south of Permian Drive, and Fowler Street, north of Permian Drive are used in numbering east/west direction. Streets running north and south from Broadway Street shall be numbered starting with the 100 block. Streets running east and west from Turner/Fowler Street shall be numbered starting with the 100 block.

(B) Odd-Even Numbers

North/south addresses shall be as follows: EVEN on the east side of the street, and ODD on the west side of the street. East/west addresses shall be as follows: EVEN on the north side, and ODD on the south side of the street

(C) Vacant Parcels or Lots.

The City of Hobbs addresses habitable structures only. The municipality may issue a "Letter of temporary address" in order for a property owner to secure services for activities on the property other than public or private habitation.

(D) Corner Lots

The owner or developer shall be assigned the street address that accommodates the front entrance of the structure at the time of permit application.

(E) Street Address Assignment

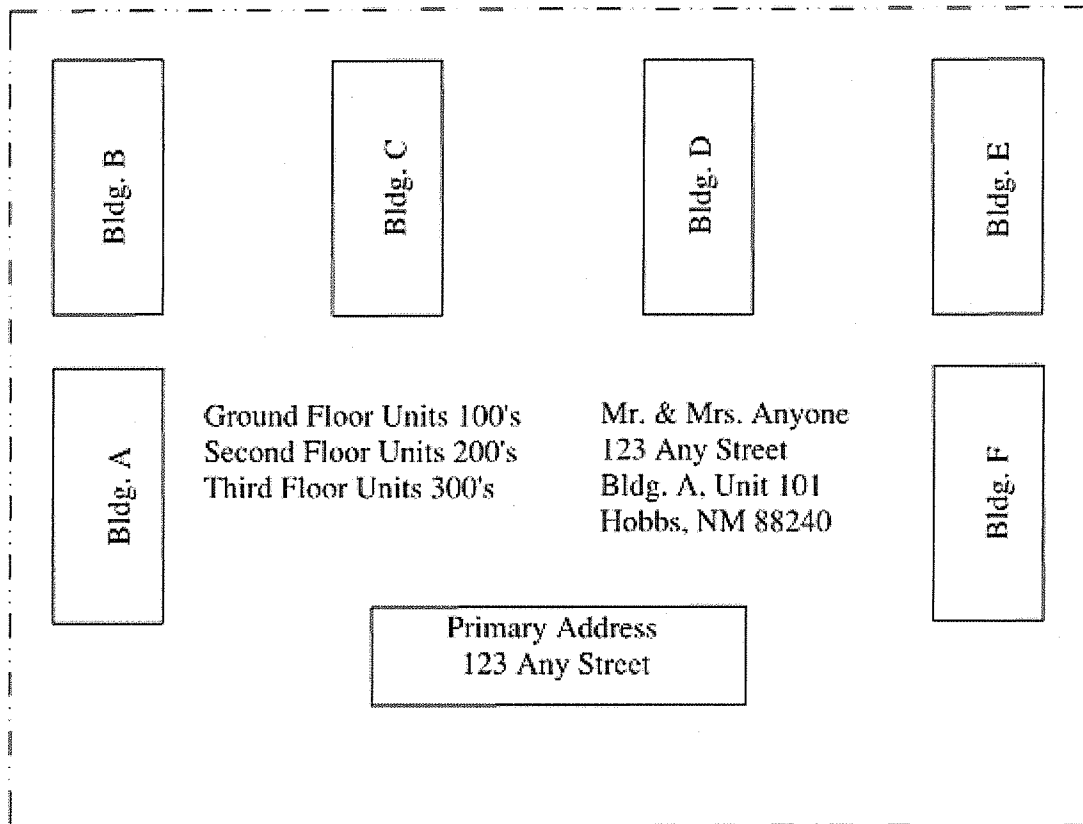
(1) Primary Address: Each unit of property will be assigned a primary address. Primary addresses will consist of up to five numerals and will be determined by the block in which the property is located. Single family structures (attached or detached) and townhouses are assigned individual street numbers for each unit.

(2) Secondary Address:

Multiple addressable structures located within a single undivided property will be assigned secondary addresses from the primary enhanced 911 address.

(a) Multifamily Dwellings: Individual apartments within an Apartment Complex will be assigned secondary addresses. The secondary address will follow the primary address with a dash and will consist of a Building Letter and a unit number. An example would be "1621-Bldg. A Unit 101 Smith Street" with "1621" being the primary address and "Bldg. A Unit 101" being the secondary address.

Example



Thoroughfare

(b) Nonresidential Buildings: Office, commercial, and industrial buildings with more than one tenant are also assigned secondary addresses. The secondary address will be a suite number. The first unit on the first floor would be addressed "1621 Smith Street, Suite 101"; the first unit on the second floor would be addressed "1621 Smith Street, Suite 201"; etc.

(3) Timing: Approval of a final plat is required for single family developments before numbers are assigned. For all other developments, addresses are assigned following preliminary plat or site plan approval. The Engineering Department shall be furnished with an approved plat or site plan on which to assign addresses. The plat or site plan will be kept on file in the Engineering Department.

(G) Posting of Addresses

Posting of addresses by the property owner, including any required instructional signage, shall be in accordance with Chapter 15.12.030 (Size and placement of numbers) of the City Code and included as Appendix A in this Manual. Arabic numerals (not spelled-out numbers) shall be used.

(H) Change of Existing Address

In assigning a new address, as few existing addresses as possible will be changed. There shall be a processing fee for address changes not initiated by the City.

(1) Reasons for Change

Existing addresses may be changed for just cause. Examples of just cause are:

- (a) Street frontage where no addresses were left for vacant lot(s);
- (b) Street name change approved by the City;
- (c) Person unknowingly using the wrong address;
- (d) Rural route and box number being changed to urban street address; and
- (e) Present street address series incorrect or misleading.

(2) Notification

The Engineering Department will notify all affected local government departments, utility service companies, and the U.S. Postal Service of any new assignment of or change in street address.

STREET/PRIVATE ACCESS NAMES

Public street, private roadways and private driveway names may not duplicated or be so similar that it is reasonable to conclude that the names will cause confusion, except for

one short intersecting cul-de-sac. Streets that will be in alignment must bear the same name, except for street segments separated by a major thoroughfare.

STREET NAME PREFIX AND SUFFIX

(A) Prefixes

(1) North and South: These prefixes shall only be used for the northern and southern portions of roadways that cross Broadway.

(2) East and West: These prefixes shall only be used for the eastern and western portions of roadways that cross Turner.

(B) Suffixes

(1) Street: This suffix shall be used for dedicated roadways maintained by the municipality.

(3) Private Roadways shall use one of the following suffixes; Drive, Trail, or Lane, and shall be maintained by the fee simple property owner(s) in a condition allowing adequate access for emergency response vehicles.

(4) Private Driveways shall use the suffix Way and shall only be named and mapped for private driveways in excess of 800' feet from a dedicated public right-of-way.

STREET NAME ASSIGNMENT

(A) New Streets (New Developments)

(1) The developer shall submit names for new public streets proposed to be dedicated to the local governing authority via the Subdivision process, Municipal Code Chapter 16.

(2) The ~~Technical Review Committee~~ Engineering Department and the Planning Board shall approve all street ~~and drive~~ names.

(3) Notification

(a) The final approved Subdivision shall be recorded with Lea County.

(b) The Engineering Department will notify all affected local government departments, utility service companies, and the U.S. Postal Service.

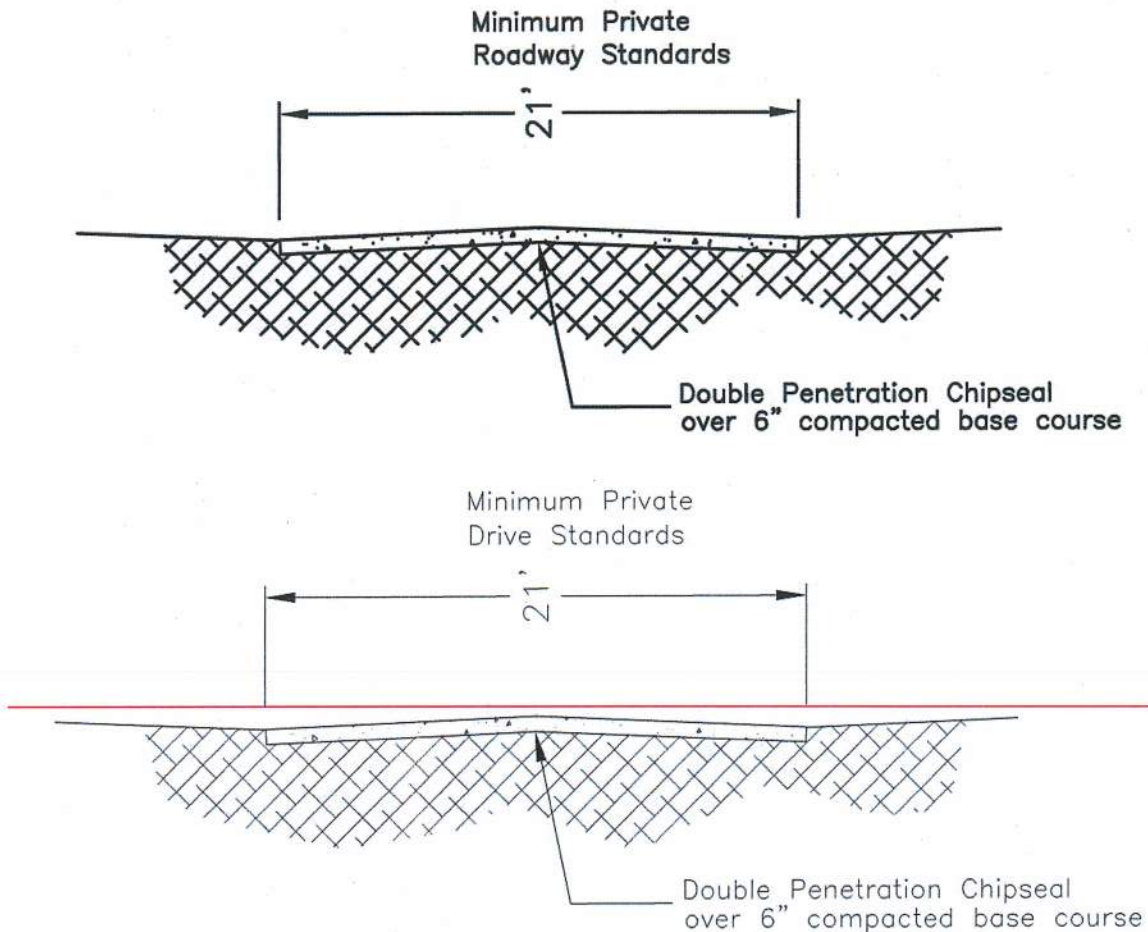
(B) Un-Named Private Roadways and Private Driveways (~~Street—Name Assignment~~ within Municipal Boundaries)

(1) An address cannot be assigned to a structure occupying a lot or parcel not adjoining a dedicated public right-of-way, unless such structure is adjoining an approved and named ~~all-weather access~~ private roadway built to the approved standards (see below) or ~~engineer certified~~.

(2) A single ~~family~~-habitable structure, ~~within municipal boundaries~~, occupying a lot or parcel adjoining a public right-of-way ~~receiving a primary permanent address~~ must

provide a private driveway built to the approved standards with a minimum width of 21' and extending no less than 30'-25' for residential and 50' for commercial from the improved public right-of-way. Approved standards for a single family-habitable structure addressed via a private driveway-roadway is 21' minimum width for 1-way and 27' minimum width for 2-way, 6" compacted base course with a 2% positive crown chip seal capable of supporting 75,000 pounds. ~~Approved standards for multiple single family habitable structures occupying an undivided parcel addressed via a private roadway is 21' minimum width, double penetration chip seal over 6" compacted base course with a 2% positive crown capable of supporting 75,000 pounds~~ (see 1-way example below).

(3) A second habitable structure occupying a lot or parcel within the municipal boundaries adjoining a public right-of-way receiving a secondary address must be accessed from an all-weather access private roadway fully contained within the lot or parcel and built to the approved standards (see below).



(C) Address assignment procedures within the ETJ.

- (1) A primary permanent address shall be assigned to a habitable structure occupying a lot or parcel adjoining a dedicated public right-of-way or a County maintained roadway upon receipt of an approved Lea County Driveway Permit.

- (2) An address request for a second habitable structure located on a lot or parcel adjoining a public right-of-way or a County maintained roadway must provide approved documentation from the following Lea County Departments; Road, Environmental, Flood Plain and Fire Marshall.
- (3) Neither a new primary permanent address nor a new secondary address shall be issued for a lot or parcel accessible only from a private roadway within the ETJ until such private roadway is compliant with the Lea County ETJ Roadway design standards and approved by the Lea County Engineer.



City of Hobbs
Department of Engineering & Planning

ADDRESS REQUEST FORM

The assignment of an address to a habitable structure is a crucial part of the permitting process and 911 emergency response services. A permit will not be issued for new construction unless the address is assigned and verified by the Engineering / GIS Division.

NOTE: All addresses assigned are temporary until the building receives a certificate of occupancy or placement of manufactured structure is inspected.

DATE: _____

APPLICANT INFORMATION

Applicant is: Owner General Contractor Agent Other: _____

Address request is for a: Primary habitable structure Second habitable structure

Non-habitable accessory structure or service.

Name Printed _____ Signature: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

PROPERTY INFORMATION:

Lea County Parcel No.: _____

Parcel located within City Limits ETJ and adjoins a public maintained ROW Yes No

Subdivision Name: _____

Lot: _____ Block: _____ Tract: _____

Adjacent / Accessing Street: _____

Nearest Street Intersections: _____

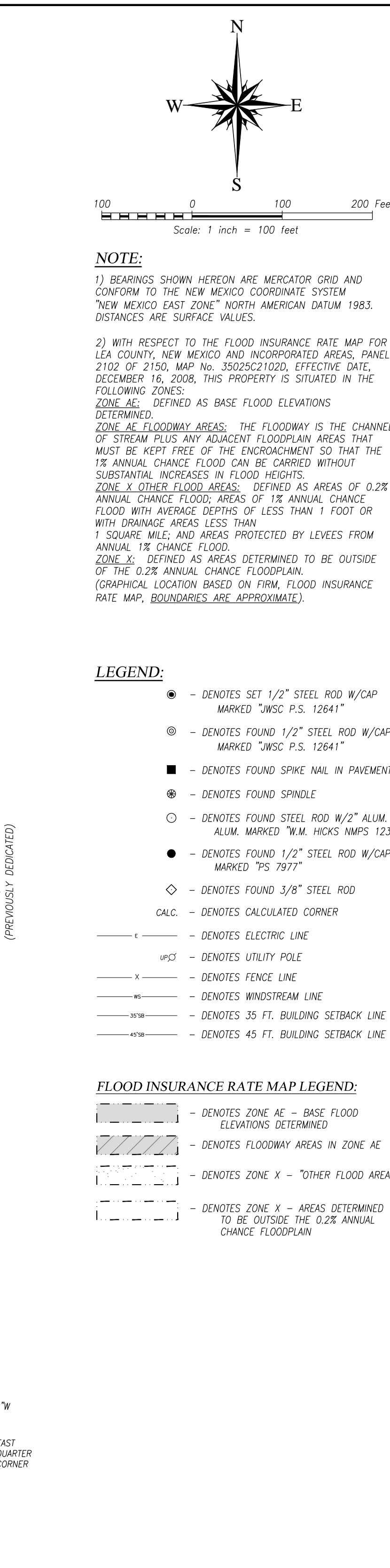
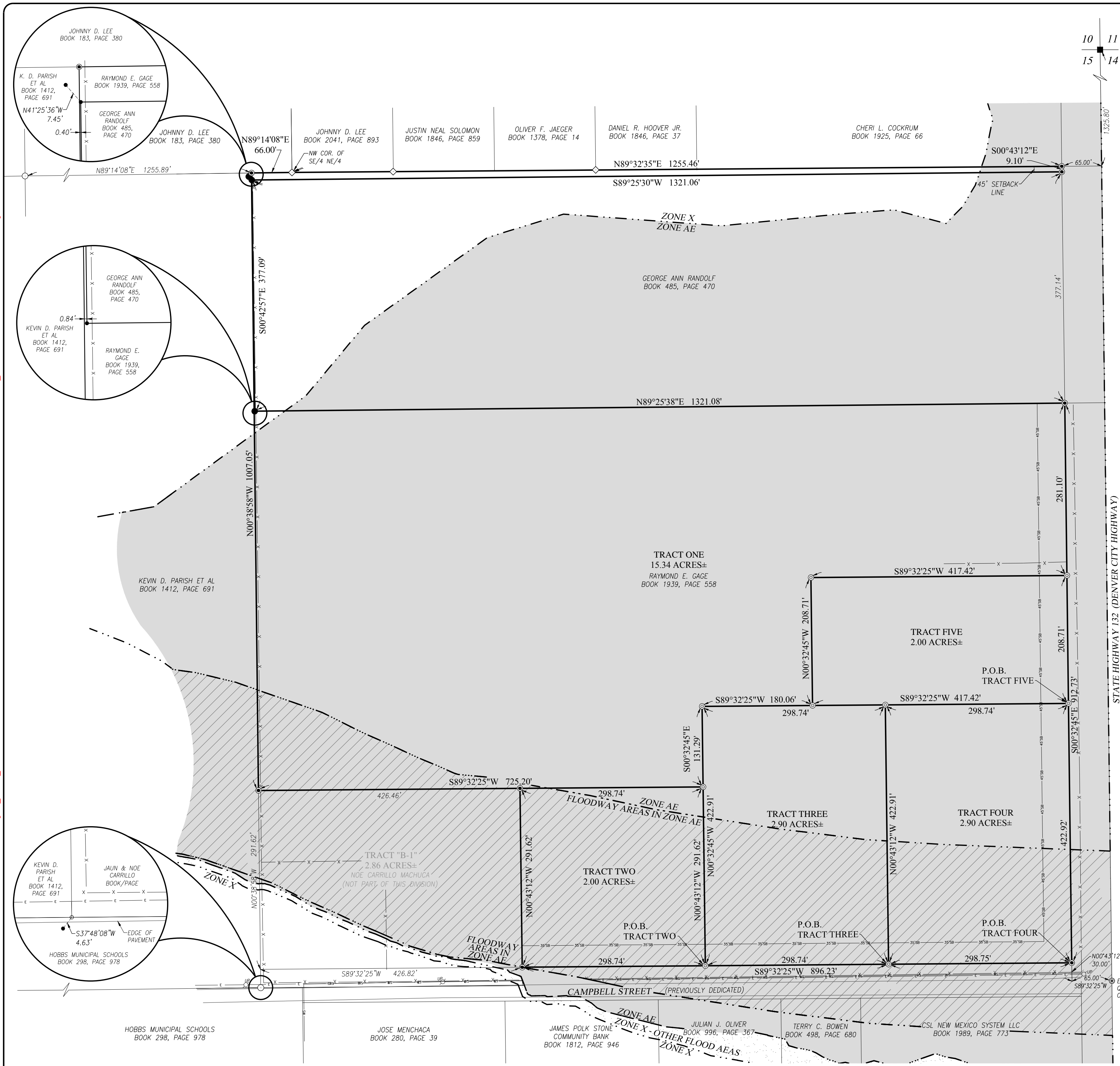
Neighboring Address: _____

Note: Structures are addressed based on a 25 foot grid using the roadway centerline. To ensure accurate addressing, please provide a site plan with the proposed structure location, property lines and property legal description.

September 19, 2017
Planning Board Regular Meeting

- 6) **Review and Consider Subdivision Preliminary & Final Plan of Gage Subdivision #2 located northwest of the intersection of Campbell Lane and Denver City Highway.**

PRELIMINARY 9-11-17 AFTERNOON This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.



GAGE SUBDIVISION #2
A TYPE THREE A DIVISION OF A TRACT OF LAND LOCATED IN THE
SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO,
BEING DIVIDED INTO THE TRACTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OWNER'S STATEMENT, DEDICATION AND AFFIDAVIT:
THE FOREGOING SUBDIVISION OF A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 1939, PAGE 558, OF THE OFFICIAL RECORDS OF LEA COUNTY, NEW MEXICO, SITUATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, ALSO KNOWN AS TRACT A, AS SHOWN ON THAT CLAIM OF EXEMPTION - LEA COUNTY, FILED JUNE 9, 2017, IN BOOK 2, PAGE 459, LEA COUNTY RECORDS, LEA COUNTY, NEW MEXICO, INTO THE "GAGE SUBDIVISION #2", BEING DESCRIBED AS FOLLOWS:

NOTE:
1) BEARINGS SHOWN HEREON ARE MERCATOR GRID AND CONFORM TO THE NEW MEXICO COORDINATE SYSTEM.
2) WITH RESPECT TO THE FLOOD INSURANCE RATE MAP FOR LEA COUNTY, NEW MEXICO AND INCORPORATED AREAS, PANEL 2102 OF 2150, MAP No. 35025C2102D, EFFECTIVE DATE, DECEMBER 18, 2008, THIS PROPERTY IS SITUATED IN THE FOLLOWING ZONES:
ZONE AE: DEFINED AS BASE FLOOD ELEVATIONS DETERMINED.
ZONE X: DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM ANNUAL 1% CHANCE FLOOD.
ZONE X-: DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. (GRAPHICAL LOCATION BASED ON FIRMA, FLOOD INSURANCE RATE MAP, BOUNDARIES ARE APPROXIMATE).

THIS PROPERTY LIES WITHIN THE PLANNING AND ZONING JURISDICTION OF LEA COUNTY AND THE CITY OF HOBBS EXTRATERRITORIAL JURISDICTION.
SAID PROPERTY IS BEING SUBDIVIDED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF SURVEYED AND SUBDIVIDED ACCORDING TO THE TRACTS AS THEY APPEAR HEREON, AS A CONDITION OF ACCEPTANCE, THE SUBDIVIDER AGREES TO PROVIDE ACCESS TO THE SUBDIVISION IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE LEA COUNTY SUBDIVISION REGULATIONS AND TO SELL OR LEASE PARCELS ONLY IN ACCORDANCE THEREWITH. SAID PROPERTY WILL BE SUBDIVIDED IN ACCORDANCE WITH THIS SUBDIVISION PLAN.

RAYMOND E. GAGE, OWNER
ACKNOWLEDGMENT:
STATE OF NEW MEXICO
COUNTY OF LEA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017 A.D., BY RAYMOND E. GAGE.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY THE LEA COUNTY PLANNING & ZONING BOARD:
BE IT KNOWN THAT THE PLAT OF GAGE SUBDIVISION #2, SITUATED IN SECTION 15, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, CONSISTING OF LAND SUBDIVIDED AS PROPOSED IN LEA COUNTY, NEW MEXICO, WAS SUBMITTED TO THE LEA COUNTY PLANNING AND ZONING BOARD, ASSEMBLED AT A MEETING ON THE _____ DAY OF _____, 2017 A.D., AND THE SUBDIVISION AS SHOWN IN THE ATTACHED PLAT WAS THEREBY APPROVED AND ACCEPTED BY A MAJORITY OF THE SAID BOARD.

KALLIE WINDSOR, CHAIRMAN
ATTEST: KEITH MANES, COUNTY CLERK

ACKNOWLEDGMENT:
STATE OF NEW MEXICO
COUNTY OF LEA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017 A.D., BY KALLIE WINDSOR AND KEITH MANES.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CERTIFICATE OF MUNICIPAL APPROVAL BY RESOLUTION:
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 "GAGE SUBDIVISION #2," WAS APPROVED BY THE COMMISSION OF THE CITY OF HOBBS BY RESOLUTION NO. _____ ON THE _____ DAY OF _____, 2017 A.D.

JAN FLETCHER, CITY CLERK

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.



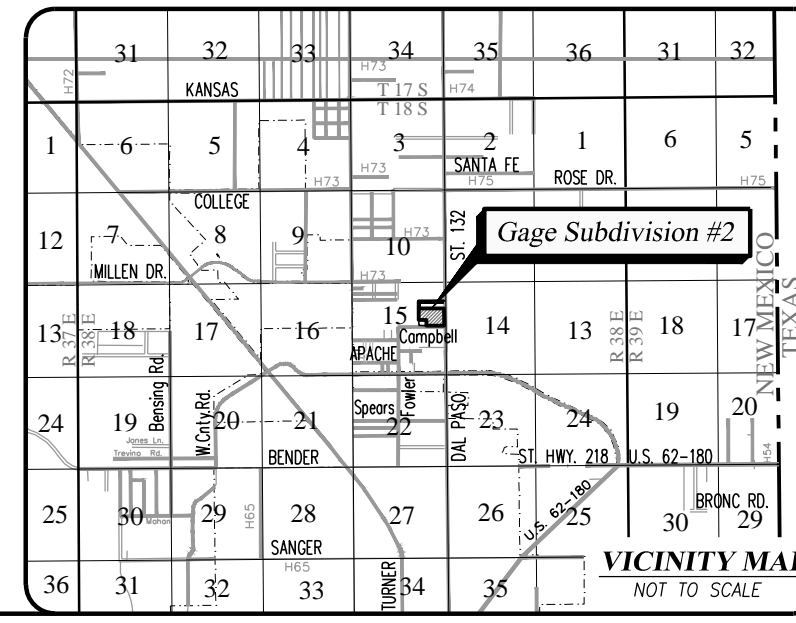
GARY G. EIDSON
DATE: _____
PROVIDING SURVEYING SERVICES SINCE 1946
JOHN WEST SURVEYING COMPANY
412 N. DAL PASO • HOBBS, N.M. 88240
(575) 393-3117 www.jwsc.biz
TBPLS# 10021000

CERTIFICATE OF APPROVAL BY THE CITY PLANNING BOARD:
THE PLAT, RESTRICTIONS AND DEDICATION REVIEWED AND APPROVED ON THE _____ DAY OF _____, 2017 A.D. BY THE CITY PLANNING BOARD OF HOBBS, NEW MEXICO.

CHAIRMAN: WILLIAM M. HICKS, III
STATE OF NEW MEXICO
COUNTY OF LEA

ACKNOWLEDGMENT:
STATE OF NEW MEXICO
COUNTY OF LEA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017 A.D., BY WILLIAM M. HICKS.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



©Dennis Summary Subdivision 2017/1710963
Gage Subdivision #2 515 1185 R38E City of Hobbs CAD Date: 9/11/17
JWSC File No.: E-3497B Survey Date: 6/26/17

STATE OF NEW MEXICO
COUNTY OF LEA
FILED

and recorded in: _____
Cabinet _____ Slide _____

September 19, 2017
Planning Board Regular Meeting

- 7) **Review and Consider fence height variance request for 2917 N. Selman as submitted by property owner. The City of Hobbs Major Thoroughfare Plan requires a maximum of 2' height for a fence located at the front property line; the property owner is requesting a height of 6' at the front property line.**



PLANNING DEPARTMENT

200 E. Broadway St.
Hobbs, NM 88240

575-397-9351 bus
575-397-9227 fax

City of Hobbs, New Mexico

James T. Horn
2917 N. Selman
Hobbs, NM 88240

Subject: Fence height at front yard property line Variance (Major Thoroughfare Plan) at 2917 N. Selman.

Date: September 8, 2017

The City of Hobbs Major Thoroughfare Plan allows a maximum of 2' fence height for a fence located on the front yard property line. However, the proposed fence height at the front yard property line would be 6'.

You are proposing placing a 6' fence at the front yard property line, which is not allowed by the Hobbs Major Thoroughfare Plan. The front yard fence height requirements as dictated by the Hobbs Major Thoroughfare Plan have not been violated within your block. Therefore, the front yard fence height variance request for 2917 N. Selman cannot be approved. If you have any questions regarding this issue please do not hesitate to call me at 391-4111.

A handwritten signature in blue ink that reads "Kevin Robinson".

Kevin Robinson – Planning Department



VARIANCE APPLICATION

Application Date: 9/17/2017

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

Property Owner: JAMES T. HORN

Phone: 575-441-0012

Address of proposed structure: 2917 NORTH SELMAN

Subdivision (if known): 2ND UNIT OF FLAMINGO HEIGHTS Lot & Block # (if known): 76

Type of proposed structure: CHAIN LENGTH Dimensions of proposed structure: 6 FOOT

Are subdivision covenants and/or deed restrictions available? YES if so, please attach a copy.

The existing front/side setback for the structure at the above address is 31 feet. If the variance is approved, the new front/side setback with the front improvement will be 10 feet.

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

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

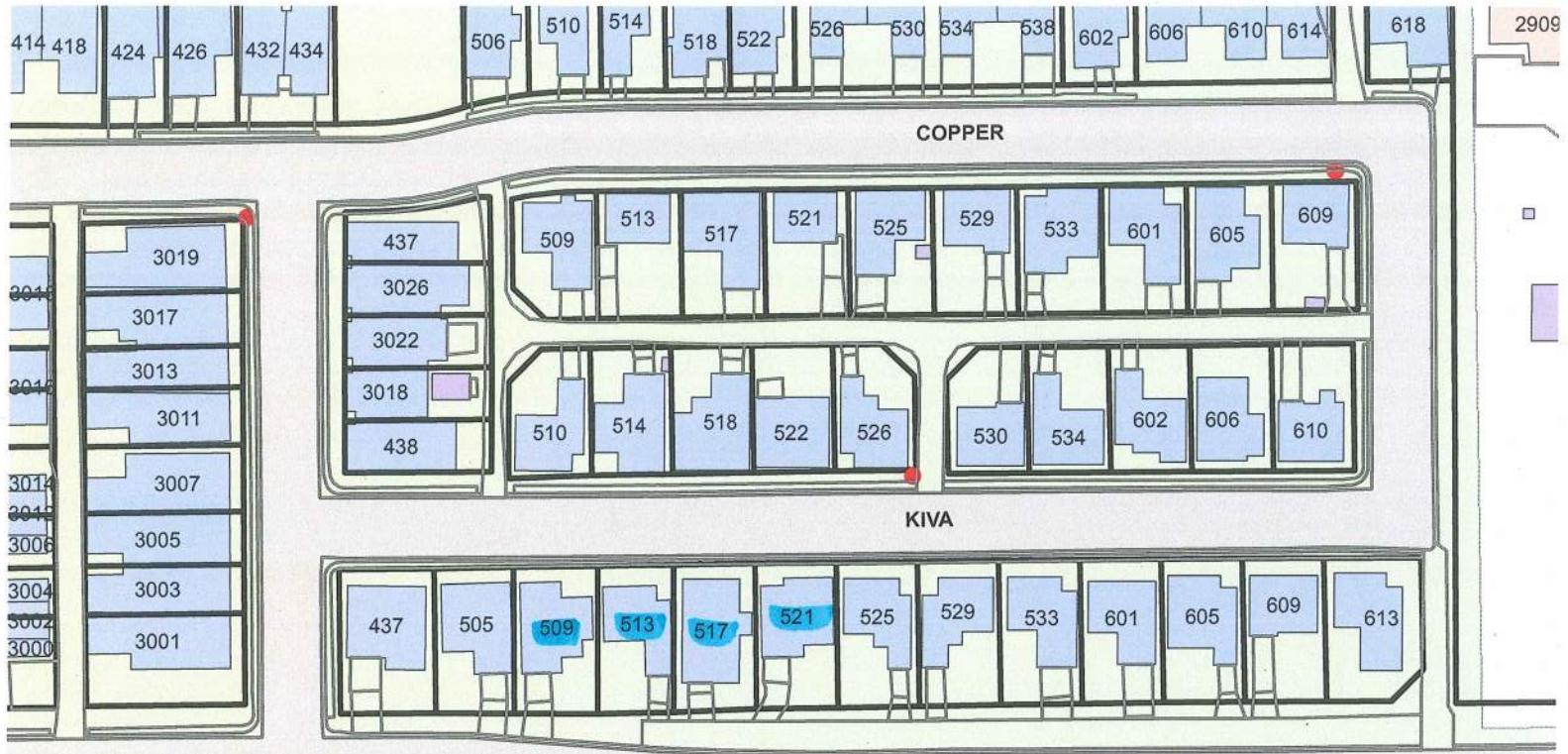
Table with 2 columns: Address, Description. Row 1: 2909 N. SELMAN, CARPORT

Please attach the following documents:

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

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

James T. Horn 9/17/2017
Property Owner Signature Date



CITY OF HOBBS, NM
PLANNING DIVISION
VARIANCE APPLICATION
 (To Front and/or Side Yard Setback Requirement)
Adjoining Property Owner Notification

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

Date: 9/7/2017

Applicant: JAMES T. HORN

Phone: 575-441-0012

Neighboring Property Owner:

For your information, a variance application has been submitted to build a structure in the front or side setback at:

Applicant address: 2917 N. SELMAN

Address of proposed structure: 2917 N. SELMAN

Subdivision (if known): _____ Lot & Block # (if known): _____

Type and dimensions of proposed structure (see attached drawing for details): _____

The existing front/side setback for the structure at the above address is 31 feet. If the variance is approved, the new front/side setback with the front/side improvement will be 10 feet.

If any adjoining property owner has questions, please call the Planning Division at 397-9232. The City reserves the right to contact adjacent property owners to verify accuracy of signatures.

Signatures of adjoining property owners and acknowledgement of request:



Adjacent Property Owner Name(s)	Address	Signature(s)	Phone #	Do you support request? Y / N
	2921 ^N SELMAN			
Anna Marie Miller	2913 ^N SELMAN	<i>Anna Marie Miller</i>	575-492-9698	Y
David Rapp	2909 ^N SELMAN	<i>David Rapp</i>	575-257-765	Y
Justin Webb	2905 ^N SELMAN	<i>Justin Webb</i>	575-651-0173	Y
Jana Smith	2920 ^N SELMAN	<i>Jana Smith</i>	806-433-8086	Y
VACANT	2916 ^N SELMAN			
Zoran Tamariz	2912 ^N SELMAN	<i>Zoran Tamariz</i>	575-704-0263	Y
VACANT	2908 ^N SELMAN			
VACANT	2904 ^N SELMAN			

*Deed Restrictions, **if available**, are located in the Planning Division.

Untitled Map

Write a description for your map.

Legend

-  1923 N Penasco Dr
-  2917 N Selman St



Google Earth

© 2017 Google

4.78 ft





Selmon St
E Glorietta 5000
CR

AMENDMENT #1 - JUNE 26, 2006

Major Variance Requests & Procedures

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

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

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

Minor Variance Requests & Procedures (Setback Variances)

For minor variance requests to the minimum front yard setback and side yard setback dimensions on Minor Residential Streets and Residential Collector Streets for variances involving Attached Additions to Main Structure Including Carports, Extra Rooms, and Detached Accessory Buildings, Detached Carports, etc., the following variance procedure is established to address requests for variances to the Major Thoroughfare Plan.”

Note to the General Public: Each applicant should be aware of the restrictive covenants for the subdivision filing area where the proposed variance is located. All applicants should be made aware not to violate the respective covenants for their subdivision area.

Required Documents To Be Submitted:

1. Letter of application with signature(s) of the property owner requesting the variance with an explanation of the requested item with plans or a description if available, how the proposed improvement is designed, attached or detached, exterior materials, etc. The letter should state the dimensions of the proposed improvement within the setback and the proposed setback requested. The letter should also address the reasons for the request and why the variance is needed.
2. A Sketch Plan of the lot showing the existing improvements and the proposed new construction location. The plan should show the names of all contiguous and adjacent owners within 150 linear feet from the property line on both sides of the street. Notice is not necessary to adjacent parcels to the rear yard, unless a rear or side yard variance is requested. The applicant should obtain the names of record from the Lea County Assessor's Office and/or the City Planning Office.
3. A copy of the restrictive covenants for the subdivision filing area including the lot of the proposed variance, if any.
4. A signature sheet showing the names and signatures of all owners of record within 150 linear feet of the property line. If an applicant cannot acquire all of the necessary signatures, then the applicant must provide evidence of certified mail notification to out of town property owners.
5. Payment of the application fee for a variance request, if an application fee has been adopted by the City to address processing costs.

Initial Review By City Planning Division:

1. The City Planning Division shall conduct an initial review of all variance requests to the Major Thoroughfare Plan for variances to the front, side or rear setbacks for new carport construction. The factors to be reviewed by the Planning Division include the following considerations:

If granted, does the variance comply with the existing restrictive or protective covenants?

Do any similar structures exist in the “nearby vicinity” of the property line of the lot where the variance is proposed? “Nearby Vicinity” is hereby defined as within one entire City block regardless of length in feet and including both sides of the street. Does the nearby vicinity include other carports that violate the restrictive covenants?

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

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

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

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

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

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

Notification and Public Notice Required:

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

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

Policy Decisions To Be Considered By City Planning Board:

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

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

- c) Are there any traffic safety or other safety considerations impacted by the granting of the variance?
- d) Is there a need in the foreseeable future to acquire additional right-of-way at this location to widen the street?
- e) In the case of a carport, is the structure "open wall" and of non-conspicuous design and appearance.
- f) Are there any commercial applications regarding the variance?

2. The Planning Board will consider if granting the variance will adversely affect the interest or rights of persons (both residential and businesses) in contiguous areas. Are there any benefits to the City that would result if the variance proposal is approved? The City must study if there are any negative impacts associated with the variance proposal.

3. The Planning Board has the right to make subjective decisions to grant approval or to deny a variance based on the sole determination of the Planning Board, based on several factors including historical development trends, restrictive covenants, protest letters or comments, and other considerations. The Planning Board has the right to grant approval of variances to the front or side setbacks, even if neighboring property owners are protesting the proposals.

4. The City should determine if additional right-of-way may be needed at this location in the future to widen the street.

5. If a variance is granted, the following rules shall apply:

a) All carports must be designed as "open wall" structures, and designed to be visually inconspicuous as much as possible. Any other structures to be approved with a setback variance with solid walls must be placed in such a manner to not impair traffic safety, to avoid negative impacts to the adjacent property owners, and to avoid any detrimental development that may detract from the nearby vicinity.

b) No structure shall be permitted within five (5) feet of the front or side property line.

c) A variance must not adversely impact neighboring property owners, and must not create any safety problems.

d) All adjacent property owners within 150 feet must have been notified by the applicant with signatures to be submitted. If all signatures cannot be obtained from nearby property owners, notice procedures also include notification with certified letters to be mailed for out of town property owners at least 10 days in advance of the date of the meeting for the proposed action.

e) All variance requests for commercial applications will be studied by the City staff and reported to the Planning Board. Traffic safety considerations and right-of-way requirements will be studied in depth.

f) No detached accessory buildings, or walls in excess of 3' in height, will be permitted in the front yard setback.

g) The overhang of all carports or other structures shall not exceed 2' from the support beams. No overhang shall be constructed to extend into any right-of-way or onto any contiguous property.

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

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

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

The following conditions must be met:

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



IT ALL HAPPENS HERE.

THE CITY OF HOBBS, NEW MEXICO

200 East Broadway St. Phone (575) 397-9232

Hobbs, New Mexico 88240-8425 Facsimile (575) 397-9227

FENCE PERMIT APPLICATION

Location (Address): 2917 N. SELMAN
Owner: JAMES T HORN
Contact Person: JAMES T. HORN
Phone: 575-441-0012

Date: 9/6 9/7/2017
Permit Fee:

Contractor:
Address:
Contact:
Phone:

Fence Information: Privacy, Non-Privacy, Residential, Commercial, Wood, Vinyl, Ornamental, Chain Link, Block, Metal, Height
Site Information: Corner Lot, Interior Lot, Sidewalk, Survey of fence line

Submittal Requirements
The following must be submitted to the Planning Department for review of your application.
Completed and signed application
Completed site plan that shows the following:
Location of all property lines and dimensions of lot;
Location of all adjacent streets;
Location, dimensions and type of all sidewalks;
Location of all existing structures;
Proposed fence locations (existing and proposed) and height.

I hereby certify that the information contained in this application and accompanying drawings or plats is correct and that I will conform to all applicable requirements of the city of Hobbs. Further, I understand if the fence is installed incorrectly I shall be required to remove and replace fencing or action may be taken.

James T. Horn
Signature of Applicant

Approved as per plat
Denied as per plat

Approved By:
Date

Please note: This permit is valued for a six month period following the approval date and the permit will terminate in _____.

2917 N. Selman St.

60'

10' Right of Way

21' Setback

31' TOTAL Back of Curb



21' Setback

Property Line

10' Right of Way

Back of Curb

Wants to place 6' chain link fence at Property Line





**THE CITY OF
HOBBS, NEW MEXICO**

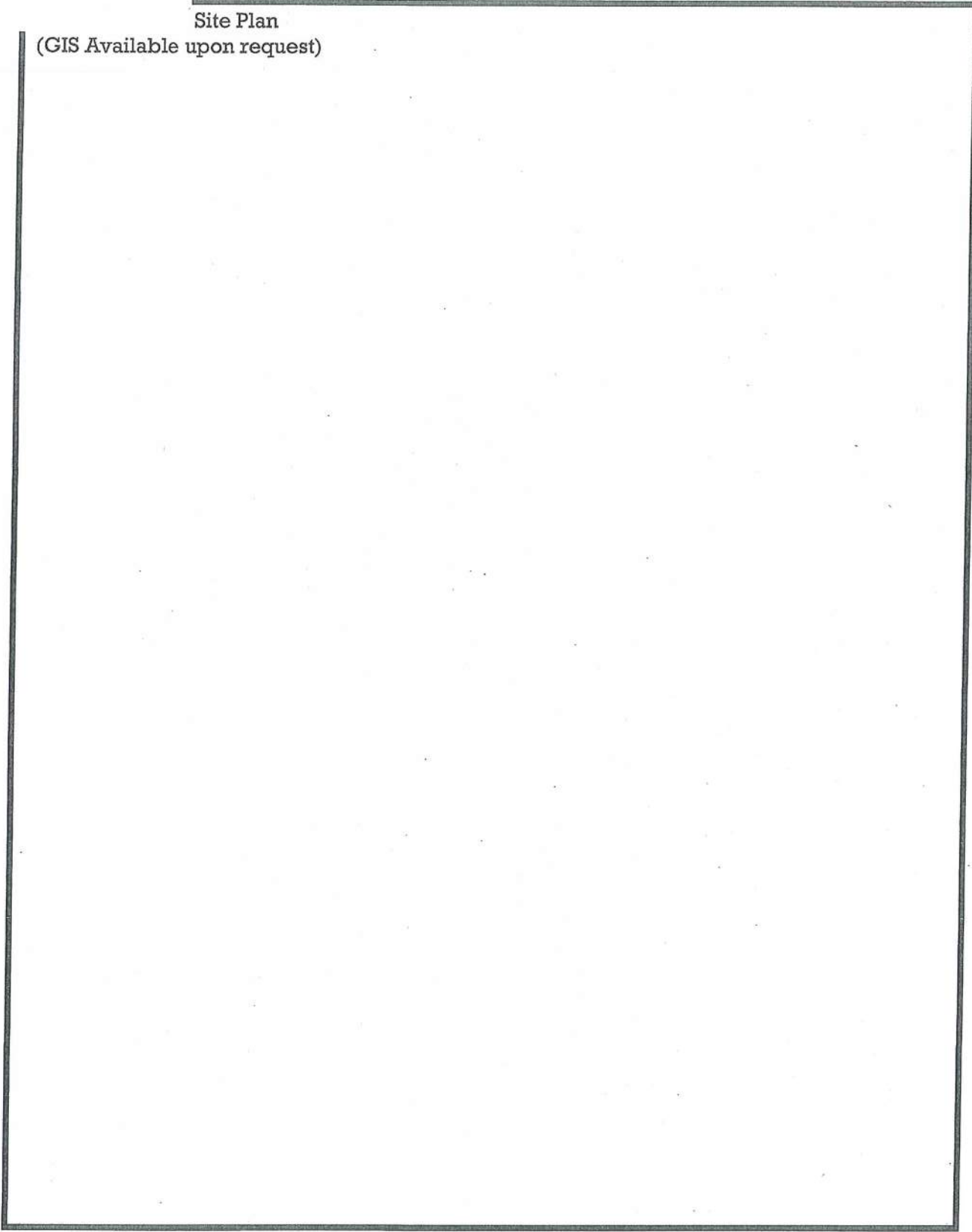
IT ALL HAPPENS HERE.

**200 East Broadway St.
Phone (575) 397-9232**

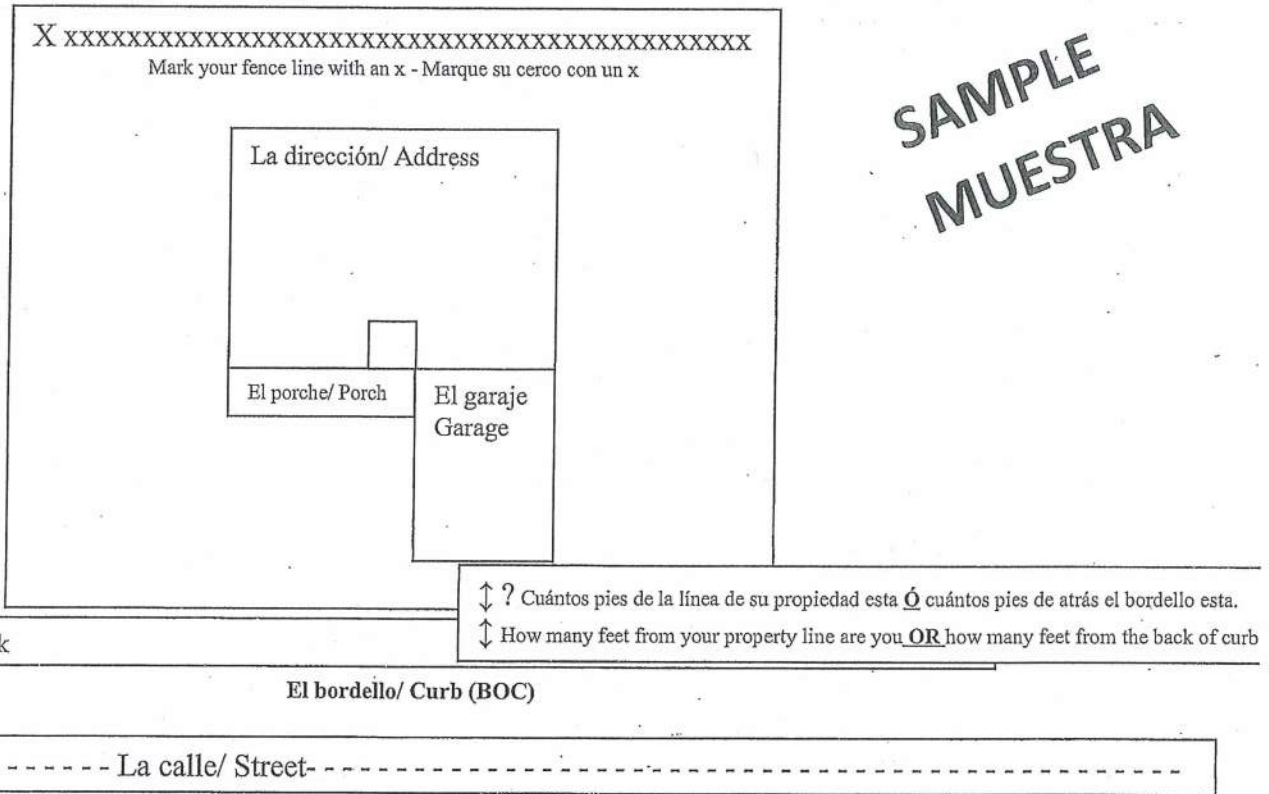
**Hobbs, New Mexico 88240-8425
Facsimile (575) 397-9227**

Site Plan

(GIS Available upon request)



En su línea de propiedad en la parte de atrás y también en los lados **hasta un cierto punto** usted puede tener una cerca de 6 pies de alto.
 On your property line in the back yard and also on the sides **to a certain point** you are allowed and can have a 6 foot fence.

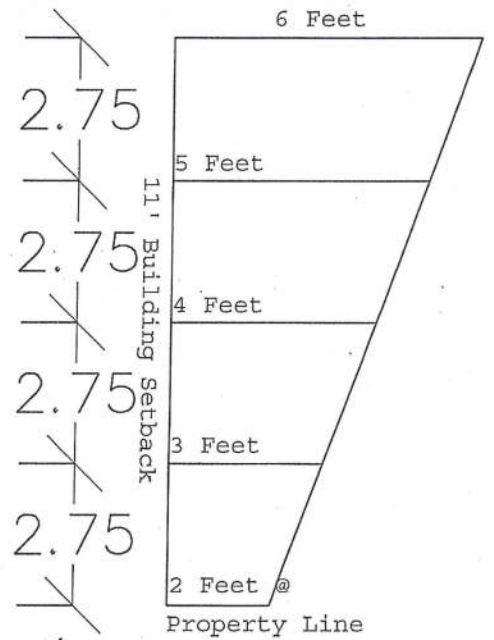
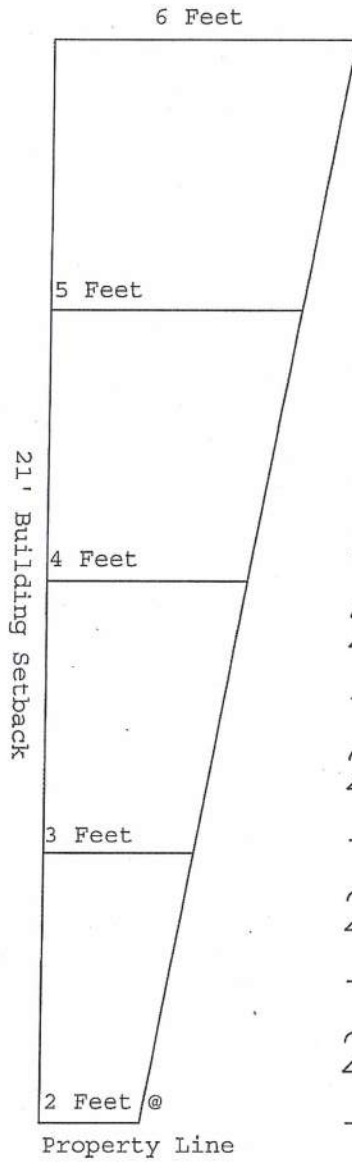
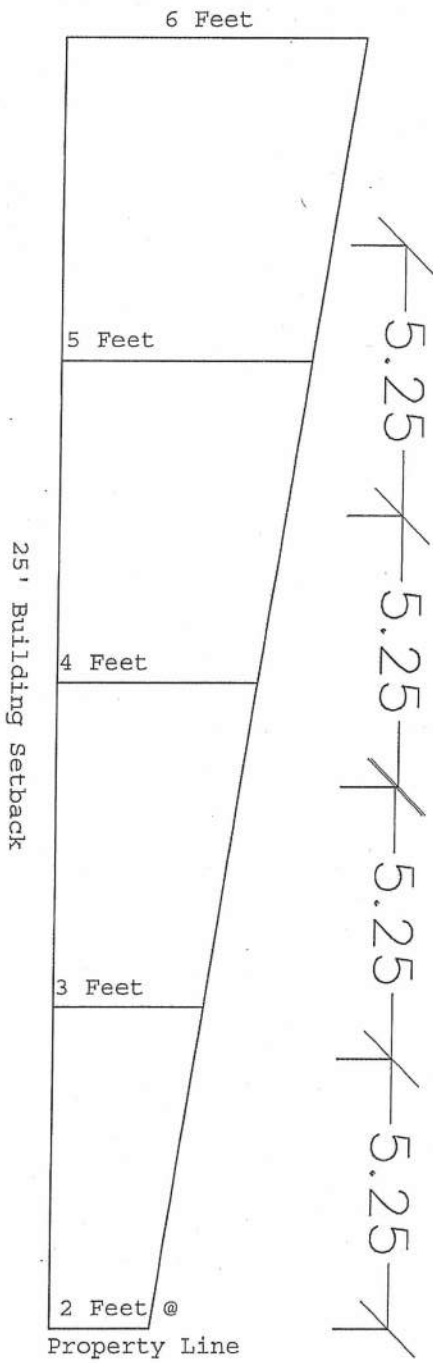
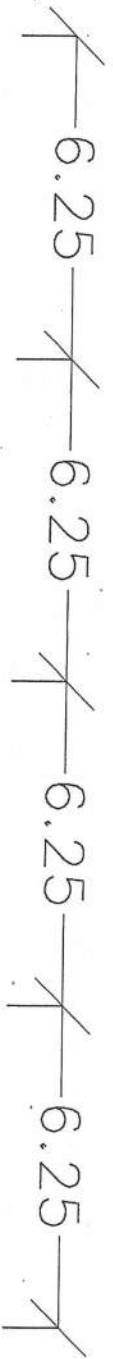


¿Cuántos pies están allí entre SU línea de propiedad a dónde usted planea acabar o empezar su construcción?
 Si usted no sabe donde esta su línea apropiada de propiedad entonces de cuántos pies esta usted **de atrás** de bordello a dónde usted quiere acabar o empezar su construcción.

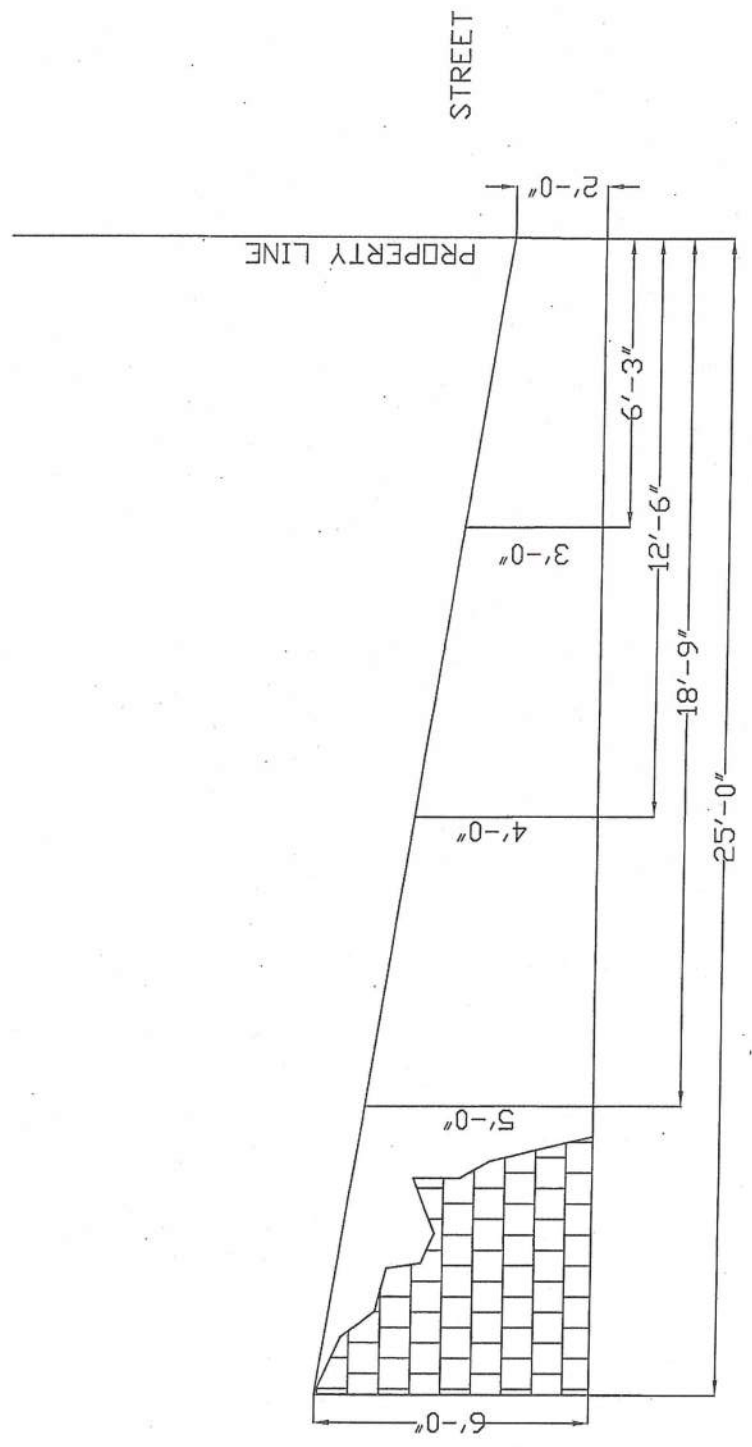
How many feet are there between YOUR property line and where you plan to end or begin your construction? If you don't know where your property line is then how many feet are you from the (BOC) back of curb to where you want to end or begin your construction?

Éste es un dibujo de MUESTRA, pero **un dibujo se requiere** con las longitudes en pies en la anchura y longitudes de lo que usted planea construir si es un garaje, el garaje abierto, el cerco, el porche etc.

This is a **SAMPLE** drawing, but a drawing **is required** with footages on the width and lengths of what you plan to construct whether it is a garage, carport, fence, porch etc.



STRAIGHT LINE RATIO
 FOR
 FENCE HEIGHT
 (Hobbs Major Thoroughfare Plan)



AMENDMENT #3 – APRIL 21, 2008 FENCE POLICY AND FENCE PERMITS

The following standards shall apply to all fences and walls:

A. GENERAL REQUIREMENTS

1. A fence Construction Permit is required for all walls and fences constructed in the City of Hobbs. For those fences up to 6' in height, a permit must be obtained from the Planning Division. A City Building Permit issued by the City Building Official is required for walls and fences exceeding 6 feet in height, in conformance with the City of Hobbs Building Code. In addition, all retaining walls must be approved by the City Engineer.
2. The Permit must be obtained prior to start of construction. All fences and walls shall comply with the standards of the Section. The City may require installation of walls and/or fences as a condition of development approval.
3. Fences shall be built only on private property and not in the public street right of way. It shall be the property owner's responsibility and obligation to identify the property line when proposing to construct a fence upon said property line. A property survey may be required.
4. Fences are hereby defined as – a self-supporting structure placed on or near a property line, usually for the purpose of delineating one property from another. The fence structure may be designed for decorative, privacy, or security reasons.
5. Fence structures located at least 35' from the property line or driving lane in the front street shall be granted a waiver from the permitting process by the City Planner or designee.

B. DIMENSIONS & LOCATION

1. All fence dimensions shall comply with the fence setback and height limitations in the Major Thoroughfare Plan. The height of fences and walls within a front yard setback in Residential Areas shall comply with the Major Thoroughfare Plan and shall not exceed 2 feet at the property line abutting a thoroughfare as measured from the grade closest to the street right of way.

C. CONSTRUCTION MATERIALS

1. Fences may be constructed of masonry, metal, wire, wood or acceptable materials employed by standard building practice.
2. Barbed wire is not permitted within the City of Hobbs unless it is used a) with grazing livestock; b) for industrial or commercial facilities; or c) on the City limits. When used in industrial or commercial application, barbed wire must be at least six (6) feet in height. Razor wire is only to be installed for industrial or commercial facilities and must be at least six (6) feet in height. Broken glass or any other dangerous or abrasive material is not permitted to be installed on the top of a wall.
3. Fences shall not be made of tires or other salvage materials not originally designed as structural components of fences. All materials used in fence construction must be appropriate to meet the City residential housing appearance standards.

4. Fences shall not be made of living growing vegetation, unless the plant materials and irrigation comply with the City Landscaping Codes.
5. All newly constructed fences not in compliance shall, within thirty (30) days of notification by the City, be removed by the owner or, upon failure to remove the fence, the City Manager or designee as empowered shall cause the removal of the fence. The expense of the removal process shall be billed to the owner of the property of filed as a municipal lien on the property. All existing fences built prior to September 1, 2008 are exempt from these policies unless the fence is being completely reconstructed.

D. MAINTENANCE

1. For safety and for compliance with the purpose of this Chapter, walls and fences required as a condition of development approval shall be maintained in good condition, or otherwise replaced by the owner. All maintenance of fence materials must meet the City residential housing appearance standards.

E. CLEAR SIGHT TRIANGLE

2. No signs, structures or vegetation's in excess of 24 inches in height shall be placed in the clear "sight triangle." The minimum vision clearance area may be increased by the City Engineer upon finding that more sight distance is required (i.e., due to traffic speeds, roadways alignment, etc.).

14363

RESTRICTIVE COVENANTS

THE SECOND UNIT OF FLAMINGO HEIGHTS SUBDIVISION,

LOTS 54 - 86

AN ADDITION TO THE

CITY OF HOBBS, LEA COUNTY, NEW MEXICO

KNOW ALL MEN BY THESE PRESENTS:

HARRY R. DETER, being the owner and developer of Flamingo Heights Subdivision, an addition to the City of Hobbs, Lea County, Lea County, New Mexico, hereby make and establish for all lots the following Restrictive Covenants, which Restrictive Covenants shall run with the land in said addition and shall be binding upon all parties hereto, and all persons claiming by, through and under them until January 1, 2005, at which time such Covenants shall automatically be extended for successive periods of ten years, unless by a vote of the majority of owners of the said lots it is agreed to change said Covenants in whole or in part.

A. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any building plot that exceeds two stories in height and a private garage for not more than three cars and other outbuildings incidental to residential use at the plot.

B. No trade or business shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No livestock of any kind or class whatsoever shall be maintained on said property.

C. No structure of a temporary character, trailer, mobile home, camper, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

D. No dwelling shall be constructed excepting with arrangements being made for disposal of sewage through direct connection with existing sanitary sewer.

E. No structure shall be erected until and unless sidewalks are constructed in front (and side on corner lots) thereof that conforms in all respects to the remainder of the land herein described.

F. All lots shall have fences at least 54 inches in height on three sides (back and both sides) of stucco, cinderblock, brick-veneer, or rounded, peeled pole stockade-type wood construction, wood slat, chain link, or combination thereof.

G. No trailers, mobile homes, motor homes, travel trailers, fold-out campers, tent campers, or other camper-type recreational units, either self-powered or trailer type boats or trailers, shall be stored on the property at a point or place nearer to the street than 40 feet from the curb line of any lot.

H. The exterior of the main structure and any garage shall be at least 5% stone, brick, stucco, stone-veneer, and/or brick-veneer construction. No exposed cinderblock exterior walls shall be permitted in the main structure.

*Return to
City of Hobbs*

I. No building shall be located on any building plot nearer than 10 feet nor more than 20 feet from the front property line, nor nearer than 8 feet to any side street property line.

1. No driveway of any type may be installed in the front yard of any lot nor any vehicle be parked at any time in the front yard of any lot.

J. The living area of the main structure, exclusive of open porches and garages, shall not be less than 750 square feet.

K. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for the developer or any person or persons owning any of the real property described above to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants to prevent him or them from doing so and/or recover damages for such violation. Such damages shall include not less than the sum of \$100.00 per day for each day that a violation continues to exist commencing 30 days after a written notice of such violation and request that it be discontinued has been delivered or mailed to the alleged violator by any person entitled to enforce these covenants.

L. Invalidation of any one of these covenants by Judgement or Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

Dated this 18 day of August, 1987

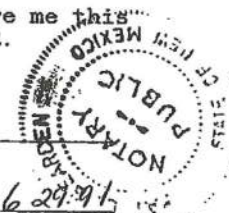
BY: Harry R Deter
HARRY R. DETER

STATE OF NEW MEXICO)
)
COUNTY OF LEA)

18 The foregoing instrument was acknowledged before me this 18 day of August, 1987 by HARRY R. DETER.

Pat L. Beard
NOTARY PUBLIC

My Commission Expires: 6-29-91



STATE OF NEW MEXICO
COUNTY OF LEA
FILED

SEP 22 1987

at 11:40 o'clock A. M.
and recorded in Book _____
Page _____
Shirley Hood, Lea County Clerk
By Paul Newton Deputy

return to City of...

14363

SCALE: 1"=50'

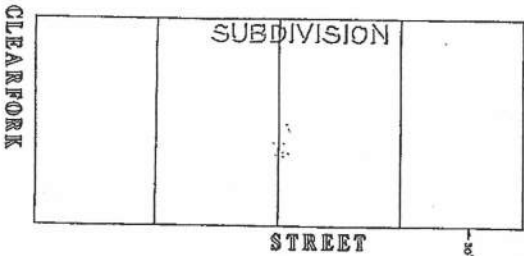
MISC
BCC# 485 PAGE 830



ORIENTE
HEIGHTS
ADDITION

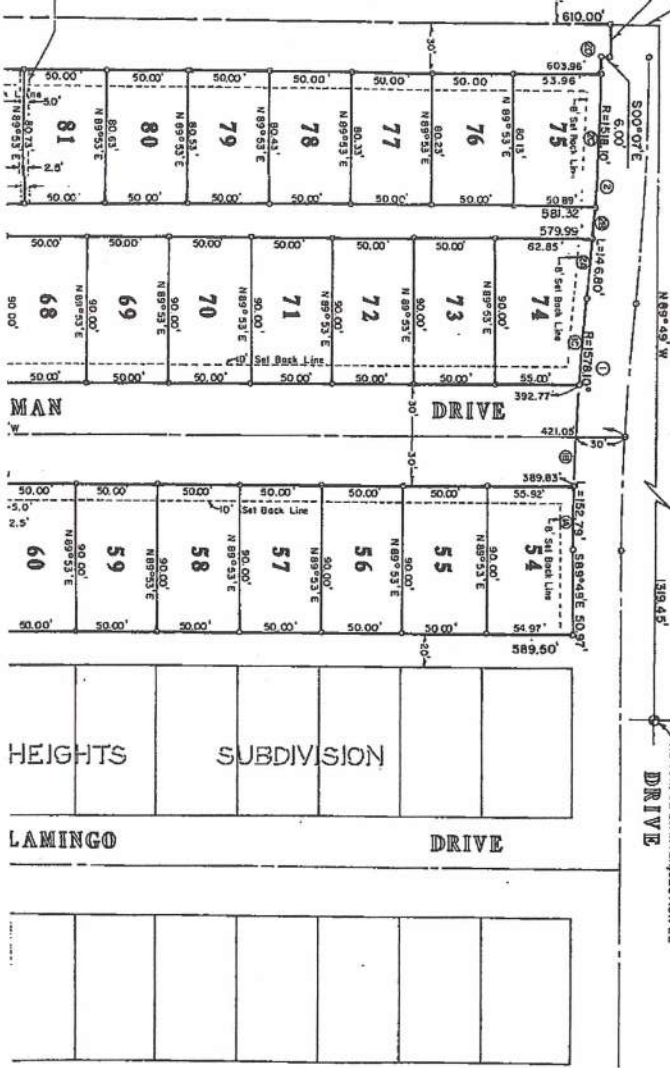
GLORietta

SOUTH
50.00'
589.49'E
20.00'



EAST ORIENTE HEIGHTS ADDITION

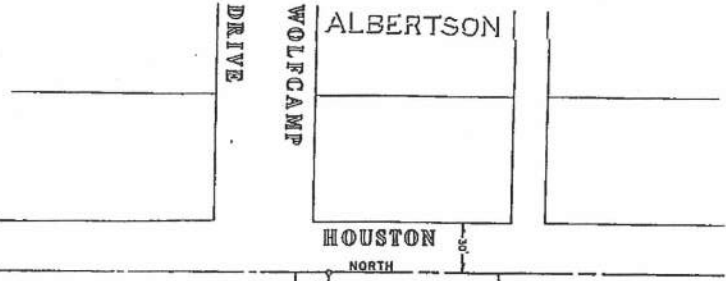
SECOND UNIT 14364
FLAMINGO HEIGHTS SUBDIVISION
TO THE CITY OF HOBBS
LEA COUNTY, NEW MEXICO
JOHN WEST ENGINEERING COMPANY



HEIGTS
SUBDIVISION
FLAMINGO DRIVE

NE COR. SE QUARTER, SECTION 22
DRIVE

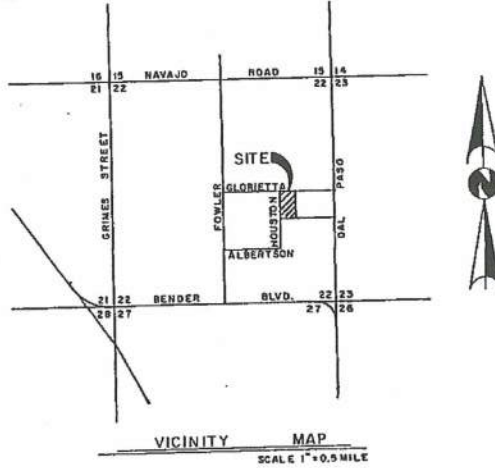
LOT NO.	SQ. FT.	ACRES
54	4975	1.142
55	4500	1.022
56	4500	1.022
57	4500	1.022
58	4500	1.022
59	4500	1.022
60	4500	1.022
61	4500	1.022
62	4500	1.022
63	4500	1.022
64	4500	1.022
65	4500	1.022
66	4500	1.022
67	4500	1.022
68	4500	1.022
69	4500	1.022
70	4500	1.022
71	4500	1.022
72	4500	1.022
73	4500	1.022
74	4500	1.022
75	4500	1.022
76	4500	1.022
77	4500	1.022
78	4500	1.022
79	4500	1.022
80	4500	1.022
81	4500	1.022
82	4500	1.022
83	4500	1.022
84	4500	1.022
85	4500	1.022
86	4500	1.022



CURVE NO.	DELTA	RADIUS	LENGTH	LONG CHORD	BEARING	LONG CHORD	LENGTH
1	09° 32' 50"	1578.10'	152.79'	5.89° 02' 35" E	132.73'	132.73'	152.79'
1A	01° 35' 02"	1578.10'	33.04'	5.89° 02' 35" E	32.04'	32.04'	33.04'
1B	02° 10' 32"	1578.10'	60.08'	5.87° 18' 31" E	60.07'	60.07'	60.08'
1C	01° 56' 55"	1578.10'	53.67'	5.89° 14' 38" E	53.67'	53.67'	53.67'
2	09° 32' 29"	1518.10'	146.80'	5.87° 02' 23" E	146.74'	146.74'	146.80'
2A	01° 33' 03"	1518.10'	36.67'	5.24° 57' 42" E	36.67'	36.67'	36.67'
2B	00° 45' 24"	1518.10'	30.02'	5.88° 07' 54" E	30.02'	30.02'	30.02'
2C	03° 01' 21"	1518.10'	80.09'	5.87° 55' 18" E	80.08'	80.08'	80.09'
2D	00° 22' 37"	1518.10'	9.99'	5.89° 37' 21" E	9.99'	9.99'	9.99'
3	NOT USED						
4	36° 52' 11"	50.00'	32.18'	5.18° 33' 08" E	31.82'	31.82'	32.18'
4A	18° 46' 55"	50.00'	16.29'	5.09° 50' 27" E	16.32'	16.32'	16.29'
4B	18° 05' 16"	50.00'	15.79'	5.27° 56' 33" E	15.72'	15.72'	15.79'
5	233° 40' 42"	50.00'	2.6143'	5.89° 53' 00" W	80.00'	80.00'	2.6143'
5A	01° 40' 34"	50.00'	38.64'	5.14° 03' 55" E	37.87'	37.87'	38.64'
5B	51° 40' 34"	50.00'	45.09'	5.33° 31' 39" W	43.89'	43.89'	45.09'
5C	03° 35' 18"	50.00'	3.00'	5.09° 52' 00" W	3.00'	3.00'	3.00'
5D	56° 35' 59"	50.00'	48.59'	11.69° 09' 02" W	47.41'	47.41'	48.59'
5E	52° 20' 35"	50.00'	33.51'	11.48° 13' 05" E	33.42'	33.42'	33.51'
5F	48° 02' 30"	50.00'	18.82'	11.68° 15' 05" E	18.82'	18.82'	18.82'
6	36° 42' 11"	50.00'	12.36'	5.89° 57' 48" E	12.32'	12.32'	12.36'
6A	23° 42' 36"	50.00'	12.36'	5.89° 57' 48" E	12.32'	12.32'	12.36'
6B	14° 09' 35"	50.00'	12.36'	5.89° 57' 48" E	12.32'	12.32'	12.36'

DEANNA RICHARDSON

⊙ DEMOTES REBAR WITH YELLOW CAP PROPERTY CORNERS



THE FOREGOING SUBDIVISION OF THAT CERTAIN TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°49'W, 1319.45 FEET AND S0°00'E, 30.0 FEET DISTANT FROM THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF SECTION 22. SAID POINT OF BEGINNING ALSO BEING ON THE EAST LINE AND S0°00'E, 30.0 FEET FROM THE NORTHEAST CORNER OF ALBERTSON SUBDIVISION TO THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO. THENCE S 89°49'E, 20.0 FEET. THENCE S 0°07'E, 6.0 FEET THENCE 146.80 FEET ALONG A CURVE WITH A CHORD BEARING AND DISTANCE OF S 87°02'23" E, 146.74 FEET AND A RADIUS OF 1518.10 FEET THENCE 152.79 FEET ALONG REVERSE CURVE TO THE LEFT WITH A CHORD BEARING AND DISTANCE OF S 87°02'35" E, 152.73 FEET AND A RADIUS OF 1578.10 FEET. THENCE S 89°49' E, 50.97 FEET. THENCE S 0°07' E, 589.50 FEET. THENCE N 89°49' W, 371.25 FEET. THENCE NORTH, 610.0 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.075 ACRES MORE OR LESS; BEING SURVEYED AND SUBDIVIDED AS THE SAME APPEARS HEREON WITH RIGHTS OF WAYS AS SHOWN BEING DEDICATED TO THE PUBLIC, COMPRISING THE SECOND UNIT OF FLAMINGO HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF HOBBS, WITH FREE CONSENT AND, IN ACCORDANCE WITH THE FREE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF, NOTICE IS HEREBY GIVEN THAT THERE HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERKS OF LEA COUNTY, NEW MEXICO, CERTAIN RESTRICTIVE COVENANTS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY, SAID COVENANTS BEING RECORDED ON PAGE 828 OF BOOK 485 MISCELLANEOUS RECORDS OF SAID COUNTY.

Harry R. Deter
LAFONDA CONSTRUCTION, INC. HARRY R. DETER, PRESIDENT

ACKNOWLEDGEMENT

BOOK 485 PAGE 833

STATE OF NEW MEXICO)
)SS
COUNTY OF LEA)

ON THIS 22ND DAY OF SEPTEMBER, 1987, A.D. BEFORE ME, A
NOTARY PUBLIC IN SAID COUNTY, PERSONALLY APPEARED HARRY R
DETER, TO ME KNOWN TO BE THE PERSONS IN AND WHO 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 WRITTEN



APRIL 3, 1989
MY COMMISSION EXPIRES
Kenneth R. Davis
NOTARY PUBLIC

ENGINEERS CERTIFICATE

I, JOHN W WEST, REGISTERED PROFESSIONAL ENGINEER AND LAND
SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE
REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY
SUPERVISION AND THE SAME IS TRUE AND CORRECT TO THE BEST OF
MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY
OFFICIAL SEAL THIS 21 DAY OF Sept, 1987, A.D.



John W West
JOHN W WEST, N.M. REG RE & L.S. NO. 676

CERTIFICATE OF APPROVAL
BY THE CITY PLANNING BOARD

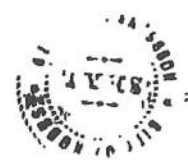
THE PLAT, RESTRICTIONS AND DEDICATION, APPROVED AND ACCEPTED
THIS 15 DAY OF SEPT., 1987, A.D. BY THE CITY PLANNING BOARD
OF HOBBS, NEW MEXICO.

Cl Slater
CHAIRMAN

CERTIFICATE OF MUNICIPAL APPROVAL

STATE OF NEW MEXICO)
)SS
COUNTY OF LEA)

I, JOYCE EDMISTON, THE DULY APPOINTED AND ACTING CITY CLERK
OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY
THAT THE FOREGOING PLAT OF THE SECOND UNIT OF FLAMINGO HEIGHTS
SUBDIVISION IN LEA COUNTY, NEW MEXICO, WAS APPROVED BY THE COMMISSION
OF THE CITY OF HOBBS, RESOLUTION NO 2734 ON THIS 21 DAY OF
Sept, 19 87.



Joyce Edmiston
JOYCE EDMISTON, CITY CLERK



14364

STATE OF NEW MEXICO
COUNTY OF LEA
FILED

SEP 22 1987

at 11:40 o'clock A M
and recorded in Book _____

Page _____
Shirley Hodges, Lea County Clerk
By Jim Newton Deputy