

AGENDA
City of Hobbs Planning Board – Regular Meeting
October 16, 2018 at 10:00 AM

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

Guy Kesner, Vice Chairman
Philip Ingram
Ben Donahue

Tentative Agenda for the Planning Board Regular Session Meeting to be held on Tuesday, October 16, 2018 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.**

September 18, 2018 – Regular Meeting

- 4) Communications from Citizens.**
- 5) Review and Final Plat Approval for Libba Land Subdivision, as submitted by property owner, Daniel Johncox.**
- 6) Public Hearing to Review and Consider a Request to Grant a Special Use Permit and Amend the Planning District Map to Allow a Recreational Vehicle Park (RVP), on a +/-4.32 acre parent parcel located northwest of the intersection of Lovington Highway and World Drive.**
- 7) Review and Consider variance from MC 18.04 (Manufactured Homes) as submitted by property owner Ricardo Carrillo.**
- 8) Discussion Item.**

(A) On-street Parking of Commercial Vehicles Sub-committee Report.

- 9) 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
September 18, 2018**

The Hobbs Planning Board met on September 18, 2018 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
Brett Drennan
Ben Donahue

Members Absent:

Phillip Ingram
Larry Sanderson

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

Kevin Robinson, Development Director
Shawn Williams, Fire Marshal
Julie Nymeyer, Staff Secretary
Vickie Smith
Randy and Sherry Smith
Cory Needham, Assistant County Manager
Erik Scramlin, Dep. City Attorney

Commissioner Penick
Todd Randall, City Engineer
Efren Cortez, City Attorney
Bruce Reid, County Planner
Dennis Holmberg
Shawn Williams

1) Call To Order.

Chairman, Tres Hicks called the meeting to order at 10:02 am.

2) Review and Consider Approval of Agenda.

The first item of business was to review and approve the Agenda for the September 18, 2018 meeting. Mr. Hicks asked if there were any changes or additions to the Agenda? Mr. Robinson said there were no changes. Mr. Kesner made a motion, seconded by Mr. Ramirez to approve the agenda as presented. The vote on the motion was 5-0 and the motion carried.

3) Review and Consider Approval of Minutes.

August 21, 2018 – Regular Meeting

Mr. Hicks asked if everyone has had a chance to read the Regular Meeting Minutes from August 21, 2018. Mr. Kesner made a motion, seconded by Mr. Ramirez approve the Regular Meeting Minutes as presented. Mr. Hicks did note that Mr. Ingram’s name was spelled incorrectly on #7 in the minutes. The vote on the motion was 5-0 and the motion carried as corrected.

4) **Communications from Citizens.**

Ms. Smith said she was there about the commercial truck parking. Mr. Hicks said that was a discussion item on the agenda. He said she was welcome to make comments on item number 7.

- 5) **Review and Consider side yard setback variance request for a residential single family housing unit to be located on Lot 24 of Tanglewood Unit 2 Subdivision, as submitted by French Brothers, property owner. This particular lot, Lot #24 of Tanglewood Unit 2 Subdivision, is located in the southwest corner of Tanglewood, a minor residential, and Ranchland, a major collector. The side yard setback at this location should be 10' from the property line; the proposed structure is requested to be located 9' from the property line requiring a 1' variance.**

Mr. Robinson discussed the side yard setback at Lot 24 of Tanglewood Unit 2. He said it is required to be a 10 foot setback in this area. He said the property owner is requesting a 9 foot setback. He said the model home is 1 foot too wide for the corner lot so they are asking for a variance. He said the minimum distance that the Fire Department wants between the fence and the structure is 5 foot. Mr. Kesner made a motion, seconded by Mr. Drennan to approve the variance. The vote on the motion was 5-0 and the motion carried.

- 6) **Review and Consider Proposed Annexation of +/- 80 acres of property located northwest of the intersection of W. Bender and NW County Road.**

Mr. Robinson said this item was before the Board last month. He said the direction of the Board was to send property owner notifications and include the properties north of the proposed annexation. He said the letters were sent out and there was no response for or against. Mr. Smith asked if the city was going to extend the water or sewer line? Mr. Randall said they looped the water line down W. County Rd to Marland Street. Mr. Robinson said the developer will be extending water to his 80 acres and they are addressing the sewer. Mr. Hicks said the city doesn't have any plan to extend utilities but the developer may. Mr. Smith said he farms the field south of the annexation and he asked if it would affect him with farming the cows and horses. Mr. Hicks said it would be the frontage area he owns they want to annex. He said they do not have to have the farm land and his house in the city.

Mr. Robinson said if Mr. Smith ties onto city utilities then he would be charged his fair share. Mr. Kesner said that he has cattle and if it is inside the city limits then what ordinances would be required of him. Mr. Robinson said if he wanted to be annexed he could petition for a rural open space district for animals. He said running a pivot would be a problem though. Mr. Smith said he did have a pivot. Mr. Robinson said unless he hooks onto the city system then it would not be an issue. Mr. Smith said he had 60 something acres of water rights would that affect that? Mr. Robinson said the city asks during annexation that they grant the water rights to the city.

Mr. Smith said he wouldn't mind them annexing the front portion but the area in the back where he raises his hay he would have to shut his water well down and that would not work

for him. Mr. Hicks said he could annex a portion of his property. Mr. Robinson said a subdivision would be his best bet. Ms. Smith asked if Mr. Schubert's property was going to be housing or commercial? Mr. Kesner said he thought it was going to be commercial. He asked Mr. Robinson if he heard back from parcels 1, 2, 3? Mr. Robinson said no. Mr. Kesner made a motion, seconded by Mr. Ramirez to approve the annexation to include the petition areas and area 2 and 3 of the notification which he believed was Mr. Brett Clay's properties. Mr. Hicks told Mr. Smith if he wanted the front area of his property to be included in the annexation between now and the Commission Meeting he could contact Mr. Robinson. Mr. Kesner said he would agree with that and made an amendment to the motion to include Mr. Smith's property if he desires to be annexed. The vote on the motion was 5-0 and the motion carried.

Mr. Cory Needham, Assistant County Manager with Lea County said they support the growth of the city but as the commercial properties get developed and have accesses to Bensing Road to the West they will go from Bensing Road onto Bender and through a residential neighborhood. He said he would like the city to keep in mind their MTP and Master Plans to see if they can make some connections onto W. County Road to Lovington Highway or up to Millen. He said he would like to try and relieve some of the traffic off of Bensing. Mr. Donahue said he thought the plan was to run a road to connect W. County Road into Bensing in the middle of the property that is being annexed. Mr. Needham asked if he thought that was the first phase or were they going to connect to Bensing first. Mr. Donahue said they did not know yet how it would develop out. Mr. Needham said Bensing is a 24 foot road right now and it may be difficult to share trucks with. Mr. Robinson said the annexation would require that the city annex the entire portion of Bensing adjacent to the annexation area. He said there would have to be agreements between the city and the county.

7) Review and Consider Proposed Amendment to the City of Hobbs Major Thoroughfare Plan - OFF-STREET OR ON-SITE PARKING REQUIREMENTS POLICY.

Mr. Robinson said recently there have been some variance issues and request for off-street parking and staff is proposing an amendment. He said he thought this would clarify the off-street parking. Mr. Robinson said that there had to be onsite parking outside of covered parking. Mr. Hicks asked if he was saying if a house had a garage and no driveway then it would count as two offstreet parking areas? Mr. Robinson said he believes the Board wants two parking spaces outside of the garage. Mr. Kesner said on Mesa Verde there is rear access houses that would all be noncompliant if they pass this ordinance. Mr. Robinson said they were built prior to the MTP. Mr. Kesner said if another developer came in and wanted to do similar type housing they would not be able to. Mr. Robinson said they would have to provide 2 parking spaces.

Mr. Kesner said this amendment doesn't differentiate single and multi-family homes. Mr. Hicks said it should state per dwelling unit. Mr. Kesner said in garden homes you want zero or low maintenance then you would either have to concrete the entire width of the parcel or have landscaping and they may not want that. Mr. Robinson said when properties are developed they need to develop two parking spaces off the street so that people around you are not negatively impacted. Mr. Kesner said the ideal of development is giving the developer the opportunity to develop lands that are marketable. He said if they want to

accommodate all generations then he is open to have no yard. Mr. Hicks said this amendment is to clarify two off-street parking requirements. He said to add the comment “excluding carports: to the amendment. Mr. Robinson said the new proposed amendment would read “Two 10 x 20 foot minimal improved parking areas wholly located within the boundaries of the site but outside the envelope of any structure, excluding carports contained within the site”. Mr. Hicks said one of the issues when considering a site development is street right-of-way width. He said with narrower roadways they will need more onsite parking so it is a tradeoff.

Mr. Ramirez made a motion, seconded by Mr. Drennan to recommend amending the Major Thoroughfare Plan Off-street and onsite parking requirements to state “Two 10 x 20 foot minimal improved parking areas wholly located within the boundaries of the site but outside the envelope of any structure, excluding carports contained within the site”. The vote on the motion was 4-1 with Mr. Kesner opposed. The vote on the motion carried.

8) Discussion Item.

(A) On-street Parking of Commercial Vehicles.

Mr. Robinson said this Board is looking at this issue because of the health, safety and welfare of the City of Hobbs and to make recommendations of improvements to the City Commission.

Mr. Efren Cortez said 66-7-415 specifically addresses motor vehicles and that provision requires signage. He said from a legal stand point that is the provision they have been operating under. He said they will have to place signage if they intend to prohibit or otherwise limit parking of commercial motor vehicles within the streets of the municipality. He said if parking in residential areas is limited they do have some hurdles to address. He said one of them being the definition or “residential”. He said in theory if this Board decides to do something similar he thinks they could pass constitutional muster and overcome the barrier we have for lack of zoning. Mr. Robinson said he thinks trucks parking on the street are the issue not driving on the street. Mr. Cortez said usage can be a variance of things. He said they would seek to define usage if they are going to address only parking.

Mr. Cortez said under the Uniform Traffic Ordinance it actually gives a presumption for parking violations. He said the majority of time when a parking citation is issue it is rare that the driver is still in the vehicle. He said the owner of the vehicle is presumed to have parked the vehicle illegally. He said the officer could issue a citation to the owner of the vehicle. He said sometimes local officers may have issues when it comes to determining size or weight of a vehicle. Mr. Hicks asked if the municipality can restrict parking per the UTO definitions? Mr. Cortez said yes. He said there is an exception for parking when it comes to unloading and loading commercial vehicles.

Mr. Cortez said one of the hurdles they have to overcome is the signage issue and the definitions of vehicles. He said there may be a compromise by the Board for how far or how narrow do they want to address the parking issues. Mr. Hicks said this Board needs to come up with a minimum or maximum weight or size on vehicles that they want to restrict.

Ms. Vickie Smith lives in Ranch View Estates on east Bender. She said when the subdivision was built they were required an extra wide street. She said they have an extra wide road that has a lot of parking space. She said she has a neighbor that is parking two semi's with water hauling trucks. She said she is concerned about the environmental issues with those trucks. She said he also parks a 40 foot 5th wheel cargo trailer there. She said it inhibits traffic because there is only one entrance from that direction to their homes and he is parked on a corner that is a site issue. She said she spoke to a police officer who said there was too much of a gray area on the codes and they were not going to be able to do anything. She said it lowers the values of their homes. Mr. Hicks said he really appreciated her coming today and sitting through this meeting to tell them about these issues. He said there have been a number of complaints forwarded from Commissions and they are trying to come up with a solution.

Mr. Hicks said he would like to have a discussion again next month but he would like a Committee to get together and work on this before it comes back to the Board. Mr. Drennan, Mr. Ramirez, and Mr. Donahue are the volunteers for this committee. Mr. Robinson said the committee will meet two or three times to go over this issue before they meet again.

9) **Adjournment.**

With nothing further to discuss Mr. Ramirez made a motion, seconded by Mr. Drennan adjourned the meeting at 11:58 am.

Tres Hicks, Chairman

October 16, 2018
Planning Board Regular Meeting

- 5) Review and Final Plat Approval for Libba Land Subdivision, as submitted by property owner, Daniel Johncox.**

Staff Notes:

The Planning Board granted "Preliminary Plan Approval" for Unit 1 on May 15, 2018 (see attached). What is actually being considered today is the Preliminary and Final Plat Approval for the entirety of the Libba Land Subdivision.

**PLANNING BOARD MEETING
MINUTES
May 15, 2018**

The Hobbs Planning Board met on May 15, 2018 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. Guy Kesner, Vice Chairman presiding.

Members Present:

Guy Kesner, Vice Chairman
Bill Ramirez
Larry Sanderson
Phillip Ingram
Ben Donahue

Members Absent:

Brett Drennan
Tres Hicks, Chairman

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

Kevin Robinson, Development Director
Todd Randall, City Engineer
Julie Nymeyer, Staff Secretary
Daniel Johncox

Bruce Reid, County Planner
Ben Manes
Seborn South
Scotty Holloman

1) Call To Order.

Vice Chairman, Guy Kesner called the meeting to order at 10:02 am.

2) Review and Consider Approval of Agenda.

The first item of business was to review and approve the Agenda for the May 15, 2018 meeting. Mr. Kesner asked if there were any changes or additions to the Agenda? Mr. Robinson said there were some people in the audience that were here for items 9, 8 and 5 and maybe they could move those items up on the agenda. Mr. Kesner moved the agenda items to 9, 5 and 8. Mr. Ramirez made a motion, seconded by Mr. Ingram to approve the agenda as amended. The vote on the motion was 4-0 and the motion carried.

3) Review and Consider Approval of Minutes.

**April 17, 2018 – Regular Meeting
April 25, 2018 – Special Meeting**

Mr. Kesner asked if everyone has had a chance to read the Regular Meeting Minutes from April 17, 2018 and the Special Meeting Minutes from April 25, 2018. Mr. Ramirez made a motion, seconded by Mr. Ingram to approve the Regular and Special Meeting Minutes. The vote on the motion was 4-0 and the motion carried.

4) Communications from Citizens.

There was no communication from citizens.

9) Review and Consider proposed parking variance, MC 15.20 for property located at 900 N. Turner.

Mr. Robinson said this is a proposed parking variance at 900 N. Turner. He said this location requires 30 parking spaces. He said in the alley behind 920 N. Turner the church agreed to a joint use parking agreement. Mr. Kesner said since the majority of the traffic will be from the Day Care he thought she should pave and maintain the alley.

Mr. Robinson said there are 4 spaces for employee parking. Mr. Ramirez asked about trash pickups in the alley and if they were commercial trash bins? Ms. Ugalde said they will have two poly carts. Mr. Kesner said he felt like the neighbors that share the alley should be notified. He said staff should send them a notification of the proposed parking agreement and see if they have issues with the alley being used. He said to give the adjacent properties 15 days to respond.

Mr. Sanderson arrived at the meeting.

Mr. Ramirez made a motion, seconded by Mr. Ingram to approve the parking variance with the conditions that the Day Care owners maintain the alley and apply pavement markings for drop off area noted and for staff to notify the neighbors surrounding the alley for comments and approval. The vote on the motion was 5-0 and the motion carried.

5) Public Hearing to Review and Consider a Request to Grant a Special Use Permit and Amend the Planning District Map to Allow a Recreational Vehicle Park (RVP), on a 6.16 +/- acre parent parcel located at 4511 W. Business Park Boulevard.

Mr. Robinson said this is a Request to Grant a Special Use Permit and Amendment to the Planning District Map.

Mr. Kesner opened the public hearing at 10:28 am for comments. Mr. Scotty Holloman said the NMJC owns the property SE of the area. He said the NMJC has no problem with the RV Park but they would like to make sure there will be some type of a buffer.

Mr. Kesner closed the public hearing at 10:30 am. Mr. Robinson said buffering is part of the ordinance and will be required. Mr. Ramirez made a motion, seconded by Mr. Ingram to approve the Special Use Permit. The vote on the motion was 5-0 and the motion carried.

8) Review and Consider Preliminary Plan Approval for Libba Subdivision Unit 1, as submitted by property owner, Daniel Johncox.

Mr. Robinson said this is a Preliminary Plan approval. He asked Mr. Johncox if this was a phased development or actual units? Mr. Johncox said a phased development. He said the main concern is the projection of Fowler Street. He said currently Fowler is projected east

of the Cielo Linda Subdivision. He said staff is proposing an easement which in an encumbrance to the lots 8 and 16 of Unit 2. He said there would be a surface and subsurface public infrastructure easement that would be on the two lots and nothing could be built on them.

Mr. Kesner asked if you want the roadway a little farther to the west why don't you just have the developer grant the right-of-way a little farther west? Mr. Randall said that is an option. Mr. Reid suggested curving Fowler instead of lining it up. He said putting a curve in it will not take as much land. Mr. Johncox said he would rather curve the easement if possible.

Mr. Robinson said on the flag pole portion if Mr. Johncox will make it 35 feet on the flag pole portion instead of 20 foot for drainage. Mr. Johncox asked he could dedicate the 35 feet to the county? Mr. Robinson said if you dedicate to the county that is a drainage pond and they will accept 20 feet. Mr. Randall said it can be 20 feet if the county is willing to accept it. Mr. Reid said you can attach the flood plain to the lot you just have to have an attachment to the plat that no one can build in the drainage for the flood plain. Mr. Johncox said he thought that was what he would do.

Mr. Kesner said if there were any other questions? Mr. Reid said the county approved the preliminary plat for the subdivision the 3rd of May. Mr. Sanderson made a motion, seconded by Mr. Ramirez to approve the Preliminary Plan of the Libba Subdivision with the alignment of the two cross sections roads. The vote on the motion was 5-0 and the motion carried.

6) Public Hearing to Review and Consider a Request to Grant a Special Use Permit and Amend the Planning District Map to Allow a Recreational Vehicle Park (RVP), on a 4.89 +/- acre parent parcel located at 301 S. West County Road.

Mr. Kesner said this is a Public Hearing to review and consider a Special Use Permit. Mr. Robinson said previously this Board approved Goings Lane RV Park. He said 301 SW County Road is where the truck wash sits and is a dual frontage lot. He said the property owner would like to develop the property west of the truck wash into a RV Park. Mr. Ingram asked if there was an existing RV Park in the area? Mr. Robinson said north of Pilot they are developing an RV Park.

Mr. Kesner opened the Public Hearing at 11:05 am. There were no public comments. Mr. Kesner closed the Public Hearing at 11:06 am. Mr. Kesner said he thought this area made as much sense as any other area. Mr. Ramirez asked if the property owners have been notified? Mr. Robinson said yes they have. Mr. Ingram asked if the tank battery was still active? Mr. Robinson said he thought it was active. Mr. Ingram said his concern is if there was some type of gas discharge from the battery. He said whoever owns the tank battery will need to take additional steps to protect the people. Mr. Ingram made a motion, seconded by Mr. Ramirez to approve the Special Use Permit pending that the property owner of the tank battery is notified that an RV Park is going in the area and there could be some safety issues regarding the tank battery. The vote on the motion was 5-0 and the motion carried.

- 7) **Review and Consider various variance requests from MC Chapter 18.04.060, for an existing Non-Conforming MHP located southwest of the intersection of Sanger & Grimes, as requested by Juan Villalobos, property owner.**

Mr. Robinson said initially in MC 18.04 Mobile Home Parks had five years to become compliant. He said as these mobile home parks request additional placements in their parks we do not allow that until they become compliant. He said upon review with this property owner he was given options and this is plan B you are looking at. He said in order for them to become compliant there would be some variances that would be required. He said primarily mobile home space. He said a safety concern is that every space has access for emergency responders. He said currently today there are violations in the private roadway. He said the units within the private roadways need to be removed.

Mr. Randall said all of this paving is actually pavement and improvements in the railroad right-of-way. Mr. Kesner asked what the pavement was being used for? Mr. Randall it is access to each unit. Mr. Robinson said it is more important for site circulation now because of the units that in the private roadway.

Mr. Robinson said if the Board likes this plan then they can adopt a site plan. He said there may be some opportunities to come back to the Board for additional variances. He said the density was the greatest problems. He said what staff would like to see the Board do is to have them remove the units that are in the public roadways immediately. Mr. Kesner said it will be very hard to realign the homes. Mr. Sanderson asked how many variances to get this cleaned up? Mr. Robinson said two variances are being requested at this time, an opaque fence and structures need to be removed from the roadway.

Mr. Kesner said the egress problem needs to be fixed first and then two years to do curb cuts or make driveways for entrance on Leech Street or put an opaque fence around the trailer park. He said he would rather the homes get moved and become more in compliance first.

Mr. Ingram left the meeting at 11:40 am.

Mr. Sanderson made a motion, seconded by Mr. Ramirez to approve the variances pending they move the houses out of the right of way in 3 months, and in 6 months he will need to come to the Planning Board with a resolution on the rest of the issues to be completed within 2 years. The vote on the motion was 4-0 and the motion carried.

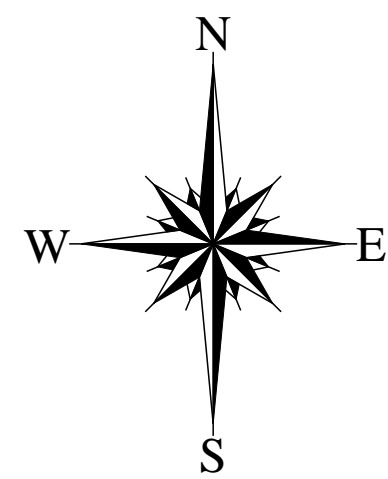
10) **Adjournment.**

With nothing further to discuss, Mr. Ramirez made a motion, seconded by Mr. Sanderson to adjourn the meeting at 11:43 am. The vote on the motion was 4-0 and the motion carried.

Guy Kesner, Vice Chairman

LIBBA LAND SUBDIVISION

SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE WEST SIX-TENTHS OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M. LEA COUNTY, NEW MEXICO



NOTE:

- BEARINGS SHOWN HEREON ARE MERCATOR GRID AND CONFORM TO THE NEW MEXICO COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM 1983. DISTANCES ARE SURFACE VALUES.
- BASED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO AND INCORPORATED AREAS, MAP NUMBER 35025C11700 COMMUNITY No. 350130, PANEL No. 1170 OF 2150, DATED DECEMBER 16, 2008, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THIS TRACT LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M. LEA COUNTY, NEW MEXICO IS DESIGNATED AS ZONE "X" BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET AT ALL INTERIOR LOT CORNERS, UNLESS NOTED OTHERWISE.
- ALL LOTS SHALL HAVE 45.0 FT. FRONT SETBACKS; 5.0 FT. SIDE AND REAR SETBACKS AND A 45.0 FT. SETBACK ALONG KNOWLES ROAD.
- SURFACE AND SUB-SURFACE PUBLIC EASEMENTS ARE PART OF THE LOT. LOT OWNER SHALL NOT LOCATE PERMANENT STRUCTURES WITHIN THE EASEMENT.

LEGEND:

- ⊙ - DENOTES SET 1/2" STEEL ROD W/CAP MARKED "JWSC PS 12641"
- - DENOTES FOUND 1/2" STEEL ROD W/CAP MARKED "JWSC PS 12641"
- ⊗ - DENOTES FOUND 1/2" STEEL ROD W/CAP MARKED "PS 3239 PS 7997"
- ⊖ - DENOTES FOUND SPIKE NAIL
- - DENOTES FOUND 1/2" STEEL ROD
- - DENOTES FOUND 1-1/2" IRON PIPE
- ⊕ - DENOTES FOUND 5/8" STEEL ROD
- - DENOTES FOUND BOLT W/WASHER
- ⊖ - DENOTES FOUND 2" ALUMINUM CAP
- - DENOTES FOUND 1" STEEL ROD
- DENOTES SETBACK LINE (SEE NOTE #4 ABOVE)
- DENOTES SURFACE AND SUB-SURFACE PUBLIC EASEMENTS (SEE NOTE 5)

CERTIFICATE OF APPROVAL BY THE CITY PLANNING BOARD:
THE PLAT, RESTRICTIONS AND DEDICATION REVIEWED AND APPROVED ON THE _____ DAY OF _____, 2018 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 _____, 2018 A.D., BY WILLIAM M. HICKS.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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 LIBBA LAND SUBDIVISION, WAS APPROVED BY THE COMMISSION OF THE CITY OF HOBBS BY RESOLUTION No. _____ ON THE _____ OF _____, 2018 A.D.

JAN FLETCHER, CITY CLERK

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 A.D., BY JAN FLETCHER.

NOTARY PUBLIC

MY COMMISSION EXPIRES

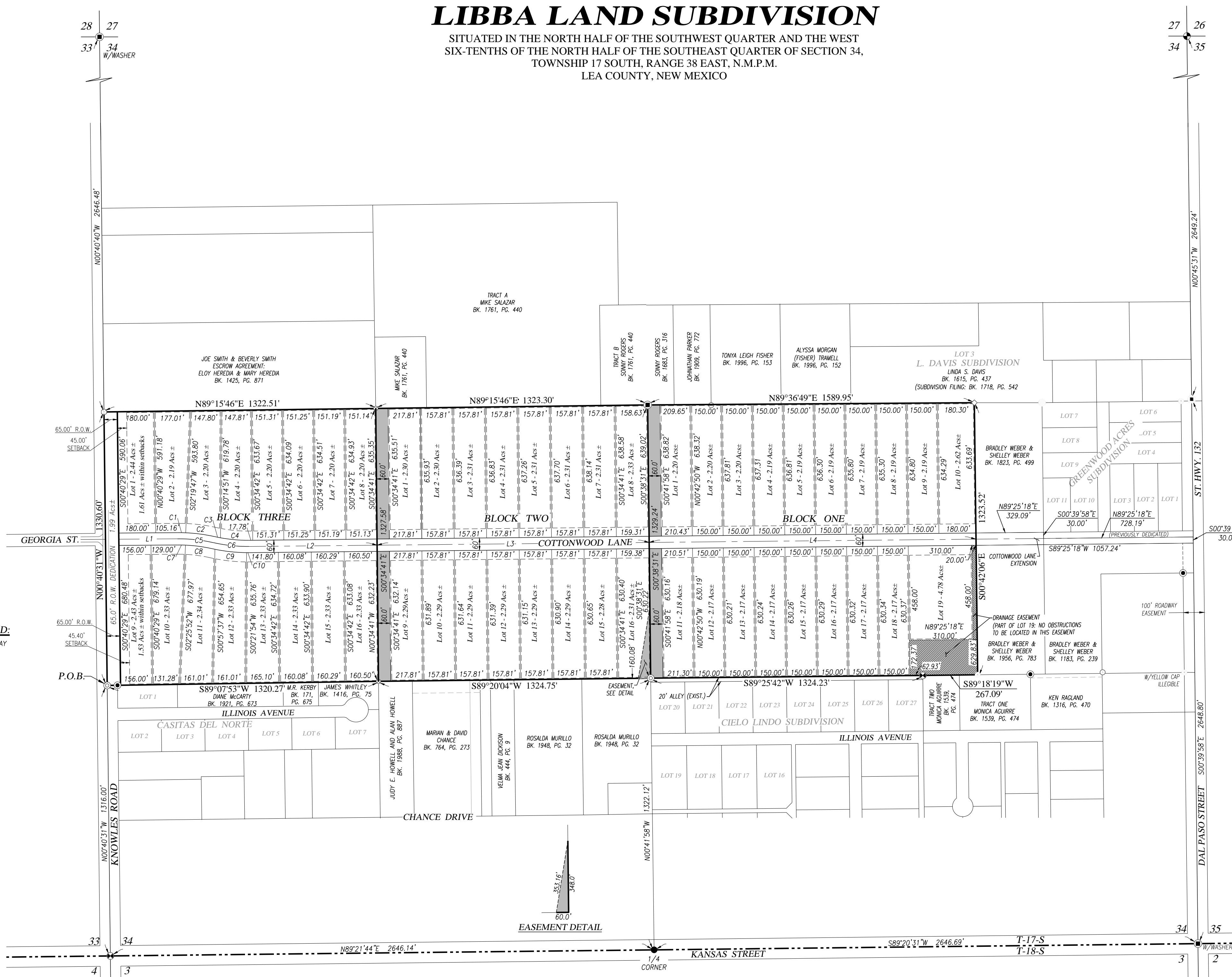
SURVEYOR'S CERTIFICATE:

I, GARY G. EDISON, 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.

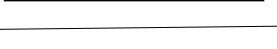
GARY G. EDISON



PROVIDING SURVEYING SERVICES SINCE 1946
JOHN WEST SURVEYING COMPANY
412 N. DAL PASO #HOBBS, N.M. 88240
(778) 383-3117 www.jwsurvey.com
TBP/LS 10021000



EASEMENT DETAIL



Scale: 1 inch = 300 feet

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	780.00'	300°16'	40.90'	40.90'	N89°10'21"W
C2	780.00'	10°29'17"	142.78'	142.58'	N82°25'55"W
C3	720.00'	2°16'06"	28.50'	28.50'	S78°18'59"E
C4	720.00'	1°10'74"	139.84'	139.62'	S89°00'52"E
C5	750.00'	1°22'31"	176.62'	176.21'	N83°58'43"W
C6	750.00'	1°23'46"	175.36'	174.96'	S83°52'49"E
C7	720.00'	3°06'21"	39.03'	39.03'	N89°07'19"W
C8	720.00'	10°23'12"	130.52'	130.34'	N82°22'32"W
C9	780.00'	1°12'58"	155.19'	154.93'	S83°56'07"E
C10	780.00'	0°56'36"	12.84'	12.84'	N89°53'36"E

LIBBA LAND SUBDIVISION

A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE WEST SIX-TENTHS OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M. LEA COUNTY, NEW MEXICO.

OWNER'S STATEMENT, DEDICATION AND AFFIDAVIT:

THE FOREGOING SUBDIVISION OF THAT CERTAIN LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 1962, PAGE 672, OF THE OFFICIAL RECORDS OF LEA COUNTY, NEW MEXICO, SITUATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M. LEA COUNTY, NEW MEXICO, INTO LIBBA LAND SUBDIVISION, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH STEEL ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 34, THEN N00°40'31"W ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 1316.00 FEET TO A SET 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" FOR THE POINT OF BEGINNING;

THEN N00°40'31"W ALONG SAID WEST SECTION LINE A DISTANCE OF 1330.60 FEET TO A BOLT WITH WASHER FOUND FOR THE NORTHWEST CORNER OF THIS TRACT; THEN N89°15'46"E A DISTANCE OF 1322.51 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "PS 3239 PS 7997" FOUND FOR A CORNER OF THIS TRACT; THEN N89°15'46"E 1323.50 FEET TO A SPIKE NAIL FOUND FOR A CORNER OF THIS TRACT; THEN N89°36'49"E A DISTANCE OF 1589.95 FEET TO A 1" STEEL ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT; THEN S00°42'06"E A DISTANCE OF 1323.52 FEET TO A 1/2" STEEL ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT; THEN S89°18'19"W A DISTANCE OF 267.09 FEET TO A 5/8 STEEL ROD FOUND FOR A CORNER OF THIS TRACT; THEN S89°25'18"W A DISTANCE OF 1324.23 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR A CORNER OF THIS TRACT; THEN S89°20'04"W A DISTANCE OF 1324.75 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "PS 3239 PS 7977" FOUND FOR A CORNER OF THIS TRACT; THEN S89°07'53"W A DISTANCE OF 1320.27 FEET TO THE POINT OF BEGINNING. CONTAINING 128.91 ACRES MORE OR LESS.

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

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

OWNER: DANIEL JOHNCOK, Y.M.H., INC.

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF LEA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 A.D., BY DANIEL JOHNCOK, Y.M.H., INC.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY THE LEA COUNTY COMMISSION

STATE OF NEW MEXICO)
COUNTY OF LEA)

BE IT KNOWN THAT THE PLAT OF LIBBA LAND SUBDIVISION, WAS SUBMITTED TO THE BOARD OF LEA COUNTY COMMISSIONERS OF LEA COUNTY, NEW MEXICO, ASSEMBLED AT A MEETING ON THE _____ DAY OF _____, 2018, A.D., THE SUBDIVISION AS SHOWN ON SAID PLAT WAS THEREUPON APPROVED AND ACCEPTED BY A MAJORITY OF THE MEMBERS OF THE BOARD.

IN WITNESS WHEREOF, THE BOARD OF LEA COUNTY COMMISSIONERS OF LEA COUNTY, NEW MEXICO, HAS CAUSED THIS INSTRUMENT TO BE SIGNED ON ITS BEHALF BY ITS CHAIRMAN AND ATTESTED TO BY THE COUNTY CLERK OF LEA COUNTY, NEW MEXICO, ON THIS _____ DAY OF _____, 2018 A.D.

RON BLACK, CHAIRMAN

ATTEST: KEITH MANES, LEA COUNTY CLERK

BY _____ DEPUTY

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 A.D., BY RON BLACK AND KEITH MANES.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY THE LEA COUNTY PLANNING AND ZONING BOARD

BE IT KNOWN THAT THE PLAT OF LIBBA LAND SUBDIVISION, 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 _____, 2018 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, LEA COUNTY CLERK

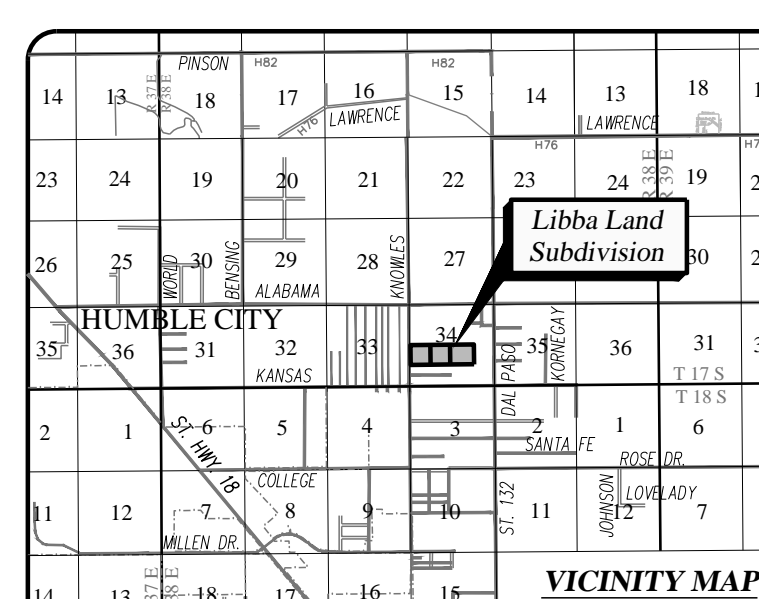
BY _____ DEPUTY

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 A.D., BY KALLIE WINDSOR AND KEITH MANES.

NOTARY PUBLIC

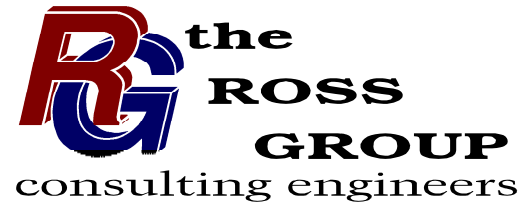
MY COMMISSION EXPIRES



Scale: One Inch = Three Hundred Feet
CAD Drafter & Date: DSS - 09/28/18
JWSC W.O. No. 17.11.0434 JWSC File No. E-3891
© 2018 John West Surveying, Inc. Hobbs, NM 88240

STATE OF NEW MEXICO
COUNTY OF LEA - FILED:

Date: _____ Time: _____
Recorded: Book _____ Page _____
Cabinet _____ Slide _____



October 9, 2018

Mr. Corey Needham
Lea County Road Department
5915 N. Lovington Highway
Hobbs, New Mexico 88240

Re: Libba Land Subdivision/Cottonwood Road, located in Lea County, New Mexico

Dear Mr. Needham:

The above described subdivision's infrastructure for roadways has been installed as per the plans and specifications, as approved by the County of Lea and the City of Hobbs.

We recommend that the roadway be accepted into the Lea County roadway system.

Sincerely,

the Ross Group

Philip L. Ross, P.E.

xc: Mr. Kevin Robinson, City of Hobbs

October 16, 2018
Planning Board Regular Meeting

- 6) Public Hearing to Review and Consider a Request to Grant a Special Use Permit and Amend the Planning District Map to Allow a Recreational Vehicle Park (RVP), on a +/-4.32 acre parent parcel located northwest of the intersection of Lovington Highway and World Drive.**



PLANNING DIVISION

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

City of Hobbs, New Mexico

«Name»
«Address»
«City_», «State_» «Zip»

September 11, 2018

RE: REQUEST TO AMEND THE PLANNING DISTRICT MAP -- SPECIAL USE PERMIT PROPOSED ALLOWING AN RV PARK TO BE LOCATED NORTHWEST OF THE INTERSECTION OF LOVINGTON HIGHWAY AND WORLD DRIVE.

Dear Property Owner:

The City of Hobbs has received a request to amend the Planning District Map and issue a special use permit to allow a proposed RV Park on the +/- 4.32 acre parcel located northwest of the intersection of Lovington Highway and World Drive (see attached map). As a property owner you are being notified of the developer's intent to construct a RV Park on the aforementioned parcel. The City Planning Board will be reviewing this issue on October 16, 2018, 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 sent to you as a property owner within the notification boundaries per Municipal Code 18.04, requiring notification of district map amendments and special use permits.

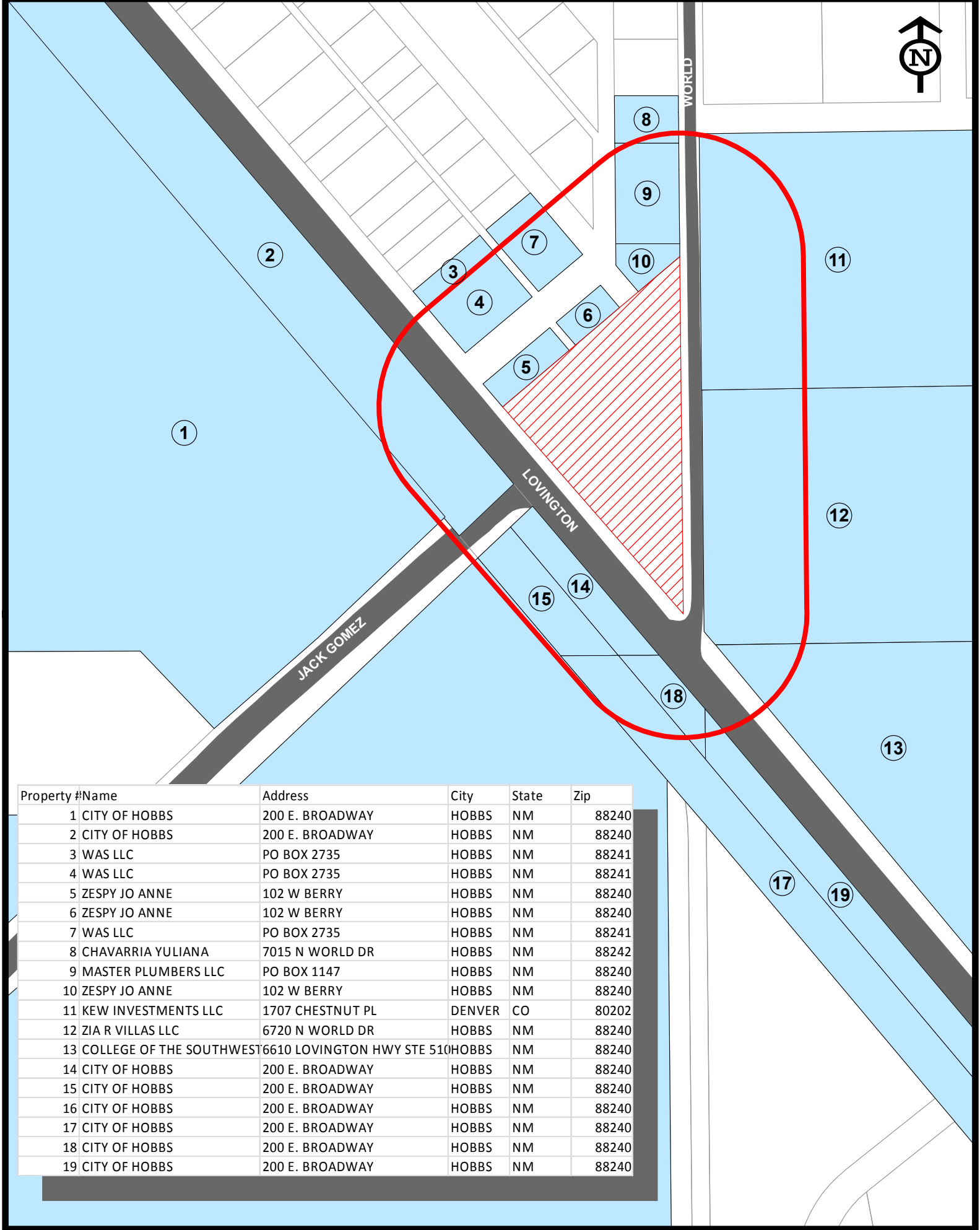
If you have questions, or written comments, please notify the City Planning Division at the above address, or call the office at (575)397-9232.

Sincerely,

THE CITY OF HOBBS, NEW MEXICO

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

Kevin Robinson – Planning Department



Property #	Name	Address	City	State	Zip
1	CITY OF HOBBS	200 E. BROADWAY	HOBBS	NM	88240
2	CITY OF HOBBS	200 E. BROADWAY	HOBBS	NM	88240
3	WAS LLC	PO BOX 2735	HOBBS	NM	88241
4	WAS LLC	PO BOX 2735	HOBBS	NM	88241
5	ZESPY JO ANNE	102 W BERRY	HOBBS	NM	88240
6	ZESPY JO ANNE	102 W BERRY	HOBBS	NM	88240
7	WAS LLC	PO BOX 2735	HOBBS	NM	88241
8	CHAVARRIA YULIANA	7015 N WORLD DR	HOBBS	NM	88242
9	MASTER PLUMBERS LLC	PO BOX 1147	HOBBS	NM	88240
10	ZESPY JO ANNE	102 W BERRY	HOBBS	NM	88240
11	KEW INVESTMENTS LLC	1707 CHESTNUT PL	DENVER	CO	80202
12	ZIA R VILLAS LLC	6720 N WORLD DR	HOBBS	NM	88240
13	COLLEGE OF THE SOUTHWEST	6610 LOVINGTON HWY STE 510	HOBBS	NM	88240
14	CITY OF HOBBS	200 E. BROADWAY	HOBBS	NM	88240
15	CITY OF HOBBS	200 E. BROADWAY	HOBBS	NM	88240
16	CITY OF HOBBS	200 E. BROADWAY	HOBBS	NM	88240
17	CITY OF HOBBS	200 E. BROADWAY	HOBBS	NM	88240
18	CITY OF HOBBS	200 E. BROADWAY	HOBBS	NM	88240
19	CITY OF HOBBS	200 E. BROADWAY	HOBBS	NM	88240

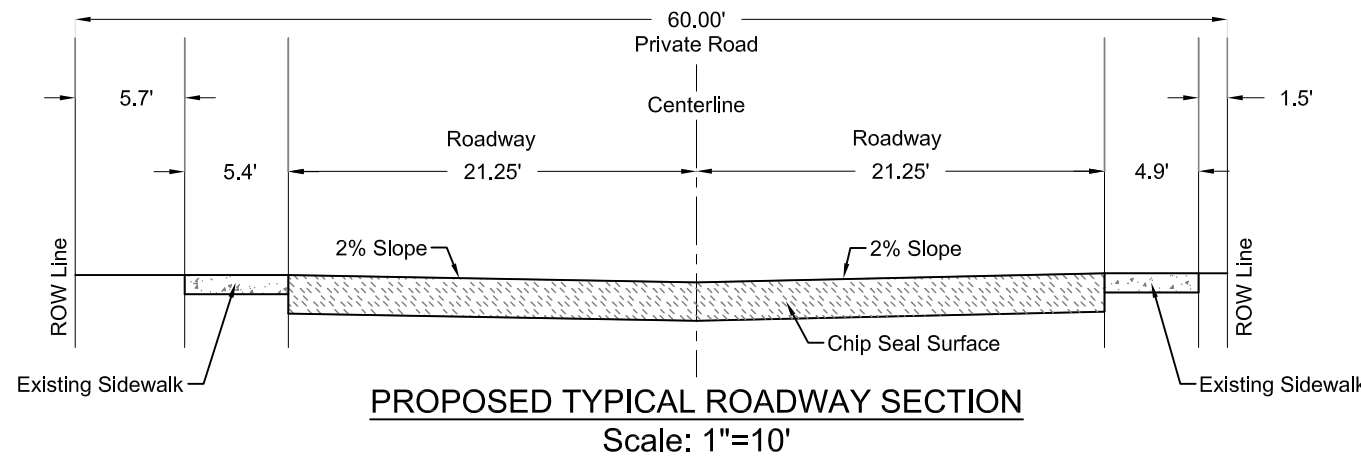
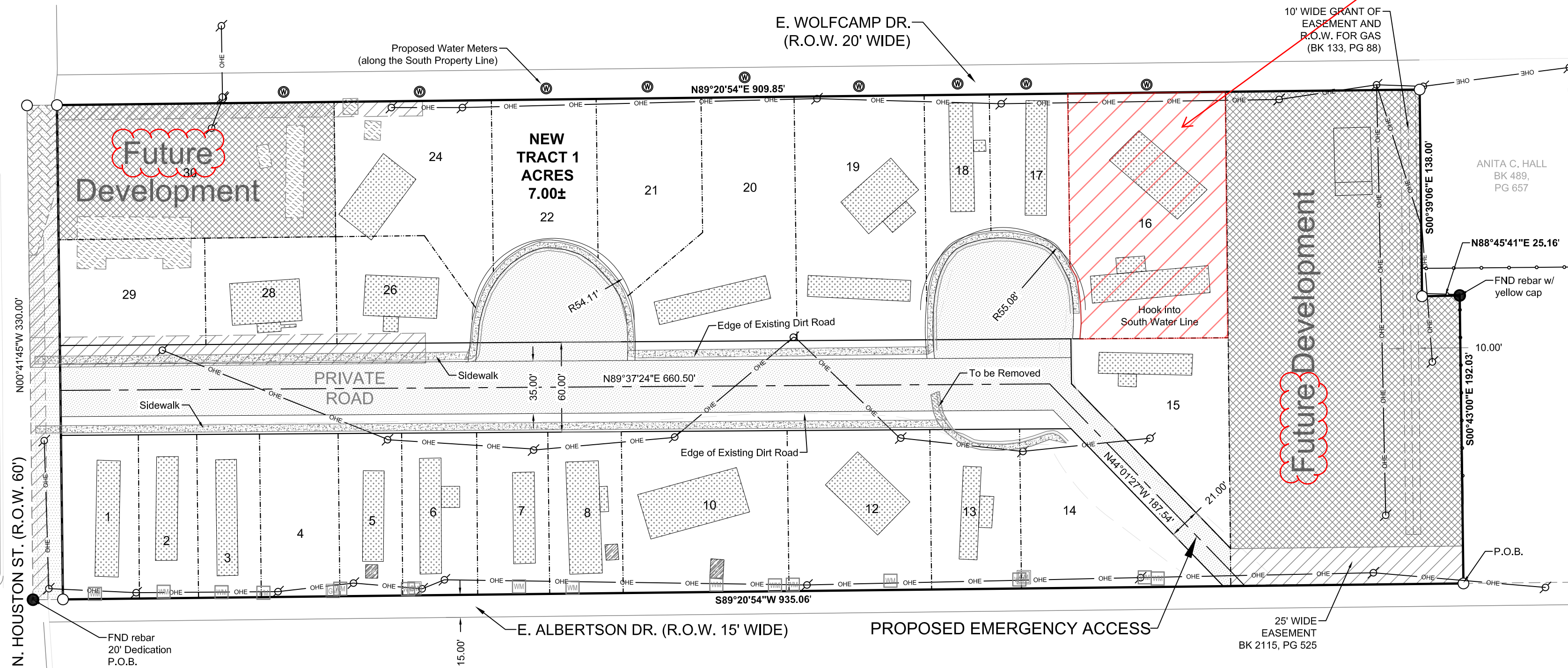
October 16, 2018
Planning Board Regular Meeting

- 7) **Review and Consider variance from MC 18.04 (Manufactured Homes) as submitted by property owner Ricardo Carrillo.**

A&E MOBILE HOME PARK SPACE LAYOUT

N/2 of S/2 of NE/4 of the SE/4 of Section 22, Township 18 South, Range 38 East,
N.M.P.M., Hobbs, Lea County, New Mexico.

1 Habitable unit per space.



18.04.060 DESIGN STANDARD

A. Mobile Home Parks (MHP) Design Standards.

1. Mobile home space.
 - a. Minimum Area: Square footage: Three thousand one hundred fifty (3,150) square feet.
 - b. Width: Thirty-five (35) feet.
 - c. Corner space width: Forty-five (45) feet.
 - d. Depth: Ninety (90) feet.
 - e. Setbacks and spacing (minimum including awnings, canopies, decks and any other structures attached to, adjacent to or touching a mobile home).
 - f. Dwelling unit front setback: Twenty-one feet.
 - g. Dwelling unit side setback: Five (5) feet.
 - h. Dwelling unit rear setback: Ten (10) feet.
 - i. Corner lot side setback: Fifteen (15) feet.
 - j. MHP boundary to any internal dwelling unit: Ten (10) feet, except adjacent to public right-of-way.
 - k. MHP boundary to any internal dwelling unit: Twenty-five (25) feet adjacent to public right-of-way.
 - l. Dwelling unit to any building including accessory building: Ten (10) feet.
 - m. Thirty-five (35) feet setback is required from any property line of an abutting residential use existing prior to the MHP. However, this setback may be reduced five (5) feet for each additional one (1) foot of height to the exterior wall height, but the setback shall not be less than ten (10) feet to the existing residential area boundary.
 - n. Ten (10) feet setback is required to any other unit.
 - o. Minimum size is two (2.0) acres and used for the continuous accommodation of twelve (12) or more occupied mobile homes.
 - p. Only one (1) dwelling unit per mobile home park space.
 - q. All mobile home park site plans shall have a landscape plan meeting City Landscaping Standards.

2. Standards for screening, buffering, walls, etc.

- a. see MC 18.04
- b. (see MC 18.04)
3. Utility placement shall be according to the Utility Services Policy.
4. Federal, state and local accessibility requirements shall be met.
5. Streets and access standards.
 - a. (see MC 18.04)
 - b. (see MC 18.04)
 - c. All streets, excluding sidewalks, within a MHP shall meet standards of the City Engineer and be surfaced with two-inch HMA over an acceptable base course for private and public streets pursuant to the Major Thoroughfare Plan with the following minimum widths required as shown on the following table:

MHP and RVP Streets	Parallel Parking	Paving Width (feet)
Internal Street, one way	No	21
Internal Street, one way	One side	27
Internal Street, one way	Both side	35
Internal Street, two way	No	27
Internal Street, two way	One side	30
Internal Street, two way	Both side	35

d. (see MC 18.04 for more specification)

CERTIFICATE OF SURVEY

I, William M. Hick, III, New Mexico Professional Surveyor No., hereby certify that this Boundary Survey Plat was prepared from an actual ground survey performed by me or under my supervision, that this survey is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.

William M. Hicks, III NMPS #12348 Date

BASIS OF BEARING

The basis of bearing for this survey is Grid North based on the New Mexico State Plane Coordinate System, East Zone, as determined by GPS/GNSS observations. Ground coordinates are modified by scaling about a control point located at N32°40'03.64577", W103°10'44.87982" by a grid to ground scale factor of 1.0001175664592. True north can be obtained by applying a convergence angle of 00°38'09" at the Southwest Property Corner.

LEGEND

- Power pole
- Found as noted
- Set 5/8" rebar with red plastic cap marked "PGONZALEZ NMPS 24165"
- Proposed Water Meter
- Existing Water Meter
- Electric overhead line
- Edge of road
- Lot line
- Property line
- Buildings to be demolished
- Existing Buildings (Homes)
- Existing Non-Habitable Buildings
- Chip Seal
- Concrete Sidewalk
- 20' Wide Dedication to City of Hobbs
- Existing Acces and proposed Emergency exit
- Future Development Area
- R.O.W. Easement Bk. 391, Pg 555
- Easement
- Measured bearing and distance
- Record bearing and distance

PETTIGREW & ASSOCIATES PA
ENGINEERING | SURVEYING | TESTING
DEFINING QUALITY SINCE 1965
100 E. Navajo - Suite 100, Hobbs New Mexico 88240
T 575 393 9827 F 575 393 1543
Pettigrew.us

PROJECT SURVEYOR: Bentley Shafer
DRAWN BY: I.D., K.B. & H.Segay

PRELIMINARY

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: Ricardo Carrillo

LOCATION: N/2 of S/2 of NE/4 of the SE/4 of Section 22, Township 18 South, Range 38 East, N.M.P.M., Hobbs, Lea County, New Mexico

REVISIONS

No.	DATE	DESCRIPTION

VICINITY MAP
N.T.S.

SCALE 1" = 60'

SPACE LAYOUT OF A&E MOBILE HOME PARK FOR RICARDO CARRILLO

PROJECT NUMBER: 2017.1261

SHEET: 1 of 2
SU - 101

- 5) Review and Consider variance from MC 15.32 (Sign Code), as submitted by property owner representative Up-Lift Services.

Mr. Robinson said this is a variance request for sign code that will be on Zia Casino's property. He said the new sign will be as large as the original sign. He said they are taking the current electronic portion of the sign will become larger but the solid structures will be smaller. Mr. Kesner asked if it will be single sided or on both sides? Mr. Carl Baxley said it will be only single sided. Mr. Kesner made a motion, seconded by Mr. Drennan to approve the variance for the sign. The vote on the motion was 4-0 and the motion carried.

- 6) Review and Consider variance from MC 18.04 (Manufactured Homes) as submitted by property owner Ricardo Carrillo.

Mr. Robinson said this is an existing non-compliance mobile home park that has been before this board in the past for non-compliance issues. He said the owners have not been allowed to move anymore units until it becomes compliant. He said the property has been sold and Mr. Ricardo Carrillo is the new owner and he is aware of all the issues to make the park compliant. He said since Mr. Carrillo purchased the property three units have been removed. He said Mr. Carrillo would like to replace the three units with one additional until the park comes into compliance.

Mr. Mark Baraibar passed out a presentation of the mobile home park. He said the biggest issue of the park is the middle row that is unpaved. He said they would like to make this park very classy, clean and safe. He said they are going to put a new base course over the top and then they will chip seal the rest. He said they are also going to install a 6 foot tall metal fence. He said they want tenants only in the park. He said for first responders they have an emergency access in the back. Mr. Kesner asked if there was currently a gate there? Mr. Baraibar said no they are installing one. He said Houston Street is narrow so Mr. Carrillo is willing to give the city an easement for 8 feet of property to widen Houston. Mr. Robinson said additional dedication would be extremely appreciated.

Mr. Hicks asked if the new owner knew there were existing issues with the park and there was a letter of non-compliance from the city? Mr. Carrillo said he knew there were problems because it looks terrible but he never saw a letter. Mr. Hicks said he would be in favor of allowing one more home to be moved in.

Mr. Hicks asked if they had a timeline to bring the park in to compliance? Mr. Carrillo said the projects have already started. He said the fence is going up now and if they get a variance they will move forward with the street paving. Mr. Hicks said he would propose a 20 foot from the proposed curb line after they dedicate the 8 feet.

Mr. Kesner made a motion, seconded by Mr. Sanderson to approve the variances to allow one home move in and chip seal for the road less 20 foot entrance of hot mix or concrete. The vote on the motion was 4-0 and the motion carried.

- 7) Review and Consider requested street name change, as submitted by developer Del Norte Heights, Inc. The Developer is requesting to change Camino Chiquito, a stub street within Del Norte Heights Addition Unit 8, to Poco.

October 16, 2018
Planning Board Regular Meeting

8) Discussion Item.

(A) On-street Parking of Commercial Vehicles Sub-committee Report.

Proposed Ordinance

“Commercial Vehicle On-street Parking”

10.05.010 Title

This chapter is known and may be cited as the CITY OF HOBBS COMMERCIAL ON-STREET PARKING CODE.

10.05.020 Purpose

The city commission adopts this chapter to better protect the health, wellness and safety of residents and protect the property rights of residential property.

10.05.030 Authority

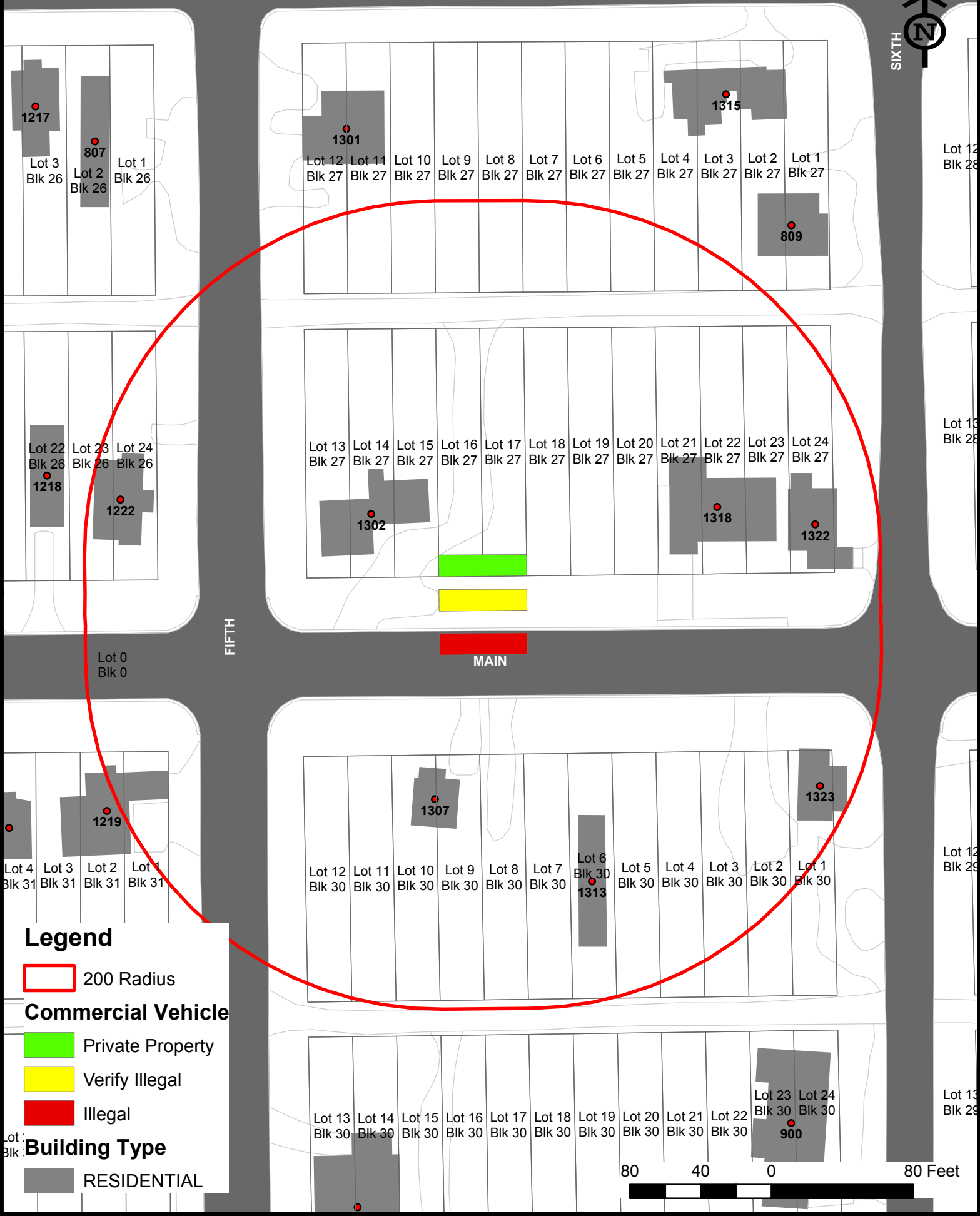
The City Commission, pursuant to the general powers; body politic and corporate powers, Section 3-18-1 NMSA 1978, specifically, to protect generally the property of its municipality and its inhabitants and to preserve peace and order within the municipality, Section 66-7-9 NMSA 1978 and Section 66-7-415 NMSA 1978, enacts the ordinance codified in this chapter.

10.05.040 Parking of Commercial Vehicles

- A. No person shall park any truck, truck tractor, trailer or semi-trailer with a class rating greater than 3 anywhere in any residential area. This prohibition shall apply not only on public streets but on private property, driveways and parking areas within any residential area. The prohibition shall not apply to the parking of such a vehicle for the purpose of making pickups or deliveries from or to any building located within such residential district, while the vehicle is actively loading or unloading, nor to any vehicle utilized on, working at or servicing any well site permitted thru and compliant with Chapter 8 of this code.
- B. No person shall park any truck, truck tractor, trailer or semi-trailer with a class rating greater than 3 on any street or portion thereof not in a residential area for more than one hour, except while actively loading or unloading.
- C. No person shall park a commercial truck or vehicle with a class rating greater than 3 in any public or private parking facility where signs have been installed giving notice that such parking is prohibited.
- D. Any vehicle parked, standing, stored or placed within the city in violation of this section is hereby declared a nuisance per se and the police department may remove and impound, or have removed and impounded by a commercial towing service, said vehicle without notice to the owner.
- E. The prohibitions and restrictions stated in subsections A through D shall not apply to and have no effect upon a designated vehicle from a utility company which is servicing utility fixtures located on public or private property or which is an emergency or standby vehicle.
- F. In this section, RESIDENTIAL AREA means any fully contiguous block containing a single family, duplex, or multi-family dwelling.
- G. The City of Hobbs Police Department shall be responsible for enforcement of all provisions of this Section pertaining to public streets, alleys and other public property. The City of Hobbs Code Enforcement Department shall be responsible for all other provisions of this Section.



SIXTH



Legend

 200 Radius


Commercial Vehicle

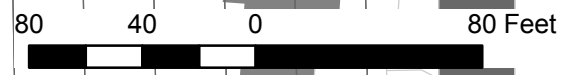
 Private Property

 Verify Illegal

 Illegal

Building Type

 RESIDENTIAL



Vehicle Weight Classes & Categories

Gross Vehicle Weight Rating (lbs)	Federal Highway Administration		US Census Bureau
	Vehicle Class	GVWR Category	VIUS Classes
<6,000	Class 1: <6,000 lbs	Light Duty <10,000 lbs	Light Duty <10,000 lbs
10,000	Class 2: 6,001 – 10,000 lbs		
14,000	Class 3: 10,001 – 14,000 lbs	Medium Duty 10,001 – 26,000 lbs	Medium Duty 10,001 – 19,500 lbs
16,000	Class 4: 14,001 – 16,000 lbs		
19,500	Class 5: 16,001 – 19,500 lbs		
26,000	Class 6: 19,501 – 26,000 lbs		
33,000	Class 7: 26,001 – 33,000 lbs	Heavy Duty >26,001 lbs	Heavy Duty >26,001 lbs
>33,000	Class 8: >33,001 lbs		

Gross Vehicle Weight Rating (lbs)	EPA Emissions Classification			
	Heavy Duty Vehicle and Engines			Light Duty Vehicles
	H.D. Trucks	H.D. Engines	General Trucks	Passenger Vehicles
<6,000 6,000	Light Duty Truck 1 & 2 <6,000 lbs	Light Light Duty Trucks <6,000 lbs	Light Duty Trucks < 8500 lbs	Light Duty Vehicle < 8500 lbs
8,500	Light Duty Truck 3 & 4 6,001 – 8,500 lbs	Heavy Light Duty Trucks 6,001-8,500 lbs		
10,000	Heavy Duty Vehicle 2b 8,501 – 10,000 lbs	Light Heavy Duty Engines 8,501 lbs – 19,500 lbs	Heavy Duty Vehicle Heavy Duty Engine >8,500 lbs	Medium Duty Passenger Vehicle 8,501 – 10,000 lbs
14,000	Heavy Duty Vehicle 3 10,001 – 14,000 lbs			
16,000	Heavy Duty Vehicle 4 14,001 – 16,000 lbs			
19,500	Heavy Duty Vehicle 5 16,001 – 19,500 lbs			
26,000	Heavy Duty Vehicle 6 19,501 – 26,000 lbs	Medium Heavy Duty Engines 19,501 – 33,000 lbs		
33,000	Heavy Duty Vehicle 7 26,001 – 33,000 lbs			
60,000	Heavy Duty Vehicle 8a 33,001 – 60,000 lbs			
>60,000	Heavy Duty Vehicle 8b >60,001	Heavy Heavy Duty Engines Urban Bus >33,001		

These charts illustrate the vehicle weight classes and categories used by the Federal Highway Administration (FHWA), the U.S. Census Bureau, and the U.S. Environmental Protection Agency (EPA). The vehicle weight classes are defined by FHWA and are used consistently throughout the industry. These classes, 1 -8, are based on gross vehicle weight rating (GVWR), the maximum weight of the vehicle, as specified by the manufacturer. GVWR includes total vehicle weight plus fluids, passengers, and cargo. FHWA categorizes vehicles as Light Duty (Class 1-2), Medium Duty (Class 3-6), and Heavy Duty (Class 7-8). EPA defines vehicle categories, also by GVWR, for the purposes of emissions and fuel economy certification. EPA classifies vehicles as Light Duty (GVWR < 8,500 lb) or Heavy Duty (GVWR > 8,501 lb). Within the Heavy-Duty class, there is a Medium Heavy Duty Diesel Engine class for engine-only certification, but no Medium-Duty Vehicle class. The September 2011 U.S. Department of Transportation (DOT)/EPA rulemaking on [Greenhouse Gas Emissions Standards and Fuel Efficiency Standards for Medium- and Heavy-Duty Engines and Vehicles](http://www.gpo.gov/fdsys/pkg/FR-2011-09-15/pdf/2011-20740.pdf) (<http://www.gpo.gov/fdsys/pkg/FR-2011-09-15/pdf/2011-20740.pdf>) uses categories and weights for Heavy-Duty Vehicle Classes 2b through 8, similar to the FHWA weight classes.



Understanding Truck Classification

When you choose a truck, you don't just pick the best-looking model from the lot. You also consider the terrain it's built to drive over, and the truck's ability to do the job you have in mind.

Of a truck's specs — whether you use it for home improvement or you're hauling massive loads across important.

[Click Here to Find Awesome Deals on Vehicles Ne](#)

Why Does a Truck's Weight Matter?

Before you buy a truck, one of the first things you should check is the truck's Gross Vehicle Weight Rating (GVWR). This is the maximum weight the truck will be after it's loaded with cargo, fuel, and passengers. Neither the truck's appearance nor its size counts into the GVWR. Only the truck's total operating weight — that is, the truck's weight while being used counts.

So why all the fuss over weight? Here are the main reasons.

- The US government regulates trucks according to weight. If a truck's GVWR is more than 10,000 pounds, so it can be tracked and inspected for safety's sake. After all, most trucks travel on public roads. If a truck is overloaded, responsibility needs to be assigned where responsibility is due.
- If you drive a truck with a GVWR over 10,001 pounds, you need to follow all sorts of regulations. You should have your vehicle inspected at certain state stations along the road.
- Weight classes help you stay on the same page with truck dealers, repair crew, and other similar people. In a parts shop, it helps to know the difference between "light duty," "medium duty," and "heavy duty." It helps you to make sure those new parts won't drastically affect the GVWR of your truck.

Types of Trucks

Officially, the government sorts trucks into 8 weight-based classes, although most people differentiate between light, medium, or heavy duty. Since the government and common classes overlap, we'll talk about both.

Light Duty

Class 1

Weight: 6,000 lbs. and lighter

Examples: Ford Ranger, Chevrolet Colorado, GMC Canyon, Dodge Dakota, Toyota Tacoma

These are the smallest and lightest trucks. They're not much use for towing or hauling, but if you're a will be enough for you. SUVs and small pickup trucks fall under this category, as do some types of cargo

Class 2

Weight: 6,001 – 10,000 lbs.

Examples: Chevrolet Silverado 1500, Chevrolet Silverado 2500, Dodge Ram 1500, Dodge Ram 2500, Nissan Titan

Full-size or half-ton pickups are usually under Class 2. Class 2 trucks can haul between 2,000 and 3,000 is split into two more categories — Class 2a and 2b. Class 2a trucks have a GVWR of 6,001 to 8,500 pounds, 8,501 to 10,000 pounds.

Class 3

Weight: 10,001 – 14,000 lbs.

Examples: Chevrolet Silverado 3500, Dodge Ram 3500, Ford E-350, Ford F-350, GMC Sierra 3500

If you have a heavy-duty pickup truck, chances are it's a Class 3 truck. Class 3 trucks are often used for and the like. You can also put certain types of walk-ins, city delivery trucks, and box trucks under this

Medium Duty

Class 4

Weight: 14,001 – 16,000 lbs.

Examples: Dodge Ram 4500, Ford E-450, Ford F-450, GMC 4500

Of the medium duty trucks, Class 4 trucks are the lightest. You can spec them as you wish by adding "ambulances, box trucks, or wreckers. Bucket trucks, certain types of city delivery trucks, and large wa

Class 5

Weight: 16,001 – 19,500 lbs.

Examples: Dodge Ram 5500, Ford F-550, Freightliner M2 GMC 5500, International TerraStar

The job capabilities of Class 4 and Class 5 trucks tend to overlap a bit. Aside from Class 4 jobs, Class 5 trucks do “vehicle” work. This category includes all remaining bucket trucks, large walk-ins, and city delivery trucks.

Class 6

Weight: 19,501 – 26,000 lbs.

Examples: Chevrolet Kodiak (GMC TopKick) C6500, Ford F-650, Freightliner M2 106, International

Beverage trucks, rack trucks, single-axle trucks, and school buses are some of the vehicles that fall under Class 6, except they can tow and haul heavier loads. In fact, you can spec Class 6 trucks to work almost anywhere.

Heavy Duty

Class 7

Weight: 26,001 – 33,000 lbs.

Examples: Ford F-750, GMC C7500, International WorkStar, Mack Granite

If you want to drive a Class 7 truck, you need a Class-B commercial driver’s license (CDL) as Class 7 trucks are used for construction, garbage collection, and livestock transportation. Vehicles under this category include tractors, dump trucks, and tanker trucks.

To get a CDL, visit your state’s DMV, ask for a Class-B CDL application form, and get ready for a written test and a physical test (to make sure your eyes and ears are in good shape) every two years and be at least 21 years old to drive on interstate highways.

Class 8

Weight: 33,001 lbs. and heavier

Examples: Tractor Trailer, 18-Wheelers

Of the trucks on this list, Class 8 trucks are one of the most common. Sleeper cabs, dump trucks, tanker trucks, and tractor-trailers are all Class 8 vehicles.

Since Class 8 trucks are the biggest and heaviest of their kind, they require drivers to get a Class-A or Class-B CDL. Class-A CDLs are for combination vehicles like tractor-trailers, while Class-B CDLs are for non-combination vehicles.



Heavy Duty Sleepers

- Long Haul trucks are the backbone of the US freeway system. Capable of pulling the heaviest loads, these trucks are the muscle cars of the trucking industry.

Liquid Bulk Trucks

- When you need to transport water, oil or chemical, these trucks are more than ready to meet your needs. You can get both sleeper and daycab configurations.



Transfers & Roll Offs

- A mainstay in the construction industry, when you need to haul a load of loose material this is the type of truck you need.

Day Cabs

- The ultimate multipurpose truck you can buy. Flexible to suit most requirements, these trucks are not stuck to one role. Versatile, maneuverable and they come in a range of shapes, sizes, engine types and more.

Low Forward Cabs

- When you need fast and nimble, this style of truck is what you need. Perfect for working in cities or congested areas, these small trucks can be customized to offer stakebeds, boxes, and even reefer bodies, giving you the choice to build a small truck to fit your business.



Refrigeration Trucks

- Big or small, almost all our truck brands can be configured to carry reefer bodies, allowing you to transport a temperature controlled environment.

Box Trucks

- A truck, with a box on the back, pretty much sums up how useful this truck type can be. Can be any size, small to large, this type of truck is common for deliveries.

Trash Trucks

- With over 35 million people living in CA, we produce a lot of garbage. What else would you need but a garbage truck to compress and clean up CA.

Tow/Crane Trucks

- With over 35 million people living in CA, we produce a lot of traffic. Broken down vehicles cause delays for thousands, tow trucks are the freeway medics.

No matter what weight class of vehicle you require, we can deliver it.



Class 4
(GVW 14,001 - 16,000)



Class 5
(GVW 16,001 - 19,500)



Class 6
(GVW 19,501 - 26,000)



Class 7
(GVW 26,001 - 33,000)



Class 8
(GVW 33,001 - 150,000)