AGENDA
City of Hobbs Planning Board – Regular Meeting
May 21, 2019 at 10:00 AM

W. M. "Tres" Hicks, Chairman
Guy Kesner, Vice Chairman
Bill Ramirez
Philip Ingram
Brett Drennan
Ben Donahue
Larry Sanderson

Tentative Agenda for the Planning Board Regular Session Meeting to be held on Tuesday, May 21, 2019 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.

March 19, 2019 – Regular Meeting
April 15, 2019 - Cancelled

4) Communications from Citizens.

5) Review and Consider

6) Review and Consider Final Plat Approval for Zia Crossing Unit 6, as submitted by property owner, Black Gold Estates, LLC.

7) Review and Consider Final Plat Approval of Tanglewood Unit Three, as submitted by property owner, ALJO, LLC.

8) Review Sketch\Master Plan for The Meadowlands, as submitted by property owner, Lemke Development, Inc.

9) Review and Consider proposed re-plat located NE of the intersection of Navajo and Hope.

10) Review and Consider Development Agreement with PKOS 10, LLC., concerning the development of property located NW of the intersection of Sanger and Tasker.

11) Discussion Items:

A) Proposed public sale disposition of public property for the production of Market Rate Multi-Family Units.

B) Review of MC 18.12 – Tower Regulations.

12) 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
March 19, 2019

The Hobbs Planning Board met on March 19, 2019 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:	**Members Absent:**
"Tres" Hicks, Chairman	**Brett Drennan**
Guy Kesner, Vice Chairman	
Bill Ramirez	
Larry Sanderson	
Phillip Ingram	
Ben Donahue	

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

Kevin Robinson, Development Director	**Todd Randall, City Engineer**
Julie Nymeyer, Staff Secretary	**Eric Scramlin, Deputy City Attorney**
Bruce Reid, County Planner	**Burl Masters**
Bob Auld	

1) Call To Order.

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

2) Review and Consider Approval of Agenda.

The first item of business was to review and approve the Agenda for the March 19, 2019 meeting. Mr. Hicks asked if there was anyone at the meeting for today's items. Mr. Robinson said there were people here for items 10 and 11. Mr. Hicks suggested moving items 10 and 11 after item number 4. Mr. Ramirez made a motion, seconded by Mr. Ingram to approve the agenda as amended. The vote on the motion was 5-0 and the motion carried.

3) Review and Consider Approval of Minutes.

February 19, 2018 – Regular Meeting

Mr. Hicks asked if everyone has had a chance to read the Regular Meeting Minutes from February 19, 2019. Mr. Kesner made a motion, seconded by Mr. Ramirez approve the Regular Meeting Minutes as presented. The vote on the motion was 5-0 and the motion carried as presented. Mr. Donahue arrived at the meeting.

4) Communications from Citizens.

There were no communications from citizens.

10) Review and Consider variance request for a proposed addition to an existing sign located at 408 W. Bender.

Mr. Robinson said this is an existing sign located at 408 W. Bender. He said historically if you work in an existing business and change the face for an existing business everything is good but if you modify then you are required to comply with the new rules. He said the existing sign exceeds the maximum square footage allowed. He said the proposal is to replace the top portion with a new sign that is 112 square feet. He said that is a 41 foot reduction in the total sign footage. He said it is currently at 303 sq. feet. Mr. Bob Auld said it will also meet the height restriction when replaced.

Mr. Kesner made a motion, seconded by Mr. Ramirez to approve the variance. The vote on the motion was 6-0 and the motion carried.

11) Review and Consider proposed ETJ subdivision located in Section 2, Township 19 South, Range 39 East, N.M.P.M., Lea County, New Mexico.

Mr. Robinson said this is an ETJ subdivision. He said the proposed subdivision as submitted to the Planning Department does not meet standard requirements. He said the developer has the right to appeal the Planning Departments decision and appear before the Board.

Mr. Robinson said this is under a claim of exemption under the county's rules and regulations. He said it will also need to comply with the municipals title 16. He said to make this compliant a dedication of surface and subsurface public easements which is an encumbrance of that property for the benefit of the public. He said additionally the infrastructure which in this case in the ETJ would be a roadway would make it compliant.

Mr. Robinson said one of the things that make this property unique is that it is on the New Mexico/Texas state line. He said there is not an access from a New Mexico improved roadway to the property. He said there is an improved Texas roadway and there is an easement from CR 347 to the Stateline. Mr. Ramirez asked if there were any utilities on the road? Mr. Kesner said there may be electrical and telephone.

Mr. Hicks asked if staff's suggestion was that they provide an easement along the edge of the property? Mr. Robinson said it is connectivity for an east/west road way coming off of the Texas roadway and it is on a section line. He said there are no New Mexico roads in this area. Mr. Kesner said the nearest road would either be Stanolind to the north or Nadine to the south. Mr. Robinson said those streets are on section lines. Mr. Kesner said without much connectivity he did not think the roadway to the north of tract 1 made any sense. He said he has reviewed this and has talked to the land owner. Mr. Robinson said there is an addressing issue and making sure there is adequate access for emergency services is the issue. He said that requires access from an all-weather surface to within 150 foot of a structure that is being built.

Mr. Hicks asked if there was an easement across the land to the north to get down to the second tract of land. Mr. Chad Wright said yes. Mr. Hicks said it is his opinion that if these people want to live out in the county and have access to that level of a road then he does not think they should change the environment they are in by requiring an all weather surface road. He said he does think for the protection of the future planning of Hobbs ETJ there should be a 60 foot easement on their plat. Mr. Wright said it is their intention to raise cattle out there and they do not plan on dividing their land. He said if they did they would have to come before the Board again anyway and could meet the required standards at that time. He said they do plan on making the road from north to south end on their land all weather standard as well.

Mr. Kesner said it is his understanding that the all weather surface road is going to run from the access point to the north all the way to at least tract 2. Mr. Wright said yes. He said the first road from the east is already done from the east and west. Mr. Robinson said that the road has to be within at least 150 foot of any proposed structure. Mr. Wright said they are going to bring the road all the way to the south border.

Mr. Sanderson made a motion, seconded by Mr. Ramirez to recommend approval to the City Commission of the proposed subdivision with a 60 foot easement on the east side of the parcel with an all weather private drive that will be installed from the access point to the east all the way through parcel two. Mr. Kesner said he does not think that east/west roadway is necessary. The vote on the motion was 6-0 and the motion carried.

5) Public Hearing to Review and Consider a Special Use Map Amendment to create a Recreational Vehicle Park (RVP) Planning District per MC 18.04, located at 1608 E. Main.

Mr. Hicks opened the public meeting up at 10:34 am. Mr. Robinson said this is a Special Use Map amendment on east Main. He said the adjacent property owners were notified and there were no phone calls or objections. Mr. Ramirez asked how many RV lots were proposed. Mr. Robinson said he thought about 3 or 4 with the possibility of expanding. Mr. Hicks asked if Main Street was improved? Mr. Robinson said yes. Mr. Hicks asked if there were any members of the public that wanted to comment on the RV Park? There were none. Mr. Hicks closed the public hearing at 10:40 am. Mr. Ingram made a motion, seconded by Mr. Sanderson to approve the Special Use Map Amendment. Mr. Kesner said that he feels like it needs to be screened where there are private residences. The vote on the motion was 6-0 and the motion carried.

6) Review and Consider side yard setback variance request for a residential single family housing unit to be located on Lot #28 of Homestead Estates Subdivision, as submitted by Gold Creek Homes, property owner. This particular lot, Lot #28 of Homestead Estates Subdivision, is located in the northwest corner of Lincoln, a minor residential, and Orchid, a minor residential. 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 said this is on Lincoln Road and they are requesting a 1 foot variance. Mr. Kesner said he is not concerned about the 1 foot setback it is the other side with a 4 foot setback that will adversely affect the lot next to it. Mr. Robinson said not necessarily, the IBC does require that the closer the structure gets to the interior property line the more hardened it becomes as far as a fire. Mr. Hicks said the 5 foot setback is the standard but you can get closer if you have a fire resistance wall. Mr. Donahue made a motion, seconded by Mr. Ramirez to approve the 1 foot variance. The vote on the motion was 6-0 and the motion carried.

7) Review and Consider a landscape variance for a proposed Commercial Development to be located northwest of the intersection of Bender and Kingsley. On-site Landscaping per MC 15.40 requires a 3,946 square feet; the proposed will provide 3,265 square feet plus 4,749 additional square feet to be located within the adjacent ROW.

Mr. Robinson said the Municipal Code requires 10 percent of the parking lot to be landscaped. He said the proposed area to be landscaped comes out to be 8.33 percent. He said it comes out to be 120 percent of the requirement on the adjacent right-of-way. Mr. Kesner made a motion, seconded by Mr. Donahue to approve the landscape variance. The vote on the motion was 6-0 and the motion carried.

8) Review and Consider an encroachment agreement for property located at 3500 N. Fowler, as submitted by property owner, Stone Ridge Property LLC. According to the most recent ALTA Survey, certain appurtenances belonging to the property encroach into the public ROW located adjacent to the western property line, maximum amount of apparent encroachment being 5.3'.

Mr. Robinson said this is an encroachment agreement with Stone Ridge Property LLC. He said there are possible encroachments into the right of way. He said there is a fence, light and a sign that appear to encroach in the right of way. He said the encroachment agreement and encroachment easement are similar to what this Board has seen in the past and if they approve this it will go to the City Commission for execution. He said the agreement basically says you can occupy the property until we need it or you can no longer occupy it. He said it would be an additional expense to relocate the entire fence. Mr. Ramirez asked if the fence was concrete? Mr. Hicks said concrete and iron fence. Mr. Ingram said the agreement could be changed if needed. He said he does not see an issue with it.

Mr. Ingram made a motion, seconded by Mr. Donahue to approve the encroachment agreement. The vote on the motion was 6-0 and the motion carried.

9) Review and Consider a proposed Summary Subdivision, as submitted by property owner Suerte Land Group, LLC, located south of the intersection of Scenic Drive and Suerte Drive.

Mr. Robinson said this is a proposed Summary Subdivision. He said staff has not seen any actual subdivision plats. He said Suerte Drive is proposed to be a minor collector street. He said the development agreement is because there are parts of this roadway that would not be

beneficial to the developer. He said it better serves the community to have the roadway located in this area. He said the developer and staff are proposing a developer agreement for the development of the minor collector. He said the municipality would participate in the fair share of development and the city's fair share would ultimately be recovered when the adjacent properties access the infrastructures that they are installing.

Mr. Robinson said the developer agreement requires a surface and subsurface easement conveyed to the public with the execution of the subdivision plat. He said there is a north-south and an east-west easement that would be an extension of Smith Road. Mr. Hicks asked if staff is actually asking for a developer agreement? Mr. Robinson said Municipal Title 16 allows approval of a subdivision providing there is a development agreement or some other form that states the public does not pay for the infrastructures.

Mr. Kesner made a motion, seconded by Mr. Ramirez to approve the Sketch Plan and if the Sketch Plan is converted then the use of a development agreement can be developed while the plat is being approved. The vote on the motion was 6-0 and the motion carried.

12) Review and Consider Proposed Ordinance to prohibit on street parking of commercial vehicles.

Mr. Scramlin said legal has drafted an ordinance that would be in compliance with the UTO using the authority of the UTO to create the commercial motor vehicle ordinance. He said if you look at the ordinance the first page sets out the authority that they used. He said it is consistent with what some of the other municipalities have done He said when it comes to enforcement in conversations with MVD there are certain identifiers on license plates so a police officer can look and see the code then he knows what classification the vehicle is in. He said then he doesn't have to guess what the weight is he will just know the code.

Mr. Scramlin said they discussed in the subcommittee meetings some options of making it 500 feet or a certain amount of feet from a dwelling structure and they couldn't think of a place in Hobbs where you would be able to park anywhere. He said they came up with a plan to list it as commercial vehicles are prohibited from being parked on street within the municipal boundaries except for the list exceptions. He said they would also post signs to the entry ways to the city.

Mr. Scramlin said if they are going to adopt this ordinance he would recommend having a discussion on the health, safety and welfare factors if this is challenged. He said if this is ever challenged and they pull the minutes they will want to know if this is for health and safety or another reason. He said they have had subcommittee meetings and this has been discussed a lot. Mr. Hicks said he wanted it in the minutes that the Planning Board has had numerous complaints and people come to the Planning Board and talk about their concern of having large trucks in the streets and the safety of their children being around commercial vehicles. He said this has been brought up numerous times to the Planning Board that it is an issue of concern to the residents. Mr. Kesner said the visibility issue, rather you are backing out of your driveway or a child playing in the neighborhood and it is a big safety issue.

Mr. Donahue said the subcommittee discussed in their meeting that any vehicle that is

registered commercial which could be an F150 if the license plate specifies that it is a commercial vehicle then that would fall under what they are talking about here. He said in the subcommittee meeting this will be mostly a complaint driven issue and the odds of someone complaining about an F150 will probably not occur. Mr. Ingram said now people cannot park their F150's or F250's in front of their house will be an issue. Mr. Donahue said the subcommittee discussed that but for enforcement purposes a commercial vehicle will have the code on the license plate. He said it is the big trucks that people are complaining about. Mr. Hicks said they can park in their driveway. He said there are going to be some potential for friction. Mr. Scramlin said this ordinance under the UTO only allows regulation on streets. He said it will not affect anything on private property. Mr. Sanderson said he thought it was a good start and they can adjust as they go.

Mr. Ramirez made a motion, seconded by Mr. Kesner to recommend approval of this ordinance to the City Commission. The vote on the motion was 6-0 and the motion carried.

Mr. Ingram left the meeting at 11:14 am.

13) Discussion Items:

A) Proposed location and development of a Hobbs Fire Department Training area located northwest of the intersection of Jack Gomez and A Street.

Mr. Robinson said this item will probably be seen on the ICIP in the future. He said this Board will be reviewing HIAP issues. Mr. Barry Young said HFD had a training ground of approximately 5 acres several years ago. He said that area has been vacated. He said they now would like to use some land that is on the west side of A Street which about 10 acres to develop a training ground for the HFD. He said they feel like it is a need for their department in the community. He said it gives them the ability to train their firefighters in their own community rather than send them to Carlsbad or Roswell or as far as Socorro NM.

Mr. Young said developing a training ground will take some time. He said they have met with Kevin and they have come up with some different areas. He said there are two structures on the property at this time that they could potentially utilize. He said they would like to be able to do interior and exterior burns for their training ground. He said they are one of the only communities in the state that does not have a training ground. Mr. Hicks said he thought it was a good plan. He asked why they did not use the land all the way to the north and use the 15 acres? He said the northern area would be a better location for the burn areas. Mr. Sanderson said he agrees and thought it would be a good use of that property.

Mr. Hicks said next meeting he has a conflict with the time of the next meeting and asked if the meeting could be moved to 9 am. The Board agreed.

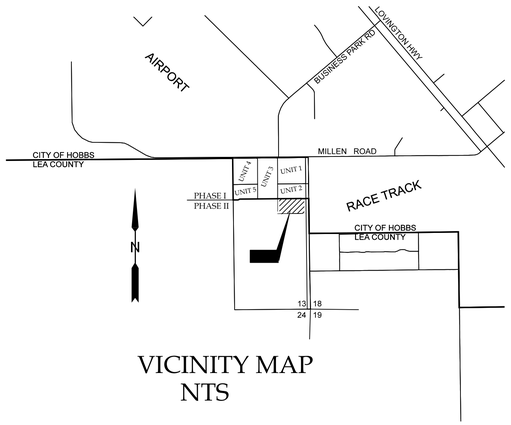
14) Adjournment.

With nothing further to discuss the meeting adjourned at 11:30 am.

Tres Hicks, Chairman

6) Review and Consider Final Plat Approval for Zia Crossing Unit 6, as submitted by property owner, Black Gold Estates, LLC.

ZIA CROSSING SUBDIVISION
PHASE II, UNIT 6
CITY OF HOBBS, LEA COUNTY, NEW MEXICO



VICINITY MAP
NTS

PHASE II, UNIT 6 DESCRIPTION and DEDICATION

ALL THAT PORTION OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 37 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 13 BEARS N 03°20'20" E A DISTANCE OF 1432.02 FEET AND ALSO FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION BEARS N 61°14'312" W A DISTANCE OF 2918.52 FEET;
THENCE S 00°39'55" W A DISTANCE OF 522.20 FEET ;
THENCE S 89°20'07" W A DISTANCE OF 110.00 FEET ;
THENCE S 88°41'22" W A DISTANCE OF 57.00 FEET ;
THENCE S 89°28'22" W A DISTANCE OF 745.35 FEET ;
THENCE S 89°28'22" w A DISTANCE OF 80.00 FEET;
THENCE N 00°10'43" W A DISTANCE OF 524.25 FEET ;
THENCE N 89°28'22" E A DISTANCE OF 80.00 FEET ;
THENCE N 89°28'05" E A DISTANCE OF 750.90 FEET ;
THENCE N 89°27'34" W A DISTANCE OF 57.01 FEET;
THENCE N 89°20'05" E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, AND HAVING AN AREA OF 11.91 ACRES, MORE OR LESS.

SUBDIVIDED AS THE SAME APPEARS HEREON, WITH ALL RIGHTS-OF-WAY AS SHOWN HEREON DEDICATED TO THE PUBLIC, COMPRISING ZIA CROSSING SUBDIVISION, PHASE II, UNIT 6, TO THE CITY OF HOBBS, WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETORS THEREOF, NOTICE IS HEREBY GIVEN THAT THERE HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK OF LEA COUNTY, NEW MEXICO, CERTAIN RESTRICTIVE COVENANTS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY, WHICH SAID COVENANTS ARE RECORDED ON PAGE _____ OF BOOK _____, MISCELLANEOUS RECORDS OF SAID COUNTY.

OWNER: ----------
DANIEL W. DATTOLA AGENT FOR BLACK GOLD ESTATES, LLC.

ACKNOWLEDGMENT :

STATE OF NEW MEXICO)
SS
COUNTY OF LEA)

ON THIS _____ DAY OF _____, 2019, BEFORE ME PERSONALLY APPEARED DANIEL W. DATTOLA, AGENT FOR BLACK GOLD ESTATES, LLC, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

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

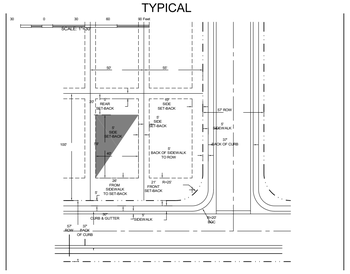
MY COMMISSION EXPIRES:

_____ _____
NOTARY PUBLIC

NOTES:

1. SET 1/2" REBAR WITH PLASTIC CAP MARKED LS 8685 AT ALL CORNERS AND BEGINNING AND END OF CURVES.
2. SEE PLAT # 15243 RECORDED IN LEA COUNTY
3. LOT SIDE SET BACK LINES ARE 5.0 FEET EXCEPT ALONG RIGHTS- OF-WAY, WHERE 10.00 FOOT SIDE SETBACK LINES APPLY. LOT FRONT SETBACK LINES ARE 21.00 FEET.

TYPICAL



SURVEYORS CERTIFICATE:

I, RANDY A. BOUET, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND THE PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

_____
RANDY A. BOUET, N.M.P.L.S. 8685 DATE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, T.18 S., R.37 E., N.M.P.M., BETWEEN THE FOUND MONUMENTS AS DESCRIBED IN THE CITY OF HOBBS GPS SURVEY REPORT AS #143 AT THE N1/4 CORNER AND #144 AT THE NE CORNER OF SAID SECTION 13.

i.e. N 89°26'36" E - 2642.09'

ALL DISTANCE SHOWN HEREON ARE GROUND VALUES

CERTIFICATE OF MUNICIPAL APPROVAL:

STATE OF NEW MEXICO)
SS
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 THE ZIA CROSSING SUBDIVISION, PHASE II, UNIT 6, WAS APPROVED BY THE COMMISSION OF THE CITY OF HOBBS BY RESOLUTION No._____ ON THE ____ OF _____ , 2019 A.D.

_____
JAN FLETCHER, CITY CLERK

CERTIFICATE OF APPROVAL BY THE CITY PLANNING BOARD:

THE PLAT, RESTRICTIONS AND DEDICATION APPROVED AND ACCEPTED THE _____ DAY OF _____, 2019,A.D. BY THE CITY PLANNING BOARD OF HOBBS, NEW MEXICO.

_____
CHAIRMAN: WILLIAM M. HICKS III

FOUR CORNERS SURVEYING, INC.
21150 COUNTY ROAD U, CORTEZ, CO 81321
970-882-4241

DRAWN	DATE	ZIA CROSSING SUBDIVISION
RAB	5/06/2019	PHASE II, UNIT 6
APPROVED	DATE	CITY OF HOBBS, NEW MEXICO
SCALE	SHEET	PROJECT NO.
NOT TO SCALE	1 OF 2	925UNIT6TITLESHEET

LEA COUNTY SEAL

STATE OF NEW MEXICO
COUNTY OF LEA
FILED:

_____, 2018

AT _____O'CLOCK _____M
AND RECORDED IN:

BOOK_____PAGE _____

PAT CHAPPELLE
LEA COUNTY CLERK

BY:_____DEPUTY

ZIA CROSSING SUBDIVISION PHASE II, UNIT 6 = 52 LOTS

TOTAL ACREAGE = 11.91 AC.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.23'	203.50'	13°17'51"	S 06°25'02" W	47.12'
C2	3.32'	146.50'	1°17'58"	S 12°24'59" W	3.32'
C3	39.12'	25.00'	89°39'05"	S 44°38'49" W	35.25'
C4	39.21'	25.00'	89°51'45"	N 45°35'46" W	35.31'
C5	41.86'	203.50'	11°47'05"	N 07°10'25" E	41.78'
C6	34.77'	146.50'	13°35'53"	N 06°16'02" E	34.69'
C7	38.48'	25.00'	88°11'29"	N 45°22'37" E	34.79'
C8	39.33'	25.00'	90°08'15"	N 44°24'14" E	35.40'
C9	39.42'	25.00'	90°20'55"	S 45°21'11" E	35.46'
C10	39.42'	25.00'	90°20'55"	S 45°21'11" E	35.46'
C11	31.79'	146.50'	12°25'53"	S 05°33'03" W	31.72'
C12	39.12'	25.00'	89°39'05"	S 44°38'49" W	35.25'
C13	39.21'	25.00'	89°51'45"	N 45°35'46" W	35.31'

ZIA CROSSING PARKWAY = 80' ROW
LONGTAIL ROAD = 57' ROW
GREY GHOST ROAD = 57' ROW
BACKSTRETCH ROAD = 57' ROW

Area	Sq. Feet	Acres
1	7863.80	0.18
2	6003.05	0.14
3	7003.20	0.16
4	7002.80	0.16
5	6502.25	0.15
6	7002.05	0.16
7	6001.44	0.14
8	7001.32	0.16
9	6000.82	0.14
10	6000.53	0.14
11	7894.87	0.18
12	7845.71	0.18
13	6000.00	0.14
14	6000.00	0.14
15	7000.00	0.16
16	6000.00	0.14
17	7000.00	0.16
18	6500.00	0.15
19	7000.00	0.16
20	6800.00	0.16
21	6000.00	0.14
22	7854.64	0.18
23	7877.14	0.18
24	6000.00	0.14
25	6800.00	0.16
26	7000.00	0.16
27	6500.00	0.15
28	7000.00	0.16
29	6000.00	0.14
30	7000.00	0.16
31	6000.00	0.14
32	6000.00	0.14
33	7902.76	0.18
34	8647.37	0.20
35	6600.00	0.15
36	6600.00	0.15
37	7700.00	0.18
38	6600.00	0.15
39	7700.00	0.18
40	7150.00	0.16
41	7700.00	0.18
42	7700.00	0.18
43	6600.00	0.15
44	8674.12	0.20
45	6621.93	0.15
46	7920.22	0.18
47	7700.22	0.18
48	6600.15	0.15
49	6600.12	0.15
50	8800.00	0.20
51	5464.10	0.13
52	5113.00	0.12

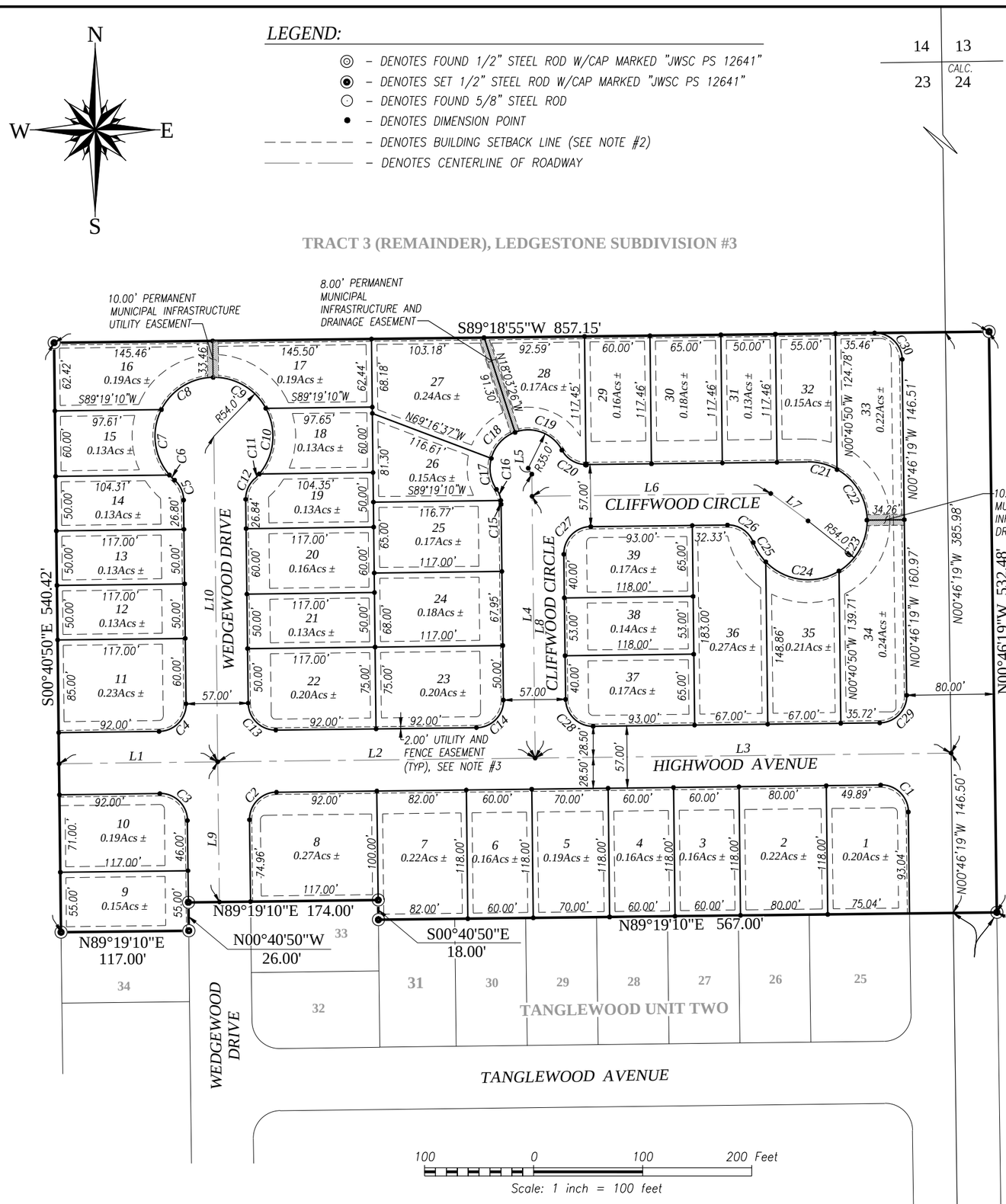
FOUR CORNERS SURVEYING, INC.
21150 COUNTY ROAD U, CORTEZ, CO 81321
970-882-4241

DRAWN	DATE	ZIA CROSSING SUBDIVISION
RAB	5/06/19	PHASE II, UNIT 6
APPROVED	DATE	CITY OF HOBBS, NEW MEXICO
SCALE	SHEET	PROJECT NO.
1" = 100'	2 OF 2	925UNIT6SHT2REV2

7) **Review and Consider Final Plat Approval of Tanglewood Unit Three, as submitted by property owner, ALJO, LLC.**

PRELIMINARY - 02/13/19

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



CENTERLINE TABLE		
LINE	ANGLE	DISTANCE
L1	N89°19'10"E	145.46'
L2	N89°19'10"E	291.00'
L3	N89°19'10"E	381.31'
L4	N00°40'50"W	260.32'
L5	S30°56'44"E	6.37'
L6	N89°19'10"E	218.85'
L7	S53°41'18"E	42.37'
L8	N00°40'50"W	240.00'
L9	N00°40'50"W	128.46'
L10	N00°40'50"W	298.47'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	25.00'	39.23'	89°54'31.21"
C2	25.00'	39.27'	90°00'00.00"
C3	25.00'	39.27'	90°00'00.00"
C4	25.00'	39.27'	90°00'00.00"
C5	25.00'	20.69'	47°24'47.15"
C6	54.00'	6.65'	7°03'17.11"
C7	54.00'	64.06'	67°58'28.01"
C8	54.00'	58.80'	62°23'01.93"
C9	54.00'	58.80'	62°23'02.31"
C10	54.00'	64.06'	67°58'28.12"
C11	54.00'	6.61'	7°00'53.58"
C12	25.00'	20.67'	47°22'24.49"
C13	25.00'	39.27'	90°00'00.00"
C14	25.00'	39.27'	90°00'00.00"
C15	25.00'	3.37'	7°42'59.07"
C16	25.00'	11.05'	25°20'09.96"
C17	35.00'	29.69'	48°35'55.72"
C18	35.00'	33.58'	54°58'17.29"
C19	35.00'	50.09'	82°00'18.24"
C20	25.00'	27.09'	62°05'30.51"
C21	54.00'	28.26'	29°59'11.90"
C22	54.00'	56.39'	59°49'51.81"
C23	54.00'	55.63'	59°01'14.81"
C24	54.00'	73.07'	77°31'52.11"
C25	54.00'	21.39'	22°41'40.76"
C26	25.00'	30.21'	69°14'28.54"
C27	25.00'	39.27'	90°00'00.00"
C28	25.00'	39.27'	90°00'00.00"
C29	25.00'	39.31'	90°05'28.79"
C30	25.00'	39.23'	89°54'46"

NOTES:

1) 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.

2) LOT SIDE AND REAR SETBACK LINES ARE 5.0 FEET EXCEPT ALONG RIGHTS-OF-WAY, WHERE 10.00 FOOT SIDE SETBACK LINES APPLY. LOT FRONT SETBACK LINES ARE 21.00 FEET.

3) A TWO FOOT UTILITY/FENCE EASEMENT IS HEREBY RESERVED AROUND AND WITHIN EACH LOT ADJOINING ALL RIGHTS-OF-WAY DEDICATED THIS PLAT.

4) WITH RESPECT TO THE FLOOD INSURANCE RATE MAP FOR LEA COUNTY, NEW MEXICO AND INCORPORATED AREAS, PANEL 1355 OF 2150, MAP No. 35025C1355D, EFFECTIVE DATE, DECEMBER 16, 2008. THE ABOVE DESCRIBED PROPERTY LOCATED IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., CITY OF HOBBS, LEA COUNTY, NEW MEXICO, IS LOCATED IN ZONE D, BEING DEFINED AS AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

TANGLEWOOD UNIT THREE AT RANCHVIEW ESTATES SUBDIVISION TO THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO

LOCATED IN THE IN THE SOUTH HALF OF SECTIONS 23 AND 24, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., CITY OF HOBBS, LEA COUNTY, NEW MEXICO

OWNER'S STATEMENT, DEDICATION AND AFFIDAVIT:

THE FOREGOING SUBDIVISION OF A CERTAIN TRACT OF LAND SITUATED WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, LOCATED IN THE SOUTH HALF OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

TRACT 8A
COMMENCING AT A 5/8" STEEL ROD FOUND FOR THE THE SOUTHEAST CORNER OF SAID SECTION 23, THEN N00°46'19"W ALONG THE EAST LINE OF SAID SECTION 23 A DISTANCE OF 2128.29 FEET AND N89°19'10"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THEN N00°46'19"W A DISTANCE OF 532.48 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHEAST CORNER OF THIS TRACT; THEN S89°18'55"W A DISTANCE OF 857.15 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF THIS TRACT; THEN S00°40'50"E A DISTANCE OF 540.42 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" FOUND FOR THE NORTHWEST CORNER OF TANGLEWOOD UNIT TWO AT RANCHVIEW ESTATES SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS TRACT; THEN N89°19'10"E ALONG THE NORTH BOUNDARY LINE OF TANGLEWOOD UNIT TWO AT RANCHVIEW ESTATES SUBDIVISION A DISTANCE OF 117.00 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" FOUND FOR A CORNER OF THIS TRACT; THEN N00°40'50"W ALONG SAID NORTH BOUNDARY LINE OF TANGLEWOOD UNIT TWO AT RANCHVIEW ESTATES SUBDIVISION A DISTANCE OF 26.00 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" FOUND FOR A CORNER OF THIS TRACT: THEN N89°19'10"E ALONG SAID NORTH LINE OF TANGLEWOOD UNIT TWO AT RANCHVIEW ESTATES SUBDIVISION A DISTANCE OF 174.00 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" FOUND FOR A CORNER OF THIS TRACT; THEN S00°40'50"E ALONG THE NORTH BOUNDARY LINE OF SAID TANGLEWOOD UNIT TWO AT RANCHVIEW ESTATES A DISTANCE OF 18.00 FEET TO A CORNER OF THIS TRACT; THEN N89°19'10"E ALONG SAID NORTH BOUNDARY LINE OF TANGLEWOOD UNIT TWO AT RANCHVIEW ESTATES A DISTANCE OF 567.00 TO THE POINT OF BEGINNING AND CONTAINING 10.43 ACRES MORE OR LESS.

SAID PROPERTY IS BEING SUBDIVIDED AS THE SAME APPEARS HEREON, WITH ALL RIGHTS-OF-WAY AS SHOWN BEING DEDICATED TO THE PUBLIC, COMPRISING TANGLEWOOD, UNIT THREE, AT RANCHVIEW ESTATES, TO THE CITY OF HOBBS, WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETORS THEREOF, NOTICE IS HEREBY GIVEN THAT THERE HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK OF LEA COUNTY, NEW MEXICO, CERTAIN RESTRICTIVE COVENANTS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY, WHICH SAID COVENANTS ARE RECORDED ON PAGE _____ OF BOOK _____, MISCELLANEOUS RECORDS OF SAID COUNTY.

_____
OWNER: ADALBERTO CABALLERO
ALJO DEVELOPMENT LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 A.D., BY ADALBERTO CABALLERO, ALJO DEVELOPMENT LLC.

_____
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 TANGLEWOOD UNIT THREE AT RANCHVIEW ESTATES SUBDIVISION, WAS APPROVED BY THE COMMISSION OF THE CITY OF HOBBS BY RESOLUTION No. _____ ON THE ____ OF _____, 2019 A.D.

_____
JAN FLETCHER, CITY CLERK

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 A.D., BY JAN FLETCHER.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY THE CITY PLANNING BOARD:

THE PLAT, RESTRICTIONS AND DEDICATION REVIEWED AND APPROVED ON THE ____ DAY OF _____, 2019 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 _____, 2019 A.D., BY WILLIAM M. HICKS III.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE:

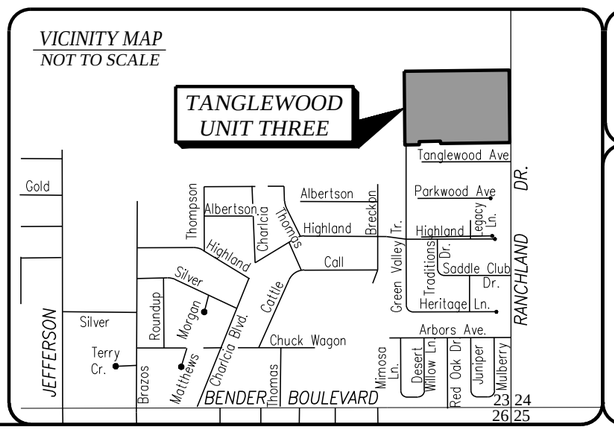
I, GARY G. EIDSON, NEW MEXICO PROFESSIONAL SURVEYOR No. 12641, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR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

GARY G. EIDSON _____ DATE: _____

GARY G. EIDSON NEW MEXICO 12641 REGISTERED PROFESSIONAL SURVEYOR

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

VICINITY MAP
NOT TO SCALE



Scale: One Inch = One Hundred Feet
CAD Drafter & Date: DSS - 01/16/19
JWSC W.O. No.: 18.11.1119
JWSC File No.: D-1307
© DonnaS\Subdivision\Tanglewood at Ranchview Estates Subdivision\18111119 Tanglewood Unit Three

STATE OF NEW MEXICO
COUNTY OF LEA ~ FILED:

8) Review Sketch\Master Plan for The Meadowlands, as submitted by property owner, Lemke Development, Inc.

\\Server\projects\2019\19003\CADD\SHEETS\MISC\19003-MASTER PLAN3.dwg 4/23/2019 4:46:12 PM

RESERVE RIGHT-OF-WAY FOX FIRE FUTURE

512 ft

845 ft

755 ft

489 ft

149 ft

300 ft

215 ft

RANCHETT ROAD 7

RANCHETT ROAD 6

RANCHETT ROAD 5

RANCHETT ROAD 3

RANCHETT ROAD 1

LILLY PAD ROAD

JA-ROB RD

FOX FIRE RD.

7TH ST

6TH ST

FOX FIRE CT

W PONDEROSA DR

HOOT OWL CT

FROG LEAP CT

TURTLEBACK CT

COLLEGE LN

TRACT A

LEGEND

- PROPERTY BOUNDARY
- PROPOSED BASIN BOUNDARY
- UNIT I STORM DRAIN
- FUTURE STORM DRAIN
- SURFACE FLOW DIRECTION
- 201 PROPOSED BASIN I.D.

1" = 200'

SHEET NO: X

SHEET TITLE: THE MEADOWS SUBDIVISION MASTER PLAN

PROJECT NO: 19003
DESIGNED BY: RJF
DRAWN BY: RJS
CHECKED BY: RJF
DATE: MARCH 2019

REV.	DATE	DESCRIPTION	BY

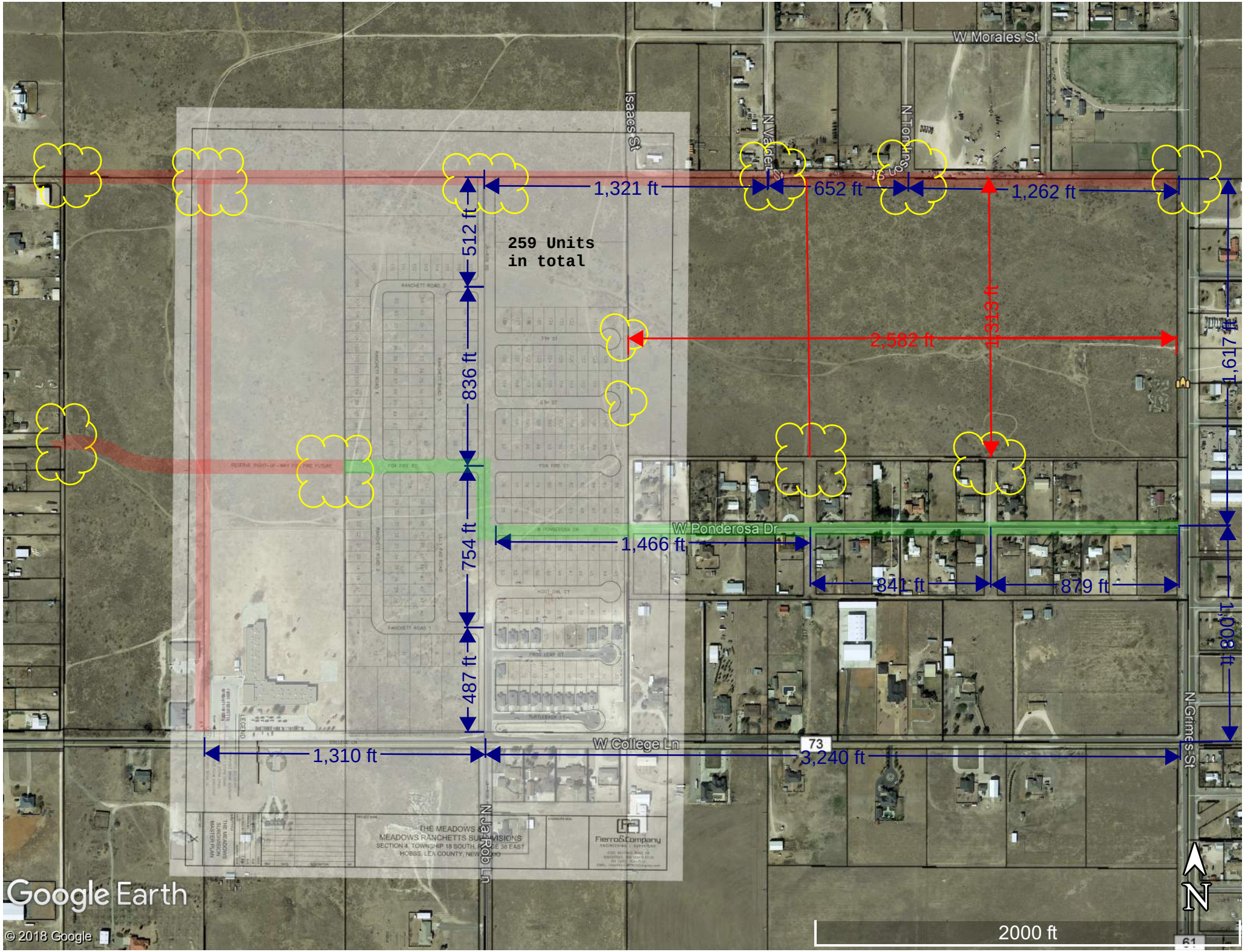
PROJECT NAME

THE MEADOWS & MEADOWS RANCHETTS SUBDIVISIONS

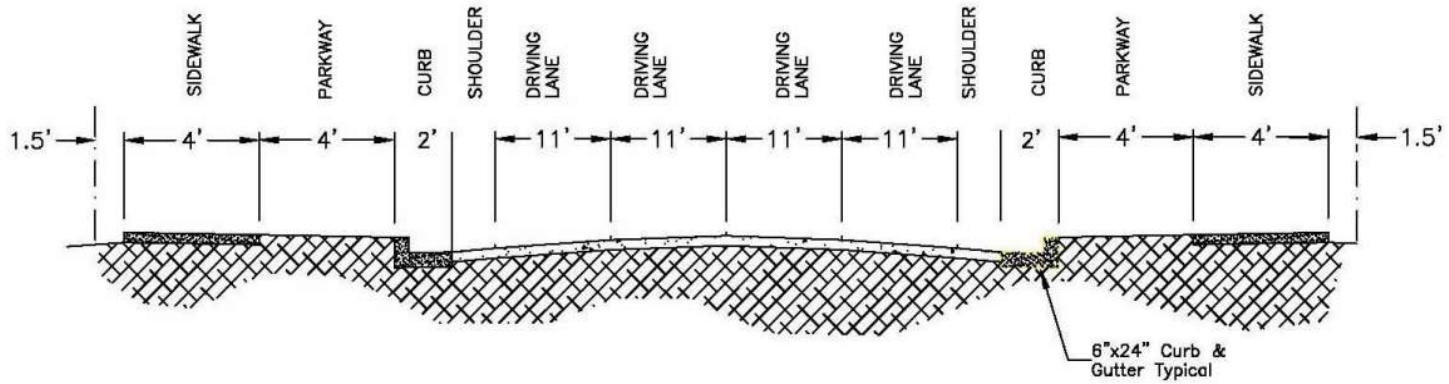
SECTION 4, TOWNSHIP 18 SOUTH, RANGE 38 EAST
HOBBS, LEA COUNTY, NEW MEXIO

ENGINEER'S SEAL

Fierro&Company
ENGINEERING | SURVEYING
6300 MONTANO ROAD NW
ALBUQUERQUE, NEW MEXICO 87120
PH (505) 352-8930
EMAIL: robertfierro@fierrocompany.com



W Morales St
Isaacs St
N Valdez St
N Tomlinson St
1,321 ft
652 ft
1,262 ft
512 ft
259 Units
in total
1,313 ft
2,582 ft
1,617 ft
836 ft
754 ft
W Ponderosa Dr
1,466 ft
841 ft
879 ft
1,008 ft
487 ft
W College Ln
73
1,310 ft
3,240 ft
N Grimes St
N Jay Rob Ln
THE MEADOWS & MEADOWS RANCHETTS SUBDIVISIONS
SECTION 4, TOWNSHIP 18 SOUTH, RANGE 38 EAST
HOBBS, LEA COUNTY, NEW MEXICO
Fierro&Company
Google Earth
© 2018 Google
2000 ft
N



NOTES:

Min. Right–of–Way Required:	80'
Driving Lane Width:	11' to 12'
Min. # of Driving Lanes:	4 Lanes
Center Turn Lane Width:	13' If constructed.
Outside (Right) Shoulder Width:	4.5' with no driving lane.
Minimum Median Width:	None
On Street Parking Permitted:	No
Bike lanes:	6" Side lane on selected major collector streets.
Sidewalks:	4' Sidewalk with 4' parkway separation from curb , on both sides, unless combined with bike lane.
Utility Corridor:	10' Easements on each side of right–of–way, or as required by City & Private Utilities.
Access Control Policy:	Access only at City streets or major commercial centers.
Minimum Pavement Width: (Back of Curb to Back of Curb)	61' with center turn lane.

LEGEND

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

DRAWING DATE	CITY OF HOBBS, NEW MEXICO DEPARTMENT OF ENGINEERING	REVISIONS
APPROVED BY	MAJOR COLLECTOR SECTION	PAGE NO. 18

9) Review and Consider proposed re-plat located NE of the intersection of Navajo and Hope.

HASBROOK/MURPHY SUBDIVISION

SUMMARY REPLAT/LOT LINE ADJUSTMENT – CITY OF HOBBS
SECTION 15, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M.,
CITY OF HOBBS, LEA COUNTY, NEW MEXICO.

LEGAL DESCRIPTION – TRACT "A"

A TRACT OF LAND LOCATED IN SECTION 15, 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 WHICH LIES N.89°14'33"E., 2325.00 FEET AND N.00°50'27"W., 75.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE N.00°44'26"W., 396.00 FEET; THENCE N.89°20'35"E., 150.00 FEET; THENCE S.00°44'26"E., 396.00 FEET; THENCE S.89°20'33"W., 150.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 1.364 ACRES, MORE OR LESS.

LEGAL DESCRIPTION – TRACT "B"

A TRACT OF LAND LOCATED IN SECTION 15, 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 WHICH LIES N.89°14'33"E., 2325.00 FEET AND N.00°50'27"W., 75.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE S.89°20'33"W., 165.00 FEET; THENCE N.00°44'26"W., 396.00 FEET; THENCE N.89°20'35"E., 165.00 FEET; THENCE S.00°44'26"E., 36.00 FEET; THENCE S.00°44'26"E., 396.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 1.772 ACRES, MORE OR LESS.

SAID PROPERTY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS 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 AND ALLEYS, ARE HEREBY DEDICATED TO THE PUBLIC USE AND FEE VESTS IN THE CITY OF HOBBS. AS A CONDITION OF ACCEPTANCE, THE SUBDIVIDER AGREES TO CONSTRUCT AT HIS OWN EXPENSE, ALL ROADS, STREETS, AND ALLEYS WITHIN, AND PROVIDE ACCESS TO, THE SUBDIVISION IN FULL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF HOBBS SUBDIVISION REGULATIONS AND THE APPROVED SCHEDULE OF COMPLIANCE AND, IF REQUIRED, THE PHASED DEVELOPMENT PLAN; AND TO SELL OR LEASE PARCELS ONLY IN ACCORDANCE THEREWITH. THERE IS HEREBY RESERVED BY THE PREVIOUS OWNERS OF THE SOLD LAND ALL OF THE OIL, GAS, AND OTHER MINERALS LOCATED THEREIN AND THEREUNDER.

IN WITNESS THEREOF, THE UNDERSIGNED OWNER OF THE SAID LAND, DONALD MURPHEY AND ??? HEREUNTO SET HIS HAND THIS _____ DAY OF _____, 2018.

_____
DONALD MURPHEY

_____
?????
HASBROOK LIVING TRUST

STATE OF NEW MEXICO
COUNTY OF LEA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 BY DONALD MURPHEY AND ????????.

My commission expires _____ _____
Notary Public

CERTIFICATE OF MUNICIPAL SUMMARY PROCESS APPROVAL

I, KEVIN ROBINSON, THE DULY APPOINTED DEVELOPMENTAL DIRECTOR FOR THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IN THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, WAS REVIEWED AND DEEMED COMPLIANT WITH THE MUNICIPAL SUMMARY PROCESS REGULATIONS ON THIS _____ DAY OF _____, 2018.

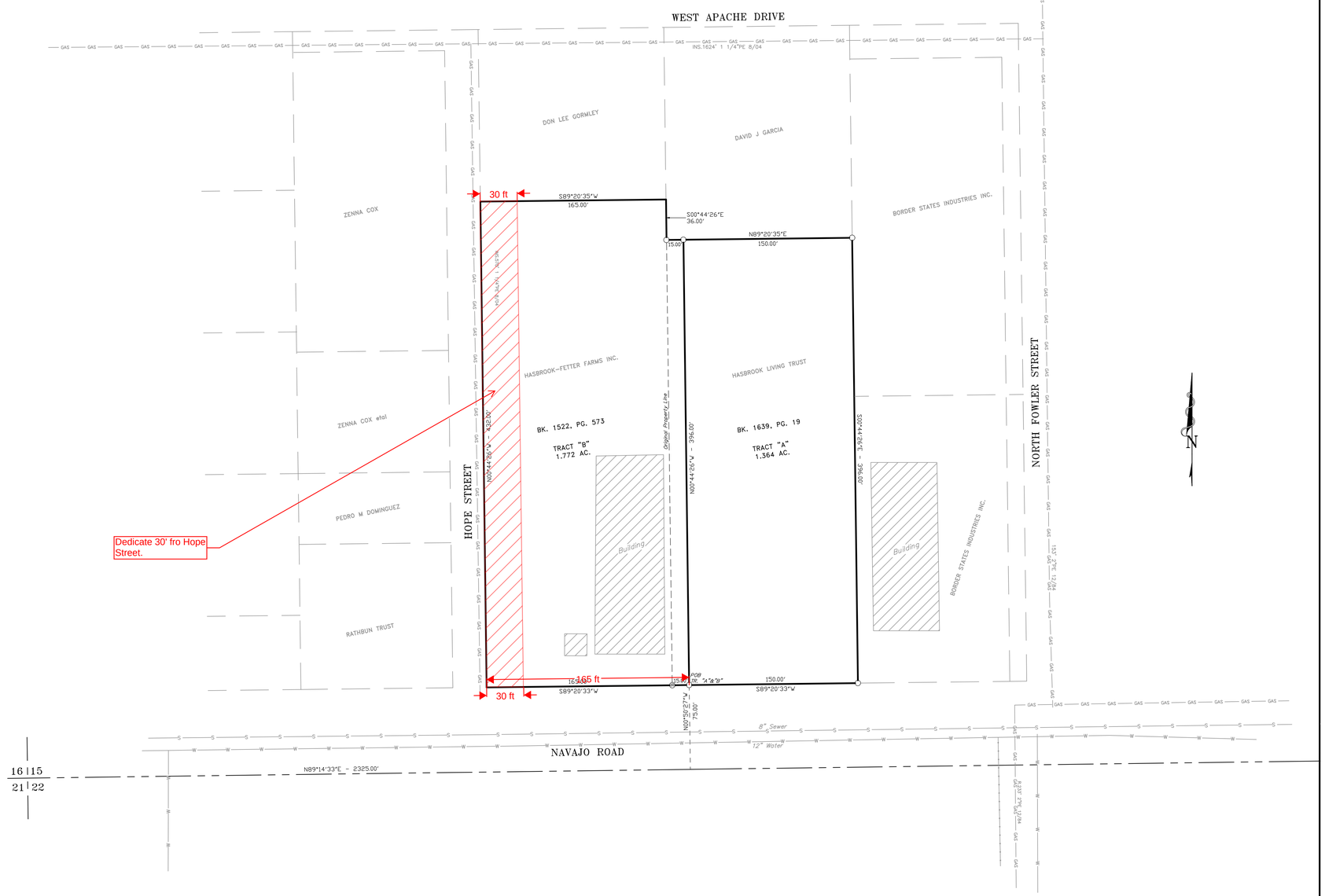
_____
KEVIN ROBINSON – DEVELOPMENTAL DIRECTOR

_____
ATTEST – JAN FLETCHER, CITY CLERK

STATE OF NEW MEXICO
COUNTY OF LEA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 BY KEVIN ROBINSON AND JAN FLETCHER.

My commission expires _____ _____
Notary Public



Prepared by:
BASIN LLC
1120 N. West County Rd.
Hobbs, New Mexico 88240
Ph. (575)393-7316

○ Dwg – 33977 TOPO Date: OCTOBER 5, 2018

50 0 50 100 FEET
SCALE 1" = 50'

CERTIFICATE OF SURVEY

I, Gary L. Jones, New Mexico Professional Surveyor No. 7977, certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; and that this survey meets the Minimum Standards for Surveying in New Mexico. I further certify that this survey is not a land division or subdivision as defined in New Mexico Subdivision Act.

Witness my hand and seal this ____ day of _____, 2018

_____
Gary L. Jones NM P.S. 7977

HASBROOK/MURPHY SUBDIVISION

LEGEND

- ○ – Set 1/2" Rebar w/cap "7977"
- ◎ – Found 1/2" Rebar
- ⊛ – Water Well
- Ⓢ – Sewer Man Hole
- ● – Elec. Pole
- ——— – Pipeline
- —E—E— – Electric Line
- —x—x— – BW Fence
- Brg , Dist – M – Measured
- Brg , Dist – P – Recorded

NOTES

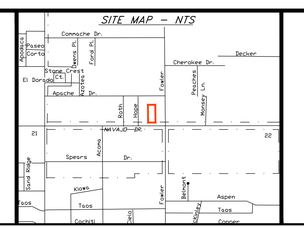
All facilities shown, surface and subsurface, pipelines, buildings, fences, etc., were located by visual inspection only. The location of each is approximate. No recorded data was supplied by client denoting any easements. Basin LLC cannot guarantee that all facilities, surface and subsurface, pipeline, building, fence, etc, including those that have been abandoned, have been identified. The owner and or contractor is responsible for locating all facilities, surface or subsurface, prior to any construction. Prior to any construction, "ONE CALL" must be notified.

Drain paths are not shown on this drawing.

See documents filed for record in this office which describe in detail the construction of this section.

Bearings shown hereon are based on the New Mexico State Plane Coordinate System, Central, NAD 83. Distances are of surface value, bearings are grid.

SITE MAP – NTS



STATE OF NEW MEXICO COUNTY OF LEA FILED

_____, 2018

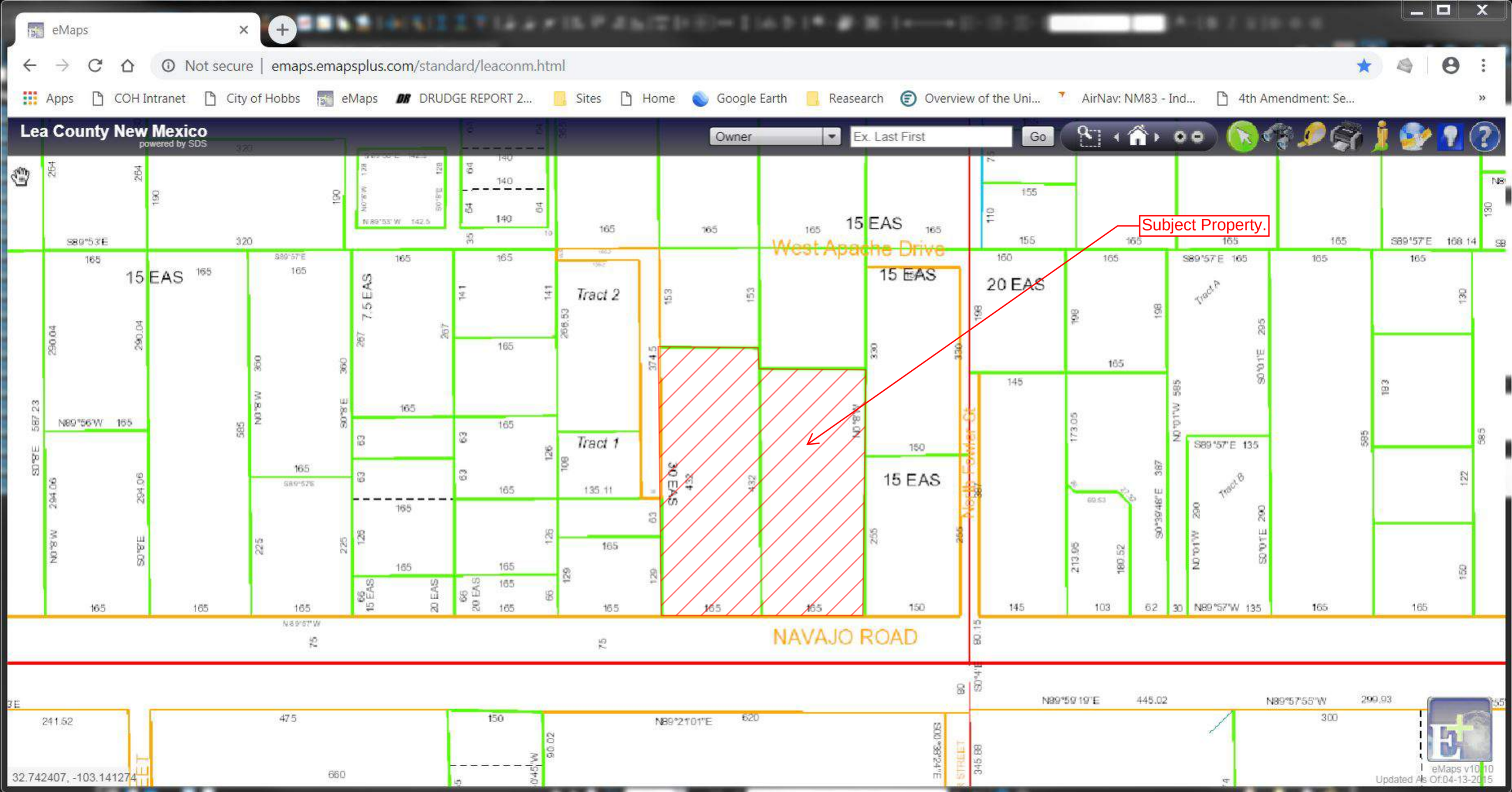
AT _____O'CLOCK_____M

AND RECORDED IN BOOK_____

PAGE_____

KEITH MANES, LEA COUNTY CLERK

BY_____DEPUTY


eMaps
Not secure | emaps.emapsplus.com/standard/leaconm.html
Apps
COH Intranet
City of Hobbs
eMaps
DRUDGE REPORT 2...
Sites
Home
Google Earth
Reasearch
Overview of the Uni...
AirNav: NM83 - Ind...
4th Amendment: Se...
Lea County New Mexico
powered by SDS
Owner
Ex. Last First
Go
Subject Property.
West Apache Drive
North Fowler St
NAVAJO ROAD
Tract 1
Tract 2
Tract A
Tract B
15 EAS
20 EAS
7.5 EAS
30 EAS
32.742407, -103.141274
eMaps v10.10
Updated As Of:04-13-2015

Chapter 16.12 ALTERNATE SUMMARY PROCEDURE

16.12.010 Eligible subdivisions.

A. Division of land into two (2) or more parcels by platting or metes and bounds description for specific purposes listed in Section 16.04.010(C) requires subdivision approval by the Municipal Planning Authority. To expedite the process for proposed subdivisions containg no more than three (3) lots excluding areas for dedication, subdivisions or resubdivision of property may be approved by summary procedure for the following:

1. Subdivisions of not more than three (3) parcels of land; or
2. Resubdivisions, where the combination or recombination of portions of previously platted lots does not increase the total number of lots.

B. The land shall abut on a public street or streets of adequate width and is so situated that no additional streets, alleys, easements for utilities or other public property are required; or if required to conform to other public streets, alleys or other public ways and such additional property is shown on the plat as "Herein Dedicated", or if within the extraterritorial jurisdiction those public ways required being conveyed as a surface and sub-surface easement.
(Ord. No. 1104, 6-19-2017)

16.12.020 Submittal requirements.

To be considered, four (4) copies of a summary plat meeting the following conditions shall be submitted to the City Manager's designated representative:

The summary plat for both residential and nonresidential developments shall be in conformance with the final plat requirements for standard subdivisions. A certification of approval shall be on the plat for the signature of the City Manager's designated representative, to be attested by the City Clerk.

A. For residential subdivisions, the summary plat shall be accompanied by support plans and documentation showing compliance with construction improvement requirements for a standard subdivision, as necessary.

B. For a nonresidential subdivision being processed under this procedure, the plat shall include the following items necessary for the City Manager's designated representative to review and approve the following items of consideration: proposed property boundaries, existing adjacent streets or

alleys, and existing intersection and driveway locations on streets or roadways adjacent to and across from the tracts. This information will be reviewed along with existing water and sewer locations to serve the site.

(Ord. No. 1104, 6-19-2017)

16.12.030 Approval procedure.

A. The City Manager's designated representative is authorized to approve subdivisions meeting the conditions of this section and conforming to the provisions of this chapter and shall, within ten (10) days of final submittal of all requested information, accept the proposed subdivision or send a written rejection detailing the reason for the rejection. Any municipal infrastructures serving the subdivision shall be completed or adequate surety provided prior to receiving final approval.

B. The subdivider or the City Manager's designated representative may choose to have the subdivision reviewed by the Planning Board under the standard procedures if difficulties or unusual circumstances exist.

C. Plats approved under this section shall be signed by the City Manager's designated representative and attested by the City Clerk and shall be reported to the Planning Board at its next regularly scheduled meeting and shall be included in the minutes of the meeting indicating such approval as coming under this section.

(Ord. No. 1104, 6-19-2017)

16.12.040 Required improvements; summary process approval; city building permits, etc.

A. For all new subdivisions and re-subdivisions, all improvements will be required to be completed at the summary process approval or at the final plat filing, unless adequate financial security has been approved by the Planning Board and City Commission.

B. For all City building permits, the permit application must contain plans for the complete construction of all of the required improvements within the abutting right-of-way to the property, including City utilities, paved streets, sidewalks, curbing, and traffic signals if applicable. The City will furnish required street signs. For properties with two (2) or more un-built platted streets abutting the property, the developer shall build to the length of the longest frontage.

C. For all City building permits for new residential structures and mobile home placement permits, the lot, tract, parcel or real property containing the location of the new structure shall abut a dedicated public right-of-way with a paved street

10) Review and Consider Development Agreement with PKOS 10, LLC., concerning the development of property located NW of the intersection of Sanger and Tasker.

Proposed new fence line buffered (opaque) from Tasker.

New 5' sidewalk @ BOC.

If Alley Vacation is approved, remove alley drivepad and install curb / gutter for new sidwalk. Discussion with contractor for possible secondary employee entrance

N

Required Improvements (curb,gutter, sidewalk, water & sewer) not extended west of Tasker per MC 16.12.040(B). Recommend Commission approved DA.

New 10" Valve location

Need curd and sidewalk details for ADA and ROW access.

Planning:
1. Provide parking compliant with MC 15.20
2. Provide Landscaping compliant with MC 15.40

Propose vacation of public property (being alley, street & public (sewer only) infrastructures).

Chpt. 11 Accessibility NMAC 14.7.2.19 K. (b),(d) add symbol of accessibility to space and "NO PARKING" to the rear of Access Aisle & Signage on wall @60 inches

Contractor suggested this area for landscaping. Submit a landscape plan for review

10" Water line extension
* Blow off on end of line
* Install new fire hydrant and hydrant valve

Resubmit Site Plan:
1. Provide existing and proposed grading plan
2. North Finish Floor building in relation to Tasker Roadway
2. Sidewalk on Tasker (ADA ramp @ Sanger)
3. 10" Water line extension west of proposed right of way improvement
4. Show proposed fence location / type of buffering fence

TASKER ST.

SANGER ST.

SANGER ST. BLDG. A
HOBBS, NM 88240

SANGER ST. BLDG. B
HOBBS, NM 88240

1612 W. Sanger St.

26 ft

EMPLOYEE PARKING AREA

Surfaced in Gravel

Surfaced in Caliche

6'0" Chain Link Fence by Pro Fencing

Property Line

Fence Corner

Rolling Gate

613'-6"

827'-6"

556'

243.4 ft

ERNEST J. STANLEY
NEW MEXICO
10637
REGISTERED PROFESSIONAL ENGINEER
12/15/17

NEW BUILDING PLANS INGRAM POWER SERV.	SCHUBERT CONSTRUCTION 1400 W. Bender Blvd. Hobbs, NM 88240	
SITE PLAN	Sheet Number	C1
SCALE 1" = 80'	Set Number	
Date: 12/14/17		

INFRASTRUCTURE DEVELOPMENT AGREEMENT
North West Corner of Sanger and Tasker

THIS AGREEMENT, made and entered into this ___day of _____ 2019, by and between the **CITY OF HOBBS, NEW MEXICO**, a New Mexico Municipal Corporation, with a mailing address of 200 E. Broadway, Hobbs, New Mexico 88240 (referred to herein as the "**City**"); and **PKOS 10 LLC**, with a mailing address of P.O. Box 5102, Hobbs, New Mexico 88241 (referred to herein as "**Developer**").

RECITALS:

WHEREAS, Developer seeks to locate a new commercial enterprise (the "**Development**") on property located within the city limits of the City of Hobbs, New Mexico at the northwest corner of Sanger, a Major Collector, and Tasker, a minor residential, (the "**Developer Property**"). The Development requires municipal Infrastructure Improvement to be extended adjacent to the eastern and southern property line of the Development Property, including, but not limited to, water, sewer, curb, gutter and roadway upgrades (collectively referred to herein as "**Public Infrastructure Improvements**"), as well as the construction of sidewalks adjacent to the public right of ways as per MC 12.08.040. Said Infrastructure Improvements are required per Municipal Code at time of subdivision and\or development in order to assure availability of public infrastructures for adjacent properties; and

WHEREAS, adjacent to the Developers holdings, and contained within the development boundaries are certain public right of ways and infrastructures previously dedicated that shall, subsequent to development, be vacated and therein conveyed to the Developer; and

WHEREAS, the property adjacent to the proposed development, both west and south, are unlikely to develop in the near future and would not receive fair share beneficial use, nor pay fair share assessments, of installed public infrastructures until such development occurs. Therefore, it has been agreed upon by the City and the Developer that the Developer will construct, or cause to be constructed, at Developers sole expense, the entirety of the required Infrastructure Improvements required for the Development adjacent to Sanger only to a point being +/- 280' feet from the southeast corner of the Developers holdings and west of the proposed driveway access.

NOW, THEREFORE, the parties, in consideration of the promises and mutual obligations set forth herein, and other good and valuable consideration, hereby agree as follows:

1. The Developer, at its sole cost and expense, shall design, or cause to be designed, construction plans for the Public Infrastructure Improvements required for the entirety of the site, with notations therein as to Infrastructure to be installed per this agreement. Developer shall submit the proposed construction drawings and specifications for the Developer Improvements to the City for review and approval.

2. Upon approval of the construction plans the Developer, at its sole cost and expense, shall construct, or cause to be constructed, the Public Infrastructure Improvements per the Approved Planset and this agreement. The Developer shall employ the services of a registered New Mexico Civil Engineer who shall certify the installation of the public infrastructure as to compliance with the planset and City of Hobbs Standards prior to municipal acceptance.

3. Responsibilities of the parties hereto are as follows:

A. The Developer shall:

1) Comply with all applicable Federal, state and local laws and regulations as they relate to the Developer Improvements.

2) Grant and record an exclusive subsurface public infrastructure permanent easement for any public infrastructures installed upon Developer's property.

3) Provide a letter of certification to the City from the Engineer of Record for all items pertaining to the Public Infrastructure Improvements.

B. The City shall:

1) Review for compliance and approve any compliant civil planset submitted for the installation of the required public infrastructures.

2) Upon receipt of the Engineer of Record Certification of Compliance and recordation of the public infrastructure easements, the City shall reimburse the Developer an amount of 1/2 the actual cost (excluding GRT) of the Engineered Civil Planset, not to exceed $5,000.00.

5. All notices given pursuant to or in connection with this Agreement shall be made in writing and posted by regular mail, postage prepaid, to the City, ATTN: Planning Department, 200 E. Broadway, Hobbs, NM 88240; to PKOS 10 LLC, PO Box 5102, Hobbs, New Mexico 88241, or to such other address as requested by either party. Notice shall be deemed to be received on the fifth day following posting.

6. This Agreement may be executed in one or more identical counterparts, and all counterparts so executed shall constitute one agreement which shall be binding on all of the parties. Signed counterparts of this Agreement may be delivered by facsimile and by scanned .pdf image, each of which shall have the same force and effect as an original signed counterpart; provided, that, after a request by any party hereto for such original signed counterpart, each party hereto uses commercially reasonable efforts to deliver to each other party hereto original signed counterparts as soon as possible thereafter.

7. Representations of City.

A. City is a duly organized and validly existing municipal corporation under the laws of the State of New Mexico with full municipal power to enter into this Agreement and to carry out the terms, conditions and provisions hereof. All requisite actions, judicial or otherwise, required to be taken for City to validly enter into this Agreement have been taken.

B. City will continue review and processing of the development plans, and forthcoming building permit application in a forthright manner and with due diligence.

8. Representations of Developer.

To the best knowledge of Developer, there is no litigation, proceeding or governmental investigation, either pending or threatened, in any court, arbitration board or administrative agency against or relating to Developer to prevent or impede the consummation of this Agreement by Developer.

9. Breach.

A. The following events constitute a breach of this Agreement by Developer:

1) Developer’s failure to materially perform or comply with any of the terms, conditions or provisions of this Agreement.

B. The following events constitute a breach of this Agreement by City:

1) City’s failure to materially perform or comply with any of the terms, conditions or provisions of this Agreement.

10. Remedies Upon Breach.

A. Any party may sue to collect any and all damages that may accrue by virtue of the breach of this

Agreement.

B. If any party is found by a court to have breached this Agreement, the breaching party agrees to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by another party in enforcing any covenant or provision of this Agreement.

16. Governing Laws. This Agreement shall be governed by the laws of the State of New Mexico. Jurisdiction and venue relating to any litigation or dispute arising out of this Agreement shall be in the District Court of Lea County, New Mexico, only. If any part of this contract shall be deemed in violation of the laws or Constitution of New Mexico, only such part thereof shall be thereby invalidated, and all other parts hereof shall remain valid and enforceable.

17. Termination. This Agreement shall be terminated upon the completion of all installation and construction defined herein or 365 days from ratification of this agreement, whichever occurs first.

18. Severability. If any part of this contract shall be deemed in violation of the laws or Constitution of New Mexico or to be invalid for any other reason, only such part thereof shall be thereby invalidated, and all other parts hereof shall remain valid and enforceable.

19. Entire Agreement. This Agreement constitutes the entire agreement among and between City and Developer and there are no other agreements or understandings, oral or otherwise, between the parties on the issues defined herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

CITY:

CITY OF HOBBS

_____
Sam D. Cobb - Mayor

Date:_____

DEVELOPER:

PKOS 10 LLC

By:_____

Its:_____

Date:_____

ATTEST:

_____ .
Jan Fletcher, City Clerk

APPROVED AS TO FORM:

_____ .
Efren Cortez, City Attorney

11) Discussion Items:

A) Proposed public sale disposition of public property for the production of Market Rate Multi-Family Units.

REQUEST FOR PROPOSAL

Purchase of Public Property Restricted to

Market Rate Multi-Family Development

Southeast of E. Bender and Ranchland – Hobbs, NM

RFP Issue Date:

Proposal Due Date:

Pre-Proposal Q & A Meeting:

City of Hobbs
200 E. Broadway
Hobbs, NM 88240

TABLE OF CONTENTS

INTRODUCTION 1
PROPOSAL CONSIDERATIONS 1
TIMELINE FOR RFP PROCESS 2
ELIGIBILITY AND PREFERENCE CRITERIA 2
- Minimum Eligible Developer Criteria 2
- Preferred Developer Criteria 2
- Workforce Housing Criteria 2

PROPOSAL CONTENT 3
- Cover Letter 3
- Concept Plans and Design 3
- Company and Developer Team Information 3
- Qualifications and Experience 4
- Scope of Work 4
- Schedule 4
- Property Purchase and Financing 4

SELECTION AND EVALUATION 4
- Proposal Selection 4
- Proposal Evaluation Criteria 4

SUBMITTAL, INSTRUCTIONS AND MISCELLANEOUS 5
- Submittal Date and Time 5
- Submittal 5
- Public Records 6
- Fair Housing 6

INTRODUCTION

The City of Hobbs, NM is seeking proposals from qualified developers to purchase no less than 17 acres of restricted public property for the development of Market Rate Multi-Family Rental Housing as well as required supporting public infrastructures and beautification. The parcel is located at the southeast corner of E. Bender and Ranchland. East Bender is designated as a Major Arterial and Ranchland is a Major Collector.

The City's primary goals:

- Creation of a multi-family apartment complex of no less than 250 1, 2 and 3 bedroom units (19 units per Acre maximum ratio), extension of adjacent public infrastructures and off site beautification (utilizing 4 acres minimum of the 17 acre tract to be created).

- The overall intent is to provide the community with much needed market rate rental housing to serve the growing workforce, thereby allowing continued economic growth.

- A visually appealing multi-family community that incorporates standard amenities, sustainability and green building design elements located at a Gateway Entrance to our Community.

The City will evaluate proposals based on the criteria outlined in this RFP and will negotiate the sale of the parcel to the selected developer contingent upon development approval.

PROPOSAL CONSIDERATIONS

The proposals must address the following:

- Developer team and eligibility/experience.
- Architectural style and innovative design.
- Project schedule (entitlement, construction, etc.).
- Property purchase offer and financing sources.

TIMELINE FOR RFP PROCESS

Timeline	Milestone
	RFP Release
	Pre-Proposal Q & A/Mtg. for Developers (Staff Conference Room – City Hall)
	Proposals Due
	Staff Review Process/Interview Developer Teams
	Developer Selection Recommendation to City Council – (Publication of Ordinance to Sell)
	Execute Purchase Agreement – (Adoption of Ordinance to Sell)
	Development Entitlement Process
	Site Purchase and Sale Closing

ELIGIBILITY AND PREFERENCE CRITERIA

Minimum Eligible Developer Criteria

- Demonstrated knowledge, capability and expertise in Market Rate Multi-Family Development.
- Demonstrated public infrastructures development experience.
- Proven ability to successfully finance and market developments of similar size.

Preferred Developer Criteria

- Demonstrated experience developing Market Rate Multi-Family Development.
- Demonstrated innovation in sustainable building design.
- Proven ability to work with City staff and adjacent neighborhoods to receive input and address concerns.
- Proven ability to obtain all necessary project financing.

Workforce Housing Criteria

The City of Hobbs sees a need for 800 to 1,200 units of Market Rate Multi-Family Housing between 2020 and 2025 within our Community and is actively seeking private developers to fulfill this need.

PROPOSAL CONTENT

Cover Letter

The cover letter shall: 1) confirm that all elements of this RFP have been reviewed and understood; 2) include a statement of intent to develop a Market Rate Multi-Family Development; 3) include a brief summary of the Developer's qualifications; 4) identify a point of contact for communications during the proposal review process; 5) include a purchase offer for the property contingent upon development approval; and 6) include a summary of the proposal schedule, with anticipated dates for project milestones.

Concept Plans and Design

The proposal shall include concept drawings or models showing the Developer's initial approach to the design and style of the building.

Design submittals:

- Submit concept site plan for a 250 unit minimum multi-family development including circulation, buildings, landscaping, drainage and sketch civil plans.
- Submit concept building drawings including floor plans and elevations.
- Please clearly articulate any sustainable/green building elements that you are proposing.
- Please clearly identify rent expectations of residential units and complex amenities.

Please note that the Developer **does not** need to provide construction plans and specifications at this stage in design. Submission of **concept** plans/drawing of all items listed above will be satisfactory for the proposal content.

Company and Developer Team Information

This section shall include Developer's contact information including phone, address, and email. Developer shall identify itself as to the type of organizational entity (corporation, limited liability company, sole proprietorship, partnership, joint venture, etc.). Members of the Developer's professional team (managers, contact person, etc.) should be identified by name and title, and should include contact phone numbers and email addresses.

Provide a statement of qualifications and resume of all personnel that will be involved with the design, entitlement process, procurement of financing for the project.
Statement must include:

- Name and title.
- Description of education and experience.
- Years of employment with Developer or previous subcontracting relationships.

- Specialized education and training related to specialty area.
- Any prior public agency experience.
- Any certifications, professional designations, or other information that will assist in evaluating qualifications.

Qualifications and Experience

The Developer shall provide a detailed list of similar projects including project description, level of involvement, length and outcome of project.

Scope of Work

This section should demonstrate an understanding of the project requirements and eligibility criteria. It should describe the general approach, organization, and staffing required for the project. Please submit an outline summarizing the basic approach to implement the project.

Schedule

Provide a detailed project schedule, including anticipated public process, formal approval, financing procurement, construction start and completion milestones.

Property Purchase and Financing

Provide a purchase offer for the property contingent upon development approval in accordance with the criteria set forth. Provide a Sources and Uses document to describe how the project will be financed.

SELECTION AND EVALUATION

Proposal Selection

The City of Hobbs reserves the right to amend, withdraw, and/or cancel this RFP. The City reserves the right, without qualification, to reject any or all proposals to this RFP at any time prior to entering into a purchase agreement with the selected developer. The City reserves the right to request or obtain additional information about any and all submittals. All proposals become the property of the City.

Proposal Evaluation Criteria

The City intends to engage the most qualified Developer in accordance with the evaluation criteria. It is imperative that the Developer's proposal fully addresses all aspects of this RFP. It must clearly express the Developer's understanding of the City specific requirements and expectations and indicate the Developer's qualifications to implement the development in a thorough and efficient manner.

The following criteria shall be used in evaluation of the Developer's proposal:

- Developer must meet Minimum Eligible Developer Criteria.
- Degree to which developer meets Preferred Developer Criteria.
- Degree to which proposal meets the stated land use, including innovative features or amenities, and meets City design standards.
- Anticipated effectiveness of working with City staff and community participation process.
- Realistic project schedule.
- Purchase offer and financing proposal.
- Meets City Code and Design Guidelines.

City of Hobbs will request interviews with developers as a part of the assessment of qualifications.

SUBMITTAL, INSTRUCTIONS AND MISCELLANEOUS

All requests for clarifications or interpretations of the Scope of Work or Terms and Conditions set forth in this RFP should be made during the Pre-Proposal Information Meeting or subsequently submitted in writing and emailed to: Kevin Robinson, Development Director at krobinson@hobbsnm.org.

Pre-Proposal Q & A Meeting:
Date & Time
City Hall
200 E. Broadway
Hobbs, NM 88240

Submittal Date and Time

All proposals are due at the City of Hobbs, Finance Department by Date & Time. This time and date is fixed and extensions will not be granted. All proposals received after the deadline shown above will be rejected and returned.

Submittal

All proposals shall be signed by an authorized representative. The name and mailing address of the individual executing the proposal must be provided.

Should the Developer have concerns about meeting any requirements of this RFP, the Developer shall include a clearly labeled subsection with individual statements specifically identifying the concerns and exceptions.

Please provide eight hard copies of the proposal and all attachments.

Proposal must be mailed or delivered to:

Toby Spears
Finance Director
City of Hobbs
200 E. Broadway
Hobbs, NM 88240

Proposals received at any place other than listed above will not be considered.

In addition to hard copies please e-mail an electronic copy of the proposal and all attachments in a PDF format (PDF files can be combined into a ZIP file) to: : Kevin Robinson, Development Director at krobinson@hobbsnm.org.
subject:Market Rate Multi-Family RFP.

Late proposals will not be accepted.

City of Hobbs reserves the right to reject any and all proposals and to waive information and minor irregularities in any proposal received.

Public Records

All Proposals submitted in response to this RFP become the property of the City of Hobbs and under the Public Records Act and are public records, and as such may be subject to public review at least 10 days before developer selection and approval of purchase agreement.

If a Developer claims a privilege against public disclosure for trade secret or other proprietary information, such information must be clearly identified in the proposal.

Fair Housing

Completed residential units must be advertised and publicly offered in accordance with fair housing laws and marketing standards and must be rented to the general public.

The City of Hobbs shall not be liable for any pre-contractual expenses incurred by any Developer in relation to the preparation or submittal of a proposal. Pre-contractual expenses include, but are not limited to, expenses by Developer in: preparing a proposal or related information in response to RFP; negotiations with the City on any matter related to this RFP; and costs associated with interviews, meetings, travel, or presentations. Additionally, the City shall not be liable for expenses incurred as a result of the City's rejection of any proposals made in response to this RFP.

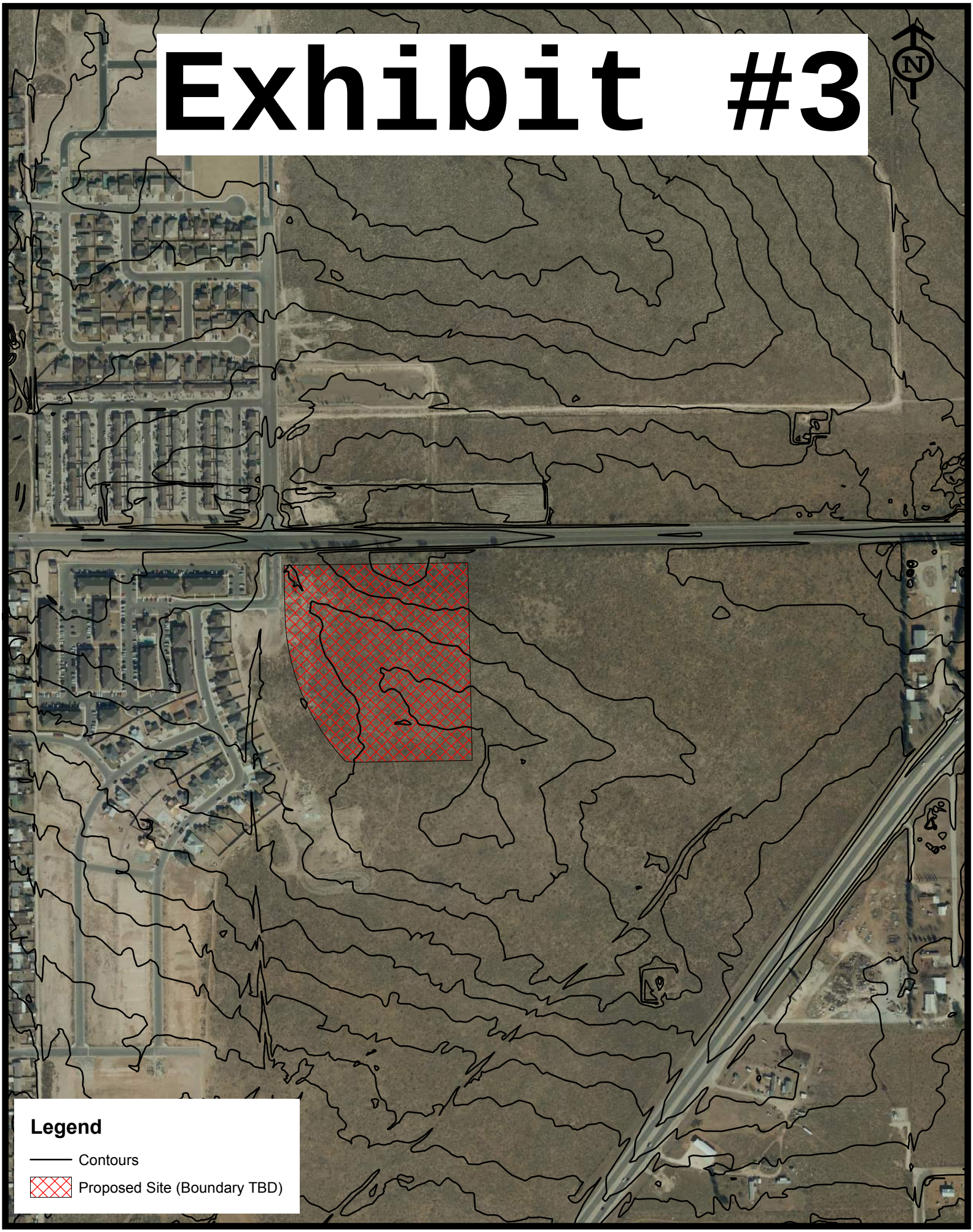
Exhibit #1

Legend

- Off Site Supporting Public Infrastructure (Major Collector)
- Developer installed Landscape
- Proposed Site (Boundary TBD)
- Smanholes
- Slines
- Wlines
- FireHydrants

Exhibit #2

Exhibit #3



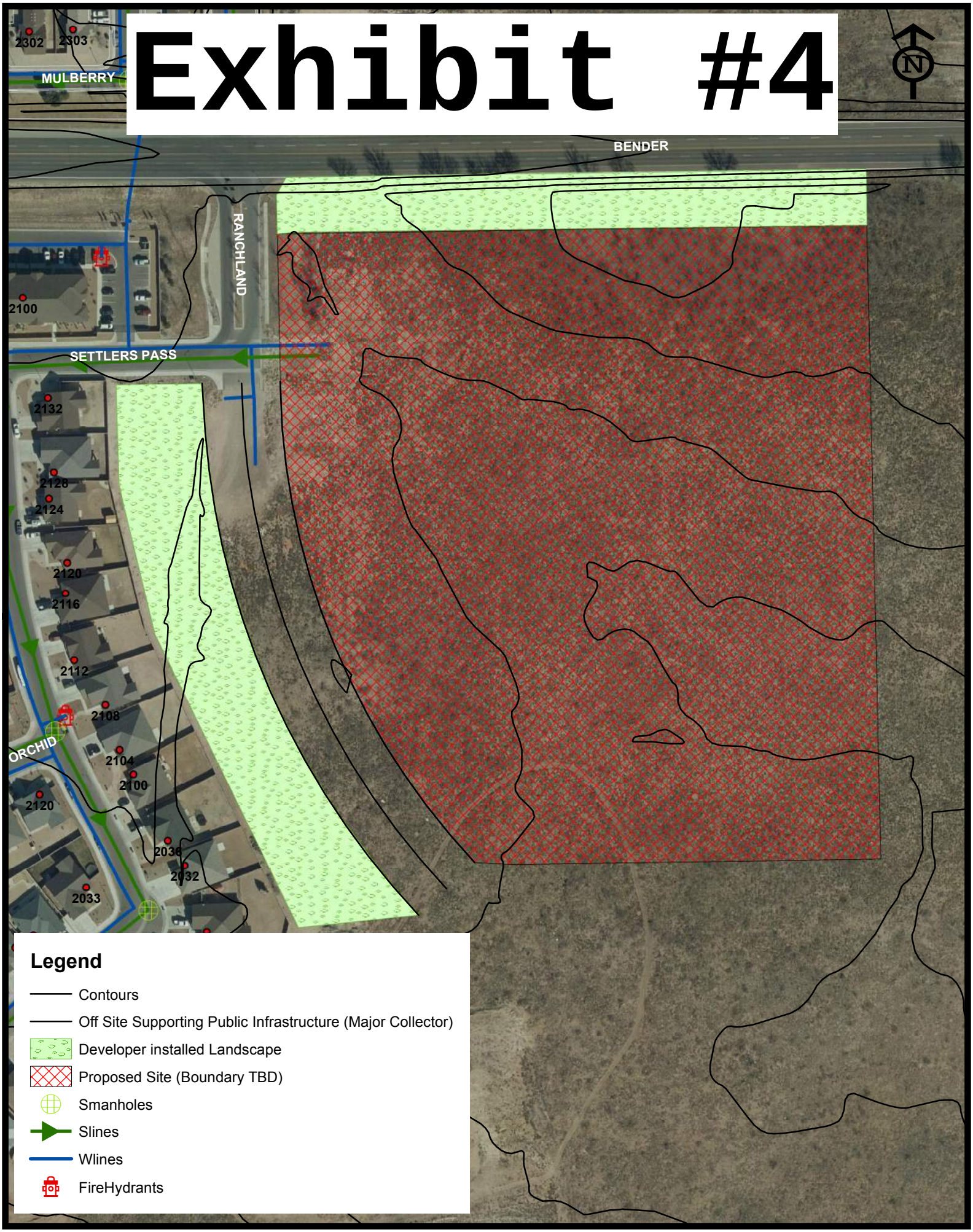


Exhibit #4
2302
2303
MULBERRY
BENDER
RANCHLAND
2100
SETTLERS PASS
2132
2128
2124
2120
2116
2112
2108
ORCHID
2104
2100
2120
2036
2032
2033
N
Legend
Contours
Off Site Supporting Public Infrastructure (Major Collector)
Developer installed Landscape
Proposed Site (Boundary TBD)
Smanholes
Slines
Wlines
FireHydrants

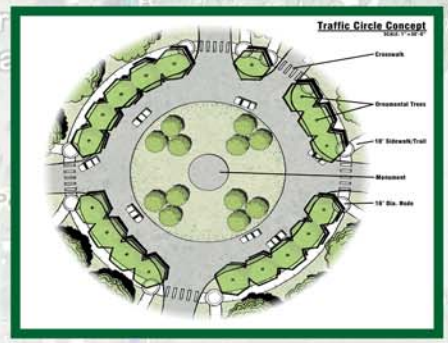
Name	Location	Site	Units	Density
Homestead	SW Cor, Bender & Ranchland	10.59	240	22.66
LedgeStone	Navajo	19.7	370	18.78
Windscape	Central	18.19	326	17.92
Sorrento	Fowler	6.4	112	17.50
			Average	19.22

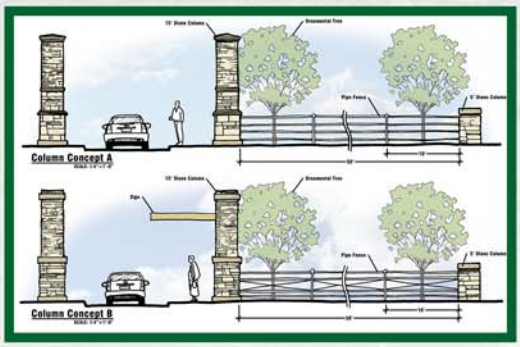
250 \ 19 = 13.16 Ac. minimum

Final Report

Taylor Ranch Conceptual Development Master Plan

CITY OF HOBBS, NEW MEXICO



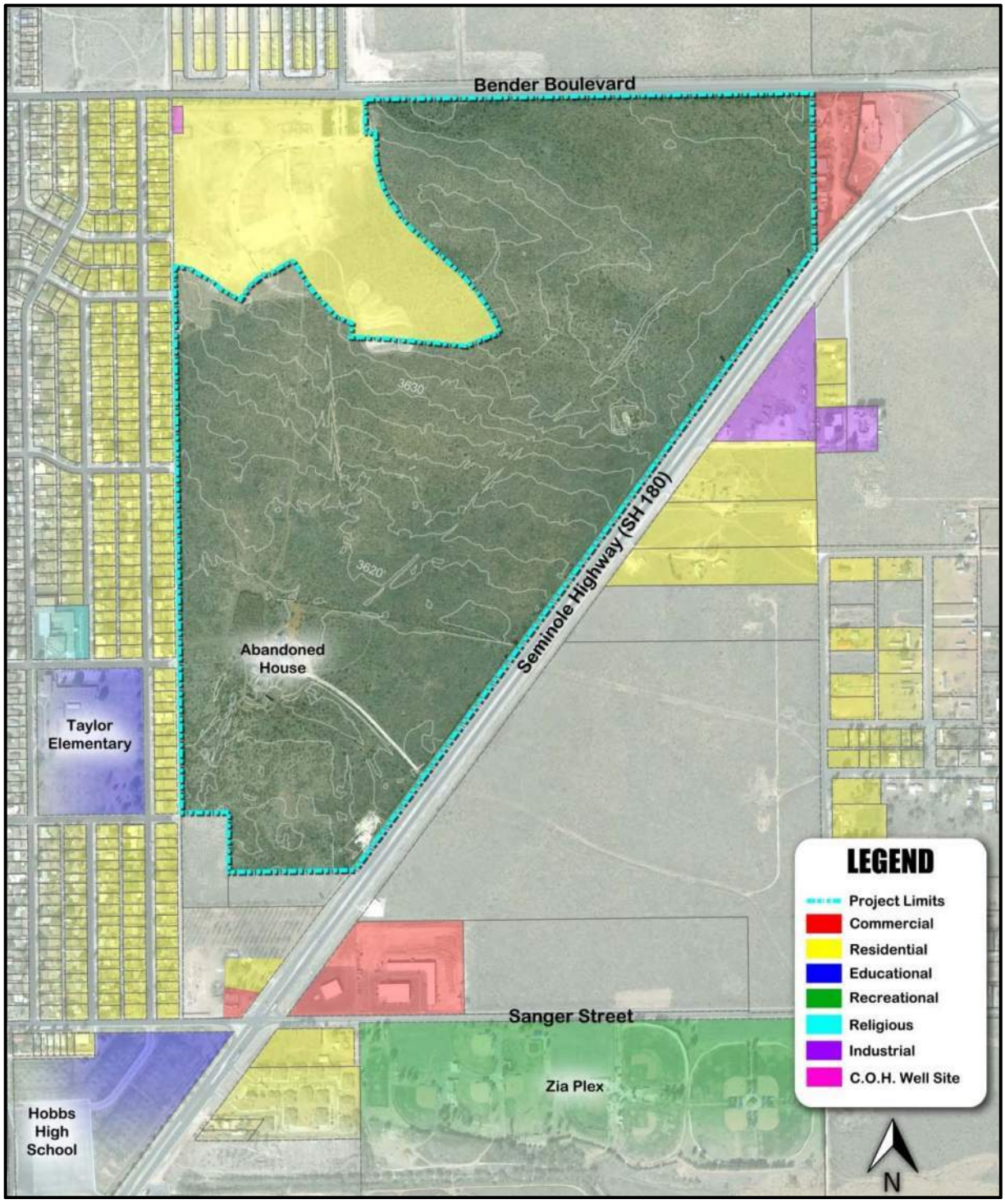


submitted by

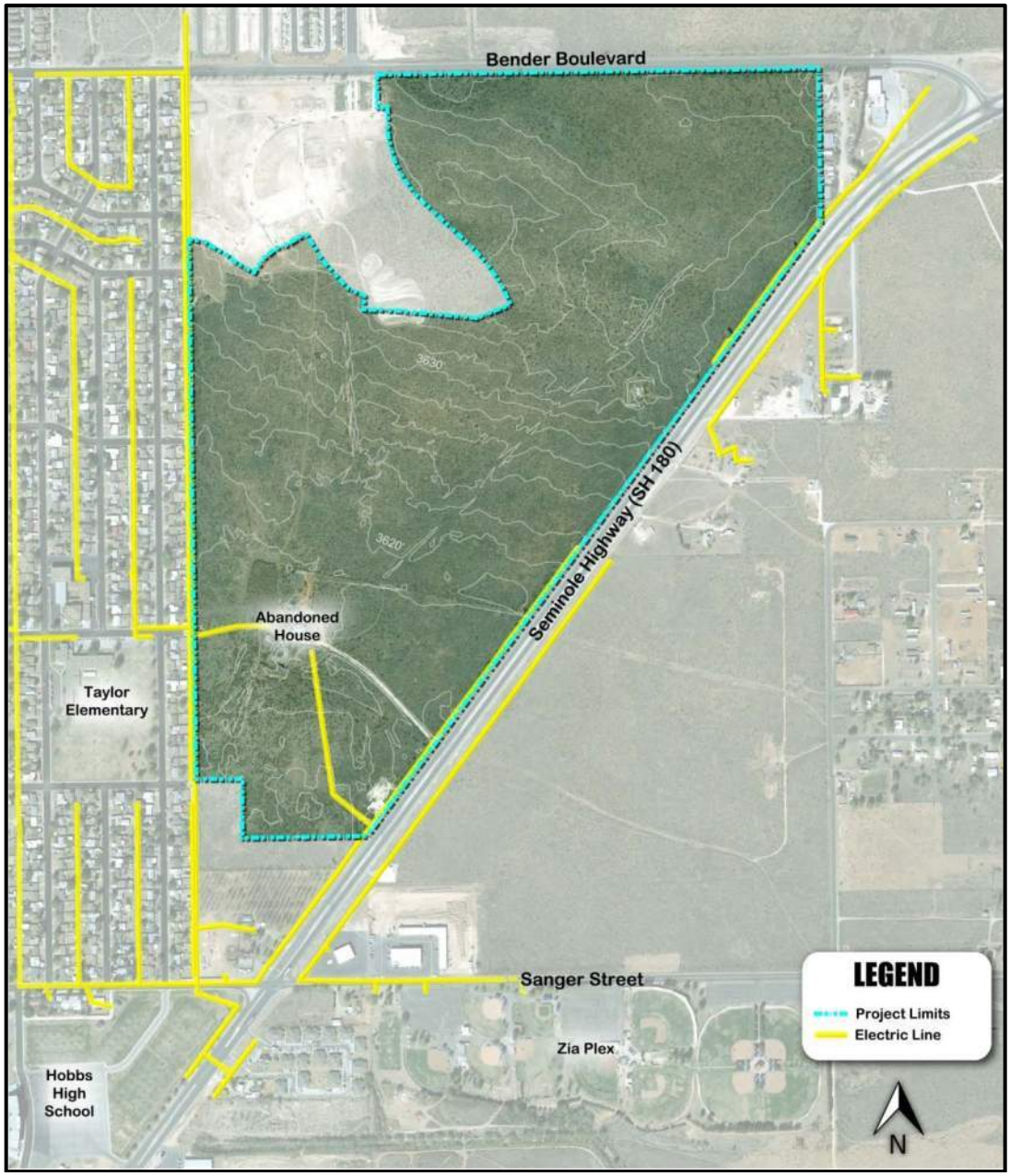
HALFF

December 6, 2013

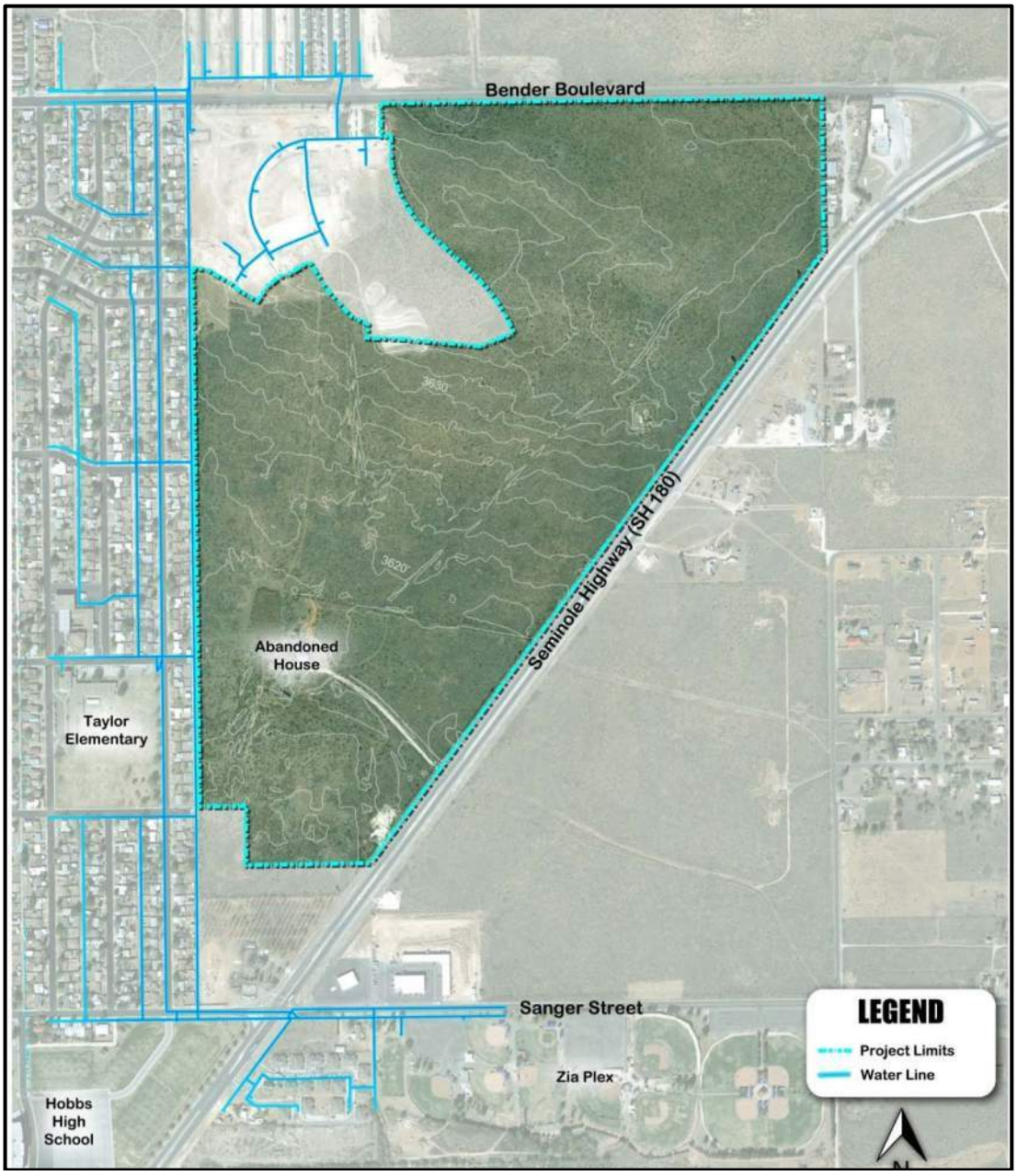
Map Exhibit 2 – Existing Land Uses



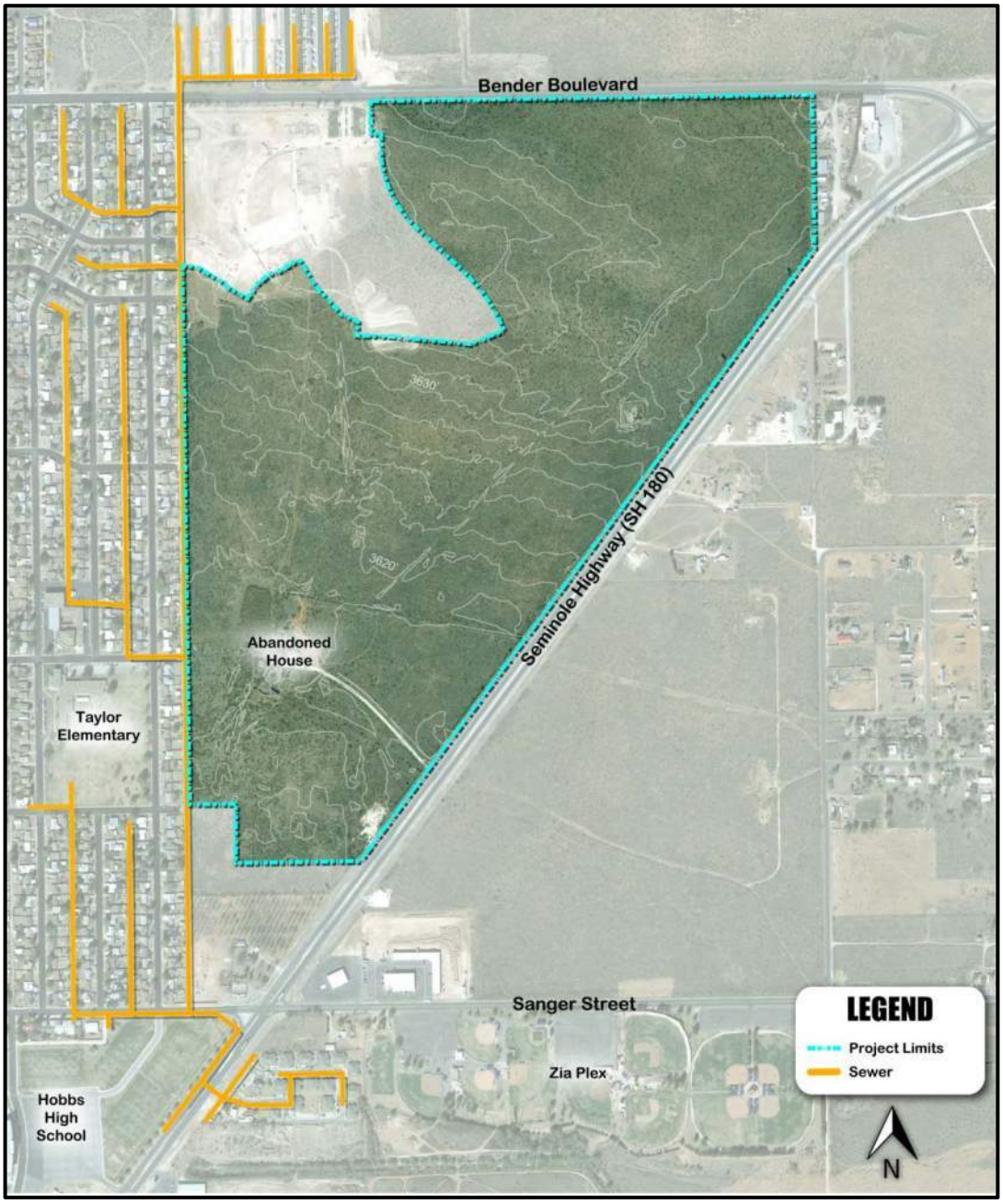
Map Exhibit 3 – Existing Electric Utilities



Map Exhibit 4 – Existing Water Utilities

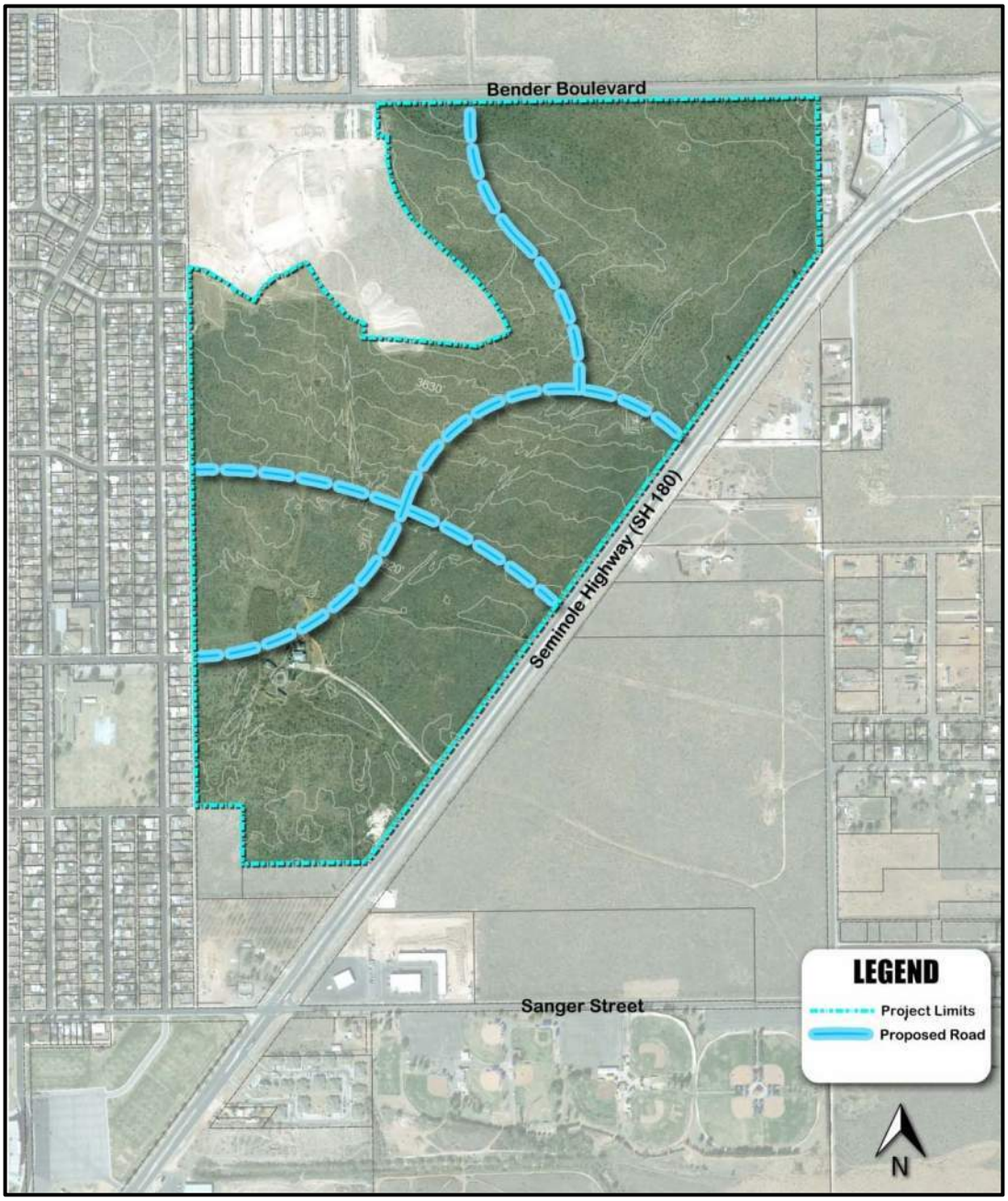


Map Exhibit 5 – Existing Wastewater Utilities



Map Exhibit 7 – Opportunities and Constraints

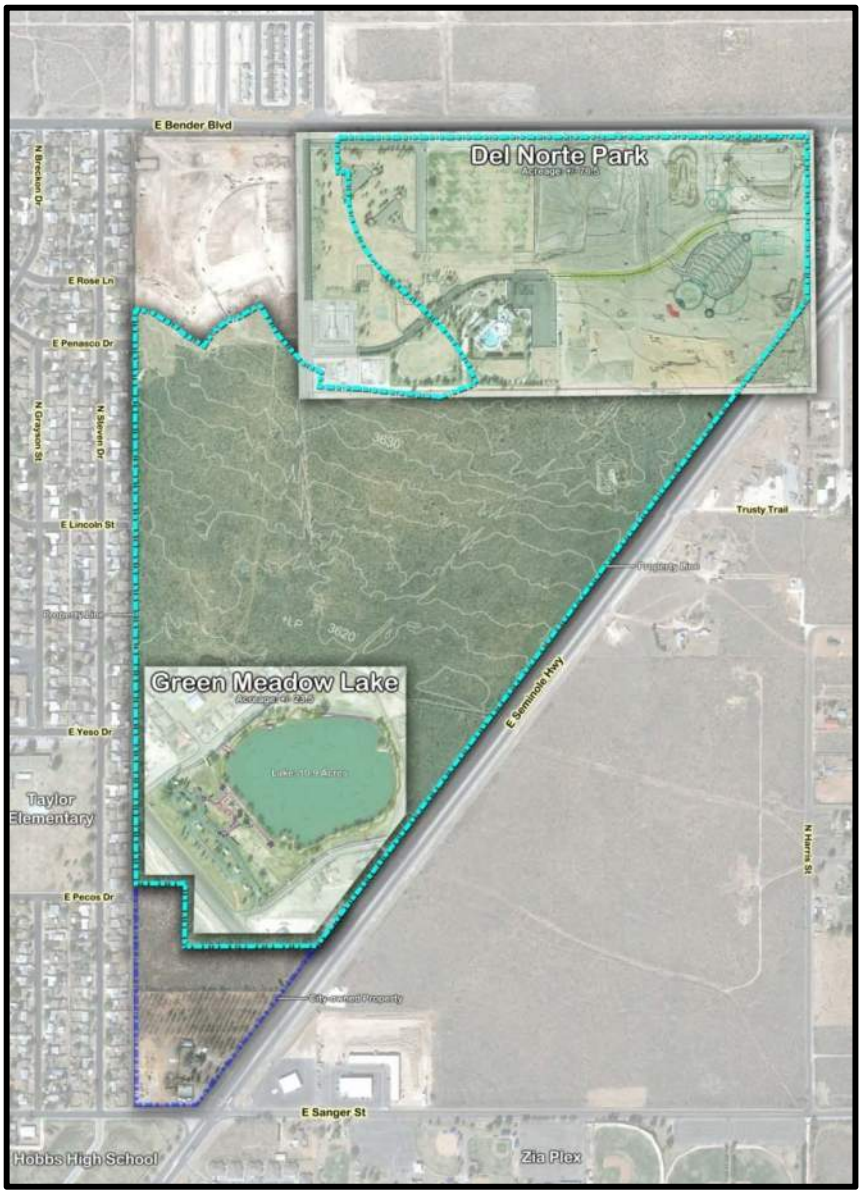
Map Exhibit 8 – Potential Internal Roadway Layout



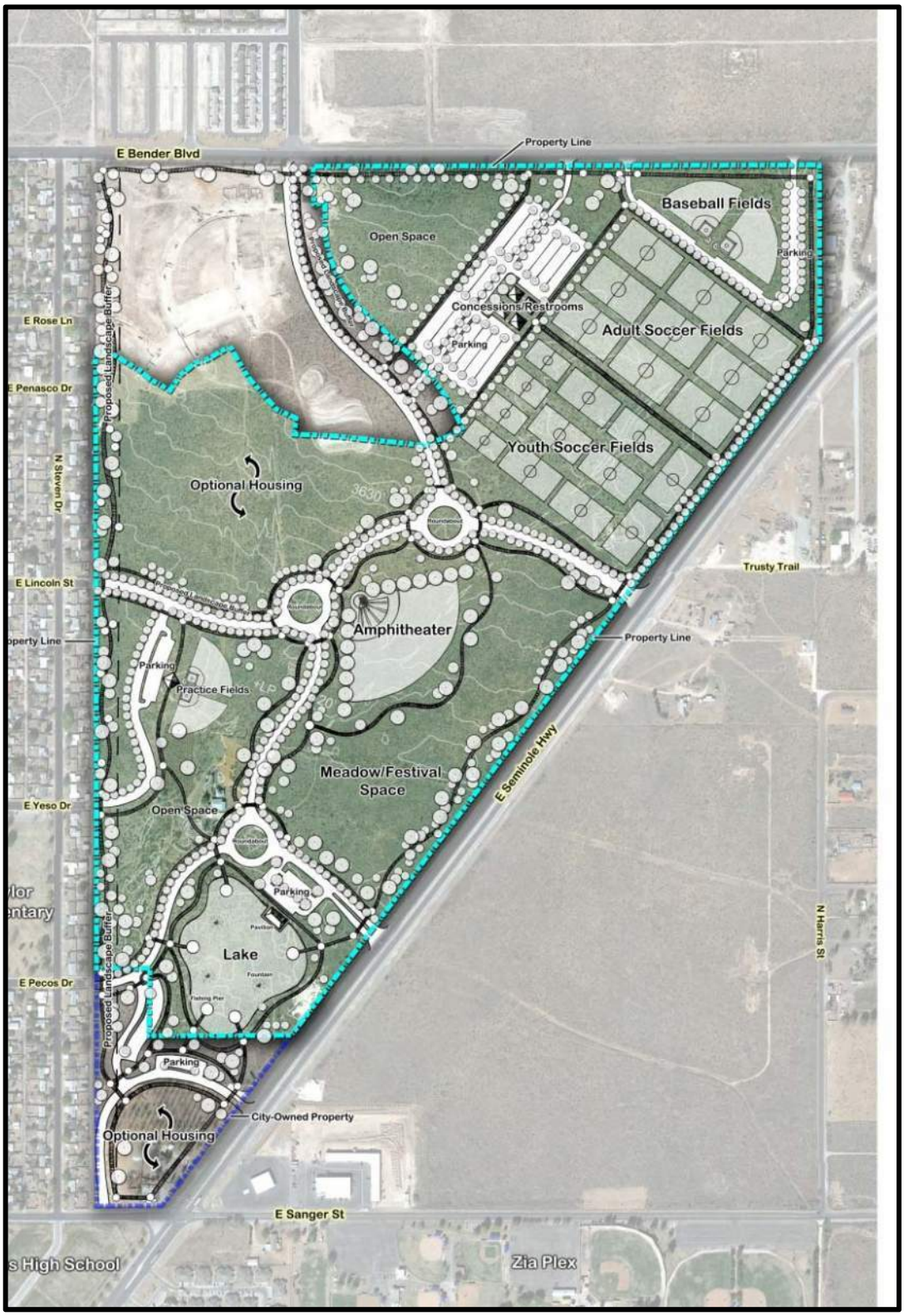
Potential Development Size Comparison

Prior to presentation of preliminary development concepts for the project site, participants in the second stakeholder meeting had the opportunity to compare the size of the 215-acre tract to existing parks within the city of Hobbs. Del Norte and Green Meadow Lake Parks were selected to use as a comparison tool because of their popularity and familiarity with the citizens of Hobbs. As evidenced by the attached graphic (Map Exhibit 9), the Taylor Ranch site is significantly larger than either of the two existing parks, and offers development potential that is seldom seen in Hobbs.

Map Exhibit 9 – Development Size Comparison



Map Exhibit 10 – Preliminary Development Concept "A"



Map Exhibit 11 – Preliminary Development Concept "B"

Map Exhibit 12 – Preliminary Development Concept "C"

Exhibit 13

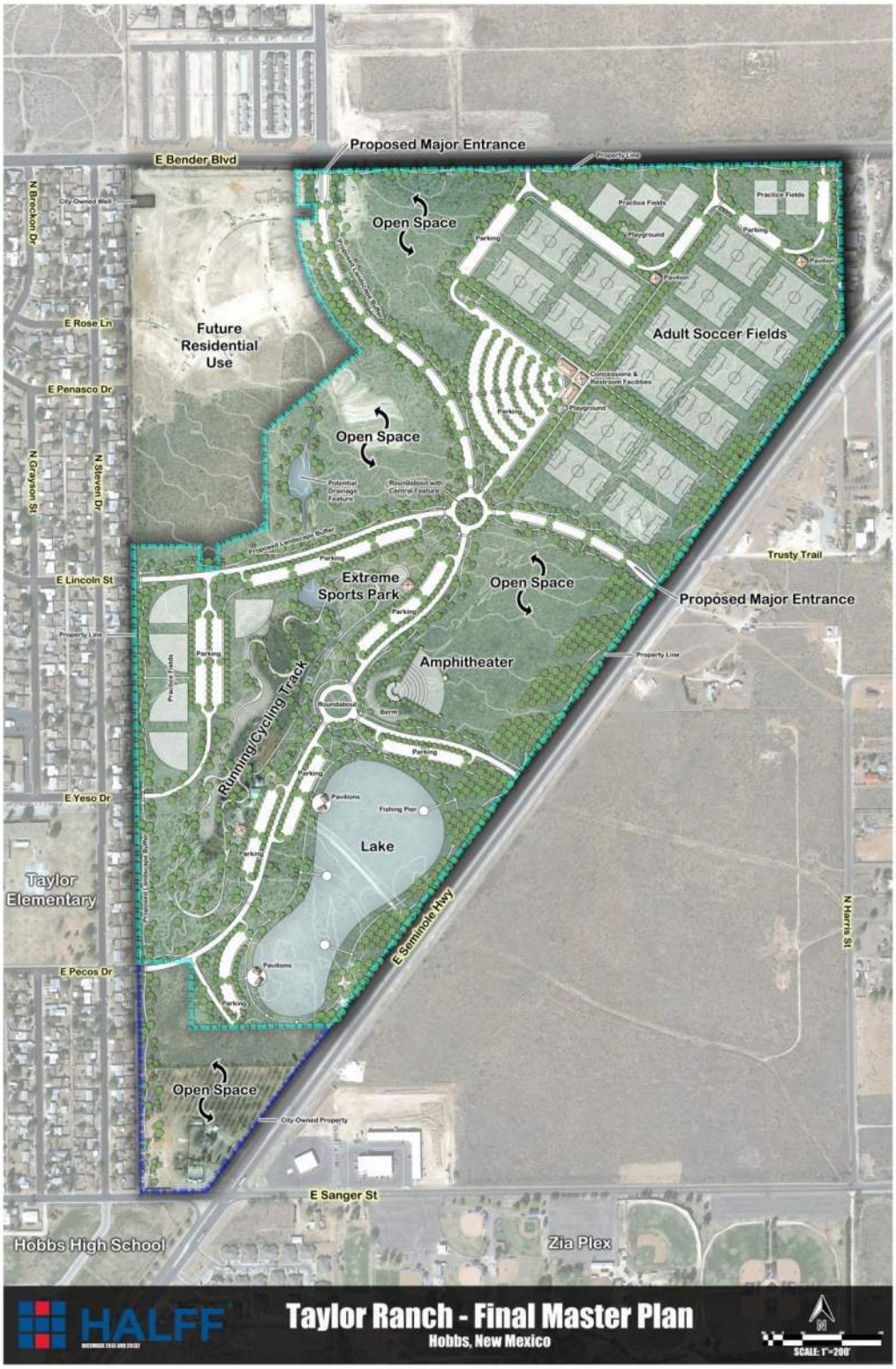

Proposed Major Entrance
E Bender Blvd
Open Space
Future Residential Use
Adult Soccer Fields
Open Space
E Rose Ln
E Penasco Dr
N Brecken Dr
N Grayson St
N Steven Dr
E Lincoln St
Extreme Sports Park
Open Space
Trusty Trail
Proposed Major Entrance
Amphitheater
Running/Cycling Track
E Yeso Dr
Lake
Taylor Elementary
E Pecos Dr
E Seminole Hwy
N Harris St
Open Space
E Sanger St
Hobbs High School
Zia Plex
HALFF
Taylor Ranch - Final Master Plan
Hobbs, New Mexico

Exhibit 18 – Project Phasing, and Unit Costs Spreadsheets

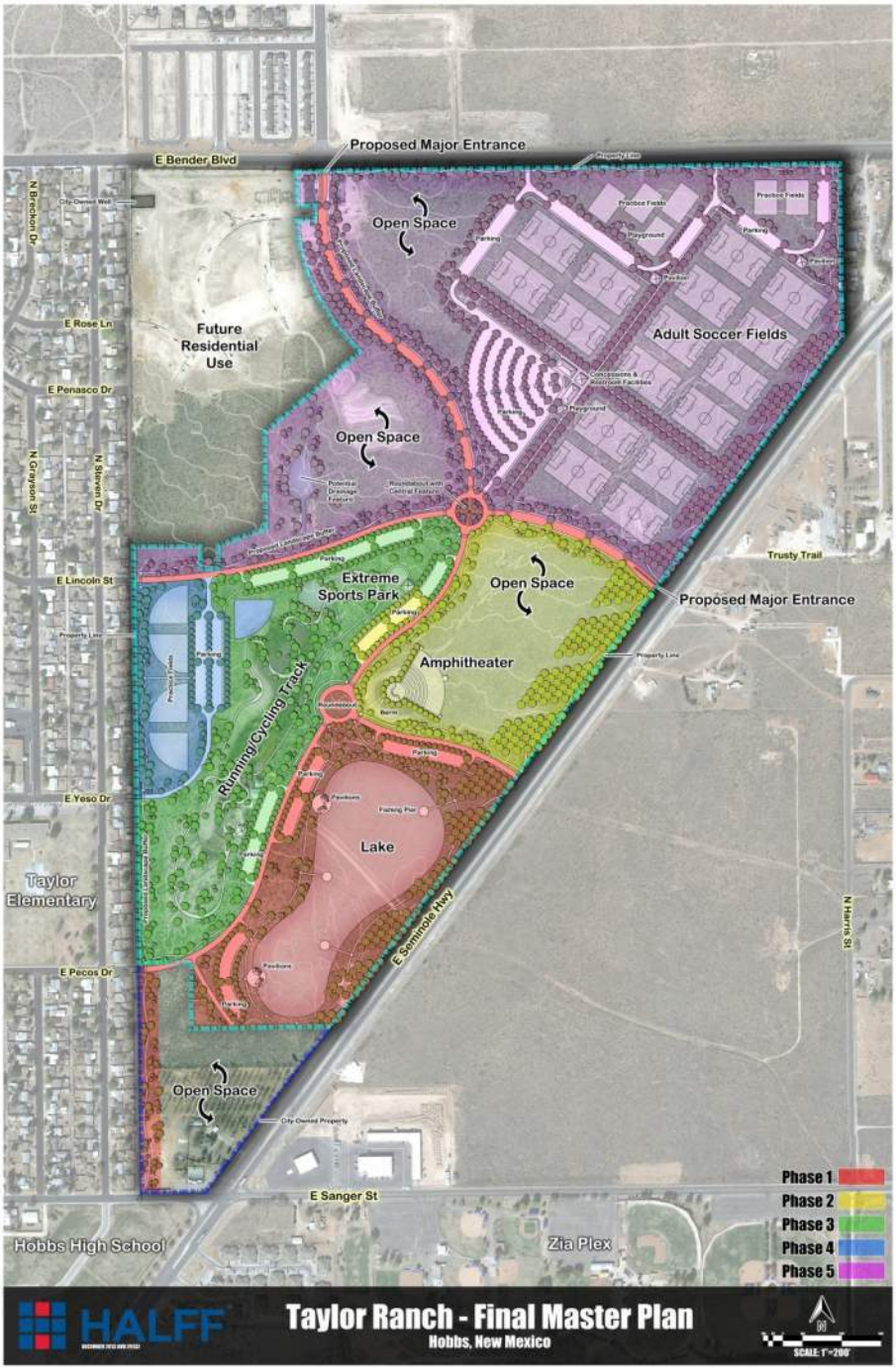
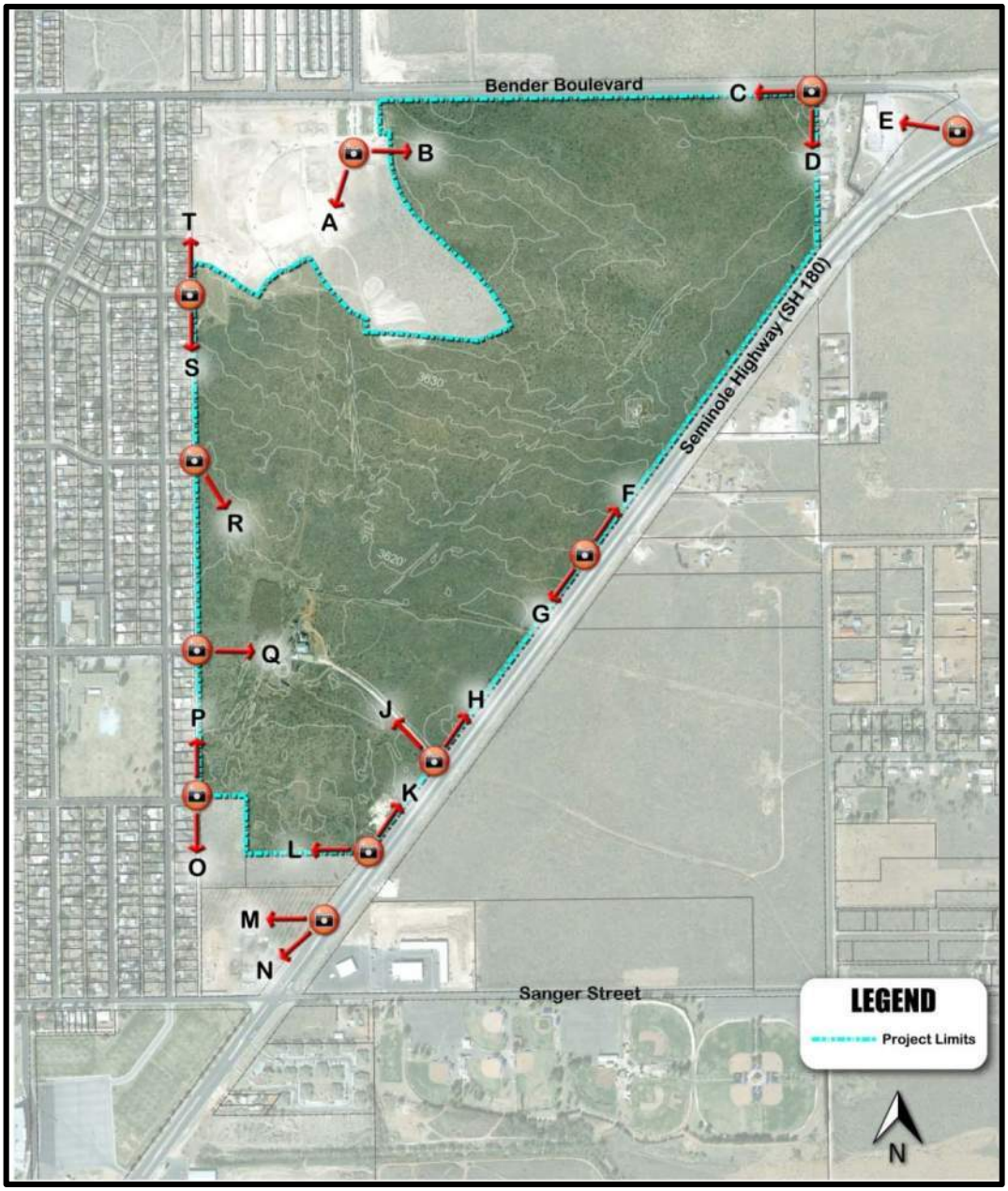


Photo Inventory Map

As part of the site inventory and evaluation process, several photographs of the site were taken at its perimeter, allowing the Halff Design Team to become more familiar with the existing conditions on site, and to better understand the lay of the land during the planning process. The Photo Inventory Map (Exhibit 19) illustrates where photos were taken around the project site, enabling the design team to better document and evaluate existing conditions on the project.

Exhibit 19 - Photo Inventory Map



Taylor Ranch Park Phase 1

One Lake Concept

CITY OF Hobbs NEW MEXICO

WILSON & COMPANY

AquaticConsultants Inc. "Your Lake & Stream Experts"

PETTIGREW & ASSOCIATES PA

sites southwest

TURF SOCCER PRACTICE FIELDS

ARTIFICIAL TURF SOCCER FIELDS

FUTURE PARK EXPANSION

VETERANS PARK EXPANSION AREA

YESO ROAD

FIELD HOUSE

CHAMPIONSHIP COURT

SEATING

TENNIS COMPLEX

PECOS ROAD
(Pedestrian Access)

SKATE PLAZA

BATTING CAGES

ZIP LINE

GO KARTS

MINI GOLF

FEC

Connection to High School

VETERANS MEMORIAL

GREAT LAWN

STAGE

FORMAL RESTAURANT

CORPORATE PAVILION

5.97 ACRES

ENTRANCE TO PARK

PEDESTRIAN BRIDGE

CASUAL RESTAURANT

PADDLE BOAT COVE

SEMINOLE HIGHWAY

ENTRANCE TO THE FEC

LEGEND

- DRAINAGE
- TURF AREAS
- XERIC LANDSCAPING
- MULTI-RECREATIONAL/ FLOOD CONTROL FACILITY
- RECLAMATION
- ROADS & PARKING
- RESTROOMS
- CORPORATE PAVILION
- STANDARD PAVILION
- FISHING SHELTERS
- FISHING PIER

NORTH

100 50 0 100

Taylor Ranch - Revised Master Plan

Hobbs, New Mexico

HALFF

JANUARY 2014 AVO 29132

SCALE: 1"=200'

Hobbs Land Development Tract 1 Summary Plat

Proposed Major Entrance

Bender Blvd

E Bender Blvd

N89°16'07"W 983.00'

N89°09'04"E 2637.48'

Property Line

N89°09'05"E 2531.08'

60.00'

P.O.B

Found 5/8" Rebar with Aluminum cap marked "WM HICKS NMPS 12348"

Found 5/8" rebar

Open Space

Practice Fields

Playground

Parking

Pavilion

Pavilion

Adult Soccer Fields

Found "T" rail west R.O.W

S38°49'16"W 267.26'

Found BC monument in concrete marked st on NM HWY

Concessions & Restroom Facilities

Playground

Parking

Tract 3

HF Estates Development LLC
Book 1787, Page 354

Second Unit Taylor Ranch Addition
Block 32
Book 122, Page 298

Block 31

City-Owned Well

N Breckon Dr

N00°40'46"W 1248.93'

Rose Ln (60' R.O.W)

Penasco drive (60' R.O.W)

Proposed Landscape Buffer

1311.24'

Future Residential Use

Lot 1
Area
211.334 acres ±

Lot 2
Area
6.300 Acres±

Lot 3
Area
6.300 Acres±

Lot 4
Area
6.300 Acres±

Open Space

Roundabout with Central Feature

Potential Drainage Feature

Proposed Landscape Buffer

876.87'

1327.92'

N00°45'54"W 2639.15'

Parking

Trusty Trail

S36°48'09"W 2315.73'

Proposed Major Entrance

Lincoln Rd. (60' R.O.W)

S89°19'31"W 526.20'

521.61'

Property Line

N00°40'46"W 2796.76'

N00°40'46"W 1043.21'

Steven drive

Block 26

Roundabout

Found HWY R.O.W marker STA 80+00

Parking

Pavilions

Fishing Pier

Lake

N89°19'31"E 526.20'

Yeso Dr. (60' R.O.W)

60.00'

N00°40'46"W 521.61'

N00°46'37"W 2639.16'

Taylor Elementary

Block 22

N Grayson St

N Steven Dr

Block 27

Marland Boulevard (Seminole Highway 62/180) (200' ROW)

S36°48'39"W 1795.26'

E Seminole Hwy

N Harris St

N00°44'48"W 5286.31'

Property Line

295.07'

Found 5/8" Rebar with Aluminum cap marked 'WM HICKS NMPS 12348"

E Pecos Dr. (60' R.O.W)

Potential Multi-Family Housing Site

Found 1/2" rebar

Tract 2

City of Hobbs
Book 1642, Page 416

Second Unit Taylor Ranch Addition
Block 21
Book 122, Page 298

N00°43'12"W 539.74'

S36°40'23"W 261.78'

City of Hobbs
Book 1870, Page 743

Found 5/8" Rebar with Aluminum cap marked "WM HICKS NMPS 12348"

Found 1/2" rebar

Future Community Center

City of Hobbs
Book 1627, Page 327

City-Owned Property

N00°37'34"W 616.98'

S36°32'14"W 774.37'

N00°06'32"W 40.0'

Found 5/8" Rebar with Aluminum cap marked "WM HICKS NMPS 12348"

Found 5/8" rebar

Found 5/8" Rebar with Aluminum cap marked "WM HICKS NMPS 12348"

Found PK nail

Found PK nail

Found PK nail

S89°19'31"W 338.21'

E Sanger St

East Sanger Street (80' R.O.W)

N89°19'53"E 2635.78'

Found 1/2" rebar

N89°19'09"E

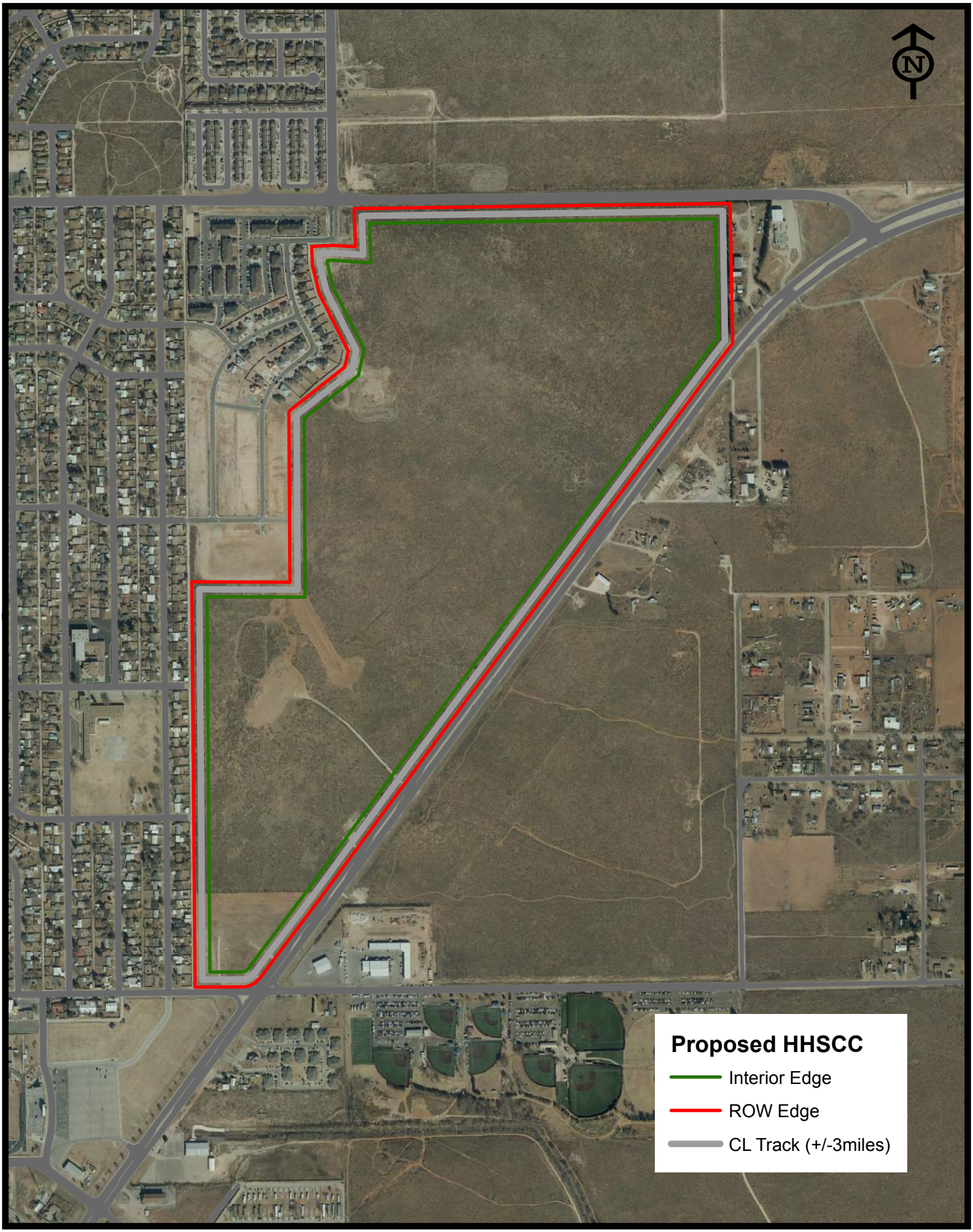
Hobbs High School

Zia Plex

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	209.50'	571.00'	21°01'17"	N18°56'20"E	208.32'

Line Table		
Line #	Length	Direction
L1	200.94'	S81° 34' 19"E
L2	119.26'	S60° 33' 04"E
L3	92.36'	N32° 46' 11"E
L4	97.92'	N50° 35' 17"E
L5	15.17'	S30° 59' 55"E
L6	191.73'	N59° 00' 05"E
L7	180.00'	S30° 54' 27"E
L8	217.18'	S42° 15' 56"E
L9	104.73'	S66° 23' 18"E
L10	80.16'	S05° 43' 24"W
L11	154.63'	S87° 55' 25"E
L12	58.00'	N82° 11' 13"E
L13	439.97'	S83° 16' 38"E
L14	211.04'	N68° 32' 33"E
L15	91.06'	N25° 15' 47"W
L16	90.86'	N30° 23' 56"W
L17	90.60'	N35° 31' 36"W
L18	90.29'	N40° 38' 39"W
L19	89.93'	N45° 40' 44"W
L20	328.77'	N47° 28' 49"W

Line Table		
Line #	Length	Direction
L21	90.35'	N43° 33' 01"W
L22	89.61'	N34° 22' 20"W
L23	89.40'	N27° 25' 40"W
L24	89.51'	N19° 13' 22"W
L25	89.70'	N10° 44' 11"W
L26	254.51'	N00° 54' 28"W
L27	56.98'	S88° 50' 48"W
L28	79.46'	N00° 54' 28"W
L29	106.37'	N89° 09' 05"E
L30	60.00'	S00° 45' 54"E


N
Proposed HHSCC
Interior Edge
ROW Edge
CL Track (+/-3miles)

11) Discussion Items:

B) Review of MC 18.12 – Tower Regulations.

18.12.010 Purpose.

7. Avoid potential damage to adjacent properties from tower failure through ensuring proper engineering and careful location of tower structures. In furtherance of these goals, the City of Hobbs shall give due consideration to the Hobbs Comprehensive Master Plan and attachments for Major Thoroughfare Plan and Urban Growth Plan, all other appropriate development policies and regulations of the City, existing land uses, and environmentally sensitive areas in approving sites for the location of towers and antennas.

18.12.030 Tower permit required.

C. Notwithstanding any other provision of this chapter, the owner of an antenna tower for which a tower permit and building permit was issued prior to July 1, 2010, and after January 1, 2009, may, without obtaining a new permit, upon written notice to the City Planner, replace the tower with a new tower if the new tower structure complies with the requirements of this chapter and: (i) is specifically designed to accommodate additional antenna arrays, (ii) is not more than twenty (20) feet higher than the tower structure being replaced, (iii) is not more than fifty (50) feet from the location of the tower structure being replaced and (iv) the center of the tower structure is no closer to the nearest residence than the center of the tower structure it replaces. A tower structure may be replaced only once under this subsection.

(Ord. No. 1036, § 3, 9-20-2010)

18.12.050 Location of towers.

F. A tower permit shall not be approved for the construction or alteration of a tower structure unless the distance between the center of the base of a tower to all property boundaries is at least one hundred ten (110) percent of the height of the tower or tower structure, whichever is greater. The foregoing measurement shall be made to the nearest point on each property line within the setback area. For all tower parcels, the tower must be designed so that it cannot fall on any contiguous property.

18.12.170 Tower parcel requirements.

A. Each tower parcel shall be a legally created tract of land, such as a separate subdivided property or a permanent easement. All permanent easements must be recorded as a separate land area with the Lea County Clerk. The permanent easement or summary subdivision must be approved in final form and recorded and attached with the approved tower permit.

B. Each tower parcel shall have legal access in the form of direct access to a public right-of-way or permanent easement, as determined by the Planning Department. Conditions for additional access requirements may be required for approval of a tower permit.