

**AGENDA**  
**City of Hobbs Planning Board – Regular Meeting**  
**July 18, 2023 at 10:00 AM**

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

**Guy Kesner, Vice Chairman**  
**Ben Donahue**  
**Brett Clay**

**Tentative Agenda for the Planning Board Regular Session Meeting to be held on Tuesday, July 18, 2023 at 10:00 AM, at the City of Hobbs Annex Building, First Floor Commission Chambers located at 200 E. Broadway, Hobbs, NM 88240.**

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**AGENDA**

**Call To Order and Roll Call.**

- 1) **Review and Consider Approval of Agenda.**
- 2) **Review and Consider Approval of Minutes.**

**June 20, 2023 – Regular Meeting**

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

**ACTION ITEMS**

- 3) **Review and Consider Proposed Annexation of +/- 0.806 acres being a portion of a parent parcel located southwest of the intersection of Millen and Grimes.**
- 4) **Review and Consider Variance Request from MC 15.32.030 - D(2) allowing a new Billboard to be emplaced within +/- 330’ of an existing Billboard.**
- 5) **Review and Consider Top 10 projects for the FY 2025-2029 Infrastructure Capital Improvement Plan (ICIP).**

**DISCUSSION ITEMS**

**Adjournment.**

**The City will make every effort to provide reasonable accommodations for people with disabilities who wish to attend a public meeting. Please notify the City at least 24 hours before the meeting. Telephone 397-9232.**

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

**PLANNING BOARD REGULAR MEETING  
MINUTES  
JUNE 20, 2023**

The Hobbs Planning Board met on June 20, 2023, at 10:00 a.m. at the City of Hobbs Annex Building, First Floor Commission Chambers, located at 200 E. Broadway, Hobbs, NM 88240 with Mr. W.M. “Tres” Hicks, Chairman, presiding.

**Members Present:**

W.M. “Tres” Hicks, Chairman  
Guy Kesner, Vice Chairman  
Bill Ramirez  
Larry Sanderson

**Members Absent**

Brett Drennan  
Brett Clay  
Ben Donahue

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

Anthony Henry, Deputy City Engineer  
Valerie Chacon, Deputy City Attorney  
0 Citizen(s)

Kevin Robinson, Development Director  
Bruce Reid, Lea County Planner

Mr. Robinson briefly discussed the FY 2025-2029 Infrastructure Capital Improvement Plan (ICIP) process. He stated he is wanting to have a joint meeting in July with the Planning Board and the City Commission. There was no action taken.

**Call to Order and Roll Call**

Mr. Hicks did a roll call for members as follows:

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

Mr. Hicks called the meeting to order at 10:13 am.

**1.) Review and Consider Approval of Agenda**

The first item of business was to review and approve the agenda for June 20, 2023 meeting. Mr. Hicks asked if there were any additions or changes to the agenda. Mr. Robinson stated there were no changes made to the agenda. Mr. Kesner made a motion, seconded by Mr. Sanderson to approve the agenda as amended. The vote on the motion was 4-0 and the motion carried.

**2.) Review and Consider Approval of Minutes**

Mr. Hicks asked if everyone has had a chance to read the Regular Meeting Minutes from May 16, 2023. Mr. Hicks stated paragraph 5 under Item 6 of the minutes is not accurate and will need to be changed to Mr. Hicks stated there is a conceptual plan for roadways possibly going “east and/or south” of the property. The minutes read “north” of the property. Mr. Hicks also stated the reasoning for the disclosures on Items 6, 7, and 8 needs to state “there is no financial investment in the projects”. Mr. Ramirez made a motion, seconded by Mr. Kesner to approve the Regular Meeting Minutes as amended. The vote was recorded as follows: Ramirez yes, Kesner yes, Clay absent, Donahue absent, Sanderson yes, Drennan absent, Hicks yes. The vote on the motion was 4-0 and the motion carried.

### Communications from Citizens

There were no communications from citizens.

### Action Items

- 3) **Review and Consider a Fair Share Development Agreement for the extension of public infrastructure (Water & Sewer) within the Comanche ROW in the ETJ.**

Mr. Robinson stated this is the fair share development agreement for the extension of public infrastructure (water and sewer) within the Comanche right of way in the ETJ. He stated a portion of the roadway is inside the municipal boundaries. Mr. Robinson explained the subject property is adjacent to municipal boundaries on the north approximately 680 ft. east along Comanche Dr. Mr. Robinson stated the last fire hydrant in the municipal boundaries is located on Comanche. In response to Mr. Kesner's question, Mr. Robinson stated the portion in front of the subject property is not inside City limits and the City does not maintain the roadway. Mr. Robinson stated the utility service policy states if the City Commission determines that the construction of a particular utility facility or utility line extension is identified as a designated loop line needed to improve the water distribution system then the City may enter into a utility extension agreement with the owner or the developer. Additionally, the City may invest in the project since the property requesting the service is located no further than 1,000 linear feet from the municipal infrastructure of adequate capacity to provide said service. Mr. Robinson stated City staff has reviewed the public infrastructure extension and recommends the developer include fire hydrants for public protection of the corridor and the discharge for the public sewer be a higher density usage which will be the RV Park. It will be beneficial to the public. Mr. Robinson stated City staff recommends that public participation not exceed 1/3 of the project cost. Mr. Robinson explained that based on City staff numbers the total amount for the infrastructure extension will be \$73,700.00. Mr. Robinson stated City staff is proposing that the public pay \$25,000.00 and the developer pay approximately \$49,000.00 of the cost.

Mr. Kesner expressed his concern that there will only be one user that is going to connect to the public infrastructure extension. Mr. Robison explained the RV Park will have enough units to utilize the line. He further explained that it would not be practical or economical if the line was used to serve one single-family home. Mr. Hicks commented that the infrastructure could also maintain additional neighbors. The neighbors would have the opportunity to connect to the line if their water well goes out and their utilities are within the right of way of the water line extension.

Mr. Ramirez made a motion, seconded by Mr. Sanderson to recommend the fair share development agreement to the City Commission for approval. The vote on the motion was 3-1, with Mr. Kesner opposing. The motion carried.

### **Discussion/Updates**

#### **4) FY 2025-2029 Infrastructure Capital Improvement Plan (ICIP) process.**

Mr. Robinson discussed FY 2025-2029 Infrastructure Capital Improvement Plan (ICIP) process. He stated the ICIP is a plan that establishes planning priorities for anticipated capital projects. The plan covers a five-year period and is developed and submitted annually. Mr. Robinson stated the Department of Finance and Administration (DFA) submission deadline is August 18, 2023. He stated the DFA encourages entities to plan for the development of capital improvements so that they can plan for funds and develop infrastructure at a pace that sustains their activities.

Mr. Robinson discussed the FY 2024-2028 ICIP top 5 project list below:

1. Sewer Main Replacement
2. Street Improvements / Resurfacing
3. Drainage Master Plan & Improvements
4. Joe Harvey Blvd. Improvements
5. HPD Body Camera System

In response to Mr. Hicks's questions, Mr. Robinson stated the ICIP project list for FY 2025-2029 will be sent to the Planning Board members to review the projects and pick 10 projects to recommend to the City Commission. Mr. Robinson stated this meeting is for discussion only and the next meeting the public will have the opportunity to make comments. Mr. Robinson discussed possibly having a joint meeting with the Planning Board and the City Commission to discuss the project list.

### **Adjournment**

With nothing further to discuss Mr. Ramirez made a motion, seconded by Mr. Kesner to adjourn. The meeting adjourned at 11:10 am. The vote on the motion was 4-0 and the motion carried.

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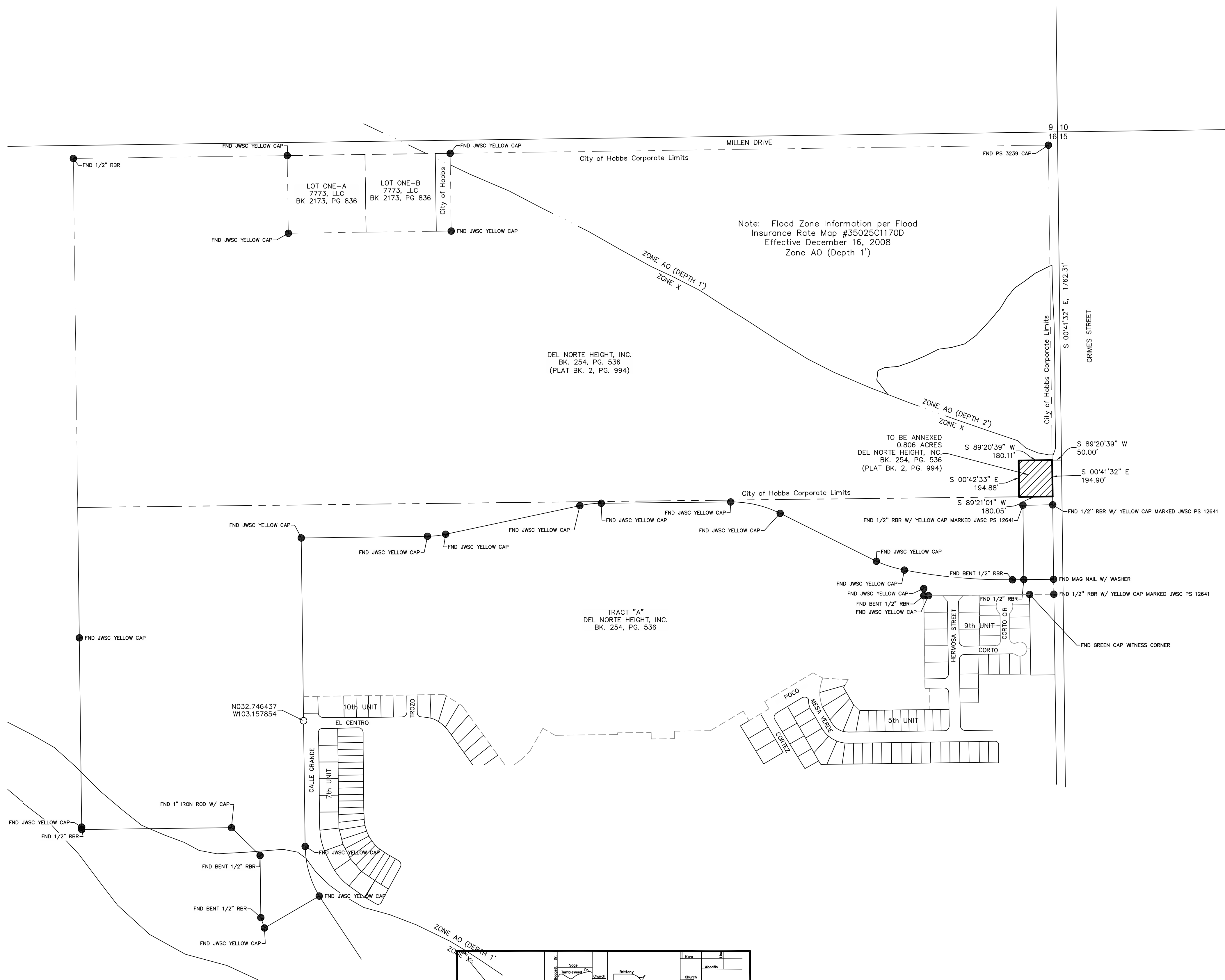
W.M. "Tres" Hicks, Chairman

**July 18, 2023**  
**Planning Board Regular Meeting**

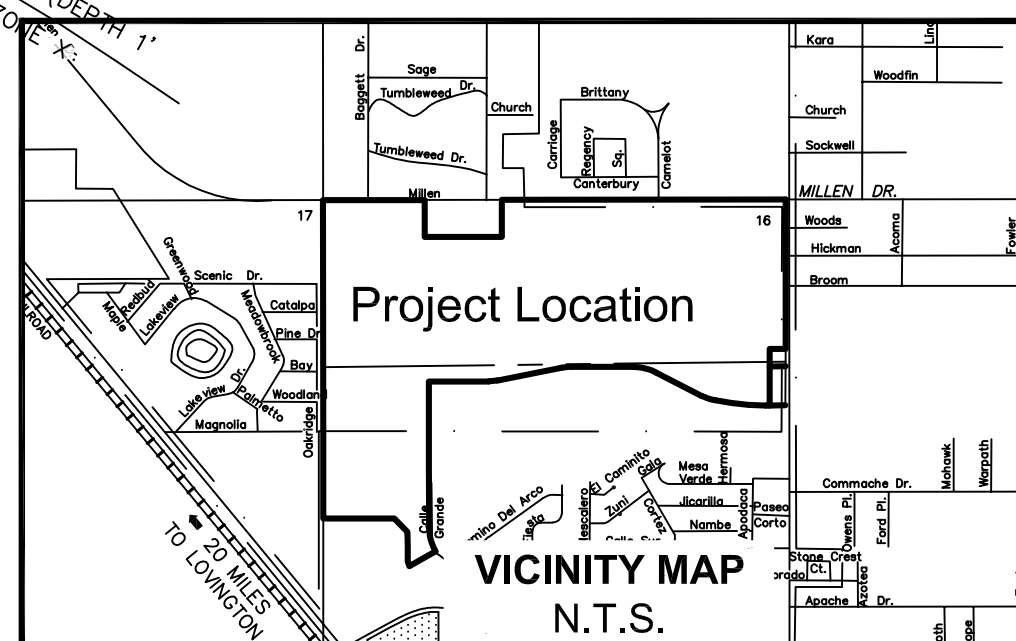
- 3) **Review and Consider Proposed Annexation of +/- 0.806 acres being a portion of a parent parcel located southwest of the intersection of Millen and Grimes.**

# DEL NORTE HEIGHTS ANNEXATION

LOCATED IN THE N/2 OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 38 EAST,  
N.M.P.M., CITY OF HOBBS, LEA COUNTY NEW MEXICO



**BASIS OF BEARING**  
 BEARINGS SHOWN HEREON ARE FROM GPS/GNSS OBSERVATIONS AND CONFORM TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM OF 1983. TRUE NORTH CAN BE OBTAINED BY APPLYING A CONVERGENCE ANGLE OF 00°38'35.35" AT A FOUND 1/2" REBAR BEING THE NORTHEAST CORNER OF TRACT "B-2", LOCATED AT N 640,382.7, E 906,750.0. DISTANCES SHOWN HEREON ARE IN GROUND AND WERE OBTAINED BY APPLYING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0001136300 AT N 0.00, E 0.00.



## ANNEXATION OF A PORTION OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 38 EAST, LEA COUNTY, NEW MEXICO

A TRACT OF LAND SITUATED IN THE NORTH HALF OF SECTION 16, 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 S.00°41'32"E. ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 1762.31 FEET AND S.89°20'39"W. 50.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16; THENCE S.00°41'32"E. ALONG THE WEST RIGHT OF WAY OF GRIMES STREET, A DISTANCE OF 194.90 FEET; THENCE S.89°21'01"W., 180.05 FEET; THENCE N.00°42'33"W., 194.88 FEET; THENCE N.89°20'39"E., 180.11 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.806 ACRES, MORE OR LESS.

**OWNERS STATEMENT AND AFFIDAVIT**

STATE OF NEW MEXICO: \_\_\_\_\_  
 COUNTY OF LEA: \_\_\_\_\_

THE UNDERSIGNED FIRST DULY SWORN ON OATH, STATE: ON BEHALF OF THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO.

BY \_\_\_\_\_  
 MADELINE MANN, VICE PRESIDENT/SECRETARY/TREASURER  
 DEL NORTE HEIGHTS, INC.

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO: \_\_\_\_\_  
 COUNTY OF LEA: \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, MADELINE MANN TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

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

THE PLAT, RESTRICTIONS AND DEDICATION APPROVED AND ACCEPTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 A.D. BY THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IN THE CITY PLANNING BOARD OF HOBBS, NEW MEXICO.

CHAIRMAN: WILLIAM M. HICKS, III

**ACKNOWLEDGMENT:**  
 STATE OF NEW MEXICO  
 COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
 BY WILLIAM M. HICKS, III

PUBLIC NOTARY \_\_\_\_\_

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 ANNEXATION PLAT, TO THE CITY OF HOBBS, WAS APPROVED BY THE COMMISSION OF THE CITY OF HOBBS BY RESOLUTION No. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 A.D.

JAN FLETCHER, CITY CLERK

**ACKNOWLEDGMENT:**  
 STATE OF NEW MEXICO  
 COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
 BY JAN FLETCHER.

PUBLIC NOTARY \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF SURVEY**

I, JEREMY BAKER, NEW MEXICO PROFESSIONAL SURVEYOR NO. 25773, DO HEREBY CERTIFY THAT THIS ANNEXATION 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.

Jeremy Baker, N.M. P.S. 25773

Date \_\_\_\_\_



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

TYPE OF SURVEY:

ANNEXATION PLAT

OF \_\_\_\_\_  
 PROJECT NAME:

DEL NORTE HEIGHTS  
 ANNEXATION

FOR \_\_\_\_\_  
 CLIENT:  
 PROPERTY MANAGEMENT PLUS

PROJECT NUMBER:

23091

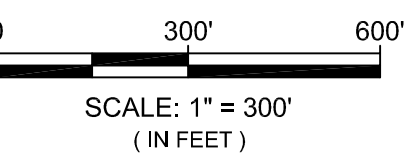
PROJECT SURVEYOR:

Jeremy Baker, PS

DRAWN BY:

Kendall Goad

GRAPHIC SCALE



**LEGEND**

- FOUND MONUMENT AS NOTED
- SET 5/8 INCH REBAR W/ BLUE PLASTIC CAP MARKED "BAKER NM PS25773" UNLESS OTHERWISE NOTED
- BOUNDARY LINE
- - - CORPORATE BOUNDARY
- - - - SECTION LINE

**INDEXING INFORMATION  
FOR COUNTY CLERK**

OWNER:  
 Day Family Partnership, LTD

LOCATION:  
 SE/4 of Section 20,  
 Township 18 South, Range 38 East  
 N.M.P.M., Lea County New Mexico

State of New Mexico, County of Lea, I here by certify that this instrument was filed for record on:



SHEET:  
 1 of 1  
 SU- 101

**July 18, 2023**  
**Planning Board Regular Meeting**

- 4) **Review and Consider Variance Request from MC 15.32.030 - D(2) allowing a new Billboard to be emplaced within +/- 330' of an existing Billboard.**

# City of Hobbs Design Review Approval Sheet



Project Name:

Date:

Project Location:

Building:

Mechanical & Plumbing:

Fire:

Electrical:

Planning:

Engineering:

**REJECTED**

**REVISIONS REQUESTED**  
**CITY OF HOBBS**  
**PLANNING DEPARTMENT**

DATE: 04/12/2023 7:57:08 AM

Proposed location is less than 800' from the Billboard at the NMJC Entrance.

Utilities:

Certified Floodplain Manager:

Traffic & ADA:



# REJECTED



Building Inspection Department  
200 E. Broadway, Hobbs, NM 88240  
Phone (575) 391-8158

Application # \_\_\_\_\_

## Building Permit Application

Application Received Date \_\_\_\_\_

Phone \_\_\_\_\_

Owner FIELD CO LLC /RVINM HOLDINGS LLC Address 5220 N LOVINGTON HWY HOBBS NM 88240

Circle One: **Residential** or **Commercial** Type:  New  Remodel  Addition  Other  *please attach required plans*

Job Location 5230 N. Lovington Hwy. Hobbs NM 88240  
Address City State Zip

Contractor Lindmark Outdoor Media 2104 S. Sunset Ave., Roswell NM 88203 390455  
Name Address City State Zip Phone License #  
tom@lindmarkoutdoormedia.com  
Email

Architect or GRC ENGINEERING INC. 5544 W. 147TH ST. OAK FOREST, IL 60452 708-489-0400 7370  
Engineer Name Address City State Zip Phone License #

Subdivision 1ST UNIT DEL NORTE INDUSTRIAL SUB-DIV Lot \_\_\_\_\_ Block \_\_\_\_\_ Lot Size \_\_\_\_\_

Building is to be \_\_\_\_\_ ft. wide by \_\_\_\_\_ ft. long by \_\_\_\_\_ ft. in height and shall conform in construction.

Area or \_\_\_\_\_  
Volume \_\_\_\_\_ Cubic/ Square Feet

Type New Billboard Use Group \_\_\_\_\_ Basement walls or foundation \_\_\_\_\_  
Type

% of improvements \_\_\_\_\_ Flood Zone \_\_\_\_\_ Elevation Certificate Received \_\_\_\_\_

Subdivision Approved \_\_\_\_\_ Drainage Plan Approved \_\_\_\_\_

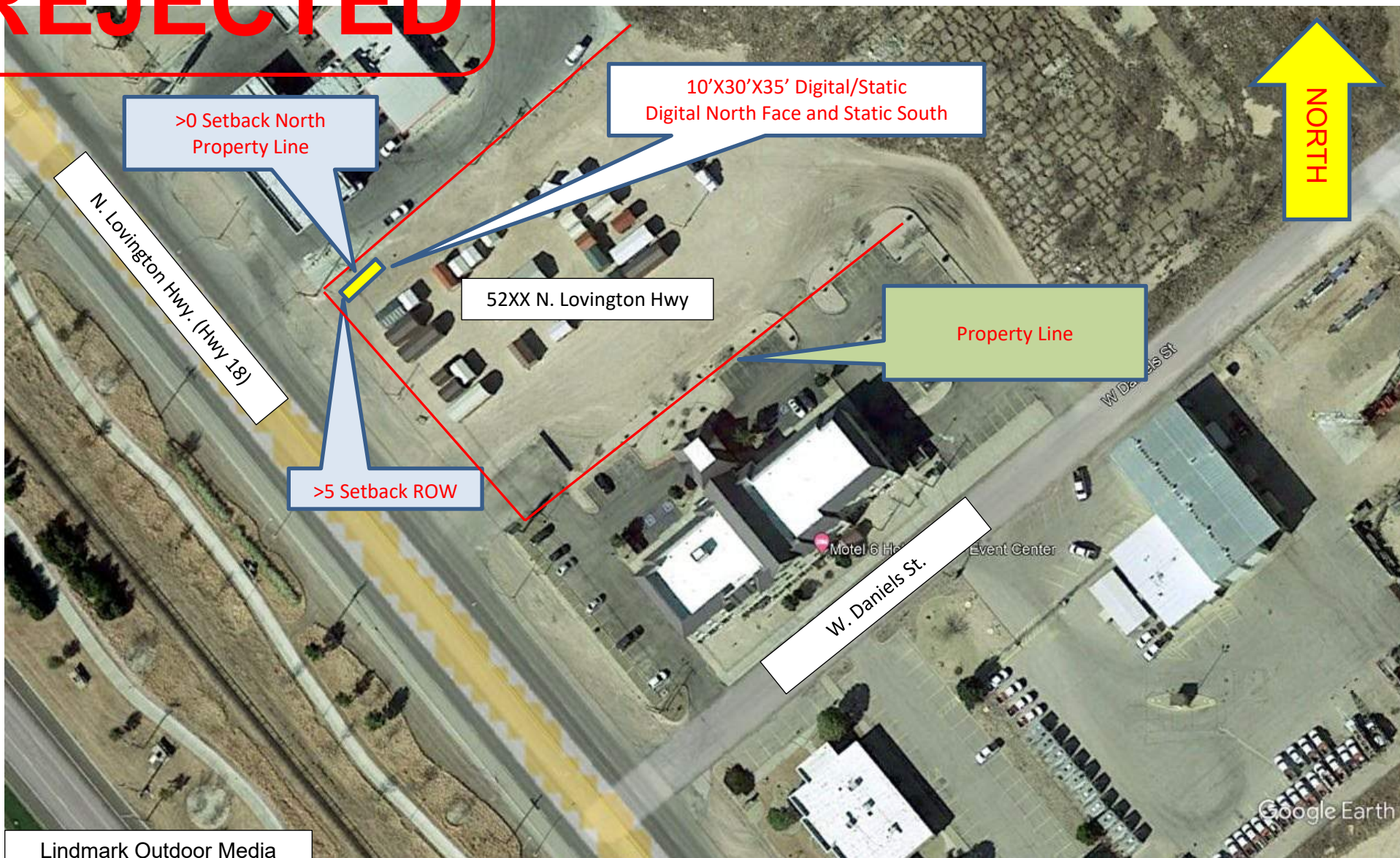
Job Description: INSTALL 10x30 BACK TO BACK STATIC/DIGITAL BILLBOARD STRUCTURE 35' TALL

Valuation \$ 90,000.00 Permit Fee \$ \_\_\_\_\_ Plan Review Fee \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

I, Tom Palmer as the Contractor, hereby agree to comply under this permit with all City, State and Federal codes.

Contractor's Signature Thomas Palmer Digitally signed by Thomas Palmer  
Date: 2023.03.22 13:46:53 -06'00' Date \_\_\_\_\_

# REJECTED

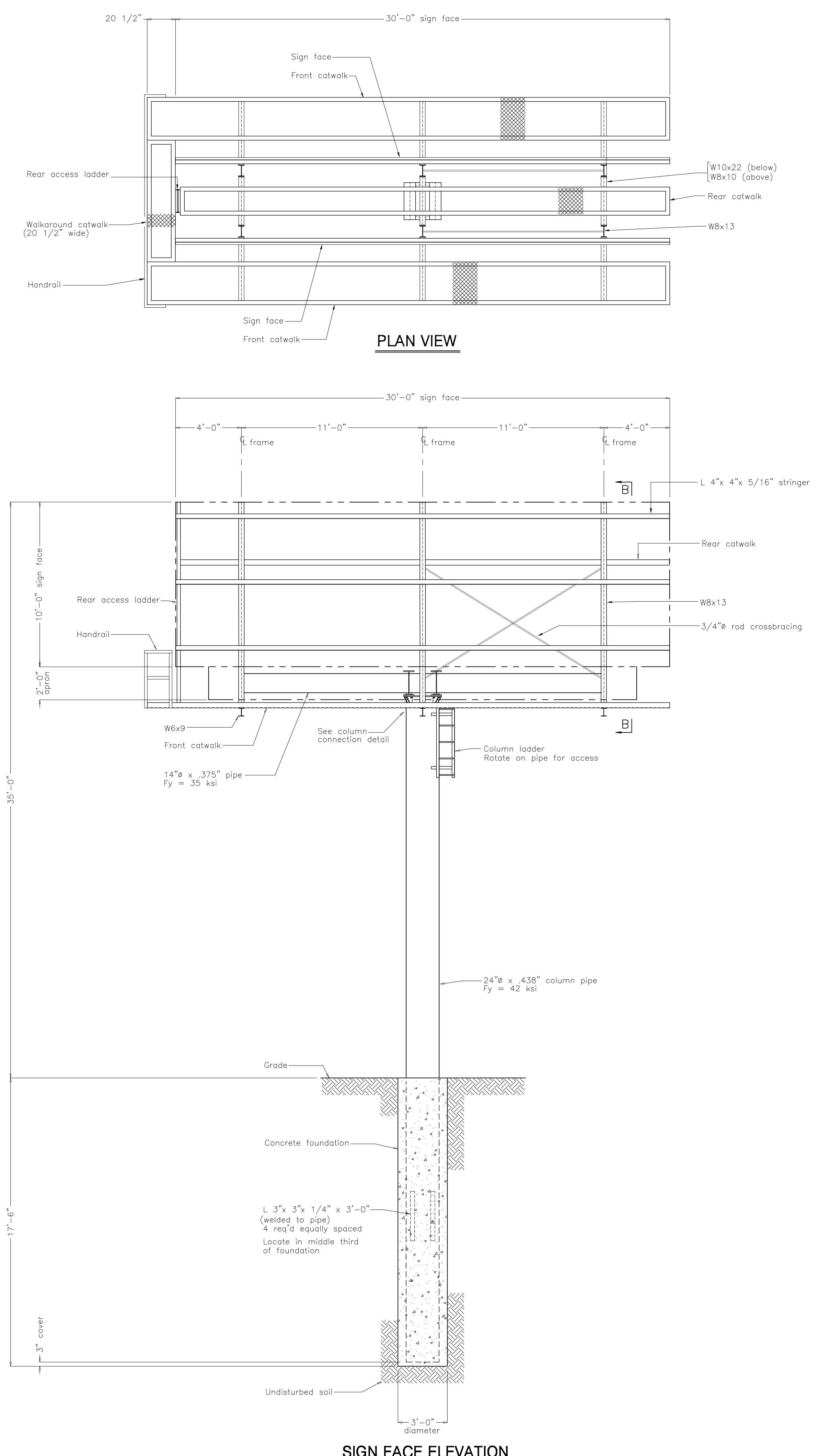


Lindmark Outdoor Media  
New Billboard  
52XX N. Lovington Hwy.  
Tom Palmer  
575-626-8123

Per MC 15.32.030-D

2. A billboard shall not be permitted to be placed within eight hundred (800) linear feet of any existing billboard adjacent to and oriented perpendicular to a Major Arterial.

**REJECTED**



This drawing has been digitally signed and sealed by Gerald R. Carstens on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ENGINEER	ISSUE	DATE	OO	IC	CAD	mc	REMARKS
							for approval
		5-17-22					

**Lindmark Outdoor Media**  
 2700 Technology Place  
 Norman, OK 73071

10'-0" x 30'-0" MONOPOLE SIGN STRUCTURE  
 CENTER MOUNT BACK TO BACK  
 35'-0" OVERALL HEIGHT  
 610 MARLAND HOBBS, NEW MEXICO

- NOTES**
- Structural design conforms to the 2015 International Building Code.
  - Design standard is ASCE 7-10.
  - Superstructure can accommodate two faces weighing up to 3,000 pounds each.
- WIND**
- Design winds – 105 mph. (3 sec. gust) Exposure C.
  - Structure is classified risk category 1.
  - Wind importance factor –  $I_w = 1.0$
  - Design wind pressure is 22 p.s.f.
- SEISMIC**
- Seismic load importance factor:  $I_E = 1.0$
  - Structure is classified occupancy category 1.
  - Mapped spectral response accelerations:  
 $S_s = 0.155 g$   
 $S_1 = 0.039 g$
  - Site class: D
  - Spectral response coefficients:  
 $S_{DS} = 0.166$   
 $S_{D1} = 0.063$
  - Seismic design category is A.
  - Seismic basic force resisting system:  
 Non-buildings structure not similar to building – signs and billboards.
  - Design base shear : 2.6 kips
  - Seismic response coefficient:  $C_s = 0.040$
  - Response modification factor :  $R = 3$ .
  - Analysis procedure used: Equivalent lateral force method.
- STEEL**
- Structural steel pipe shall conform to ASTM A252 or API 5L, with grade that corresponds to the specified yield stress.
  - Structural steel plate, rods, angles, and channels shall conform to ASTM A36.
  - Structural steel wide flange shapes shall conform to ASTM A992.
  - High strength bolts shall conform to ASTM A325 (unless noted otherwise)
  - Nuts shall conform to ASTM A563.
  - A325 bolts and nuts to be galvanized.
  - High strength A325 bolts shall be installed according to the latest RCSC specifications.
  - Bolt holes shall be the AISC standard size (unless noted otherwise).
  - All high strength bolts shall be fully pretensioned (unless noted otherwise).
  - Steel shall be primed and painted, except for the embedded portions of members.
  - Steel welding shall be in accordance with AWS standards.
  - Steel members and elements of the structure shall be fabricated and erected according to the latest AISC specifications and standard practice.
- FOUNDATION & CONCRETE**
- Concrete shall attain a 28-day compressive strength of  $f'_c = 3000$  p.s.i.
  - Concrete reinforcing steel shall conform to ASTM A615 grade 60.
  - Allowable lateral bearing of the soil profile is an assumed 150 p.s.f./ft.
  - Type and structural character of the soil profile is to be confirmed with an investigation by others.
- GENERAL**
- The contractor shall verify all dimensions and conditions in the field and notify the engineer of any discrepancies.
  - This structural drawing has been created for a proposed project—the location of which has not been established—and use of this design is to be approved by the building official of the jurisdiction of the location where this structure is to be installed/erected.
  - GRC Engineering, Inc. will not be supervising or monitoring the erection/installation of this structure.

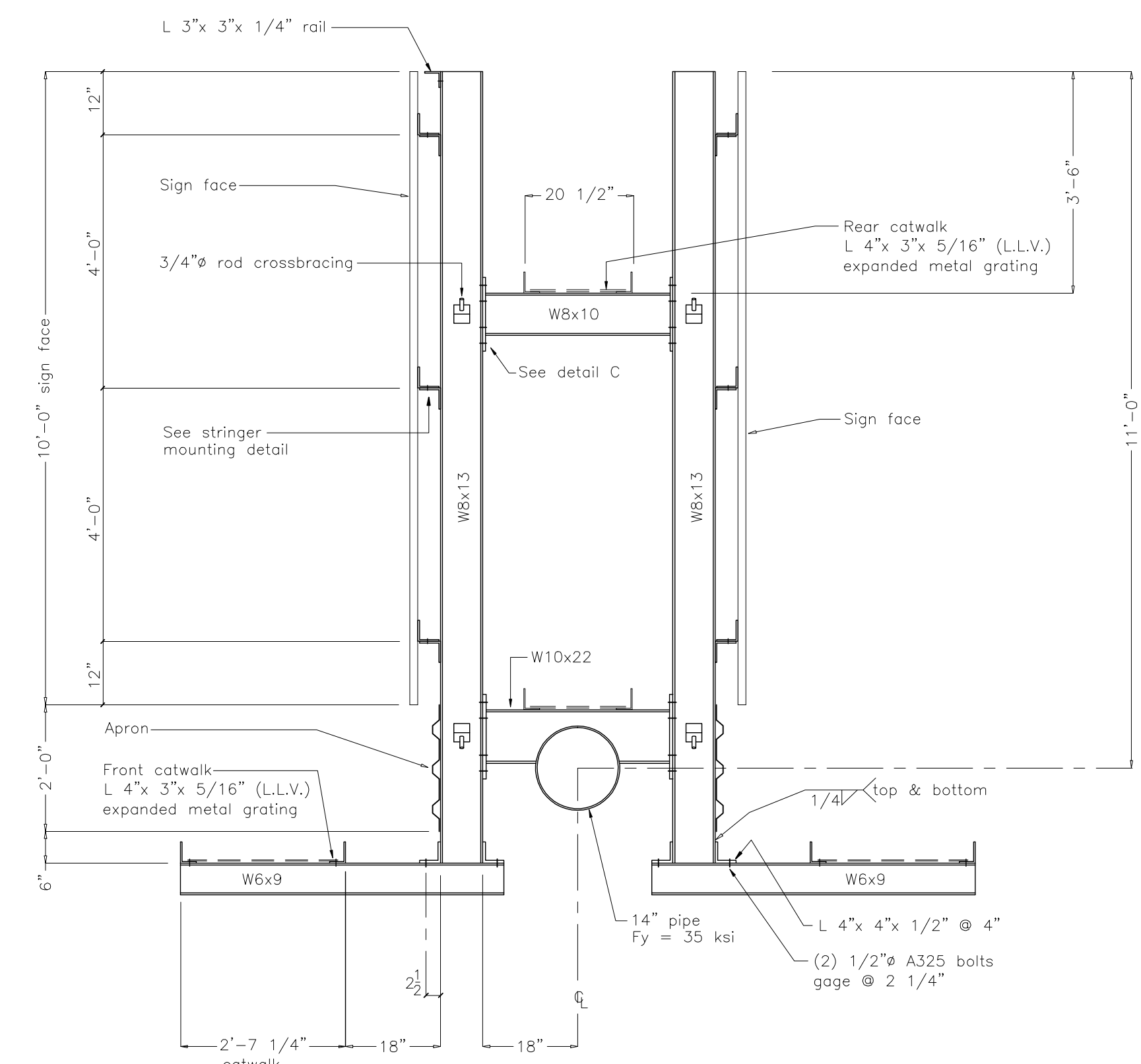
This is an original unpublished drawing; it is not to be reproduced, copied, or exhibited in any fashion without written permission of Lindmark Outdoor

**REJECTED**

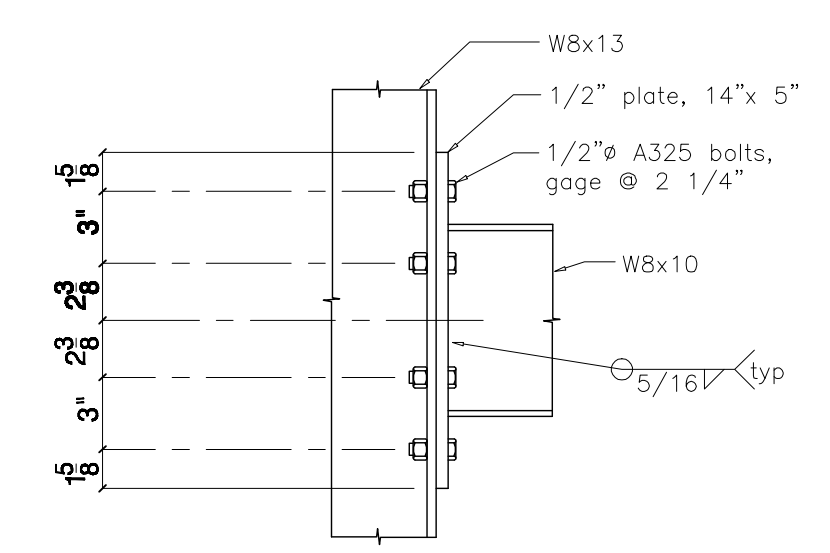


This drawing has been digitally signed and sealed by Gerald R. Carstens on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

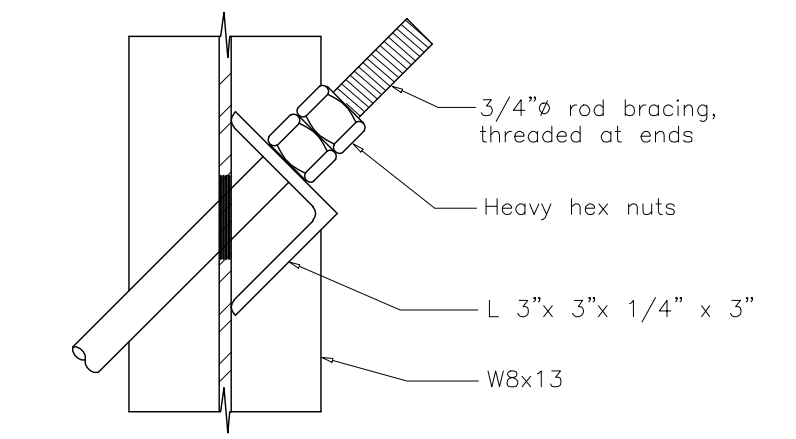
ENGINEER	DATE	ICAD	mc
ISSUE	00	REMARKS	for approval
00	5-17-22		



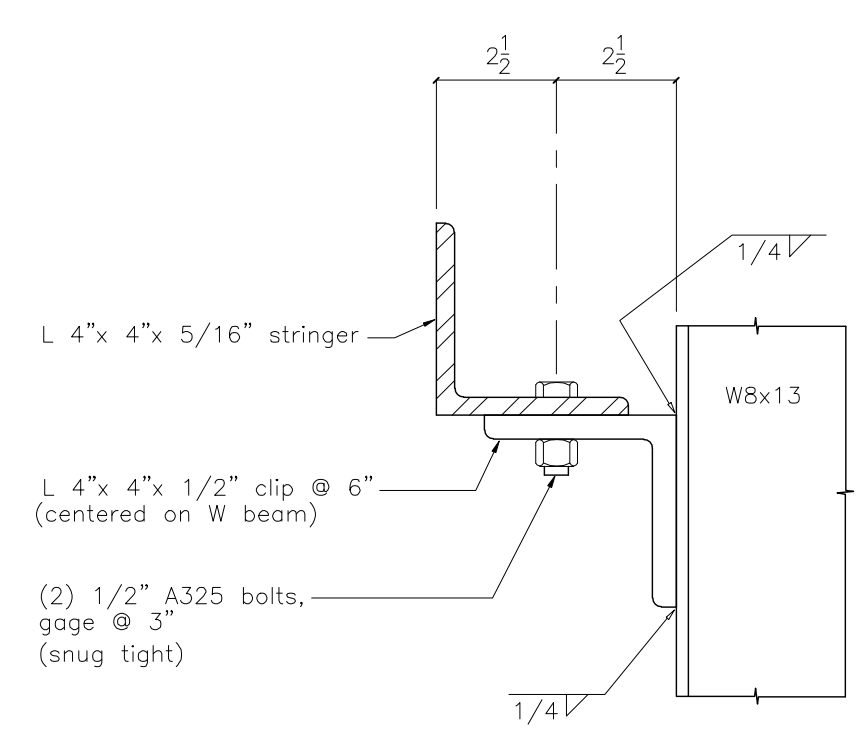
**SECTION B-B  
FRAME DETAIL**



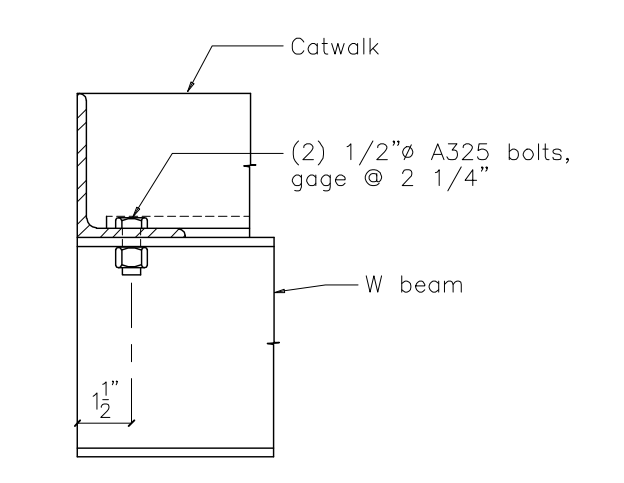
**DETAIL C**



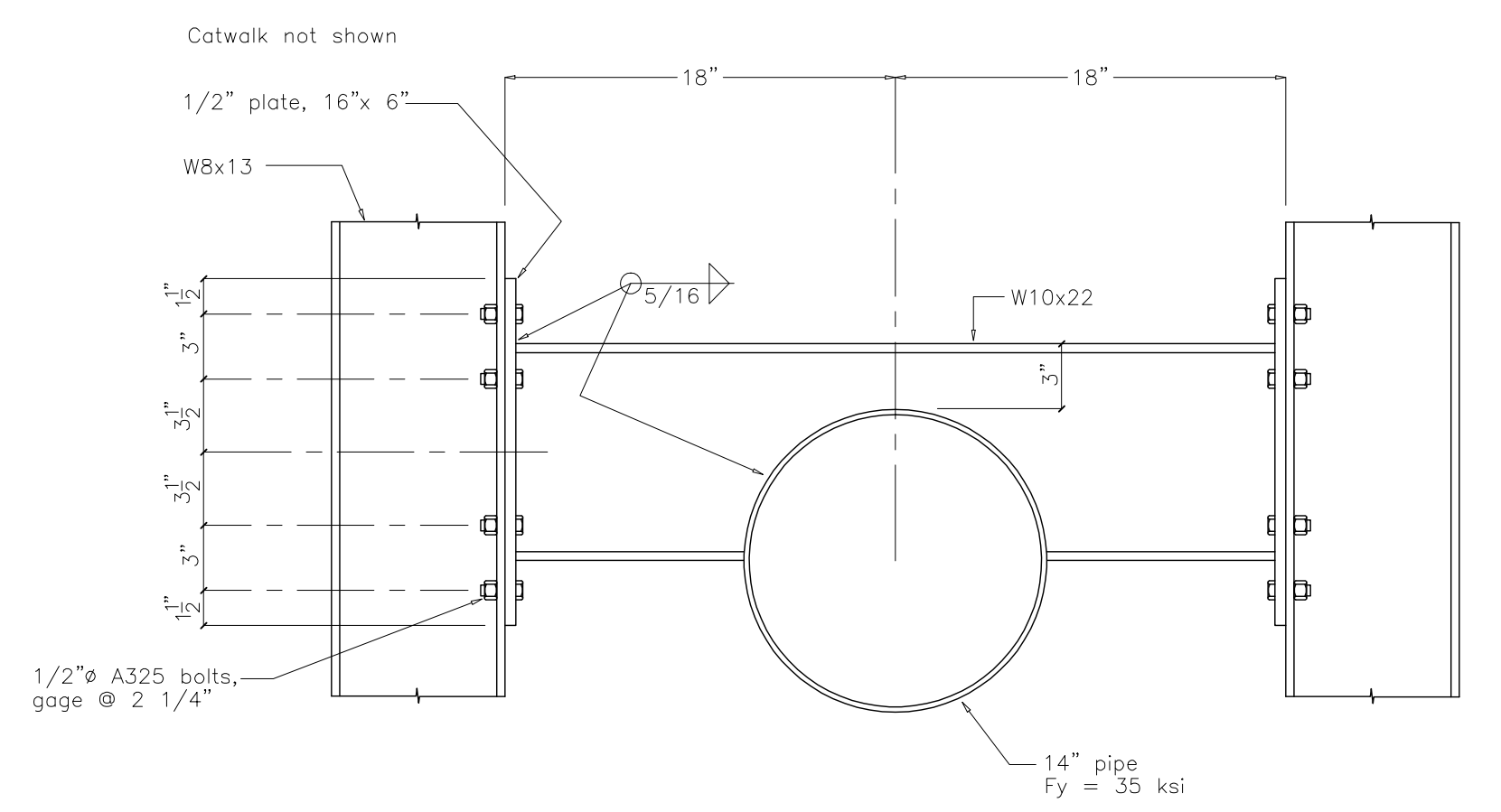
**CROSSBRACING DETAIL**



**STRINGER MOUNTING DETAIL**



**CATWALK MOUNTING DETAIL**



**FRAME MOUNTING DETAIL**

**Lindmark Outdoor Media**  
2700 Technology Place  
Norman, OK 73071

10'-0" x 30'-0"  
MONOPOLE SIGN STRUCTURE  
CENTER MOUNT BACK TO BACK  
35'-0" OVERALL HEIGHT  
610 MARLAND  
HOBBS, NEW MEXICO

## Kevin Robinson

---

**From:** Tom Palmer <tom@lindmarkcompanies.com>  
**Sent:** Thursday, July 6, 2023 7:35 AM  
**To:** Kevin Robinson; Scott Shed; Todd Randall  
**Cc:** Cynthia Astorga; Cynthia Medrano; Hobbs Permits  
**Subject:** Re: EXTERNAL: FW: New Billboard Application - 52XX N. Lovington Hwy.

Thanks Kevin.

Have a great day.

Sent via mobile device.  
Tom Palmer  
Lindmark Outdoor Media  
575-626-8123

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**From:** Kevin Robinson <krobinson@hobbsnm.org>  
**Sent:** Thursday, July 6, 2023 7:15:34 AM  
**To:** Tom Palmer <tom@lindmarkcompanies.com>; Scott Shed <SShed@hobbsnm.org>; Todd Randall <trandall@hobbsnm.org>  
**Cc:** Cynthia Astorga <cynthia@lindmarkcompanies.com>; Cynthia Medrano <cynthiam@lindmarkcompanies.com>; Hobbs Permits <Hobbs.permits@hobbsnm.org>  
**Subject:** RE: EXTERNAL: FW: New Billboard Application - 52XX N. Lovington Hwy.

We should be good on documents from you. Planning Board meeting will be 7/18/2023 @ 10:00 a.m. in the City Hall Annex at 200 E. Broadway.

Thanks,  
Kevin Robinson  
City of Hobbs  
Planning Department  
1.575.391.4111 Office  
1.575.441.4360 Cellular

---

**From:** Tom Palmer [mailto:tom@lindmarkcompanies.com]  
**Sent:** Wednesday, July 5, 2023 4:51 PM  
**To:** Kevin Robinson <krobinson@hobbsnm.org>; Scott Shed <SShed@hobbsnm.org>; Todd Randall <trandall@hobbsnm.org>  
**Cc:** Cynthia Astorga <cynthia@lindmarkcompanies.com>; Cynthia Medrano <cynthiam@lindmarkcompanies.com>; Hobbs Permits <Hobbs.permits@hobbsnm.org>  
**Subject:** RE: EXTERNAL: FW: New Billboard Application - 52XX N. Lovington Hwy.

Good afternoon Kevin,

Is there anything we need to submit for the hearing?  
I'm on vacation that week, but a couple of my co-workers will be there to plead our case.

Also can you provide date, time and location of the hearing?

Thanks,

**Tom Palmer**

*Land Lease and Acquisition/Integration Manager*

✉ [tom@lindmarkcompanies.com](mailto:tom@lindmarkcompanies.com)

🌐 [lindmarkcompanies.com](http://lindmarkcompanies.com)

☎ 575.624.1615 X112

📍 2104 S. Sunset Ave. | Roswell, NM 88203

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**From:** Kevin Robinson <[krobinson@hobbsnm.org](mailto:krobinson@hobbsnm.org)>

**Sent:** Tuesday, June 20, 2023 7:32 AM

**To:** Tom Palmer <[tom@lindmarkcompanies.com](mailto:tom@lindmarkcompanies.com)>; Scott Shed <[SShed@hobbsnm.org](mailto:SShed@hobbsnm.org)>; Todd Randall <[trandall@hobbsnm.org](mailto:trandall@hobbsnm.org)>

**Cc:** Cynthia Astorga <[cynthia@lindmarkcompanies.com](mailto:cynthia@lindmarkcompanies.com)>; Cynthia Medrano <[cynthiam@lindmarkcompanies.com](mailto:cynthiam@lindmarkcompanies.com)>; Hobbs Permits <[Hobbs.permits@hobbsnm.org](mailto:Hobbs.permits@hobbsnm.org)>

**Subject:** RE: EXTERNAL: FW: New Billboard Application - 52XX N. Lovington Hwy.

Tom, the proposed variance request would need to be presented to the City of Hobbs Planning Board at their next Regular Meeting on 7/18/23. I have placed your request on the list of Agenda Items.

Thanks,

Kevin Robinson

City of Hobbs

Planning Department

1.575.391.4111 Office

1.575.441.4360 Cellular

---

**From:** Tom Palmer [<mailto:tom@lindmarkcompanies.com>]

**Sent:** Monday, June 19, 2023 9:46 AM

**To:** Kevin Robinson <[krobinson@hobbsnm.org](mailto:krobinson@hobbsnm.org)>; Scott Shed <[SShed@hobbsnm.org](mailto:SShed@hobbsnm.org)>; Todd Randall <[trandall@hobbsnm.org](mailto:trandall@hobbsnm.org)>

**Cc:** Cynthia Astorga <[cynthia@lindmarkcompanies.com](mailto:cynthia@lindmarkcompanies.com)>; Cynthia Medrano <[cynthiam@lindmarkcompanies.com](mailto:cynthiam@lindmarkcompanies.com)>;

Hobbs Permits <[Hobbs.permits@hobbsnm.org](mailto:Hobbs.permits@hobbsnm.org)>

**Subject:** RE: EXTERNAL: FW: New Billboard Application - 52XX N. Lovington Hwy.

Good morning Kevin,

I know it's been a bit on this, but after some internal discussions we'd like to apply for a Waiver/Variance on this determination.

Please let me know what forms and or documents we need to provide along with when and where we would need to be to attend the Planning Board meeting.

Thanks,

**Tom Palmer**

*Land Lease and Acquisition/Integration Manager*

✉ [tom@lindmarkcompanies.com](mailto:tom@lindmarkcompanies.com)

🌐 [lindmarkcompanies.com](http://lindmarkcompanies.com)

☎ 575.624.1615 X112

📍 2104 S. Sunset Ave. | Roswell, NM 88203

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---

**From:** Tom Palmer

**Sent:** Thursday, April 13, 2023 10:15 AM

**To:** [krobinson@hobbsnm.org](mailto:krobinson@hobbsnm.org); Scott Shed <[SShed@hobbsnm.org](mailto:SShed@hobbsnm.org)>; Todd Randall <[trandall@hobbsnm.org](mailto:trandall@hobbsnm.org)>

**Cc:** Cynthia Astorga <[cynthia@lindmarkcompanies.com](mailto:cynthia@lindmarkcompanies.com)>; Cynthia Medrano <[cynthiam@lindmarkcompanies.com](mailto:cynthiam@lindmarkcompanies.com)>;

Hobbs Permits <[Hobbs.permits@hobbsnm.org](mailto:Hobbs.permits@hobbsnm.org)>

**Subject:** RE: EXTERNAL: FW: New Billboard Application - 52XX N. Lovington Hwy.

Well that's disappointing.

It appeared to me to be an on-premise sign.

Oh well.

Thanks for your time and consideration in this matter.

Have a great weekend.

**Tom Palmer**

*Land Lease and Acquisition/Integration Manager*

✉ [tom@lindmarkcompanies.com](mailto:tom@lindmarkcompanies.com)

🌐 [lindmarkcompanies.com](http://lindmarkcompanies.com)

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---

**From:** Kevin Robinson <[krobinson@hobbsnm.org](mailto:krobinson@hobbsnm.org)>

**Sent:** Thursday, April 13, 2023 9:37 AM

**To:** Tom Palmer <[tom@lindmarkcompanies.com](mailto:tom@lindmarkcompanies.com)>; Scott Shed <[SShed@hobbsnm.org](mailto:SShed@hobbsnm.org)>; Todd Randall <[trandall@hobbsnm.org](mailto:trandall@hobbsnm.org)>

**Cc:** Cynthia Astorga <[cynthia@lindmarkcompanies.com](mailto:cynthia@lindmarkcompanies.com)>; Cynthia Medrano <[cynthiam@lindmarkcompanies.com](mailto:cynthiam@lindmarkcompanies.com)>; Hobbs Permits <[Hobbs.permits@hobbsnm.org](mailto:Hobbs.permits@hobbsnm.org)>

**Subject:** RE: EXTERNAL: FW: New Billboard Application - 52XX N. Lovington Hwy.

Tom – you are correct on all of your Code Points for a sign located on the sign owners premises, however the sign in question is not located on NMJC property which is why it is classified as a Billboard.

Thanks,  
Kevin Robinson  
City of Hobbs  
Planning Department  
1.575.391.4111 Office  
1.575.441.4360 Cellular

---

**From:** Tom Palmer [<mailto:tom@lindmarkcompanies.com>]

**Sent:** Wednesday, April 12, 2023 4:19 PM

**To:** Scott Shed <[SShed@hobbsnm.org](mailto:SShed@hobbsnm.org)>; Kevin Robinson <[krobinson@hobbsnm.org](mailto:krobinson@hobbsnm.org)>; Todd Randall <[trandall@hobbsnm.org](mailto:trandall@hobbsnm.org)>

**Cc:** Cynthia Astorga <[cynthia@lindmarkcompanies.com](mailto:cynthia@lindmarkcompanies.com)>; Cynthia Medrano <[cynthiam@lindmarkcompanies.com](mailto:cynthiam@lindmarkcompanies.com)>;



Hobbs Permits <[Hobbs.permits@hobbsnm.org](mailto:Hobbs.permits@hobbsnm.org)>

**Subject:** RE: EXTERNAL: FW: New Billboard Application - 52XX N. Lovington Hwy.

Thanks Scott for your consideration.

Have a great rest of your week.

**Tom Palmer**

*Land Lease and Acquisition/Integration Manager*

✉ [tom@lindmarkcompanies.com](mailto:tom@lindmarkcompanies.com)

🌐 [lindmarkcompanies.com](http://lindmarkcompanies.com)

☎ 575.624.1615 X112

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---

**From:** Scott Shed <[SShed@hobbsnm.org](mailto:SShed@hobbsnm.org)>

**Sent:** Wednesday, April 12, 2023 4:18 PM

**To:** Tom Palmer <[tom@lindmarkcompanies.com](mailto:tom@lindmarkcompanies.com)>; Kevin Robinson <[krobinson@hobbsnm.org](mailto:krobinson@hobbsnm.org)>; Todd Randall <[trandall@hobbsnm.org](mailto:trandall@hobbsnm.org)>

**Cc:** Cynthia Astorga <[cynthia@lindmarkcompanies.com](mailto:cynthia@lindmarkcompanies.com)>; Cynthia Medrano <[cynthiam@lindmarkcompanies.com](mailto:cynthiam@lindmarkcompanies.com)>; Hobbs Permits <[Hobbs.permits@hobbsnm.org](mailto:Hobbs.permits@hobbsnm.org)>

**Subject:** RE: EXTERNAL: FW: New Billboard Application - 52XX N. Lovington Hwy.

Hi Tom,

I am copying Kevin Robinson (Director of Planning/Development) to note your appeal and will defer the City of Hobbs response to him.

Thank you

Scott Shed, CBO  
Building Official  
City of Hobbs  
575-397-9376



---

**From:** Tom Palmer [<mailto:tom@lindmarkcompanies.com>]  
**Sent:** Wednesday, April 12, 2023 2:31 PM  
**To:** Scott Shed <[SShed@hobbsnm.org](mailto:SShed@hobbsnm.org)>  
**Cc:** Cynthia Astorga <[cynthia@lindmarkcompanies.com](mailto:cynthia@lindmarkcompanies.com)>; Cynthia Medrano <[cynthiam@lindmarkcompanies.com](mailto:cynthiam@lindmarkcompanies.com)>; Hobbs Permits <[Hobbs.permits@hobbsnm.org](mailto:Hobbs.permits@hobbsnm.org)>  
**Subject:** RE: EXTERNAL: FW: New Billboard Application - 52XX N. Lovington Hwy.

Good afternoon Scott,

Thank you for your quick reply.

I would like to appeal your conclusion that the sign located at the entrance of NMJC would be classified as a "billboard" or "off-premise" sign.

In review of Ordinance 1904 under 15.05.010 Definitions it says:

"Billboard" means a sign which directs attention to a business, activity, commodity, service, entertainment or communication which is not conducted, sold or offered at the premises on which the sign is located, or which does not pertain to the premises upon which the sign is located.

"Off-premise sign" means a sign, the content of which does not refer to a business or merchant doing business on the premises where the sign is displayed.

I do believe that the sign located at the entrance of NMJC would fall under this definition.

"On-premises sign" means a sign which advertises or directs attention to a business, product, service or activity which is available on the premises where the sign is located.

While I don't contend that I've seen all the advertisements displayed on their marquee, I suspect the majority, if not all of them refer to events located on or referring to their campus.

In addition I believe it's generally accepted that advertising for events or services not located on the parcel where the sign/billboard is located would garner compensation.

Maybe NMJC does accept compensation, I can't say.

Anyway, please review and let me know your thoughts.

Thanks,

**Tom Palmer**

*Land Lease and Acquisition/Integration Manager*

**July 18, 2023**  
**Planning Board Regular Meeting**

- 5) **Review and Consider Top 10 projects for the FY 2025-2029 Infrastructure Capital Improvement Plan (ICIP).**