

AGENDA
City of Hobbs Planning Board – Regular Meeting
November 18, 2025 at 10:00 AM

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

Guy Kesner, Vice Chairman
Ben Donahue
Brett Clay

Tentative Agenda for the Planning Board Regular Session Meeting to be held on Tuesday, November 18, 2025 at 10:00 AM, at the City of Hobbs Annex Building, First Floor Commission Chambers located at 200 E. Broadway, Hobbs, NM 88240.

AGENDA

Call To Order and Roll Call

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

October 21st, 2025 – Regular Meeting

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

Action Items:

- 3) Consider and review a Right-of-Way Encroachment and Setback Variance at 913 E. Marland (Carport)
- 4) Consider and review a Parking Variance at 111 W. Clinton
- 5) Consider and review an Encroachment into the Cattle Call Right-of-Way
- 6) College Lane Public Right-of-Way Dedication and Setback Variance

Discussion Items:

None

Adjournment

The City will make every effort to provide reasonable accommodations for people with disabilities who wish to attend a public meeting. Please notify the City at least 24 hours before the meeting. Telephone 575-397-9232.

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

**PLANNING BOARD REGULAR MEETING
MINUTES
OCTOBER 21, 2025**

The Hobbs Planning Board met on October 21, 2025, 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
Ben Donahue
Larchinee Turner
Bill Ramirez

Members Absent

Guy Kesner, Vice Chairman
Brett Clay
Brett Drennan

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

Todd Randall, Assistant City Manager
April Hargrove, Engineering Assistant
Ayana Estrada, Deputy City Attorney
4 Citizen(s)

Anthony Henry, City Engineer
Shawn Williams, Fire Marshal
John Portulano, Lea County Planner

Call to Order and Roll Call

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

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

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

1.) Review and Consider Approval of Agenda

The first item of business was to review and approve the agenda for the October 21, 2025, regular meeting. Mr. Hicks asked if there were any additions or changes to the agenda. Mr. Randall stated there were no changes. Mr. Donahue made a motion, seconded by Ms. Turner to approve the agenda as presented. The vote on the motion was 4-0, and the motion carried.

2.) Review and Consider Approval of Minutes

Mr. Hicks asked if everyone had a chance to read the Regular Meeting Minutes from September 16, 2025. Mr. Donahue made a motion, seconded by Mr. Ramirez to approve the Regular Meeting Minutes as presented. The vote was recorded as follows: Ramirez yes, Kesner absent, Clay absent, Donahue yes, Turner yes, Drennan absent, Hicks yes. The vote on the motion was 4-0 and the motion carried.

Mr. Hicks asked if everyone had a chance to read the Special Meeting Minutes from October

13, 2025. Mr. Donahue made a motion, seconded by Ms. Turner to approve the Special Meeting Minutes as presented. The vote was recorded as follows: Ramirez yes, Kesner absent, Clay absent, Donahue yes, Turner yes, Drennan absent, Hicks yes. The vote on the motion was 4-0 and the motion carried.

Communications from Citizens

Mr. Randall introduced Ms. Ayana Estrada the new Deputy City Attorney.

Action Items

3) Review and Reconsider Ozro Subdivision

Mr. Randall stated the City Commission and Planning Board have previously reviewed this item, and it is now coming back before the Board. He stated this matter was presented to the City Manager and the Mayor. Mr. Randall explained the requirements under the Major Thoroughfare Plan and the associated variances. He explained that Kansas Street is classified as a major collector roadway, and according to the City's Access Control Policy, access is limited to city streets or major commercial drives. He further explained Grimes Street is classified as an arterial roadway, where access is intended at half-mile or quarter-mile intervals, typically with signalized intersections every half mile.

Mr. Randall explained that under the originally approved layout, there were eleven individual residential lots accessing Kansas Street and two properties accessing Grimes Street. He stated after reviewing this and realizing the issue that he discussed possible solutions with the property owner. Mr. Randall explained the property owner prefers to farm a large portion of the property and avoid roadway construction costs, and other options were explored that would allow for some residential lots along Kansas with shared access and future roadway projections.

Mr. Matthew Smith, the property owner, explained that the new proposal now includes 10 lots along Kansas Street, with the Grimes lots removed. Mr. Smith stated that his is focused solely on the Kansas lots at this time. He stated that they purchased the property with the intent to keep most of it agricultural while creating several lots along Kansas. He explained that they had planned additional lots along Grimes, but those have been removed. Mr. Smith stated the request now is for a variance for block length (previously approved) and access from Kansas Street for 10 individual lots, either with shared driveways or individual driveways, as approved. Mr. Smith explained that a 60-foot right-of-way along Fowler has been dedicated in accordance with the Major Thoroughfare Plan. He emphasized that the project has been reduced from 11 to 10 lots to ensure all parcels exceed two acres and meet right-of-way requirements.

Mr. Hicks disclosed that his company prepared the subdivision map. He stated is going to abstain from voting but will continue to chair the meeting.

In response to Mr. Donahue's questions, Mr. Randall explained that the City has no formal spacing standards for driveways, unlike the County, which primarily regulates distance from intersections.

Mr. Smith reiterated that they do not intend to further develop or subdivide the property beyond these 10 lots. They plan to retain and farm the remainder. Any future division, such as for a personal residence on Grimes, would be handled through a claim of exemption and is not intended for sale.

Mr. Hicks discussed access spacing, potential future roadway connections, and options for preserving right-of-way for future development. He agreed that shared driveways between every other lot would minimize the number of access points along Kansas.

Mr. Randall recommended maintaining the 60-foot right-of-way on Fowler and potentially allocating the remaining 38-foot strip on the west side as a future access easement or right-of-way, depending on future development needs.

Ms. Estrada, Deputy City Attorney, asked the Chairman to clarify his conflict of interest for the record. Mr. Hicks stated that his company is performing the subdivision mapping for Mr. Smith and that his daughter, Ms. Michaela Hicks, is the project manager. He confirmed that he has no financial ownership or investment in the project beyond providing professional services.

Mr. Smith agreed to provide shared driveways to minimize access points and maintain the 60-foot right-of-way on Fowler. He also offered to relocate his flag access strip as needed for future planning considerations.

Mr. Donahue made a motion to approve the Ozro Subdivision, with shared driveways as shown; maintain a 40-foot right-of-way dedication along Kansas Street; approve the block length variance as previously granted; determine that a quarter-section roadway variance is not required; allow flexibility in the location of the flag access strip; and update the Grimes Street right-of-way to 65 feet. The motion was seconded by Ms. Turner. The vote was 3-0, with one abstention, and the motion carried.

4) Review and Consider Westminster Fourth Village Sketch Plat

Mr. Randall stated this is the sketch plat for Westminster Fourth Village, the fourth unit of the Westminster subdivision. He stated the proposal would extend and develop the alley located on the north side of the lots, as well as extend a roadway and construct a cul-de-sac.

Mr. Randall noted concerns that have already been communicated to the developer and their engineer. He stated that the proposed site is in an undeveloped area north of Cambridge, where two fingers of a floodplain run through the property. One finger is located near the corner of Westminster, where the floodplain map shows potential inundation wrapping around Westminster, and another is on the north side of the site.

Mr. Randall stated that staff requested that the developer provide a drainage study to ensure

there is no adverse impact to adjacent properties. He stated without proper drainage analysis, the development could potentially block or redirect water that has historically crossed the shared property line. He further stated the drainage study should be completed prior to any detailed design or engineering.

Mr. Randall confirmed other than the floodplain concern, the overall subdivision layout meets City requirements and has no additional objections.

In response to Mr. Hicks' question, Mr. Randall clarified that the south side of the new street is not part of this phase. He stated the previous units of the subdivision included all infrastructure in the alleys, and while the roadway was built, the developer opted not to pave the alley on the north side due to cost. Units Two and Three only created lots on the south side of Cambridge, and utilities were extended from Grimes Street to serve the development.

In response to Mr. Donahue's question, Mr. Randall confirmed that the future roadway is intended to connect to Grimes Street through the existing utility corridor.

Mr. Hicks agreed with the staff's recommendations.

In response to Mr. Donahue's question, Mr. Randall stated that while ensuring proper house elevation is important, the main concern is maintaining natural drainage pathways and preventing water from being dammed on neighboring properties.

Mr. Ramirez made a motion to approve the Westminster Fourth Village Sketch Plat with staff's recommendations, seconded by Mr. Donahue. The vote on the motion was 4-0 and the motion carried.

5) Review and Consider Trinity Estates Unit 5 Preliminary Subdivision Plat

Mr. Randall stated this is the Trinity Estates Unit 5 Preliminary Subdivision Plat. He noted that a special meeting was previously held to approve Trinity Estates Unit 3, and that the final plat for Unit 3 has since been approved by the City Commission. Mr. Randall explained that Unit 5 is located in the central portion of the overall development, with Unit 3 situated adjacent to it.

In response to Mr. Hicks' questions, Mr. Randall clarified that the proposed layout is consistent with the approved Master Plan for Trinity Estates.

Mr. Randall explained that this subdivision does not have direct access to Del Norte Parkway. However, the City is currently coordinating with the school district to extend Del Norte Parkway as part of the City's contribution to the new middle school being constructed near Calle Grande. He further stated that, before the final plat for Unit 5 can be approved, staff will need to enter into a development agreement with Trinity Estates regarding future improvements to Del Norte Parkway, including its full extension. Mr. Randall added that, similar to previous phases, all underground utilities meet City standards.

Following a brief discussion, Mr. Ramirez made a motion to approve the preliminary

subdivision plat for Trinity Estates Unit 5, seconded by Ms. Turner. The vote on the motion was 4-0 and the motion carried.

6) Review and Consider the AC Ranch Claim of Exemption Subdivision

Mr. Randall stated this is the AC Ranch Claim of Exemption and noted that a prior claim of exemption was previously approved in the same location. He explained that the property lies along the boundary of the City's ETJ and will create Tracts 1, 2, and 3. Mr. Randall stated this request is part of the ongoing solar project, which involves creating separate lots for various infrastructure components, such as switches, and larger tracts for the solar improvements.

Mr. Randall explained that this item is before the Planning Board because staff cannot approve it administratively, as the property does not directly access a publicly maintained roadway. He further explained that roadway easements have been provided throughout the area to ensure access to each newly created lot. He added that the site is located near the outer edge of the City's ETJ and, if it were located outside the ETJ, the City would not be reviewing it.

Mr. Hicks disclosed that he has done work on this project and is familiar with the site. He stated that the solar farm includes access easements on the west side that connect to Twombly Lane, which leads to the Hobbs Generating Station. Mr. Hicks stated he has no concerns with the request.

Mr. Donahue made a motion to approve the AC Ranch Claim of Exemption, seconded by Mr. Ramirez. The vote on the motion was 4-0 and the motion carried.

7) Review and Consider a Development Agreement for FedEx and Hope Dr. (210 W. Navajo)

Mr. Randall stated that this item involves a development agreement for the FedEx site located on Hope Drive off West Navajo.

Mr. Hicks disclosed that his firm is working on the mapping for the project, but has no financial interest in it.

Mr. Randall stated that this project is similar to the prior Roth Road development agreement, which extended roadway, water, and sewer infrastructure. This one pertains to FedEx, which is leasing the property and plans to construct additional parking at the rear of the site. He mentioned that there are no new vertical improvements proposed, only parking and additional access to Hope Road.

Mr. Randall stated that Hope Road currently exists as an asphalt surface (approximately 26 feet wide) without curb and gutter. He stated that the road is located within a 30-foot deeded easement for roadway and utilities, which is not yet dedicated right-of-way. Mr. Randall stated that staff is requesting the dedication of 30 feet and a fair share contribution of \$28,000 to cover the cost of a five-foot sidewalk, curb, and gutter along the property frontage. He

mentioned that the contribution does not include utilities since the site already connects to existing lines on Navajo. Mr. Randall noted that all existing encroachments, including a fence and two gates, must be removed within one year.

Mr. Randall stated that the applicant requested to dedicate only 28 feet instead of 30 feet, citing large truck turning movements that would be impacted by moving the fence further back. He stated that the applicant agreed to remove all encroachments within the 28-foot area within one year but declined to pay the \$28,000 fair share contribution.

Mr. Randall explained that the \$28,000 fair share amount covers only the sidewalk and curb and gutter. He noted that the City would incur greater costs when the roadway is eventually reconstructed and acknowledged that the applicant's willingness to dedicate right-of-way and relocate fencing offsets that expense.

Mr. Hicks agreed that the request represents a reasonable compromise.

Mr. Donahue made a motion to approve the applicant's counteroffer, allowing dedication of a 28-foot right-of-way with removal of all encroachments within one year and no fair share participation at this time, seconded by Ms. Turner. The vote on the motion was 4-0 and the motion carried.

8) Review and Consider a Development Agreement for Suerte Land Group (Suerte Dr.)

Mr. Randall stated that the Suerte Land Group is proposing to subdivide and create Tract 9 as part of the greater Suerte Group Subdivision. He stated the property has not previously been subdivided. The proposal includes a minor vacation of right-of-way due to an existing gas valve located at the future extension of Suerte Drive. He further stated that when the roadway improvements were made to the CORE, the extension of this roadway was deferred pending a decision on whether it would continue or end in a cul-de-sac.

Mr. Randall stated as part of this proposal, the developer has agreed to extend the roadway and provide a letter of credit or cash bond to cover the cost of those improvements, allowing the subdivision to move forward. He stated the roadway will stop approximately four feet from the gas valve station owned by One Oak. He further stated the relocation of the valve is planned in the future per the developer's master plan.

Mr. Randall noted that the master development agreement for Suerte Land Group included \$1 million in assessments for infrastructure (water, sewer, and roadways) built by the City to serve the CORE area. He further explained that this particular subdivision would include a \$60,000 assessment with credits applied, resulting in a payment of approximately \$41,000 to the City.

In response to Mr. Hicks' question, Mr. Randall stated that Tract 9 would be the only new tract created at this time, as Tracts 7 and 8 cannot be developed until the roadway is completed. He stated that the developer will receive a \$19,000 credit for the portion of the road extending south of Tract 9 toward Tract 8.

In response to Mr. Ramirez's question, Mr. Randall confirmed that the subdivision area is fully served with water and sewer, with only a small section of roadway remaining incomplete. He further confirmed that access to Tract 9 will be from the new roadway, with a secondary driveway connection also available.

Mr. Donahue made a motion to approve the development agreement for the Suerte Land Group and the creation of Tract 9, contingent upon submission of a letter of credit for the roadway improvements, with the amount to be determined, seconded by Ms. Turner. The motion was seconded.

9) Review and Consider variance application for Lot 6 Block 23 (near 223 E Gypsy St)

Mr. Randall stated this is a variance request for Lot 6, Block 23, near 223 E. Gypsy St. Mr. Randall explained that the City recently adopted an ordinance requiring a minimum lot width of 35 feet for manufactured homes. He stated the property has a width of only 25 feet. Mr. Randall stated the 25-foot width was allowed for site-built homes that could still meet the five-foot side setbacks on each side. He mentioned that manufactured homes typically range from 15 to 16 feet wide, and must maintain five-foot setbacks on both sides to ensure proper fire egress.

Mr. Randall explained that the challenge with single-wide manufactured homes is that porches are often added later, extending five feet to the fence line, which can violate the required setbacks. In this case, the property owner located a front-loaded manufactured home, meaning the front door is positioned on the front of the unit. Mr. Randall stated this layout would allow a porch to be built on the front of the home while still maintaining the required side setbacks. Mr. Randall further noted that the lot depth is approximately 145 feet, providing ample space to meet the front and rear setbacks and allow for at least two on-site parking spaces.

Mr. Hicks discussed the unique configuration and agreed that this approach supports infill development in the area.

Mr. Ramirez made a motion to approve the variance request, seconded by Ms. Turner. The vote on the motion was 4-0, and the motion carried.

10) Review and Consider Variance application for 110 Broadway

Mr. Randall stated this is a parking variance request for 110 E. Broadway. Mr. Hicks disclosed that his firm is involved in the project. Mr. Randall mentioned that in the future, it may be best to bring downtown parking variances to the Planning Board collectively, since most downtown redevelopment projects will not meet the standard parking requirements. He stated that this variance request is for improvements to the property at 110 East Broadway.

Mr. Randall explained that the site includes the renovation of the old gym building next to City Hall, and the acquisition of an adjacent property intended for off-site parking. He stated that the parking is not directly connected to the improvements; there is existing public parking available near City Hall and throughout the downtown area to support downtown projects.

Mr. Randall suggested that, moving forward, the Planning Board may want to consider establishing a general rule or policy for downtown parking variances, since many properties in this area do not have adequate on-site parking due to the zero lot lines and existing street configurations.

Mr. Hicks commented that he appreciates seeing the variance requests so the Board can stay informed about downtown developments, even if formal approval may not be necessary in the future. Mr. Randall agreed that continuing to bring these items to the Planning Board helps maintain transparency and awareness.

Mr. Hicks asked if the staff could share additional details about the project. Mr. Randall stated that they are not able to at this time, as the plans have not been finalized and continue to change.

There were no further questions or discussion. Mr. Ramirez made a motion to approve the parking variance for 110 East Broadway, seconded by Mr. Donahue. The vote on the motion was 4-0, and the motion carried.

Discussion Items:

None

Adjournment

The meeting adjourned at 11:01 a.m.

W.M. "Tres" Hicks, Chairman

- 3) Consider and review a Right-of-Way Encroachment and Setback Variance at 913 E. Marland (Carport)**



VARIANCE APPLICATION

Application Date: 10-20-2025

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

Property Owner: Javier Rios

Phone: 575) 605-1132

Address of proposed structure: 913 E. Marland St.

Subdivision (if known) Original New Hobbs Lot & Block # (if known): Block 4

Type of proposed structure: Carport Dimensions of proposed structure: 20x20

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

The existing front/side setback for the structure at the above address is 19.3 feet. If the variance is approved, the new front/side setback with the front improvement will be 19.5 feet.

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

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

Please attach the following documents:

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

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

Monica Rios
Javier Rios
Property Owner Signature

27-10-2025
Date

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

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

Date: 10-27-2025

Applicant: Janier Rios

Phone: (575) 318-3505

Neighboring Property Owner:

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

Applicant address: 913 E. Marland St.

Address of proposed structure: 913 E. Marland St.

Subdivision (if known) Original New Hobbs Lot & Block # (if known) Block 6

Type and dimensions of proposed structure (see attached drawing for details): 20 X 20

The existing front/side setback for the structure at the above address is 19.3 feet. If the variance is approved, the new front/side setback with the front/side improvement will be 14.5 feet.

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

Signatures of adjoining property owners and acknowledgement of request:

Adjacent Property Owner Name(s)	Address	Signature(s)	Phone #	Do you support request? ☒ Y ☐ N
<u>DAVID</u>	<u>917 E MARLAND</u>	<u>[Signature]</u>	<u>(575) 390-2111</u>	<u>YES AS LONG AS</u>
<u>John Lopez</u>	<u>907 E Marland</u>	<u>[Signature]</u>	<u>(210) 791 4905</u>	<u>YES NOT HIDE</u>

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

913 E. Harland St.

Sidewalk

concrete
driveway

door
garage

porch

Home

19.3

5 ft

20 ft

20 ft

5 ft

Neighbor

Irma M. De la cruz

(575) 318-3505

Riozmaria@yaho.com

913 E. Marland
Irma De La Cruz
575-318-3505
riozmariela@yahoo.com

Requesting: 19.3' from back of curb

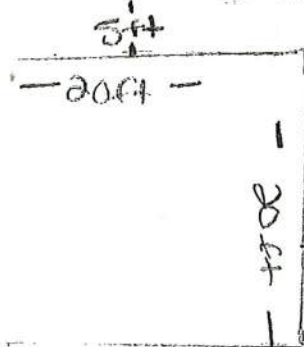
With Planning Board approved carport setback
would be 25' from back of curb

Note: This is an over sized Right of Way

neighbor

20' could be
approved, which
would place the
carport on the
property line

Porch



Sidewalk

913 E Marland St.

April Hargrove

From: Todd Randall
Sent: Monday, October 20, 2025 11:25 AM
To: riezmaria@yahoo.com; April Hargrove
Subject: PLANNING BOARD - Nov. 18
Attachments: Location Map.pdf

April – Please add this to the Planning Board Meeting in November

November 18th, 2025

10:00am

City Hall – City Commission Chambers





PLANNING DIVISION

City of Hobbs, New Mexico

200 E. Broadway St.
Hobbs, NM 88240
575-397-9351 bus
575- 397-9227 fax

Mr. Javier Rios
913 E. Marland St.
Hobbs, NM 88240

Subject: Front Setback Variance and Right-Of-Way Encroachment (Major Thoroughfare Plan) at 913 E Marland St. Hobbs, NM 88240

Date: 10/27/2025

The City of Hobbs Major Thoroughfare Plan requires a minimum setback of 35 feet from the property line (55 feet from the back of curb) at 913 E. Marland Street. However, the proposed structure would be located 19 feet 3 inches from the back of curb, which does not comply with the adopted setback requirements.

The front yard setback requirements established by the Hobbs Major Thoroughfare Plan have not been violated by any permitted structures within your block. Therefore, the Planning Department staff has denied the front yard setback and right-of-way encroachment variance requests for 913 E. Marland St.

As a property owner, you have the right to appeal this decision to the Planning Board. The next Planning Board meeting is scheduled for Tuesday, November 18, 2025, at 10:00 a.m. in the Commission Chamber located on the first floor of the City Hall Annex building.

Sincerely,

CITY OF HOBBS, NEW MEXICO

A handwritten signature in blue ink, appearing to read "Todd Randall", is written over a light blue horizontal line.

Todd Randall – Planning Department

[illegible]

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☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

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Total Postage: Florentino E. Mesta

Sent To 1001 E. Marland Blvd.

Street and Apt. No. Hobbs, NM 88240

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage

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Street and Apt. No. 917 E. Marland

City, State, ZIP+4® Hobbs, NM 88240

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Total Postage: Diego Orona

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Street and Apt. No. Hobbs, NM 88240

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Postage

\$ _____

Total Postage

Sent To Sergio Esparza-Quezada and

Street and Apt. No. Rosalba Esparza

City, State, ZIP+4® 1325 E. Alston
Hobbs, NM 88240

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Street and Apt. No. 923 E. Marland

City, State, ZIP+4® Hobbs, NM, 88240

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☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

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Street and Apt. No. Azucena Molina

City, State, ZIP+4® 403 E. Clinton
Hobbs, NM 88240

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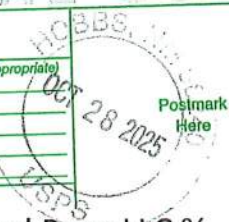
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Extra Services & Fees (check box, add fee as appropriate)

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



Postage

\$

Total Postage

\$

Sent To

Street and A

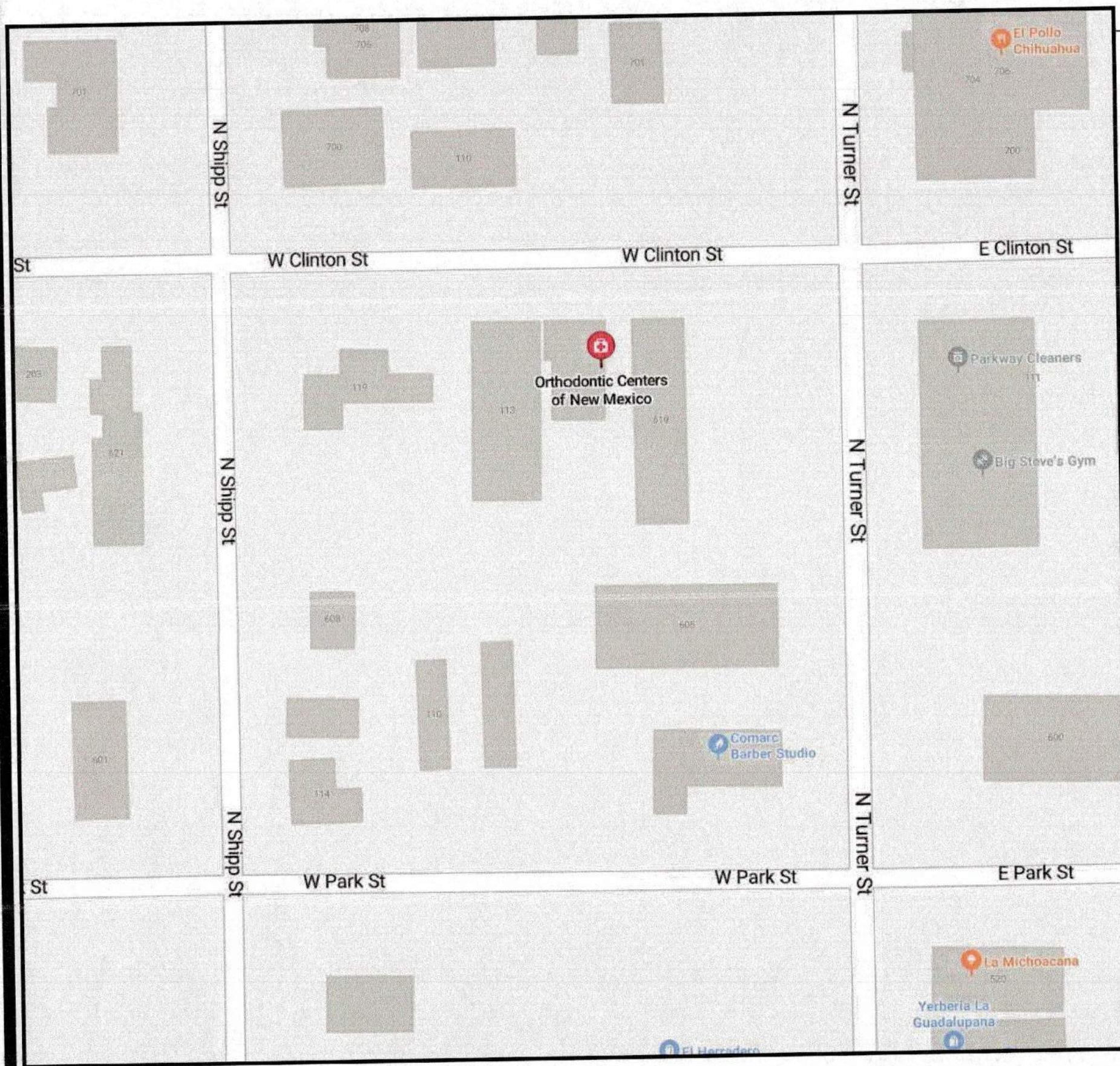
City, State, Z

7-Eleven Inc and Ryan-LLC %

PO Box 4900

Scottsdale, AZ 85261

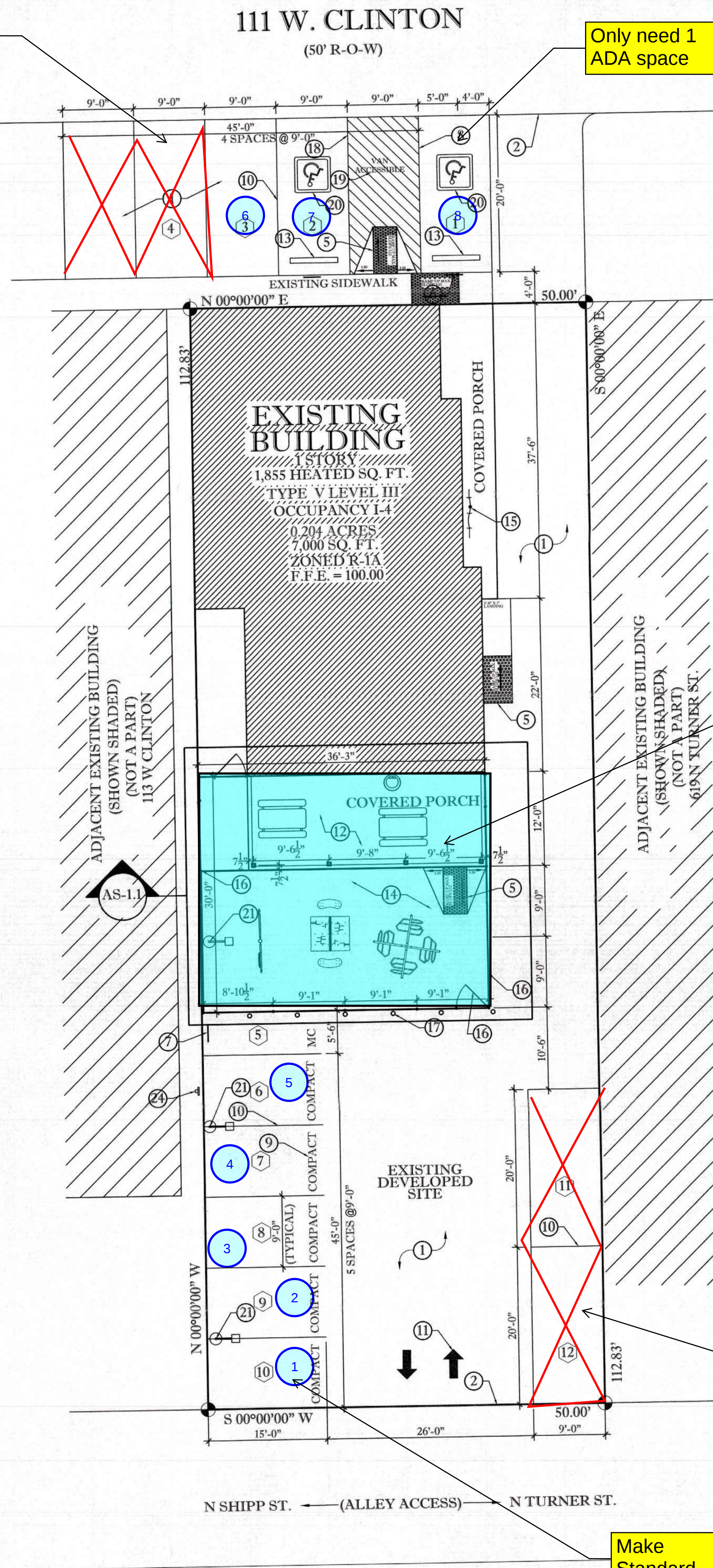
- 4) Consider and review a Parking Variance at 111 W. Clinton**



LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.



ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

KEYED NOTES

- EXISTING ASPHALT DRIVE TO REMAIN.
- EDGE OF PAVEMENT. NO CURB.
- PROPOSED CONCRETE SIDEWALK FLUSH WITH ASPHALT.
- PROPOSED TURNDOWN SIDEWALK.
- PROPOSED HANDICAP RAMP. SEE DETAIL 6/AS-2
- PROPOSED HANDICAP PARKING SIGN "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/ OR TOWING" SEE DETAIL 11/AS-2.
- PROPOSED MOTOR CYCLE PARKING WITH MIN. 4'-6" WIDE X 8'-0" LONG SPACE. WITH SIGN AT EACH SPACE. SEE DETAIL 12/AS-2.
- ACCESSIBLE STRIPE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE, LOCATED SIGN AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S TIRE WOULD BE PLACED. (66-1-4.1.B NMSA 1978), BY G.C., INSTALLED BY G.C., REF: DETAIL A7/AS-2.0.
- COMPACT PARKING SPACES 9'-0" X 15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- 4" WIDE WHITE PAINTED PARKING STRIPE, TYP., PER C.O. CARLSBAD STANDARDS, BY G.C., INSTALLED BY G.C.
- PROPOSED PAINTED DIRECTION ARROW ON PAVEMENT.
- REAR COVERED PATIO (360 SQ. FT.) 4" THICK CONCRETE SLAB AT COVERED PORCH, REF: ARCH AND STRUCTURAL PLANS.
- PROPOSED CONCRETE TIRE STOPS.
- PROPOSED CHILD PLAY AREA (1,088 SQ. FT.) NEEDS TO BE AT THE SAME ELEVATION AS THE BUILDING.
- PROPOSED BICYCLE RACK W/ 3 SPACES MIN.
- PROPOSED 5' FENCING AND GATES.
- PROPOSED PIPE BOLLARD SEE DETAIL 13/AS-2.
- PROPOSED HANDICAP ISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1b
- PROPOSED HANDICAP ISLE WITH 12" HIGH PAINTED LETTERING "VAN ACCESSIBLE" PER 66-1-4.1b NMSA 1978
- H.C. PAVEMENT SIGN SEE DETAIL 8/AS-2
- PROPOSED SITE LIGHTING. HEIGHT NOT TO EXCEED 20' TALL. SEE DETAIL 10/AS-2
- NEW LANDSCAPING. SEE LANDSCAPE PLAN.*
- OPTIONAL REFUSE ENCLOSURE.*
- NEW EV CHARGING STATION

PARKING CALCULATIONS

OCCUPANCY TYPE: CHILD DAY CARE
BUILDING AREA: 2,459 SF

OFFSTREET PARKING REQUIREMENTS

OFFICE: 1 SPACES PER 200 S.F.
SPACES REQUIRED = 1,855/200 S.F. = 9 PARKING SPACES
SPACES REQUIRED = 8 REGULAR PARKING SPACES
1 ACCESSIBLE PARKING SPACE
TOTAL = 9 PARKING SPACES

TOTAL PROVIDED = 12 PARKING SPACES (1 VAN ACCESSIBLE SPACE)
HANDICAP SPACES REQUIRED: 1
PROVIDED VAN ACCESSIBLE: 1

COMPACT SPACES ARE 9'-0" X 15'
COMPACT SPACES PROVIDED: 5
REGULAR SPACES ARE 9'-0" X 20'-0"
REGULAR SPACES PROVIDED: 2

MOTORCYCLE REQUIRED: 1 PER 25 SPACES = 1,
MOTORCYCLE PROVIDED = 1

BICYCLE PARKING REQUIRED: 1 PER 20 = 1 REQUIRED
PROVIDED BICYCLE RACK W/ 3 SPACES

Variance

Required Parking = 9 spaces

Provided Parking = 5 spaces on private property
MC Parking = 1 space on private property
On Street Parking = 3 spaces

Total Standard parking available = 8 spaces

GENERAL NOTES

- PARKING LOT DIMENSIONS ARE FROM THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS IN CONCRETE WALK AT 4' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.
- PREMISES IDENTIFICATION SHALL BE A MINIMUM OF 12 INCHES HIGH X 1 INCH WIDE AND SHALL CONTRAST WITH THE BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

SITE LIGHTING NOTES:

- THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY.
- THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL NOT BE 20'-0" MAXIMUM.
- LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
- SITE LIGHTING SHALL BE FULLY SHIELDED AND UN-SHIELDED UP-LIGHTING SHALL BE PROHIBITED AT 12' MAXIMUM.

LEGEND

ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT	---	---
RETAINING WALL	---	---
CURB AND GUTTER	---	---
6" CONCRETE CURB	---	---
PARKING COUNT		11
LIGHT POLE AND FIXTURE		□ □ □
PAVEMENT R&R		---

SITE INFORMATION

PROPERTY ADDRESS: 111 W. CLINTON ST.
HOBBBS, NEW MEXICO 88240

LEGAL DESCRIPTION: HIGHLAND PARK ADD
BLOCK 134 LOT 3 4 W 22.5 OF
3 & E 27.5 OF 4 32819 QUIET
TITLE 2148285 42319 WHITE,
LARRY W ETUX
RESIDENTIAL

ZONING:

SITE AREA: 0.161 ACRES (7000 SF)

BUILDING AREA: 2,459 SF

LANDSCAPING RECOMMENDED: 15% NET SITE AREA
(7,000 SF - 2,459 SF) X 0.15 = 681 SF

LANDSCAPING PROVIDED: 681 SF

BUILDING SETBACKS: FRONT 0'
REAR 0'
SIDE 0'



HAPPY SUNRISE LEARNING CENTER LLC
111 W. CLINTON STREET
HOBBBS, LEA COUNTY, NEW MEXICO

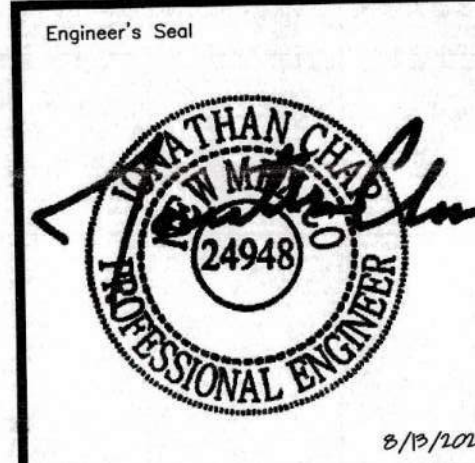
SITE DEVELOPMENT PLAN FOR REMODEL PERMIT

No.	Revision/Issue	Date
1	-	-
2	-	-
3	-	-

THESE DRAWINGS, DESIGNS AND SPECIFICATIONS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF PETRATECH, LLC. AND NO OTHER PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF PETRATECH, LLC.

PETRATECH, LLC (702)-273-8117
311 N. MAIN STREET, CARLSBAD, NM 88220

Client Name and Address
HELEN ORTEGA
5106 W. BIG RED ROAD
HOBBBS, NEW MEXICO
304-784-3799



Project No. 2025-5
Date 3-11-2025
Scale 1" = 10'-0"

Sheet
~SHEET~
AS-1.0

MUST BE SUBMITTED IN WRITING TO THE
ENGINEER & TLE FOR APPROVAL.

- 5) Consider and review an Encroachment into the Cattle Call Right-of-Way**



VARIANCE APPLICATION

Application Date: 10/2/25 Variance for (circle one): front yard / side yard
Property Owner: Michal Hughes Phone: 806-678-5404
Address of proposed structure: 1700 Cattle Call Dr.

Subdivision (if known): **Taylor Est Add** Lot & Block # (if known): **L: 1 Bk: 13 Unit 2**

Type of proposed structure: Carport Dimensions of proposed structure: 21' x 27.6' x 8'

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

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

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

Addresses of existing carports/fences/porches in vicinity (if any): **4000109780001**

1701 Cattle Call Dr.	
1716 Cattle Call Dr.	
1801 Cattle Call Dr.	
2515 N. Brecken Dr.	
2508 Cattle Call Dr.	

Please attach the following documents:

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

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

Michal Hughes
Property Owner Signature

10/2/2025
Date

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

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

Date: 10/2/25

Applicant: Michael Hughes

Phone: 806-678-5404

Neighboring Property Owner:

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

Applicant address: 1700 Cattle Call Dr.

Address of proposed structure: 1700 Cattle Call Dr.

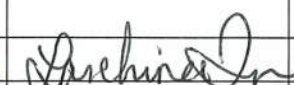
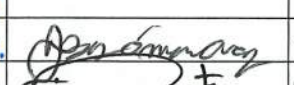
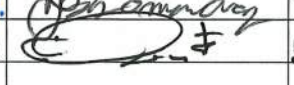
Subdivision (if known): Taylor Est Add Lot & Block # (if known): L: 1 Bk: 13 Unit 2

Type and dimensions of proposed structure (see attached drawing for details): 21'x27.6'x8' Carport

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

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

Signatures of adjoining property owners and acknowledgement of request:

Adjacent Property Owner Name(s)	Address	Signature(s)	Phone #	Do you support request? Y / N
Sergio Mendon	1706 Cattle Call Dr.		575-910-1387	Yes
Gabrielle Bridges	1710 Cattle Call Dr.		575-263-9895	Yes
Larchine Turner	1701 Cattle Call Dr.		843-460-8803	Yes
Vacant	1709 Cattle Call Dr.			
	1715 Cattle Call Dr.		575-649-7812	Yes
	1716 Cattle Call Dr.		575-390-81-29	Yes.

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



Side yard Carport
1700 Cattle Call Dr.

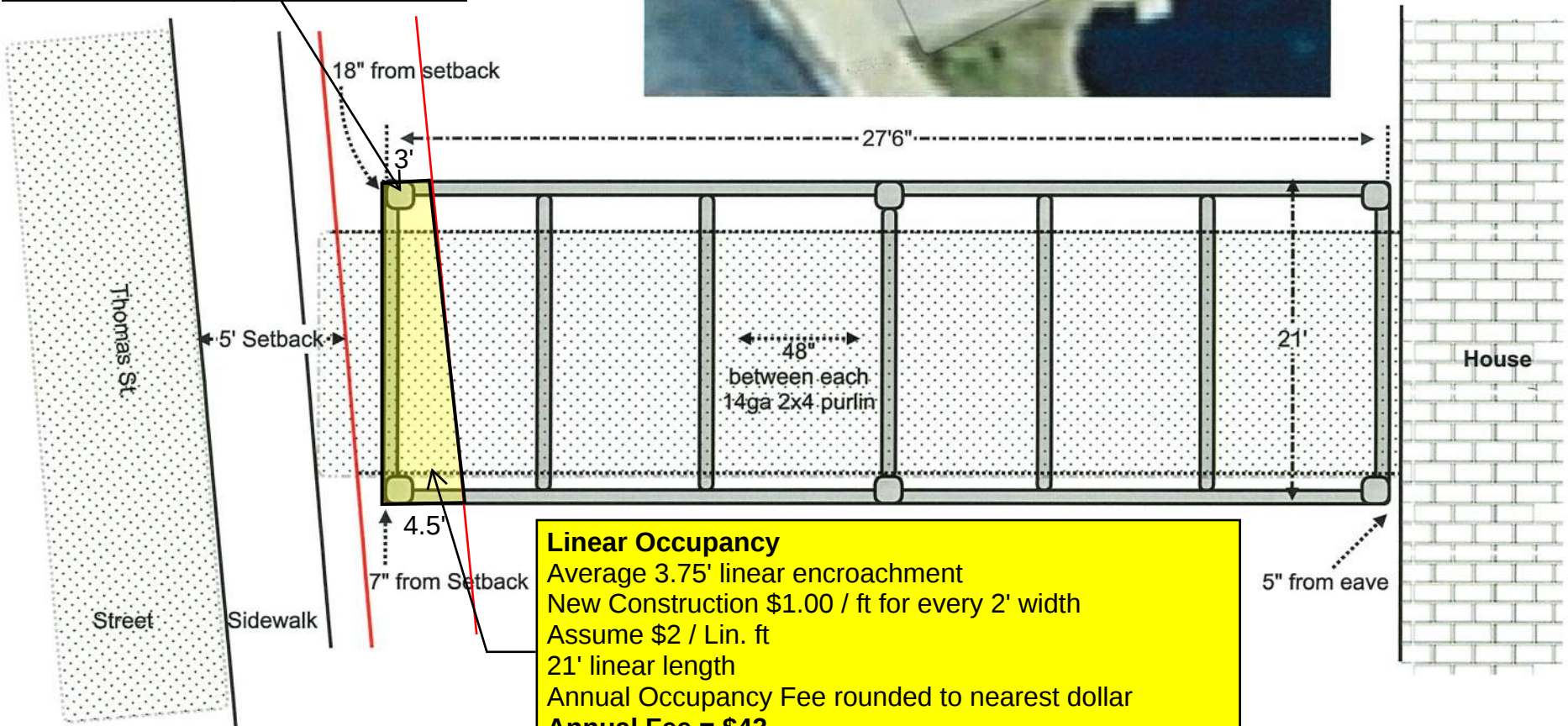
Non-Linear Occupation

\$24/sq. ft

78.75 sq. ft

Annual Fee = \$1,890.00

Occupancy License for 10 yr



Linear Occupation

Average 3.75' linear encroachment

New Construction \$1.00 / ft for every 2' width

Assume \$2 / Lin. ft

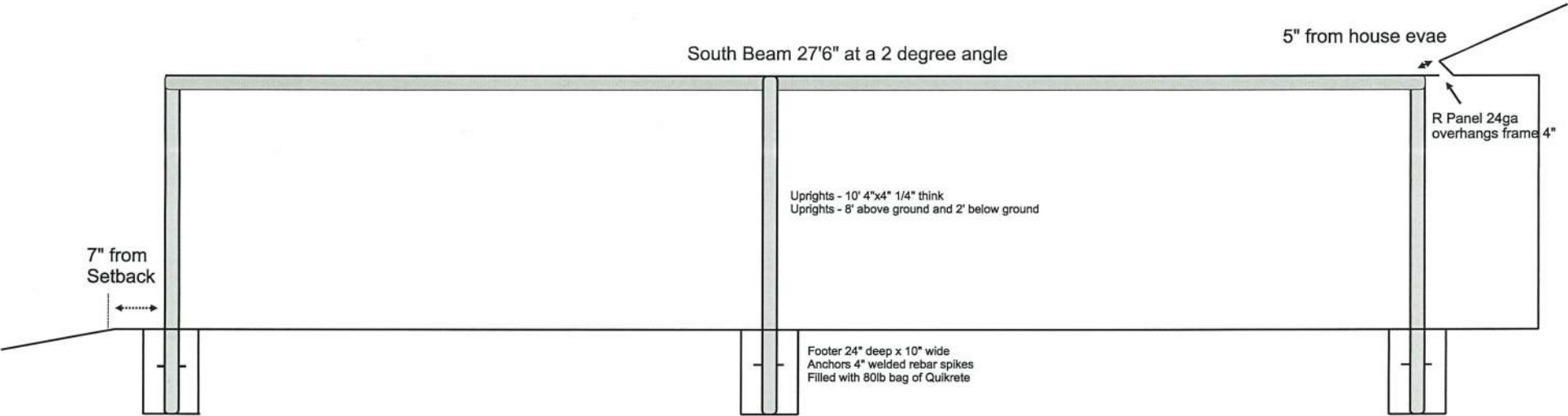
21' linear length

Annual Occupancy Fee rounded to nearest dollar

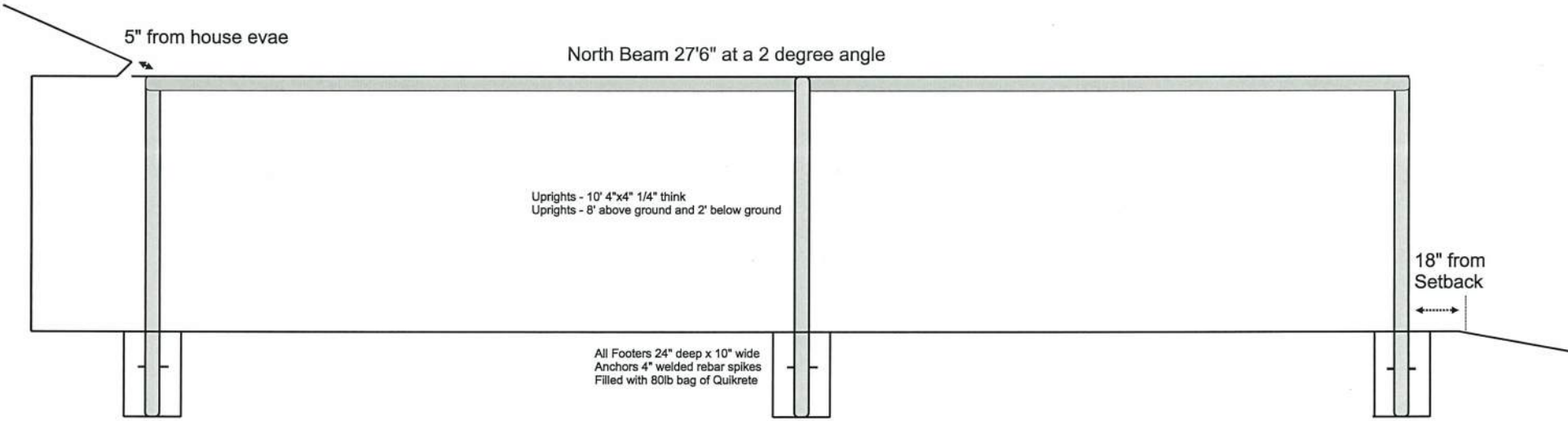
Annual Fee = \$42

Occupancy License for 10 yr

Carport South Side View



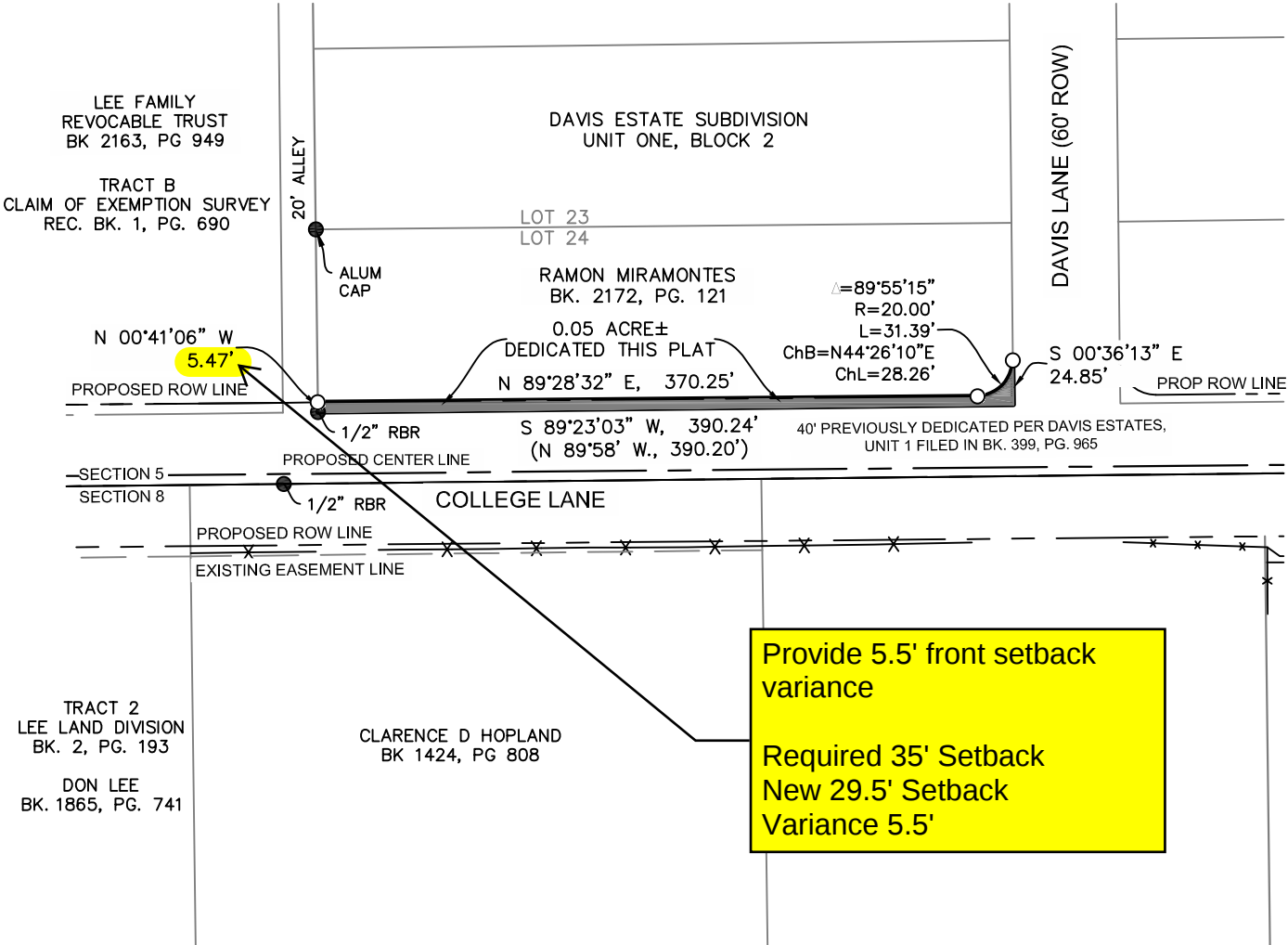
North Side View



**6) College Lane Public Right-of-Way Dedication and Setback
Variance**

EXHIBIT "P"

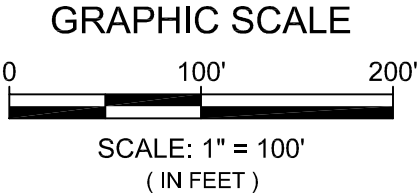
COLLEGE LANE PUBLIC RIGHT OF WAY DEDICATED TO THE CITY OF HOBBS,
BEING A PORTION OF LOT 24, BLOCK 2, DAVIS ESTATES SUBDIVISION, UNIT #1,
LEA COUNTY, NEW MEXICO



LEGEND	
	SET 5/8" REBAR WITH CAP MARKED OR NAIL WITH WASHER MARKED "POINTER PS 29968"
	FOUND MONUMENT AS NOTED
	FENCE LINE
XX°XX'XX" XX.XX'	MEASURED BEARING AND DISTANCE
(XX°XX'XX", XX.XX')	RECORD BEARING AND DISTANCE



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°37'57.56" AT A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 24, BLOCK 2, DAVIS ESTATES SUBDIVISION, UNIT ONE LOCATED AT N 645,706.25, E 900,582.89. 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.



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

INDEXING INFORMATION FOR COUNTY CLERK		
OWNER: RAMON AND GLORIA MIRAMONTES		
LOCATION: PORTION OF LOT 2, BLOCK 2, DAVIS ESTATES SUBDIVISION, UNIT #1, LEA CO., NM		

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT SURVEYOR: Evan J. Pointer
DRAWN BY: Kendall Goad

TYPES OF SURVEY: ROADWAY DEDICATION	
PROJECT NAME: COLLEGE LANE RIGHT OF WAY	
CLIENT: CITY OF HOBBS	
PROJECT NUMBER: 23036	SHEET: 1 of 2 SU - 101