

AGENDA
City of Hobbs Planning Board – Regular Meeting
January 20, 2026 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, January 20, 2026, 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

December 16th, 2025 – Regular Meeting

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

Action Items:

- 3) Consider approval of the preliminary subdivision plat for Sunset Estates with a variance on the projection of Berry St.
- 4) Review and Consider a Porch Variance at 308 E. Glorieta Dr.
- 5) Review and Consider a Carport Variance at 2525 N. Charlcia Blvd.
- 6) Consider a Sign Variance for an existing sign at 1320 E. Broadway St.
- 7) Review and Consider the New Mexico Open Meetings Act Notice for 2026

Discussion Items:

- 8) Noise Ordinance Modifications

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."

MRK

**PLANNING BOARD REGULAR MEETING
MINUTES
DECEMBER 16, 2025**

The Hobbs Planning Board met on December 16, 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
Guy Kesner, Vice Chairman
Ben Donahue
Bill Ramirez
Larchinee Turner
Brett Drennan

Members Absent

Brett Clay

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

Todd Randall, Assistant City Manager	Anthony Henry, City Engineer
April Hargrove, Engineering Assistant	
Medjine Desrosiers-Douyon, Deputy City Attorney	
1 Citizen(s)	

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-yes, Mr. Drennan-yes, Mr. Clay-absent, Mr. Donahue-yes, and Mr. Hicks-yes. There were five 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 December 16, 2025, regular meeting. Mr. Hicks asked if there were any additions or changes to the agenda. Mr. Randall stated there were no changes. Mr. Ramirez made a motion, seconded by Mr. Kesner to approve the agenda as presented. The vote on the motion was 5-0, and the motion carried.

2.) Review and Consider Approval of Minutes

Mr. Hicks asked if everyone had a chance to read the Regular Meeting Minutes from November 18, 2025. Mr. Kesner made a motion, seconded by Mr. Ramirez to approve the Regular Meeting Minutes as presented. The vote was recorded as follows: Ramirez yes, Kesner yes, Clay absent, Donahue yes, Turner yes, Drennan yes, Hicks yes. The vote on the motion was 5-0 and the motion carried.

Communications from Citizens

None.

Action Items

3) Consider and Approve Bender Trail Area Subdivision Sketch Plan

Mr. Randall stated this is a non-binding sketch plan review for the Bender Trail Subdivision. He explained that the site includes the existing Dollar General along Bender Street, with proposed adjacent commercial uses including a Mighty Wash and a future gas station. He stated the original subdivision concept included residential development with street extensions. The revised proposal converts the rear portion of the property to a commercial storage facility.

Mr. Randall explained that under the revised plan, Arbors Street and Steven Street would not be extended. He stated the storage facility would function as a commercial flag lot with joint access shared with the proposed Mighty Wash and gas station. He further stated that there would be no direct access to Bender Road. Mr. Randall stated that Thomas Street would be extended to serve new residential lots located north of the storage area and to provide secondary fire access.

In response to Mr. Hicks, Mr. Randall stated the proposed storage use would include a mix of climate-controlled storage, non-climate-controlled storage, and covered parking.

In response to Mr. Ramirez's question, Mr. Randall stated that utilities would be provided from existing water and sewer lines in the street.

Mr. Randall stated that minor comments were noted regarding the radii of the intersection. He stated that drainage needs and an existing AT&T line would be addressed at later stages of review.

Mr. Randall discussed block length, connectivity, buffering between commercial and residential uses, and drainage considerations. Mr. Kesner expressed support for the concept as a functional infill development.

Mr. Ramirez made a motion to approve the sketch plan as proposed, with no connection to Arbors Street, seconded by Ms. Turner. The vote on the motion was 5-0 and the motion carried.

4) Review and Consider a Carport Variance at 1901 N. Rojo

Mr. Randall stated this is a request for a carport variance at 1901 N. Rojo. He noted that no applicant or members of the public were present for this item. Mr. Randall stated there are no existing carports on this block.

Mr. Randall explained that when no similar structures exist, the property owner is required to discuss the request with adjacent neighbors and obtain support. In addition, a mail-in notification process was completed. Mr. Randall discussed that the proposed carport would be located 21.5 feet from the back of curb, whereas an administrative permit allows up to 31 feet. This request represents a 10-foot setback variance.

Mr. Randall stated that notification letters were sent via certified mail. He stated a total of ten letters were mailed: eight were picked up, two were unclaimed. Of the responses received, one was in favor and six were opposed. Mr. Randall stated that staff also received two phone calls from residents on the block expressing opposition to the request. These callers may not have been immediately adjacent property owners but lived nearby.

Mr. Randall also reviewed the restrictive covenants for the subdivision, which require a 30-foot front setback. He stated the covenants have not been previously violated in this area. A significant number of neighbors expressed opposition, stating concerns about maintaining the character of the neighborhood and noting that no other carports exist on the block.

Mr. Donahue discussed that variances to restrictive covenants are typically not approved when the covenants have not been broken, especially when there is strong neighborhood opposition. He also noted that the applicant was not present to provide justification for the request.

Mr. Hicks stated based on the lack of similar structures, the restrictive covenants, and the opposition from neighboring property owners, he expressed that approval was not appropriate.

Mr. Kesner made a motion to approve the carport variance, seconded by Mr. Donahue. The vote on the motion 1-4 and the motion failed. The carport variance was denied.

5) Review and Consider the 2026 Planning Board Calendar

Mr. Randall stated this is the proposed 2026 meeting calendar. He noted that meetings are scheduled for the third Tuesday of each month and that there do not appear to be conflicts with Thanksgiving or Christmas.

Mr. Hicks discussed potential conflicts with Spring Break. He stated that Spring Break is anticipated to occur during the week of March 16–20, which may affect the March meeting date. Several members indicated they may be out of town during that time.

Mr. Hicks recommended leaving the calendar as scheduled and revisiting the March meeting if quorum issues arise once the agenda for that month is known.

Mr. Ramirez made a motion to approve the 2026 Planning Board meeting calendar, seconded by Mr. Donahue. The vote on the motion was 5-0 and the motion carried.

Discussion Items:

Mr. Randall expressed his appreciation for this board, stating that working with this group has been much smoother compared to other advisory boards.

Mr. Hicks also expressed his appreciation for the staff's preparedness and stated that staff does an excellent job serving the citizens, representing the Planning Board's goals and desires, and reflecting positively on the City government overall

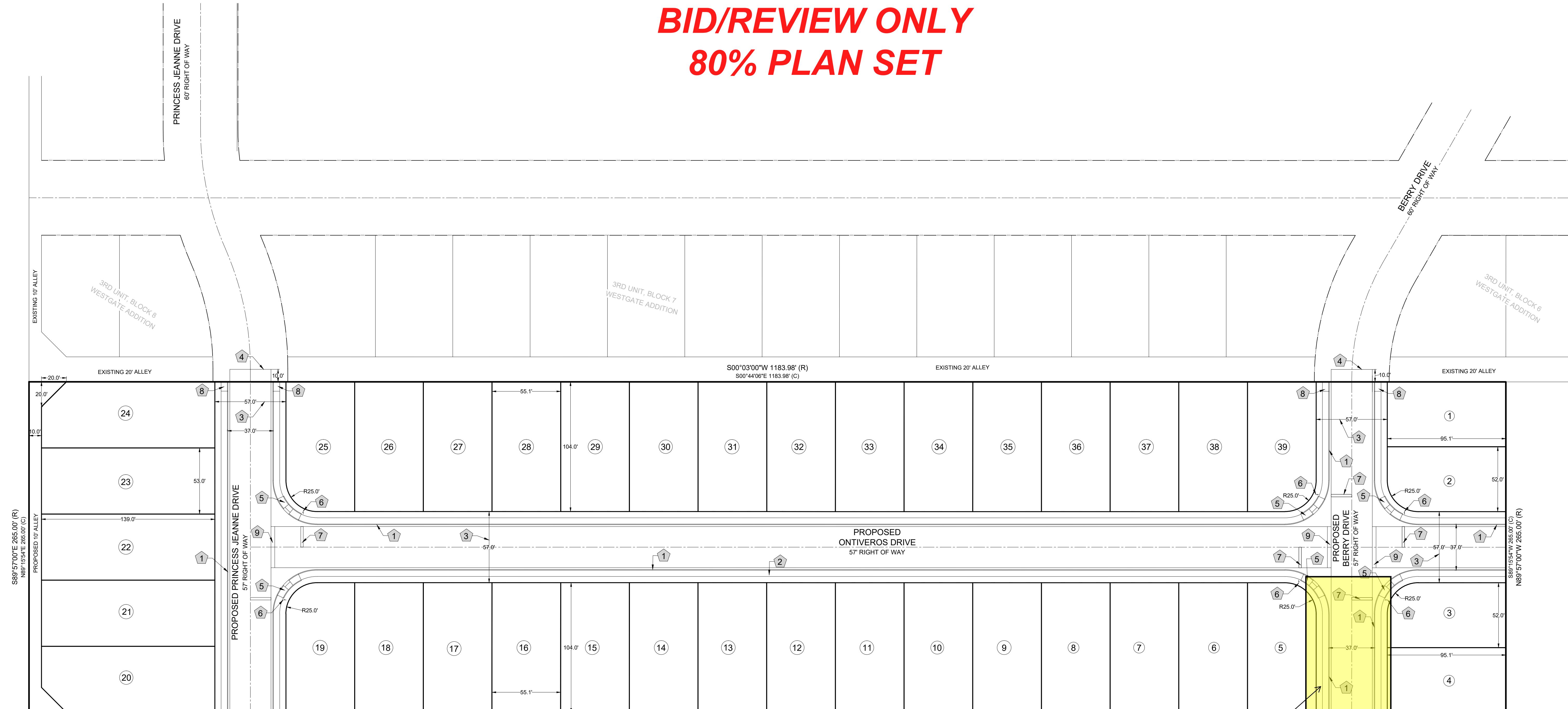
Adjournment

The meeting adjourned at 10:20 a.m.

W.M. "Tres" Hicks, Chairman

3) Consider approval of the preliminary subdivision plat for Sunset Estates with a variance on the projection of Berry St.

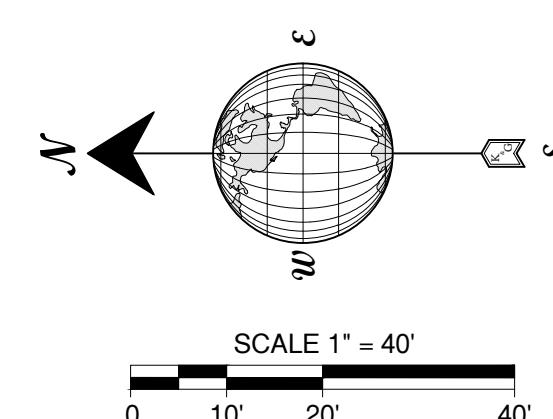
BID/REVIEW ONLY 80% PLAN SET



PROPOSED KEY NOTES

- 1 Type "A" concrete curb and gutter (see GD-101, sheet GD-101)
- 2 5 feet wide concrete sidewalk (see GD-102, sheet GD-101)
- 3 57 feet right of way street cross-section (see GD-103, sheet GD-101)
- 4 Sawcut clean and match to existing.
- 5 ADA ramp detail - curb return (see GD-104, sheet GD-101)
- 6 Stop sign MUTCD R1-1
- 7 24" wide white reflective paint stop bar
- 8 Sidewalk, curb and gutter ending (see GD-105, sheet GD-101)
- 9 Valley gutter (see GD-106, Sheet GD-101)

Requesting a Variance to not extend Berry



REVISIONS		
COMMENTS		
No.	DATE	
1		
2		
3		

PRELIMINARY

PROJECT NUMBER: 2309201
PREPARED BY: N. Ospina
SHEET TITLE: SITE DIMENSION PLAN
SHEET NAME: SP-101
DRAWN BY: N. Ospina
CLIENT: Kneeland Geographics, LLC
CHECK BY: M. Kneeland
SHEET NUMBER: 04 OF 13

Kneeland Geographics, LLC
Engineers & Surveyors

EDGAR ONTIVEROS

MATTHEW C. KNEELAND, PE 28229



1. Provide Electrical / Communication Plan Schematic
2. Street Lights - See Required Street Light location
3. Address Water and Sewer Service Line Comment
4. Address Water and Sewer Comments
5. Provide 5' Valley gutter details
6. Provide Draft Subdivision Plat

SUBDIVISION PLANS

SUNSET ESTATES

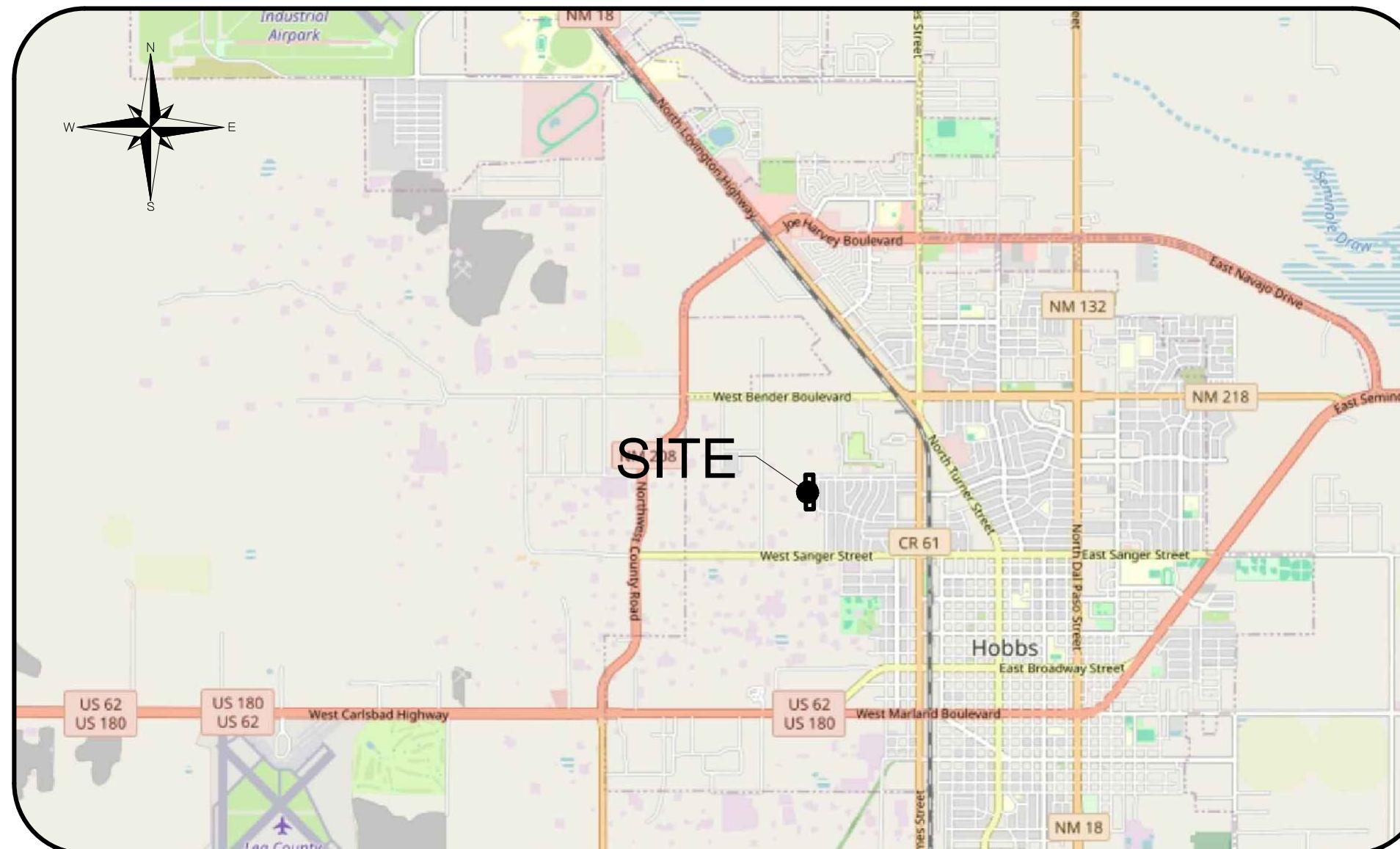
TRACT D

PART OF THE SOUTHWEST 1/4 OF SECTION 28,
TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.S. LEA COUNTY, NEW MEXICO
PARCEL ID: 4910628112614

A DEVELOPMENT BY

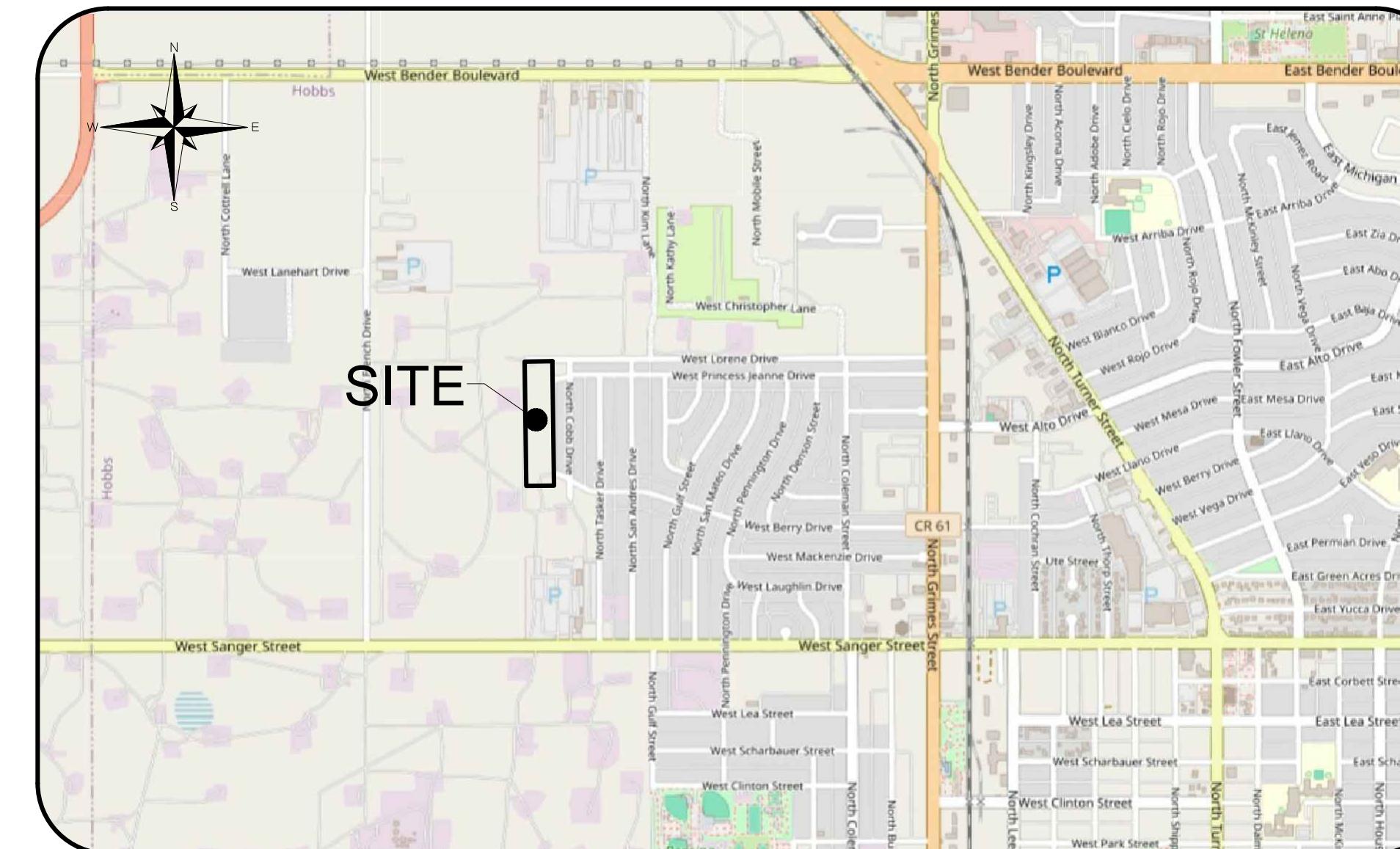
PROMISE LAND PROPERTIES, LLC

REGIONAL MAP



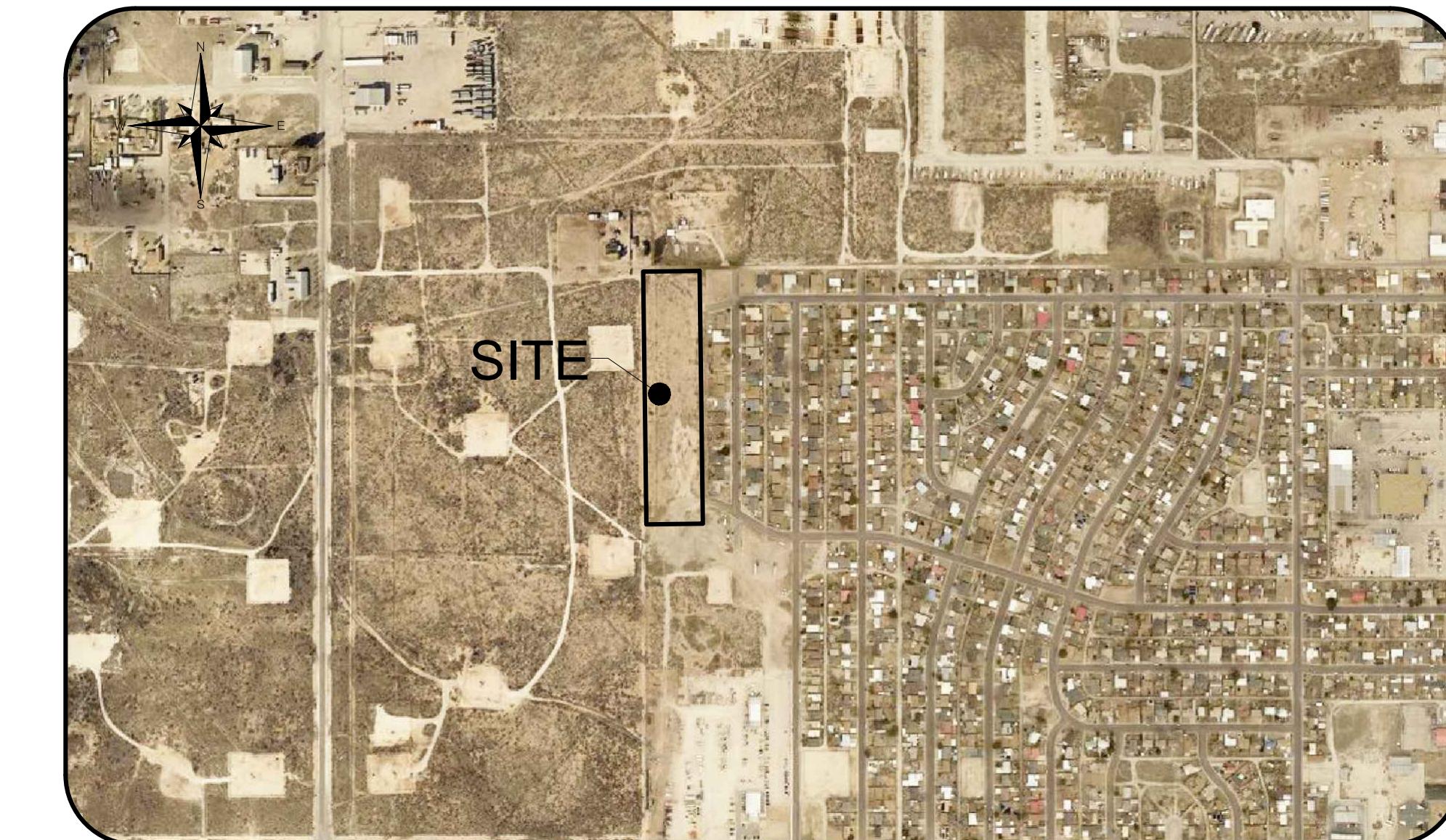
CITY OF HOBBS, LEA COUNTY, NEW MEXICO

LOCAL MAP



CITY OF HOBBS, LEA COUNTY, NEW MEXICO

AERIAL MAP



CITY OF HOBBS, LEA COUNTY, NEW MEXICO

INDEX OF SHEETS

SHEET	NAME	TITLE
1		COVER SHEET
2	GN-101	GENERAL NOTES
3	SU-101	EXISTING CONDITIONS PLAN
4	SP-101	SITE DIMENSION PLAN
5	DG-101	PAVING, GRADING AND DRAINAGE PLAN
6	DG-102	PAVING, GRADING AND DRAINAGE PLAN
7	UT-101	MASTER UTILITY PLAN
8	PF-101	PLAN AND PROFILE SHEET
9	PF-102	PLAN AND PROFILE SHEET
10	PF-103	PLAN AND PROFILE SHEET
11	GD-101	GENERAL DETAILS
12	SD-101	SANITARY SEWER SYSTEM DETAILS
13	WD-101	WATER SYSTEM DETAILS

**BID/REVIEW ONLY
80% PLAN SET**

Kneeland Geographics
Engineers & Surveyors



GENERAL CONSTRUCTION NOTES

1. All elevations refer to the NAVD 1988
2. Locations, elevations, and dimensions of existing utilities, structures and other features are shown according to the best information available at the time of preparation of these plans. The Contractor shall verify the locations, elevations, and dimensions of all existing utilities, structures and other features affecting this work prior to construction, and notify engineer of discrepancies.
3. The Contractor shall exercise extreme caution in areas of buried utilities, and shall provide at least 48 hours notice to the various utility companies, in order to permit marking the locations of existing underground utilities, in advance of construction. The contractor is responsible for contacting all utilities.
4. The Contractor is responsible for repairing any damage to existing facilities, above or below ground that may occur as a result of the work performed by the contractor.
5. All underground utilities must be in place and tested or inspected prior to pavement and structure construction.
6. It is the Contractor's responsibility to become familiar with the permit and inspection requirements of the various Governmental Agencies the contractor shall obtain all necessary permits prior to construction, and schedule inspections according to agency requirements and codes.
7. All specifications and documents referenced by the plans and permits shall be of latest revisions and/or latest edition.
8. All work by contractor/subcontractor shall comply with the regulations and ordinances of the various Governmental Agencies having jurisdiction over the work.
9. The Contractor shall submit for approval to the owner's engineer, shop drawings on all proposed precast and manufactured structures. Failure to obtain approval before installation may result in removal and replacement at the contractor's expense. All shop drawings are to be reviewed and approved by contractor signature prior to submittal to the owner's engineer.
10. The Contractor shall notify the engineer and appropriate agencies, and provide them with all required shop drawings, the contractor's name, starting date, projected schedule, and other information as required, at least two (2) working days prior to construction. Any work performed prior to notifying the engineer, or without agency inspector present, may be deemed non-compliant and will be subject to removal and replacement at the Contractor's expense.
11. Backfill material shall be compacted around pipes in 6" layers up to a level of at least one foot above the top and below bottom of the pipe. In areas to be paved, backfill shall be compacted to 100% maximum density as determined by AASHTO T-99.
12. The Contractor shall not backfill underground utilities until inspection and approval by the City of Hobbs. Any backfill placed before inspection and approval shall be removed and replaced at the Contractor's expense.
13. Site work concrete shall have a compressive strength of at least 4,000 P.S.I. in 28 days, unless otherwise noted.
14. Concrete reinforcing shall conform to ASTM A615 grade or better, unless otherwise indicated on structure plans.
15. All private and public property affected by this work shall be restored to a condition equal to or better than existing conditions. Additional costs shall be coordinated between contractor and vendor.
16. The Contractor shall utilize a New Mexico Professional Land Surveyor to locate and flag all property corners prior to construction and final engineering inspection and certification. It shall be the contractor's responsibility to have property corners, which have been lost during construction, re-established by a professional land surveyor.
17. The soils engineer is to supply the engineer with a photocopy of all compaction tests and asphalt results. The soil engineer is to certify to the engineer of record in writing, that all testing requirements required by the owner, local regulatory agency, and the New Mexico department of transportation (NMDOT), for the improvements as required by the engineering construction drawings and permits have been satisfied.
18. The Contractor is responsible for coordinating applicable testing with the soils engineer. Tests will be required pursuant with the testing requirements as shown on the construction drawings, Upon completion of the work, the soils engineer is to submit certifications to the owner's engineer stating that all requirements have been met.
19. The Contractor is to review the design soil reports and borings prior to bidding the project and prior to commencing construction.
20. The Contractor shall maintain a copy of the approved plans and permits at the construction site at all times.
21. These drawings do not include necessary components for instruction of the contractor regarding construction safety. The contractor is solely responsible for means and methods for construction site safety.
22. Construction and material shall be in accordance with local standards and specifications. Plans are in accordance with local minimum drawing and submittal requirements for potable water, wastewater, and reclaimed water projects. State Plane Coordinates (feet) will be supplied for the record drawings.
23. All pavements markings, shall be installed in accordance with the latest edition of the NMDOT standard specifications, Section 704. The contractor shall furnish and install all chevrons, diagonal and transverse lines, messages, symbols, and arrows to specified colors, widths, and patterns. The contractor shall prepare surfaces and remove all conflicting marking and ghost lines prior to application. Layout shall be field verified before installation.
24. The Contractor shall install SOD at the back of all curbs, pavements edges, swales and detention areas.
25. All roadway and drainage structure concrete shall be a minimum 3000 PSI concrete for roadway and drainage structures. (NMDOT standard specifications)
26. All drainage culverts joints shall be wrapped per NMDOT.
27. The Contractor shall install solid inverts on all new drainage structures to prevent impounded water.
28. Developer is responsible for all construction and stockpiled vegetative debris and fill to be removed from the site in the event the construction site is abandoned prior to project completion.
29. All construction activity is to be in compliance with the Americans with Disabilities Act and New Mexico Accessibility Code.
30. All traffic control signs within the project shall be manufactured using diamond grade reflective sheeting (or an equivalent). All signs shall be constructed in accordance with MUTCD criteria for sign size, shape and lettering dimensions.
31. Any wells discovered during excavation, earthmoving or construction must be reported to local jurisdiction within 24 hours of discovery.
32. Any wells on site that will have no use must be plugged by a licensed well drilling contractor in accordance with NMDOT standard specifications.

GENERAL SAFETY NOTES

1. During the construction and/or maintenance of this project. The Contractor shall enforce all safety regulations. The Contractor or the Contractor's representative shall be responsible for the control and safety of the traveling public and for the safety of the Contractor's personnel. 1.
2. Follow the minimum standards in the current edition of the Manual on Uniform Traffic Control Devices (MUTCD) and safe practices for street and highway construction, maintenance and utility operations in the design, application, installation, maintenance, and removal of all traffic control devices, warning devices, and barriers necessary to protect the public and workmen from hazards within the project limits. 2.
3. All traffic control devices, including signs, markings, and signals, must comply with the design, installation, and application standards specified in the Manual on Uniform Traffic Control Devices (MUTCD). 3.
4. Street name signs shall be in accordance with City of Hobbs regulations. 4.
5. Labor safety practices for this project shall conform to the Occupational Safety and Health Administration (OSHA) requirements as published in the Federal Register, including all applicable parts, amendments, and updates in effect at the time of construction. 5.
6. The Contractor is solely responsible for complying with and enforcing all applicable safety regulations. The above information is provided for informational purposes only and does not create, imply, or transfer any duty to inspect or enforce safety regulations to the Owner or Engineer. 6.

CLEARING AND EROSION CONTROL NOTES

- 7.1. All construction debris and other waste material shall be disposed of off-site in accordance with applicable regulations. Only "grading by hand" is permitted within the canopy line of trees that are to remain.
- 7.2. The location of existing utilities shown on the plans have been determined from the best available information and are provided for the Contractor's convenience. The Engineer assumes no responsibility for accuracy. Prior to any construction activity, it shall be the Contractor's responsibility to notify the various utilities and to make the necessary arrangements for any relocations of these utilities with whether shown on the plans or located by the respective utility companies. The Contractor shall cooperate with the utility companies during relocation operations. Any delay or inconvenience caused to the Contractor by the various utilities shall be incidental to the Contractor and no additional compensation will be allowed.
- 7.3. The Contractor will be responsible for making a visual inspection of the site and will be responsible for the demolition and removal of all underground and above ground structures that will not be incorporated with the new facilities. Should any discrepancies exist with the plans. The Contractor shall be responsible for calling the Owner and requesting a clarification of the plans prior to demolition.
- 7.4. During construction, all storm sewer inlets in the vicinity of the project shall be protected by sediment traps such as secured hay bales, sod, stone, etc., which shall be maintained and modified as required by construction progress.
- 7.5. All erosion and siltation control methods shall be implemented prior to the start of construction and maintained until construction is complete.
- 7.6. The Contractor is to provide erosion control/sedimentation barrier (hay bales or siltation curtain) to prevent siltation of adjacent property, streets, storm sewers, waterways, and existing wetlands. In addition, the Contractor shall place a soil tracking prevention device where construction related traffic is to enter and exit the site. If in the opinion of the Engineer and/or local authorities, excessive quantities of earth are transported off-site either by natural drainage or by vehicular traffic, the Contractor is to remove said earth to the satisfaction of the Engineer and/or authorities.
- 7.7. If wind erosion becomes significant during construction the Contractor shall stabilize the affected area using sprinkling, irrigation, or other acceptable methods.
- 7.8. There is to be no discharge (i.e. pumping, sheet flow, swale, ditch, etc.) into existing lake system, wetland, or river, without the use of settling ponds. A settling pond plan must be submitted and approved by the Engineer of record and local regulatory agency prior to construction.
- 7.9. All disturbed areas which are not to be sodded are to be seeded and mulched to local jurisdiction standards and maintained until acceptable to the regulatory agency and Engineer of record. Any washouts, regrading, reseeding, sodding, and other erosion work required will be performed by the Contractor until the system is accepted by the Owner, regulatory agency, and Engineer of record.
- 7.10. All sodding, seeding and mulching shall include watering and fertilization. The Contractor shall be responsible for maintaining these areas until the project is completed and accepted by the Owner.

WATER AND SEWER SYSTEM NOTES

All work shall meet or exceed the applicable requirements of the New Mexico Standard Specifications for Public Works Construction. Current Edition.

Manufacturer's brochure cuts, and certificates of quality where applicable, shall be submitted for the Engineer's approval for all items installed on the job.

Water mains shall be PVC water pressure pipe, Class 150, DR 18, C-900 water pipe as specified in New Mexico Standard Specification (NMSS), Section 121, joints may be either mechanical or push-on type except where otherwise specifically indicated, or shall be polyethylene water pressure pipe, DR 17 as specified by AWWA C-906.

The use of tapping sleeves for connection to existing mains or repair sleeves will not be permitted except with the express permission of the Engineer for each instance.

Water service lines shall be 1" diameter, polyethylene tubing and accessories, shall be installed in accordance with the latest edition of the NMDOT standard specifications, Section 560.2 - Water Service Pipe.

All sections of new water mains shall be hydrostatically tested in accordance with AWWA C-600, Section 13, in the presence of the Engineer and a City representative. The Contractor shall furnish all equipment and labor required to make the tests. The mains shall be tested with the service connections complete in place. The leakage shall not exceed the calculated allowable leakage as specified in test sheet 801.16.2 in NMSS, Section 801. The Contractor shall locate and repair all leaks until there are no visible leaks and the overall leakage is within the specified maximum.

Sanitary sewer pipes shall be polyvinyl chloride (PVC) pipe, DR 35, as specified in the NMSS, Section 121.

CLEARING AND EROSION CONTROL NOTES

1. All construction debris and other waste material shall be disposed of off-site in accordance with applicable regulations. Only "grading by hand" is permitted within the canopy line of trees that are to remain.
2. The location of existing utilities shown on the plans have been determined from the best available information and are provided for the Contractor's convenience. The Engineer assumes no responsibility for accuracy. Prior to any construction activity, it shall be the Contractor's responsibility to notify the various utilities and to make the necessary arrangements for any relocations of these utilities with whether shown on the plans or located by the respective utility companies. The Contractor shall cooperate with the utility companies during relocation operations. Any delay or inconvenience caused to the Contractor by the various utilities shall be incidental to the Contractor and no additional compensation will be allowed.
3. The Contractor will be responsible for making a visual inspection of the site and will be responsible for the demolition and removal of all underground and above ground structures that will not be incorporated with the new facilities. Should any discrepancies exist with the plans. The Contractor shall be responsible for calling the Owner and requesting a clarification of the plans prior to demolition.
4. During construction, all storm sewer inlets in the vicinity of the project shall be protected by sediment traps such as secured hay bales, sod, stone, etc., which shall be maintained and modified as required by construction progress.
5. All erosion and siltation control methods shall be implemented prior to the start of construction and maintained until construction is complete.
6. The Contractor is to provide erosion control/sedimentation barrier (hay bales or siltation curtain) to prevent siltation of adjacent property, streets, storm sewers, waterways, and existing wetlands. In addition, the Contractor shall place a soil tracking prevention device where construction related traffic is to enter and exit the site. If in the opinion of the Engineer and/or local authorities, excessive quantities of earth are transported off-site either by natural drainage or by vehicular traffic, the Contractor is to remove said earth to the satisfaction of the Engineer and/or authorities.
7. If wind erosion becomes significant during construction the Contractor shall stabilize the affected area using sprinkling, irrigation, or other acceptable methods.
8. There is to be no discharge (i.e. pumping, sheet flow, swale, ditch, etc.) into existing lake system, wetland, or river, without the use of settling ponds. A settling pond plan must be submitted and approved by the Engineer of record and local regulatory agency prior to construction.
9. All disturbed areas which are not to be sodded are to be seeded and mulched to local jurisdiction standards and maintained until acceptable to the regulatory agency and Engineer of record. Any washouts, regrading, reseeding, sodding, and other erosion work required will be performed by the Contractor until the system is accepted by the Owner, regulatory agency, and Engineer of record.
10. All sodding, seeding and mulching shall include watering and fertilization. The Contractor shall be responsible for maintaining these areas until the project is completed and accepted by the Owner.

PAVING, GRADING AND DRAINAGE NOTES

1. The Contractor shall be responsible for protecting excavations against collapse and will provide bracing, sheeting, or shoring, as necessary. Trenches shall be kept dry while pipe and appurtenances are being place. Dewatering shall be used as required.
2. Prior to construction concrete pavement, the Contractor is to submit a proposed jointing pattern to the Owner's Engineer for approval.
3. The Contractor is to provide a 1/2" bituminous expansion joint material with sealer, at abutment of concrete and any structure.
4. The Contractor is to install extra base material when the distance between the pavement elevation and the top of the pipe or bell is less than twelve inches.
5. PVC storm pipe, 12" and smaller shall conform to AWWA C-900, class 150 standards, unless otherwise noted.
6. Pipe lengths shown are approximate and are measured to end of pipe.
7. All drainage structure grates and covers within traffic areas shall be traffic rated for and capable of withstanding H-20 loadings.
8. All work shall meet or exceed the applicable requirements of the New Mexico Standard Specifications for Public Works Construction. Current Edition.
9. Materials and construction methods for streets and storm drainage construction shall be in accordance with the local regulatory agency and the New Mexico Department of Transportation standard specifications for road and bridge construction.
10. The Contractor shall provide field notes marked on an approved set of construction plans to Owner's Engineer with sufficient legible notes to prepare record drawings according the local public works utility standards minimum record drawing standards.
11. Drainage structures to be field poured with concrete to the pipe invert in order to minimize ponding within the structure.
12. The storm drainage piping system shall be subject to a visual inspection by the Owner's Engineer prior to the placement of backfill. The Contractor is to notify the Engineer 48 hours in advance to schedule an inspection.
13. The Contractor shall maintain the storm drainage system until final acceptance of the project.
14. The Contractor is responsible for coordinating all testing required by the construction plans with the soils Engineer. Upon completion of the work, the soils Engineer shall submit certifications to the Owner's Engineer stating that all requirements have been met.

BID/REVIEW ONLY 80% PLAN SET

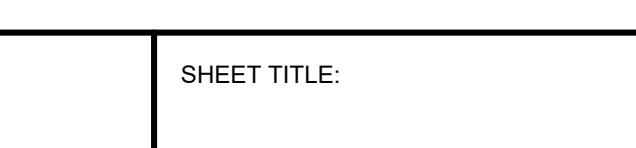
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PRELIMINARY

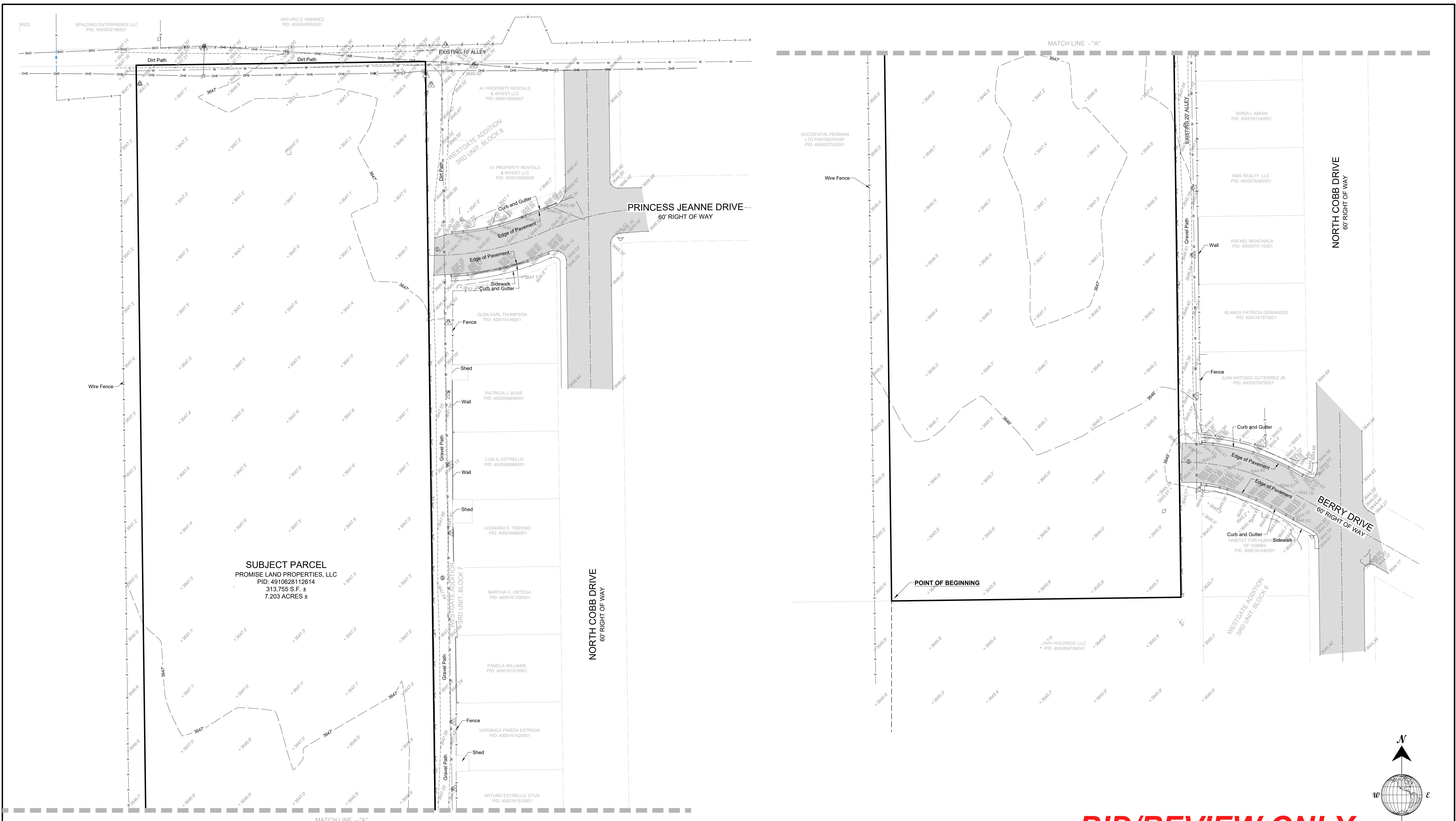
PROJECT NUMBER: 2309201
PREPARED BY:
DRAWN BY: N. Ospina
CHECK BY: M. Kneeland

GENERAL NOTES
Kneeland Geographics, LLC
Engineers & Surveyors
EDGAR ONTIVEROS

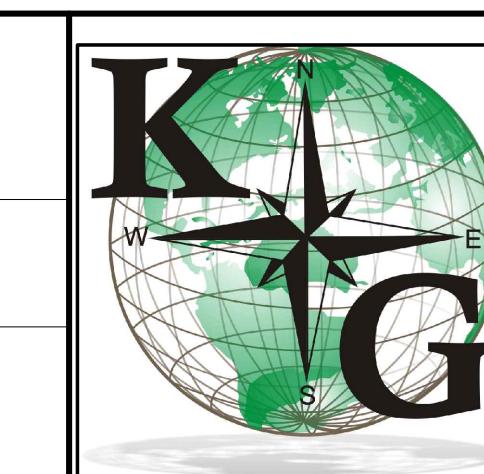
Sheet Title: **GN-101**
Sheet Name: **GN-101**
Client: **EDGAR ONTIVEROS**
Sheet Number: **02 OF 13**



MATTHEW C. KNEELAND, PE 28229



BID/REVIEW ONLY 80% PLAN SET



REVISIONS		
No.	DATE	COMMENTS
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PRELIMINARY

MATTHEW C. KNEELAND, PS 23787

PROJECT NUMBER:

230920

DRAWN BY:

CHECK BY

M. Knecht

PREPARED BY



Kneeland Geographics, LLC

Engineers & Surveyors

SHEET 1

EXISTING CONDITIONS PLAN

EDGAR ONTIVEROS

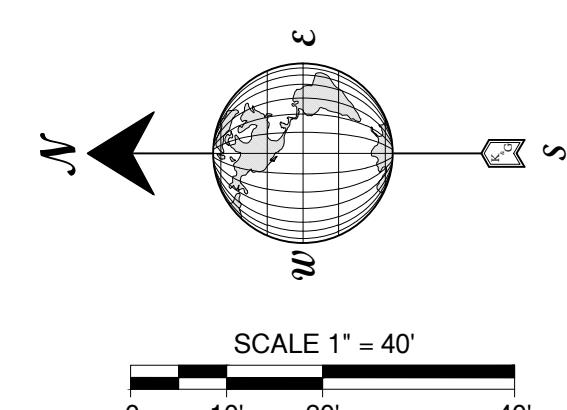
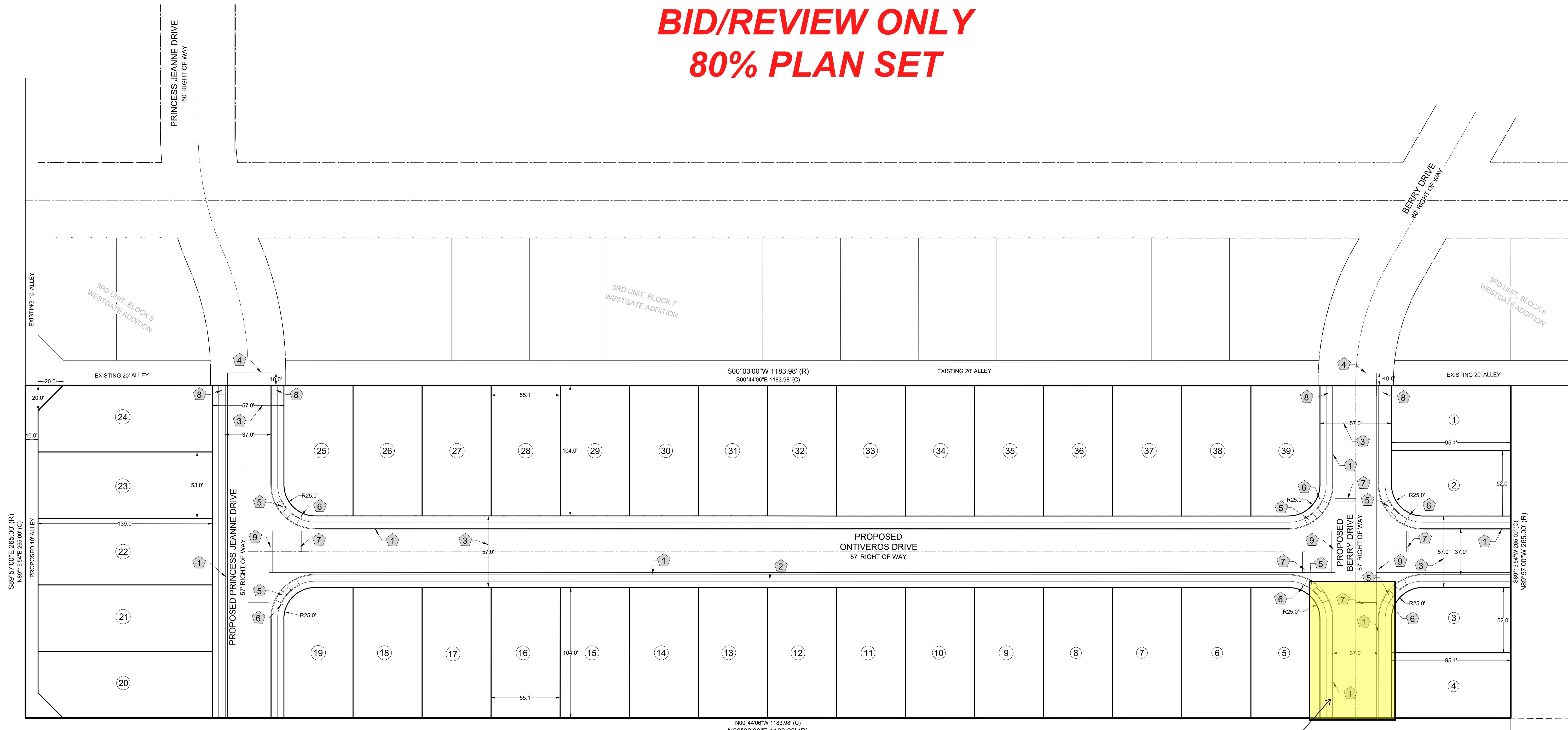
SHEET NAME:

SU-101

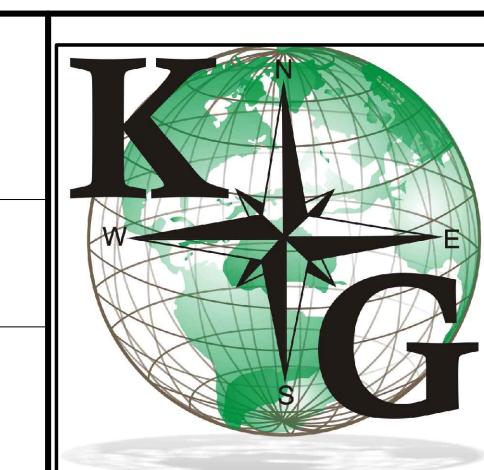
SHEET NUMBER:

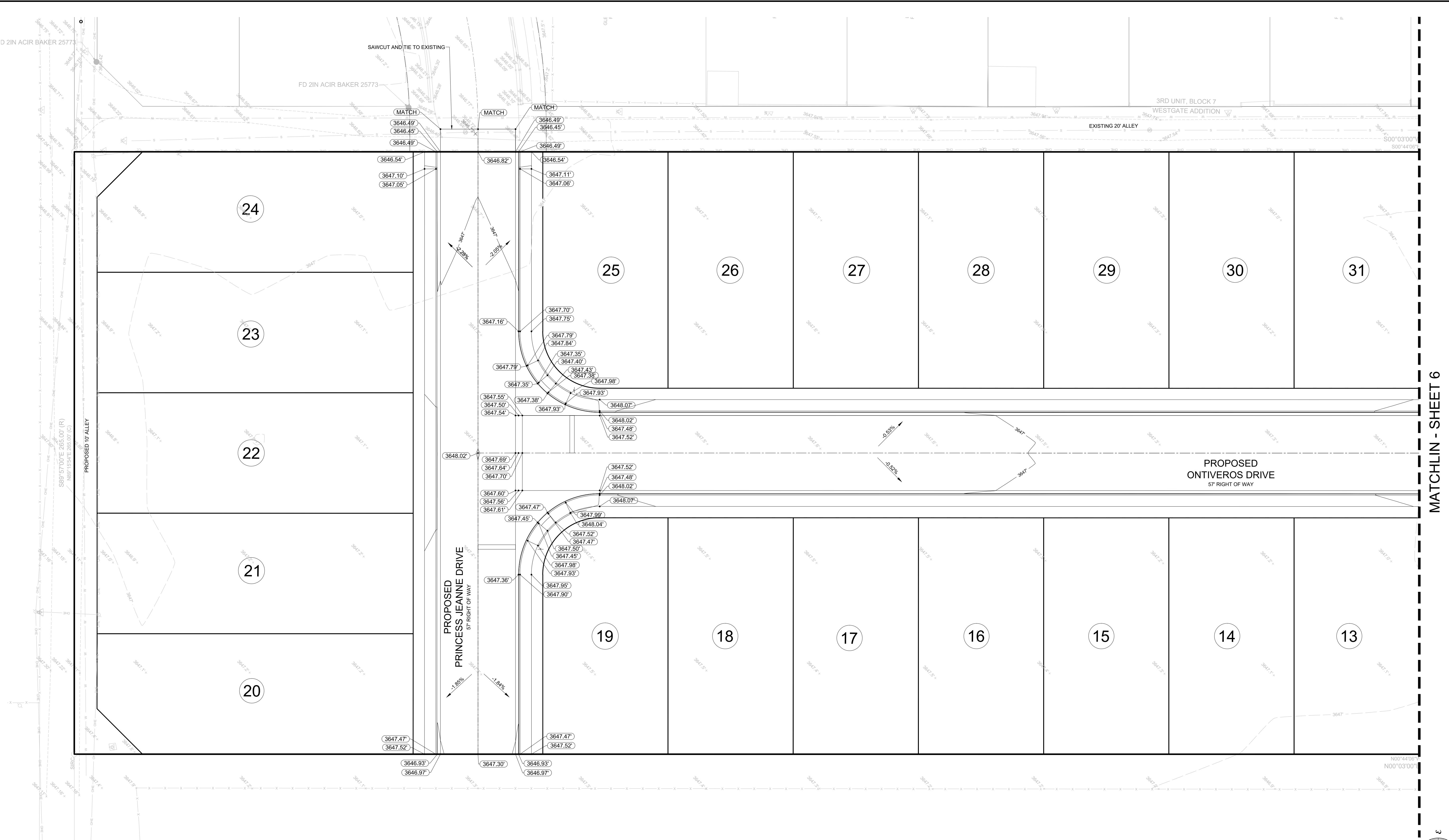
3 OF 13

BID/REVIEW ONLY 80% PLAN SET



REVISIONS			PRELIMINARY	PROJECT NUMBER:	PREPARED BY:	SHEET TITLE:	SHEET NAME:
No.	DATE	COMMENTS		2309201	N. Ospina	SITE DIMENSION PLAN	SP-101
1			MATTHEW C. KNEELAND, PE 28229	DRAWN BY:	M. Kneeland	CLIENT:	EDGAR ONTIVEROS
2				CHECK BY:			
3							
							SHEET NUMBER: 04 OF 13



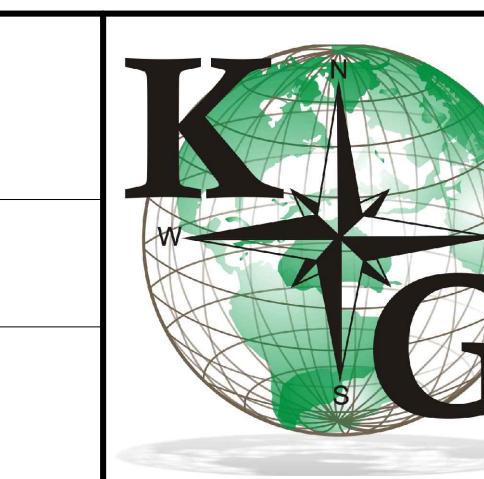


REVISIONS		
No.	DATE	COMMENTS
1		
2		
3		

PRELIMINARY

MATTHEW C. KNEELAND, PE 28229

PROJECT NUMBER:
2309201
DRAWN BY:
N. Ospina
CHECK BY:
M. Kneeland



PREPARED BY:
Kneeland Geographics, LLC
Engineers & Surveyors

CLIENT:
PAVING, GRADING AND DRAINAGE PLAN
EDGAR ONTIVEROS

SHEET NAME:
DG-101
SHEET NUMBER:
05 OF 13



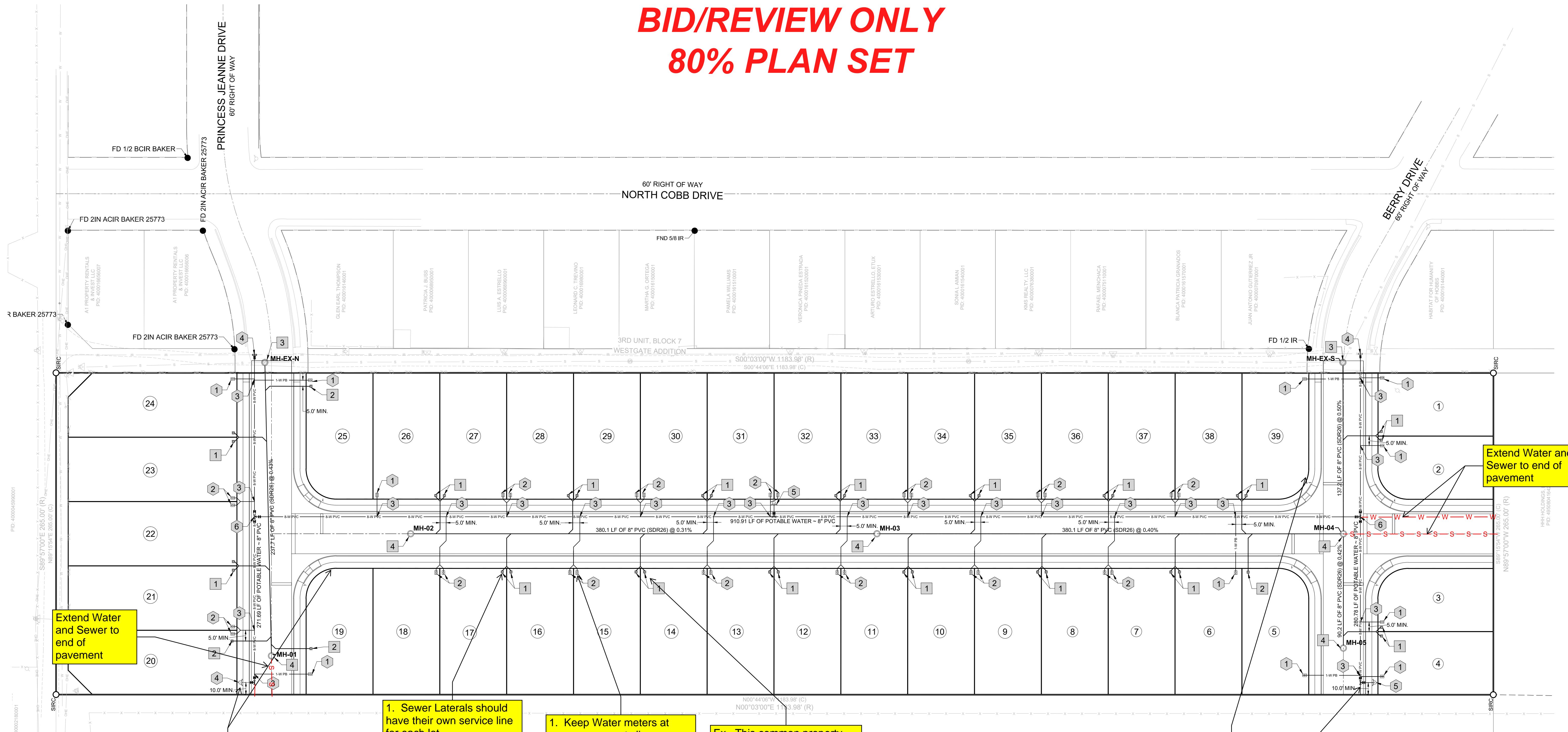
SCALE 1" = 20'

0 5' 10' 20'

**BID/REVIEW ONLY
80% PLAN SET**

LEGEND
 Existing Elevation Spot
 Proposed Elevation Spot
 0.00% Proposed Slope
 Proposed Major Contour Grade
 Proposed Minor Contour Grade

BID/REVIEW ONLY 80% PLAN SET



PROPOSED SANITARY SEWER KEY NOTES

- 1 Double sewer service (see SD-101, sheet SD-101)
- 2 Single sewer service (see SD-101, sheet SD-101)
- 3 Adjust manhole top as needed after connection (see SD-102, sheet SD-101)
- 4 Precast Manhole (see SD-103 & SD-104, sheet SD-101)

PROPOSED POTABLE WATER SYSTEM KEY NOTES

- 1 Single Water service (see WD-101 & WD-102, sheet WD-101)
- 2 Double Water service (see WD-101 & WD-102, sheet WD-101)
- 3 Water line connection (see WD-103, sheet WD-101)
- 4 Water line tie-in location. Connect to existing water line with tapping sleeve and gate valve (see WD-103, WD-105 & WD-106, sheet WD-101)
- 5 Fire hydrant, 8"x8"x6" tee, 6" gate valve and 8" gate valve. (see WD-104, WD-105 & WD-106, sheet WD-101)
- 6 8"x8"x8" tee, and (3) 8" gate valve. (see WD-107, sheet WD-101).

PROPOSED SANITARY SEWER MANHOLE LIST

MH-01 TOP EL = 3647.47' E EL = 3643.81' @ -0.43% - 8" PVC	MH-EX-N TOP EL = 3646.64' E EL = 3642.76' @ 0.43% - 8" PVC W EL = 3642.76' E EL = SUMP EL = 3641.88' - 4.76'
MH-02 TOP EL = 3647.40' S EL = 3643.73' @ -0.31% - 8" PVC	MH-05 TOP EL = 3645.68' E EL = 3642.01' @ -0.42% - 8" PVC
MH-03 TOP EL = 3647.64' N EL = 3642.53' @ -0.31% - 8" PVC S EL = 3642.53' @ -0.40% - 8" PVC	MH-EX-S TOP EL = 3644.99' W EL = 3640.27' @ 0.50% - 8" PVC SE EL = SUMP EL = 3639.77' - 5.22'
MH-04 TOP EL = 3645.37' N EL = 3640.86' @ 0.55% - 8" PVC E EL = 3640.86' @ 0.50% - 8" PVC W EL = 3641.81' @ 0.42% - 8" PVC	

LEGEND

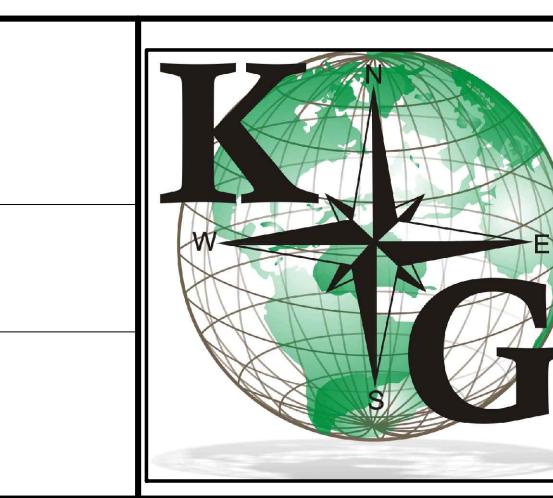
- LF — Linear Feet
- MIN. — Minimum
- MH — Manhole
- WS — Water Service
- FH — Fire Hydrant
- WV — Water Valve
- WT — Water Tee
- WTSV — Water Tapping Sleeve and Valve
- SSC — Sanitary Sewer Cleanout
- PM — Proposed Manhole
- EM — Existing Manhole

SCALE 1" = 40'

REVISIONS		
No.	DATE	COMMENTS
1		
2		
3		

PRELIMINARY

PROJECT NUMBER:
2309201
DRAWN BY:
N. Ospina
CHECK BY:
M. Kneeland



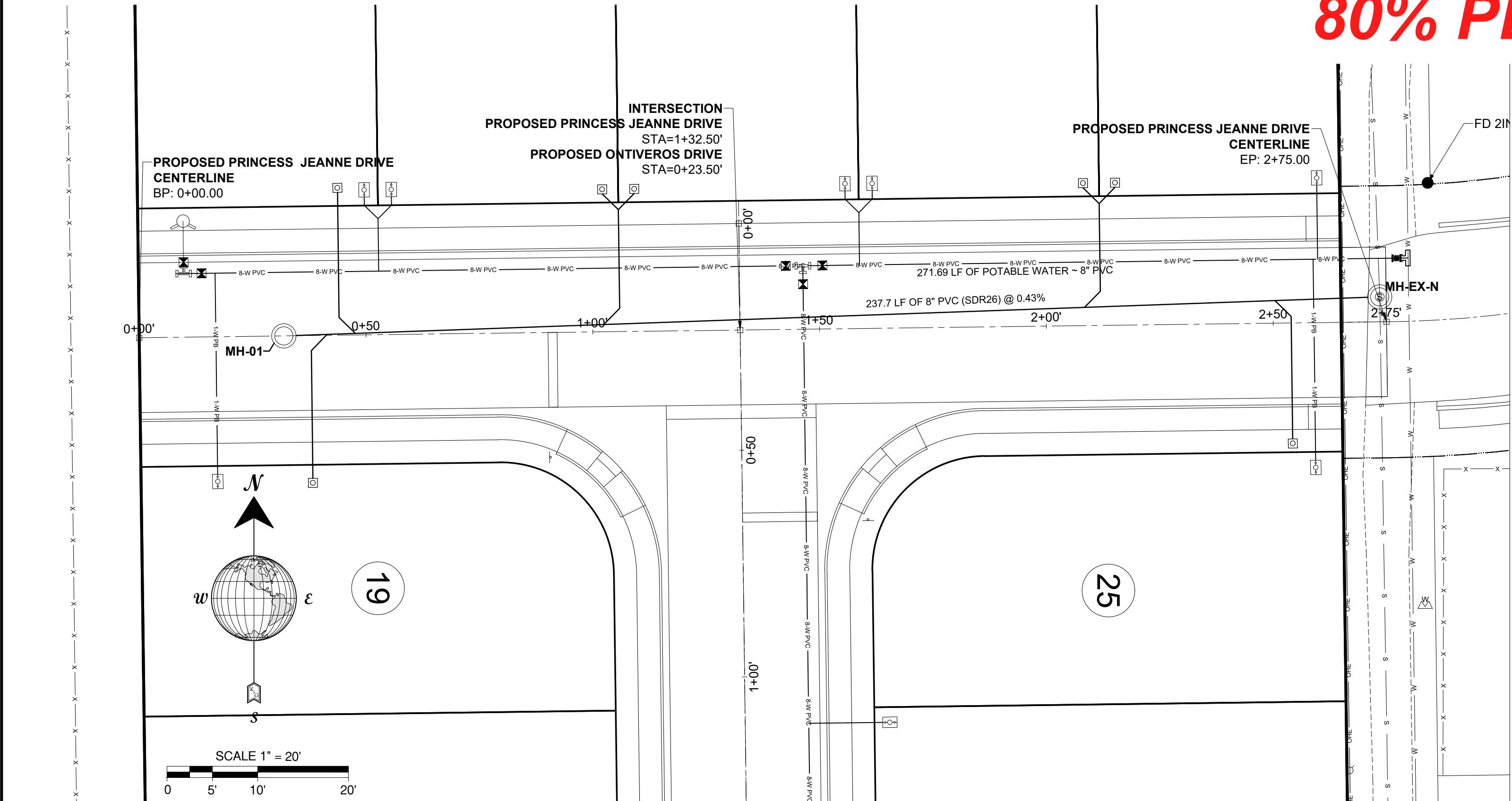
PREPARED BY:
Kneeland Geographics, LLC
Engineers & Surveyors

SHEET TITLE:
MASTER UTILITY PLAN
CLIENT:
EDGAR ONTIVEROS

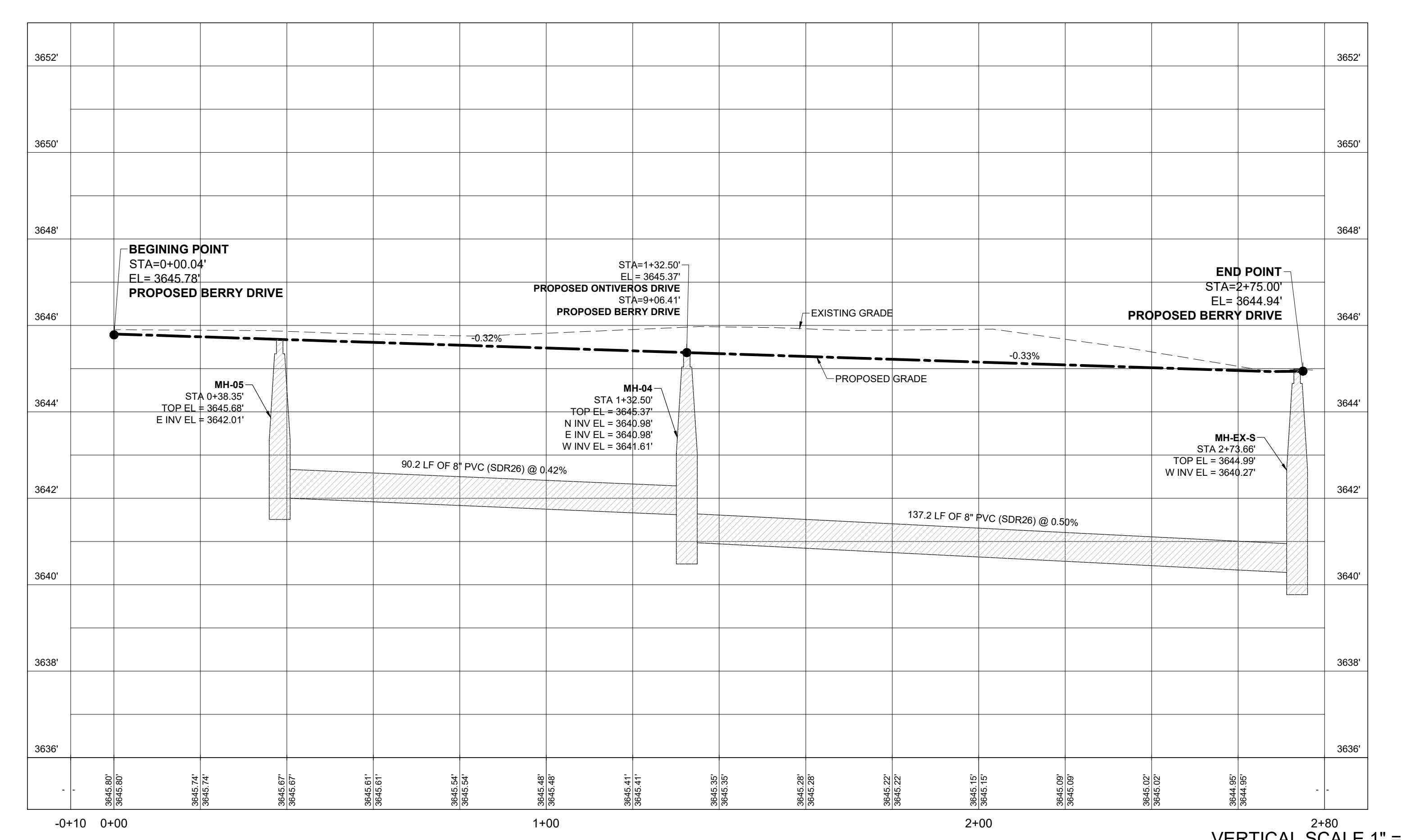
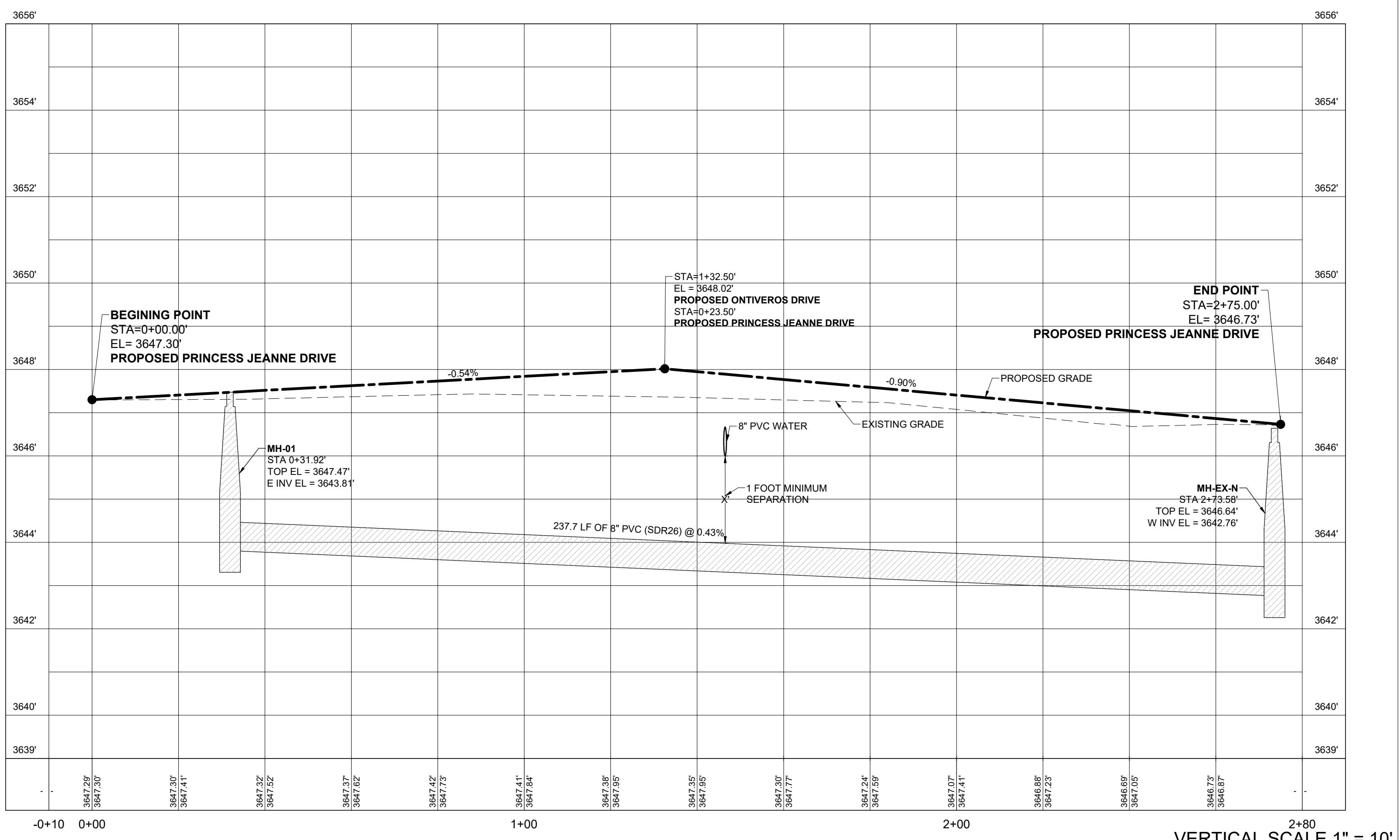
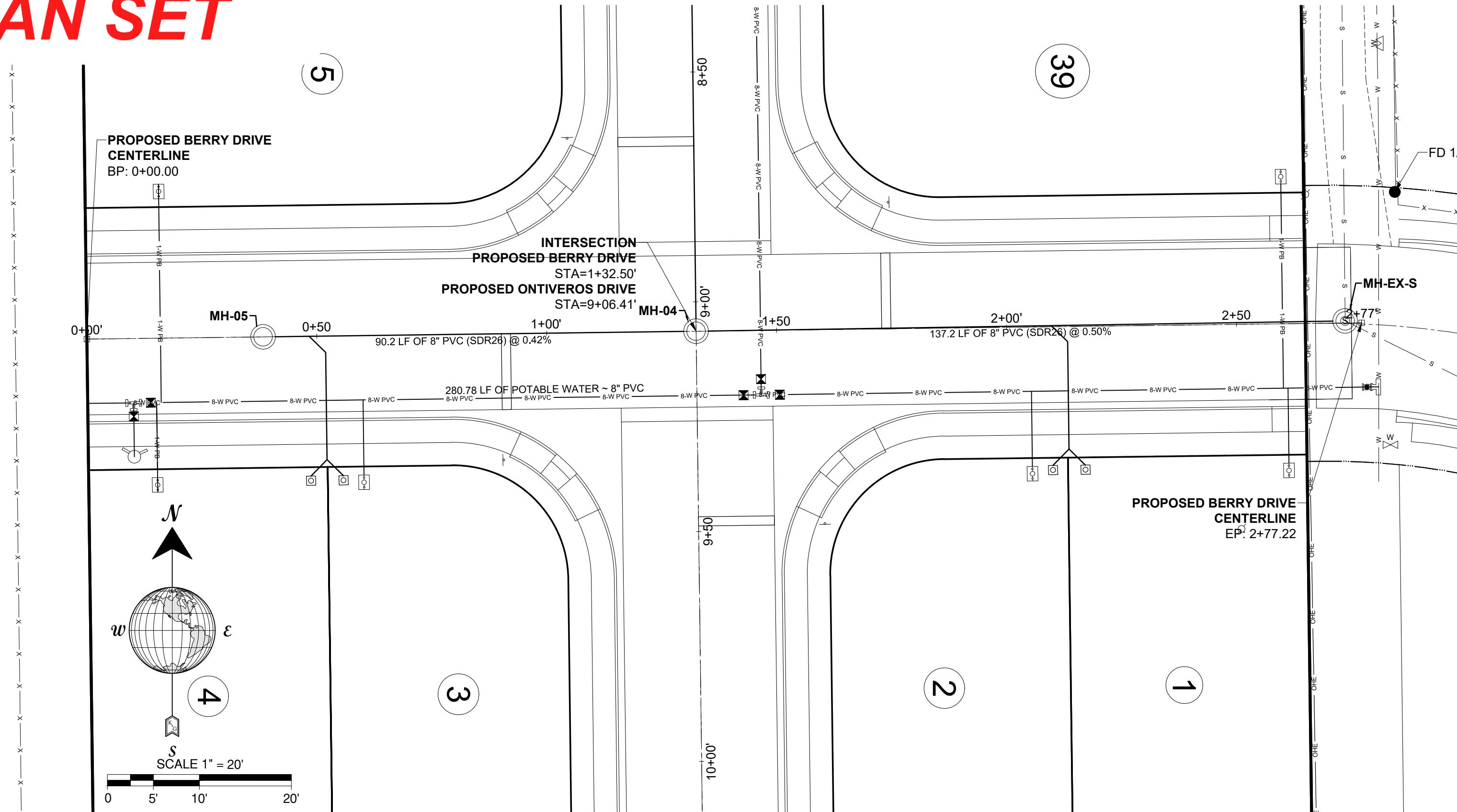
SHEET NAME:
UT-101
SHEET NUMBER:
07 OF 13

BID/REVIEW ONLY 80% PLAN SET

PROPOSED PRINCESS JEANNE DRIVE



PROPOSED BERRY DRIVE



REVISIONS		
No.	DATE	COMMENTS
1		
2		
3		

PRELIMINARY

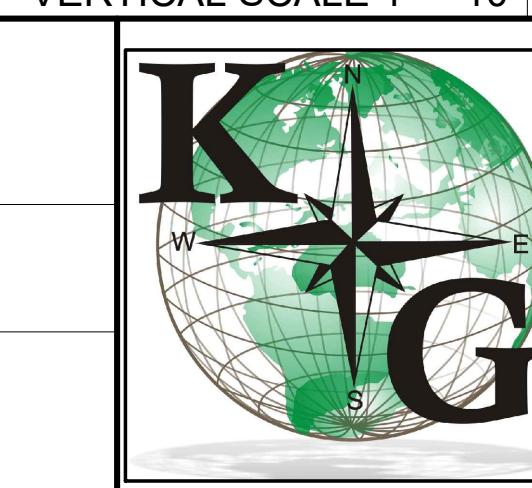
MATTHEW C. KNEELAND, PE 28229

10 of 10

230920

DRAWN BY:

CHECK BY:



1000



Kneeland Geographics, LLC

Engineers & Surveyors

10 of 10

PLAN AND PROFILE SHEET

EDGAR ONTIVEROS

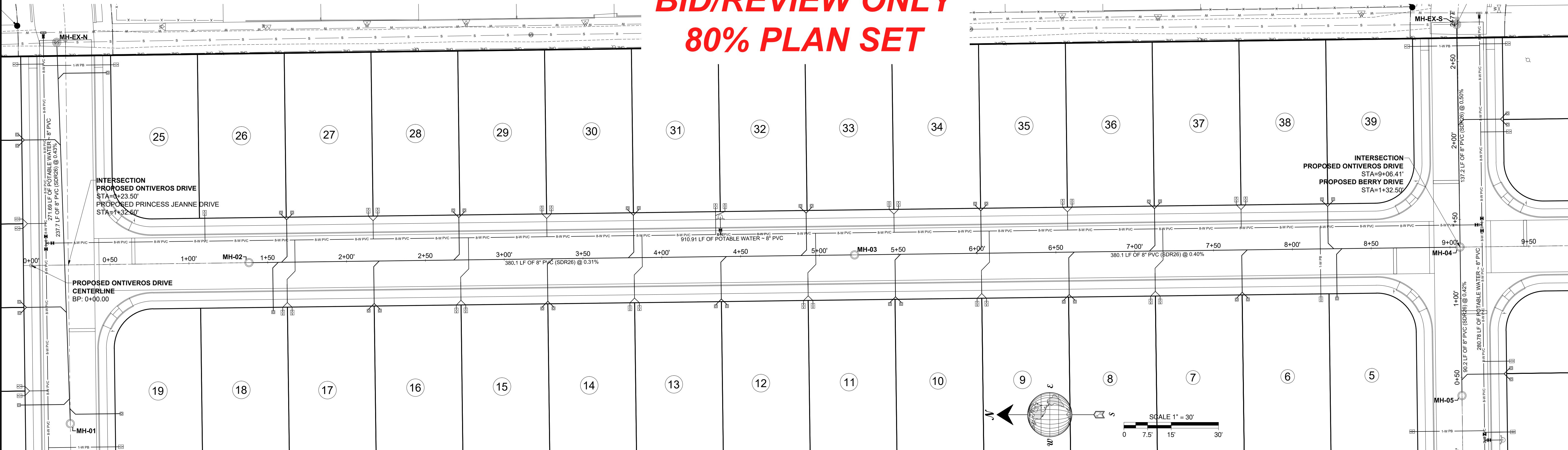
VERTICAL

PF-101

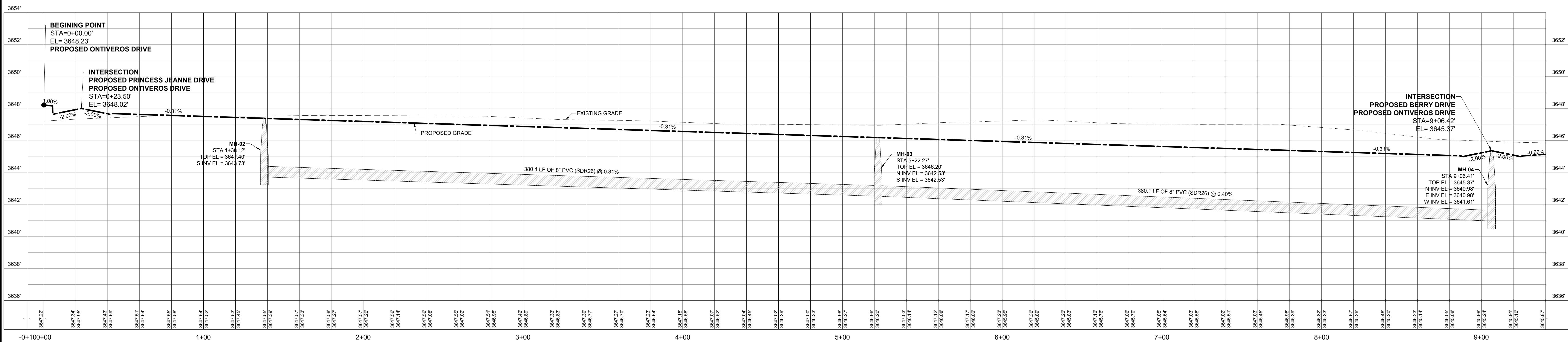
SHEET NUMBER:
08 OF 13

BID/REVIEW ONLY

80% PLAN SET



PROPOSED ONTIVEROS DRIVE



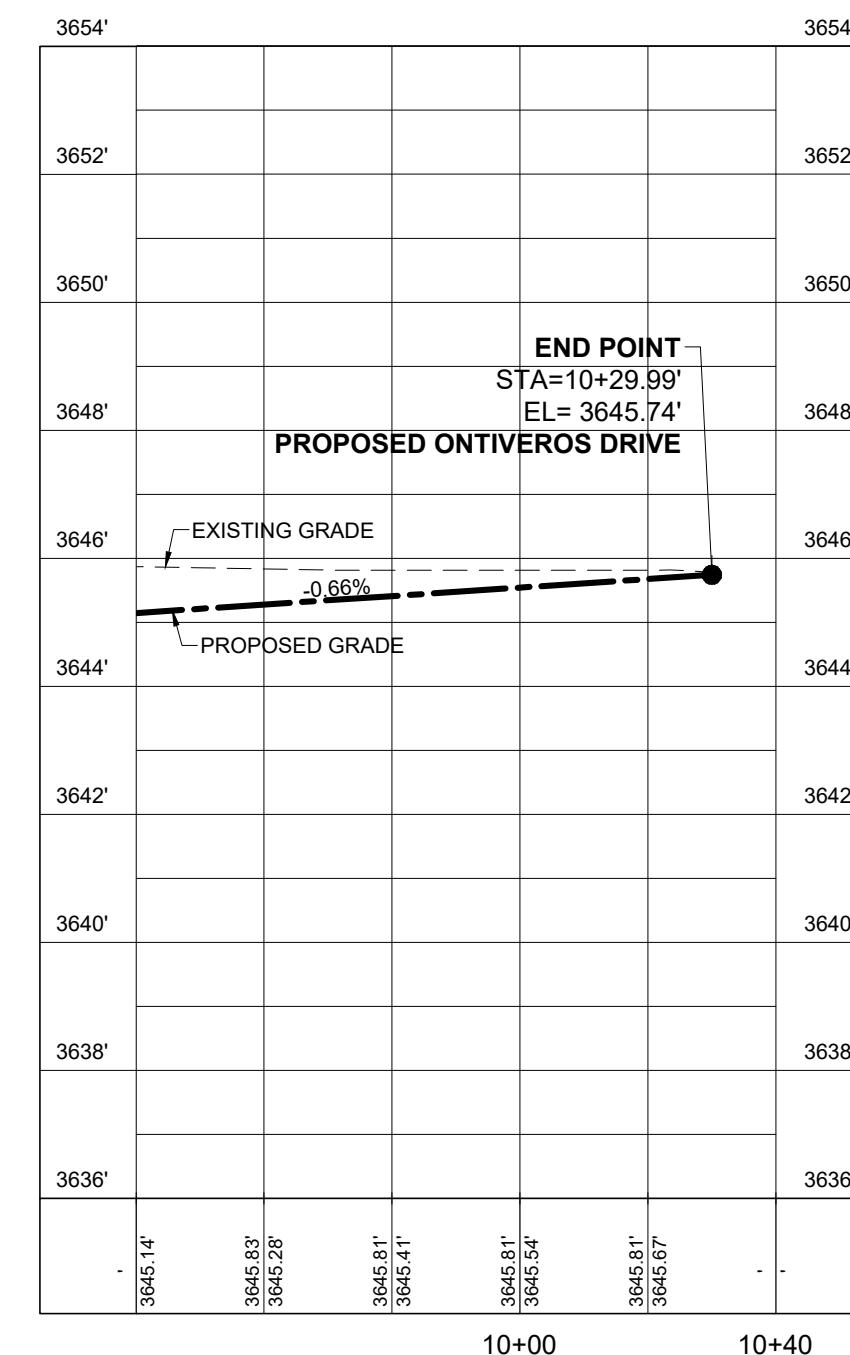
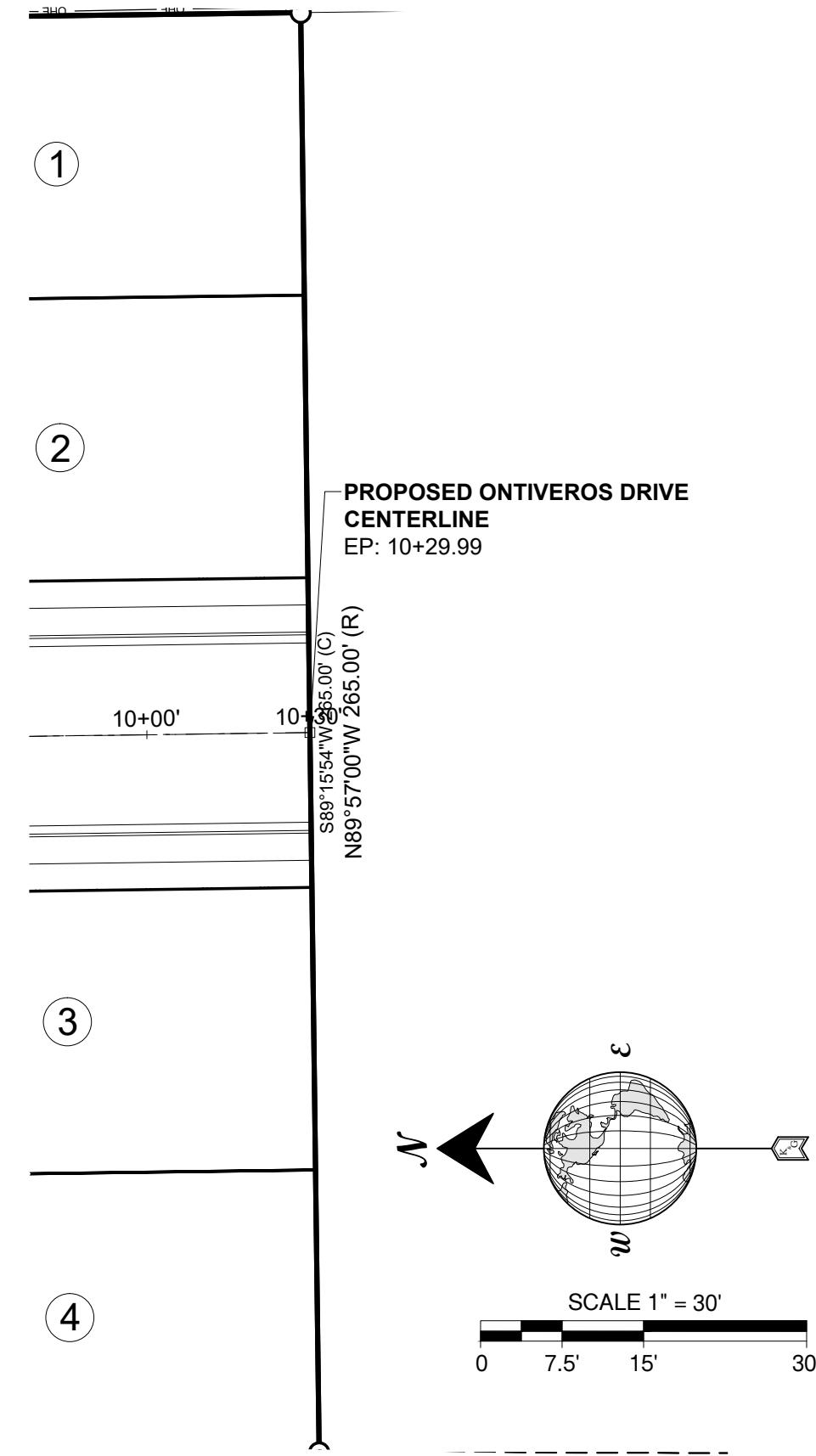
REVISIONS			PRELIMINARY	PROJECT NUMBER:	PREPARED BY:	SHEET TITLE:	SHEET NAME:
No.	DATE	COMMENTS		2309201	 N. Ospina M. Kneeland	PLAN AND PROFILE SHEET	PF-102
1				DRAWN BY:		CLIENT:	
2				CHECK BY:		EDGAR ONTIVEROS	
3				MATTHEW C. KNEELAND, PE 28229			

VERTICAL SCALE 1" = 10'

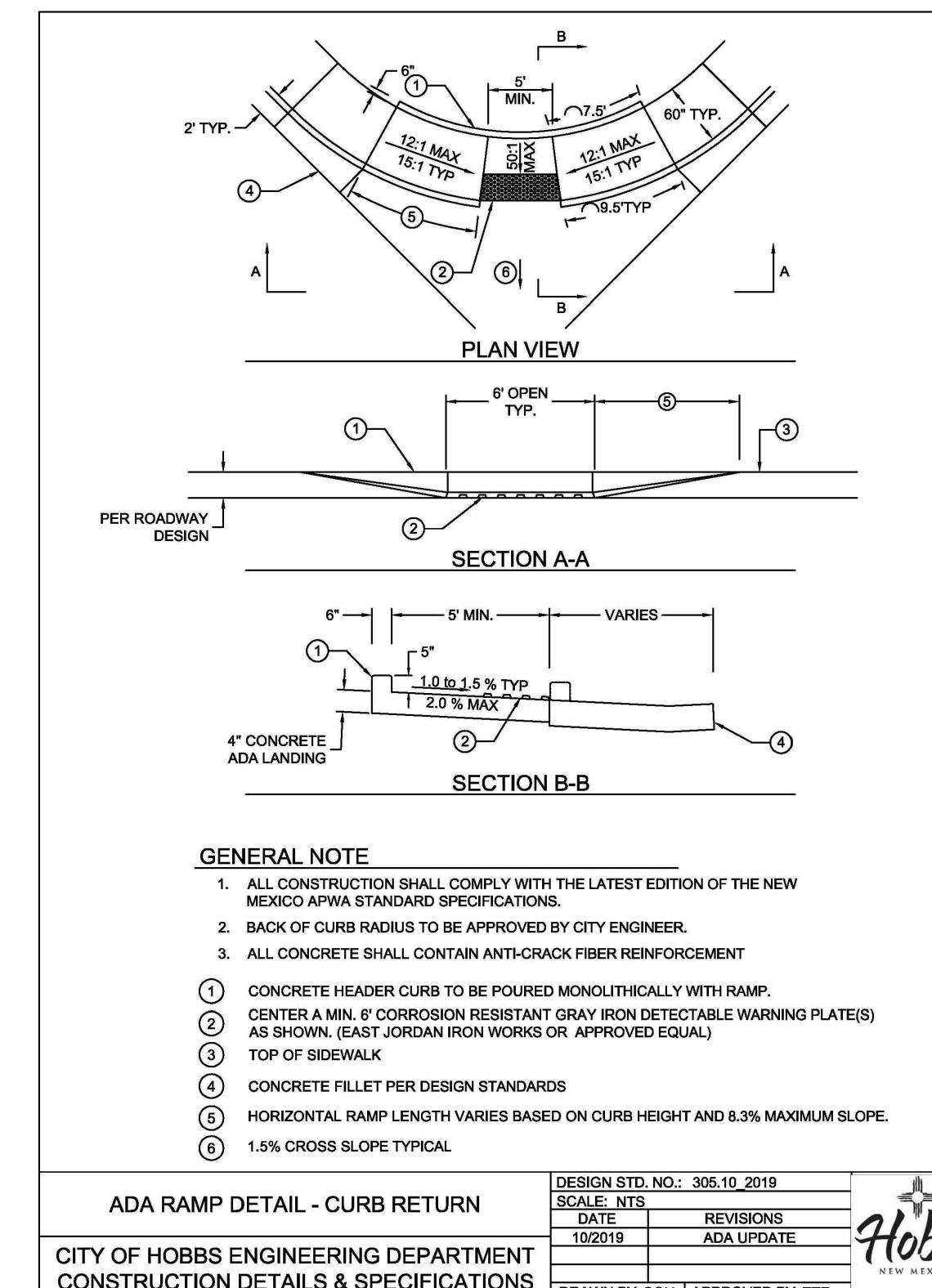
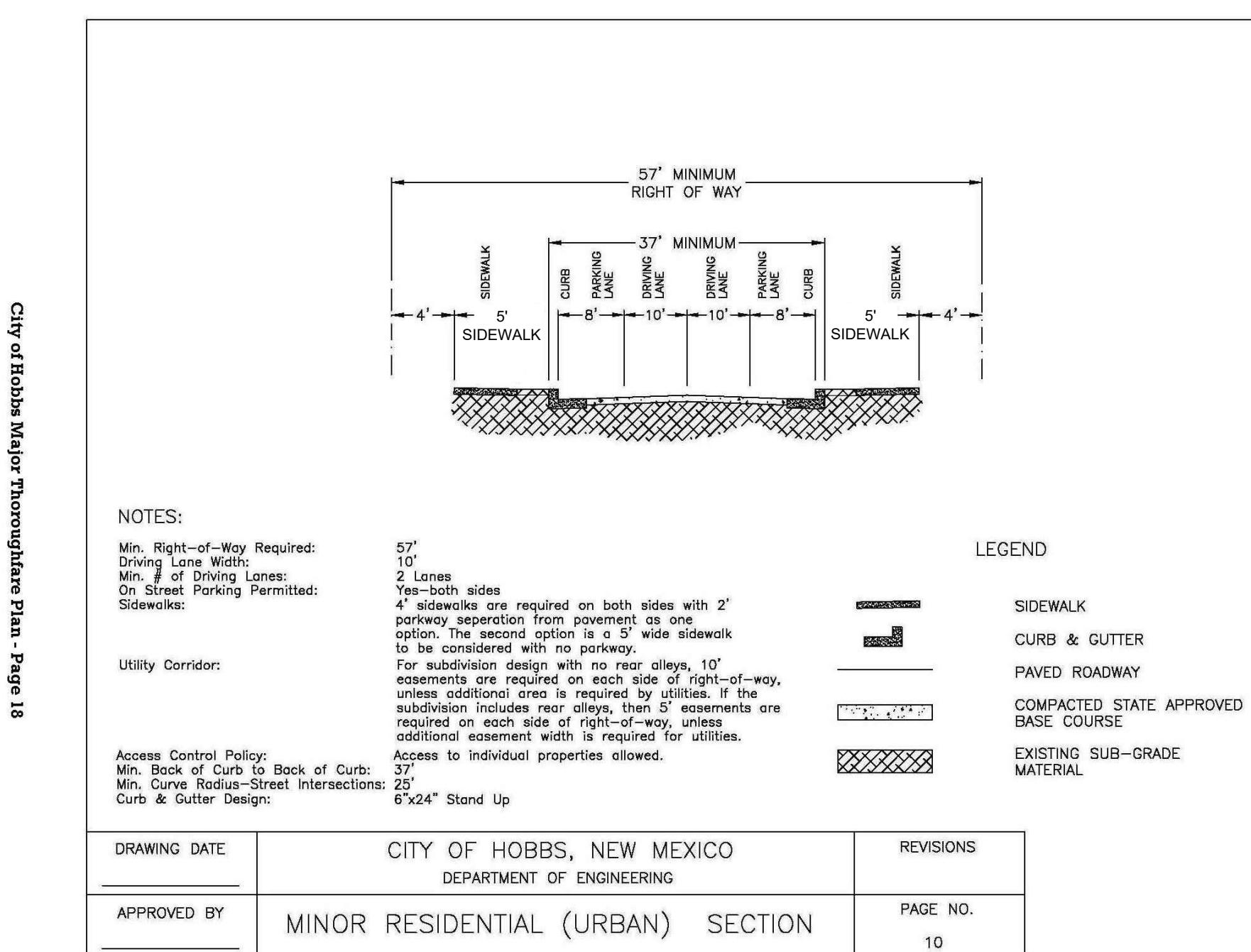
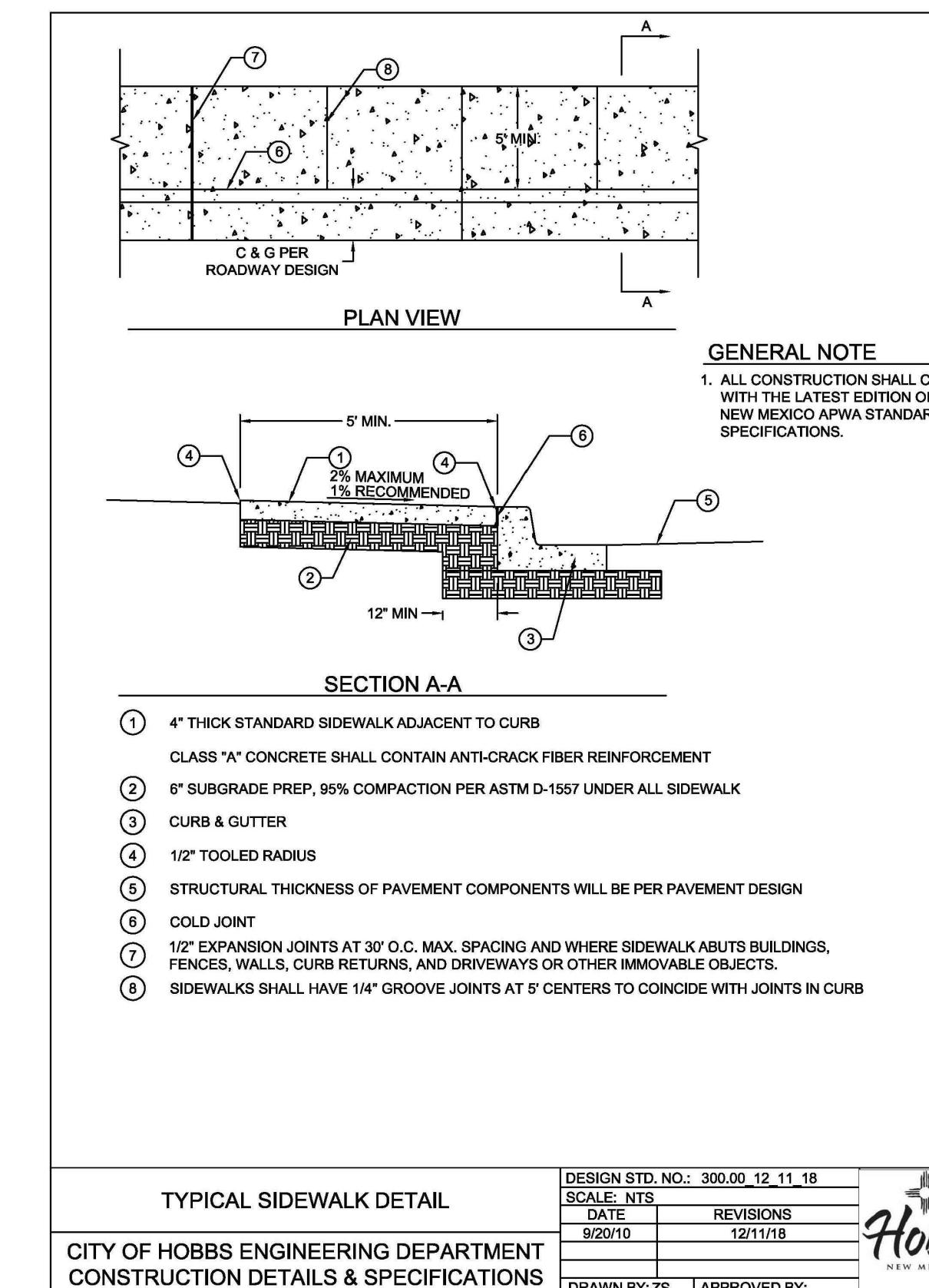
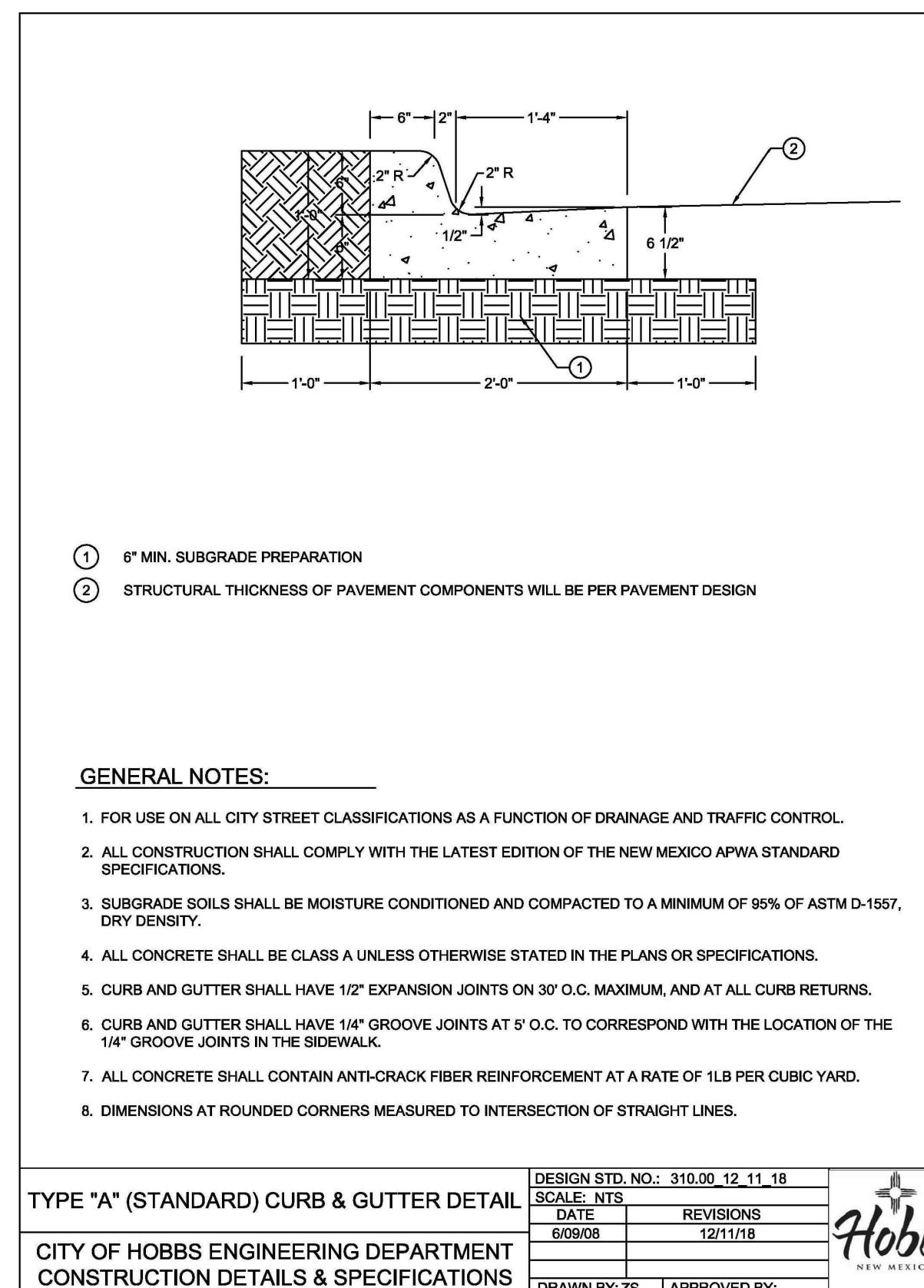
09 OF 13
SHEET NUMBER:
PF-102
SHEET NAME:
PLAN AND PROFILE SHEET
CLIENT:
EDGAR ONTIVEROS

BID/REVIEW ONLY 80% PLAN SET

PROPOSED ONTIVEROS DRIVE



VERTICAL SCALE 1" = 10



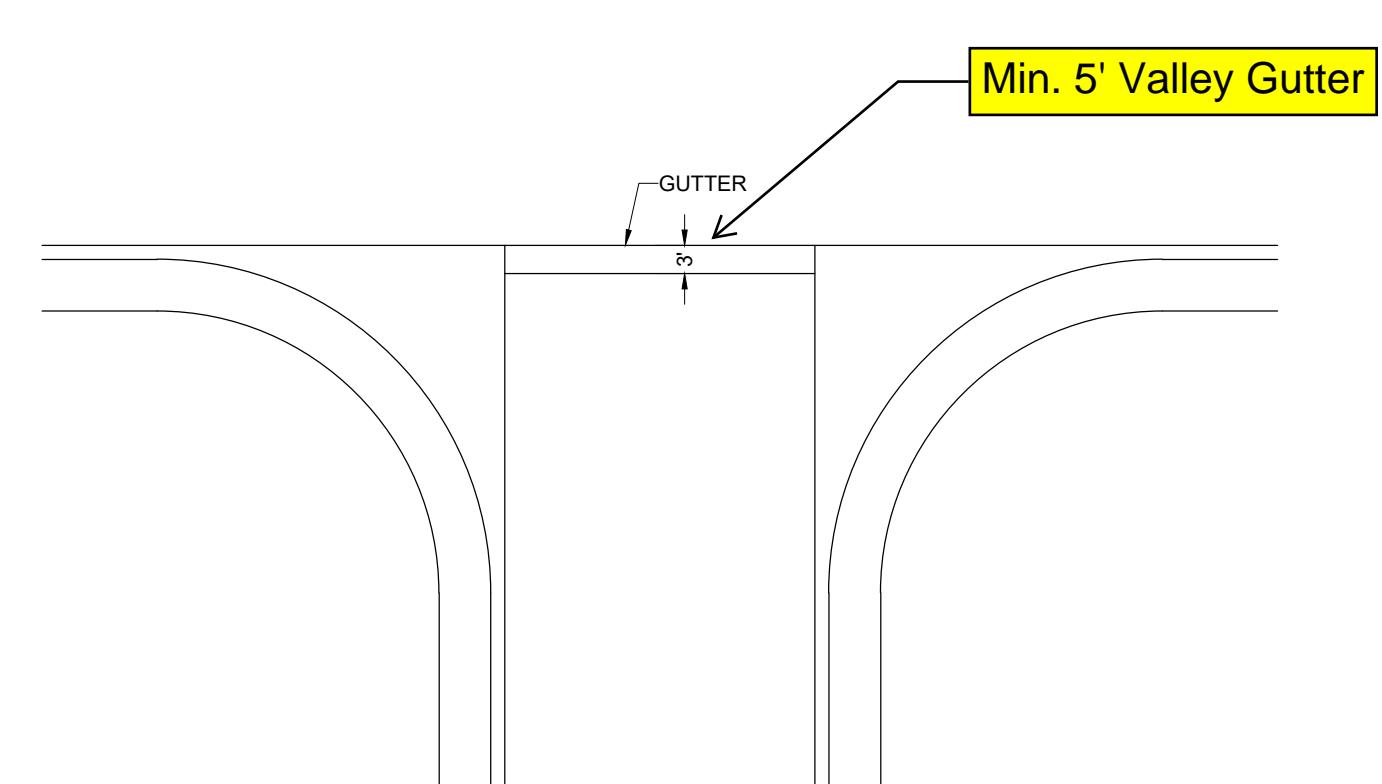
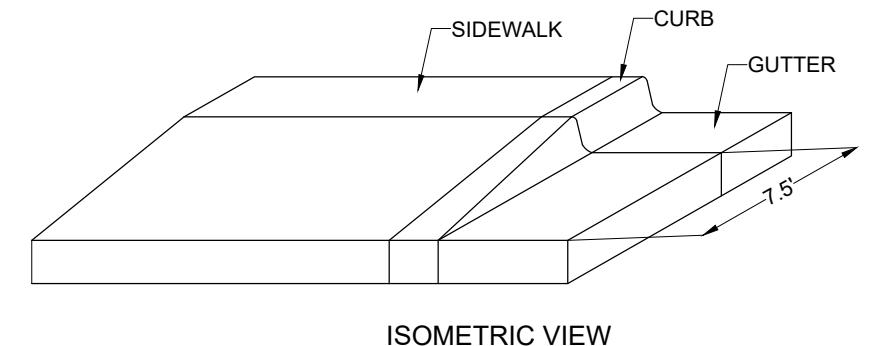
TYPE "A" (STANDARD) CURB AND GUTTER DETAIL

TYPICAL SIDEWALK DETAIL

GD
103

STREET CROSS-SECTION DETAIL

ADA RAMP DETAIL - CURB RETURN



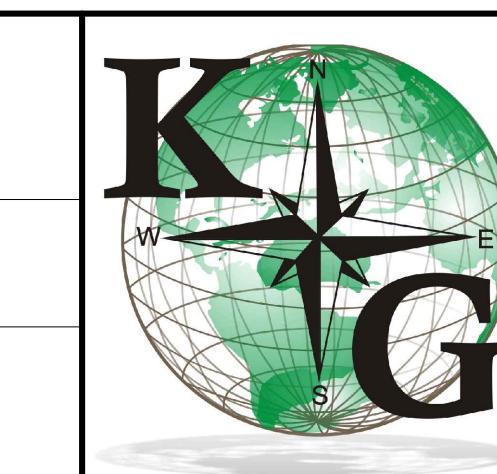
SIDEWALK, CURB AND GUTTER ENDING

VALLEY GUTTER

BID/REVIEW ONLY 80% PLAN SET

REVISIONS		
No.	DATE	COMMENTS
1		
2		
3		

	<p>PRELIMINARY</p> <hr/> <p>MATTHEW C. KNEELAND, PS 23787</p>	<p>PROJECT NUMBER:</p> <p>2309201</p> <p>DRAWN BY:</p> <p>N. Ospina</p> <p>CHECK BY:</p> <p>M. Kneeland</p>
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PREPARED BY:

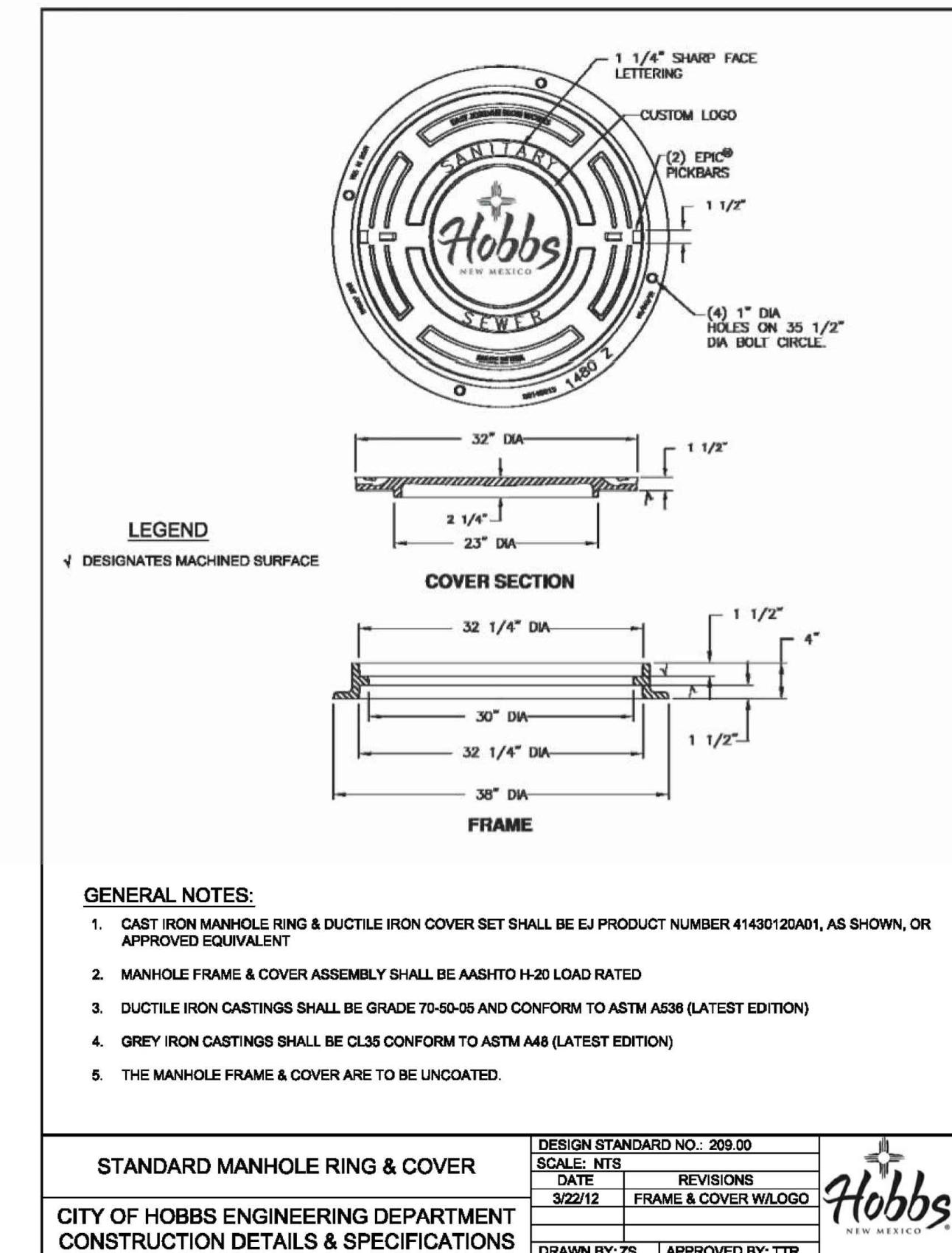
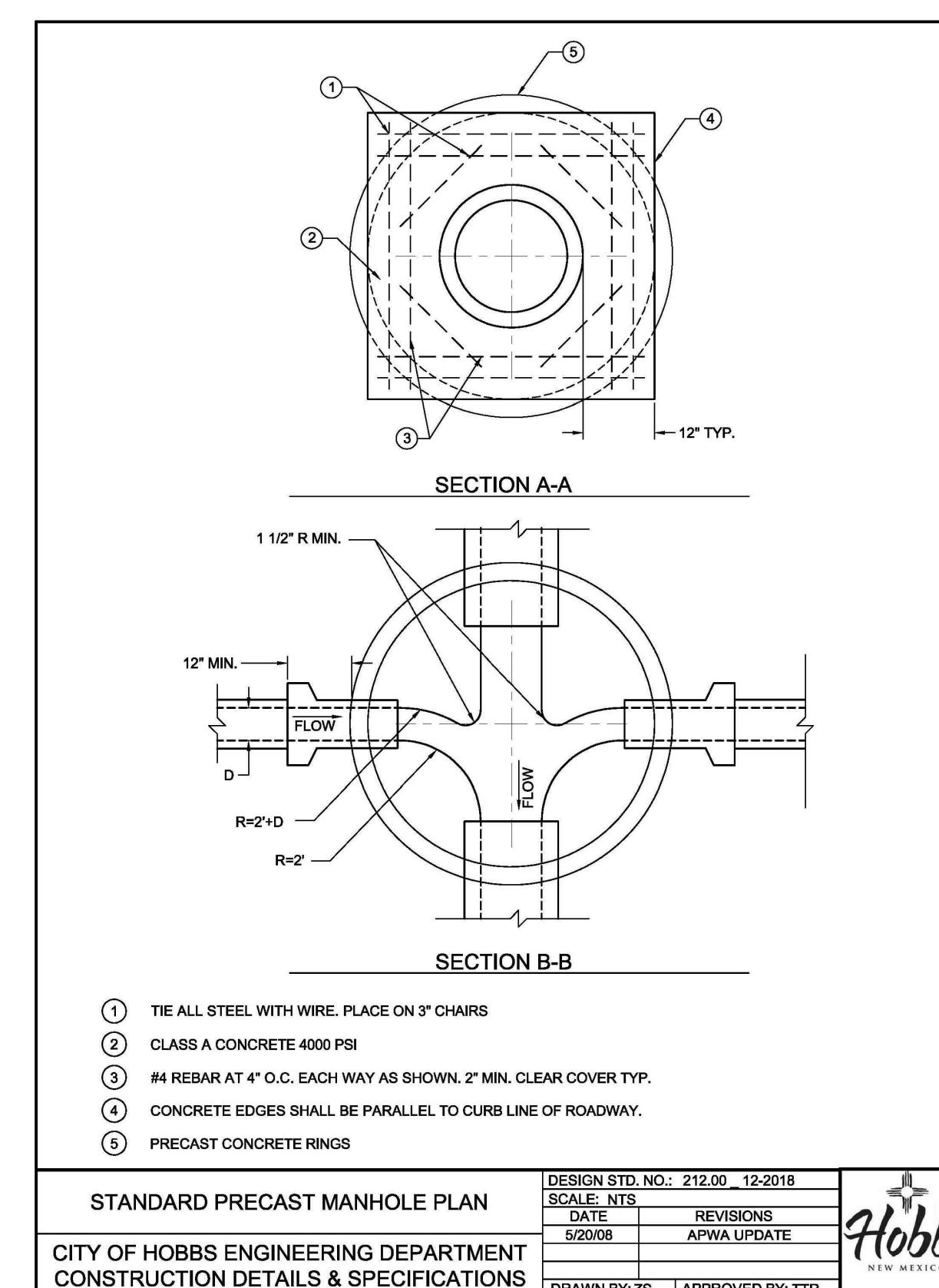
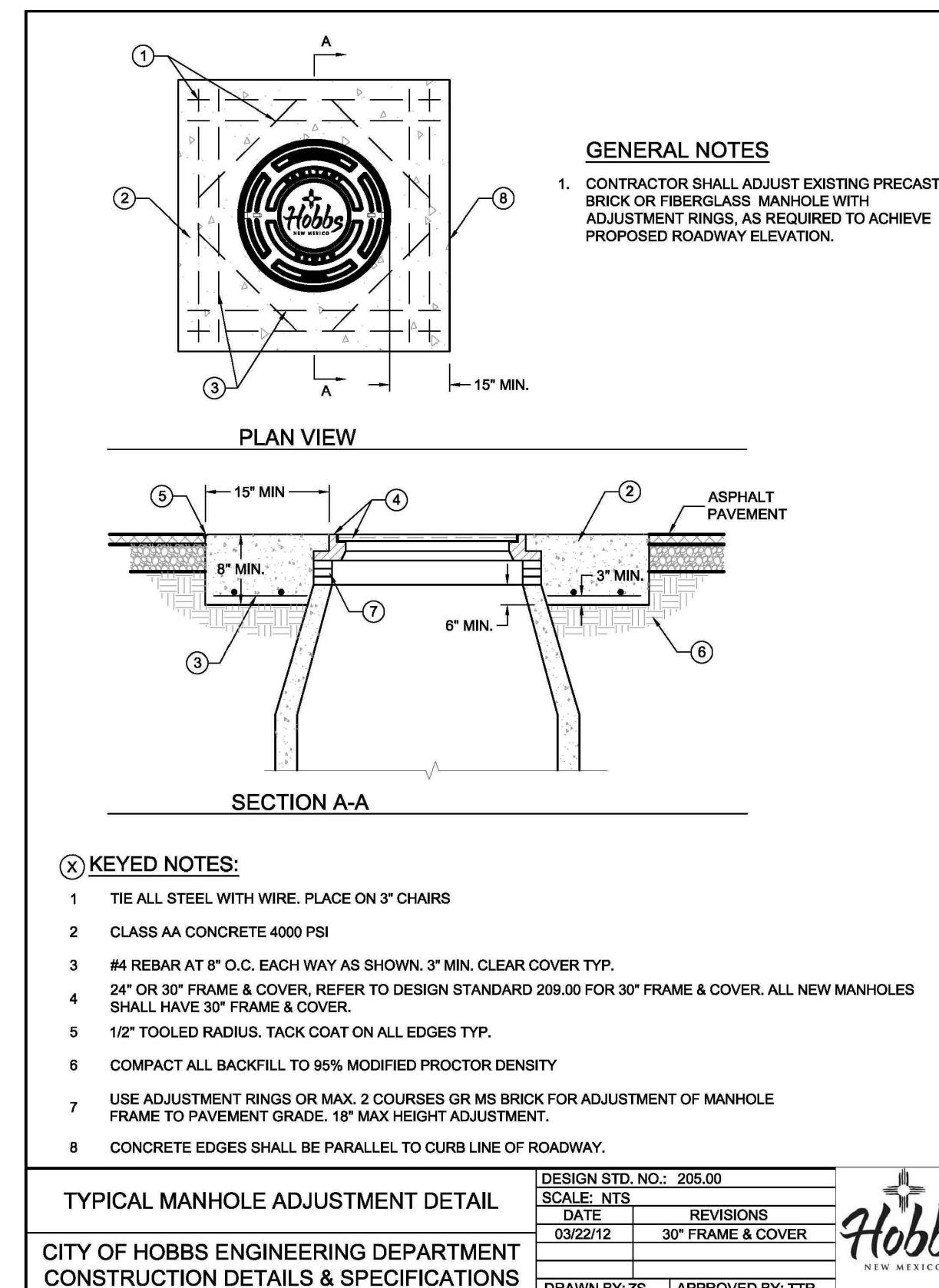
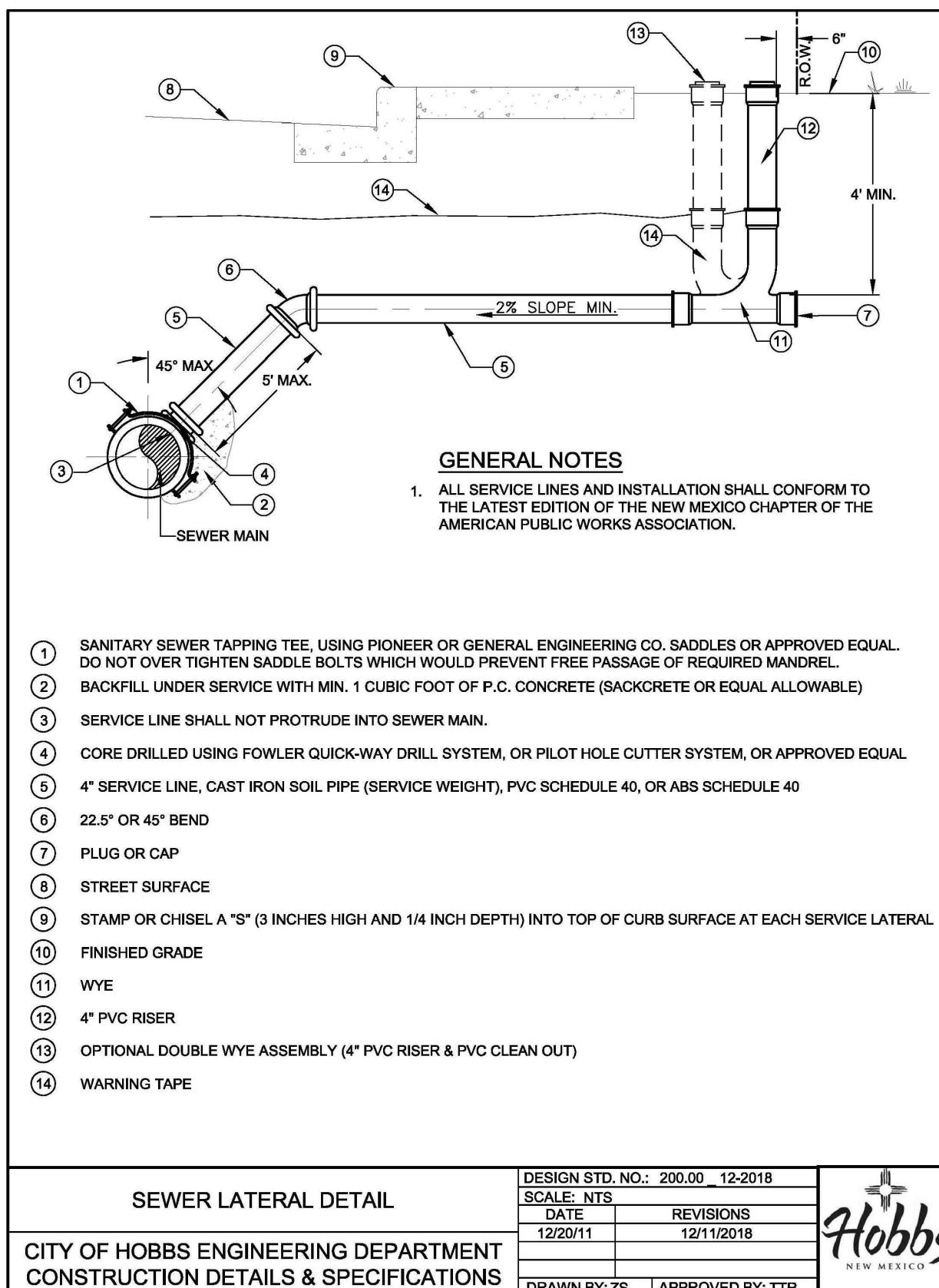
Kneeland Geographics, LLC
Engineers & Surveyors

1000

GENERAL DETAILS

EDGAR ONTIVEROS

SHEET NAME:		
GD-101		
SHEET NUMBER:		
11	OF	13



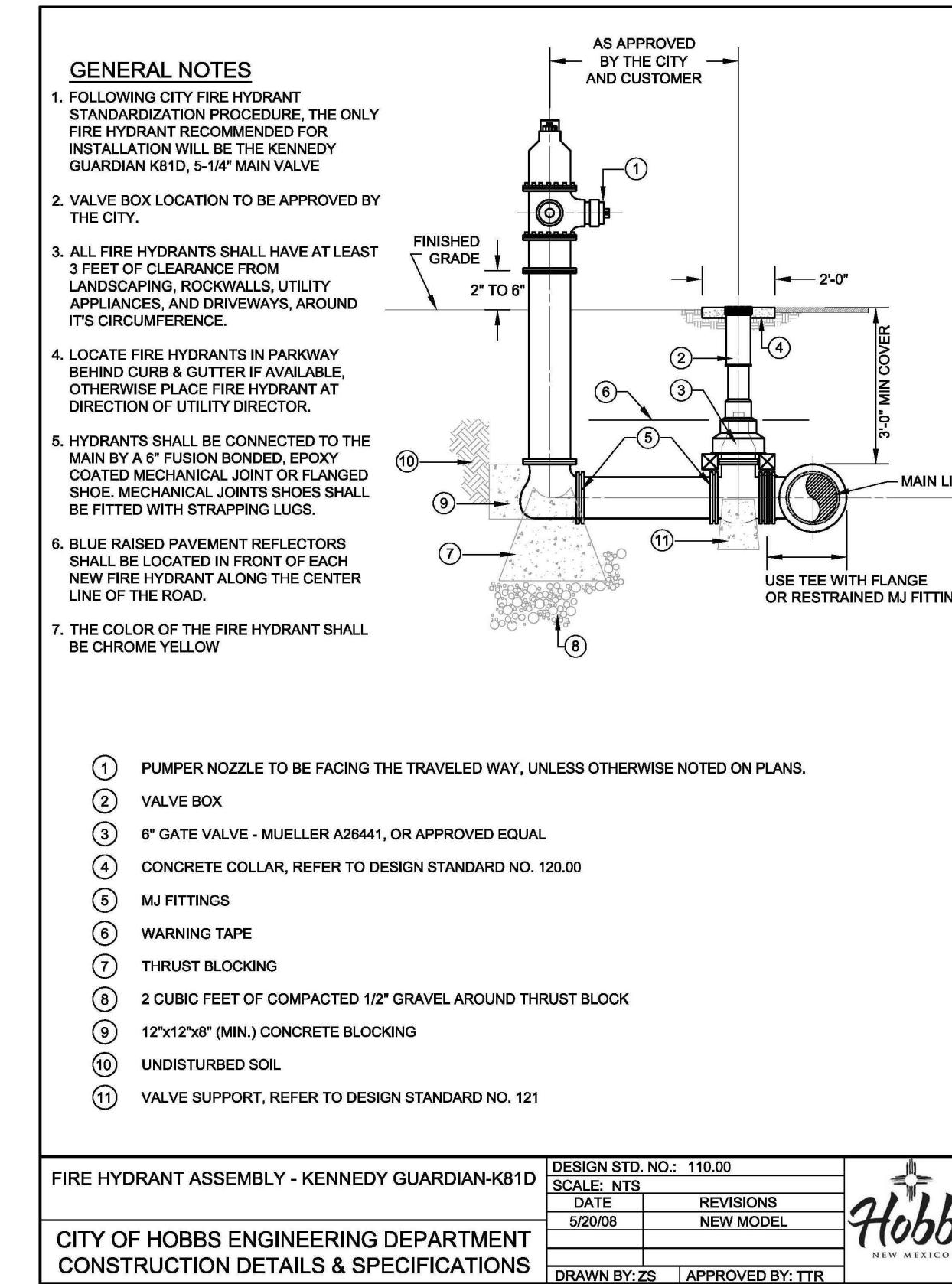
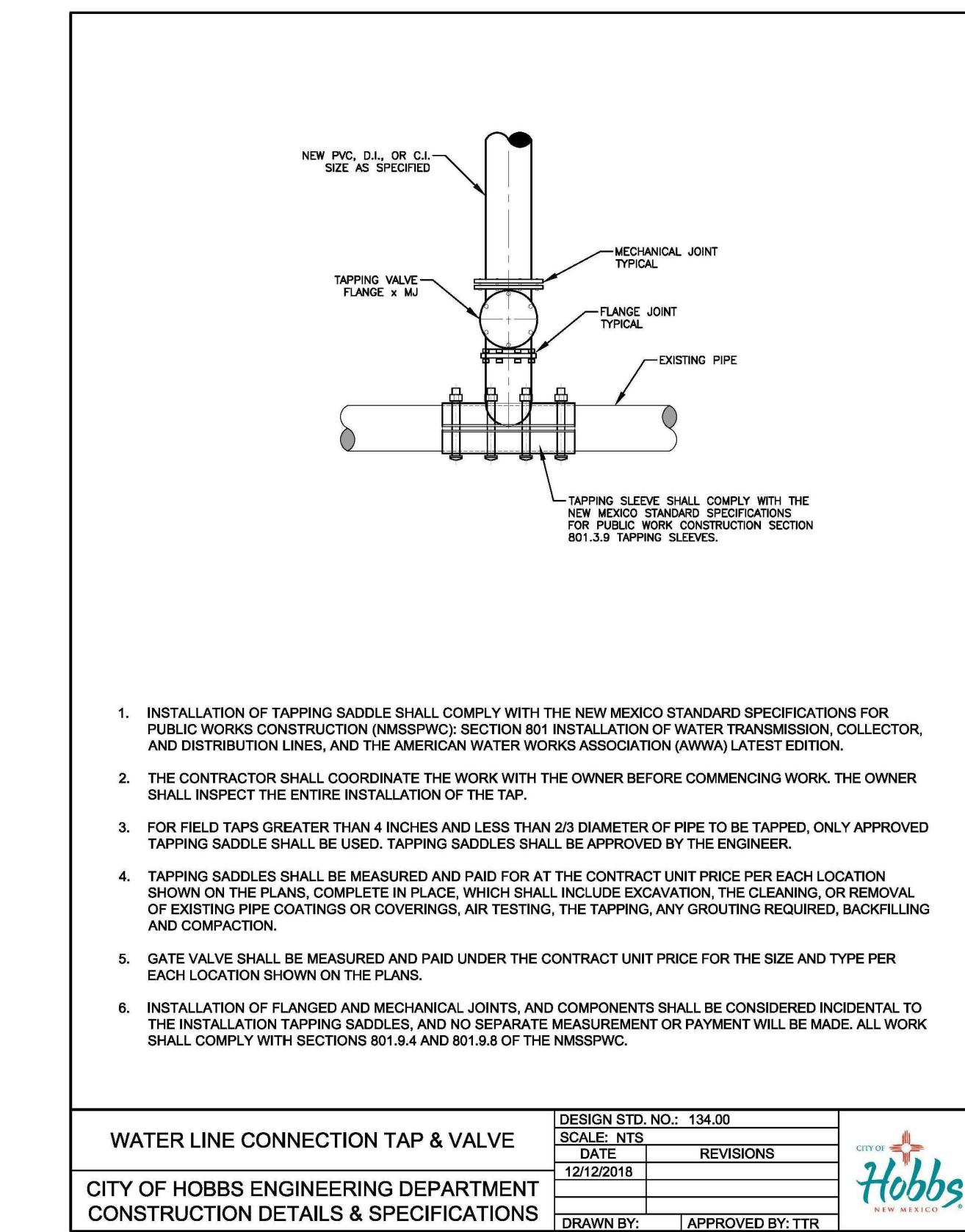
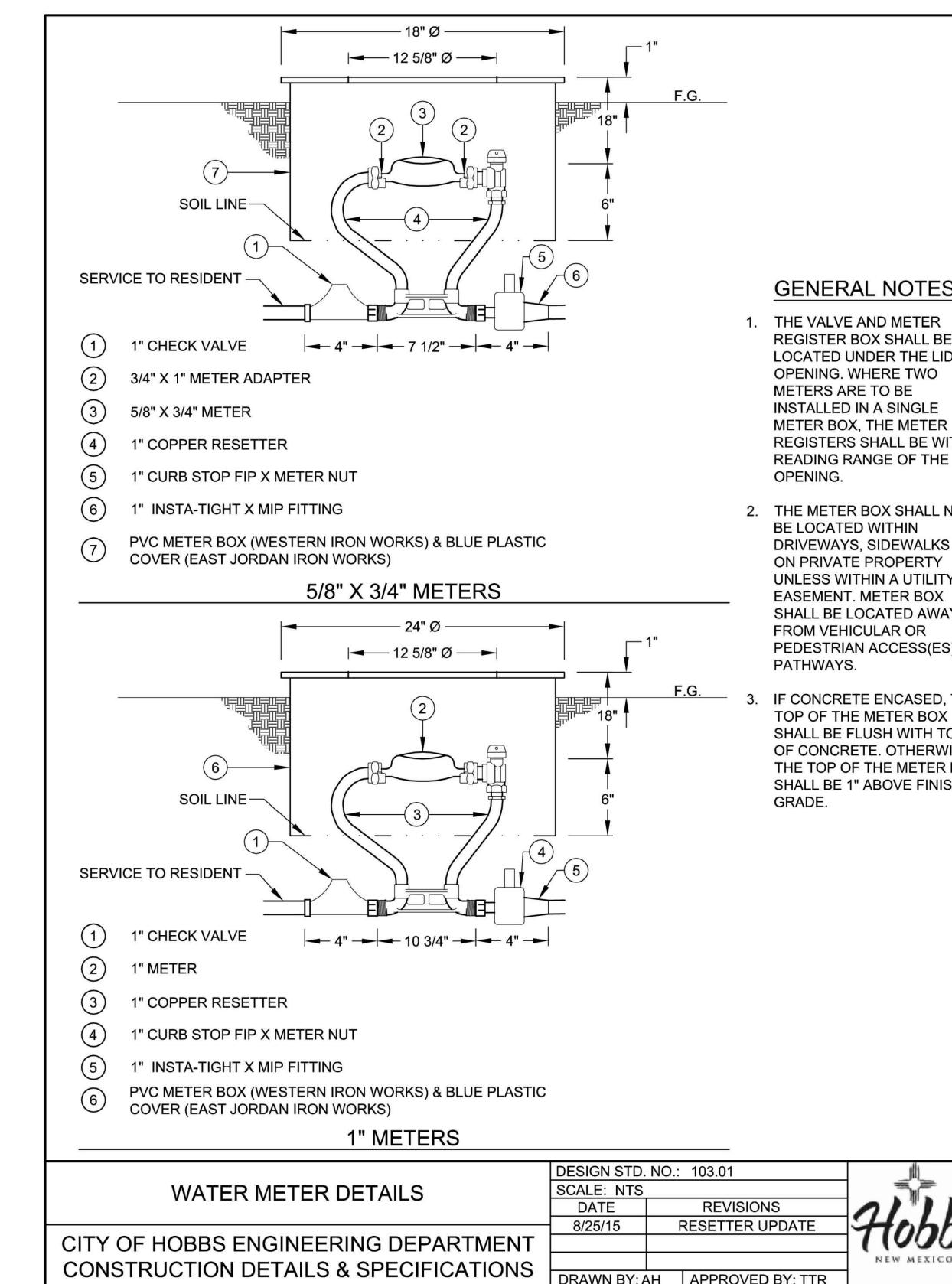
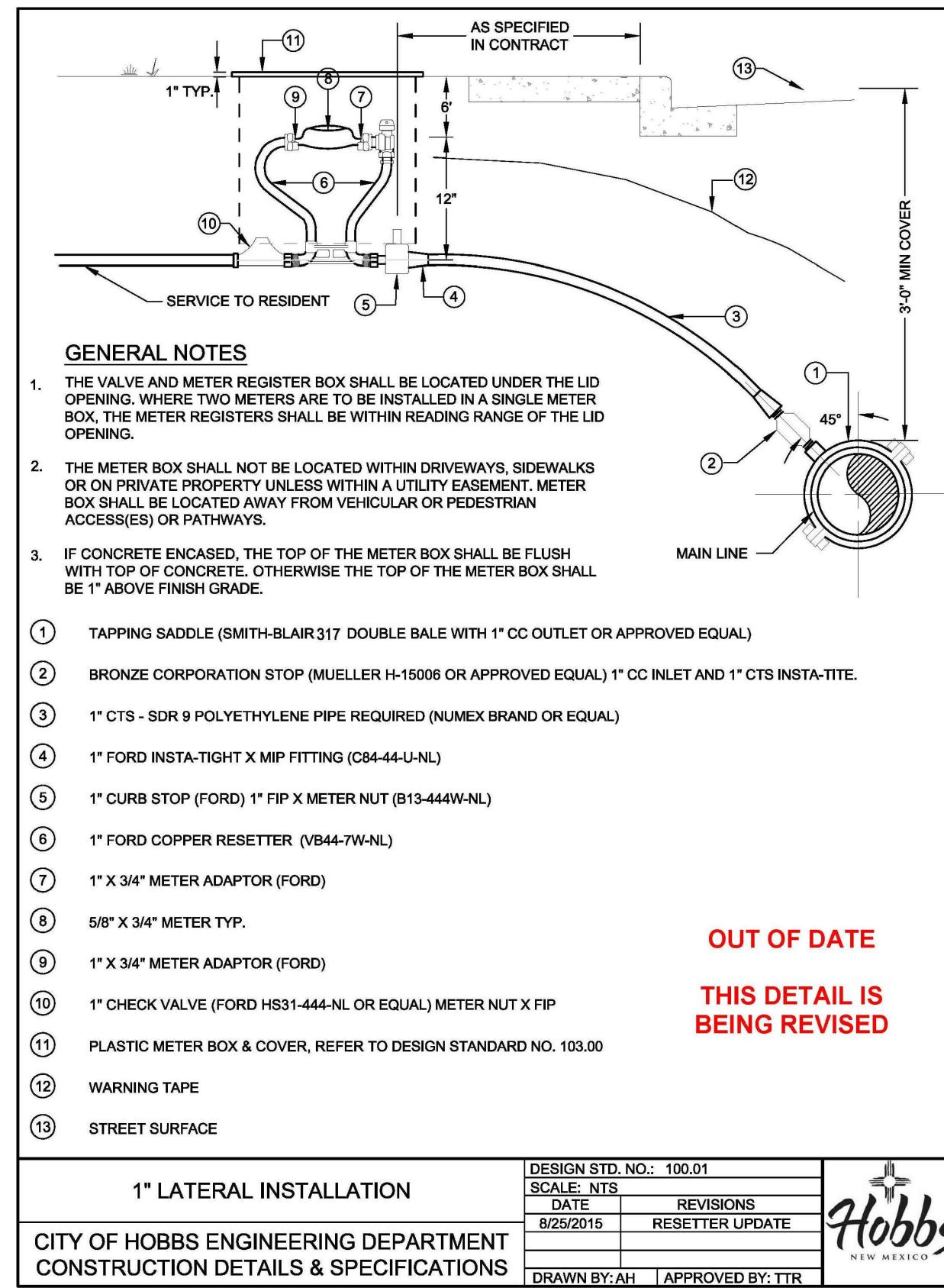
SD 101 SEWER LATERAL DETAIL

SD 102 TYPICAL MANHOLE ADJUSTMENT DETAIL

SD 103 STANDARD PRECAST MANHOLE PLAN

GD 104 STANDARD MANHOLE RING & COVER

BID/REVIEW ONLY 80% PLAN SET



WD
101 1" LATERAL INSTALLATION

WD
102

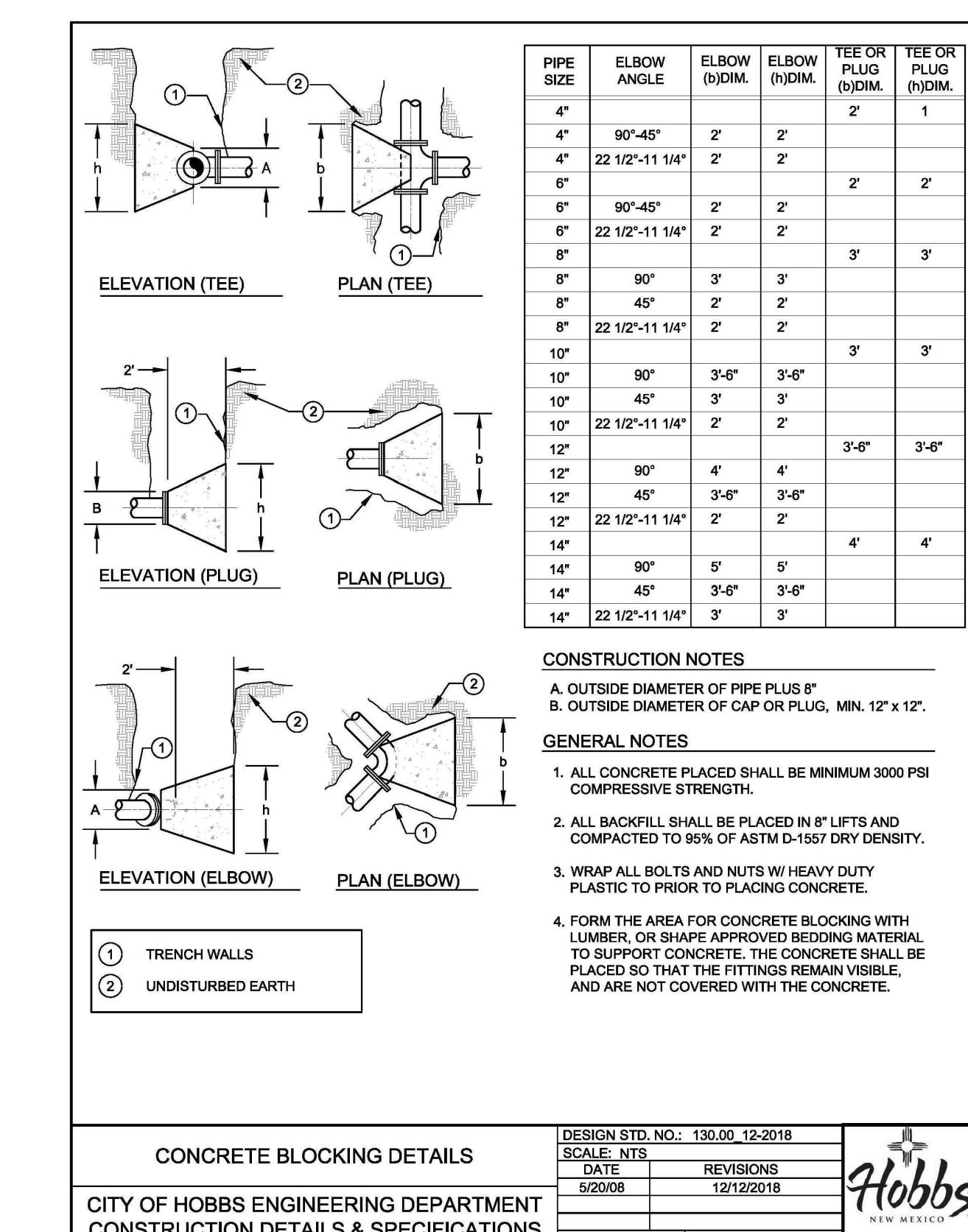
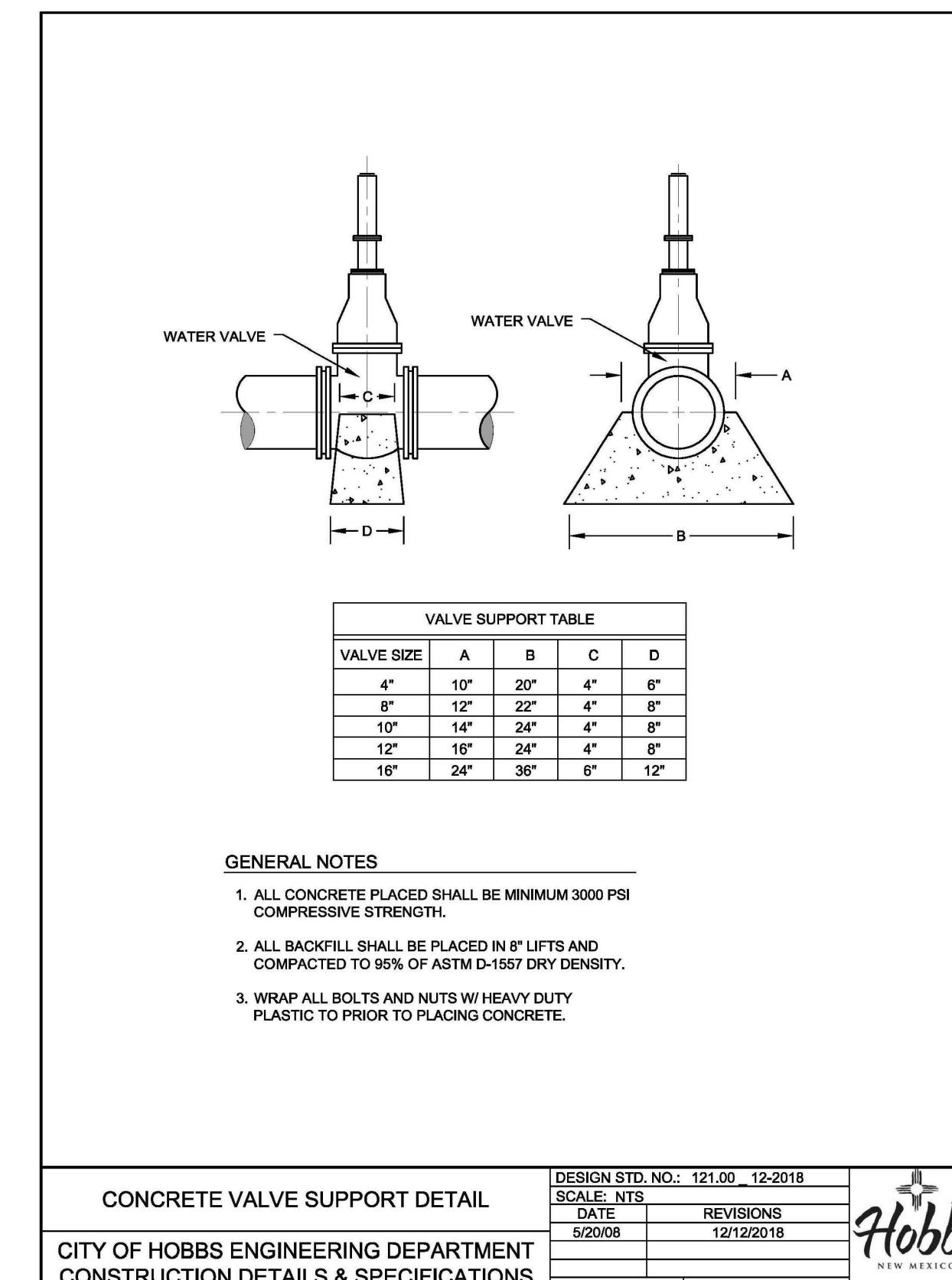
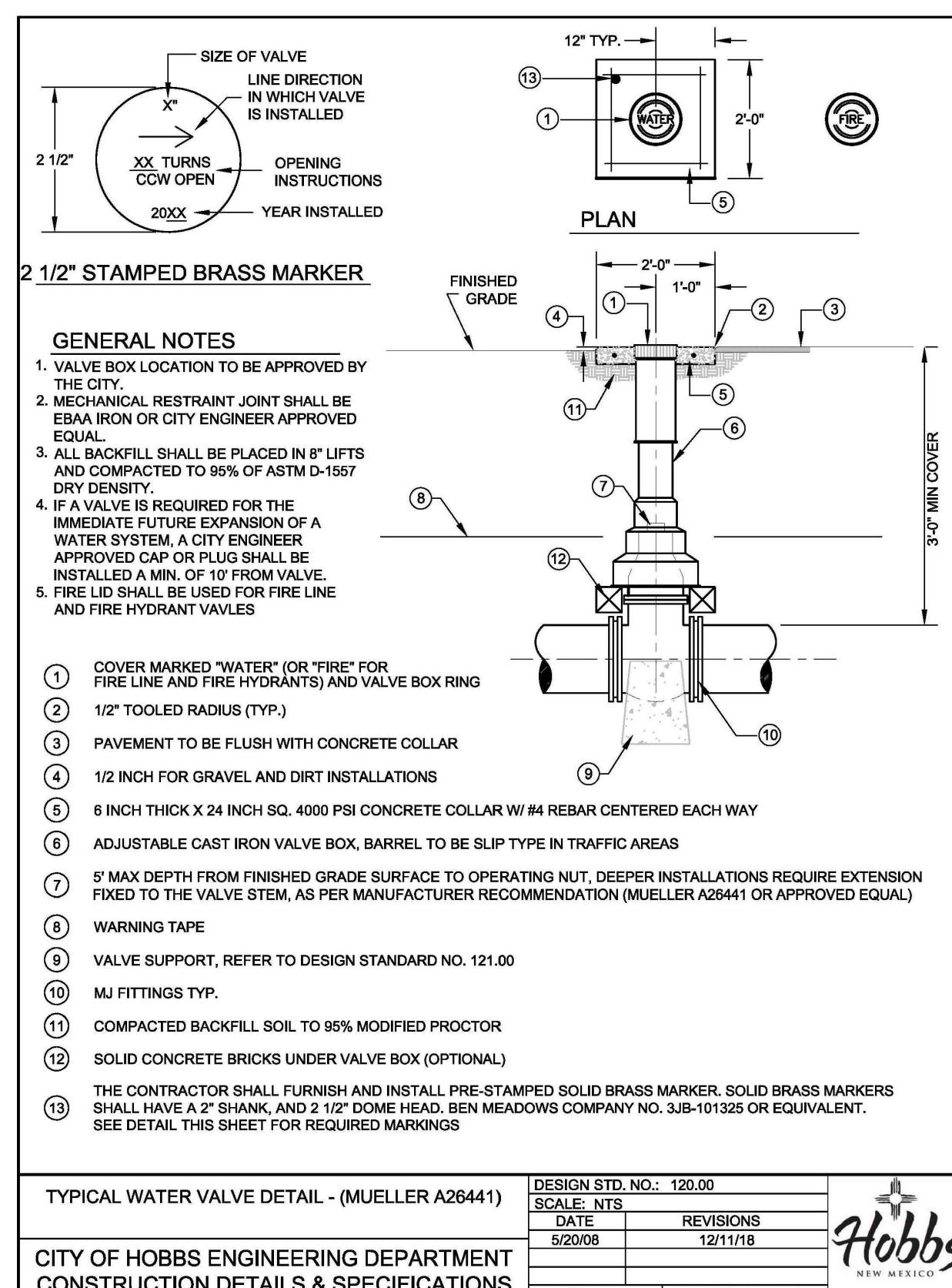
WATER METE

A circular label with the text "WD" and "102" on the left, and "WATER METE" on the right.

WD
103

WATER LINE CONNECTION

WD 104 FIRE HYDRANT ASSEMBLY



WD
105

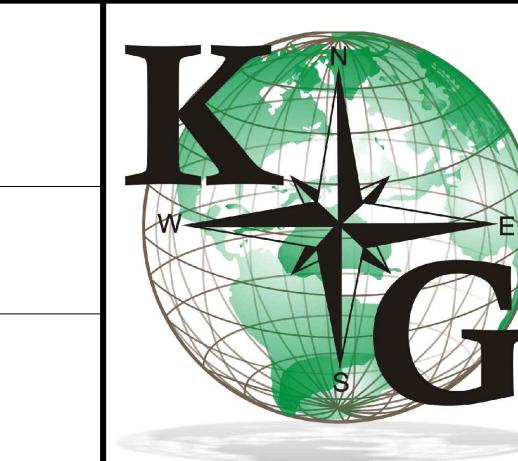
WD
106

WD
107

CONCRETE BLOCKING

REVISIONS		
No.	DATE	COMMENTS
1		
2		
3		

PRELIMINARY		PROJECT NUMBER: 2309201	
		DRAWN BY: N. Ospina	
		CHECK BY: M. Kneeland	
MATTHEW C. KNEELAND, PS 23787			



PREPARED BY:

Kneeland Geographics, LLC
Engineers & Surveyors

WATER SYSTEM DETAILS

SHEET NAME:		
WD-101		
SHEET NUMBER:		
13	OF	13

4) Review and Consider a Porch Variance at 308 E. Glorieta Dr.



VARIANCE APPLICATION

RED TAG

Application Date: 12-18-2025

Variance for (circle one): front yard side yard

Property Owner: Mario Silva Valenzuela Phone: (575) 942-0684

Address of proposed structure: 308 E Glorietta Dr Hobbs NM 88240

Subdivision (if known): John T Lovelady Lot & Block # (if known): 404 ^{BK} 35 2 unit 2

Type of proposed structure: Porche Dimensions of proposed structure: 9' 10" L x 21' 10" W

Are subdivision covenants and/or deed restrictions available? _____ If so, please attach a copy. 75520

The existing front/side setback for the structure at the above address is 21 feet. If the variance is approved, the new front/side setback with the front improvement will be 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): **Parcel ID:#4000755700001**

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

Mario Silva Valenzuela 12-18-25
Property Owner Signature Date

**CITY OF HOBBS, NM
PLANNING DIVISION
VARIANCE APPLICATION**

(To Front and/or Side Yard Setback Requirement)
Adjoining Property Owner Notification

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

Date: 12-18-2025

RED TAG

Applicant: Mario Silva Valenzuela

Phone: (575) 942-0684

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: 308 E Glorieta Dr 88240 Hobbs NM

Address of proposed structure: 308 E El Dorado Dr Hobbs NM

Address of proposed structure: 1000 10th Street, Suite 1000, Denver, CO 80203

Subdivision (if known): John T Lovelady Est Add Lot & Block # (if known): Bk 35 Lot 2 unit 2

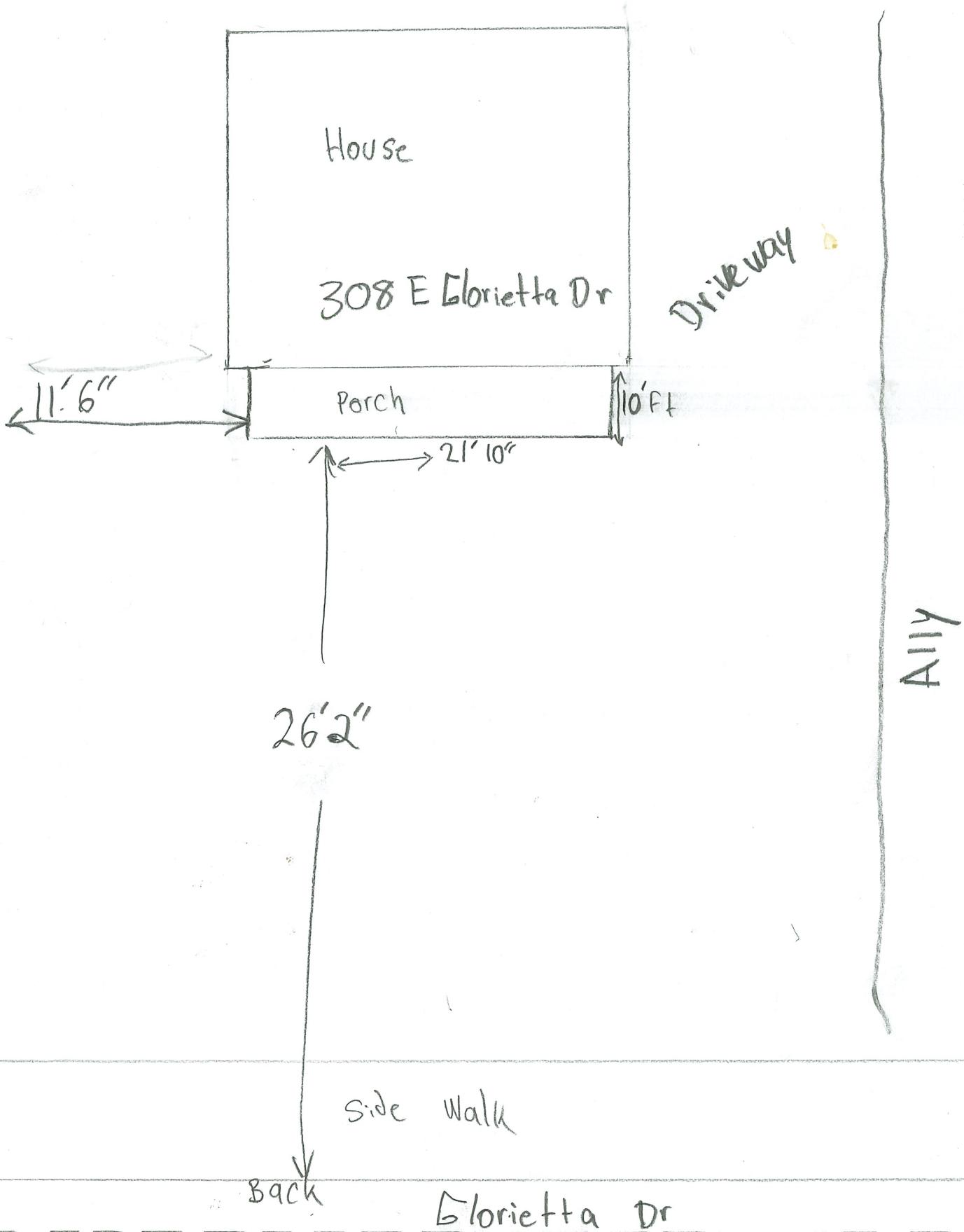
Type and dimensions of proposed structure (see attached drawing for details): 9'h 10'W x 21'10'W

The existing front/side setback for the structure at the above address is 21 feet. If the variance is approved, the new front/side setback with the front/side improvement will be 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:

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







IT ALL HAPPENS HERE.

THE CITY OF HOBBS, NEW MEXICO

200 East Broadway St.
Phone (575) 397-9351

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

Site Plan

(GIS Available upon request)



Alley

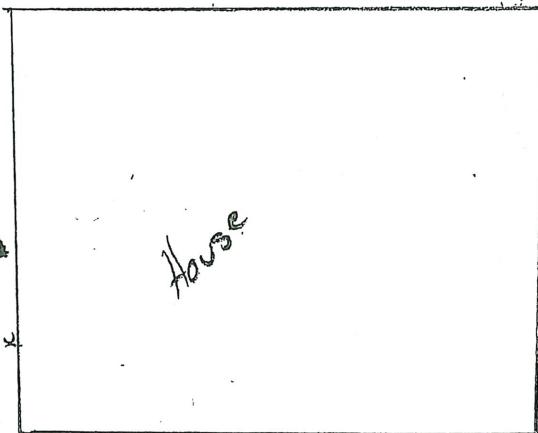
existing fence

property line

6 feet tall
109' 6"

Examp/le

43'
6 feet tall



House

with variance

15' Row
5' PL
20' BOC

soft

5'

BOC

side walk

Snyder



PLANNING DEPARTMENT

200 E. Broadway St.
Hobbs, NM 88240

575-397-9232 Bus
575-937-9227 Fax

City of Hobbs, New Mexico

December 31, 2025

Mario Silva Valenzuela
308 East Gloriette Drive
Hobbs, NM 88240

Subject: Porch Structure Front Yard Variance Encroachment (Major Thoroughfare Plan) at 308 East Gloriette Drive

Parcel ID: 4000755700001

Ref: Notice of Administrative Denial – Front Yard Setback Variance

Date: December 31, 2025

This administrative variance to the Hobbs Major Thoroughfare Plan is hereby **denied** by the City of Hobbs, New Mexico, for the property located at 308 E. Gloriette Dr. The front yard setback requirements as dictated by the **Hobbs Major Thoroughfare Plan** have not been violated within your block; therefore, the front yard setback variance request for 308 E. Gloriette Dr. cannot be approved. The application sought to construct a new porch (9'H x 10'L x 21'.10"W) at the front yard setback, which would deviate from the thirty-five-foot (35') encroachment limit established in the zoning ordinance.

The request for a variance is denied for the following reasons: 1) Preserved of Neighborhood Character: A field survey of the immediate area (150-foot radius) indicates that the established building line is uniformed. No other properties on this block or within the immediate vicinity have been granted similar encroachments. Approving the structure would result in a visual inconsistency with the existing neighborhood character. 2) Lack of Unique Hardship: The applicant has not demonstrated a unique or extraordinary hardship related to the property that would justify an exception to the established zoning ordinance. 3) Potential for Negative Precedent: Granting this variance could set a negative precedent for future variance requests, potentially leading to a breakdown in the established and consistent aesthetic of the neighborhood.

If you have any questions regarding this issue please do not hesitate to call 575-397-9232.

A handwritten signature in blue ink that reads "Todd Randall".

Todd Randall – Planning Department



PLANNING DIVISION

200 E. Broadway St.
Hobbs, NM 88240

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

City of Hobbs, New Mexico

January 1, 2026

RE: COVENANT COMPLIANCE/ DEED RESTRICTION VARIANCE REQUEST ALLOWING A STRUCTURE WITHIN THE REGULATED SETBACKS OF THE FRONT YARD PROPERTY LINE AT 308 EAST GLORIETTA DRIVE.

The City of Hobbs Planning Board will be considering a variance request to the City's Setback Requirements. This request seeks approval to allow a structure to be built within **26 feet of the front yard property line**, even though no other properties in your immediate area have received a similar variance or violated the setback standards.

This item will be reviewed by the City of Hobbs Planning Board at its next regularly scheduled meeting on **Tuesday, January 20, 2026**. The Planning Board has directed staff to notify all property owners within the affected block of this pending request and to explain the potential impact on your neighborhood should the variance be approved.

Approval of this variance could set a precedent, potentially allowing other property owners within your block to request similar variances that would **violate the established setback requirements** set forth in the **City of Hobbs Major Thoroughfare Plan**.

Please note that the City of Hobbs does not currently have design standards in place to regulate the appearance or aesthetic quality of structures built under a variance.

The Planning Board values your input on this matter, as the decision may affect the overall character of your neighborhood. Please complete the attached opinion form and return it to the City of Hobbs Planning Department using the stamped envelope provided. Your identity and response will be kept **confidential**.

Please be advised that because the structure is already in place, the property is currently in violation of City Code. Regulated setbacks are 31' back of curb or 11' from property line. This violation is for breaking the Covenant or Deed Restriction

If you have any questions, please call the City Planning Department at **(575) 397-9232**.
Sincerely,

THE CITY OF HOBBS, NEW MEXICO



City of Hobbs – Planning Department

**IN REGARDS TO A SETBACK VARIANCE REQUEST ALLOWING A
STRUCTURE TO WITHIN 6' OF THE FRONT YARD PROPERTY LINE AT
308 EAST GLORIETTA DRIVE**

Property Owners Opinion:

I prefer that the City of Hobbs Planning Board:

- Approve the variance request and allow a structure to be emplaced in violation of the City of Hobbs Setback Requirements.
- Deny the variance request and disallow a structure to be emplaced in violation of the City of Hobbs Setback Requirements.

Note: Your opinion will be kept confidential when reported to the Planning Board.

NAME	ADDRESS	CITY, STATE ZIP	OWNER #
BENNETTA A CLARK	2512 N TRAVIS DR	HOBBS, NM 88240	70639
BENNETTA A CLARK	300 E GLORIETTA DR	HOBBS, NM 88240	70639
JOYCE ELAINE TRUST BARTLETT & 2030 MUSTANG DR		LEVELLAND, TX 79336	75854
JOYCE ELAINE TRUST BARTLETT & 304 E. GLORIETA DR		HOBBS, NM 88240	75854
PATTON/WALKER REVOCABLE TU 23503 NE 108TH ST		VANCOUVER, WA 98	16953
PATTON/WALKER REVOCABLE TU 3001-3 N MONTGOMERY	SHOBBS, NM 88240		16953
ANITA NATIVIDAD	2922 N MCKINLEY	HOBBS, NM 88240	209676
ANISSA J LEWIS	2475 W PECOS RD APT. 20	CHANDLER, AZ 85224	209462
ANISSA J LEWIS	2923 N MONTGOMERY ST	HOBBS, NM 88240	209462
MARIO SILVA VALENZUELA	308 E GLORIETTA DR	HOBBS, NM 88240	75570

5) Review and Consider a Carport Variance at 2525 N. Charlcia Blvd.

**VARIANCE APPLICATION****RED TAG**Application Date: Dec-30-2025Variance for (circle one): front yard / side yardProperty Owner: Kevin WhittakerPhone: 915-630-6358Address of proposed structure: 2525 Charcia BLVDSubdivision (if known): Taylor Est Add Lot & Block # (if known): Lot: 5 Bk: 18 Unit 2Type of proposed structure: Car Port Dimensions of proposed structure: 20x20 10ft high

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 21 feet. If the variance is approved, the new front / side setback with the front improvement will be 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): **Parcel ID: #4000024000001**

<u>2517 Charcia Blvd</u>	<u>2305 Charcia BLVD</u>
<u>2308 Charcia BLVD</u>	
<u>2314 Charcia BLVD</u>	
<u>2526 Charcia BLVD</u>	
<u>2608 Charcia BLVD</u>	
<u>2600 Charcia BLVD</u>	
<u>2500 Charcia BLVD</u>	

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

Property Owner Signature

Date

12-30-2025

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.

RED TAG

Date: Dec-18-2025

Applicant: Theun Whataher

Phone: 915-630-6358

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: 2525 Charcia Blvd Hobbs NM 88240

Address of proposed structure: 2525 Charcia Blvd

Subdivision (if known): Taylor Est Add Lot & Block # (if known): **Lot: 5 Bk: 18 Unit 2**

Type and dimensions of proposed structure (see attached drawing for details): 20x20 10ft High

21

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 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
Kia Martinez	2517 Charcia	Kia Martinez	575-602-5101	Yes
AM Moreno	2531 Charcia	AM Moreno	575-390-9199	YES
Esteban Perez	2601 Charcia	Esteban Perez	575-390-7867	Yes
Gloria Huizar	2607 Charcia	Gloria Huizar	575-318-5151	Yes
Carmen Hernandez	2526 Charcia	Carmen Hernandez	575-520-6560	
Javier Espino	2600 Charcia	Javier Espino	575-265-4717	Yes
Kendia Gossell	2532 Charcia	Kendia Gossell	575-706-7076	yes
Z N/A	2608 Charcia	N/A	N/A	N/A

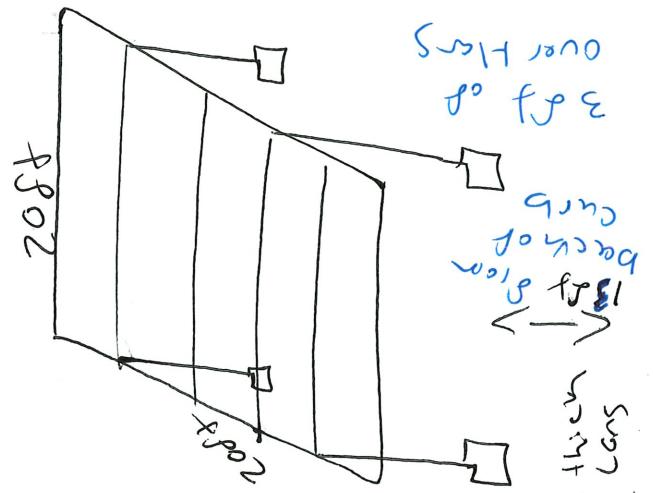
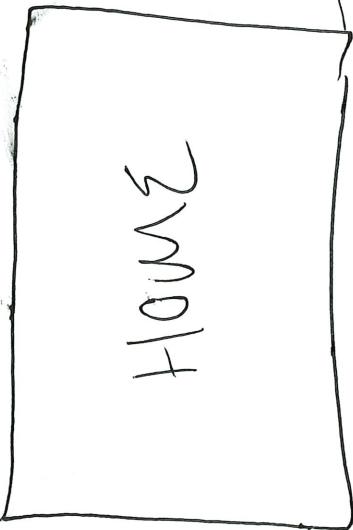
***Deed Restrictions**, if available, are located in the Planning Division.



Back yard

Ground

Back yard



20ft x 20ft

8 pieces of 6 inch C-purlin
4 legs of 4x4 square tubing
4 pieces of plate 6x4 $\frac{1}{2}$ inch thick
16 concrete anchors
6 beams on ground on roof 20ft

S. side walk



PLANNING DEPARTMENT

200 E. Broadway St.
Hobbs, NM 88240

575-397-9232 Bus
575-937-9227 Fax

City of Hobbs, New Mexico

December 31, 2025

Kevin Whitaker
2525 North Charlcia Blvd
Hobbs, NM 88240

Subject: Carport Structure Front Yard Variance Encroachment (Major Thoroughfare Plan) at 2525 North Charlcia Boulevard

Parcel ID: 4000024000001

Ref: Notice of Administrative Denial – Front Yard Setback Variance

This administrative variance to the Hobbs Major Thoroughfare Plan for the property located at 2525 N. Charlcia Blvd. is hereby **DENIED** by the City of Hobbs, New Mexico. The application sought a variance for an exiting carport structure (10'H x 20'L x 20'W). Upon review, it was determined that the structure encroaches three feet (3') into the required five-foot (5') setback buffer from the property line. This leaves only a two-foot (2') buffer remaining. The City of Hobbs does not grant variances for the first five feet of the front yard setback, as this area must remain clear of permanent structures to ensure proper spacing and neighborhood safety.

The request is denied based on the following findings:1) Violation of Restricted Buffer: The City of Hobbs maintains a strict five-foot (5') buffer from the property line where no encroachments are permitted. The existing structure leaves only two feet (2') of clearance, which is insufficient and non-compliant with the Major Thoroughfare Plan.2) Preservation of Neighborhood Character: A field survey of the immediate area (150-foot radius) indicates that the established building line is uniform. No other properties on this block have been granted an encroachment into this primary five-foot (5') buffer. 3) Lack of Unique Hardship: There are no unique physical circumstances or extraordinary hardships related to the land that justify an exception to the established zoning ordinance or the reduction of the required five-foot (5') buffer.4) Precedent and Safety: Granting a variance for an encroachment of this nature would set a negative precedent, potentially leading to a breakdown of the consistent aesthetic and safety standards established for the community.

Please be advised that because the structure is already in place, the property is currently in violation of City Code. You are required to take the necessary steps to bring the property into compliance.

If you have any questions regarding this issue please do not hesitate to call 575-397-9232.

A handwritten signature in blue ink that reads "Todd Randall".

Todd Randall – Planning Department



PLANNING DIVISION

200 E. Broadway St.
Hobbs, NM 88240

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

City of Hobbs, New Mexico

January 1, 2026

RE: SETBACK ENCROACHMENT VARIANCE REQUEST ALLOWING A STRUCTURE TO WITHIN 2' OF THE FRONT YARD PROPERTY LINE AT 2525 N. CHARLCIA BLVD.

The City of Hobbs Planning Board will be considering a variance request to the City's Setback Requirements. This request seeks approval to allow a structure which has already been built to be within **2 feet of the front yard property line**, even though no other properties in your immediate area have received a similar variance or violated the setback standards.

This item will be reviewed by the City of Hobbs Planning Board at its next regularly scheduled meeting on **Tuesday, January 20, 2026**. The Planning Board has directed staff to notify all property owners within the affected block of this pending request and to explain the potential impact on your neighborhood should the variance be approved.

Approval of this variance could set a precedent, potentially allowing other property owners within your block to request similar variances that would **violate the established 5' setback requirements** from the property line set forth in the **City of Hobbs Major Thoroughfare Plan**.

Please note that the City of Hobbs does not currently have design standards in place to regulate the appearance or aesthetic quality of structures built under a variance.

The Planning Board values your input on this matter, as the decision may affect the overall character of your neighborhood. Please complete the attached opinion form and return it to the City of Hobbs Planning Department using the stamped envelope provided. Your identity and response will be kept **confidential**.

Please be advised that because the structure is already in place, the property is currently in violation of City Code.

If you have any questions, please call the City Planning Department at **(575) 397-9232**.

Sincerely,

THE CITY OF HOBBS, NEW MEXICO

A blue ink signature of the name "Todd Randall" in a cursive, handwritten style. The signature is placed above a solid blue horizontal line.

City of Hobbs – Planning Department

**IN REGARDS TO A SETBACK VARIANCE REQUEST ALLOWING A
STRUCTURE TO WITHIN 5' OF THE FRONT YARD PROPERTY LINE AT
2525 NORTH CHARLCIA BOULEVARD**

Property Owners Opinion:

I prefer that the City of Hobbs Planning Board:

- Approve the variance request and allow a structure to be emplaced in violation of the City of Hobbs Setback Requirements.
- Deny the variance request and disallow a structure to be emplaced in violation of the City of Hobbs Setback Requirements.

Note: Your opinion will be kept confidential when reported to the Planning Board.

NAME	ADDRESS	CITY, STATE ZIP	OWNER #
CARY BATTISHILL	909 NAMBE ST	HOBBS, NM 88240	5666
CARY BATTISHILL	2517 N CHARLCIA BLVD	HOBBS, NM 88240	5666
DALE NORMAN	2531 N CHARLCIA BLVD	HOBBS, NM 88240	10901
ESTEBAN J & XOCITL T PEREZ	2601 N CHARLCIA BLVD	HOBBS, NM 88240	15727
RUDY PRIETO &			
FELISTA MARIE HINOJOS	2607 N CHARLCIA BLVD	HOBBS, NM 88240	17209
GABRIELLE TARIN	2608 N CHARLCIA BLVD	HOBBS, NM 88240	12042
JAVIER JR. & LIZZA J ESPINO	2600 N CHARLCIA BLVD	HOBBS, NM 88240	16421
GARLAND A WIMBERLY	2532 N CHARLCIA BLVD	HOBBS, NM 88240	14526
CARMEN HERNANDEZ	2526 N CHARLCIA BLVD	HOBBS, NM 88240	11296
KEVIN G WHITAKER	2525 N CHARLCIA BLVD	HOBBS, NM 88240	2400

6) Consider a Sign Variance for an existing sign at 1320 E. Broadway St.

18'

11'9"













**7) Review and Consider the New Mexico Open Meetings Act
Notice for 2026**

CITY OF HOBBS PLANNING BOARD

NOTICE STATING THE REASONABLE NOTICE PROCEDURES FOR
THE CITY OF HOBBS PLANNING BOARD PURSUANT TO THE
NEW MEXICO OPEN MEETINGS ACT

WHEREAS, The City of Hobbs Planning Board met in regular session at the City Hall, City Commission Chambers located at 200 E. Broadway, 1st Floor Annex, Hobbs, New Mexico on January 20, 2026, at 10 a.m. as required by law; and

WHEREAS, Section 10-15-1(B) of the Open Meetings Act (NMSA 1978, Sections 10-15-1 to -4) states that, except as may be otherwise provided in the Constitution or the provisions of the Open Meetings Act, all meetings of quorum of members of any board, council, commission, administrative adjudicatory body or other policymaking body of any state or local public agency held for the purpose of formulating public policy, discussing public business or for the purpose of taking any action within the authority of or the delegated authority of such body, are declared to be public meetings open to the public at all times; and

WHEREAS, all persons desiring shall be permitted to attend and listen to the deliberations and proceedings of all public meetings; and

WHEREAS, any meetings subject to the Open Meetings Act at which the discussion or adoption of any proposed resolution, rule, regulation or formal action occurs shall be held only after reasonable notice to the public; and

WHEREAS, Section 10-15-1(D) of the Open Meetings Act requires the City of Hobbs Planning Board to determine annually what constitutes reasonable notice of its public meetings;

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF HOBBS PLANNING BOARD that:

1. All meetings shall be held at City Hall, City Commission Chambers, 200 E. Broadway, 1st Floor Annex, Hobbs, New Mexico at 10 a.m., or as otherwise indicated in the meeting's notice.
2. Unless otherwise specified, regular meetings shall be held once a month (January, February, March, April, May, June, July, August, September, October, November and December) on the third Tuesday of the month. The agenda will be available at least seventy-two hours prior to the meeting from the City Clerk's Office, whose office is located at City Hall, 200 E. Broadway, in Hobbs, New Mexico. The agenda will also be posted on the Public Notice Board located on the first floor of City Hall, and on the City of Hobbs' website at www.hobbsnm.org.
3. Special meetings may be called at any time by the written request to the Chairperson of the Planning Board by three (3) members, or on call by the Chairperson with the written consent of all members of the Board. In the event a special meeting is called, three days' notice must be given to the members of the Board of the calling of such special meeting. The notice for a special meeting shall include an agenda for the meeting or information on how a copy of the agenda may be obtained. The agenda will be available at least seventy-two hours before the meeting and posted on the City of Hobbs' website at www.hobbsnm.org.

4. Emergency meetings will be called only under unforeseen circumstances that demand immediate action to protect the health, safety and property of citizens or to protect the public body from substantial financial loss. The City of Hobbs Planning Board will avoid emergency meetings whenever possible. Emergency meetings may be called by the Board Chair or a majority of the members with twenty-four hours prior notice, unless threat of personal injury or property damage requires less notice. The notice for all emergency meetings shall include an agenda for the meeting or information on how the public may obtain a copy of the agenda. Within ten days of taking action on an emergency matter, the City of Hobbs Planning Board, through the City of Hobbs City Commission, will notify the Attorney General's Office.
5. For the purpose of regular meetings described in Paragraph 2 of this notice, notice requirements are met if notice of the date, time, place and agenda is posted in the following locations: on the Public Notice Board located on the first floor of City Hall, and the City of Hobbs' website at www.hobbsnm.org. Copies of the written notice shall also be mailed to those broadcast stations licensed by the Federal Communications Commission and newspapers of general circulation that have made a written request for notice of public meetings.
6. For the purposes of special meetings and emergency meetings described in Paragraphs 3 and 4, notice requirements are met if notice of the date, time, place and agenda is provided by telephone to newspapers of general circulation in the state and posted on the Public Notice Board located on the

first floor of City Hall. Telephone notice also shall be given to those broadcast stations licensed by the Federal Communications Commission and newspapers of general circulation that have made a written request for notice of public meetings.

7. In addition to the information specified above, all notices shall include the following language:

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact The City Clerk's Office at City Hall located at 200 E. Broadway, Hobbs, New Mexico or by calling (575) 397-9232 at least 72 hours prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact The City Clerk's Office if a summary or other type of accessible format is needed.

8. The City of Hobbs Planning Board may close a meeting to the public only if the subject matter of such discussion or action is excepted from the open meeting requirement under Section 10-15-1(H) of the Open Meetings Act.

(a) If any meeting is closed during an open meeting, such closure shall be approved by a majority vote of a quorum of the City of Hobbs Planning Board taken during the open meeting. The authority for the closed meeting and the subjects to be discussed shall be stated with reasonable specificity in the motion to close and the vote of each individual member on the motion

to close shall be recorded in the minutes. Only those subjects specified in the motion may be discussed in the closed meeting.

- (b) If a closed meeting is conducted when the City of Hobbs Planning Board is not in an open meeting, the closed meeting shall not be held until public notice, appropriate under the circumstances, stating the specific provision of law authorizing the closed meeting and the subjects to be discussed with reasonable specificity, is given to the members and to the general public.
- (c) Following completion of any closed meeting, the minutes of the open meeting that was closed or the minutes of the next open meeting if the closed meeting was separately scheduled, shall state whether the matters discussed in the closed meeting were limited only to those specified in the motion or notice for closure.
- (d) Except as provided in Section 10-15-1(H) of the Open Meetings Act, any action taken as a result of discussions in a closed meeting shall be made by vote of the City of Hobbs Planning Board in an open public meeting.

9. As provided by NMSA 1978, §10-15-1(C), a member of the public body may participate in a meeting of the public body by means of a conference telephone or other similar communications equipment when it is otherwise difficult or impossible for the member to attend the meeting in person, provided that each member participating by conference telephone can be identified when speaking, all participants are able to hear each other at the same time and members of the public attending the meeting are able to hear any member of

the public body who speaks during the meeting. Additionally, the City of Hobbs Planning Board may hold “virtual” meetings in response to a public health threat or corresponding public health orders from the State of New Mexico, provided that all measures advisable and necessary are implemented to ensure public access and participation.

PASSED, ADOPTED AND APPROVED this 20th day of January, 2026.

W.M. “Tres” Hicks, Chair

ATTEST:

JAN FLETCHER, City Clerk

8) Noise Ordinance Modifications

Chapter 8.20 NOISE

8.20.010 Generally.

It is unlawful for any person to make, continue or cause to be made or continued, within the limits of the City, any disturbing, excessive or offensive noise which causes discomfort or annoyance to any person of reasonably normal sensitivity.

(Ord. 840 (part), 1997: prior code § 19-53.1(A))

8.20.020 Determination of unlawful noise.

The characteristics and conditions which should be considered in determining whether a violation of the provisions of this chapter exists should include, but not be limited to, the following:

- A. The level of the noise;
- B. Whether the nature of the noise is usual or unusual;
- C. Whether the origin of the noise is natural or unnatural;
- D. The level of the ambient noise;
- E. The proximity of the noise to sleeping facilities;
- F. The nature of the area from which the noise emanates and the area where it is received;
- G. The time of day or night the noise occurs;
- H. The duration of the noise; or
- I. Whether the noise is recurrent, intermittent or constant.

(Ord. 840 (part), 1997: prior code § 19-53.1(B))

8.20.030 Disturbing, excessive, offensive noises—Declaration of certain.

The following activities, among others, are declared to cause disturbing, excessive or offensive noises in violation of this chapter.

- A. Horns and Signaling Devices. Unnecessary use or operation of horns, signaling devices or other similar devices, on automobiles, motorcycles, or any other vehicle is a violation of this chapter.
- B. Radios, Television Sets, Phonographs, Loud Speaking Amplifiers and Similar Devices.
 - 1. The use or operation of any sound production or reproduction device, radio receiving set, musical instrument, drums, bells, phonograph, television set, loud speakers and sound amplifier or other similar machine or device for the producing or reproducing of sound in such a manner as to disturb the peace, quiet or comfort of any person of reasonably normal sensitivity in any area of the City is a violation of this chapter. This provision shall not apply to sporadic instances of loud speaking amplifiers used in paging business personnel from time to time nor any participant in a

licensed parade, church bells, emergency vehicles, or to any person who has been otherwise duly authorized by the City to engage in such conduct.

- 2. The operation of any such sound production or reproduction device, radio receiving set, musical instrument, drums, bells, phonograph, television set, loud speakers and sound amplifier or other similar machine or device between the hours of 9:00 p.m. and 7:00 a.m. in such a manner as to be plainly audible at a distance of fifty (50) feet from the building, structure, vehicle or other noise source in which it is located; or the operation of any sound amplifier, which is part of, or connected to, any radio, stereo receiver, compact disc player, cassette tape player or other similar machine or device when operated in such a manner as to be plainly audible at a distance of fifty (50) feet and when operated in such a manner as to cause a person to be aware of vibration accompanying the sound at a distance of fifty (50) feet from the source shall constitute evidence of a *prima facie* violation of this chapter.
- C. Animals. The keeping or maintenance, or permitting to be kept or maintained upon any premises owned, occupied or controlled by any person, of any animal or animals which by any frequent or long-continued noise causes annoyance or discomfort to a person of reasonably normal sensitivity in the vicinity shall be a violation of this chapter if the noise from any such animal or animals disturbs two (2) or more residents residing in separate residences in close proximity to the property on which the subject animal or animals are kept or maintained.
- D. Hospitals, Schools, Libraries, Rest Homes, or Mental Care Facilities. To make noise adjacent to a hospital, school, library, rest home or long-term medical or mental care facility is a violation of this chapter if such noise unreasonably interferes with the workings of such institutions and such noise disturbs or unduly annoys occupants in such institutions.
- E. Motor Vehicles and Motorcycles on Public Rights-of-Way. No person shall operate, or cause to be operated, a motor vehicle or motorcycle on a public right-of-way at any time when noise from the engine and/or exhaust system is plainly audible at a distance of fifty (50) feet. The following are exempt from the operation of this subsection:
 - 1. Emergency vehicles;
 - 2. Any motor vehicles engaged in a professional or amateur sanctioned competitive sports event for which an admission or entry fee is charged, or practice or time trials for such event;
 - 3. Any motor vehicle engaged in a manufacturer's engineering, design or equipment test; or
 - 4. Construction or agricultural equipment either on the job site or traveling on highways.
- F. Permissible Time for Construction Activity—Operation of Domestic Power Tools.
 - 1. To do, perform or engage in any construction work of any nature which creates a noise that disturbs the peace, quiet or comfort of any person of reasonably normal sensitivity in the City between the hours of 9:00 p.m. and 7:00 a.m. is a violation of this chapter.
 - 2. To operate or permit the operation of any mechanically powered saw, drill, sander, grinder, lawn or garden tool, snow blower or similar device used outdoors in residential areas which creates a noise that disturbs the peace, quiet or comfort of any person of reasonably normal sensitivity in the City between the hours of 9:00 p.m. and 7:00 a.m., is a violation of this chapter.
- G. Street Sales. To shout or make outcry, use any drum, loudspeaker or other instrument or device which creates a noise that disturbs the peace, quiet or comfort of any person of reasonably normal sensitivity in the City for the purpose of attracting attention to any sale or display of merchandise is a violation of this chapter.

(Ord. 840 (part), 1997: prior code § 19-53.1(C))

8.20.040 Emergencies—Emergency work.

The provisions of this chapter shall not apply to the emission of sound for the purpose of alerting persons to the existence of an emergency, or the emission of sound in the performance of emergency work.

(Ord. 840 (part), 1997: prior code § 19-53.1(D))

8.20.050 Variances.

- A. The City Commission shall have the authority to grant special variances which may be requested by a written application when it finds or determines that:
 - 1. Strict conformance with the provisions of this chapter would cause a hardship upon any person;
 - 2. The offending noise will be for a short duration and compliance with this chapter will be impractical;
 - 3. The benefit to the community of the activity creating the offending noise is greater than the adverse effect on the community of the noise created; or
 - 4. The applicant needs additional time to modify equipment or take other action in order to comply with the provisions of this chapter.
- B. Notice of an application for a variance granted under this chapter shall be published in the same manner as provided for notice of ordinances in Section 3-17-3, NMSA 1978, as amended, and shall be granted only after the matter is considered in a hearing at a regularly scheduled or special commission meeting.
- C. The City Manager may grant a temporary permit to an applicant for a variance to exceed levels established in this chapter until action is taken by the Commission on the application for a variance.
- D. Special variances shall be granted in the form of a resolution containing all necessary conditions. Special variances shall include a time limit on the permitted activity and the distances regarding noise levels as specifically set forth in Subsection 8.20.030 B.2. shall be limited to an increase from fifty (50) feet to one-hundred fifty (150) feet. Any event requiring a variance in excess of the levels as set forth in this subsection herein shall require City Commission approval. The City Commission may grant such reasonable requests including all special conditions. The special variance shall not become effective until all conditions set by the Commission are agreed to by the applicant. Noncompliance with any condition of a special variance shall terminate it and subject the person holding it to those provisions of this chapter regulating the source of sound or activity for which the special variance was granted. Application for an extension of the time limits specified in special variances or for modification of other substantial conditions shall be treated the same as applications for initial variances.

(Ord. 840 (part), 1997: prior code § 19-53.1(E))

(Ord. No. 1022, 10-19-2009)

8.20.060 Violations—Penalties.

Any person found guilty of violating the provisions of this chapter shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished as follows:

- A. Upon a first conviction the penalty assessment shall be seventy-five dollars (\$75.00).
- B. Upon a second conviction the penalty assessment shall be one hundred dollars (\$100.00).

- C. Upon a third and subsequent conviction by a fine of not less than one hundred fifty dollars (\$150.00) or not more than five hundred dollars (\$500.00) or by imprisonment in the City jail for a term of not more than ninety (90) days, or by both such fine and imprisonment.
- D. When an alleged violator of a penalty assessment misdemeanor elects to accept a notice to appear in lieu of a notice of penalty assessment, a fine imposed upon later conviction shall not exceed the penalty assessment established for either the first or second conviction.

(Ord. 840 (part), 1997: prior code § 19-53.1(F))

(Ord. No. 1031, 3-1-2010)

8.20.070 Injunction—Additional remedy.

The operation or maintenance of any device, instrument, vehicle or machinery in violation of any provision of this chapter which causes a threat to the health and welfare of persons within the City shall be deemed, and is declared to be, a public nuisance and may be subject to summary abatement by a restraining order or injunction issued by a court of competent jurisdiction. This is not intended to preclude resort to any other legal remedy that may be had according to law.

(Ord. 840 (part), 1997: prior code § 19-53.1(G))