

AGENDA
City of Hobbs Planning Board – Regular Meeting
February 17, 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, February 17, 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

January 20th, 2026 – Regular Meeting

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

Action Items:

- 3) Side Yard Setback Variance and Public Right-Of-Way Encroachment At 1430 West Paige Drive.
- 4) Front Yard Setback Variance At 1901 North Rojo Drive.
- 5) Review and Consider the Mobile Home/RV Park Map Amendment for A Proposed New RV Park for Babcock RV Park at North Grimes and West Alegre Street.
- 6) Review and Consider the Subdivision of Tract 5, Section 4, Township 18, Range 38 East.

Discussion Items:

- 7) Traffic Calming Program
- 8) Capital Projects Dashboard

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."

*posted
2-13-26
S. Ramirez*


**PLANNING BOARD REGULAR MEETING
MINUTES
JANUARY 20, 2026**

The Hobbs Planning Board met on January 20, 2026, 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. Guy Kesner, Vice Chairman, presiding.

Members Present:

Guy Kesner, Vice Chairman
Ben Donahue
Bill Ramirez
Larchinee Turner

Members Absent

W.M. "Tres" Hicks, Chairman
Brett Clay
Brett Drennan

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 | Angel Lopez Zamora, Project Manager |
| Amber Leija, Assistant City Attorney | John Portulano, Lea County Planner |
| Medjine Desrosiers-Douyon, Deputy City Attorney | |
| 5 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-absent, Mr. Clay-absent, Mr. Donahue-yes, and Mr. Hicks-absent. 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 January 20, 2026, 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 December 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 yes, Clay absent, Donahue yes, Turner yes, Drennan absent, Hicks absent. The vote on the motion was 4-0 and the motion carried.

Communications from Citizens

None.

Action Items

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

Mr. Randall stated this is the preliminary subdivision plat for Sunset Estates with a variance on the projection of Berry St. He stated the location of the property in the Dale Bellamah area at the end of Princess Jeanne Drive, with Berry Street to the south. He stated the Planning Board had previously approved the project at the sketch plan stage. Mr. Randall explained that Princess Jeanne Drive will be extended as part of the project and is classified as a collector roadway. He stated that Berry Street is a residential street.

Mr. Randall noted minor review comments, including requirements that each lot have its own water and sewer tap and that underground utility plans for electric and communications still be submitted.

Mr. Randall stated that the applicant is requesting a variance to not extend Berry Street. He stated that staff does not object, provided a connection to the south is maintained for potential future development by Habitat for Humanity.

In response to Mr. Kesner's question, Mr. Randall explained that extending Berry Street would result in a T-intersection and that the subdivision would still maintain dual access via Berry Street and Princess Jeanne Drive.

Mr. Kesner asked whether Lots 3 and 4 might be reshaped in the future. Mr. Randall confirmed that it could happen and noted the developer might gain one additional lot.

In response to Mr. Ramirez's question, Mr. Randall explained that there is a 10-foot utility easement for transformers underground. He stated they are proposing underground utilities to serve all of the lots.

Mr. Donahue made a motion to approve the preliminary subdivision plat, pending final staff comments, and to approve the variance to allow the dead end of Barry Street, seconded by Ms. Turner. The vote on the motion was 4-0, and the motion carried.

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

Mr. Randall stated this is a request for a setback variance for a porch extension at 308 E. Glorietta. He explained that the property had previously been red-tagged due to an approximately 10-foot extension of the existing front porch. Mr. Randall stated that the property owner is currently in the process of obtaining the required permit.

Mr. Randall explained that there are no setback violations; however, the porch does not meet

the required front setback. He further explained that the structure is located approximately 26 feet 2 inches from the back of curb, whereas the code requires 31 feet from the back of curb. Mr. Randall stated that notices were sent to all adjacent property owners within 150 feet, and the notice was posted. He further stated that two responses were received, both in favor of the request.

Mr. Randall noted that administratively, this type of request would normally be approvable, but since it requires a variance, it must be considered by the Planning Board.

In response to Mr. Kesner's question, Mr. Randall confirmed that the structure is a porch extension and not a carport. Mr. Randall discussed the proximity of the structure to the fence line and the possibility of an existing Xcel Energy transmission easement in the area. Mr. Randall explained that while the City reviews setbacks, it does not verify private utility easements, and the Planning Board cannot authorize construction that would encroach into an existing utility easement.

Mr. Donahue suggested that the applicant verify, through the County Clerk's Office or a survey, that the porch does not encroach into any Xcel Energy easement, noting that if it does, Xcel Energy could require removal of the structure in the future.

Mr. Donahue made a motion to approve the setback variance pending the owner's verification that the porch does not encroach into the Xcel Energy easement, seconded by Mr. Ramirez. The vote on the motion 4-0 and the motion carried.

Mr. Mario Silva Valenzuela, the applicant, was present at the meeting and acknowledged and understood the condition of approval.

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

Mr. Randall stated this is a request for a carport variance at 2525 Charlcia Blvd., just north of Highland Street. He explained that this was another red-tagged structure. Mr. Randall explained that the proposed carport encroaches 13 feet into the setback. Typically, the public right-of-way is approximately 10 feet from back of curb, and historically the Planning Board has approved structures no closer than five feet from the property line. Mr. Randall stated the Board has not approved any structures within the public right-of-way. He stated this request would place the structure three feet into the setback.

Mr. Randall noted that Charlcia Blvd. is a very wide roadway, approximately 60 feet back to back. Mr. Randall stated that notification letters were sent to surrounding property owners. He stated there were two responses, one in favor and one in opposition.

Mr. Kesner opened the public hearing at 10:19 a.m.

No one spoke in favor of or against the request.

The public hearing was then closed at 10:20 a.m.

Mr. Donahue stated that he is not in favor of approving the variance because the structure was red-tagged, in violation, and there was opposition from the neighborhood. Mr. Randall noted that a similar variance had recently been approved near Cattle Call, but in that case, there were no objections from neighbors. Mr. Kesner noted that at the previous meeting, a similar request had been denied due to neighborhood opposition, and consistency should be maintained.

Mr. Kesner recommended making a motion so the request could be formally voted on and placed on the record.

Mr. Donahue made a motion was made to approve the variance, seconded by Ms. Turner. The vote on the motion was 1-3 and the motion failed. The variance request was denied

Mr. Donahue reiterated that when there is opposition from the neighborhood, especially involving a red-tagged and noncompliant structure, the Board should uphold existing ordinances and respect neighborhood concerns.

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

Mr. Randall stated this is a request for a sign variance at an existing business located near Marland and Broadway. He explained that there is currently an existing sign structure on the property, and historically, there has been a sign at this location, including one in 2019.

Mr. Randall stated the request is to reuse the existing sign frame, which measures approximately 12 feet by 17 feet, resulting in a sign face of approximately 200–204 square feet. He explained the City's sign ordinance limits sign faces to 144 square feet per side, so a variance is required. He stated the applicant is requesting approval for a 200-square-foot sign face.

Mr. Tommy Snook, representative from the sign company, was present to answer any questions.

Mr. Snook stated that the sign is approximately 15 to 16 feet off the ground. Mr. Randall stated that several photos of the sign structure were included in the packet.

In response to Mr. Donahue's question, Mr. Snook explained that the goal is to utilize the existing structure to save costs, as building a new structure from scratch would be very expensive. He noted that they are already spending nearly \$27,000 to repurpose the existing sign structure.

Mr. Kesner stated he did not have a problem with the sign size but expressed concern about smaller signs or banners being attached below the main sign, which could potentially create a line-of-sight issue for traffic exiting the area. He discussed the layout of the driveway and surrounding area and noted that keeping the area clean and free of additional banners or attachments would improve safety and appearance.

With no further discussion, Mr. Ramirez made a motion to approve the sign variance with the condition that no additional banners or signage be installed on or below the main sign, seconded by Ms. Turner. The vote on the motion was 4-0 and the motion carried.

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

Mr. Kesner stated that the Board is required to annually review and consider the New Mexico Open Meetings Act (OMA) Notice.

Ms. Medjine Desrosiers-Douyon, Deputy City Attorney, presented the item. Ms. Desrosiers-Douyon explained that the Open Meetings Act is presented to the Board each year to ensure transparency in government decision-making and to guarantee the public's right to observe the policymaking process. She stated that any meeting of a quorum where public business is discussed must be open to the public. The OMA applies whether or not a vote is taken, as discussion alone can trigger the Act.

Ms. Desrosiers-Douyon further explained that the OMA applies when a quorum of the Board meets, public business is discussed, action is taken or contemplated, and that it applies to regular, special, and emergency meetings, as well as closed sessions. She noted that the Planning Board has not held any closed sessions.

Ms. Desrosiers-Douyon emphasized that the OMA is about substance, not labels, and that calling a meeting "informal" does not avoid compliance. She stated that notice of each meeting must be provided at least 72 hours in advance. She then asked if there were any questions.

There were no questions from the Board.

Ms. Turner made a motion to approve the New Mexico Open Meetings Act Notice for 2026, seconded by Mr. Ramirez. The vote on the motion was 4-0 and the motion carried.

Discussion Items:

8) Noise Ordinance Modifications

Assistant City Attorney Amber Leija and Code Enforcement Supervisor David Gough presented a proposed revision to the City of Hobbs noise ordinance.

Ms. Leija explained that the current ordinance prohibits "disturbing, excessive, or offensive noise" that causes discomfort to a reasonable person and provides general guidelines for enforcement. However, she noted that the ordinance is highly subjective and difficult to enforce. Ms. Leija explained that officers often respond to complaints and determine that they cannot, in good faith, issue a citation because the noise is not clearly measurable at the time of response.

Ms. Leija stated that, according to Municipal Court records, only two noise citations have been issued in the past five years (one in 2021 and one in 2022), demonstrating the difficulty of enforcement. She stated that most complaints occur at night, and responses are typically handled by the Police Department since Code Enforcement operates during daytime hours.

Ms. Leija stated that the proposed amendment would introduce objective decibel-based

standards using sound meters, similar to ordinances in other municipalities. She stated that this would allow officers to measure noise levels and determine violations based on specific thresholds rather than subjective judgment. Ms. Leija stated that Albuquerque's ordinance was used as a reference, but the proposed decibel limits for Hobbs would be higher to better reflect realistic noise levels.

Ms. Leija also discussed potential revisions including:

- Limiting enforcement hours to a specific nighttime window (such as 10:00 p.m. to 6:00 a.m.).
- Measuring noise from the complainant's property line rather than a fixed distance from the source.
- Distinguishing between residential and commercial areas.
- Considering additional categories such as music, construction, and industrial noise.
- Determining who should enforce the ordinance, as Code Enforcement does not currently work nights and Police may need to respond

She noted that the ordinance would continue to allow for variances granted by the City Manager and would include exemptions for certain activities, including city operations and regulated entities such as railroads.

Mr. Kesner discussed concerns regarding mixed-use areas, existing businesses, vehicle noise, trains, and loud commercial establishments. Mr. Randall indicated that complaints are split between commercial-related noise and music or residential noise, with vehicle-related noise also being a frequent issue.

Ms. Leija stated that staff plans to visit another municipality that recently revised its ordinance to evaluate what has been effective. She emphasized that the ordinance has not been updated since 1997 and is due for revision. Mr. Randall requested feedback from the Board before proceeding further.

Mr. Kesner suggested adjusting the enforcement hours to 10:00 p.m. to 7:00 a.m. and expressed support for establishing clearer, more enforceable standards.

No action was taken, as this item was for discussion only.

Adjournment

The meeting adjourned at 10:44 a.m.

Guy Kesner, Vice Chairman

**3) Side Yard Setback Variance and Public Right-Of-Way
Encroachment At 1430 West Paige Drive.**



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: FEBRUARY 17TH, 2026

SUBJECT: SIDE YARD SETBACK VARIANCE AND PUBLIC RIGHT-OF-WAY ENCROACHMENT AT 1430 WEST PAIGE DRIVE.

DEPT. OF ORIGIN: Planning Department

DATE SUBMITTED: January 5th, 2026

SUBMITTED BY: Angel Lopez Zamora, Planning Project Manager

Summary:

The Property Owner is requesting approval for a complete side yard setback variance (10ft for corner lot) and to build 5ft into the 10ft public right-of-way, going 5ft past the property line. Major Thoroughfare Plan states that "no structure shall be permitted within five (5) feet of the front or side property line," (pg. 11).

Staff Recommendations:

Planning Department:

Staff has no objections to these documents. Staff recommends the Board considers denial for the attached documents.

Attachments:

- Application by Resident
- Site Pictures + LiDAR Measurements Visualization
- Certified Mail Receipts + Vote Option Letter
- Approve/Deny Tally



VARIANCE APPLICATION

RED TAG

Application Date: RECEIVED JAN 05 2026 12/30/2025 Variance for (circle one): front yard / side yardProperty Owner: Dedrick P. Pallares Phone: 575-393-9230Address of proposed structure: 1430 W. Paige Dr.Subdivision (if known): Lincoln Park Add Lot & Block # (if known): Unit 12 L: 1 Bk: 19Type of proposed structure: CARPORT Dimensions of proposed structure: 16' x 36' x 8'H
W LAre subdivision covenants and/or deed restrictions available? NO If so, please attach a copy.The existing front/side setback for the structure at the above address is 7'10 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): Parcel #: 4000750920001

| | |
|---------------------------|----------------------|
| <u>3311 N. Cibola</u> | <u>102 W Copper</u> |
| <u>1219 W. TOAS</u> | <u>1108 W Copper</u> |
| <u>1234 W Cochiti</u> | |
| <u>1240 W Copper</u> | |
| <u>3038 N. NORTH WEST</u> | |
| <u>2937 N. NORTH WEST</u> | |
| <u>2816 N NORTHWEST</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

Dedrick Pallares 12/30/2025
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: 12/30/2025 **RECEIVED JAN 05 2026** **RED TAG**

Applicant: Dedrick Pannanes Phone: 575-393-9730

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: 1430 W PAIGE DR.

Address of proposed structure: 1430 W. PAIGE DR.

Subdivision (if known): Lincoln Park Add Lot & Block # (if known): Unit 12 L: 1 Bk: 19
16'W x 36'L x 8'H

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

The existing front/side setback for the structure at the above address is 7' 10" feet. If the variance is approved, the new front/side setback with the front/side improvement will be 10 feet.

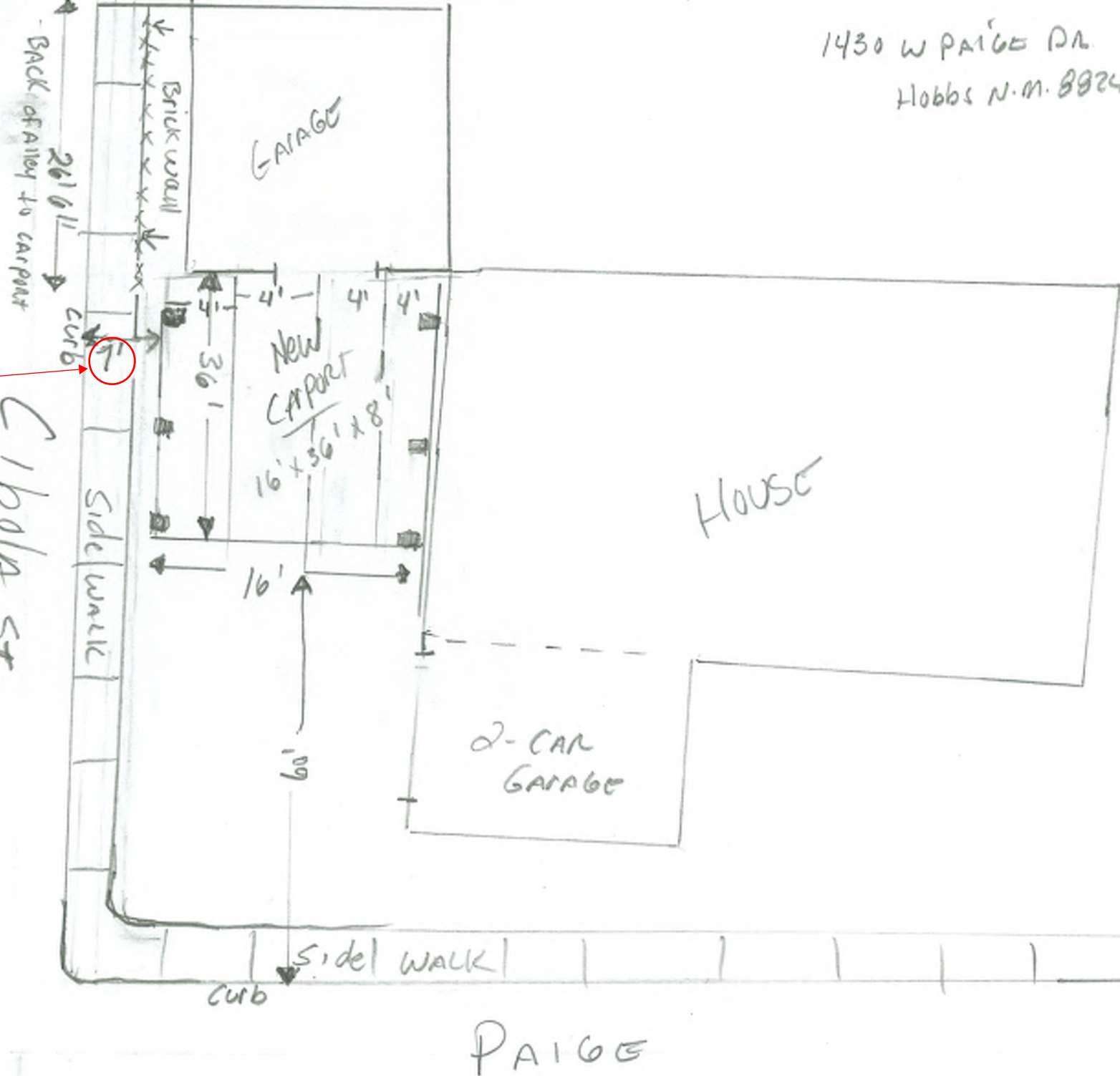
If any adjoining property owner has questions, please call the Planning Division at 397-9232. The City reserves the right to contact adjacent property owners to verify accuracy of signatures.

Signatures of adjoining property owners and acknowledgement of request: Owner # 75092

| Adjacent Property Owner Name(s) | Address | Signature(s) | Phone # | Do you support request? Y / N |
|---------------------------------|--------------------------|-------------------------|---------------------|-------------------------------|
| <u>Jolyn Dawmont</u> | <u>1425 W Paige Dr</u> | <u>Jolyn Dawmont</u> | <u>575-607-3215</u> | <u>yes</u> |
| <u>Mario Barreto</u> | <u>3225 N Cibola Ave</u> | <u>Mario Barreto</u> | <u>575 9425412</u> | <u>yes</u> |
| <u>Joe Rodriguez</u> | <u>3305 N Cibola Ave</u> | <u>Joe Rodriguez</u> | <u>575-441-8058</u> | <u>yes</u> |
| <u>Eduarda Ornelas</u> | <u>1419 W Paige Dr</u> | <u>Eduarda Ornelas</u> | <u>575-552-2263</u> | <u>yes</u> |
| <u>Shawn Drake</u> | <u>1424 W. Paige Dr.</u> | <u>Shawn Drake</u> | <u>575-388-3892</u> | <u>yes</u> |
| <u>Dorothy Evans</u> | <u>3221 Cibola A</u> | <u>Dorothy Evans</u> | <u>575-399-0158</u> | <u>yes</u> |
| <u>Shelby Ellis</u> | <u>3311 N. Cibola</u> | <u>Shelby Ellis</u> | <u>432-349-1864</u> | <u>yes</u> |
| <u>Christopher Hess</u> | <u>327 N. Cibola</u> | <u>Christopher Hess</u> | <u>575-416-1278</u> | <u>yes</u> |
| | | | | |
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*Deed Restrictions, if available, are located in the Planning Division.

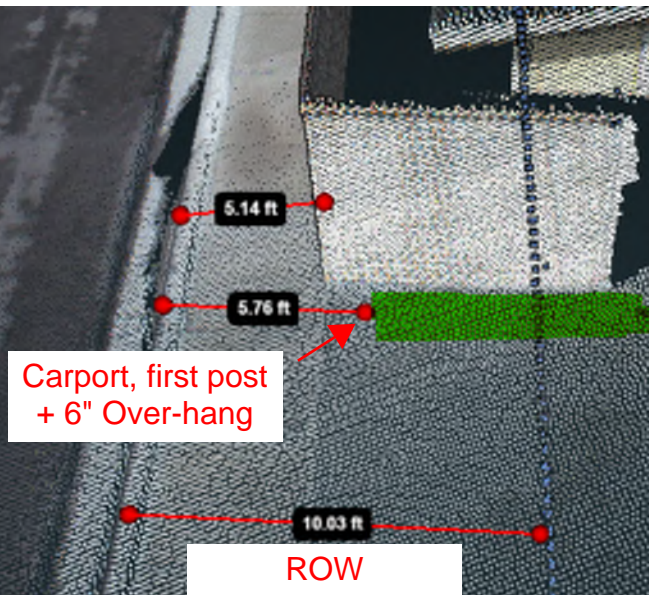
1430 W PAIGE DR.
Hobbs N.M. 88240

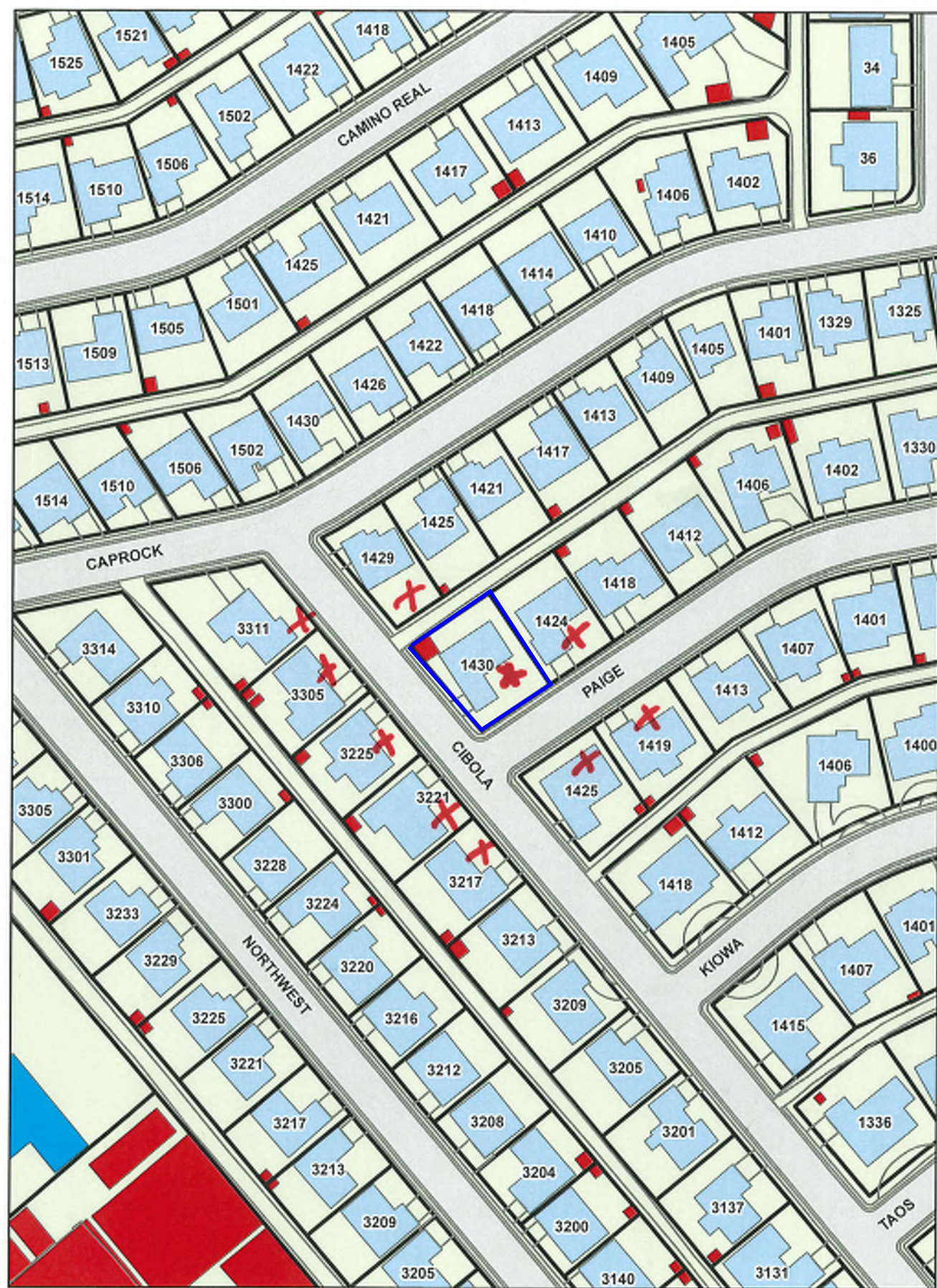


Site visit showed that the carport is actually
5' 7" from back of curb. 7' from edge of
gutter.



1430 West Paige Drive (LiDAR Visualization)





9589 0710 5270 2985 8688 32

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HESS, CHRISTOPHER

3217 N. CIBOLA AVE

HOBBS, NM 88240-1081

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CARREON, MARIO ALBERTO BARRERA

3225 N. CIBOLA AVE

HOBBS, NM 88240

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GROVEY, PATRICIA

3221 N. CIBOLA AVE

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ELLIS, SHELBY CHASE

3311 N. CIBOLA AVE

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RODRIGUEZ, JOSE

3305 N. CIBOLA AVE

HOBBS, NM 88240

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Postage \$0.78

ROJAS, ORLANDO

1418 W. PAIGE DR

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DRAKE, KAREN

1424 W. PAIGE DR

HOBBS, NM 88240-1086

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ORNELAS, EDUARDO

1419 W. PAIGE DR

HOBBS, NM 88240

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GREEBON, LAWRENCE RAY

1413 W. PAIGE DR

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DAVENPORT, JOLEEN

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GLENN, SARAH B

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HOBBS, NM 88240

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DEDRICK P PALLANES

1430 W. PAIGE DR

HOBBS, NM 88240

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CHAVARRIA, ERIK
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 HOBBS, NM 88240

01/30/2026

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**RESIDENT/
WOOD, PATRICIA ANN TRUST**
 1429 W. CAPROCK RD
 HOBBS, NM 8824

01/30/2026

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BLACKMAN, THOMAS R
 1421 W. CAPROCK RD
 HOBBS, NM 88241-

01/30/2026

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Postage \$0.78

RESIDENT/ BLACKMAN, THOMAS R
 1421 W. CAPROCK RD
 HOBBS, NM 88240

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STOCKDALE, TREVOR
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PLANNING DIVISION

200 E. Broadway St.
Hobbs, NM 88240

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

City of Hobbs, New Mexico

January 28th, 2026

RE: SETBACK VARIANCE REQUEST ALLOWING A STRUCTURE TO BE BUILT AND ENCROACH 5' PAST THE PROPERTY LINE AND INTO THE RIGHT-OF-WAY AT 1430 WEST PAIGE 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 and encroach **5 feet past the property line and into the public right-of-way**, 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, February 17th, 2026 at 10:00am - City of Hobbs Annex Building**. 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 and encroach into the public right-of-way** 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 self-stamped envelope provided. Your identity and response will be kept **confidential**.

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 BE BUILT AND ENCROACH 5' PAST THE PROPERTY LINE
AND INTO THE RIGHT-OF-WAY AT 1430 WEST PAIGE 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.

Opinion Totals 1430 W Paige Dr

| Date | Certified Mail | Sent | Approved | Denied | Returned | Unresponsive |
|-----------------|----------------|-----------|----------|----------|----------|--------------|
| 1/30/2026 | ✓ | 17 | 1 | 2 | | |
| | | | | | | |
| Property Owners | | 15 | | | | |
| Residents | | 1 | | | | |
| Applicant | | 1 | | | | |
| | | | | | | |
| TOTALS | 12 | 15 | 1 | 2 | 0 | 0 |

4) Front Yard Setback Variance At 1901 North Rojo Drive.



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: FEBRUARY 17TH, 2026

SUBJECT: FRONT YARD SETBACK VARIANCE AT 1901 N ROJO DRIVE.

DEPT. OF ORIGIN: Planning Department
DATE SUBMITTED: September 19th, 2025
SUBMITTED BY: Angel Lopez Zamora, Planning Project Manager

Summary:

The Property Owner is requesting approval for a variance to build into the 21ft setback, leaving 5ft from the property line. Major Thoroughfare Plan states that setback is 21ft from property line, 31ft from back of curb. No other variances for carports have been granted within 150 feet of the residence.

Staff Recommendations:

Planning Department:

Staff has no objections to these documents. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- Application by Resident
- Certified Mail Receipts + Vote Option Letter
- Approve/Deny Tally



VARIANCE APPLICATION

Application Date: 09/19/2025 Variance for (circle one): front yard / side yard

Property Owner: Jessica Soliz Phone: 940-395-6975

Address of proposed structure: 1901 N. Rojo Drive

Subdivision (if known): Broadmoor Add Lot & Block # (if known): #5; #27B

Type of proposed structure: Carport Dimensions of proposed structure: 16'Lx30'Wx8'H

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.

(15' TOTAL BOC)

* 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):

| | |
|--|--|
| | |
| | |
| | |
| | |
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| | |

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

Char BM. 9-19-25
Property Owner Signature Date
Jessica Soliz

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: 09/19/2025

Applicant: Jessica Saliz

Phone: 940-395-6975

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: 1901 N. Rojo Dr.

Address of proposed structure: 1901 N. Rojo Drive

Subdivision (if known): Broadmoor Add Lot & Block # (if known): #5, #27B

Type and dimensions of proposed structure (see attached drawing for details): Carport 16'Lx30'Wx8'H

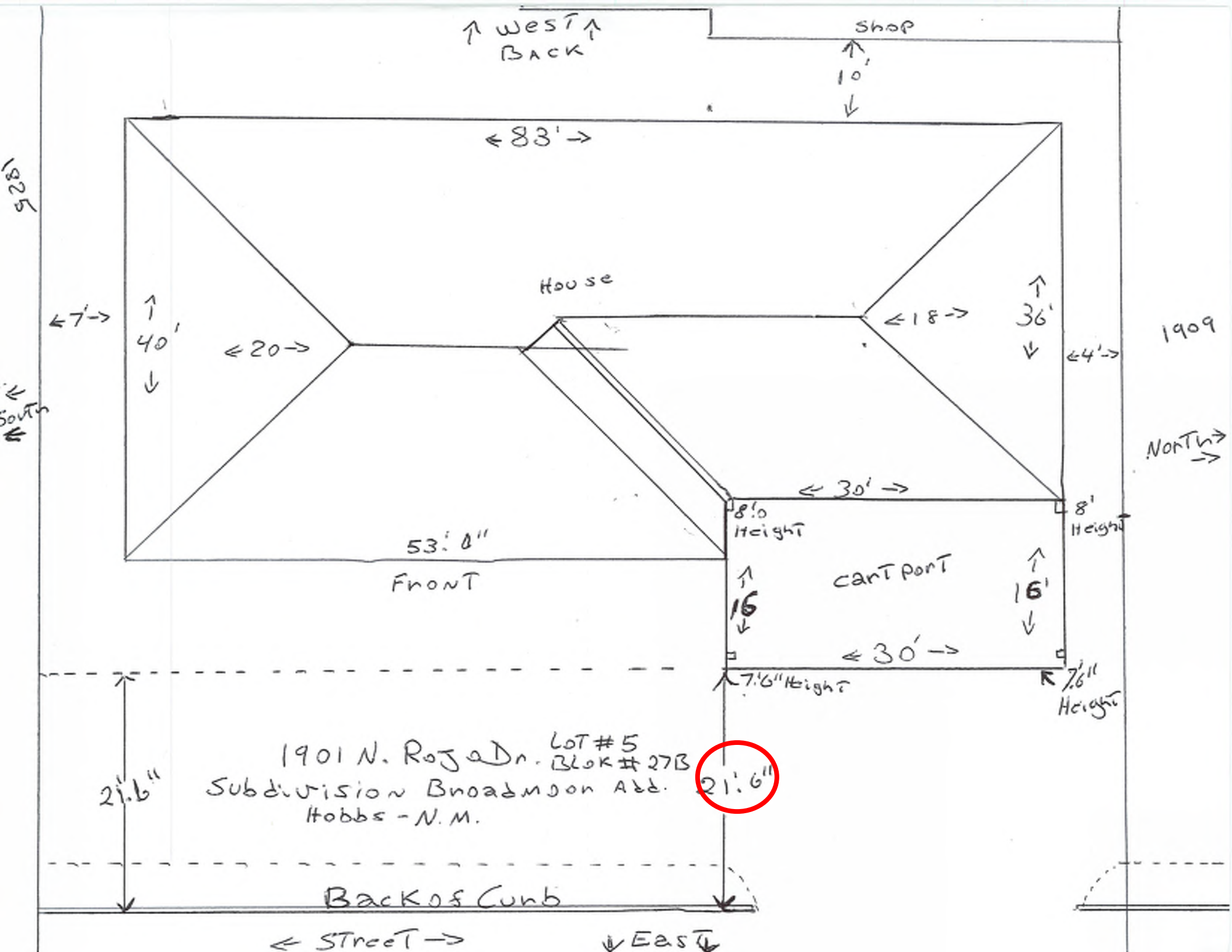
The existing front/side setback for the structure at the above address is 21' feet. If the variance is approved, the new front/side setback with the front/side improvement will be 5' PL feet. **(15' TOTAL BOC)**

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.

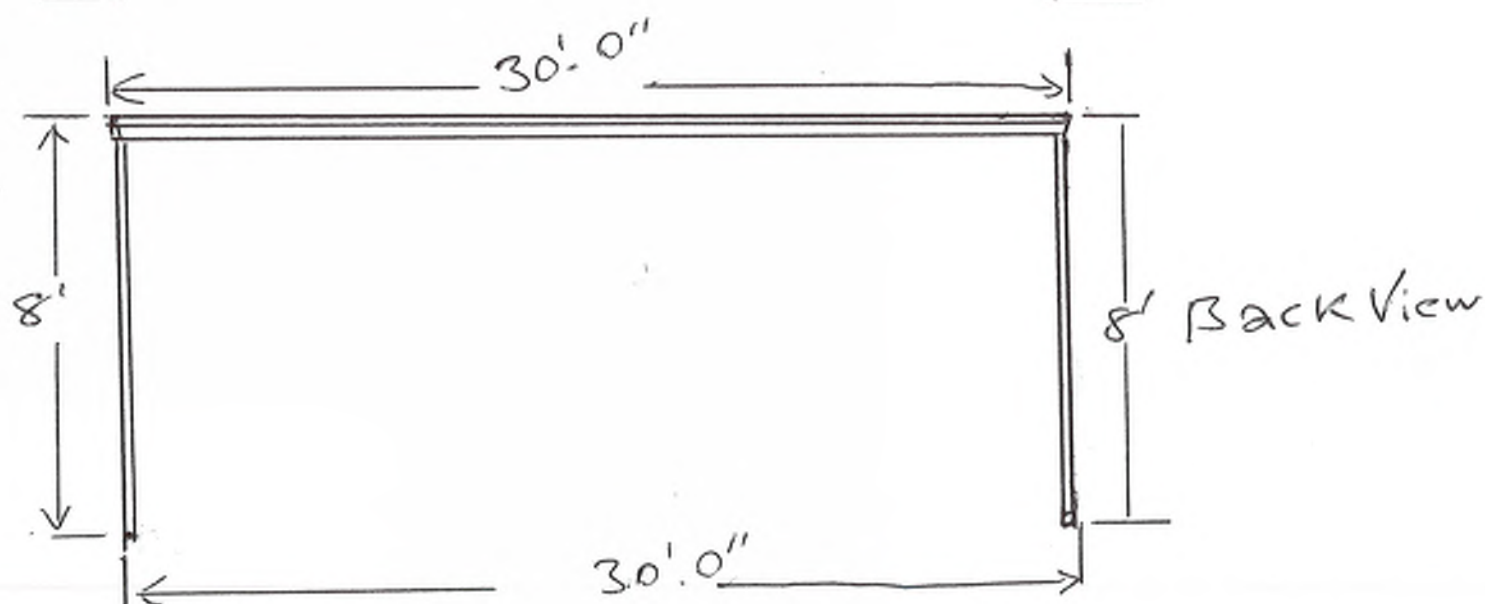
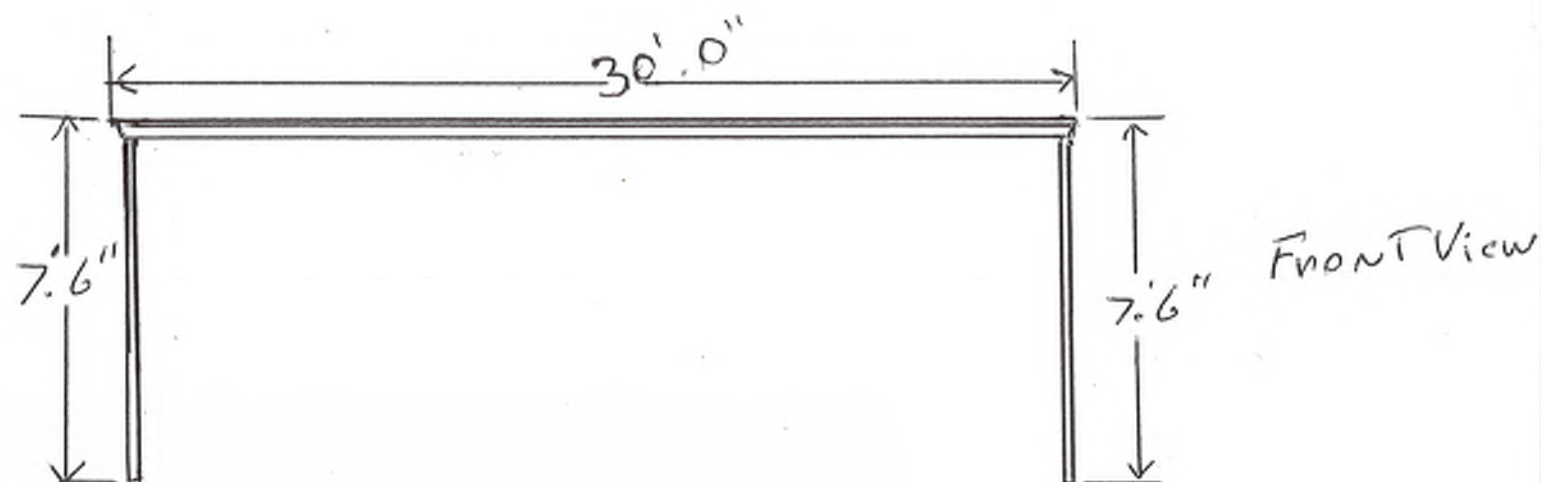
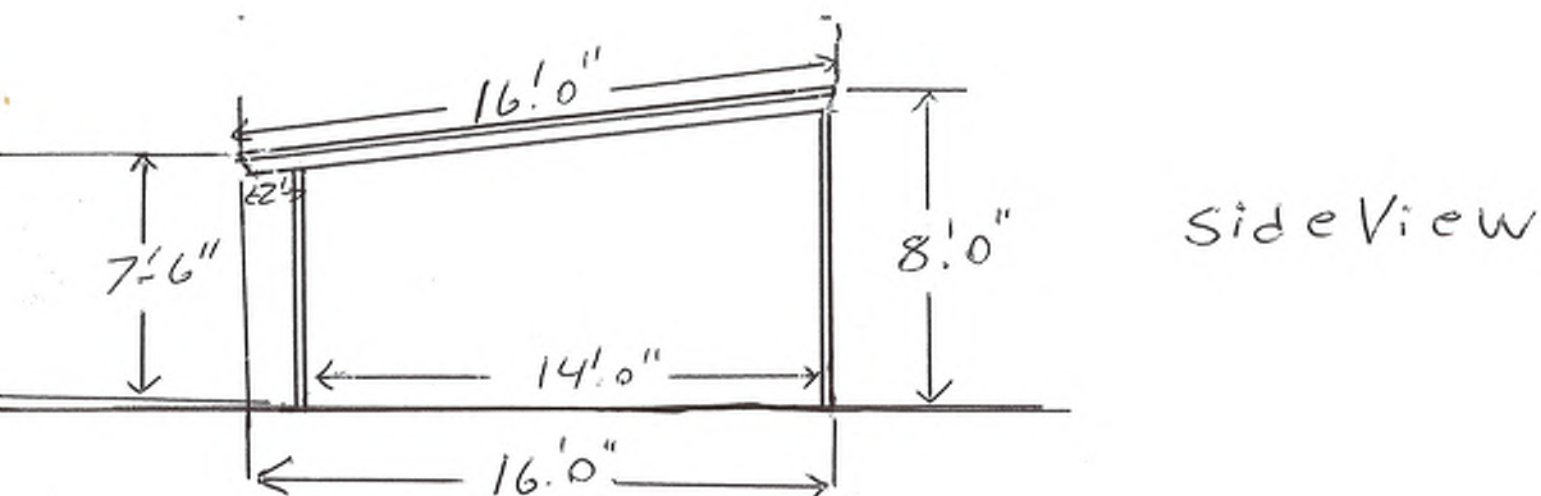
Signatures of adjoining property owners and acknowledgement of request:

| Adjacent Property Owner Name(s) | Address | Signature(s) | Phone # | Do you support request? Y / N |
|---------------------------------|------------------|--------------------|----------------|-------------------------------|
| Michelle Henson | 1820 N. Rojo | Michelle Henson | 575-631-0922 | Yes |
| MARIA RODRIGUEZ | 1819 N. Rojo | Maria B. Rodriguez | 575-390-9310 | YES |
| Noel Salas | 1826 N. Rojo | Noel Salas | 575-993-4746 | yes |
| Lisa Salas | 1825 N. Rojo | Lisa Salas | 575-200-4923 | YES |
| Juan Ovarria | 1909 N. Rojo Dr. | Juan Ovarria | (602) 791-0955 | YES |
| Erin Garcia | 1919 N. Rojo | Erin Garcia | 575-993-5121 | YES |
| Chris Noel | 1901 N. Rojo | Chris Noel | 575-964-1267 | Yes |
| Erica Gutierrez | 1420 N. Rojo | Erica Gutierrez | 575-552-1503 | YES |
| Clayton Pilley | 1906 N. Rojo | Clayton Pilley | 575-964-1267 | yes |
| Burt Patterson | 1900 N. Rojo | Burt Patterson | 575-637-9503 | yes |
| | | | | |
| | | | | |

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



30' x 16' can P Port



Columns - 4 = 4" square vertical Tubing
- Metal -



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Total Postage and Fees \$10.48

SUNSHINE REAL ESTATE HOLDING, LLC
10303 INDIANA AVE, STE. 400 #145
LUBBOCK, TX 79423

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JOSE I. AND ELVA CASTRO
1825 N. ROJO DR.
HOBBS, NM 88240

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JUAN OLIVARRIA C/O EVONNE SAUCEDO
1909 N. ROJO DR.
HOBBS, NM 88240

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HOBBS, NM 88240

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JESSICA SOLIZ
1901 N. ROJO DR.
HOBBS, NM 88240

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ERICA GUTIERREZ
1920 N. ROJO DR
HOBBS, NM 88240

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BEVERLY V. HAYNES
1914 N. ROJO DR.
HOBBS, NM 88240

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NOEL E. SALAS
1826 N. ROJO DR.
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WILLIAM CLAYTON PILLEY
1906 N. ROJO DR.
HOBBS, NM 88240

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WILLIAM & MICHELLE HENSON
1820 N. ROJO DR.
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BURT N. PATTERSON
1900 N. ROJO DR.
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RESIDENT
1919 N. ROJO DR.
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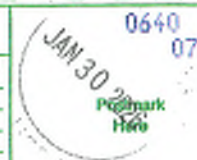
Postage \$0.78

Total Postage and Fees

\$10.48

01/30/2026

ROBERTO & MARIA B. RODRIGUEZ
411 W. ALSTON ST.
HOBBS, NM 88240





PLANNING DIVISION

200 E. Broadway St.
Hobbs, NM 88240

575-397-9232 bus
575- 397-9227 fax

City of Hobbs, New Mexico

January 28th, 2026

RE: SETBACK VARIANCE REQUEST ALLOWING A STRUCTURE TO WITHIN 5' OF THE FRONT YARD PROPERTY LINE AT 1901 NORTH ROJO 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 **5 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, February 17th, 2026 at 10:00am - City of Hobbs Annex Building**. 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 self-stamped envelope provided. Your identity and response will be kept **confidential**.

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 5' OF THE FRONT YARD PROPERTY LINE AT
1901 NORTH ROJO 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.

| Opinion Totals 1901 N Rojo Dr | | | | | | |
|-------------------------------|----------------|------|----------|--------|----------|--------------|
| Date | Certified Mail | Sent | Approved | Denied | Returned | Unresponsive |
| 1/30/2026 | ✓ | 13 | 1 | 2 | | |
| | | | | | | |
| Property Owners | | 11 | | | | |
| Residents | | 1 | | | | |
| Applicant | | 1 | | | | |
| | | | | | | |
| TOTALS | 8 | 11 | 1 | 2 | 0 | 0 |

5) Review and Consider the Mobile Home/RV Park Map Amendment for A Proposed New RV Park for Babcock RV Park at North Grimes and West Alegre Street.



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: FEBRUARY 17TH, 2026

SUBJECT: REVIEW AND CONSIDER THE MOBILE HOME/RV PARK MAP AMENDMENT FOR A PROPOSED NEW RV PARK FOR BABCOCK RV PARK AT NORTH GRIMES AND WEST ALEGRE STREET.

DEPT. OF ORIGIN: Planning Department
DATE SUBMITTED: January 24th, 2025
SUBMITTED BY: Angel Lopez Zamora, Planning Project Manager

Summary:

The Property Owner is requesting approval to amend the Mobile Home/RV Park Map from the city to include the proposed new construction an RV Park. The proposed RV Park will be located near the corner of North Grimes and West Alegre Street.

Staff Recommendations:

Planning Department:

Staff has no objections to these documents. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- Application by Owner
- Site Map and Layout
- Certified Mail Receipts + Vote Option Letter
- Legal Notice Affidavit
- Approve/Deny Tally
- Example Replies for Denial



Building Safety and Permitting
200 E. Broadway, Hobbs, NM 88240
Phone (575) 391-8158
hobbs.permits@hobbsnm.org



Instructions for Obtaining a Homeowner's Permit

The legislative intent of the exemption to licensing in the Construction Industries Licensing Act allows you to construct or alter your single-family residence without obtaining a contractor's license. This exemption applies only to your primary residence that is owned and occupied or to be occupied by you. This exemption includes free standing garages, carports and sheds. The exemption does not apply to any other residential dwellings owned by you including rental dwellings or commercial properties as defined in the adopted codes.

1. The Homeowner permit is only required for work that requires a permit and inspections pursuant to the regulations.
2. Specialty trade projects such as roofing or window installations, that are not part of a larger multi-faceted project, such as a house project or a remodel, are not eligible for a homeowner's permit if the work is to be subcontracted and is not performed by you either personally or with the aid of legal (W-2) employees.
3. There are separate permits for residential general building, electrical wiring and plumbing installations, alterations and repairs.
4. Prior to applying for a homeowner permit you shall:
 - a. Obtain zoning approval from the local planning and zoning department where the property is located.
 - b. Obtain a flood plain determination from the local planning and zoning department or the flood plain authority.
 - c. Secure proof of ownership of the property which may include a deed, real estate contract or other proof as acceptable to the division.
5. For this permit, you must apply in person at the office of the Authority Having Jurisdiction (AHJ), either the Construction Industries Division (CID) or the local permitting authority.
6. When applying for the homeowner permit you shall provide each item listed below:
 - a. Submit proof of identity.
 - b. Submit proof of ownership of the property.
 - c. Submit a signed copy of "The Instructions for Obtaining the Homeowner's Permit" indicating that you understand each obligation and agree to comply with the requirements of the Homeowner's permit.
 - d. Submit a completed, signed and notarized original of the Homeowner Permit Responsibilities and Liabilities Acknowledgement form acknowledging and accepting your responsibilities as a homeowner permittee.
 - e. Submit zoning approval and floodplain determination.
 - f. Submit a completed AHJ approved application for the building permit.
 - g. Provide to the AHJ all required plans and documents as set forth in the "Building Permit Guide for Residential Construction".
 - h. Submit payment of all applicable fees.
7. The homeowner building permit authorizes you to self-perform the work authorized by the permit, to utilize legal (W-2) employees or to subcontract specialty trades to validly licensed contractors.
8. If you are hiring employees, you shall comply with all federal and state tax registration and reporting requirements and worker's compensation insurance requirements.
9. If you subcontract for specialty trade work, it must be to a validly licensed contractor who must apply for all applicable permits and request all inspections. Trades of work not authorized by the homeowner building permit must be subcontracted.
10. Except for work that is legally subcontracted, you are responsible for requesting all inspections, making all corrections of code violations, requesting all required re-inspections and obtaining the Certificate of Occupancy and/or final inspection when applicable.
11. The homeowner's permit may not be used to permit a project for which a GB-2 or GB-98 contractor has been contracted to act as a general contractor, a project manager, or to supervise the project.
12. The electrical and plumbing homeowner permits authorize only the permittee to perform work authorized by the permit. Subcontractors may not be utilized for this work, nor may employees perform any of the electrical or plumbing work authorized by the permit.

13. You must comply with all provisions of the Construction Industries Licensing Act (CILA), its regulations, standards and codes.

I, MARTINA BABCOCK state and certify that I own and occupy or shall be occupying the residence, that I have read this instruction sheet completely, that I understand what I must do in order to obtain a homeowner's permit, and agree that shall comply with all of the requirements,

Martina Babcock
Printed Name

Martina Babcock
Signature

2215 N. ROJO DR.
Address

575-390-0559 / 575-390-8569
Telephone Number

STEPHANIEBABCOCK77@GMAIL.COM
Email Address

I understand that the City of Hobbs does not require a professional property boundary survey as part of the building permit process. I acknowledge that it is my sole responsibility as the property owner to ensure that all construction, fences, and other improvements are located within the legal boundaries of my property and do not encroach on adjacent properties, easements, or rights-of-way.

By initialing below, I agree to indemnify, defend, and hold harmless the City of Hobbs, its elected officials, officers, employees, and agents from and against any and all claims, damages, losses, liabilities, legal actions, or costs (including attorney's fees) arising out of or related to boundary disputes, encroachments, or any civil lawsuits associated with the location of improvements constructed under this permit.

Property Owner Initials: MB

Date: 11-24-2025



Building Safety and Permitting
200 E. Broadway, Hobbs, NM 88240
Phone (575) 391-8158
hobbs.permits@hobbsnm.org



The following information MUST be provided. Any missing information may delay processing.

| | | | | |
|---------------------------|---------------|-------------------------|----------------|-----------------|
| Date Issued: | Processed by: | Tracking/Permit Number: | Total Fees: \$ | Balance Due: \$ |
| Received by: Mail/Walk-in | Check #: | | | |

Application Type: (check box)

☐ General Building (circle scope of work)

☒ General Building Foundation Roofing Demolition

☐ Electrical (circle scope of work)

Temporary Power New Residential Electrical Installation Alteration/Renovation/Repair/Replace to Existing Electrical System or Equipment Manufactured Home New Residential Modular

☒ Mechanical/Plumbing (circle scope of work)

Plumbing-Potable Water Systems/Backflow Prevention Device

Water Pressure Regulators

Expansion Tank/Device Water Distribution (building piping)

Water Service (yardline)

Water Conditioners

Plumbing-Sanitary Systems

Plumb. Fixture Waste Discharge Devices

Root Cause System

Building Sewer

Permit contact information:

Project site address

Description of work to be performed:

INSTALL/CONSTRUCT RV Park

Directions to Location:

Take N. GRIMES North past W. Lovelady Rd. Subject Property is 374 feet
FO J W corner of Property

Is this project federally funded or within tribal lands?

No

Permit contact information:

Property Owner:

Martina

Babcock

Address:

2215 N ROSO DRIVE

Hobbs

NM 88240

Email Address:

Stephanie.babcock@rcbmail.com

Phone: (575) 390-0559

Contractor:

Galactic Plumbing & Gas

Caleb Awtry

Address:

3625 N. Northwest Dr.

Hobbs, NM 88240

Email Address:

PWS2211C@gmail.com

Phone: (575) 241-0509

Design Professional:

Bollschweiler

DAVID

Address:

D.O. Box 728, Mesilla Park NM

88047

State

Zip Code

Email Address:

Dabollsc@gmail.com

Phone:

(575) 642-0205

Type of Construction

| | | | | | | |
|---|----|-----|----|---|---|---|
| I | II | III | IV | V | A | B |
|---|----|-----|----|---|---|---|

Occupancy Group (Residential)

| | | |
|-----|-----|---|
| R-3 | S-2 | U |
|-----|-----|---|

Valuation/Sign Contract:

Division

| | | | | |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|

Energy Compliance

Prescriptive

Trade-off

Performance

Energy Code Not Applicable

Climate Zone

1

2

3

4

5

6

7

NA

Types of Construction

Wood

Metal Frame

Masonry

Adobe

Rammed Earth

Metal Structure

Other

Total Square Footage:

220,413.6 SF

Fire Sprinklers Apply

YES

NO

LP Gas Appliance Apply

YES

NO

Plan Review required from following Bureaus: (circle all that apply)

General Building

Modular

Electrical

Mechanical/Plumbing

LP Gas

Homeowner work to be self-performed:

Foundation

☐

Self-Performed

Framing

☐

Self-Performed

Insulation

☐

Self-Performed

Sheetrock

☐

Self-Performed

Exterior Finish

☐

Self-Performed

Roofing

☐

Self-Performed

Windows

☐

Self-Performed

Doors

☐

Self-Performed

Millwork

☐

Self-Performed

Electrical

☐

Self-Performed

Plumbing

☐

Self-Performed

| | |
|--------------------------|---------------|
| <input type="checkbox"/> | Subcontracted |
| <input type="checkbox"/> | Subcontracted |
| <input type="checkbox"/> | Subcontracted |
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| <input type="checkbox"/> | N/A |
| <input type="checkbox"/> | N/A |

Note: electrical and plumbing are not included on this application a separate application is required for this work. A test for these trades is required.

In order to obtain a homeowner permit, I acknowledge that I shall be by myself or with the assistance of my direct employee's, be self-performing a significant portion of the construction work. Based on the scopes of work you have stated you shall self-perform and subcontract, the appropriate AHJ shall make a determination as to whether a homeowner's permit is applicable for this project and whether you qualify to perform the work to entitle you to a Homeowner's permit. Read each statement and initial ONLY if you fully agree and acknowledge you will abide by and understand each responsibility and accompanying liability.

MB I understand that the AHJ shall determine whether or not I am qualified to perform the work and whether I qualify for the homeowner permit. Complete this field.

MB I understand that, by requesting and obtaining a homeowner's permit as a homeowner, I am acting as my own general builder, electrician or plumber and acknowledge I am solely responsible for my project.

MB I understand that my entitlement to this homeowner's permit is premised on this single-family dwelling being owned and occupied by me as required by statute and rule.

MB I understand that I am personally applying for this homeowner's permit and I cannot delegate this task to anyone.

MB I understand that I must comply with all provisions of the Construction Industries Licensing Act, all regulations, and building standards and codes as well as local ordinances, if appropriate. Acknowledging that I have sufficient familiarity with these laws, standards and codes to do the construction, alter and repair of my own personal residence.

MB I understand that my homeowner's building permit shall only be issued for the general construction portion of the work and that electrical and/or plumbing work must be performed by a properly licensed contractor unless I have demonstrated my ability to do such work by passing a homeowner's examination administered by the electrical or plumbing department for the jurisdiction in which I am building my home and obtaining the appropriate electrical or plumbing homeowner's permit.

LMAS I understand that I must submit plans and all other required submittals for approval by the appropriate AHJ including my acknowledgement of my responsibilities to fulfill all the requirements in connection with my homeowner's permit.

MB I understand that, under no circumstances, can I perform HVAC or natural gas under my homeowner's permit and that I must contract appropriately licensed subcontractors to perform such work. These appropriately licensed subcontractors must obtain their own permits and call for their own inspections.

MB I understand that, as the homeowner obtaining the building permit I may physically perform the work myself or hire employees to assist in the performance of the work.

MB I understand that if I obtain a homeowner plumbing or electrical permit, only I can perform the work. I am not entitled to hire employees to assist nor may I subcontract any of the plumbing or electrical work.

MB I understand that any portion of the construction work that I subcontract must be to licensed contractors and that each of these subcontractors must permit each scope of work separately from the Homeowner's permit. Licensed contractors are licensed business entities not individuals.

MB I understand that before I subcontract any scope of work, I must verify with the Construction Industries Division that the subcontractor is duly licensed in New Mexico to perform the type of work for which I intend to subcontract.

MB I understand that if I contract with a GB-02 [licensed residential contractor] or a GB-98 [licensed residential/commercial contractor] to supervise my work, to act in the capacity of a general contractor or project manager, the homeowner's permit is automatically VOIDED requiring the licensed contractor to permit the project under the contractor's license. Any violation of this requirement by the licensed contractor shall subject the contractor to disciplinary action against the contractor's license.

MB I understand that if I hire a "construction manager" or "superintendent" or "foreman" to oversee my work, that individual must be my employee, I will pay the employee hourly wages and no other form of compensation, the employee shall work strictly under my direction and I shall be responsible to comply with all tax and worker's compensation legal requirements. My home, that individual will be my employee and strictly working under my direction.

MB I understand that if I hire an individual to assist me in this construction I shall pay this employee strictly hourly wages, no other form of compensation and be responsible for complying with all tax and worker's compensation legal requirements.

MB I understand I must provide my state and federal employee tax numbers and payroll records to the division, upon request.

MB I understand I will withhold all required state and federal taxes, including social security taxes from the wages I pay to my employee(s).

MB I understand that if I do not carry Worker's Compensation Insurance, I may be financially responsible if any of my employees are injured while working on my premises. This financial liability will include employee(s) for whom I may not be required to carry Worker's Compensation Insurance or injured workers hired by a subcontractor I subcontract, who does not carry his/her own worker's compensation insurance.

MB I understand that I must call for each and every required inspection, except those inspections permitted by my subcontractor(s). I shall make the premises accessible to all inspectors.

MB I understand that if an inspection results in a cited code violation, such violation must be cured within the time required by the AHJ building official or the inspector. Failure to correct is a violation of CID rules and may result in disciplinary action by the division.

MB I understand that for new construction all appropriate inspections, including the final, must be passed by the inspector in order to obtain a Certificate of Occupancy. The Certificate of Occupancy must be issued prior to my occupation.

MB I understand that if I occupy my home (or addition) prior to a final inspection, no Certificate of Occupancy shall be issued. Failure to call for a final inspection or obtain a certificate of occupancy shall result in a permanent record of such failure which may present issues in the future if I desire to sell or refinance my home.

MB I understand the Certificate of Occupancy shall state that my home, addition or storage building was built under a Homeowner's permit.

MB I understand that if I am building my own home and during the process of building, I decide not to own and/or occupy the home when it is completed, I am no longer eligible for the Homeowner's permit. At that time, I shall immediately notify the permitting AHJ who shall cancel my Homeowner's permit and I shall hire a licensed contractor to complete the work.

MB I understand that if I don't require each of my subcontractors to obtain their own permits, each of their contractor's bonds will not cover the work each performed and I will have limited remedies available to me through the Construction Industries Division and/or the Construction Industries Commission. Because I have assumed the responsibility for this project that would normally have been assumed by a licensed general/electrical/plumbing contractor I also assume all liabilities as to this project.

MB I stipulate, acknowledge, and certify that I have read each of the above statements and I understand each requirement, responsibility, and liability that accompanies a Homeowner's Permit. I agree to be bound by all applicable laws, regulations, codes, standards, requirements, and responsibilities. I understand I must obtain separate permits to self-perform general building, plumbing, and/or electrical work. I understand I am required to substantiate my plumbing and/or electrical knowledge to the satisfaction of the division or the appropriate AHJ. I further understand that I cannot perform HVAC or mechanical work pursuant to a homeowner's permit. If I subcontract a licensed contractor to do any portion of this

project, the contractor will apply for his/her own permit for his/her portion of the work and ensure all inspections are conducted.

* ~~MB~~ acknowledge that I must submit the appropriate completed permit application and comply with all the conditions, requirements, documents and plan submittals listed in the "Building Permit Guide for Residential Construction", which is being provided with this document. I have reviewed this Building Permit Guide for Residential Construction, and I understand and accept all the included responsibilities.

X

Martina Bobcock

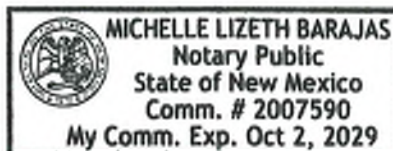
Date: 11-24-2025

SWORN AND ACKNOWLEDGED before me this 24th day of November, 2025.

Michelle Lizeth Barajas

Notary Public




My Commission expires: 10/02/2029



Proposed RVP

Near N Grimes and Alegre St
Approx. 5 Acres

Legend

-  Babcock RVP
-  Major Arterial
-  Minor Arterial

N GRIMES

W Eval St

W Martin St

W Tucker St

W Alegre St

W Lovelady Rd

W Jason St



2000 ft

Google Earth

Image Landsat / Copernicus

BABCOCK RV PARK A PRIVATE RV PARK COVER SHEET

5.06 ACRES, S 2, OF THE NE 4 LEA COUNTY,
NEW MEXICO
(SECTION 10, TOWNSHIP 18 SOUTH,
RANGE 38 EAST)



SUBJECT PROPERTY

COVER SHEET

SCALE N.T.S.



11-20-2025

BOLLSCHWEILER ENGINEERING
(575) 842-0205
P.O. BOX 728 MESILLA PARK, NM 88047
NEW MEXICO LICENSE #7310

COVER SHEET
BABCOCK RV PARK
A COMMERCIAL RV PARK
NORTH GRIMES STREET.
HOBBS, NM 88240

DRAWN BY: K.D.A.

CHECKED BY: D.B.

DATE: 11/20/25

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
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| 10 | | |

C-1

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

HESS, CHRISTOPHER
3217 N. CIBOLA AVE
HOBBS, NM 88240-1081

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

CARREON, MARIO ALBERTO BARRERA
3225 N. CIBOLA AVE
HOBBS, NM 88240

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☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

GROVEY, PATRICIA
3221 N. CIBOLA AVE
HOBBS, NM 88240

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☐ Adult Signature Restricted Delivery \$0.00
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ELLIS, SHELBY CHASE
3311 N. CIBOLA AVE
HOBBS, NM 88240-1085

PS Form 3800, January 2023 PSN 7532-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

RODRIGUEZ, JOSE
3305 N. CIBOLA AVE
HOBBS, NM 88240

PS Form 3800, January 2023 PSN 7532-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

ROJAS, ORLANDO
1418 W. PAIGE DR
HOBBS, NM 88240

PS Form 3800, January 2023 PSN 7532-02-000-9047 See Reverse for Instructions

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Hobbs, NM 88240

| | |
|--|--------|
| Certified Mail Fee | \$5.30 |
| Extra Services & Fees (check box, add fee as appropriate) | \$4.40 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$3.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.78

DRAKE, KAREN

1424 W. PAIGE DR

HOBBS, NM 88240-1086

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| | |
|--|--------|
| Certified Mail Fee | \$5.30 |
| Extra Services & Fees (check box, add fee as appropriate) | \$4.40 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$3.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.78

ORNELAS, EDUARDO

1419 W. PAIGE DR

HOBBS, NM 88240

PS Form 3800, January 2023 PSN 7532-02-000-9047 See Reverse for Instructions

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| | |
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| Certified Mail Fee | \$5.30 |
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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.78

GREEBON, LAWRENCE RAY

1413 W. PAIGE DR

HOBBS, NM 88240

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Postage \$0.78

DAVENPORT, JOLEEN

1425 W. PAIGE DR

HOBBS, NM 88240

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Postage \$0.78

GLENN, SARAH B

1412 W. PAIGE DR

HOBBS, NM 88240

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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.78

DEDRICK P PALLANES

1430 W. PAIGE DR

HOBBS, NM 88240

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Postage \$0.78

CHAVARRIA, ERIK
 1417 W. CAPROCK RD
 HOBBS, NM 88240

01/30/2026

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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
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Postage \$0.78

**RESIDENT/
WOOD, PATRICIA ANN TRUST**
 1429 W. CAPROCK RD
 HOBBS, NM 8824

01/30/2026

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| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.78

BLACKMAN, THOMAS R
 1421 W. CAPROCK RD
 HOBBS, NM 88241-

01/30/2026

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| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.78

RESIDENT/ BLACKMAN, THOMAS R
 1421 W. CAPROCK RD
 HOBBS, NM 88240

01/30/2026

PS Form 3800, January 2023 PSN 7530-02-000-9247 See Reverse for Instructions

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Hobbs, NM 88240

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| <input type="checkbox"/> Adult Signature Required | \$0.00 |
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Postage \$0.78

STOCKDALE, TREVOR
 1425 W. CAPROCK RD
 HOBBS, NM 88240-

01/30/2026

PS Form 3800, January 2023 PSN 7530-02-000-9247 See Reverse for Instructions



PLANNING DIVISION

200 E. Broadway St.
Hobbs, NM 88240

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

City of Hobbs, New Mexico

January 28th, 2026

RE: DEVELOPMENT OF A RV PARK AT PROPERTY ON NORTH GRIMES AND WEST ALEGRE STREET PARCEL ID # 4000408920001 (BABCOCK RV PARK)

The City of Hobbs Planning Board will be considering the development of an RV Park at a vacant parcel located on North Grimes and West Alegre Street.

This item will be reviewed by the City of Hobbs Planning Board at its next regularly scheduled meeting on **Tuesday, February 17th, 2026 at 10:00am - City of Hobbs Annex Building**. The Planning Board has directed staff to notify all property owners within the affected area of this pending request and to explain the potential impact on your neighborhood should the development of the RV Park be approved. Description: 5.06 AC LOC S2NM4

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 self-stamped envelope provided. Your identity and response will be kept **confidential**.

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 DEVELOPMENT OF A RV PARK AT PROPERTY ON NORTH GRIMES AND WEST ALEGRE STREET (BABCOCK RV PARK)

Property Owners Opinion:

I prefer that the City of Hobbs Planning Board:

- ☐ Approve the request and allow a RV Park to be developed.
- ☐ Deny the request and do not allow a RV Park to be developed.

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

Affidavit of Publication

STATE OF NEW MEXICO
COUNTY OF LEA

I, Daniel Russell, Publisher of the Hobbs News-Sun, a newspaper published at Hobbs, New Mexico, solemnly swear that the clipping attached hereto was published in the regular and entire issue of said newspaper, and not a supplement thereof for a period of 1 issue(s).

Beginning with the issue dated
February 01, 2026
and ending with the issue dated
February 01, 2026.


Publisher

Sworn and subscribed to before me this
1st day of February 2026.


Business Manager

My commission expires
January 29, 2027

(Seal) STATE OF NEW MEXICO
NOTARY PUBLIC
GUSSIE RUTH BLACK
COMMISSION # 1087526
COMMISSION EXPIRES 01/29/2027

This newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Laws of 1937 and payment of fees for said publication has been made.

LEGAL NOTICE February 1, 2026

NOTICE:

The City of Hobbs has received requests to amend the Planning District Map and issue special use permits to allow the following proposed Mobile Home and RV Parks:

*5.06 +/- Acres of New Construction of Babcock RV Park located off North Grimes and West Alegre Street.
(Parcel ID: 4000408920001)

This is a notice to the general public of the developer's intent to construct a Mobile Home and/or RV Park on the aforementioned parcels.

This item will be addressed and decided on at the February Planning Board meeting on February 17th, 2026, on the first floor of the City Annex Building at 200 E. Broadway, at 10:00 a.m., in the City of Hobbs Commission Chambers.

This notice is being advertised to the general public within the notification boundaries per Municipal Code 18.04, requiring notification of district map amendments and special use permits.
#00308109

67108146

00308109

CITY OF HOBBS FINANCE DEPT
200 E. BROADWAY ST
HOBBS, NM 88240

Opinion Totals N. Grimes St. RV/MH Park

| Date | Certified Mail | Sent | Approved | Denied | Returned | Unresponsive |
|-----------------|----------------|-----------|----------|----------|----------|--------------|
| 1/30/2026 | ✓ | 30 | 1 | 9 | 1 | |
| | | | | | | |
| Property Owners | | 22 | | | | |
| Residents | | 7 | | | | |
| Applicant | | 1 | | | | |
| | | | | | | |
| TOTALS | 11 | 22 | 1 | 9 | 1 | 0 |

IN REGARDS TO DEVELOPMENT OF A RV PARK AT PROPERTY ON
NORTH GRIMES AND WEST ALEGRE STREET APPROXIMATELY
5.06 ACRES. (BABCOCK RV PARK) PARCEL ID # 4000408920001

Property Owners Opinion:

I prefer that the City of Hobbs Planning Board:

- ☐ Approve the request and allow a RV Park to be developed.
- ☒ Deny the request and do not allow a RV Park to be developed.

RECEIVED FEB 09 2025

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

I worry about an RV Park decreasing the value of my home and making it have a lower market value. I worry about it increasing the crime in my neighborhood due to transients, lower income renters & a turn around in rentals in the RV park. The visual appeal of an RV park relative to site-built homes with fears of a difference in maintenance standards and long term upkeep of the properties. There will be an increase in local traffic with concerns of congestion, noise and road safety. It will cause a lot of community socioeconomic profile changes. I worry about undue burden on our existing local infrastructure, such as water, sewer systems, public services like schools and emergency services. There are a lot of retirees that bought our homes out here over 30 years ago to have a nice quiet and safe place to live. This would definitely change this and is very unfair for this to be allowed. Please do not let this be allowed.

February 6, 2026

Planning Department
City of Hobbs
300 E. Broadway
Hobbs, NM 88240

Re: Opposition to Proposed Planning District Map Amendment and Special Use Permit for Recreational Vehicle Park – PARCEL ID # 4000408920001 (BABCOCK RV PARK)

Dear Planning Department Staff / Planning Board Members,

I am writing as a concerned property owner, to express my **vehement opposition** to the request to amend the Planning District Map to designate the subject property as a Recreational Vehicle Park (RVP) Planning District and/or to grant a special use permit for the development and operation of an RV park.

Here are some concerns of potential adverse impacts:

- Potential decline in **property values** due to the RV park
- Increased traffic and activity from RV arrivals/departures
 - Increases risk of more dangerous road conditions
- Increased **noise pollution**
 - Additional people and possibly pets
 - Late night noise
- **Visual and aesthetic impacts** from RVs, parking, utilities, and any associated structures or lighting
 - Negative "curb appeal"
 - Clientele
 - Density of RVs and length of stay
 - Changes the character of the neighborhood
- Potential strain on infrastructure (e.g. roads, utilities, services)
 - City utilities ? No wells or septic tanks ?
 - Parking
 - Drainage

I respectfully request denial of development of a RV part at property on North Grives and West Alegre Street approximately 5.06 acres (BABCOCK RV PARK)
PARCEL ID # 4000408920001

Thank you for your consideration.

RECEIVED FEB 10 2026

**6) Review and Consider the Subdivision of Tract 5, Section 4,
Township 18, Range 38 East.**



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: FEBRUARY 17TH, 2026

SUBJECT: REVIEW AND CONSIDER THE SUBDIVISION OF TRACT 5, SECTION 4, TOWNSHIP 18, RANGE 38 EAST.

DEPT. OF ORIGIN: Planning Department
DATE SUBMITTED: February 5th, 2026
SUBMITTED BY: Angel Lopez Zamora, Planning Project Manager

Summary:

The Property Owner is requesting approval to subdivide the tract into 4 subdivisions. 3 surrounding streets (North Isaacs Street, West De Vargas Street, and West De Baca Street) have no dedicated public roads. Variance approval needed to not develop the 3 surrounding streets (North Isaacs Street, West De Vargas Street, and West De Baca Street). Additionally, more than 3 subdivisions on a tract requires a planning board approval per City Code of Ordinances – Chapter 16.12.010 – Eligible subdivisions.

Staff Recommendations:

Planning Department:

Staff has no objections to these documents. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- Proposed Subdivision
- Site Map

Variances:
* Not building De Vargas, Issacs, and De Baca. Reference 16.12

SUMMARY SUBDIVISION OF TRACT 5 OF
CHAPARALL SUBDIVISION LOCATED IN
SECTION 4, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M.
LEA COUNTY, NEW MEXICO

A TYPE 3A SUMMARY SUBDIVISION OF TRACT 5, "CHAPARRAL SUBDIVISION" AS SHOWN ON THE PLAT
RECORDED ON AUGUST 18, 1970, IN BOOK 291, ON PAGE 10A IN THE OFFICE OF THE COUNTY CLERK
OF LEA COUNTY, NEW MEXICO INTO LOTS 5A, 5B, 5C AND 5D.

OWNER'S STATEMENT, DEDICATION AND AFFIDAVIT:
SAID TRACT IS BEING REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER THEREOF SURVEYED AND REPLATTED AS THE SAME APPEARS HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER OF SAID LAND, HAS HEREUNTO SET THEIR HAND THIS
____ DAY OF _____, 2025.

RITA McCURTER
OWNER: TRACT 5
BOOK 2231, PAGE 770

JERRY McCURTER
OWNER: TRACT 5
BOOK 2231, PAGE 770

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025 A.D.,
BY RITA McCURTER.

NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025 A.D.,
BY JERRY McCURTER.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE LEA COUNTY PLANNING AND ZONING BOARD
BE IT KNOWN THAT THE PLAT OF LOTS WITHIN TRACT 5, CHAPARRAL SUBDIVISION, CONSISTING OF LAND
SUBDIVIDED AS PROPOSED IN LEA COUNTY, NEW MEXICO, WAS SUBMITTED TO THE LEA COUNTY PLANNING AND
ZONING BOARD, ASSEMBLED AT A MEETING ON THE ____ DAY OF _____, 2026
A.D., AND THE SUBDIVISION AS SHOWN IN THE ATTACHED PLAT WAS THEREBY APPROVED AND ACCEPTED BY A
MAJORITY OF THE BOARD.

ATTEST:

BEN DONAHUE, CHAIRMAN

CARRIE SANDOVAL, COUNTY CLERK

ACKNOWLEDGMENT:
STATE OF NEW MEXICO
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
2026 A.D., BY BEN DONAHUE AND CARRIE SANDOVAL.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE CITY PLANNING BOARD
THE PLAT, RESTRICTIONS REVIEWED AND APPROVED ON THE ____ DAY OF _____,
2026 A.D. BY THE CITY PLANNING BOARD OF HOBBS, NEW MEXICO.

CHAIRMAN: WILLIAM M. HICKS III

ACKNOWLEDGMENT:
STATE OF NEW MEXICO
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
2026 A.D., BY WILLIAM M. HICKS III.

NOTARY PUBLIC

LEGEND:

⊙ - DENOTES SET 1/2" STL. ROD W/CAP MKD. "JWSC PS12641"

— 5' SB — 5' SB — - DENOTES 5' BUILDING SETBACK LINE
— 25' SB — 25' SB — - DENOTES 25' BUILDING SETBACK LINE
— 35' SB — 35' SB — - DENOTES 35' BUILDING SETBACK LINE

NOTE:

- 1) ALLEY EASEMENT ACROSS TRACT 5 WAS VACATED BY RESOLUTION 25-SEP-245R, SEPTEMBER 25, 2025.
- 2) BEARINGS SHOWN HEREON ARE MERCATOR GRID AND CONFORM TO THE NEW MEXICO COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM 1983. THE CONVERGENCE ANGLE TO TRUE NORTH IS -00°37'10.1" BASED ON A POINT OF ORIGIN LOCATED AT (NMSPC) N: 648060.84 E: 893012.86 ESTABLISHED FROM GPS OBSERVATIONS AND SUBSEQUENT NGS OPUS PROCESSING. DISTANCES ARE SURFACE VALUES.
- 3) WITH RESPECT TO THE "FIRM" FOR LEA COUNTY 350130 EFFECTIVE 12/16/2008. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

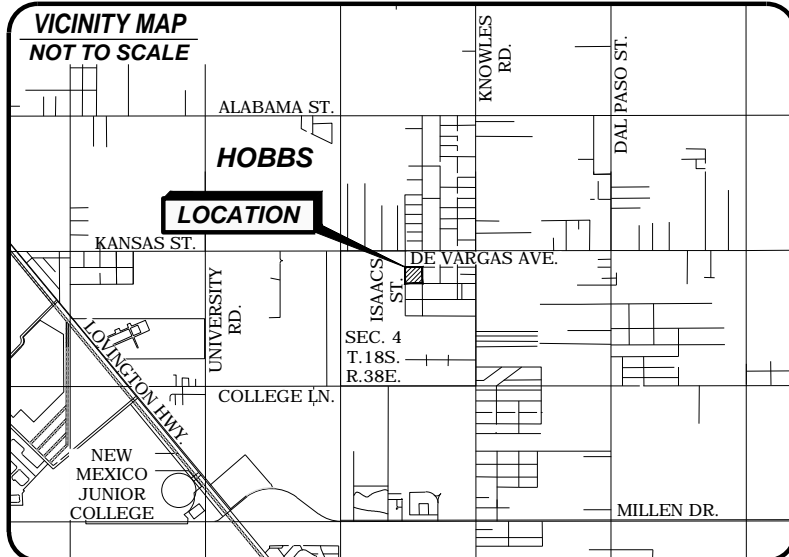
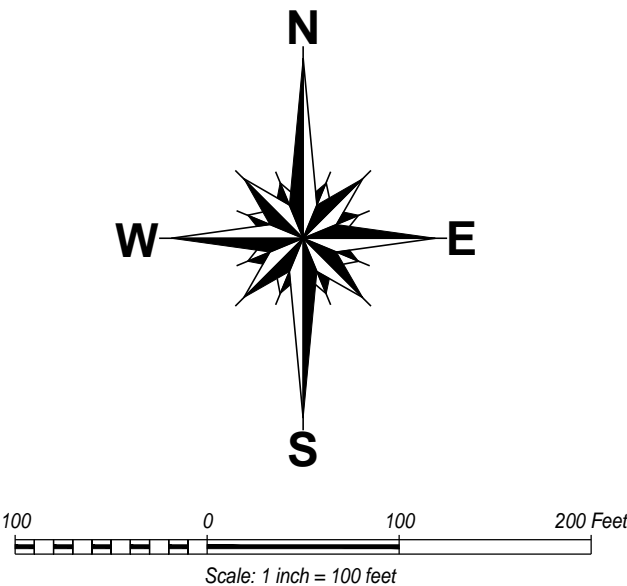
SURVEYOR'S CERTIFICATE:

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

DATE: _____



PROVIDING SURVEYING SERVICES
SINCE 1946
JOHN WEST SURVEYING COMPANY
412 N. DAL PASO HOBBS, N.M. 88240
(575) 393-3117 www.jwsc.biz
TBPLS# 10021000



Scale: One Inch = One Hundred Feet
CAD Drafter & Date: TTK - 08/26/2025
Checked By: _____
JWSC W. O. No.: 25110107
JWSC File No.: D - 1558
© Travis 2025/Claim of Exemptions/Hector Silva 25110107 COE
TRACT 5 CHAPARRAL SUBD LEA CORDRAFTING

STATE OF NEW MEXICO
COUNTY OF LEA - FILED:

Tract 5, Section 4, TS 18, Range 38 East

Tract Plat showing subdivided into 4 lots. See plat attachment.

Legend

City Limits

Tract 5



North Isaacs

