CITY OF CARLSBAD
CARLSBAD, NEW MEXICO

PLANNING AND ZONING COMMISSION
REGULAR MEETING

Monday, October 5, 2015, at 5:00 PM

Municipal Building 101 N. Halagueno Street
Planning Room (Second Floor)

1. Roll call of voting members and determination of quorum.
2. Approval of Agenda.
3. Approval of Minutes from the Meeting held August 3, 2015.
4. Presentation of information only for the C-Hill Master Plan, 9 parcels, zoned “R-R” Rural Residential District located at Church St. and Happy Valley Rd.
5. Consider an Appeal (variance) from Section 47-42 III. 2 to allow a street ROW width of 42’ instead of the required 60’ ROW for Annie Oakley Subdivision, located at the corner of W. Church St. and Happy Valley Rd., zoned “R-R” Rural Residential District.
6. Consider approval of a Preliminary Plat for Annie Oakley Subdivision, creating 53 new lots for residential use, zoned “R-R” Rural Residential District, pursuant to Code of Ordinances Chapter 47, located on the intersection to the north of W. Church St. and east of Happy Valley Rd.
7. Consider approval of an application and recommendation to the City Council regarding the Infrastructure Reimbursement for Petroleum Park Subdivision Unit 3.
8. Consider a Conditional Use Permit for truck repair and equipment storage at 2411 E. Greene St., zoned “R-R” Rural Residential District.
9. Consider approval of a Preliminary Plat for River Bend Subdivision 2, creating 17 new lots, zoned “PUD” Planned Unit Development, pursuant to Code of Ordinances Chapter 47, located along Cimarron Trail and San Juan Manor Ave.
10. Consider a Temporary Use Permit at 3412 Hidalgo Rd., legally described as Lunsford Tracts No. 1, zoned “R-R” Rural Residential Zoning District.
11. Consider a Temporary Use Permit at 5050 National Parks Hwy, Legally described as Lot 31, Block B, Joel Subdivision, Zoned “C-2” Commercial District.
12. Consider the re-naming of new roads for Ocotillo School.
13. Consider a Conditional Use Permit for an in home photo/print business at 1214 W. Ural Dr. zoned “R-1” Residential District.
14. Report regarding plats approved through Summary Review Process.
15. Adjourn.

If you require hearing interpreters, language interpreters, auxiliary aids in order to attend and participate in the above meeting, please contact the City Administrator's offices at (575) 887-1191 at least 48 hours prior to the scheduled meeting.

Agenda Item #2: Approval of Agenda

#3 Approval of Minutes from Previous Meeting

CITY OF CARLSBAD

AGENDA BRIEFING MEMORANDUM
PLANNING AND ZONING STAFF

DEPARTMENT: Planning, Engineering and Regulation	**BY:** Georgia Goad, Deputy Planning Director	**DATE:** 8/17/15 PZ Date: 10/5/15

SUBJECT: Information for C-Hill Master Plan, creating 9 new parcels, zoned "R-R" Rural Residential District, pursuant to Code of Ordinances Chapter 47, located on the intersection to the north of W. Church St. and east of Happy Valley Rd.

Applicant:
CMTN, LLC
Ken Thurston, Owner
1880 E. Lohman St.
Las Cruces, NM 88001

Please return your comments to Georgia Goad in the Planning, Engineering and Regulation Department via email at gsgoad@cityofcarlsbadnm.com by 9/25/2015.

SYNOPSIS: The subject site, zoned "R-R' Rural Residential, is located on the north side of W. Church St. and the east side of Happy Valley Rd. The property is currently vacant. The applicant is requesting approval of a preliminary plat to create 9 new master plan parcels for residential development.

This intention of this proposal is to create large scale master planned parcels that are to be used to long-term plan the installation of this residential development. Each large scale parcel will be individually subdivided into residential lots once the developer is ready to move forward with the development of each parcel. This proposal serves as a base master plan that will direct the style of development for each parcel. The first parcel to be developed is Annie Oakley Subdivision, which will be a residential development with 53 lots created. The applicant will use this plan to install the needed utility and road infrastructure as the overall development moves forward.

The applicant has also included with the subdivision plat the required drainage study and overall site layout.

The applicant plans to install the needed infrastructure for this development. Once installed, the City will take over maintenance of this infrastructure.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): Approval of this request will allow for the creation of 9 new parcels for residential development.

The following *Greater Carlsbad Comprehensive Plan: Strategy 2030* goals apply to this request:

Chapter 3: Land Use
Goal 1: The City of Carlsbad will adopt policies to support the Infill/Redevelopment Land Use Scenario.
Goal 2: The City of Carlsbad will make efficient use of government resources through well-planned land use decisions.
Goal 4: The City of Carlsbad will strive to create an aesthetically pleasing built environment.
Goal 5: The City of Carlsbad will ensure that land use does not negatively impact the city's environmental resources.

Chapter 4: Housing
Goal 1: Carlsbad will continue to encourage the development and redevelopment of housing in appropriate locations and at appropriate densities in order to provide a range of housing choices that meets the needs of current and future Carlsbad residents.
Goal 2: Carlsbad will ensure that local housing protects the health, safety, and welfare of residents and their neighbors.

Chapter 5: Economic Development
Goal 4: Improve the appearance of Carlsbad.
Goal 6: Support the efforts and expansion of existing major industries, such as potash mining, oil and gas drilling, and nuclear waste disposal.

ALTERNATIVES:
Informational only.

DEPARTMENT RECOMMENDATION (please check):

	Approval	Denial	n/a		Approval	Denial	n/a
Public Works				Planning, Eng. & Reg. Dept.			
Fire Department				Code Enforcement Division			
Legal Department				Engineering Division			
Police Department				Planning Division			
Utilities Department				Building & Regulation Division			
Culture & Rec. Dept.							

DEPARTMENT COMMENTS:
Public Works:

Building Department:

Fire Department:

Code Enforcement:

Legal Department:

Planning Department:

Police Department:

Culture and Recreation Department:

City Engineer:

ATTACHMENTS: Application materials

APPLICATION FOR SUBDIVISION APPROVAL

(SEE MUNICIPAL CODE CHAPTER 47 - SUBDIVISION REGULATIONS FOR PLAT REQUIREMENTS)

Application Date: 8/6/2015

Fee Paid: ✓ 327.00

Application Type and fee:
- ☐ Sketch Plat (no fee)
- ☒ Preliminary Plat (1-7 lots: $150.00 + $2.00/lot; 8+ lots: $300.00+$3.00/lot)
- ☐ Final Plat (no fee)
- ☐ Summary Review* ($50.00)

RECEIVED
Receipt Date Stamp
AUG - 7 2015
Planning, Engineering, & Regulation Department

KEN THURSTON - C-HILL LLC NAME OF PROPERTY OWNER	NAME OF DEVELOPER (IF DIFFERENT FROM OWNER)
1080 EAST LOHMAN ADDRESS	ADDRESS
LAS CRUCES, NM 88001 CITY STATE ZIP	CITY STATE ZIP
575-382-0245 Kene PHONE EMAIL thurstonhomes.com	PHONE EMAIL

Location of the property being subdivided: C-Hill - N.E. of NM 524 and Chaparral

Is the property:

- ☒ Within the City of Carlsbad Zoning District:
  - ☒ R-R ☐ R-1 ☐ R-2 ☐ C-1 ☐ C-2 ☐ I ☐ PUD
- ☐ Outside the City Limits but within the City's Planning and Platting Jurisdiction (5-Mile Radius)

Existing Use of the Property: VACANT LANDS

Proposed Use of the Property: PLANNING PIECES FOR FUTURE SUBDIVISIONS

The Carlsbad Code of Ordinances Chapter 47 - Subdivision Regulations and Section 3-20-1 et. seq. NMSA 1978, regulate the subdivision of land. As the property owner, I understand that all required information must be provided in accordance with these regulations and that the construction of certain public improvements may be required as a condition of plat approval. If these improvements are not already in place and accepted by the City, the applicant must attach a financial guarantee, subject to approval by the City, that these improvements will be completed within 1 (one) calendar year after the date of this application or request a variance by the City Council of the applicable subdivision regulation(s). The justification required for this variance is summarized on the reverse side of this page and must be reviewed by the Planning and Zoning Commission prior to submittal to the City Council.

Kenneth R Thurston
SIGNATURE OF PROPERTY OWNER

DOCUMENTATION TO BE SEALED BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, AS APPLICABLE, AND SUBMITTED WITH THIS APPLICATION:

- [x] A plat of the property to be subdivided prepared in conformance with Chapter 47 of the Carlsbad Code of Ordinances and applicable New Mexico Surveying Law.
- [ ] A scaled drawing locating all existing structures, water and sewer service lines, and other utilities on or serving the property with accurate dimensions from all existing structures to all property lines. The drawing is not required if the property is vacant or otherwise undeveloped.
- [ ] Construction plans defining and illustrating the design and construction requirements for all public improvements required by Chapter 47 of the Carlsbad Code of Ordinances and subject to approval and acceptance by the City (not required for summary review).
- [ ] If applicable, detailed Estimates of Construction Costs for the proposed infrastructure improvements suitable for the preparation of the performance bond typically submitted as the financial guarantee that the infrastructure will be completed (not required for summary review).

*LIMITATION ON THE USE OF SUMMARY REVIEW PROCESS

(AS PER SECTION 3-20-8 NMSA 1978 AND CHAPTER 47 CODE OF ORDINANCES)

Subdivisions submitted for review under this process shall comply with applicable subdivision regulations and are limited to:

1. Subdivisions of not more than two parcels of land;
2. Re-subdivisions, where the combination or recombination of portions of previously planted lots does not increase the total number of lots;
3. Subdivision of two or more parcels of land in areas zoned for industrial use.
4. One per parcel of land per year as calculated from approval date.

VARIANCES

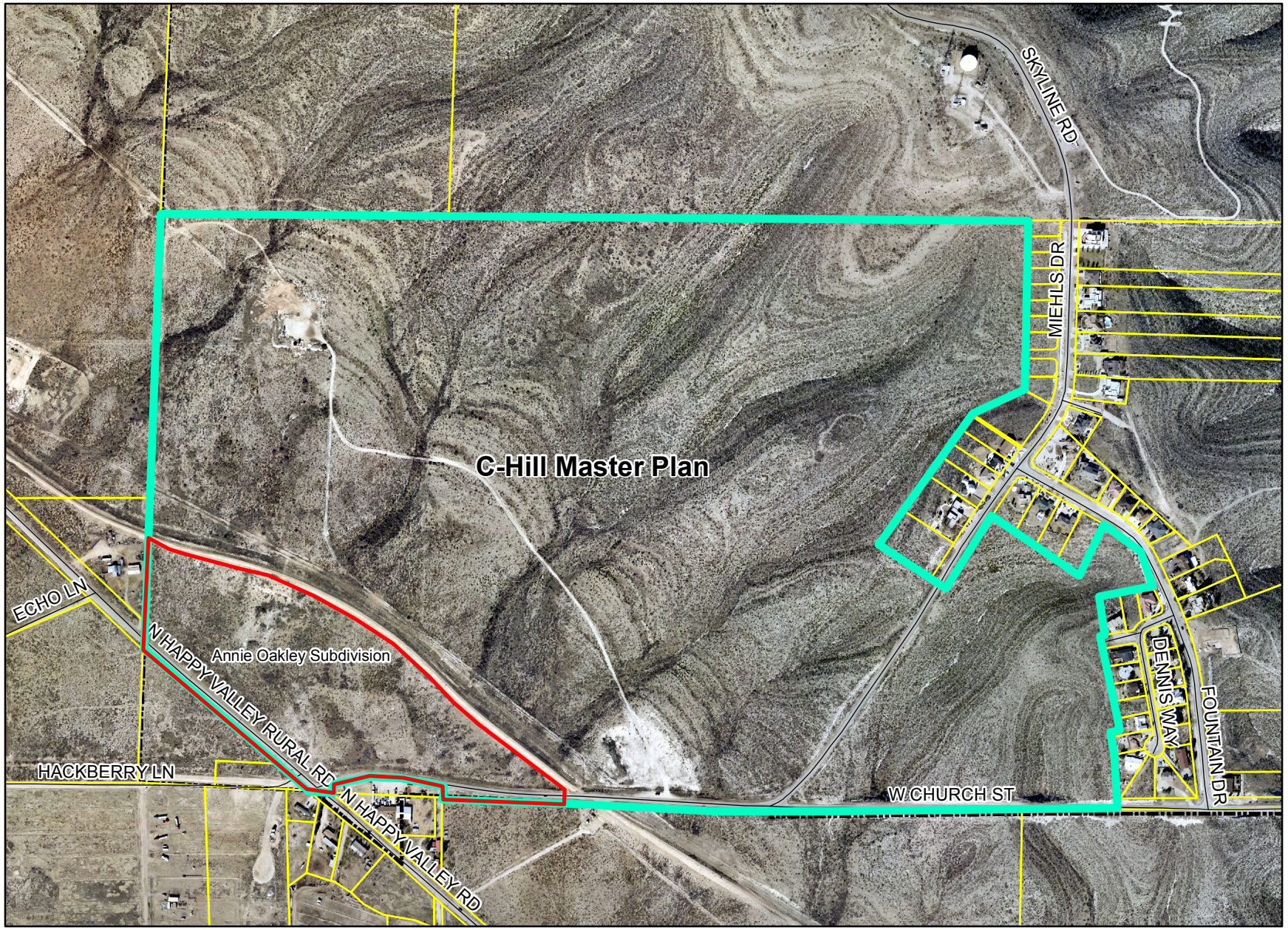
(AS PER CHAPTER 47 SEC. 47-7 CODE OF ORDINANCES)

Whenever, in the opinion of the board of appeals, the strict application of the requirements contained in this chapter would result in extreme practical difficulties or undue misuse of property, the board may modify such requirements as are necessary so that the subdivider is allowed to develop his/her property in a reasonable manner providing that the public interests of the community and its citizens are protected and the general intent and spirit of these regulations are preserved. The board shall grant such a variance or modification only upon determination that:

1. The variance will not be detrimental to the public health, safety and general welfare of the community; and
2. The variance will not adversely affect the reasonable development of adjacent property; and
3. The variance is justified because of topographic or other special conditions unique to the property involved in contradistinction to mere inconvenience or financial disadvantage; and
4. The variance is consistent with the objectives of this chapter and will not have the effect of nullifying the intent or purpose of this chapter or the comprehensive plan; and
5. The variance has been shown to be in the best interest of the general public and not only of interest to the developer, land owner or other interested party; and
6. The hardship must not be pecuniary and must be a direct result of the land location, topography or other characteristic; and
7. Where a variance is requested from the required provision of sidewalks, and ADA compliant, alternative route to the nearest bus stop or school is required. If an alternative route cannot be provided, a variance shall not be approved.

C-Hill Master Plan

Property Parcels

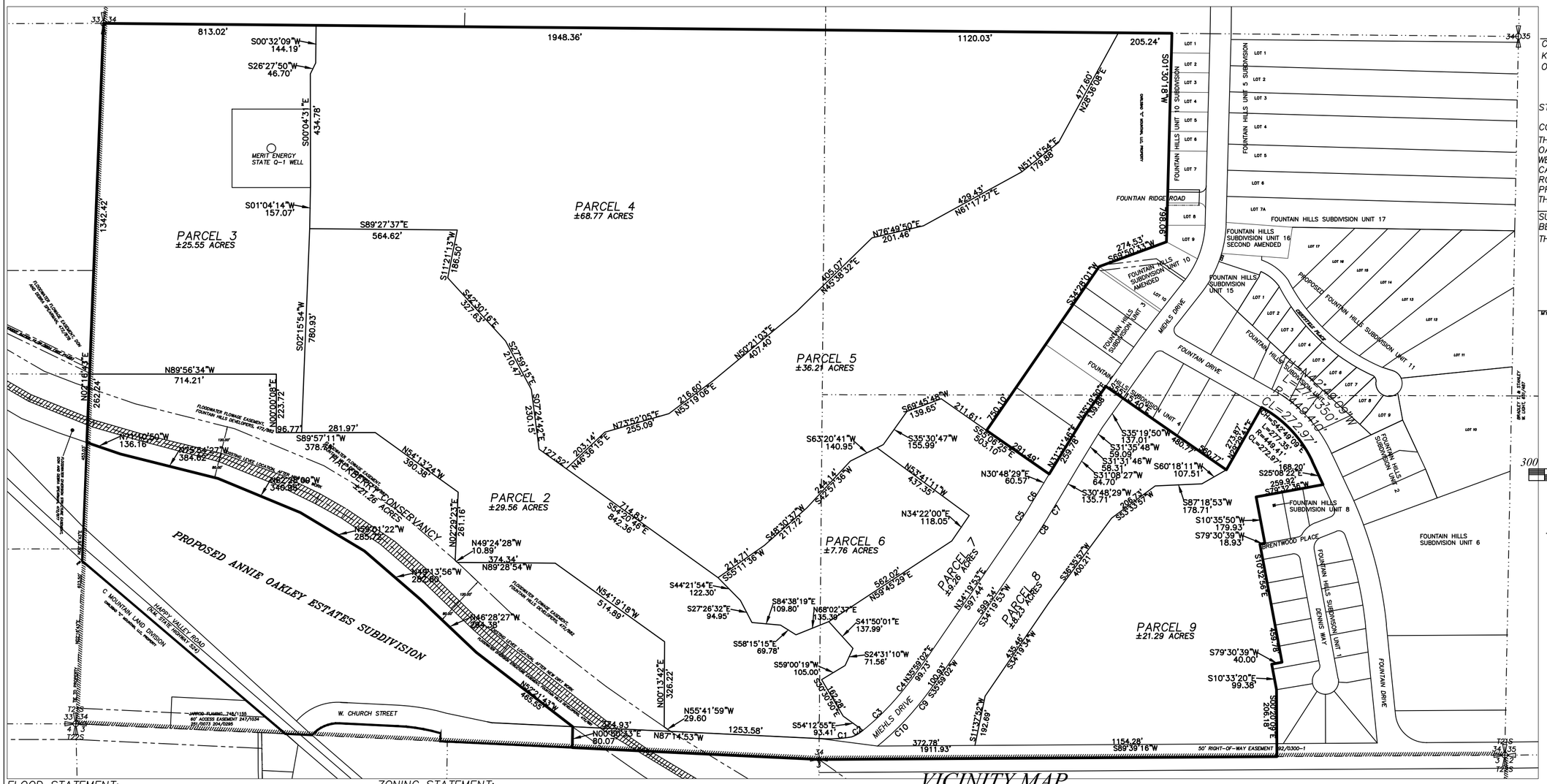


0 500 1,000 2,000 Feet

CITY OF CARLSBAD
PLANNING, ENGINEERING AND REGULATION DEPARTMENT
8/18/15

MASTER PLAN FOR C-HILL DEVELOPMENT

A SUBDIVISION FOR THAT PART OF THE S/2 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 26 EAST, N.M.P.M., EDDY COUNTY, NEW MEXICO, AS OWNED BY CARLSBAD "C" MOUNTAIN LLC, AND DESCRIBED IN BOOK 988, PAGE 1071 IN THE RECORDS FOR EDDY COUNTY, NEW MEXICO, AND AS DESCRIBED AS FOLLOWS:



300 0 300 600

Scale 1" = 300'

LEGEND

- ◇ CORNER FOUND AS NOTED
- ○ SET #4 REBAR, CAP 25251
- ⊕ SECTION CORNER
- ⊸ QUARTER CORNER
- ===== DIRT ROAD
- ═══ NEW & OLD EASEMENTS
- —·—·— LAND LINE

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N87°05'16"E	475.43	121.67	121.34
C2	N59°30'53"E	121.73	50.16	49.81
C3	N46°16'06"E	938.13	157.57	157.39
C4	N38°43'13"E	1257.52	120.11	120.07
C5	N32°29'06"E	3220.18	92.21	92.20
C6	N31°47'11"E	5502.53	82.27	82.27
C7	S31°47'11"W	5583.92	83.48	83.48
C8	S32°29'29"W	3301.58	95.27	95.27
C9	S38°43'13"W	1338.92	127.89	127.84
C10	S46°16'06"W	1019.52	171.25	171.04

CARLSBAD "C" MOUNTAIN, LLC
KEN THURSTON, MANAGING MEMBER
OF CARLSBAD "C" MOUNTAIN, LLC

OWNERS STATEMENT AND AFFIDAVIT

STATE OF _____ :
: SS
COUNTY OF _____ :

THE ABOVE SIGNED BEING FIRST DULY SWORN ON OATH, STATE: AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS PARCELS, DEDICATED ROADS AND EASEMENTS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF: THE CITY OF CARLSBAD

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____

BY _____
NOTARY: PRINT SIGNEE'S NAME

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES mm/dd/ccyy

FLOOD STATEMENT:

THE SUBJECT PROPERTY LIES IN FLOOD ZONE X, WHERE AREAS ARE DETERMINED TO LIE OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FIRM 350015C1045 D WITH AN EFFECTIVE DATE OF JUNE 4, 2010,

PUBLIC DEDICATION STATEMENT:

THERE ARE NO LOTS BEING DEDICATED TO THE PUBLIC FOR SCHOOLS, PARKS, CHURCHES, OR OF ANY OTHER PUBLIC INTERESTS

NOTES AND OBSERVATIONS:

1. WATER, GAS, AND ELECTRIC ARE IN THE STREETS AROUND THE PROPERTY.
2. THERE ARE NO SIDEWALKS AROUND THE SUBJECT PROPERTY.
3. THE ROADS DO NOT HAVE CURB AND GUTTER, AND THERE IS ASPHALT IN THE ROADWAYS.
4. THE SUBJECT PROPERTY LIES IN THE CITY LIMITS OF CARLSBAD.
5. THERE LIES HACKBERRY LEVEE STRUCTURE IN THE HACKBERRY CONSERVANCY TRACT.

BASIS OF BEARINGS AND DISTANCES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), NEW MEXICO EAST ZONE (NM ZONE 3001).
2. THE COMBINED FACTOR OF 0.999728968 IS FOR THIS SURVEY.
3. AREAS AND DISTANCES ARE SURFACE MEASUREMENTS. THE DISTANCES ARE MEASURED IN THE US SURVEY FOOT.
4. ALL MEASUREMENTS WERE MADE ON JUNE 31, 2014.

ZONING STATEMENT:

THE SUBJECT PROPERTY LIES IN THE RURAL RESIDENTIAL (R-R). AS PER CITY OF CARLSBAD RURAL RESIDENTIAL (R-R) REQUIREMENTS:

FRONT-30/20 FEET, SEE ORDINANCE FOR SECONDARY STREET SETBACKS
SIDE – SEE ORDINANCE FOR SIDE SETBACKS BASED ON WALL HEIGHTS
REAR – 20 FEET

APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS REPLAT HAS BEEN APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO, DURING A REGULARLY SCHEDULED MEETING HELD ON

THIS _____ DAY OF _____, 20___.

_____ _____
CHAIRMAN SECRETARY

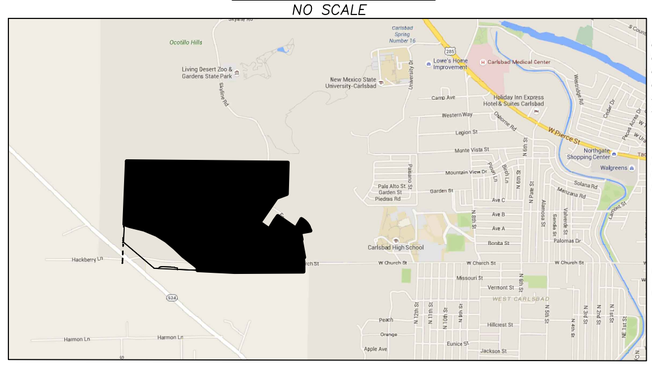
APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS REPLAT HAS BEEN APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO,

_____ _____
CHAIRMAN SECRETARY

VICINITY MAP

NO SCALE



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

MELVIN R. PYEATT, JR., 423 W. GREENE ST. SUITE 1, CARLSBAD, N.M., 88220, CERTIFICATE NO. 20251, TELE. 885-6867, FAX 885-6867

MELVIN R. PYEATT, JR. NEW MEXICO 20251 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF NEW MEXICO, COUNTY OF EDDY, I HERE BY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON

THE _____DAY OF _____, 20____A.D.

AT _____ O'CLOCK ____.M.

CABINET_____ SLIDE _____.

ROBIN VAN NATTA-COUNTY CLERK

BY_____, DEPUTY

R&R SURVEYING LLC
A LAND SURVEYING COMPANY

INDEXING INFO. FOR CO. CLERK	
SEC. 34	T21S R26E N.M.P.M.
SUBDIVISION:	MASTER PLAN FOR FOUNTAIN HILLS DEVELOPMENT
OWNER:	CARLSBAD "C" MOUNTAIN, LLC
CITY:	CARLSBAD
COUNTY:	EDDY
STATE:	NEW MEXICO
DATE:	AUGUST 3, 2015
ACCESS:	YES
AREA:	FOUNTAIN HILLS DEVELOPMENT

C-HILL MASTER PLAN

PLANNING PARCEL SUMMARY

AUGUST 6, 2015

KEN THURSTON - C-HILL LLC : Developer

KD ENGINEERING & LAND DEVELOPMENT : Engineer

PLANNING PARCEL NAME	PLANNING PARCEL Number	ZONING	AREA ACRES	NUMBER OF PROPOSED PROPERTIES	MINIMUM LOT AREA SF	MINIMUM LOT AREA ACRES	PROPOSED LOT AREA SF (Minimum)	PROPOSED LOT AREA ACRES (Minimum)	DENSITY DU/ACRE RR ZONE(min.)	DENSITY DU/ACRE (actual-incl. r/w)
FOUNTAIN HILLS #10 (Subdivision Approved & Constructed)	1	RR	4.85	11	10,890	0.25	10,950	0.251	4	2.3
ANNIE OAKLY ESTATES (Subdivision submited for review August 7, 2015)	2	RR	19.97	53	10,890	0.25	10,960	0.252	4	2.7
HACKBERRY ESTATES (Subdivision proposed to submited for review September 4, 2015)	3	RR	29.63	54	10,890	0.25	11,896	0.273	4	1.8
FOUNTAIN HILLS #12 (Subdivision proposed to submited for review July 7, 2017/tentavive)	4	RR	9.64	12	10,890	0.25	17,600	0.404	4	1.2
FOUNTAIN HILLS #14 (Subdivision proposed to submited for review July 7, 2017/tentavive)	5	RR	7.97	15	10,890	0.25	15,900	0.365	4	1.9
FOUNTAIN HILLS #18 (Subdivision proposed to submited for review July 7, 2017/tentavive)	6	RR	21.35	20	10,890	0.25	13,694	0.314	4	0.9
INSPIRATION (Subdivision proposed to submited for review July 6, 2018/tentavive)	7	RR	8.09	11	10,890	0.25	14,700	0.337	4	1.4
FOUNTAIN RIDGE ESTATES (Subdivision proposed to submited for review January 2019/tentavive)	8	RR	35.20	51	10,890	0.25	14,726	0.338	4	1.4
HACKBERRY LOOP (Subdivision proposed to submited for review July 2021/tentavive)	9	RR	23.49	35	10,890	0.25	13,546	0.311	4	1.5
PROSPECTOR RIDGE (Subdivision proposed to submited for review January 2022/tentavive)	10	RR	68.80	TBD	10,890	0.25	TBD	TBD	4	TBD

S89°27'51"E S89°27'51"E 4232.76'

Zoned R-R
13 PROPERTIES

1

~~FOUNTAIN HILLS #5~~

PLANNING PARCEL 10
PROSPECTORS RIDGE
68.80 ACRES

MERIT ENERGY STATE Q-1 WELL

PROPOSED 80' GAS LINE EASEMENT

PLANNING PARCEL 9
HACKBERRY LOOP
23.49 ACRES
35 PROPERTIES

N02°16'14"E 1929.53'

PLANNING PARCEL 3
HACKBERRY ESTATES
52 PROPERTIES
29.63 ACRES

PLANNING PARCEL 8
FOUNTAIN RIDGE
51 PROPERTIES
35.20 ACRES

MIEHLS DR. (80')

FOUNTAIN HILLS #16 (second amended)

FOUNTAIN HILLS #10

FOUNTAIN HILLS #3

FOUNTAIN HILLS PHASE 1 17 PROPERTIES

FOUNTAIN HILLS #11

FOUNTAIN DRIVE

FOUNTAIN HILLS #7

FOUNTAIN HILLS #4

FOUNTAIN HILLS #2

FOUNTAIN HILLS #8

FOUNTAIN DRIVE (80')

FOUNTAIN HILLS #1

DENNIS WAY (60')

FOUNTAIN HILLS #6

FLOODWATER DIVERSION STRUCTURE EASEMENT
FOUNTAIN HILLS DEVELOPERS, 472/881

WALKING TRAIL

120.00'

80.00'

OPEN SPACE

HACKBERRY CONSERVANCY

PLANNING PARCEL 2
ANNIE OAKLY
53 PROPERTIES
19.97 ACRES

Zoned C-2
4.74 Acres

NEW MEXICO HIGHWAY 128

Zoned R-R

PLANNING PARCEL 7
INSPIRATION RIDGE
11 PROPERTIES
8.09 ACRES

Zoned R-R
PLANNING PARCEL 4 FOUNTAIN HILLS 12
12 PROPERTIES 9.64 ACRES

PLANNING PARCEL 5-FOUNTAIN HILLS 14
15 PROPERTIES 7.97 ACRES

PLANNING PARCEL 6
FOUNTAIN HILLS 18
~~20~~ PROPERTIES
21.35 ACRES

W. CHURCH STREET

L10 L11 ANNETTE POWER 132/0029

FOUND BRASS CAP

L12 L8 C4 C3 L7

SET #4 REBAR, CAP 8510

N87°20'41"W

N87°15'47"W 1449.22'

FOUND S89°38'52"W BRASS CAP

50'

2175.74'

50' RIGHT-OF-WAY EASEMENT 192/0300-1

FOUND #5

L32 L33 L34 L35 L36 L37 L38 L39 L40 L41

SET #4 REBAR, CAP 8510

N

Scale: 1" = 150'

KEN THURSTON DEVELOPMENT

C-HILL MASTER PLAN
OVERALL SITE LAYOUT
July 2015

KD ENGINEERING
1880 E. LOHMAN AVE. LAS CRUCES, NM 88001
CIVIL & MECHANICAL ENGINEERING
DAVID B. CHURCH, P.E.
(575) 640-3790 CELL/(575) 528-1108 OFFICE
DAVID@THURSTONHOMES.COM

C-HILL MASTER PLAN
OVERALL SITE LAYOUT
with TOPOGRAPHY @ 4' INTERVAL

July 2015

Scale: 1" = 150'

KD ENGINEERING
1880 E. LOHMAN AVE. LAS CRUCES, NM 88001 (575)528-1108

S89°27'51"E S89°27'51"E 4232.76'

N02°16'14"E 1929.53'

Zoned R-R
13 PROPERTIES

1

FOUNTAIN HILLS #5

FOUND #4 REBAR, NO CAP

MERIT ENERGY STATE Q-1 WELL

PROPOSED 80' GAS LINE EASEMENT

Hackberry Loop

Prospector Circle

Prospector Loop

Outlook Ridge

Existing Draw

Skyview Ridge Circle

Fountain Ridge Road

MITHLS DR. (80')

FOUNTAIN HILLS #16 (second amended)

FOUNTAIN HILLS #10

FOUNTAIN HILLS #11

FOUNTAIN HILLS PHASE I 17 PROPERTIES

FOUNTAIN HILLS #3

FOUNTAIN HILLS #7

FOUNTAIN HILLS #4

FOUNTAIN DRIVE

FOUNTAIN HILLS #2

FOUNTAIN HILLS #8

FOUNTAIN HILLS #1

FOUNTAIN HILLS #6

BRENTWOOD PLACE

DENNIS WAY (60')

PLANNING PARCEL 3
HACKBERRY ESTATES
54 PROPERTIES
29.63 ACRES

PLANNING PARCEL 8
FOUNTAIN RIDGE
51 PROPERTIES
35.20 ACRES

PLANNING PARCEL 2
ANNIE OAKLY
53 PROPERTIES
19.97 ACRES

PLANNING PARCEL 7
INSPIRATION RIDGE
11 PROPERTIES
8.09 ACRES

Zoned R-R
PLANNING PARCEL 4
12 PROPERTIES
9.64 ACRES

PLANNING PARCEL 5
15 PROPERTIES
7.97 ACRES

PLANNING PARCEL 6
FOUNTAIN HILLS 18
20 PROPERTIES
21.35 ACRES

Zoned C-2
4.74 Acres
(T)

HACKBERRY CONSERVANCY

OPEN SPACE

WALKING TRAIL

FLOODWATER DIVERSION STRUCTURE EASEMENT
FOUNTAIN HILLS DEVELOPERS 472/881

FLOODWATER FLOWAGE EASEMENT: FOUNTAIN HILLS DEVELOPERS 472/882

STORMWATER POND

Zoned R-R

120.00'
80.00'

W. CHURCH STREET

ANNETTE POWER 132/0029

FOUND BRASS CAP

SET #4 REBAR, CAP 8510

FOUND NAIL, NO TAG

FOUND #4 REBAR, NO CAP

N87°20'41"W

N87°15'47"W 1449.22'

EXISTING 4-48" RCP HACKBERRY DRAW

EXISTING 1-24" CMP EXISTING DRAW

FOUND S89°38'52"W 2175.74'

50' RIGHT-OF-WAY

N

Scale: 1" = 150'

C-HILL MASTER PLAN
OVERALL SITE LAYOUT
with
PRELIMINARY SKETCH SUBDIVSIONS

July 2015

KD ENGINEERING
1880 E. LOHMAN AVE. LAS CRUCES, NM 88001 (575)528-1108

MASTER DRAINAGE STUDY

FOR

C-HILL DEVELOMENT
Currently Consisting of:
FOUNTAIN HILLS PHASE 10 SUBDIVISION
& Adjacent Undeveloped Lands

PREPARED FOR

Mr. KEN THURSTON
THURSTON DEVELOPMENT INC.

April 24 , 2014

This document was prepared under the supervision and direction of the undersigned whose seal as a Professional Engineer, licensed to practice as such in the State of New Mexico, is affixed below.

DAVID B.CHURCH N.M.R.P.E. # 10139

_____

Date:

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1-C-HILL MASTER PLAN LAYOUT
2-C-Hill Drainage Basin Map
3-Drainage Basin Map(Abstract)
4-Drainage Area Soils Map

MASTER DRAINAGE STUDY - C-HILL DEVELOMENT

INTRODUCTION

This Master Drainage Study was performed for the C-Hill Development Area, located in the northwestern portion of Carlsbad, New Mexico. The property is an approximate 268 acre tract of land, which is being developed for a variety of uses that include residential subdivisions and commercial site developments in the southwest portion of the site and . This particular location is located in the Fountain Hills Area on both the west and east sides of Miehls Road general north of Church Road east of NM 385.

The project site is shown on the project location map(Figure 1).

SCOPE OF MASTER PLAN ANLYSIS

The objectives of this analysis are:

1. **Outline the contributing Drainage Area within the project boundaries and the external drainage areas contributing storm runoff to the site.**

2. **Review the existing drainage characteristics, existing drainage structures and general drainage features in and around the project area.**

3. **Determine the drainage characteristics of the existing area.**

4. **Determine estimated storm runoff volumes for the undeveloped areas within the site boundary.**

5. **Outline a proposed general schematic locations and areas for the routing and detention of storm water to the existing drainage systems that will provide positive drainage for each property.**

6. **Define a potential project area and modifications needed to create a regional storm water control facility within the Hackberry Draw Drainage System. The storm water facility can be utilized to provide a storm water control area for the contributing area of the Fountain Hills project upstream of the Hackberry Draw Diversion Embankment.**

CLIMATE

The climate of the area around the Pecos Valley is mild, arid continental type, which is characterized by fairly hot summers and mild winters with warm spring and fall seasons. The air is normally clear and dry with considerable annual and diurnal fluctuations in temperature. Most of the rainfall occurs in the form of summer thunderstorms. The most active thunderstorm season is typically June to late September. These storms are of short duration and result from convective and/or orographic lifting of air masses. The more intense of these storms follow a period of inflow of warm air originating in the Gulf of Mexico. A moist air mass invading the area from the southeast has shown to be the most likely to produce large scale storm events. Occasional precipitation occurs as a result of an invasion of tropical Pacific air. Frontal activity is most prevalent in the area during western fronts and is accompanied by rain or snow of light intensity.

RAINFALL

The average annual rainfall around the Carlsbad Area is approximately 14 inches. (National Oceanic and Atmospheric Administration (N.O.A.A.). More than half of the total rainfall occurs during the summer months. The most severe storms usually occur during the period of July through September. Exhibit 2-2 of the Soil Conservation Service Field Manual for Estimating Runoff, shows 100-year, 24-hour rainfall intervals in tenths of an inch for the Pecos Valley area which were developed from data reported by N.O.A.A. Data from all of the one-hour recording stations in New Mexico were used to develop these isopluvials by N.O.A.A. The 100-year, 24-hour precipitation for this area is estimated to be 5.0 inches with a peak 1 hour rainfall of 4.65 inches. The value of $P_{24} = 5.00$" rainfall is used in this drainage study.

GENERAL DRAINAGE CHARACTERISTICS

The C-Hill development project is located in the northern portion of Carlsbad, New Mexico. The northeastern 75%(approx.) portion of the existing site consists of rock outcrop. As outlined in the Eddy County Soil Survey, the area consists of type EC Soils(Ector Stony Loam- type soil) and EE Soils(Ector Extremely Rocky Loam).

The land is rocky and has very little topsoil available throughout the site. Rainfall falling on the site generally runs off the site to the southwest and is collected in existing ravines that lead to the Hackberry Draw. The existing Hackberry Draw drainage system was created to collect storm runoff from the hills to the east of Highway 285(Artesia Highway) and convey it to a storm water dam facility located west of the Highway 524 west of the Fountain Hills areas. The Hackberry Draw system is composed of an earthen embankment that collects runoff from the rock hills to the northeast of the embankment. The Hackberry Draw system then slows the peak offsite storm flows and guides the storm runoff to the northwest, then on to a crossing structure located under Highway 524 with eventual deposition in the Hackberry Draw Dam Facility. This facility was designed by the NRCS and has worked successfully since its construction.

HYDROLOGIC SOILS CLASSIFICATION

Hydrologic soil classification was determined from soil survey information available from Web Soil Survey Soil Conservation Service Data.

The Eddy County soil survey map shows that the soil types on the site consist predominately of EC (Ector Stony Loam)) and EE(Ector Extremely Rocky Loam) Type Soils. Soils in the lower reaches of the site consist of Reagan-Upton Loam and Reagan Type Soil. Near the Highway 524 thee are Soils Types consisting of Upton Gravelly Loam. A site map is attached depicting the location of the N.R.C.S. data concerning soil type on the site.

STORM DRAINAGE RUNOFF VALUES

Project Area Drainage – Off Site/Contributing

HEC-HMS/SCS ANALYSIS METHODS

The Master Drainage Study proposes to use the HEC-HMS Hydrograph analysis with SCS Method Hydrographs to determine the expected runoff from the C-Hill Project. The SCS Method uses NOAA Rainfall Charts to determine expected rainfall on the project area. These are available from NOAA. Common storms used for analysis are the 25 and 100 year storm.. The rainfall pattern used is the SCS TYPE II Storm Pattern with a 60% distribution. (This means that 60% of the storm occurs in a 1 hour period). In the SCS Method, various soils types and soil covers are assigned CN Values, which determines the expected runoff from that particular soil complex(the percentage value changes depending on size of storm). In larger watershed studies, the time of concentration (the time for a runoff particle to traverse the watershed basin(from top of water shed to the point of analysis) and the lag(time of peak storm water flow as compared to the peak of rainfall intensity, are used to determine the flow rates of any particular watershed.

The HEC HMS Program was used to develop the historical (undeveloped flows) for the basins within the project area. The estimated 100 year flow rates are shown on the attached map at Analysis Points 1 through 5. These values represent the base values for the site. As the project progresses, the HEC-HMS Model will be updated and the storm water from the various developments will be routed through the proposed storage areas and ponds in the system. It is the intent of the project to limit the developed flow rates to levels at or below the historical flow rates as the project progresses. We would also propose the development of a trail/walking network and possible inclusion of the lands reserved for the Hackberry Draw Floodwater Control Structure on the C-Hill Site to be developed for adoption of a park area for use by the local residents and all citizens in the City of Carlsbad.

PROPOSED LAND USE

The pre-development condition of the property is that of existing rock type soils with very little development to date. This property ranges in steepness on site from a minimum of less than 1% towards the west side of the site to over 25% in some areas of the arroyo ravines.

The post-development condition of the property will be individual home sites. Lots are all similar in size and range from 0.25 acres to over 2 acres. All storm water drainage from the off site and on site areas upstream areas of the Hackberry Draw C-Hill Project will be conveyed to the Hackberry Draw System.

PROPOSED STORMWATER STORAGE CONCEPT

The areas downstream of the Hackberry Draw area will have their own storm water control systems. These are expected to be comprised of storm water ponding areas and collection ponds to control the storm water flows to historical values. The actual locations and systems used will be presented for consideration as the sites are developed.

The control of storm water runoff from the C-Hill Project can be accomplished with the development of storm water collection and storage areas in selected locations. These areas are proposed to consist of areas in the Hackberry Draw Floodwater easement area and at locations where new roadways cross deep ravines. These ravine crossing areas will consist of a fill zone to provide a traveled surface for the roads and they are ideal location to detain the storm flows. Some areas may be used as a "dead storage" and the collected storm runoff allowed to percolate in the ground (as exists on Church Road on the south side of the site) while others will be routed through a pipe conduit to limit the flow rates to at or below historical levels.

We propose to continue to update the C-Hill Master Drainage Document as additional subdivisions and developments are brought forward to the City of Carlsbad.

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HYDROLOGY SUMMARY

2/18/2014

Prepared by:David B. Church P.E.

HMS-INPUT PARAMETERS — **MASTER DRAINAGE PLAN C-HILL MASTER PLAN**

BASIN AREA	AREA ACRES	AREA S.M.	Soil Type	CN S.C.S. UNDEV	CN S.C.S. DEV	SOIL % IN BASIN	CN S.C.S. UNDEV	CN S.C.S. DEV	Length ft.	Elev. Top ft.	Elev. Bot. ft.	Slope ft./ft.	Vel. UNDEV ft./sec.	Vel. DEV ft./sec.	LAG UNDEV Tc Min.	LAG UNDEV Tl=/6*Tc Min.	LAG DEV Tc Min.	LAG DEV Tl=/6*Tc Min.	Initial Abstraction Ia UNDEV Inches	Ia DEV Inches
BASE HYDROGRAPH TO ESTIMATE OVERALL FLOW RATES AND VOLUMES-LARGE HYDROGRAPHS																				
BASIN CH-6AUND	28.3	0.044	EC	93	n/a	71%	91	n/a	1,685	3,340	3,264	0.045	4.3	n/a	7	4	n/a	n/a	0.20	n/a
BASIN CH-6BUND	11.8	0.018	UG	86	n/a	29%													CN-91	
TOTAL	40.10	0.063																		

HYDROLOGY SUMMARY

2/18/2014

Prepared by:David B. Church P.E.

HMS-INPUT PARAMETERS — **MASTER DRAINAGE PLAN C-HILL MASTER PLAN**

BASIN AREA	AREA ACRES	AREA S.M.	Soil Type	CN S.C.S. UNDEV	CN S.C.S. DEV	SOIL % IN BASIN	CN S.C.S. UNDEV	CN S.C.S. DEV	Length ft.	Elev. Top ft.	Elev. Bot. ft.	Slope ft./ft.	Vel. UNDEV ft./sec.	Vel. DEV ft./sec.	LAG UNDEV Tc Min.	LAG UNDEV Tl=/6*Tc Min.	LAG DEV Tc Min.	LAG DEV Tl=/6*Tc Min.	Initial Abstraction Ia UNDEV Inches	Ia DEV Inches
BASE HYDROGRAPH TO ESTIMATE OVERALL FLOW RATES AND VOLUMES-LARGE HYDROGRAPHS																				
BASIN CH-7AUND	10.1	0.016	EC	93	n/a	43%	89	n/a	733	3,260	3,236	0.033	3.8	n/a	3	2	n/a	2	0.20	n/a
BASIN CH-7BUND	13.6	0.021	UG	86	n/a	57%													CN-91	
TOTAL	23.70	0.037																		

HYDROLOGY SUMMARY

2/18/2014

Prepared by:David B. Church P.E.

HMS-INPUT PARAMETERS — **MASTER DRAINAGE PLAN C-HILL MASTER PLAN**

BASIN AREA	AREA ACRES	AREA S.M.	Soil Type	CN S.C.S. UNDEV	CN S.C.S. DEV	SOIL % IN BASIN	CN S.C.S. UNDEV	CN S.C.S. DEV	Length ft.	Elev. Top ft.	Elev. Bot. ft.	Slope ft./ft.	Vel. UNDEV ft./sec.	Vel. DEV ft./sec.	LAG UNDEV Tc Min.	LAG UNDEV Tl=/6*Tc Min.	LAG DEV Tc Min.	LAG DEV Tl=/6*Tc Min.	Initial Abstraction Ia UNDEV Inches	Ia DEV Inches
BASE HYDROGRAPH TO ESTIMATE OVERALL FLOW RATES AND VOLUMES-LARGE HYDROGRAPHS																				
BASIN CH-8AUND	2.9	0.005	RE	79	n/a	60%	80	n/a	485	3,240	3,230	0.021	2.9	n/a	3	2	n/a	n/a	0.50	n/a
BASIN CH-8BUND	0.9	0.001	UG	86	n/a	19%													CN-80	
BASIN CH-8CUND	1.0	0.002	RD	79	n/a	21%														
TOTAL	4.80	0.006																		

HYDROLOGY SUMMARY

2/18/2014

Prepared by:David B. Church P.E.

MASTER DRAINAGE PLAN C-HILL MASTER PLAN

HMS-INPUT PARAMETERS																			Initial	
BASIN AREA	AREA ACRES	AREA S.M.	Soil Type	CN S.C.S. UNDEV	CN S.C.S. DEV	SOIL % IN BASIN	CN S.C.S. UNDEV	CN S.C.S. DEV	Length ft.	Elev. Top ft.	Elev. Bot. ft.	Slope ft./ft.	Vel. UNDEV ft./sec.	Vel. DEV ft./sec.	UNDEV Tc Min.	LAG UNDEV Tl=/6*Tc Min.	DEV Tc Min.	LAG DEV Tl=/6*Tc Min.	Abstraction Ia UNDEV Inches	Ia DEV Inches
BASE HYDROGRAPH TO ESTIMATE OVERALL FLOW RATES AND VOLUMES-LARGE HYDROGRAPHS																				
UNDEVEVELOPED - SITE + EXISTING OFFSITE							Composite													
BASIN CH-5AUND	57.4	0.090	EC	93	94	91%	92	n/a	2,686	3,444	3,260	0.069	4.7	n/a	10	6	n/a	n/a	0.17	n/a
BASIN CH-5BUND	5.4	0.008	UG	86	89	9%													CN-92	
TOTAL	62.80	0.098																		
UNDEVELOPED - SITE + EXISTING OFFSITE							**BROKEN INTO SUB AREAS FOR COMPARISON AND TO DEFINE BASE AREAS FOR DEVELOPED AREAS RUNOFF VALUES**													
BASIN CH-5AX1UND	11.8	0.018	EC	93	94	19%	93	n/a	515	3,444	3,376	0.132	7.2	n/a	1	1	n/a	n/a	0.15	n/a
																			CN-93	
BASIN CH-5AX2UND	45.6	0.071	EC	93	94	73%	93	n/a	1,998	3,440	3,280	0.080	5.7	n/a	6	4	n/a	n/a	0.15	n/a
																			CN-93	
BASIN CH-5BUND	5.4	0.008	UG	86	89	8%	86	n/a	620	3,280	3,260	0.032	3.5	n/a	3	2	n/a	n/a	0.33	n/a
TOTAL	62.80																		CN-86	
DEVELOPED - SITE(Estimated Density) + EXISTING OFFSITE				@ 2 DU/AC			**BROKEN INTO SUB AREAS FOR COMPARISON AND TO DEFINE BASE AREAS FOR DEVELOPED AREAS RUNOFF VALUES**													
BASIN CH-5AX1DEV	11.8	0.018	EC	93	94	19%	93	n/a	515	3,444	3,376	0.132	n/a	7.2	n/a	n/a	n/a	n/a	0.15	n/a
																			CN-93	
BASIN CH-5AX2DEV	37.5	0.059	EC	93	94	59%	95	n/a	1,998	3,440	3,280	0.080	n/a	5.7	n/a	n/a	6	4	n/a	0.13
	8.1	0.013	IMP	n/a	98	13%														CN-94
	3850 SF IMPERVIOUS PER DWELLING UNIT- = House@ 2800 SF Plus 1/2 ROAD 1050 SF																			
BASIN CH-5BUND	3.7	0.006	UG	86	89	6%	92	n/a	620	3,280	3,260	0.032	n/a	3.5	n/a	n/a	3	2	n/a	0.17
	1.7	0.003	IMP	n/a	98	3%														CN-92
	3850 SF IMPERVIOUS PER DWELLING UNIT- = House@ 2800 SF Plus 1/2 ROAD 1050 SF																			
TOTAL	62.80																			

HYDROLOGY SUMMARY

2/18/2014 Prepared by:David B. Church P.E.

HMS-INPUT PARAMETERS **MASTER DRAINAGE PLAN C-HILL MASTER PLAN**

BASIN AREA	AREA ACRES	AREA S.M.	Soil Type	CN S.C.S. UNDEV	CN S.C.S. DEV	SOIL % IN BASIN	CN S.C.S. UNDEV	CN S.C.S. DEV	Length ft.	Elev. Top ft.	Elev. Bot. ft.	Slope ft./ft.	Vel. UNDEV ft./sec.	Vel. DEV ft./sec.	LAG UNDEV Tc Min.	LAG UNDEV Tl=/6*Tc Min.	LAG DEV Tc Min.	LAG DEV Tl=/6*Tc Min.	Initial Abstraction Ia UNDEV Inches	Ia DEV Inches
BASE HYDROGRAPH TO ESTIMATE OVERALL FLOW RATES AND VOLUMES-LARGE HYDROGRAPHS																				
UNDEVEVELOPED - SITE + EXISTING OFFSITE							Composite													
BASIN CH-4AUND	37.5	0.059	EC	93	n/a	81%	92	n/a	3,280	3,452	3,264	0.057	4.6	n/a	12	7	n/a	n/a	0.17	n/a
BASIN CH-4BUND	8.6	0.013	UG	86	n/a	19%													CN-92	
TOTAL	46.10	0.072																		
UNDEVELOPED - SITE + EXISTING OFFSITE							**BROKEN INTO SUB AREAS FOR COMPARISON AND TO DEFINE BASE AREAS FOR DEVELOPED AREAS RUNOFF VALUES**													
BASIN CH-4AX1UND	10.0	0.016	EC	93	n/a	21%	93	n/a	763	3,452	3,372	0.105	6.2	n/a	2	1	n/a	n/a	0.15	n/a
																			CN-93	
BASIN CH-4AX2UND	27.5	0.043	EC	93	n/a	60%	93	n/a	2,940	3,460	3,288	0.059	4.9	n/a	10	6	n/a	n/a	0.15	n/a
																			CN-93	
BASIN CH-4BUND	8.6	0.013	UG	86	n/a	19%	86	n/a	669	3,288	3,264	0.036	3.8	n/a	3	2	n/a	n/a	0.33	n/a
TOTAL	46.10																		CN-86	
DEVELOPED - SITE(Estimated Density) + EXISTING OFFSITE				@ 2 DU/AC			**BROKEN INTO SUB AREAS FOR COMPARISON AND TO DEFINE BASE AREAS FOR DEVELOPED AREAS RUNOFF VALUES**													
BASIN CH-4AX1UND	10.0	0.016	EC	93	n/a	22%	93	n/a	763	3,452	3,372	0.105	n/a	6.2	n/a	n/a	2	1	0.15	n/a
																			CN-93	
BASIN CH-4AX2DEV	22.6	0.035	EC	93	93	49%	94	n/a	2,940	3,460	3,288	0.059	n/a	4.9	n/a	n/a	10	6	n/a	0.13
	4.9	0.008	IMP	n/a	98	11%														CN-94
	3850 SF IMPERVIOUS PER DWELLING UNIT- = House@ 2800 SF Plus 1/2 ROAD 1050 SF																			
BASIN CH-4BDEV	7.1	0.011	UG	86	86	15%	88	n/a	669	3,288	3,264	0.036	n/a	3.8	n/a	n/a	3	2	n/a	0.27
	1.5	0.002	IMP	n/a	98	3%														CN-88
	3850 SF IMPERVIOUS PER DWELLING UNIT- = House@ 2800 SF Plus 1/2 ROAD 1050 SF																			
TOTAL	46.06																			

HYDROLOGY SUMMARY

2/18/2014 Prepared by:David B. Church P.E.

HMS-INPUT PARAMETERS **MASTER DRAINAGE PLAN C-HILL MASTER PLAN**

BASIN AREA	AREA ACRES	AREA S.M.	Soil Type	CN S.C.S. UNDEV	CN S.C.S. DEV	SOIL % IN BASIN	CN S.C.S. UNDEV	CN S.C.S. DEV	Length ft.	Elev. Top ft.	Elev. Bot. ft.	Slope ft./ft.	Vel. UNDEV ft./sec.	Vel. DEV ft./sec.	LAG UNDEV Tc Min.	LAG UNDEV Tl=/6*Tc Min.	LAG DEV Tc Min.	LAG DEV Tl=/6*Tc Min.	Initial Abstraction Ia UNDEV Inches	Ia DEV Inches
BASE HYDROGRAPH TO ESTIMATE OVERALL FLOW RATES AND VOLUMES-LARGE HYDROGRAPHS																				
UNDEVEVELOPED - SITE + EXISTING OFFSITE							Composite													
BASIN CH-3AUND	84.9	0.133	EC	93	n/a	92%	92	n/a	3,729	3,504	3,264	0.064	5.1	n/a	12	7	n/a	n/a	0.17	n/a
BASIN CH-3BUND	7.3	0.011	UG	86	n/a	8%													CN-92	
TOTAL	92.20	0.144																		
UNDEVELOPED - SITE + EXISTING OFFSITE							**BROKEN INTO SUB AREAS FOR COMPARISON AND TO DEFINE BASE AREAS FOR DEVELOPED AREAS RUNOFF VALUES**													
BASIN CH-3AX1UND	25.8	0.040	EC	93	n/a	28%	93	n/a	914	3,504	3,396	0.118	6.7	n/a	2	1	n/a	n/a	0.15	n/a
																			CN-93	
BASIN CH-3AX2UND	59.1	0.092	EC	93	n/a	64%	93	n/a	2,778	3,452	3,292	0.058	4.8	n/a	10	6	n/a	n/a	0.15	n/a
																			CN-93	
BASIN CH-3BUND	7.3	0.011	UG	86	n/a	8%	86	n/a	709	3,292	3,264	0.039	4.0	n/a	3	2	n/a	n/a	0.33	n/a
TOTAL	92.20	0.144																	CN-86	
DEVELOPED - SITE(Estimated Density) + EXISTING OFFSITE				@ 2 DU/AC			**BROKEN INTO SUB AREAS FOR COMPARISON AND TO DEFINE BASE AREAS FOR DEVELOPED AREAS RUNOFF VALUES**													
BASIN CH-3AX1UND	25.8	0.040	EC	93	n/a	28%	93	n/a	914	3,504	3,396	0.118	6.7	n/a	2	1	n/a	n/a	0.15	n/a
																			CN-93	
BASIN CH-3AX2DEV	48.7	0.076	EC	93	93	53%	94	n/a	2,778	3,452	3,292	0.058	n/a	4.8	n/a	n/a	10	6	n/a	0.13
	10.4	0.016	IMP	n/a	98	11%														CN-94
	3850 SF IMPERVIOUS PER DWELLING UNIT- = House@ 2800 SF Plus 1/2 ROAD 1050 SF																			
BASIN CH-3BDEV	6.0	0.009	UG	86	86	7%	88	n/a	709	3,292	3,264	0.039	n/a	4.0	n/a	n/a	3	2	n/a	0.27
	1.3	0.002	IMP	n/a	98	1%														CN-88
	3850 SF IMPERVIOUS PER DWELLING UNIT- = House@ 2800 SF Plus 1/2 ROAD 1050 SF																			
TOTAL	92.20																			

BASE HYDROGRAPH TO ESTIMATE OVERALL FLOW RATES AND VOLUMES-LARGE HYDROGRAPHS

UNDEVEVELOPED - SITE + EXISTING OFFSITE							Composite												
BASIN CH-2AUND	**60.2**	**0.094**	**EC**	**93**	**n/a**	**71%**	**90**	**n/a**	**3,641**	**3,468**	**3,260**	**0.057**	**4.7**	**n/a**	**13**	**8**	**n/a**	**n/a**	**0.22**	**n/a**
BASIN CH-2BUND	**13.3**	**0.021**	**RE**	**79**	**n/a**	**16%**													**CN-90**	
BASIN CH-2CUND	**11.2**	**0.018**	**UG**	**86**	**n/a**	**13%**														
TOTAL	**84.70**	**0.132**																		
UNDEVELOPED - SITE + EXISTING OFFSITE							**BROKEN INTO SUB AREAS FOR COMPARISON AND TO DEFINE BASE AREAS FOR DEVELOPED AREAS RUNOFF VALUES**													
BASIN CH-2AX1UND	**26.2**	**0.041**	**EC**	**93**	**n/a**	**44%**	**93**	**n/a**	**1,615**	**3,468**	**3,368**	**0.062**	**5.0**	**n/a**	**5**	**3**	**n/a**	**n/a**	**0.15**	**n/a**
																			CN-93	
BASIN CH-2AX2UND	**34.0**	**0.053**	**EC**	**93**	**n/a**	**56%**	**93**	**n/a**	**1,746**	**3,398**	**3,288**	**0.063**	**5.0**	**n/a**	**6**	**3**	**n/a**	**n/a**	**0.15**	**n/a**
																			CN-93	
BASIN CH-2BUND	**13.3**	**0.021**	**RE**	**79**	**84**	**16%**	**79**	**n/a**	**750**	**3,284**	**3,260**	**0.032**	**3.8**	**n/a**	**3**	**2**	**n/a**	**n/a**	**0.53**	**n/a**
																			CN-79	
BASIN CH-2CUND	**11.2**	**0.018**	**UG**	**86**	**89**	**13%**	**79**	**n/a**	**750**	**3,284**	**3,260**	**0.032**	**3.8**	**n/a**	**3**	**2**	**n/a**	**n/a**	**0.53**	**n/a**
TOTAL	**84.70**																		**CN-79**	
DEVELOPED - SITE(Estimated Density) + EXISTING OFFSITE					**@ 2 DU/AC**		**BROKEN INTO SUB AREAS FOR COMPARISON AND TO DEFINE BASE AND DEVELOPED AREAS FOR DEVELOPED AREAS RUNOFF VALUES**													
BASIN CH-2AX1UND	**26.2**	**0.041**	**EC**	**93**	**n/a**	**31%**	**93**	**n/a**	**1,615**	**3,468**	**3,368**	**0.062**	**5.0**	**n/a**	**5**	**3**	**5**	**3**	**0.15**	**n/a**
																			CN-93	
BASIN CH-2AX2DEV	**28.0**	**0.044**	**EC**	**93**	**93**	**33%**	**94**	**n/a**	**1,746**	**3,398**	**3,288**	**0.063**	**n/a**	**5.0**	**n/a**	**n/a**	**6**	**3**	**n/a**	**0.11**
	6.0	**0.009**	**IMP**	**n/a**	**98**	**7%**														**CN-94**
	3850 SF IMPERVIOUS PER DWELLING UNIT- = House@ 2800 SF Plus 1/2 ROAD 1050 SF																			
BASIN CH-2BX1DEV	**10.9**	**0.017**	**RE**	**79**	**79**	**13%**	**82**	**n/a**	**750**	**3,284**	**3,260**	**0.032**	**n/a**	**3.8**	**n/a**	**n/a**	**3**	**2**	**n/a**	**0.44**
	2.4	**0.004**	**IMP**	**n/a**	**98**	**3%**														**CN-82**
	3850 SF IMPERVIOUS PER DWELLING UNIT- = House@ 2800 SF Plus 1/2 ROAD 1050 SF																			
BASIN CH-2CX1DEV	**9.2**	**0.014**	**UG**	**86**	**86**	**11%**	**88**	**n/a**	**750**	**3,284**	**3,260**	**0.032**	**n/a**	**3.8**	**n/a**	**n/a**	**3**	**2**	**n/a**	**0.27**
	2.0	**0.003**	**IMP**	**n/a**	**98**	**2%**														**CN-88**
	3850 SF IMPERVIOUS PER DWELLING UNIT- = House@ 2800 SF Plus 1/2 ROAD 1050 SF																			
TOTAL	**84.70**																			

CITY OF CARLSBAD

AGENDA BRIEFING MEMORANDUM

PLANNING AND ZONING COMMISSION

Meeting Date: 9/1/15

DEPARTMENT: Planning, Engineering and Regulation	**BY:** Jeff Patterson, Deputy Planning Director	**DATE:** 8/20/2015

SUBJECT: Appeal (variance) from Section 47-42 Ill. 2 to allow a street ROW width of 42' instead of the required 60' ROW for a Annie Oakley Subdivision, located at the corner of W. Church St. and Happy Valley Rd., zoned "R-R" Rural Residential District.

Applicant:
Carlsbad "C" Mountain
1880 E. Lohman St.
Las Cruces, NM 88012

The applicant provided the required notification to property owners within 100' and agreed to post the required sign 5-days prior to the public hearing as required by Sec. 56-140(i).

SYNOPSIS: The applicant is requesting a variance from Sec. 47-42 of the City's Subdivision Ordinance requiring that all streets installed to City specifications should have a 60' ROW. The applicant wishes to build his street with only a 42' ROW with 9' utility easements on each side of the streets to create a 60' access and utility corridor. The applicant feels that having a 42' ROW will allow for the design of the lots to be better suited to the style normally seen in a development located in a rural residential setting, along with creating a better fit for the proposed dual access loop design. The applicants plan to meet the City's specifications on pavement width (28') with curb and gutter also installed. The applicants also plan to install 4' wide sidewalks down each side of the streets.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): The Subdivision Ordinance for the City is meant to guide new development within the City, as well as the installation of new infrastructure. Granting this variance will not be in line with following this ordinance. However, the applicant is proposing to install an overall 60' access and utility corridor, which will adequately contain the streets, curb and gutters, and sidewalks, along with any other utilities being installed. The difference between having a 60' ROW and a 60' access and utility easement with 42' being dedicated ROW is that the lots on either side of the 42' ROW will incorporate the 9' of utility easement, meaning the easements will run inside each lot.

Sec. 56-150(k) of the Zoning Ordinance states:

> The Planning and Zoning Commission shall only approve a variance if it makes the following findings:
>
> (a) The stated hardship is one that is unique to the applicant rather than one suffered by the neighbors or the general public, and
>
> (b) The hardship relates to the applicant's land, rather than personal circumstances, and
>
> (c) The hardship is not the result of the applicant's own actions, and
>
> (d) The granting of the variance is consistent with the City's Comprehensive Plan or other City master plan, and
>
> (e) The granting of the variance is in harmony with the purpose and intent of the Zoning Ordinance, and
>
> (f) The variance granted is the minimum necessary to make possible the reasonable use of the land or structure, and

(g) The granting of the variance will not be injurious to adjacent property or the neighborhood or detrimental to the public health, safety or general welfare, and

(h) The variance will neither result in the extension or expansion of a non-conforming structure or use in violation of Article VII nor authorize the initiation of a non-conforming use of land.

The applicant's request is justified based on the criteria above.
The following *Greater Carlsbad Comprehensive Plan: Strategy 2030* goals apply to this request:

Chapter 3: Land Use
Goal 1: The City of Carlsbad will adopt policies to support the Infill/Redevelopment Land Use Scenario.
Goal 2: The City of Carlsbad will make efficient use of government resources through well-planned land use decisions.
Goal 4: "The City of Carlsbad will strive to create an aesthetically pleasing built environment."

Chapter 4: Housing
Goal 1: Carlsbad will continue to encourage the development and redevelopment of housing in appropriate locations and at appropriate densities in order to provide a range of housing choices that meets the needs of current and future Carlsbad residents.
Goal 2: Carlsbad will ensure that local housing protects the health, safety, and welfare of residents and their neighbors.

PLANNING STAFF RECOMMENDATION: Based on the application materials and staff comments, the Planning Staff recommends approval.

DEPARTMENT RECOMMENDATION (please check):

	Approval	Denial	n/a		Approval	Denial	n/a
Public Works				Planning, Eng. & Reg. Dept.			
Fire Department				Code Enforcement Division			
Legal Department				Engineering Division			
Police Department				Planning Division		x	
Utilities Department				Building & Regulation Division			
Culture & Rec. Dept.				City Administration			

DEPARTMENT COMMENTS:
Public Works: No Comments.

Utilities Department:

Building Department: No comments

Fire Department: No comments or objections.

Code Enforcement: No comments.

Legal Department: No Comments.

Planning Department: see comments above.

Police Department: No comments.

Culture and Recreation Department: No comments

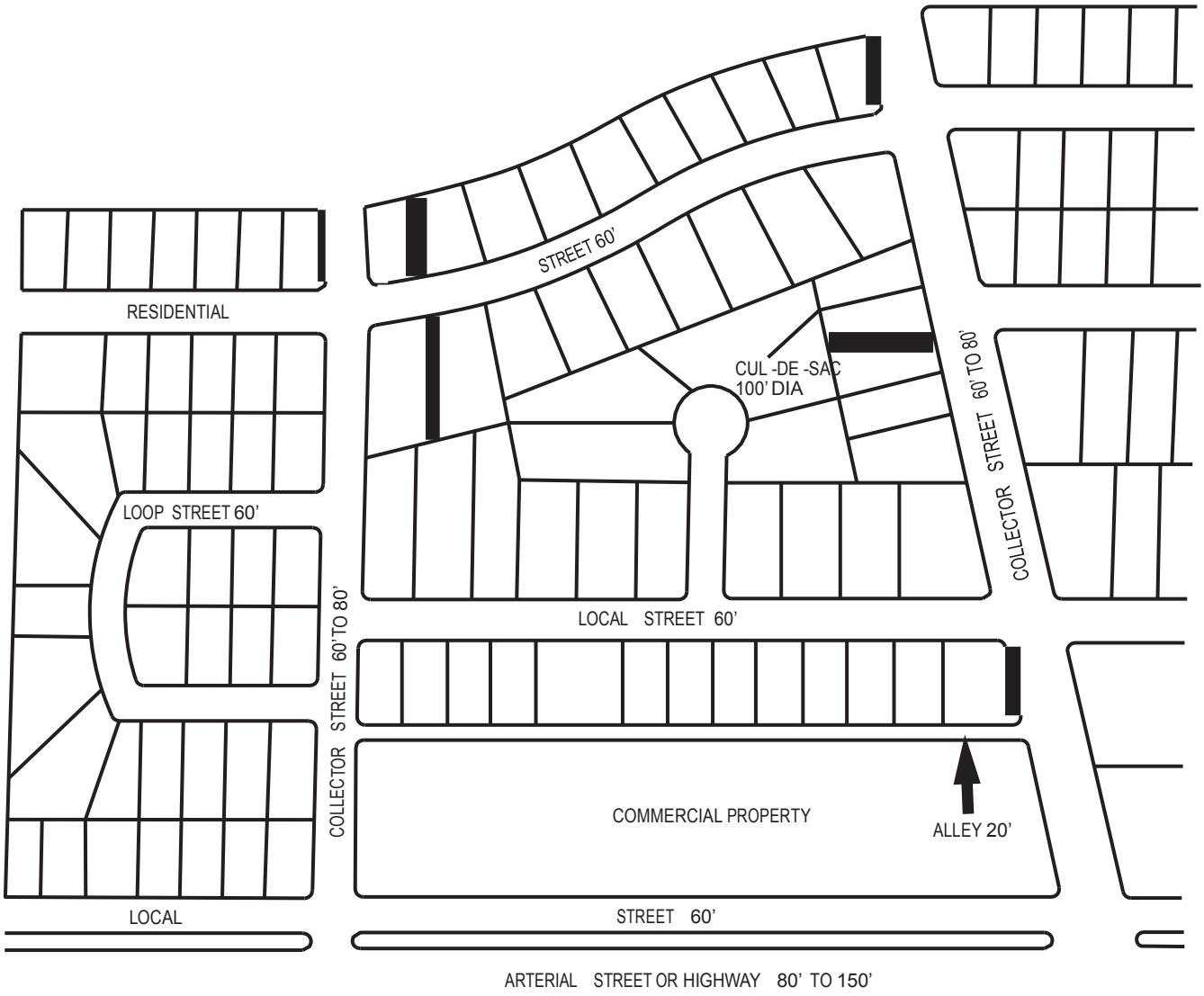
City Engineer: Recommend denial. N/A

City Administration: No Comments.

Carlsbad Irrigation District: No comments

ATTACHMENTS: Application materials

ILLUSTRATION 2
MINIMUM STANDARDS OF DESIGN
RIGHT-OF-WAY WIDTH



(5) *Improvement plans and data.* The subdivider shall submit construction plans and specifications for all improvements and installations required by Article V of this chapter. The construction plans and specifications shall consist of all cross sections, profiles and other engineering data deemed necessary by the City Engineer for the proper design and construction of all required improvements and installations.

(6) *Financial guarantees.* Financial guarantees as required in section 47-63 shall be submitted to the Commission along with the final plat. Approval of the final plat shall not be granted in the absence of such guarantees.

Secs. 47-34--47-40. Reserved.

ARTICLE IV. DESIGN STANDARDS

Sec. 47-41. General provisions.

The design standards contained herein shall be considered minimum standards. Higher standards are to be encouraged in subdivision design. The following standards shall be applied toward that end.

Sec. 47-42. Streets.

(a) *Relation to adjoining street system.* The proposed street system shall extend existing streets or projects. They shall be extended at a width no less than the required minimum width as set forth in this article or the width of the existing street, whichever is greater.

(b) *Access to streets and subdivision boundaries.* Sufficient access streets to adjoining properties shall be provided in subdivisions to permit harmonious development of the area.

(c) *Street widths.* The minimum width of right-of-way, measured from lot line to lot line, shall be not less than follows (See Illustration 2):

(1) *Arterial streets and highways.* 80 to 150 feet, as may be required. Arterial streets and highways are those to be used primarily for fast or heavy traffic;

(2) *Collector streets.* 60 feet. Collector streets are those which carry traffic from minor streets to the major system of arterial streets and highways and include the principal entrance streets of a residential development and streets for major circulation within such a development;

(3) *Local streets.* 60 feet. Local streets are those streets which primarily permit direct access to abutting lands and connect to collector and arterial streets. Service to through-traffic movement should be deliberately discouraged.

(4) *Dead-end streets (cul-de-sacs).* The minimum diameter of a cul-de-sac is 100 feet. Cul-de-sacs are permanent dead-end streets or courts that may not exceed 800 feet in length or 15 dwelling units, and are designed so that they cannot be extended in the future; (See Illustration 4)

(5) *Rural streets.* 60 feet. Rural streets include:

a. Those streets where development density is not more than one dwelling unit per acre; or

b. Streets developed in the 5-mile planning and platting jurisdiction of the City.

(6) *Loop streets.* 60 feet. Loop streets are streets open at both ends and connected to only one residential street. Loop streets have a maximum length of 1,200 feet or 24 dwelling units.

(7) *Alleys.* 20 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street.

(8) *Residential streets*. 60 feet. Residential streets are streets so designated and designed to carry low traffic volumes primarily through residential areas and neighborhoods.

(9) The Commission will have the authority to classify a street.

(d) *Additional width on existing streets.* Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street requirements.

(1) The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing streets; and

(2) When the subdivision is located on only one (1) side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided. In no case shall the resulting right-of-way be less than sixty (60) feet. When the subdivision is located on only one side of a newly platted street, a minimum of one-half of the required street width shall be constructed, but in no case shall the resulting street be less than twenty-four (24) feet in width.

(e) *Restriction of access.* Where a subdivision abuts or contains an existing or proposed major street, the Commission may require a frontage street or buffering with vegetation or screen walls.

(f) *Intersections.* Street intersections shall be as nearly at right angles as possible and no intersection shall be at an angle of less than 60 degrees (See Illustration 4). To permit the construction of a curb having a desirable radius, property line radii at all street intersections shall not be less than 20 feet. Where the angle of the street intersection is less than 90 degrees, the Commission may require a greater radius.

(g) *Tangents.* A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.

(h) *Street jogs.* Street jogs with centerline offsets of less than 125 feet shall not be allowed.

(i) *Dead-end streets.*

(1) Minor terminal streets or courts designed to have one end permanently closed shall be no more than 800 feet long, unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 100 feet. The Commission may approve an alternate design such as the T or Y backaround shown on Illustration 6;

(2) Where, in the opinion of the Commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended to the boundary of such property. Such dead-end streets shall be provided with a temporary turnaround having a finished roadway diameter of at least 80 feet (See Illustration 4).

(j) *Private streets and reserve strips.* There shall be no private streets platted in any subdivision, except in Planned Unit Development (PUD) districts. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips

RECEIVED
Receipt Date Stamp
AUG 19 2015
Planning, Engineering, & Regulation Department

CITY OF CARLSBAD
Planning, Engineering, and Regulation Department
PO Box 1569, Carlsbad, NM 88221
Phone (575) 887-1191
Fax (575) 885-9871

BOARD OF APPEALS APPLICATION

(VARIANCE FROM SUBDIVISION OR ZONING ORDINANCE)
Sec. 47-7 or Sec. 56-150(c)

Application Date: 8/18/15

Fee Paid ($50.00): √ PVP

APPLICANT INFORMATION:

NAME	ADDRESS			
Carlsbad "C" Mountain	1880 E. Lohman			
CITY	**STATE**	**ZIP**	**PHONE**	**EMAIL**
Las Cruces	NM	88012	(575)-382-8245	kenethurstonhomes.com

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT):

NAME	ADDRESS			
CITY	**STATE**	**ZIP**	**PHONE**	**EMAIL**

LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (FOR WHICH VARIANCE IS REQUESTED): Annie Oakley Subdivision - Corner of Church St. + Happy Valley Rd.

TYPE OF REQUEST (CHECK ONE):

__X__ VARIANCE FROM THE **SUBDIVISION REGULATIONS** (CHAPTER 47 - CODE OF ORDINANCES) AS PROVIDED FOR IN SECTION 47-7, VARIANCES.

SPECIFY REGULATION AND/OR SUBSECTION: Section 47-42, C3

_____ VARIANCE FROM THE **ZONING ORDINANCE** (CHAPTER 56 - CODE OF ORDINANCES) AS PROVIDED FOR IN SECTION 56-150(c).

SPECIFY REGULATION AND/OR SUBSECTION: _____

JUSTIFICATION FOR REQUEST AND SITE PLAN: (Describe the topographical uniqueness of the property or extreme practical difficulties or undue hardship that would result from the strict application of the requirement(s) contained in the ordinance section from which the variance is requested. Include a site plan drawn to scale or with accurate dimensions showing property lines, existing and proposed fences and/or walls, setbacks, building and structure locations and parking areas. Attach a separate sheet if necessary.)

ANNIE OAKLEY SUBDIVISION

VARIANCE RERQUEST – 42' Right of Way Width

The variance requested is to provide a 42' wide right-of-way with two 9' wide easements on each side of the street to provide a 60' wide right-of-way and utility corridor. The City of Carlsbad Subdivision Regulations request a 60' right-of-way for local roads.

The request is being made to assist the developer in providing a dual access subdivision design layout on this property. As can be noted by a review of the proposed plat, we do not feel that providing access to the site from the NMDOT right-of-way is a good idea and we will not have vehicular access from the Hackberry Draw Flood Control area. This leaves the access for the site to be located on Church Road. After consultation with the design Engineer on the project, we support his recommendation that a subdivision with a 'loop' design for the roadway with two access points is the best layout for the project. The dual access loop layout provides a good arrangement for alternate access points for emergency vehicles and for the future residents of the areas. We are requesting the 42' right-of-way variance for this subdivision as if allows for the loop design and for the properties to meet the existing RR Zoning Designation without being narrow and long lots. We propose to meet the City of Carlsbad design requirements for the roadway paving width and we propose to install curb and gutter to control drainage. Each side of the street will have 4' wide sidewalks installed at the time of home construction.

Zoning Ordinance
Criteria for Appeals - Sec. 56-150(c)(4):

The purpose of the appeal procedure is to determine if the decision being appealed meets the requirements of this Zoning Ordinance. The City Council or the Planning and Zoning Commission, when hearing an appeal, is limited to the following determinations:

(a) The decision-maker made an error in reviewing whether a standard was met, by a misreading of the facts, plans, regulations or an error in judgment.

(b) Where conflicting evidence exists, the appeal is limited to determining what evidence or testimony bears the greatest credibility.

(c) The decision-maker made the decision on standards not contained in this or other City ordinances, regulations or state law; or a standard was applied more strictly or broadly than is appropriate to implement the City's Comprehensive Plan and this Zoning Ordinance.

Subdivision Regulations
Criteria for Appeals – Sec. 47-7

Whenever, in the opinion of the board of appeals, the strict application of the requirements contained in this chapter would result in extreme practical difficulties or undue misuse of property, the board may modify such requirements as are necessary so that the subdivider is allowed to develop his/her property in a reasonable manner providing that the public interests of the community and its citizens are protected and the general intent and spirit of these regulations are preserved. **The board shall grant such a variance or modification only upon determination that:**

1. The variance will not be detrimental to the public health, safety and general welfare of the community;
2. The variance will not adversely affect the reasonable development of adjacent property;
3. The variance is justified because of topographic or other special conditions unique to the property involved in contradistinction to mere inconvenience or financial disadvantage;
4. The variance is consistent with the objectives of this chapter and will not have the effect of nullifying the intent or purpose of this chapter or the comprehensive plan.

FOR OFFICIAL USE ONLY:

Required prior to P & Z:

Complete Application Including: ☐ Site Plan ☐ Fee ☐ Notification ☐ Letter of Explanation
☐Sign Posting Agreement ☐Sign Posted
☐ ABM ☐ Staff Comments ☐ Application Packet

P & Z Action: ☐ Approved ☐ Denied ☐ Other Date: _____

CITY OF CARLSBAD
AFFIDAVIT BY PROPERTY OWNER(S)

IF AN APPLICATION IS MADE BY SOMEONE OTHER THAN THE PROPERTY OWNER THIS FORM MUST ACCOMPANY THE APPLICATION MATERIALS.

APPLICATION TYPE:

☐ZONING CHANGE ☐CONDITIONAL USE ☐VARIANCE ☐TEMPORARY USE

I (WE) HEREBY CERTIFY that I am (we are) the owners of record of the property described as follows:

ADDRESS OF PROPERTY: _____
STREET ADDRESS

LEGAL DESSCRPTION: _____
SUBDIVISION BLOCK LOT OR TRACT

I (WE) HAVE AUTHORIZED the following individuals to act as my (our) agent with regard to this application.

AGENT: _____ _____
NAME PHONE

_____
ADDRESS

I (WE) UNDERSTAND, CONCUR AND AFFIRM:

That this application may be approved, approved with conditions or denied and that, as the property owner, it is my responsibility to ensure that any conditions are complied with and to ensure that the property is maintained in a condition so as not to jeopardize the health, safety or welfare of others and that compliance with all applicable City ordinances is required, and

I (WE) HEREBY EXECUTE THIS AFFIDAVIT in support of the proposed application as presented:

OWNER 1:

BY: _____
SIGNATURE

BY: _____
PRINTED NAME

DATE: _____
DATE SIGNED

NOTARY SEAL

OWNER 2: (IF APPLICABLE)

BY: _____
SIGNATURE

BY: _____
PRINTED NAME

DATE: _____
DATE SIGNED

NOTARY SEAL

ADDITIONAL OWNERS: ATTACH SEPARATE SHEETS AS NECESSARY

NOTIFICATION SIGN POSTING AGREEMENT

Notification of Public Hearings before the City of Carlsbad Planning and Zoning Commission is required pursuant to Sec. 56-140(i).

- Signs shall be posted a minimum of 5 days prior to and shall be removed a maximum of 5 days after the public hearing.
- If the sign is not posted as required, the application will be delayed and will not be considered at the public hearing as scheduled.
- The sign shall be posted at the street side property line with a secure stake provided by the applicant.

I have read and understand these requirements. I understand where the sign is to be located and my obligation to post the sign prior to the public hearing and remove it afterwards.

APPLICANT SIGNATURE

8/18/15
DATE

Sign issued by: _____
Staff Member

Rev. 10/11

Date: 8/18/15

Dear Property Owner,

This letter serves as legal notification of a pending action before the City of Carlsbad Planning and Zoning Commission in accordance with Code of Ordinances Sec. 56-140(i). You are being notified because you are a property owner within one-hundred feet (100') of the subject site.

Applicant: Carlsbad "C" Mountian (Ken Thruston) 1880 E. Lohman (575)-382-8245
Name Address Phone

Subject Site Location: Annie Oakely Subdivision - NE Corner Church Rd. and NM 292

The proposed action is a:

☐ Zoning Change from _____ to _____ in accordance with Sec. 56-150(b).

☐ Variance/Appeal from Sec. Section 47-42, C3 in accordance with Sec. 56-150(c).
The purpose of the variance/appeal is:

Provide a 60' utility and road corridor consisting of a 42' right of way and two 9' wide utility easments in lieu of a 60' right of way.

☐ Conditional Use Permit in accordance with Sec. 56-150(f). The purpose of the permit is for a:
- ☐ Home Occupation: _____
- ☐ Other Use: _____

The Planning and Zoning Commission will consider this request at a Public Hearing on:
Date: Sept. 1, 2015
Time: 5:00pm
Place: City Hall Planning Room, 2nd Floor
101 N. Halagueno St.
Carlsbad, NM 88220

The Code of Ordinances can be found on the City's website www.cityofcarlsbadnm.com.
For details about this request contact the applicant OR contact the City Planner at 575-234-7923 or via email at sshumsky@cityofcarlsbadnm.com.

Sincerely,

Applicant/Agent

Annie Oakley Subdivision

Property Parcels

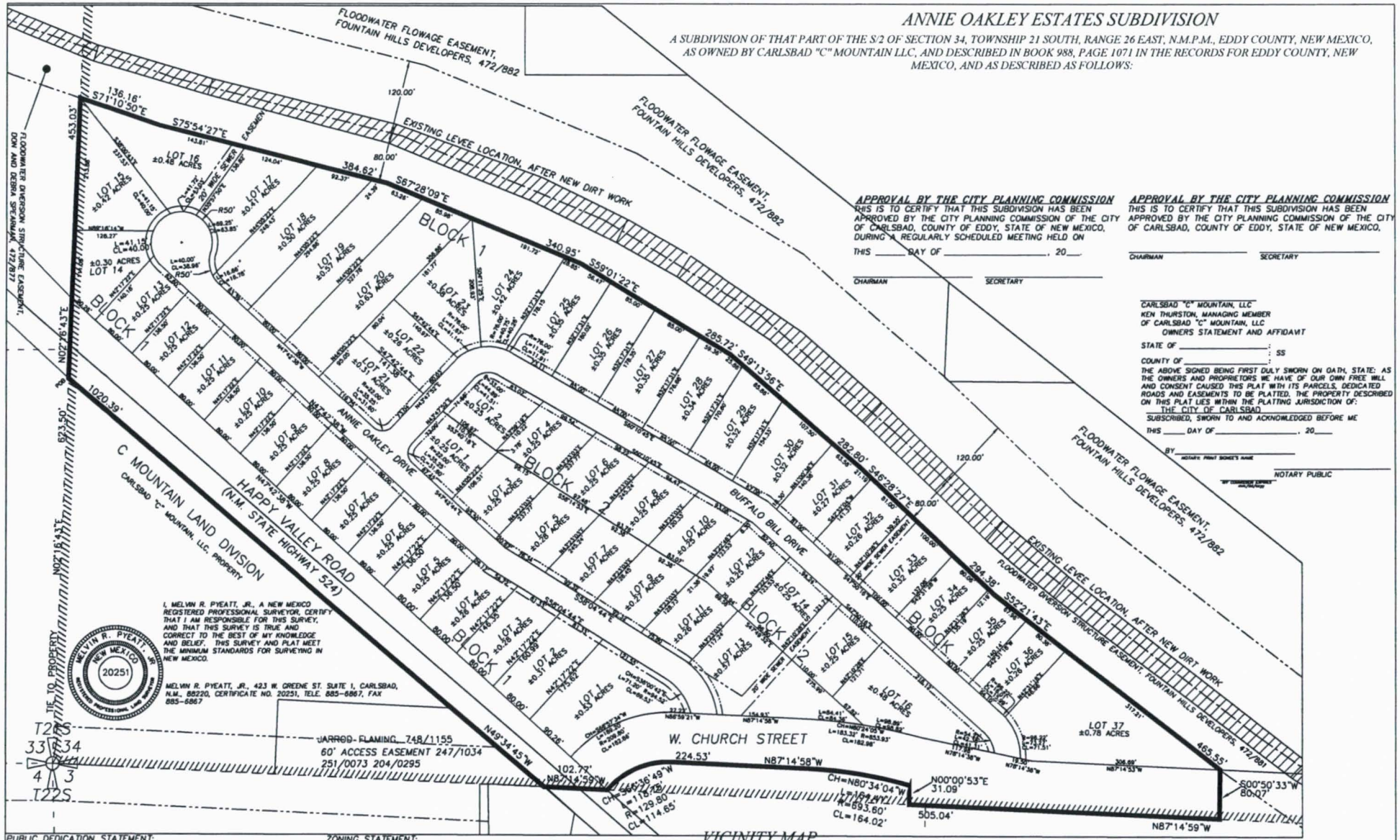


0 250 500 1,000 Feet

CITY OF CARLSBAD
PLANNING, ENGINEERING AND REGULATION DEPARTMENT
8/18/15

ANNIE OAKLEY ESTATES SUBDIVISION

A SUBDIVISION OF THAT PART OF THE S/2 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 26 EAST, N.M.P.M., EDDY COUNTY, NEW MEXICO, AS OWNED BY CARLSBAD "C" MOUNTAIN LLC, AND DESCRIBED IN BOOK 988, PAGE 1071 IN THE RECORDS FOR EDDY COUNTY, NEW MEXICO, AND AS DESCRIBED AS FOLLOWS:



APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION HAS BEEN APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO, DURING A REGULARLY SCHEDULED MEETING HELD ON

THIS _____ DAY OF _____, 20___

_____ CHAIRMAN

_____ SECRETARY

APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION HAS BEEN APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO.

_____ CHAIRMAN

_____ SECRETARY

CARLSBAD "C" MOUNTAIN, LLC
KEN THURSTON, MANAGING MEMBER
OF CARLSBAD "C" MOUNTAIN, LLC

OWNERS STATEMENT AND AFFIDAVIT

STATE OF _____ : SS

COUNTY OF _____ :

THE ABOVE SIGNED BEING FIRST DULY SWORN ON OATH, STATE: AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS PARCELS, DEDICATED ROADS AND EASEMENTS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF: THE CITY OF CARLSBAD

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 20____

BY _____
NOTARY PUBLIC

NOTARY PUBLIC

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

MELVIN R. PYEATT, JR., 423 W. GREENE ST. SUITE 1, CARLSBAD, N.M., 88220, CERTIFICATE NO. 20251, TELE. 885-6867, FAX 885-6867

MELVIN R. PYEATT NEW MEXICO 20251 REGISTERED PROFESSIONAL LAND SURVEYOR

PUBLIC DEDICATION STATEMENT:

THERE ARE NO LOTS BEING DEDICATED TO THE PUBLIC FOR SCHOOLS, PARKS, CHURCHES, OR OF ANY OTHER PUBLIC INTERESTS

NOTES AND OBSERVATIONS:

1. WATER, GAS, AND ELECTRIC ARE IN THE STREETS AROUND THE PROPERTY.
2. THERE ARE NO SIDEWALKS AROUND THE SUBJECT PROPERTY.
3. THE ROADS DO NOT HAVE CURB AND GUTTER, AND THERE IS ASPHALT IN THE ROADWAYS.
4. THE SUBJECT PROPERTY LIES IN THE CITY LIMITS OF CARLSBAD.
5. THERE LIES HACKBERRY LEVEE STRUCTURE IN THE HACKBERRY CONSERVANCY TRACT.

BASIS OF BEARINGS AND DISTANCES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), NEW MEXICO EAST ZONE (NM ZONE 3001).
2. A COMBINED FACTOR OF 0.999728968 IS NEED TO CONVERT DISTANCES FROM GRID TO SURFACE.
3. AREAS AND DISTANCES ARE SURFACE MEASUREMENTS. THE DISTANCES ARE MEASURED IN THE US SURVEY FOOT.
4. ALL MEASUREMENTS WERE MADE ON JUNE 31, 2015.

ZONING STATEMENT:

THE SUBJECT PROPERTY LIES IN THE RURAL RESIDENTIAL (R-R). AS PER CITY OF CARLSBAD RURAL RESIDENTIAL (R-R) REQUIREMENTS:

FRONT- 30/20 FEET, SEE ORDINANCE FOR SECONDARY STREET SETBACKS
SIDE - SEE ORDINANCE FOR SIDE SETBACKS BASED ON WALL HEIGHTS
REAR - 20 FEET

FLOOD STATEMENT:

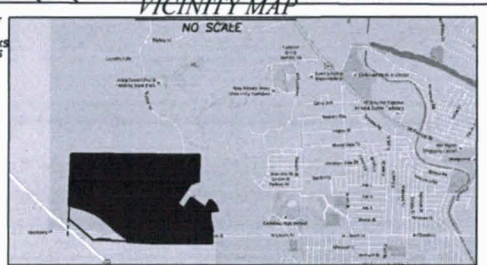
THE SUBJECT PROPERTY LIES IN FLOOD ZONE X, WHERE AREAS ARE DETERMINED TO LIE OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FIRM 35001C1045 D WITH AN EFFECTIVE DATE OF JUNE 4, 2010.

LEGEND

CORNER FOUND AS NOTED	LAND LINE	EASEMENT DESCRIPTION LINE
SET #4 REBAR, CAP 20251	FENCE LINE	CORPORATE BOUNDARY
SECTION CORNER	DIRT ROAD	NEW & OLD EASEMENTS

VICINITY MAP

NO SCALE



100 0 100 200

Scale 1" = 100'

STATE OF NEW MEXICO, COUNTY OF EDDY, I HERE BY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON

THE _____ DAY OF _____, 20____ A.D.

AT _____ O'CLOCK ____M.

CABINET _____ SLIDE _____

ROBIN VAN NATTA-COUNTY CLERK

BY _____, DEPUTY

R&R SURVEYING LLC
A LAND SURVEYING COMPANY

INDEXING INFO. FOR CO. CLERK	
SEC. 34	T21S R26E N.M.P.M.
SUBDIVISION:	ANNIE OAKLEY ESTATES SUBDIVISION
OWNER:	CARLSBAD "C" MOUNTAIN LLC
CITY:	CARLSBAD
COUNTY:	EDDY
STATE:	NEW MEXICO
DATE:	AUGUST 3, 2015
ACCESS:	YES
AREA:	FOUNTAIN HILLS DEVELOPMENT

ANNIE OAKLEY SUBDIVISION
RIGHT-OF-WAY VARIANCE REQUEST

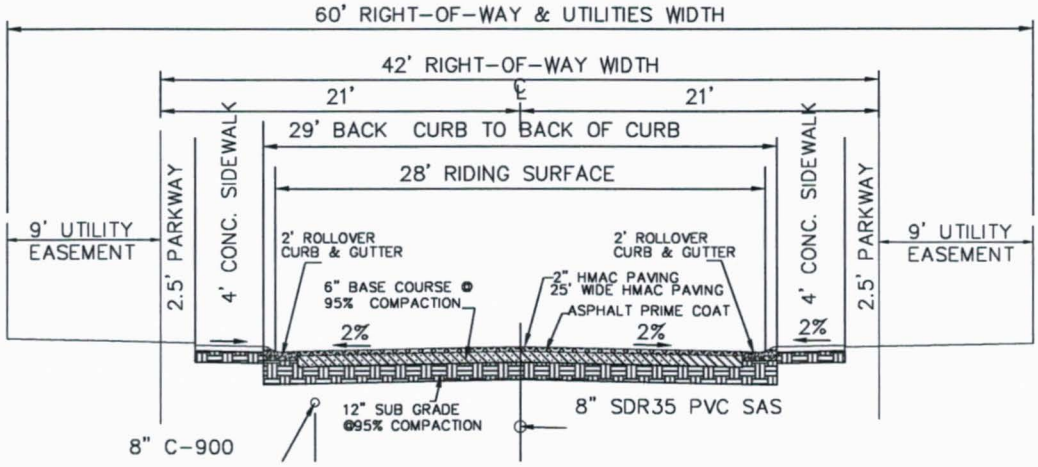
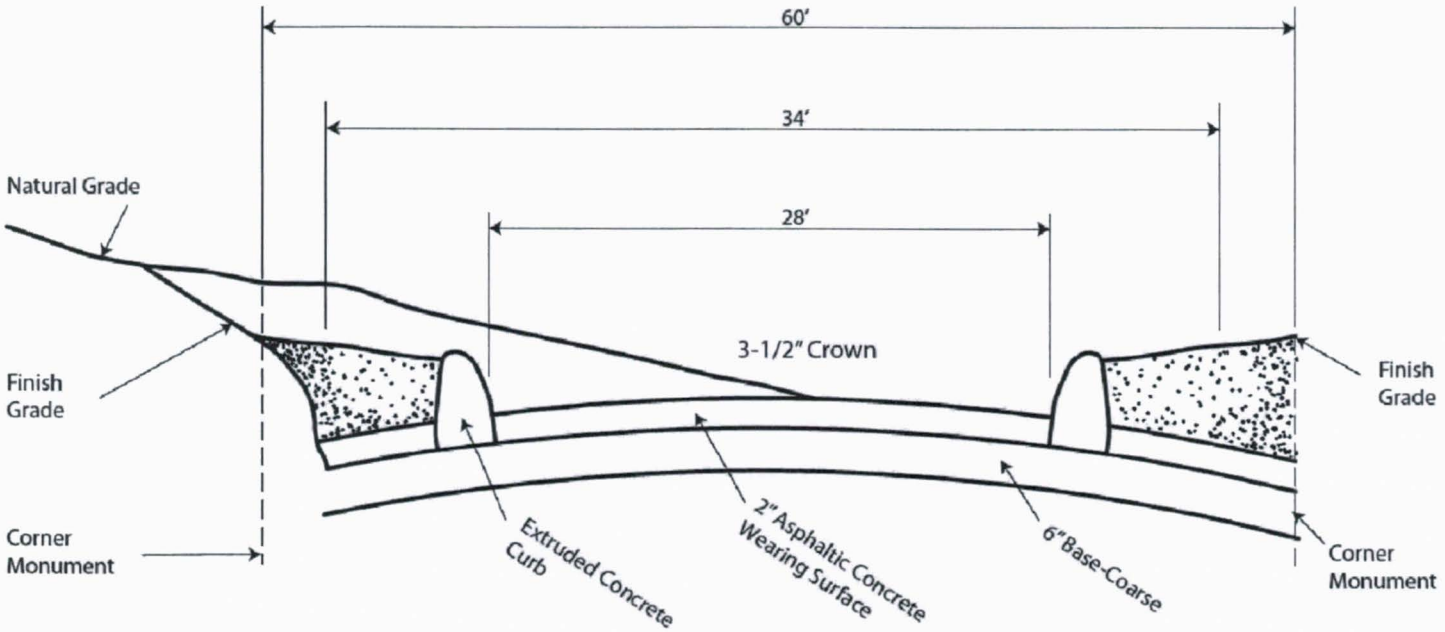


ILLUSTRATION 5
MINIMUM STANDARDS OF DESIGN
ROADWAY CONSTRUCTION

TYPICAL ROADWAY CROSS SECTION



CITY OF CARLSBAD - RIGHT-OF-WAY/ROAD SECTION
FROM CITY OF CARLSBAD SUBDIVISION REGULATIONS

FROM CITY OF CARLSBAD SUBDIVISION REGULATIONS

Sec. 47–42. Streets.

(a) Relation to adjoining street system. The proposed street system shall extend existing streets or projects. They shall be extended at a width no less than the required minimum width as set forth in this article or the width of the existing street, whichever is greater.

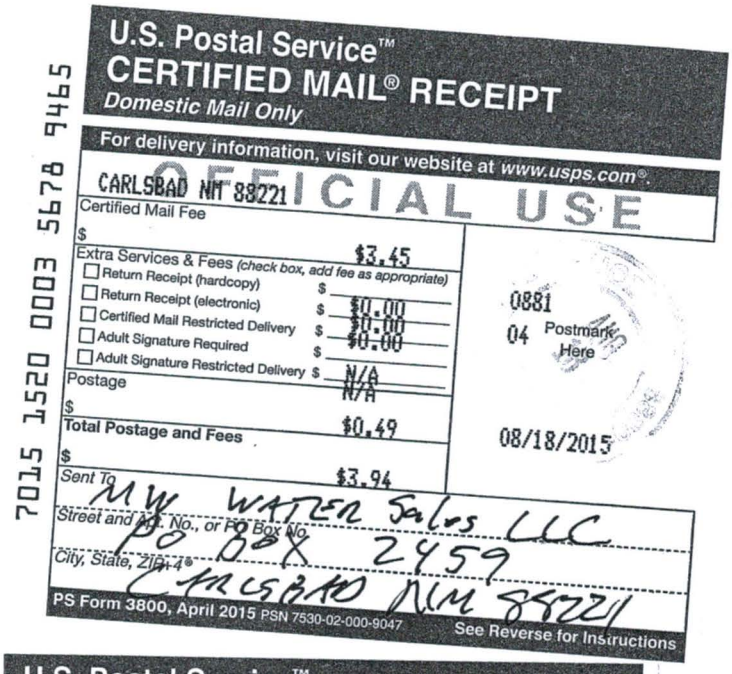
(b) Access to streets and subdivision boundaries. Sufficient access streets to adjoining properties shall be provided in subdivisions to permit harmonious development of the area.

(c) Street widths. The minimum width of right–of–way, measured from lot line to lot line, shall be not less than follows (See Illustration 2):

(1) Arterial streets and highways. 80 to 150 feet, as may be required. Arterial streets and highways are those to be used primarily for fast or heavy traffic;

(2) Collector streets. 60 feet. Collector streets are those which carry traffic from minor streets to the major system of arterial streets and highways and include the principal entrance streets of a residential development and streets for major circulation within such a development;

(3) Local streets. 60 feet. Local streets are those streets which primarily permit direct access to abutting lands and connect to collector and arterial streets. Service to through–traffic movement should be deliberately discouraged.



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Postage $0.49

Total Postage and Fees $3.94

Sent To MW WATER Sales LLC

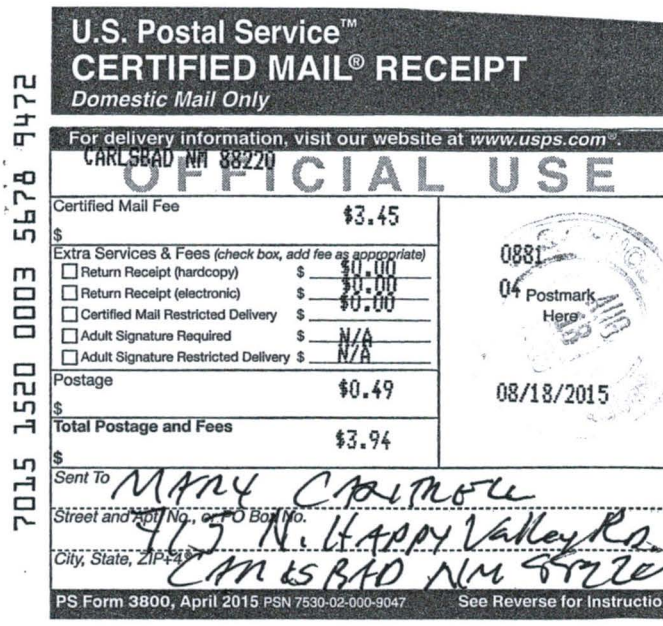
Street and Apt. No., or PO Box No. PO BOX 2459

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Postage $0.49

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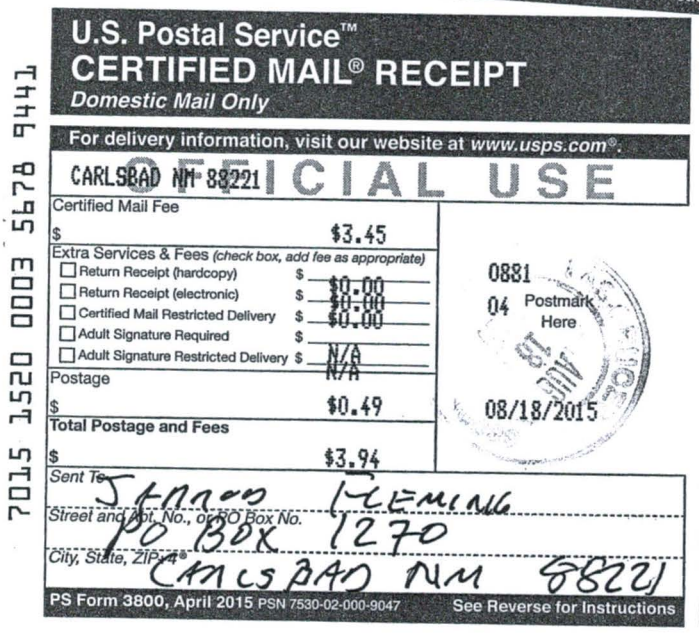
Street and Apt. No., or PO Box No. 915 N. HAPPY VALLEY RD.

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- Return Receipt (electronic) $0.00
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- Adult Signature Required
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Postage $0.49

Total Postage and Fees $3.94

Sent To JAMES FLEMING

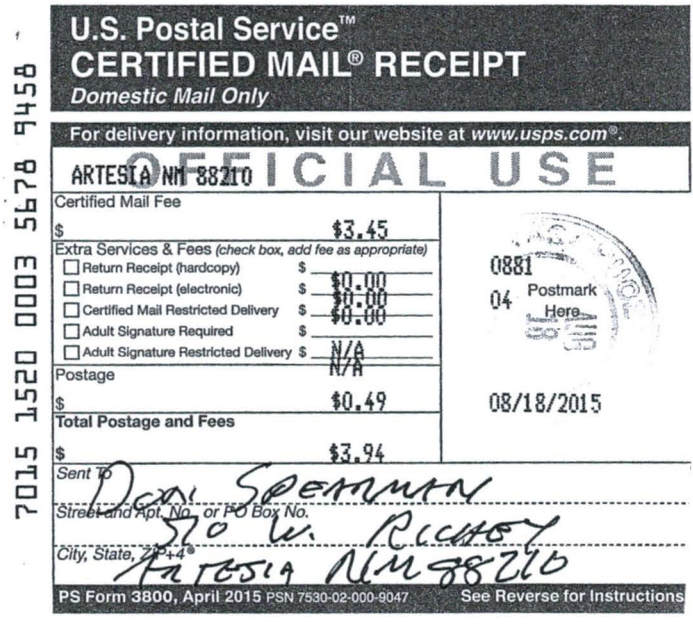
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ARTESIA NM 88210

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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required
- Adult Signature Restricted Delivery $ N/A

Postage $0.49

Total Postage and Fees $3.94

Sent To Dan SPERMAN

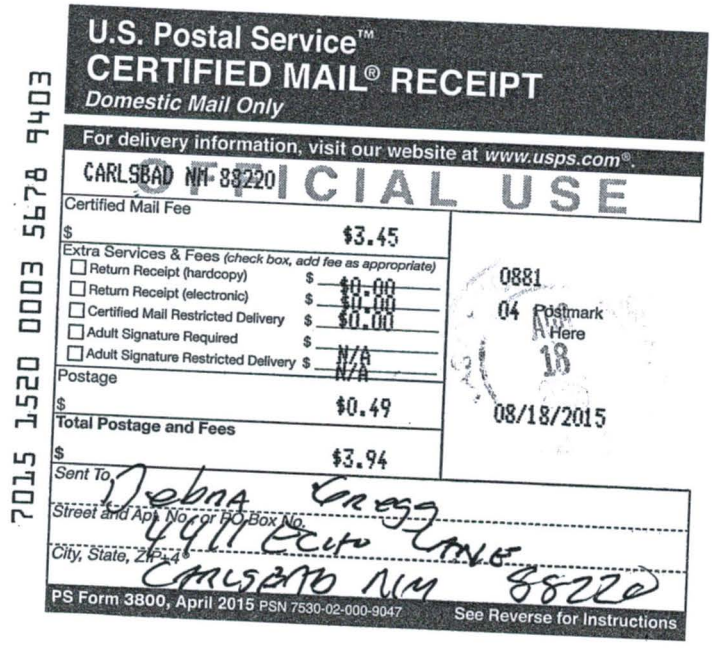
Street and Apt. No., or PO Box No. 510 W. RICHEY

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Extra Services & Fees (check box, add fee as appropriate)
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- Return Receipt (electronic) $0.00
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- Adult Signature Required
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Postage $0.49

Total Postage and Fees $3.94

Sent To Debra Gregg

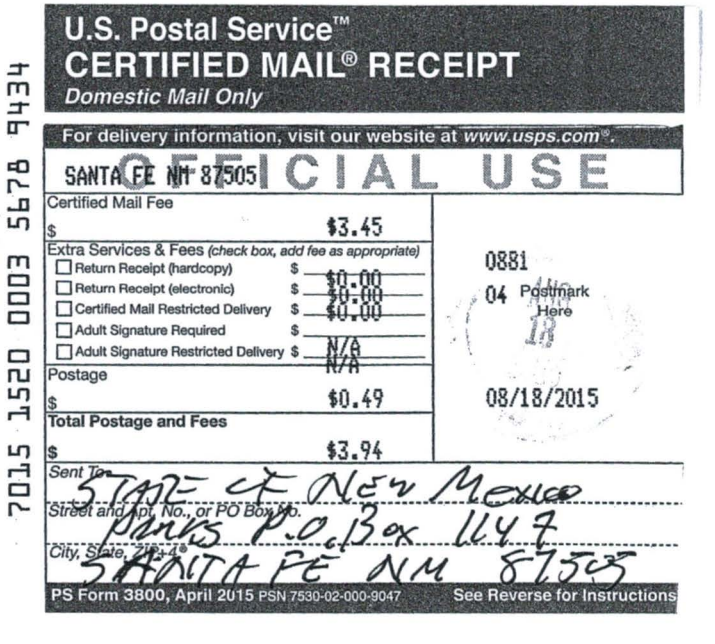
Street and Apt. No., or PO Box No. 4911 ECHO LANE

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required
- Adult Signature Restricted Delivery $ N/A

Postage $0.49

Total Postage and Fees $3.94

Sent To STATE OF NEW MEXICO

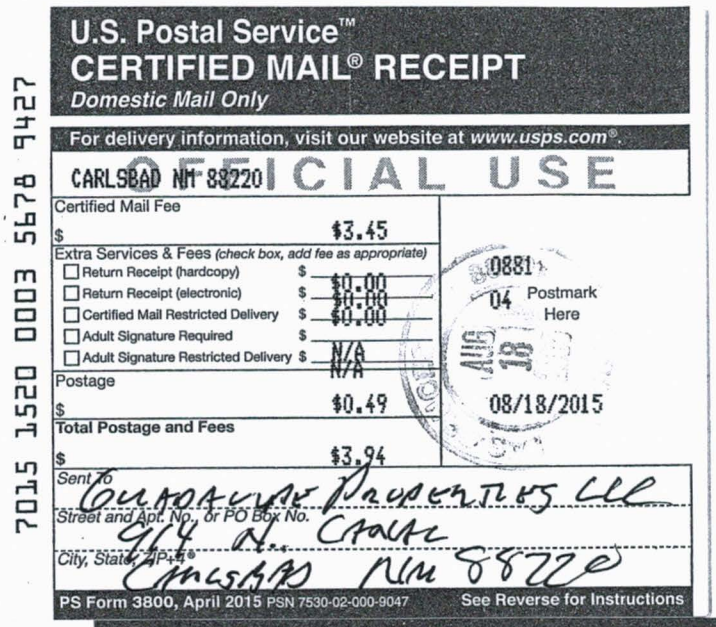
Street and Apt. No., or PO Box No. PERS P.O. BOX 1147

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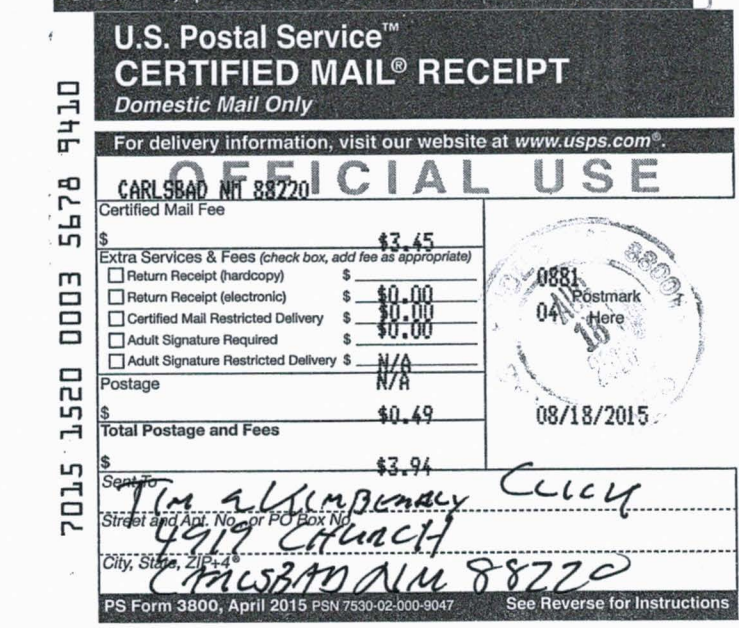
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Postage	$0.49
Total Postage and Fees	$3.94

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Sent To: Chaparral Properties LLC
Street and Apt. No., or PO Box No.: 414 N. Canal
City, State, ZIP+4®: Carlsbad NM 88220

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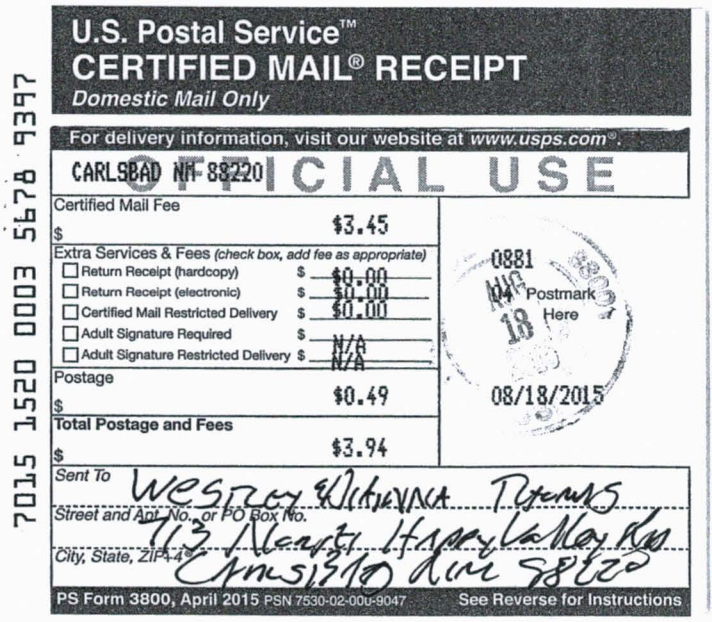
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Postage	$0.49
Total Postage and Fees	$3.94

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Sent To: Tim & Kimberly Cluck
Street and Apt. No., or PO Box No.: 4917 Church
City, State, ZIP+4®: Carlsbad NM 88220

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Certified Mail Restricted Delivery	$ $0.00
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Postage	$0.49
Total Postage and Fees	$3.94

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Sent To: Wesley & Victoria Reynolds
Street and Apt. No., or PO Box No.: 713 Nearly Happy Valley Rd
City, State, ZIP+4®: Carlsbad NM 88220

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CITY OF CARLSBAD

AGENDA BRIEFING MEMORANDUM

PLANNING AND ZONING COMMISSION

Meeting Date: 10/5/15

DEPARTMENT: Planning, Engineering and Regulation	**BY:** Jeff Patterson. Planning Director	**DATE:** 8/20/2015

SUBJECT: Preliminary Plat for Annie Oakley Subdivision, creating 53 new lots for residential use, zoned "R-R" Rural Residential District, pursuant to Code of Ordinances Chapter 47, located on the intersection to the north of W. Church St. and east of Happy Valley Rd.

Applicant:
CMTN, LLC
Ken Thurston, Owner
1880 E. Lohman St.
Las Cruces, NM 88001

SYNOPSIS: The subject site, zoned "R-R' Rural Residential, is located on the north side of W. Church St. and the east side of Happy Valley Rd. The property is currently vacant. The applicant is requesting approval of a preliminary plat to create 53 new lots for residential development.

The applicant has also included with the subdivision plat the required drainage study and construction drawings.

The applicant plans to install the needed infrastructure for this development. Once installed, the City will take over maintenance of this infrastructure.

Annie Oakley Subdivision will be the first subdivision installed in what is a master plan for the remainder of the property owned by the applicant at this location. This master plan is being called the C-Hill Master Plan.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): Approval of this request will allow for the creation of 53 new lots for residential development.

The following *Greater Carlsbad Comprehensive Plan: Strategy 2030* goals apply to this request:

Chapter 3: Land Use

Goal 1: The City of Carlsbad will adopt policies to support the Infill/Redevelopment Land Use Scenario.
Goal 2: The City of Carlsbad will make efficient use of government resources through well-planned land use decisions.
Goal 4: The City of Carlsbad will strive to create an aesthetically pleasing built environment.
Goal 5: The City of Carlsbad will ensure that land use does not negatively impact the city's environmental resources.

Chapter 4: Housing

Goal 1: Carlsbad will continue to encourage the development and redevelopment of housing in appropriate locations and at appropriate densities in order to provide a range of housing choices that meets the needs of current and future Carlsbad residents.
Goal 2: Carlsbad will ensure that local housing protects the health, safety, and welfare of residents and their neighbors.

Chapter 5: Economic Development

Goal 4: Improve the appearance of Carlsbad.
Goal 6: Support the efforts and expansion of existing major industries, such as potash mining, oil and gas drilling, and nuclear waste disposal.

PLANNING STAFF RECOMMENDATION: based on review of the application and staff comments, planning staff recommends approval provided the applicant meets all of the conditions from City staff prior to approval of the final plat:

DEPARTMENT RECOMMENDATION (please check):

	Approval	Denial	n/a		Approval	Denial	n/a
Public Works			x	Planning., Eng. & Reg. Dept.			
Fire Department			x	Code Enforcement Division			x
Legal Department			x	Engineering Division			x
Police Department				Planning Division	x		
Utilities Department				Building & Regulation Division			x
Culture & Rec. Dept.			x	Carlsbad Irrigation District			x

DEPARTMENT COMMENTS:

Public Works: No comments.

Utilities Dept.:

Building Department: No comments.

Fire Department: No comments.

Code Enforcement: No comments.

Legal Department: No comments.

Planning Department: See above.

Police Department: Recommend approval.

Culture and Recreation Department: No comments.

City Engineer: N/A

Carlsbad Irrigation District: No comments.

City Administration:

ATTACHMENTS: Application materials

APPLICATION FOR SUBDIVISION APPROVAL

(SEE MUNICIPAL CODE CHAPTER 47 - SUBDIVISION REGULATIONS FOR PLAT REQUIREMENTS)

Application Date: 8/6/2015

Fee Paid: NO ✓ 459.00

Application Type and fee:
- ☐ Sketch Plat (no fee)
- ☒ Preliminary Plat (1-7 lots: $150.00 + $2.00/lot; 8+ lots: $300.00+$3.00/lot) 159 lots
- ☐ Final Plat (no fee)
- ☐ Summary Review* ($50.00)

RECEIVED
Receipt Date Stamp
AUG - 7 2015
Planning, Engineering, & Regulation Department

KEN THURSTON- CMTAI LLC NAME OF PROPERTY OWNER	— NAME OF DEVELOPER (IF DIFFERENT FROM OWNER)
1880 EAST LOHMAN ADDRESS	ADDRESS
LAS CRUCES NM 88001 CITY STATE ZIP	CITY STATE ZIP
575-382-8245 Kene PHONE EMAIL THURSTONHOMES.COM	PHONE EMAIL

Location of the property being subdivided: C-Hill, N.E. NM 524 Church Road
Annie Oakley Subd.

Is the property:

- ☒ Within the City of Carlsbad Zoning District:
  - ☒ R-R ☐ R-1 ☐ R-2 ☐ C-1 ☐ C-2 ☐ I ☐ PUD
- ☐ Outside the City Limits but within the City's Planning and Platting Jurisdiction (5-Mile Radius)

Existing Use of the Property: VACANT LAND

Proposed Use of the Property: RESIDENTIAL SUBDIVISION

The Carlsbad Code of Ordinances Chapter 47 - Subdivision Regulations and Section 3-20-1 et. seq. NMSA 1978, regulate the subdivision of land. As the property owner, I understand that all required information must be provided in accordance with these regulations and that the construction of certain public improvements may be required as a condition of plat approval. If these improvements are not already in place and accepted by the City, the applicant must attach a financial guarantee, subject to approval by the City, that these improvements will be completed within 1 (one) calendar year after the date of this application or request a variance by the City Council of the applicable subdivision regulation(s). The justification required for this variance is summarized on the reverse side of this page and must be reviewed by the Planning and Zoning Commission prior to submittal to the City Council.

Kenneth R Thurston
SIGNATURE OF PROPERTY OWNER

DOCUMENTATION TO BE SEALED BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, AS APPLICABLE, AND SUBMITTED WITH THIS APPLICATION:

- [x] A plat of the property to be subdivided prepared in conformance with Chapter 47 of the Carlsbad Code of Ordinances and applicable New Mexico Surveying Law.
- [ ] A scaled drawing locating all existing structures, water and sewer service lines, and other utilities on or serving the property with accurate dimensions from all existing structures to all property lines. The drawing is not required if the property is vacant or otherwise undeveloped.
- [x] Construction plans defining and illustrating the design and construction requirements for all public improvements required by Chapter 47 of the Carlsbad Code of Ordinances and subject to approval and acceptance by the City (not required for summary review).
- [ ] If applicable, detailed Estimates of Construction Costs for the proposed infrastructure improvements suitable for the preparation of the performance bond typically submitted as the financial guarantee that the infrastructure will be completed (not required for summary review).

*LIMITATION ON THE USE OF SUMMARY REVIEW PROCESS

(AS PER SECTION 3-20-8 NMSA 1978 AND CHAPTER 47 CODE OF ORDINANCES)

Subdivisions submitted for review under this process shall comply with applicable subdivision regulations and are limited to:

1. Subdivisions of not more than two parcels of land;
2. Re-subdivisions, where the combination or recombination of portions of previously planted lots does not increase the total number of lots;
3. Subdivision of two or more parcels of land in areas zoned for industrial use.
4. One per parcel of land per year as calculated from approval date.

VARIANCES

(AS PER CHAPTER 47 SEC. 47-7 CODE OF ORDINANCES)

Whenever, in the opinion of the board of appeals, the strict application of the requirements contained in this chapter would result in extreme practical difficulties or undue misuse of property, the board may modify such requirements as are necessary so that the subdivider is allowed to develop his/her property in a reasonable manner providing that the public interests of the community and its citizens are protected and the general intent and spirit of these regulations are preserved. The board shall grant such a variance or modification only upon determination that:

1. The variance will not be detrimental to the public health, safety and general welfare of the community; and
2. The variance will not adversely affect the reasonable development of adjacent property; and
3. The variance is justified because of topographic or other special conditions unique to the property involved in contradistinction to mere inconvenience or financial disadvantage; and
4. The variance is consistent with the objectives of this chapter and will not have the effect of nullifying the intent or purpose of this chapter or the comprehensive plan; and
5. The variance has been shown to be in the best interest of the general public and not only of interest to the developer, land owner or other interested party; and
6. The hardship must not be pecuniary and must be a direct result of the land location, topography or other characteristic; and
7. Where a variance is requested from the required provision of sidewalks, and ADA compliant, alternative route to the nearest bus stop or school is required. If an alternative route cannot be provided, a variance shall not be approved.

Annie Oakley Subdivision

Property Parcels

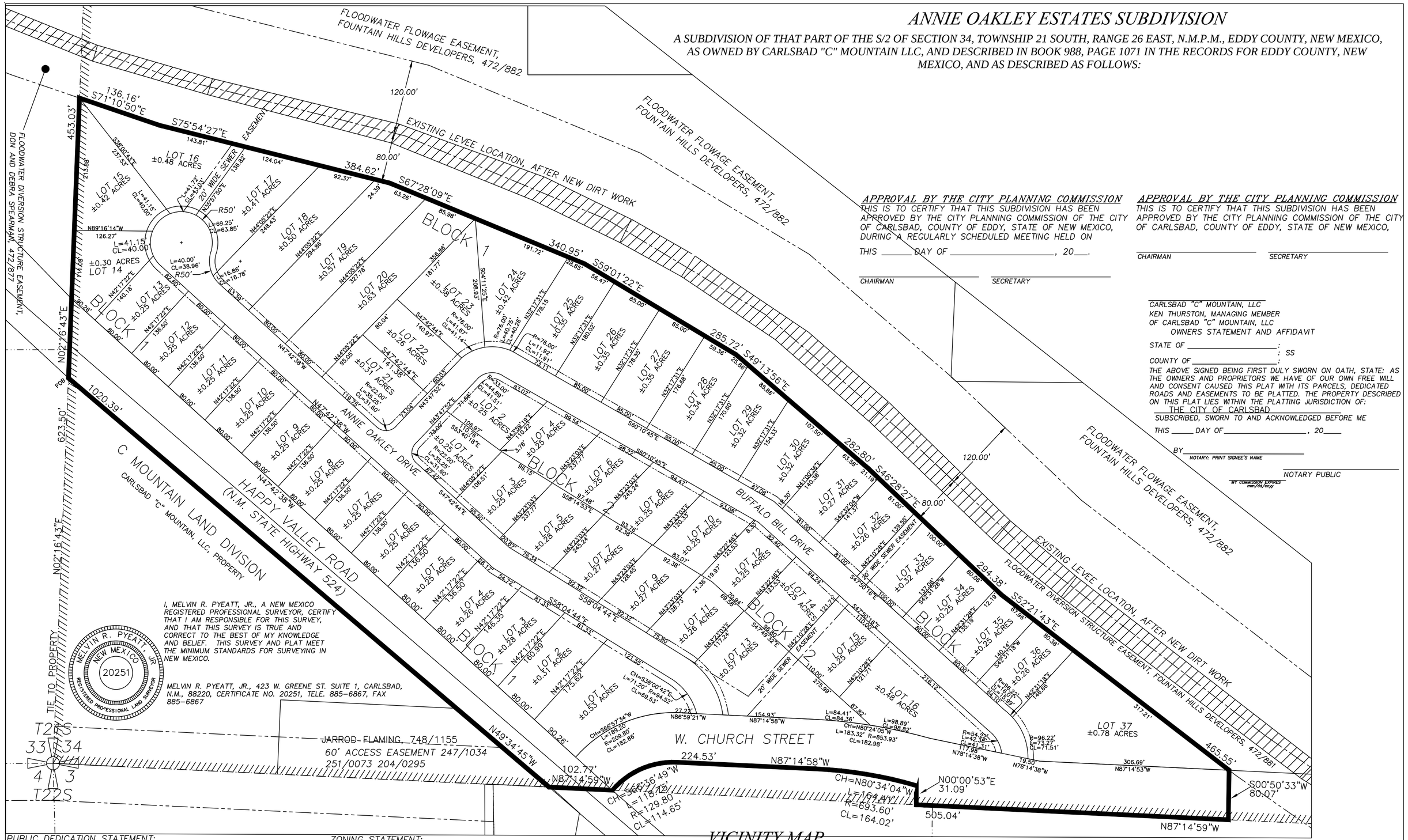


0 250 500 1,000 Feet

CITY OF CARLSBAD
PLANNING, ENGINEERING AND REGULATION DEPARTMENT
8/18/15

ANNIE OAKLEY ESTATES SUBDIVISION

A SUBDIVISION OF THAT PART OF THE S/2 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 26 EAST, N.M.P.M., EDDY COUNTY, NEW MEXICO, AS OWNED BY CARLSBAD "C" MOUNTAIN LLC, AND DESCRIBED IN BOOK 988, PAGE 1071 IN THE RECORDS FOR EDDY COUNTY, NEW MEXICO, AND AS DESCRIBED AS FOLLOWS:


FLOODWATER FLOWAGE EASEMENT, FOUNTAIN HILLS DEVELOPERS, 472/882
120.00'
FLOODWATER FLOWAGE EASEMENT, FOUNTAIN HILLS DEVELOPERS, 472/882
EXISTING LEVEE LOCATION, AFTER NEW DIRT WORK
FLOODWATER DIVERSION STRUCTURE EASEMENT, DON AND DEBRA SPEARMAN, 472/877
136.16'
S71°10'50"E
453.03'
S75°54'27"E
143.81'
384.62'
S67°28'09"E
340.95'
S59°01'22"E
285.72'
S49°13'56"E
282.80'
S46°28'27"E
294.38'
S52°21'43"E
465.55'
S00°50'33"W
80.07'
N87°14'59"W
505.04'
N00°00'53"E
31.09'
N87°14'58"W
224.53'
102.77'
N87°14'59"W
N49°34'45"W
1020.39'
623.50'
N02°16'43"E
POB
TIE TO PROPERTY
T22S
33
34
4
3
T22S
LOT 16 ±0.48 ACRES
LOT 15 ±0.42 ACRES
LOT 17 ±0.41 ACRES
LOT 18 ±0.50 ACRES
LOT 19 ±0.57 ACRES
LOT 20 ±0.63 ACRES
LOT 14 ±0.30 ACRES
LOT 13 ±0.25 ACRES
LOT 12 ±0.25 ACRES
LOT 11 ±0.25 ACRES
LOT 10 ±0.25 ACRES
LOT 9 ±0.25 ACRES
LOT 8 ±0.25 ACRES
LOT 7 ±0.25 ACRES
LOT 6 ±0.25 ACRES
LOT 5 ±0.25 ACRES
LOT 4 ±0.26 ACRES
LOT 3 ±0.28 ACRES
LOT 2 ±0.31 ACRES
LOT 1 ±0.53 ACRES
BLOCK 1
BLOCK 7
LOT 24 ±0.42 ACRES
LOT 23 ±0.35 ACRES
LOT 22 ±0.26 ACRES
LOT 21 ±0.31 ACRES
LOT 25 ±0.35 ACRES
LOT 26 ±0.35 ACRES
LOT 27 ±0.35 ACRES
LOT 28 ±0.34 ACRES
LOT 29 ±0.32 ACRES
LOT 30 ±0.32 ACRES
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LOT 12 ±0.25 ACRES
LOT 13 ±0.57 ACRES
LOT 14 ±0.25 ACRES
LOT 15 ±0.25 ACRES
LOT 16 ±0.48 ACRES
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
ANNIE OAKLEY DRIVE
BUFFALO BILL DRIVE
HAPPY VALLEY ROAD (N.M. STATE HIGHWAY 524)
W. CHURCH STREET
C MOUNTAIN LAND DIVISION
CARLSBAD "C" MOUNTAIN, LLC, PROPERTY
JARROD FLAMING, 748/1155
60' ACCESS EASEMENT 247/1034
251/0073 204/0295
20' WIDE SEWER EASEMENT
WIDE SEWER EASEMENT
EXISTING LEVEE LOCATION, AFTER NEW DIRT WORK
FLOODWATER DIVERSION STRUCTURE EASEMENT, FOUNTAIN HILLS DEVELOPERS, 472/881
LOT 37 ±0.78 ACRES
317.21'
306.69'
N87°14'53"W
19.50'
N78°14'38"W
R=54.27'
L=42.58'
CL=41.31'
117.58'
N78°14'38"W
R=96.22'
L=73.27'
CL=71.51'
CH=N80°34'04"W
L=164.49'
R=693.60'
CL=164.02'
CH=S66°36'49"W
L=118.12'
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CL=114.65'
CH=S66°57'34"W
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CL=182.86'
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R50'
L=69.25'
CL=63.85'
L=40.00'
CL=38.96'
R50'
L=16.86'
CL=16.78'
L=41.72'
CL=40.00'
20' WIDE SEWER EASEMENT
S38°00'43"E
237.53'
N89°16'14"W
126.27'
N02°16'43"E
213.88'
N02°16'43"E
211.08'
N42°17'22"E
140.18'
N42°17'22"E
136.50'
N42°17'22"E
136.50'
N42°17'22"E
136.50'
N42°17'22"E
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136.50'
N42°17'22"E
136.50'
N42°17'22"E
136.50'
N42°17'22"E
146.35'
N42°17'22"E
160.99'
N42°17'22"E
175.62'
N44°05'22"E
248.43'
N44°05'22"E
294.86'
N44°05'22"E
327.78'
N44°05'22"E
95.05'
N47°42'38"W
140.97'
S47°42'44"E
141.35'
S47°42'44"E
140.97'
N47°42'38"W
119.78'
N43°47'52"E
73.03'
S43°47'52"E
74.56'
N43°47'52"E
74.56'
N44°05'22"E
106.51'
S47°42'44"E
106.97'
S53°40'16"E
110.78'
N43°56'19"E
110.22'
S60°10'45"E
98.54'
S60°10'45"E
98.22'
S60°10'45"E
85.00'
N43°23'03"E
237.77'
N43°23'03"E
245.24'
N43°23'03"E
128.65'
N43°23'03"E
128.73'
N43°23'03"E
237.77'
N43°23'03"E
245.24'
N43°23'03"E
120.33'
N43°22'46"E
123.53'
N43°22'46"E
123.24'
N43°23'03"E
117.24'
S58°14'55"E
97.48'
S58°04'44"E
92.37'
S58°04'44"E
92.37'
S58°04'44"E
81.33'
S58°04'44"E
75.80'
S47°49'32"E
98.60'
S47°50'16"E
100.00'
S47°50'16"E
100.00'
S42°32'04"W
141.37'
S42°31'28"W
135.19'
S42°31'28"W
140.14'
S42°31'28"W
137.06'
N42°10'28"E
140.38'
N42°10'28"E
139.55'
N42°10'28"E
121.77'
N42°10'28"E
121.74'
N42°11'34"E
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S47°49'32"E
98.60

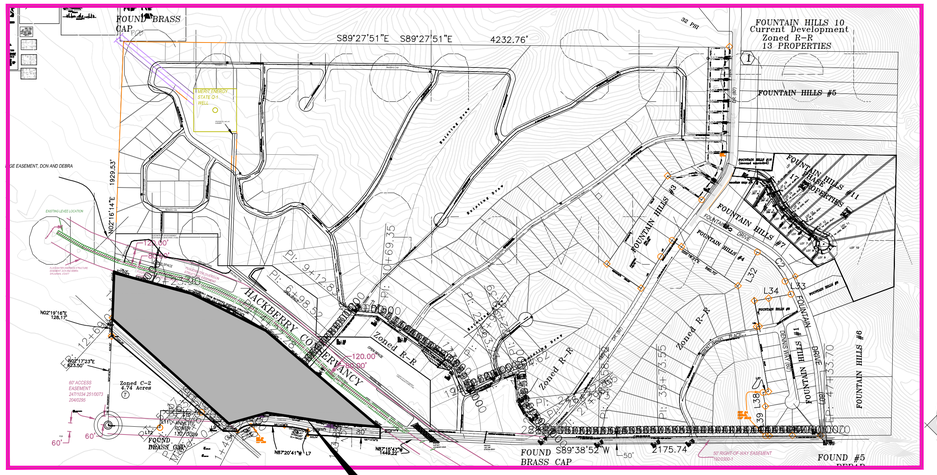
Friday August 07, 2015 - 3:00pm

ANNIE OAKLEY SUBDIVISION

CONSTRUCTION PLANS

A 19.97± ACRE TRACT CONTAINING 53 LOTS LOCATED WITHIN SECTION 34, T.21S., R.26E., N.M.P.M. OF THE U.S.G.L.O. SURVEY, IN THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO.

FINAL PLAT: ANNIE OAKLEY SUBDIVISION
T-1 COVER SHEET
G-1 GENERAL CONSTRUCTION NOTES
G-2 UTILITY DETAILS (SHEET 1 OF 2)
G-3 UTILITY AND STREET DETAILS (SHEET 2 OF 2)
C-1 MASTER GRADING PLAN
C-2 MASTER UTILITY PLAN
C-3 P-N-P: ANNIE OAKLEY DRIVE FROM STA:0+50.00 TO STA: 12+69.03
C-4 P-N-P: ANNIE OAKLEY SAS NORTH FROM STA: 0+00.00 TO STA: 2+23.90
C-5 P-N-P: BUFFALO BILL ROAD FROM STA: 0+20.00 TO STA: 13+41.00
C-6 P-N-P: CHURCH STREET WATER LINE FROM STA: 0+60.90 TO STA: 4+35.00
FM-1 OFFSITE 4" POLY SAS FORCE MAIN: OVERALL PLAN VIEW AND LIFT STATION DETAIL
FM-2 P-N-P: OFFSITE 4" POLY SAS FORCE MAIN FROM STA:0+00.00 TO STA: 9+13.05
FM-3 P-N-P: OFFSITE 4" POLY SAS FORCE MAIN FROM STA:9+13.05 TO STA: 22+79.39
FM-4 P-N-P: OFFSITE 4" POLY SAS FORCE MAIN FROM STA: 22+79.39 TO STA: 35+73.77
FM-5 P-N-P: OFFSITE 4" POLY SAS FORCE MAIN FROM STA: 35+73.77 TO STA: 47+07.00 (END)



PROJECT LOCATION

VICINITY MAP: LOCAL AREA MAP

NOT TO SCALE

CITY OF CARLSBAD: Approved: Date:

PUBLIC WORKS DIRECTOR

OWNER/ CONTRACTOR:

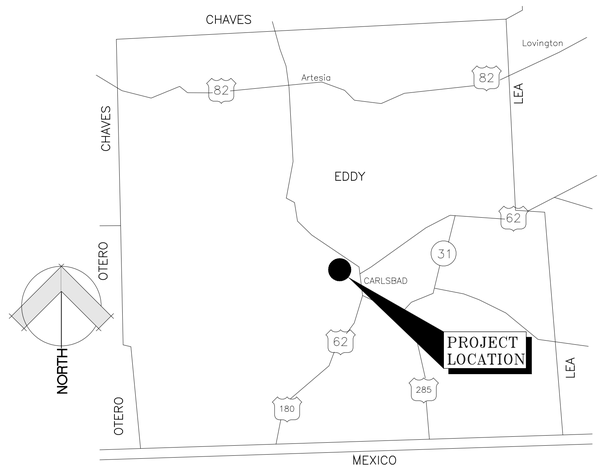
Ken Thurston DEVELOPMENT

1880 East Lohman
Las Cruces, NM 88001
575-382-8245 575-382-9226 (fax)

PROJECT ENGINEER:

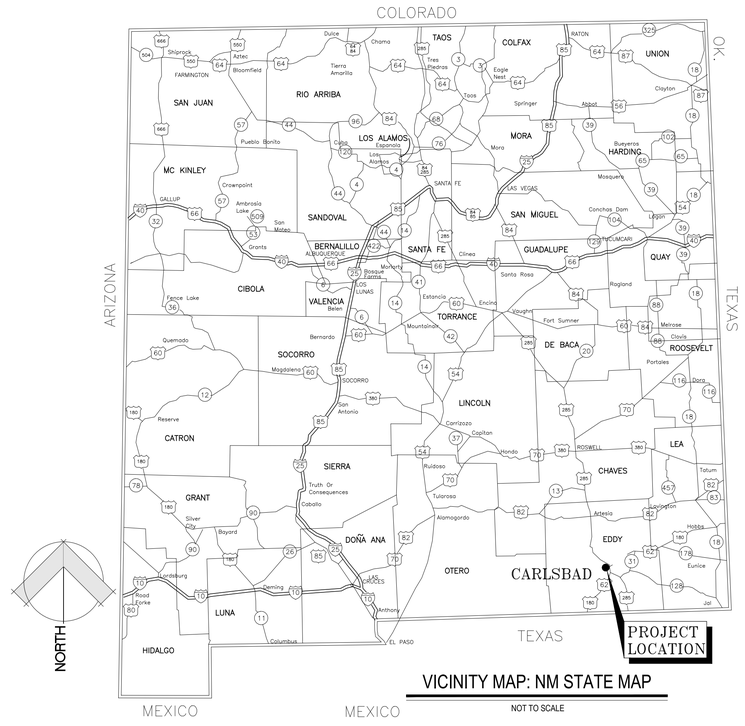
KD ENGINEERING
1880 E. LOHMAN AVE. LAS CRUCES, NM 88001
CIVIL & MECHANICAL ENGINEERING
DAVID B. CHURCH, P.E.
(575) 640-3790 CELL/(575) 528-1108 OFFICE
DAVID@THURSTONHOMES.COM

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR COMPLYING WITH THE EDDY COUNTY UTILITY COUNSEL BLUE STAKE PROCEDURES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.



VICINITY MAP: EDDY COUNTY MAP

NOT TO SCALE



VICINITY MAP: NM STATE MAP

NOT TO SCALE

KD ENGINEERING
1880 E LOHMAN AVE LAS CRUCES, NM 88001
CIVIL & MECHANICAL ENGINEERING
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DAVID@THURSTONHOMES.COM

REVISIONS
DATE: REV'D:

ANNIE OAKLEY SUBDIVISION

COVER SHEET & TITLE

SHEET NO. T-1

Friday August 07, 2015 - 3:00pm

GENERAL CONSTRUCTION NOTES

1. ALL STREET, SIDEWALK, AND UTILITY WORK IS TO BE PERFORMED IN CONFORMANCE WITH NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, UNLESS OTHERWISE PROVIDED.
2. WHEN ABUTTING NEW PAVEMENT TO EXISTING, NEAT CUT BACK EXISTING PAVEMENT TO A NEAT LINE AS REQUIRED TO REMOVE BROKEN OR CRACKED PAVEMENT AND MATCH NEW TO EXISTING. NO SEPARATE PAYMENT WILL BE MADE FOR NEAT CUTTING EXISTING PAVEMENT BUT SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK.
3. THE ENGINEER WILL MAKE AVAILABLE TO THE CONTRACTOR ANY INFORMATION THAT IT OBTAINS FROM ENGINEER INVESTIGATIONS AND OTHER SUPPLEMENTAL INFORMATION OBTAINED FROM UTILITY COMPANIES, PIPELINE OWNERS AND OTHER FACILITY OWNERS THAT HAVE BEEN IDENTIFIED. THE ENGINEER MAKES NO REPRESENTATION AS TO THE VALIDITY OR ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING LOCATIONS FROM UTILITY OWNERS AND MAKING SUCH FURTHER INVESTIGATIONS AS NECESSARY IN ORDER TO LOCATE SUCH PERMANENT AND TEMPORARY UTILITY APPURTENANCES PRIOR TO INITIATING EARTHWORK OPERATIONS.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR EXPLORATORY TRENCHING, IF NECESSARY, TO MORE SPECIFICALLY LOCATE UTILITY LINES. THE COST OF LOCATING UTILITY LINES INCLUDING EXPLORATORY TRENCHING WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION. FOR THE VERIFICATION AND DETERMINATION OF DEPTHS OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CONTACT THE CITY OF CARLSBAD; FOR UTILITY LOCATES PLEASE CONTACT NM ONE CALL 1-800-885-2537

   PUBLIC WORKS Water Superentendent: (Emergency Only!)- Mike Abell 1-575-885-6313
   Wastewater Superentendent: (Emergency Only!)- Art Sena I 1-575-887-5412
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVALS REQUIRED TO COMPLETE THE PROJECT. ADDITIONAL REMOVALS NOT SHOWN ON THE PLANS WILL BE DESIGNATED BY THE PROJECT MANAGER. REMOVAL OF STRUCTURES AND OBSTRUCTIONS AND THE CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR UNLISTED REMOVALS. ITEMS DESIGNATED FOR REMOVAL WITHOUT SALVAGE, UNSUITABLE CONSTRUCTION MATERIALS AND DEBRIS FROM CLEARING AND GRUBBING ARE TO BE PLACED IN AN ENVIRONMENTALLY SUITABLE DISPOSAL SITE DECIDED UPON AND COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE REGULATORY AGENCIES. CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER IN WRITING OF THE DETAILS OF DISPOSAL OPERATIONS. BORROW MATERIAL, ROCK WASTE, VEGETATION DEBRIS, ETC., SHALL NOT BE PLACED IN WETLAND AREAS OR AREAS WHICH MAY IMPACT ENDANGERED SPECIES OR ARCHAEOLOGICAL RESOURCES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING AND CLEANUP OF SPILLS ASSOCIATED WITH PROJECT CONSTRUCTION AND SHALL REPORT AND RESPOND TO SPILLS OF HAZARDOUS MATERIALS SUCH AS GASOLINE, DIESEL, MOTOR OILS, SOLVENTS, CHEMICALS, TOXIC AND CORROSIVE SUBSTANCES, ETC., WHICH MAY BE A THREAT TO PUBLIC HEALTH OR THE ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING DISCOVERIES OF PAST SPILLS AND OF CURRENT SPILLS NOT ASSOCIATED WITH CONSTRUCTION. REPORTS SHALL BE MADE IMMEDIATELY THE NM ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 827-4308 OR 470-3657. THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT PAVEMENT MATERIAL REMOVED ON THE PROJECT BY HAULING TO AN APPROVED LANDFILL; IN ACCORDANCE WITH THE REGULATIONS OF THE NEW MEXICO SOLID WASTE ACT.
7. THE CONTRACTOR IS REQUIRED TO PROVIDE A TRAFFIC CONTROL PLAN FOR THE WORK SPECIFIED IN THIS CONTRACT. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, TOOLS, LABOR, EQUIPMENT AND ANY OTHER APPURTENANCES NECESSARY TO COMPLETE THE WORK. FLAGGING SHALL BE PROVIDED AS REQUIRED FOR SAFETY AND/OR AS DIRECTED BY THE ENGINEER, WITH NO SEPARATE PAYMENT PROVIDED. THE TRAFFIC CONTROL PLAN MUST CONFORM TO THE SPECIFICATIONS SET FORTH IN THE MUTCD AND BE APPROVED BY THE ENGINEER BEFORE IMPLEMENTATION. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES IN THIS CONTRACT SHALL BE PROVIDED WITH HIGH RETRO-REFLECTIVITY SHEETING. THROUGH THE LIFE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE LOCAL NEWS MEDIA INFORMED AT LEAST ONCE A WEEK OF ANY LANE CLOSURE WHICH WILL RESTRICT THE NORMAL FLOW OF TRAFFIC THERE WILL BE NO DIRECT COMPENSATION FOR THIS WORK.
8. MAINTENANCE OF RECORD PLANS. THE CONTRACTOR SHALL MAINTAIN AN UP-TO-DATE SET OF RECORD DRAWINGS FOR THE PROJECT. THESE PLANS SHALL BE KEPT CURRENT WITHIN TWO WEEKS AND SHALL BE SUBJECT TO REVIEW BY THE PROJECT REPRESENTATIVE FOR COMPLETENESS ONCE A MONTH. THE FINAL AS-BUILT PLANS SHALL BE SUBMITTED TO THE PROJECT REPRESENTATIVE PRIOR TO FINAL PAYMENT. THIS WORK WILL BE CONSIDERED AS INCIDENTAL TO THE COMPLETION OF THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
9. QUALITY CONTROL/QUALITY ASSURANCE INCIDENTAL TESTING FOR CONCRETE AND BASE COURSE IS REQUIRED. THE CONTRACTOR SHOULD INCLUDE COSTS FOR QC TESTING WITH THESE ITEMS.
10. SHRINKAGE FACTOR-THE EARTHWORK QUANTITIES ARE BASED ON A SHRINKAGE FACTOR OF 10%.
11. THE CONTRACTOR WILL PROVIDE A STORM WATER POLLUTION PREVENTION PLAN FOR HIS EQUIPMENT YARD AND FOR THE INTERIM CONSTRUCTION ACTIVITIES.
12. THE CONTRACTOR SHALL PROVIDE MATERIALS AND PAVEMENT MIX DESIGN TO BE USED ON THIS PROJECT TO THE PROJECT ENGINEER FOR APPROVAL.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR COMPLYING WITH THE EDDY COUNTY UTILITY COUNSEL BLUE STAKE PROCEDURES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.

CITY OF CARLSBAD SPECIFICATIONS
FOR THE INSTALLATION OF WATER AND SEWER IMPROVEMENTS

THE FOLLOWING SPECIFICATIONS FOR MATERIALS AND EQUIPMENT TO BE USED IN THE INSTALLATION OF POTABLE WATER AND SANITARY SEWER IMPROVEMENTS, ARE INTENDED TO BE THE MINIMUM SPECIFICATIONS TO BE ACCEPTED BY THE CITY. WHERE SPECIFIC ITEMS ARE CALLED FOR BY NAME, MAKE, OR CATALOG NUMBER SUCH REFERENCE SHALL BE INTERPRETED AS ESTABLISHING A STANDARD QUALITY AND NOT CONSTRUED AS LIMITING COMPETITION. THE USE OF SUBSTITUTES IS PERMISSIBLE IN MOST CASES, PROVIDED WRITTEN REQUEST AND PROPER CERTIFICATIONS ARE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
MATERIALS AND EQUIPMENT USED IN THE INSTALLATION OF WATER AND SEWER IMPROVEMENTS SHALL BE NEW AND UNUSED, MANUFACTURED IN COMPLIANCE WITH STANDARDS PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), THE AMERICAN WATER WORKS ASSOCIATION (AWWA) OR OTHER PUBLISHED APPLICABLE STANDARDS

SANITARY SEWER

COLLECTOR: 8 INCHES MINIMUM, PVC, SDR 35, PUSH-ON GASKETED SEWER PIPE.
SERVICE: 4 INCHES MINIMUM, PVC, SDR 35, PUSH-ON, GASKETED SEWER PIPE.
FITTINGS: PVC, SDR 35, PUSH-ON, GASKETED SEWER PIPE.
MANHOLES: PRECAST REINFORCED CONCRETE, 4 FT. INSIDE DIAMETER, TYPE "E" CONCENTRIC MANHOLES.
MANHOLE RIM AND LID: STANDARD CAST IRON, BOTTOM FLANGE, 325 LB. MANHOLE RIM AND LID, CONCEALED PICK SLOT, VENT HOLE REQUIRED. WESTERN IRON WORKS # 41 - 42 OR EQUAL.

POTABLE WATER

DISTRIBUTION LINES: 6 INCHES MINIMUM, PVC, SDR 18, CLASS 150, C-900 PUSH GASKETED WATER PIPE (CONNECTION TO EXISTING MAINS IS DONE BY THE CITY UPON REQUEST).
FITTINGS: MECHANICAL JOINT (MJ), CLASS 350 S.S.B. TYPE, DUCTILE IRON PIPE FITTINGS. FIRE HYDRANT LINES REQUIRE MJ X FLANGE FITTINGS.
GATE VALVES: BONDED RESILIENT SEAT, NON-RAISING STEM TYPE, MECHANICAL JOINT, FUSE BONDED EPOXY COATED INSIDE AND OUT, 2 INCH OPERATING NUT, OPENS COUNTER-CLOCKWISE.
1. VALVES TO BE USED FOR ISOLATION OF MAIN LINES SHALL BE MJ X MJ TYPE.
2. VALVES TO BE USED ON FIRE HYDRANT LINES SHALL BE MJ X FLANGE TYPE.

FIRE HYDRANTS: TYPE MUELLIER SUPER CENTURION 250 OR US PIPE METROPOLITIAN M-94
THE COLOR OF THE HYDRANTS SHALL BE CHROME YELLOW.

CITY OF CARLSBAD
SPECIFICATIONS FOR HYDROSTATIC TESTING, FLUSHING, DISINFECTION & FLOW TESTING

HYDROSTATIC TESTING
THE CONTRACTOR SHALL BE REQUIRED TO HYDROSTATIC TEST ALL WATER MAINS, LATERALS, DEAD ENDS, AND SERVICE LINES. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF THE WATER DEPT. SUPERINTENDENT OR HIS AUTHORIZED REPRESENTATIVE.
THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NEEDED TO PERFORM THE TEST. IF CONNECTIONS TO THE EXISTING LINES ARE ALLOWED, IT IS WITH THE UNDERSTANDING THAT THE CONTRACTOR ASSUMES ANY RESPONSIBILITY IN CASE OF DAMAGE OR FAILURE OF THE EXISTING SYSTEM. LEAKAGE THROUGH CONNECTIONS TO THE EXISTING LINES, OR LEAKING EXISTING VALVES UNDER THE TEST PRESSURE WILL INVALIDATE THE TEST. THE LINE SHALL BE TESTED AT 150 POUNDS, OR 1.5 TIMES THE NORMAL OPERATING PRESSURE OF THE LINE, WHICH EVER IS GREATER, FOR NOT LESS THAN FOUR HOURS. LEAKAGE SHALL NOT EXCEED 10 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE. THE COST OF TESTING AND FINDING LEAKS, AND RETESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR. WATER FOR TESTING WILL BE FURNISHED BY THE CITY OF CARLSBAD,

FLUSHING & DISINFECTION
PRIOR TO DISINFECTING THE CONTRACTOR IS REQUIRED TO FLUSH ALL NEW WATER LINES. TO REMOVE ANY FOREIGN MATERIAL THAT MAY INTERFERE WITH DISINFECTION.
FLUSHING CAN BE PERFORMED FROM FIRE HYDRANTS OR CONVENIENT OUTLETS. IF NOT AVAILABLE THE CONTRACTOR SHALL INSTALL FLUSH POINTS.
AFTER FLUSHING THE WATER LINES THEY WILL BE DISINFECTED WITH A CHLORINE LIQUID SOLUTION. THIS SOLUTION MUST BE DRAWN THROUGH OUT THE NEW SYSTEM, AS WELL AS ANY NEW SERVICE LINES. THE CHLORINE SOLUTION SHALL REMAIN IN THE LINE FOR AT LEAST 24 HOURS. THE LINE CAN THEN BE FLUSHED UNTIL THE CHLORINE RESIDUAL IS EQUAL TO THE NORMAL RESIDUAL IN THE EXISTING SYSTEM OR AT LEAST 0.2 PPM.

TESTING
PRIOR TO THE LINE BEING PLACED INTO SERVICE, BACTERIA SAMPLES WILL BE TAKEN BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SHOULD RESULTS OF THE BACTERIOLOGAL ANALYSIS BE UNSATISFACTORY, THE DISINFECTION PROCEDURE SHALL BE REPEATED.

FLOW TEST
ALL NEW FIRE HYDRANTS WILL BE FLOW TESTED. THE FIRE DEPT. WILL PERFORM THE FLOW TEST BEFORE THE NEW SYSTEM IS APPROVED.

SERVICE LINES
EACH NEW SERVICE WILL BE FLOW TESTED TO MAKE SURE THERE HAS BEEN ANY DAMAGE TO THE COPPER LINE.

HYDROSTATIC TESTING
THE CONTRACTOR SHALL BE REQUIRED TO TEST ALL SEWER MAINS & LATERALS, AND SERVICE LINES. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF THE WASATEWATER DEPT SUPERINTENDENT OR HIS AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NEEDED TO PERFORM THE TEST. CONNECTIONS TO THE EXISTING LINES ARE ALLOWED, IT IS WITH THE UNDERSTANDING THAT THE CONTRACTOR ASSUMES ANY RESPONSIBILITY IN CASE OF DAMAGE OR FAILURE OF THE EXISTING SYSTEM. LEAKAGE THROUGH CONNECTIONS TO THE EXISTING LINES, OR LEAKING EXISTING VALVES UNDER THE TEST PRESSURE WILL INVALIDATE THE TEST. THE LINE SHALL BE TESTED TO A SLOPE +/- .001 ft/ft THE COST OF TESTING AND RESETTING PIPE, REPAIR OF LEAKS, AND RETESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR. WATER FOR TESTING WILL BE FURNISHED BY THE CITY OF CARLSBAD,

FLUSHING & CLEANOUT
PRIOR TO PLACING SAS IN USE THE CONTRACTOR IS REQUIRED TO FLUSH ALL NEW SEWER LINES. TO REMOVE ANY FOREIGN MATERIAL THAT MAY INTERFERE WITH OPERATION +F THE SEWER SYSTEM. THE CONTRACTOR SHALL INSTALL FLUSH POINTS.

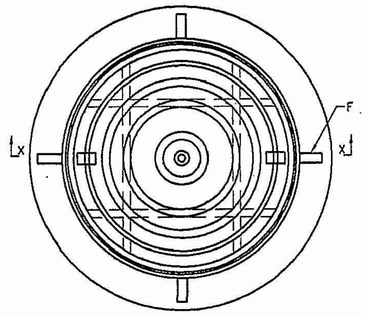
SERVICE LINES
EACH NEW SERVICE WILL BE INSPECTED TO INSURE THERE HAS NOT BEEN ANY DAMAGE TO THE FINAL INSTALLED LINE(SAS) LINE.

KD ENGINEERING
18886 E. HIGHWAY 82 SUITE E, EDGEWOOD, NM 87015
CONTACT: KENDALL D. HARRELL P.E.
(575) 784-0470 OFFICE (575) 626-8810 CELL KDENGINEERING@YAHOO.COM

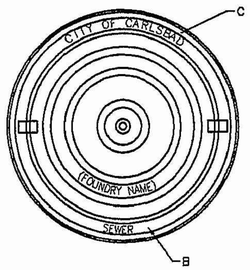
REVISIONS
DATE: REV'D:

ANNIE OAKLEY SUBDIVISION
GENERAL NOTES
SHEET NO. G-1

Friday, August 07, 2015 - 3:01pm



PLAN



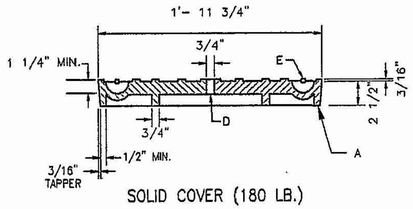
LETTERING PLAN

GENERAL NOTES:

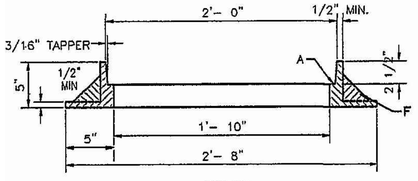
1. STANDARD CAST IRON M.H. FRAME AND COVER. WEIGHTS: COVER = 180 LBS., FRAME = 145 LBS. TOTAL = 325 LBS. (TOLERANCE = ±5%)
2. REFERENCE SPEC. SECTION 130.

CONSTRUCTION NOTES:

A. MACHINED OR GROUND BEARING SURFACES.
B. "SEWER", "WATER", OR "STORM" CAST ON COVER TO IDENTIFY SANITARY SEWER, WATER OR STORM DRAINAGE SYSTEMS RESPECTIVELY.
C. LETTER SIZE TO BE 1" MIN. IN HEIGHT, TYPICAL.
D. VENT HOLE REQUIRED.
E. MONOLITHIC CAST IRON OR STEEL ROD INSERTS AT MANUFACTURER'S OPTION. IF INSERT IS PROVIDED IT MUST HAVE 3/16" MIN. COVER AND 3/4" END EMBEDMENT IN CASTING.
F. GUSSETS OPTIONAL IF REQUIRED BY MANUFACTURER.



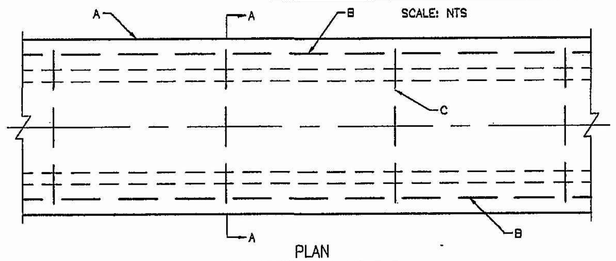
SOLID COVER (180 LB.)



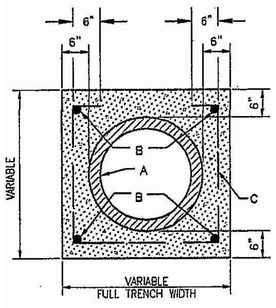
FRAME
SECTION X-X

MANHOLE FRAME AND COVERS

SCALE: NTS



PLAN
CONCRETE ENCASEMENT



SECTION A-A

GENERAL NOTES:

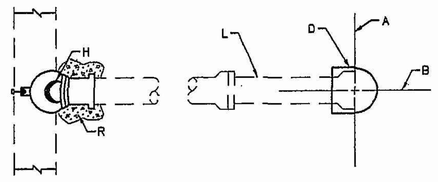
1. WHERE A WATER LINE PASSES BENEATH OR LESS THAN 18 IN. ABOVE AN EXIST. SEWER LINE, THE SEWER LINE SHALL BE ENCASED IN CONC. 6" THICK AS DETAILED, FOR AT LEAST 10 FT. ON EACH SIDE OF THE WATER LINE, OR THE SEWER LINE SHALL BE D.I. OR C-900 PVC PIPE WITH PRESSURE-TYPE JOINTS FOR AT LEAST 10 FT. ON EACH SIDE OF THE WATER LINE. THIS SHALL ALSO APPLY WHERE A PARALLEL WATER LINE IS LESS THAN 10 FT. HORIZONTALLY AND LESS THAN 2 FT. ABOVE THE SEWER LINE.

CONSTRUCTION NOTES:

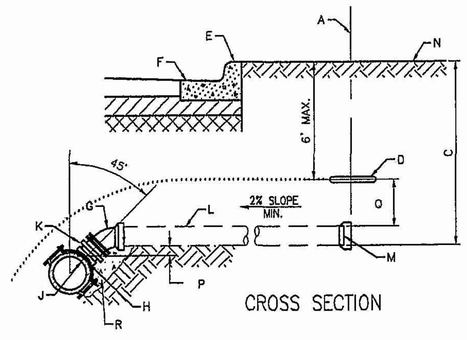
A. SANITARY SEWER LINE AS SHOWN ON PLANS.
B. 4- NO. 4 BARS, CONT. WITH 3" CLEARANCE.
C. NO. 4 BARS, AT 36" O.C.

SEWER ENCASEMENT DETAILS

SCALE: NTS



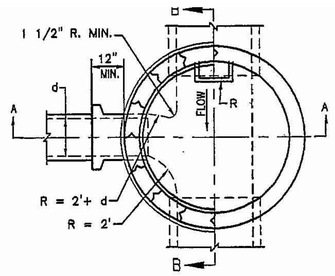
SERVICE LINE PLAN



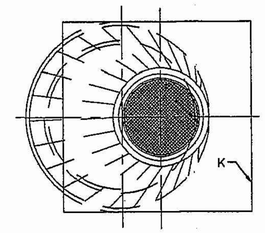
CROSS SECTION

SERVICE LINE DETAIL

SCALE: NTS



PLAN AT C-C



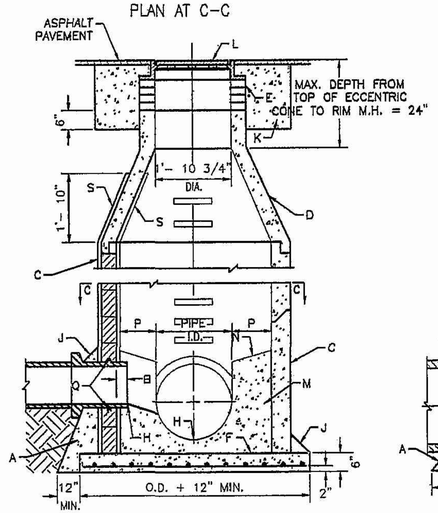
PLAN AT D-D

GENERAL NOTES:

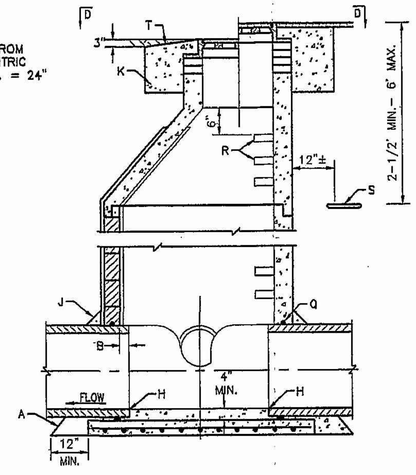
1. TYPE E M.H. NOT TO BE USED FOR DEPTHS LESS THAN 6' MEASURED FROM INV. TO RIM.
2. M.H. GREATER THAN 18' IN DEPTH SHALL BE OF PRECAST CONC. SECTIONS ONLY.
3. DESIGN APPLIES TO 4' AND 6' I.D. MANHOLES.
4. USE NON-SHRINK GROUT FOR JOINTS, FILLETS & PIPE PENETRATIONS.
5. COMPACT ALL BACKFILL AROUND M.H. TO 95%.
6. POSITION M.H. OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.

CONSTRUCTION NOTES:

A. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE OF M.H. TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO SPRING LINE.
B. PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX., MEASURED AT SPRINGLINE OF PIPE.
E. USE MAX. 4 COURSES GR. MS BRICK ON UNPAVED STREET FOR FUTURE ADJ. OF FRAME TO PAVEMENT GRADE. PLASTER INSIDE WITH 1/2" MORTAR.
F. BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EA. WAY FOR M.H. DEPTH OF 16' OR GREATER. NO. 4 BARS AT 12" O.C. EA. WAY FOR M.H. LESS THAN 16' DEEP.
H. INV. ELEV. OF STUB OR LATERAL AS SHOWN ON PLANS.
J. 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
K. USE A 5' X 5' CONCRETE PAD IN ALL AREAS.
L. M.H. FRAME AND COVER, SEE DETAIL.
M. CONCRETE FILL 3000 PSI.
N. SLOPE 1" PER FT. FROM PIPE CROWN.
P. SHELF TO BE 9" WIDE MIN.
Q. APPROVED WATERSTOP TO BE WITH TYPE -OF PIPE.
R. STEPS TO BE INSTALLED AS PER SPEC. SECTION 920.4.7.
S. EMO (IN UNPAVED AREAS).
T. IN UNPAVED AREAS SET FRAME TO GRADE AND SLOPE TOP OF PAD.



CROSS SECTION A-A



CROSS SECTION B-B

MANHOLE TYPE "E"

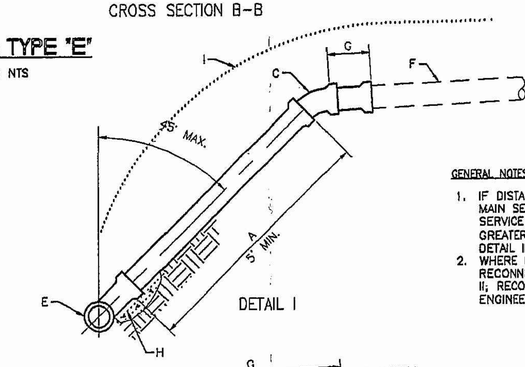
SCALE: NTS

GENERAL NOTES:

1. ALL SERVICE LINES SHALL CONFORM TO THE PLUMBING CODE OF CITY OF ALBUQUERQUE AND TO CHAPTER 24 SECTION 2 PART E, DEVEL. PROC. MANUAL.

CONSTRUCTION NOTES:

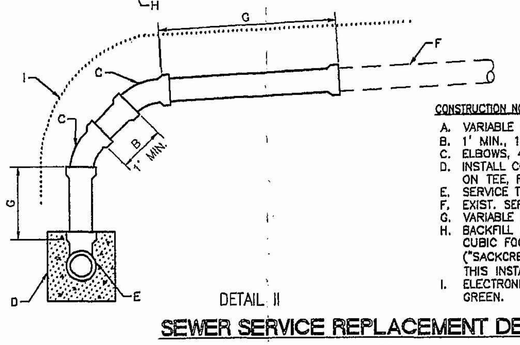
A. RIGHT-OF-WAY LINE.
B. ℄ SERVICE LINE.
C. MIN. OF 4 FT. FROM INVERT TO TOP OF CURB AT RIGHT-OF-WAY LINE.
D. ELECTRONIC MARKER TAPE, COLOR CODED GREEN, PLACED ONLY IF SERVICE HOOK-UP IS POSTPONED.
E. STAMP OR CHISEL 3" SIZE, "S" ON TOP OF CURB OVER LOCATION OF SERVICE LINE, MIN. 1/4" DEEP.
F. CURB & GUTTER.
G. 22.5° OR 45° BEND.
H. CORE DRILLED, USING FOWLER QUIK-WAY DRILL SYSTEM, OR PILOT HOLE CUTTER SYSTEM OR APPROVED EQUAL.
J. SERVICE LINE SHALL NOT PROTRUDE INTO SEWER MAIN.
K. SANITARY SEWER TAPPING TEE, USING PIONEER OR GENERAL ENGINEERING CO. SADDLES OR APPROVED EQUAL. DO NOT OVER TIGHTEN SADDLE BOLTS WHICH WOULD PREVENT FREE PASSAGE OF REQUIRED MANDREL.
L. SERVICE LINE, (C.I. SOIL PIPE, SERVICE WEIGHT PVC SCH 40 OR ABS SCH 40).
M. PLUG OR CAP.
N. GROUND LEVEL.
P. SAME ELEVATION OR HIGHER.
Q. APPROX. 6" BUT DEPTH OF BURIAL SHALL NOT BE MORE THAN 6'.
R. BACKFILL UNDER SERVICE WITH MIN. 1 CUBIC FOOT OF P.C. CONCRETE ("SACKCRETE" OR EQUAL ALLOWABLE THIS INSTALLATION).



DETAIL I

GENERAL NOTES:

1. IF DISTANCE A IS 5' OR LESS, ROTATE MAIN SERVICE TEE AND RECONNECT SERVICE AS PER DETAIL I. IF A IS GREATER THAN 5' INSTALL RISER AS PER DETAIL II.
2. WHERE DEPTH IS INSUFFICIENT TO ALLOW RECONNECTION AS SHOWN IN DETAIL I OR II; RECONNECT SERVICE AS DIRECTED BY ENGINEER.



DETAIL II

CONSTRUCTION NOTES:

A. VARIABLE WITH A MAX. OF 5'.
B. 1' MIN., 1.5' MAX.
C. ELBOWS, 45° DEFLECTION MAX.
D. INSTALL CONCRETE CRADLE AND SUPPORT ON TEE, RIGID PIPE ONLY.
E. SERVICE TEE.
F. EXIST. SERVICE LINE.
G. VARIABLE LENGTH.
H. BACKFILL UNDER SERVICE WITH MIN. 1 CUBIC FOOT OF P.C. CONCRETE ("SACKCRETE" OR EQUAL ALLOWABLE IN THIS INSTALLATION).
I. ELECTRONIC MARKER TAPE, COLOR CODED GREEN.

SEWER SERVICE REPLACEMENT DETAIL

SCALE: NTS

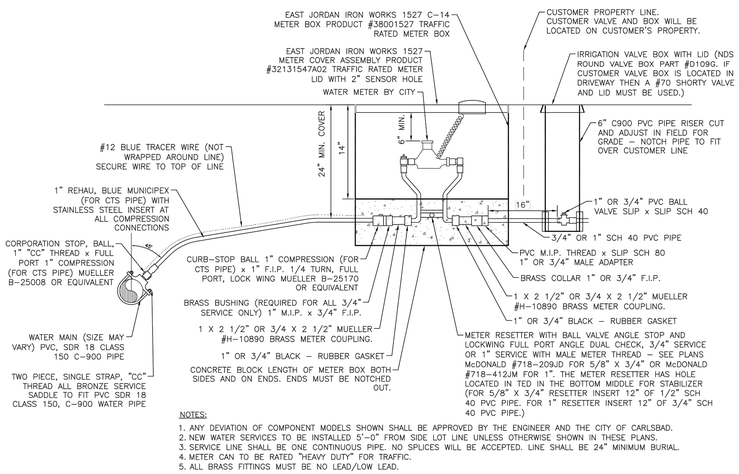
KD ENGINEERING
1880 E. LOHMAN AVE. LAS CRUCES, NM 88001
CIVIL & MECHANICAL ENGINEERING
DAVID B. CHURCH, P.E.
575-640-3790 CELL/575-528-1108 OFFICE
DAVIDB@THURSTONHOMES.COM

REVISIONS
DATE: REV'D:

ANNIE OAKLEY SUBDIVISION

UTILITY DETAILS (1 OF 2)

SHEET NO. G-2

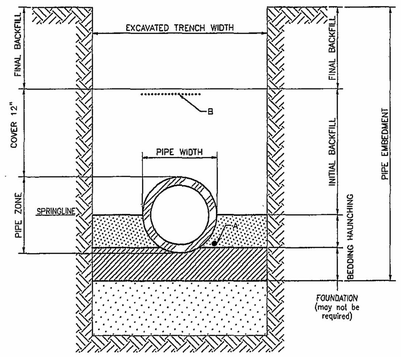


NOTES:

1. ANY DEVIATION OF COMPONENT MODELS SHOWN SHALL BE APPROVED BY THE ENGINEER AND THE CITY OF CARLSBAD.
2. NEW WATER SERVICES TO BE INSTALLED 5'-0" FROM SIDE LOT LINE UNLESS OTHERWISE SHOWN IN THESE PLANS.
3. SERVICE LINE SHALL BE ONE CONTINUOUS PIPE. NO SPLICES WILL BE ACCEPTED. LINE SHALL BE 24" MINIMUM BURIAL.
4. METER CAN TO BE RATED "HEAVY DUTY" FOR TRAFFIC.
5. ALL BRASS FITTINGS MUST BE NO LEAD/LOW LEAD.

1 4-3 TYPICAL WATER SERVICE LATERAL

SCALE: NTS



TRENCH CROSS-SECTION SHOWING TERMINOLOGY

GENERAL NOTES:

1. MECHANICAL TAMPERS SHALL NOT BE USED IN THE INITIAL BACKFILL REGION FOR FLEXIBLE PIPE. WHEN FLEX PIPE IS USED, CONTRACTOR SHALL, PRIOR TO THE START OF CONSTRUCTION, PROVIDE THE PROPOSED COMPACTION METHOD IN THE INITIAL BACKFILL REGION TO THE ENGINEER FOR APPROVAL.
2. MINIMUM CLASS "C" BEDDING WILL BE USED.

CONSTRUCTION NOTES:

A. #12 AWG SOLID COPPER WIRE WITH HDPE DIRECT BURIAL TRACER WIRE. BURIAL IN HAUNCHING ZONE CONTINUOUS RUNS TERMINATING IN MAIN LINE VALVE BOXES.
B. MAGNETIC MARKER TAPE MARKED "WATER LINE BURIED BELOW".



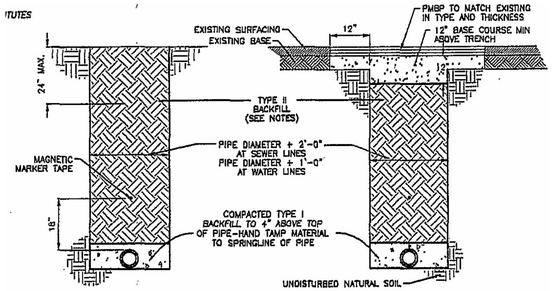
NEW FIRE HYDRANT CONSTRUCTION DETAIL

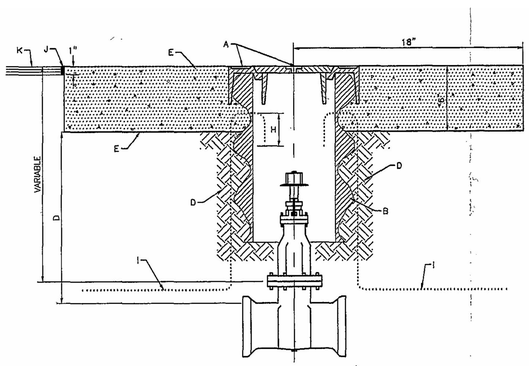
NOT TO SCALE

(PER CITY OF CARLSBAD STANDARD DRAWINGS)

NOTES:

1. LOCATE FIRE HYDRANT WITHIN 12' UTILITY EASEMENT OR WITHIN CITY RIGHT-OF-WAY OR PLACE FIRE HYDRANT AT DIRECTION OF UTILITY INSPECTOR.
2. TEST BOXES, CONNECTED INTO TRACING WIRE SYSTEM, SHALL BE REQUIRED WHERE HYDRANTS ARE NOT USED OR WHERE HYDRANT SPACING EXCEEDS 500 FEET.
3. BLUE HYDRANT REFLECTORS SHALL BE INSTALLED IN THE CENTER OF THE SREET FRONTING ALL HYDRANTS
4. A THREE (3) FOOT CLEARANCE SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL HYDRANTS. (INCLUDING BUT NOT LIMITED TO LIGHT POLES, UTILITY APPLIANCES, ROCK WALLS, AND LANDSCAPING)
5. ALL UTILITY LINES MUST CLEAR THE BOTTOM OF DRAINAGE PONDS BY A MINIMUM OF 36" OR CITY STANDARD MINIMUM REQUIREMENT



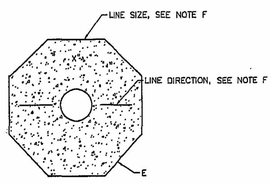


GENERAL NOTES:

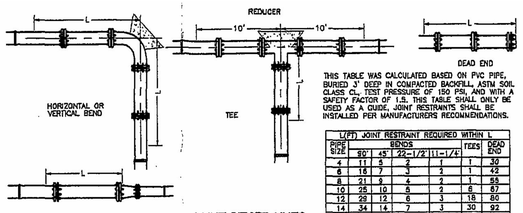
A. VALVE BOX RING AND COVER PER STD NO. 70 SHORTLY VALVE BOX.
B. 6" DIAMETER RIBBED OR CORRUGATED PVC OR PE PIPE WITH SMOOTH INTERIOR (C-900).
C. NEW OR EXISTING VALVE.
D. COMPACTED BACKFILL SOIL OR BASE COURSE MATERIAL (95% COMPACTION). SEE SECTION 701.
E. 6" THICK CONCRETE COLLAR.
F. TOP OF CONCRETE COLLAR SHALL BE STAMPED WITH LINE SIZE AND DIRECTION. MINIMUM LETTER SIZE SHALL BE 3" IN HEIGHT.
G. MIN. 5" OR MATCH EXISTING.
H. TAIL APPROX. 6"-12" IN LENGTH.
I. TRACING WIRE.
J. JOINT FILLER. INSTALL PER MANFACTURE'S INSTRUCTIONS OVER BACKER ROD OR JOINT TAPE.
K. TYPICAL PAVEMENT SECTION.

WATER VALVE AND VALVE BOX DETAILS

SCALE: NTS



LABEL REQUIREMENTS



THIS TABLE WAS CALCULATED BASED ON PVC PIPE, BURIED 3' DEEP IN COMPACTED BACKFILL ASTM SOIL CLASS CL, TEST PRESSURE OF 150 PSI, AND WITH A SAFETY FACTOR OF 1.5. THIS TABLE SHALL ONLY BE USED AS A GUIDE. JOINT RESTRAINTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

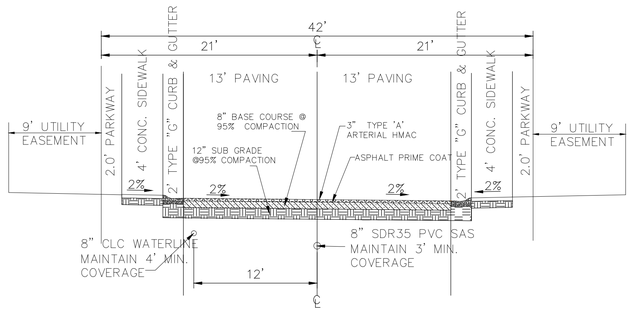
L(FT) JOINT RESTRAINT REQUIRED WITHIN L							
PIPE SIZE	BENDS					TEES	DEAD END
	90°	45°	22-1/2°	11-1/4°			
4	11	5	2	1		1	30
6	16	7	3	2		1	42
8	21	9	4	2		1	55
10	25	10	5	2		6	67
12	29	12	6	3		18	80
14	34	14	7	3		30	92
15	38	16	8	4		42	104
16	42	17	8	4		53	116
20	46	19	9	5		65	128
24	54	22	11	5		87	152

JOINT RESTRAINTS

SCALE: NTS

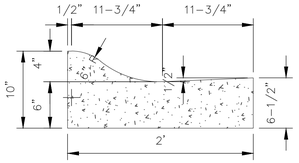
NOTE: THE CONTRACTOR SHALL MEET MANUFACTURERS SPECIFICATIONS FOR THE APPLICATION OF ALL MECHANICAL JOINT RESTRAINT LENGTHS.

BLOCKING PER APWA 501.12 SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS, CAPS, VALVES, AND PLUGS IN ADDITION TO MECHANICAL JOINT RESTRAINING CLAMP RODS AS MANUFACTURED BY EBBA IRON Co.



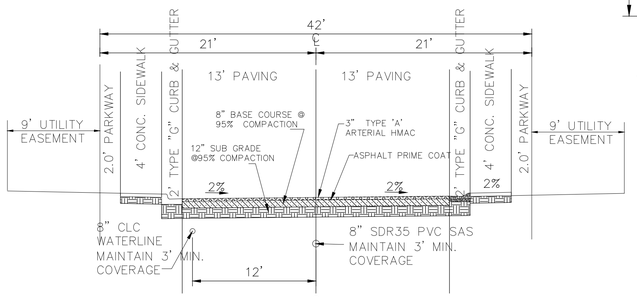
TYPICAL 2% CONTINUOUS SLOPE TO THE RIGHT (42' R.O.W. MINOR LOCAL)

NOT TO SCALE



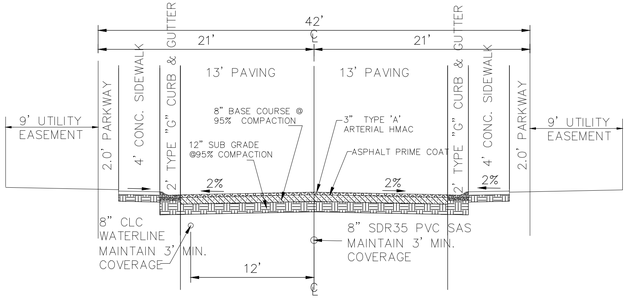
TYPE "G" ROLLOVER CURB & GUTTER

NOT TO SCALE



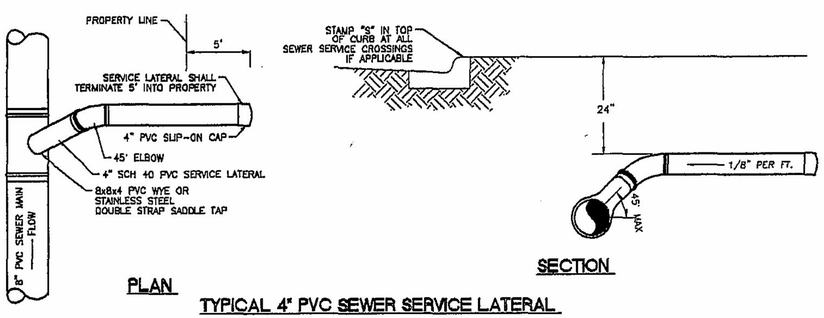
TYPICAL 1% CONTINUOUS SLOPE TO THE LEFT (42' R.O.W. MINOR LOCAL)

NOT TO SCALE



TYPICAL STREET SECTION – ALL RESIDENTIAL FRONTAGE ROADS (42' R.O.W. MINOR LOCAL)

NOT TO SCALE



PLAN

SECTION

TYPICAL 4" PVC SEWER SERVICE LATERAL

SCALE: NTS

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DAVIDB@THURSTONHOMES.COM

REVISIONS
REV'D:
DATE:

ANNIE OAKLEY SUBDIVISION
UTILITY AND STREET DETAILS (2 OF 2)

SHEET NO. G-3

Friday August 07, 2015 - 3:01pm

ANNIE OAKLEY SUBDIVISION

DRAINAGE PLAN

STORM DRAINAGE FROM THE SITE DUE TO
THE INCIDENT RANFALL-(100 YR STORM)
SHALL BE CONTROLLED ON SITE BY THE USE OF
STORMWATER PONDING AREAS.
STREET DRAINGE WILL BE CONTROLLED WITH CURBS THAT
WILL DIRECT THE SURFACE RUNOFF TO THE PONDING AREAS.

PONDING VOLUME SUMMARY

POND AO-1	VOLUME	26,637 CF - .61 AF
POND AO-2	VOLUME	10,482 CF - .24 AF
POND AO-3	VOLUME	9,567 CF - .22 AF
POND AO-4	VOLUME	6,117 CF - .14 AF
POND AO-5	VOLUME	62,960 CF - 1.44 AF
POND AO-6	VOLUME	2,714 CF - .06 AF
POND AO-7	VOLUME	1,612 CF - .04 AF
	TOTAL	120,089 CF - 2.75 AF

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REVISIONS
DATE: REV'D:
08/07/15

OVERALL GRADING PLAN

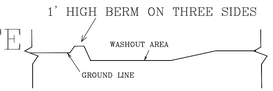
SHEET NO. C-1

NORTH

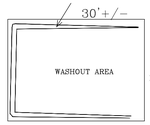
OVERALL GRADING PLAN
SCALE: 1" =60'

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

BMP 3 –INSTALL & MAINTAIN CONCRETE WASHOUT AREA DISPOSE OF UNUSED CONCRETE AND PAVING MATERIAL PROPERLY.



CONCRETE WASHOUT SECTION
1' HIGH BERM ON THREE SIDES



NOTE: EROSION CONTROL PLAN IS SUBJECT TO CHANGE BY ON–SITE S.W.P.P.P. MANAGER TO COMPLY WITH E.P.A. STANDARDS. ALL MAINTENANCE AND WASHOUT AREAS TO BE DETERMINED BY CONTRACTOR AND UPDATED IN THE S.W.P.P.P. SEDIMENTATION BASIN USES STREET BASIN AREA VOLUME SIZING. EROSION CONTROL BERMS TO LIMIT FLOWS FROM LOT TO THE STREET.

BMP 1 –INSTALL PERIMETER BERMS AS OUTLINED IN GRADING PLAN

CONCRETE WASHOUT AREA
APPROXIMATE LOCATION



STORMWATER PLAN

NOI FILED DATE: _____ NOI PERMIT NO. _____

NOT FILED DATE: _____

Project:: ANNIE OAKLEY SUBDIVISION

Location: CHURCH ROAD & N.M. 524, CARLSBAD , N,M.

Project Area : 19.97 Acres

SWPPP Project Area–(Disturbed area this project) : 19.97 Acres

Owner: KEN THURSTON DEVELOPMENT CO.

Address: 1880 EAST LOHMAN

City: LAS CRUCES State: NM Zip: 88001

Date Project Construction Activities Begin: October 20, 2015

Expected Project Construction Completion Date: February 12, 2016

Site Contact Representative: _____

Address: _____

Telephone: _____

Description of Proposed Project Work:

Grading, Utility Installation, and Paving of roadways tp provide a stabilzed roadway and storm drainage system.

Description of Receiving Waters for Site Storm Runoff:

Site is tributary to the Pecos River.

Endangered Species Act: – No Endangered Species were found during site inspection.

Historical Properties:

Project is located on undeveloped desert area.

Project does not affect any existing buildings.

Site Coordinates:

32 deg 25 min. 48.41 sec N.

104 deg 17 min. 11.22 sec W.

Site Operators:

Contractor: Constructors Inc.

Responsible for:

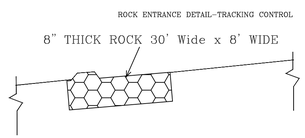
Grading, Earthwork, Utility Installation, and Paving.

EROSION CONTROL PLAN

POTENTIAL STORMWATER POLLUTION SOURCES

1. Sediments/Storm Runoff
2. Porta–Potties
3. Staging Areas/On Site Waste
4. Non–Storm Discharges
   - A. Fuels and Equipment Oil/Hydraulic Fluids
   - B. Concrete Curing Compounds
   - c. Paving Products/Oils
5. Off Site Tracking of Materials(earth)

ROCK ENTRANCE DETAIL–TRACKING CONTROL



ROCK ENTRANCE DETAIL–TRACKING CONTROL

MEASURES TO REDUCE STORMWATER POLLUTION

PERMENANT STABILIZATION

1. Provide Permanent Paving.
2. Construction of Homes with Landscaped Yards (front–yards)
3. Construction of Permenent Ponding areas in subdivision to control sediment/runoff.

- SILT FENCES
- HAY BALES
- ROCK BERMS
- EARTH DIKE/BERM
- SEDIMENT TRAP
- PAVED FLUMES
- CHANNEL LINERS
- EARTHEN SWALES
- DRAINAGE SWALES
- PIPE SLOPE DRAINS
- STABILIZED CONSTRUCTION ENTRANCE
- OTHER – SEE ATTACHED SITE PLAN

ALL WASTE MATERIALS, INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND SORTED IN A SECURELY LIDDED METAL DUMPSTER. NO CONSTRUCTION WASTE MATERIAL SHALL BE BURIED ON SITE, THE TRANSIT DUMPSTER SHALL COMPLY WITH APPLICABLE STATE AND LOCAL SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION AND THE TRASH SHALL BE HAULED TO A LICENSED LANDFILL.

AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES SHALL BE CONSIDERED HAZARDOUS: PAINT, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS, ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SPILL STABILIZATION, CURING COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION AND CONTACT THE APPROPRIATE AUTHORITIES.

SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. ALL WASTE MATERIAL SHALL BE RESPONSIBILITY OF THE CONTRACTOR.

THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE STABILZED WITH ROCK RIP RAP

THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURES OF MATERIALS TO STORM WATER RUNOFF.

* STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* NEATLY STORE MATERIALS ON–SITE IN A ORDERLY MANNER.
* KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER.
* DO NOT MIX SUBSTANCES WITH ONE ANOTHER, UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER.
* USE ENTIRE CONTENTS OF A PRODUCT BEFORE DISPOSING THE CONTAINER.
* FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL.

* KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER IF AT ALL POSSIBLE.
* RETAIN ORIGINAL LABELS, PRODUCT INFORMATION AND MATERIAL SAFETY SHEETS.
* DISPOSE SURPLUS PRODUCT IN ACCORDANCE WITH MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS.

ALL ON–SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON–SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATION.

* MANUFACTURER'S RECOMMENDATION METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES;
* MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON–SITE;
* ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
* SPILL AREA SHALL BE WELL VENTILATED AND APPROPRIATE CLOTHING WILL BE WORN
* ANY SPILL SHALL BE REPORTED TO THE APPROPRIATE GOVERNMENTAL AGENCY
* MEASURES SHALL BE TAKEN TO PREVENT A SPILL REOCCUR.

ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK OR WITHIN 24–HOURS FOLLOWING A STORM EVENT OF 0.5 INCHES OR MORE. INSPECTION WILL BE CONDUCTED IN FINAL STABILIZED AREAS OR DURING ARID PERIODS MONTHLY. BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY.

DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT MAY ENTER RECEIVING WATERS. DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WETLAND, WATER BODY OR STREAMBED. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS. ALL WATERWAYS SHALL BE CLEANED AS SOON AS PRACTICABLE OF TEMPORARY EMBANKMENT, TEMPORARY BRIDGES, MATTING, FALSE WORK, PILING, DEBRIS OR OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT A PART OF THE FINISHED WORK.

1. INSTALL INTERIOR PONDING AREAS TO CONTROL SEDIMENT.
2. PERFORM PERIODIC INSPECTION OF THE SWPPP STRUCTURES.
3. PERFORM MAINTENANCE, ADJUSTMENTS OR REPLACEMENTS AS NEEDED.
4. CLEARING AND GRUBBING.
5. SITE GRADING AND PAD SCARIFYING AND COMPACTING.
6. EXCAVATE FOR SITE AND BUILDING UTILITIES.
7. CONSTRUCTION OF SITE IMPROVEMENTS.
8. WHEN ALL CONSTRUCTION ACTIVITY RELATED TO DEVELOPMENT OF THE SITE IS COMPLETE, REMOVE TEMPORARY CONTROLS.

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DAVID@THURSTONHOMES.COM

REVISIONS REV'D:
DATE:

ANNIE OAKLEY SUBDIVISION

EROSION CONTROL PLAN

SHEET NO. ECP

FLOODWATER DIVERSION STRUCTURE EASEMENT

FOUNTAIN HILLS DEVELOPERS, 472/881

WALKING TRAIL

HACKBERRY CONSERVANCY

HACKBERRY DRAW WATERSHED DIVERSION STRUCTURE S67-38-09-7 (SINK HOLE REPAIR) 2015

BUFFALO BILL DRIVE 42' R/W

ANNIE OAKLEY DRIVE 42' R/W

CHURCH ROAD

N.M. 524

50' R/W

8" WATER LINE C-900

4" PONDING AREA FORCE MAIN 4,623 LF

PONDING AREA A01

PONDING AREA A02

PONDING AREA A03

PONDING AREA A04

INSTALL PRV VALVE IN VAULT

WATERLINE CITY of CARLSBAD EXISTING 8" AC

SET #4

LOT 1 ±0.53 ACRES
LOT 2 ±0.31 ACRES
LOT 3 ±0.28 ACRES
LOT 4 ±0.26 ACRES
LOT 5 ±0.28 ACRES
LOT 6 ±0.25 ACRES
LOT 7 ±0.25 ACRES
LOT 8 ±0.25 ACRES
LOT 9 ±0.25 ACRES
LOT 10 ±0.25 ACRES
LOT 11 ±0.25 ACRES
LOT 12 ±0.25 ACRES
LOT 13 ±0.25 ACRES
LOT 14 ±0.30 ACRES
LOT 15 ±0.42 ACRES
LOT 16 10.48 ACRES
LOT 17 ±0.41 ACRES
LOT 18 ±0.58 ACRES
LOT 19 ±0.57 ACRES
LOT 20 ±0.63 ACRES
LOT 21 ±0.31 ACRES
LOT 22 ±0.26 ACRES
LOT 23 ±0.38 ACRES
LOT 24 ±0.42
LOT 25 ±0.35
LOT 26 ±0.35 ACRES
LOT 27 ±0.35 ACRES
LOT 28 ±0.34 ACRES
LOT 29 ±0.32 ACRES
LOT 30 ±0.32 ACRES
LOT 31 ±0.27 ACRES
LOT 32 ±0.26 ACRES
LOT 33 ±0.32 ACRES
LOT 34 ±0.25 ACRES
LOT 35 ±0.25 ACRES
LOT 36 ±0.26 ACRES
LOT 37 ±0.18 ACRES

NORTH

MASTER UTILITY PLAN

SCALE: 1" =60'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 60 ft.

WATERLINE SYSTEM DATA	SANITARY SEWER SYSTEM DATA
OWNER:CITY of CARLSBAD	OWNER:CITY of CARLSBAD
OPERATOR:CITY of CARLSBAD	OPERATOR:CITY of CARLSBAD
SYSTEM PRESSURE: EXPECTED IN PROJECT AREA-50-60 PSI	SYSTEM TYPE: GRAVITY ON SITE-8" SDR 35 TO NEW DUAL PUMP LIFT STATION 4,470 LF NEW 4" POLY SEWER FORCE MAIN TO EXISTING GRAVITY SEWER EAST OF SUBDIVISON
WATER DEPTH IN GENERAL - 4' BELOW GRADE	SYSTEM IN CITY OF CARLSBAD R/W
CONTRACTOR TO INSTALL NEW 1" WATER SERVICES	

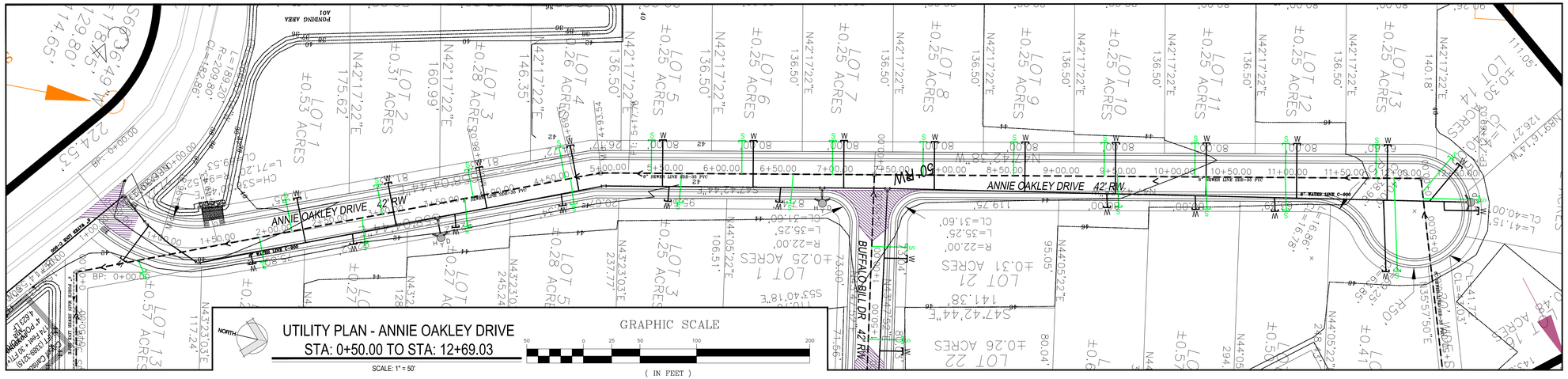
KD ENGINEERING
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DAVID B. CHURCH, P.E.
575 640-3790 CELL/575 528-1108 OFFICE
DAVIDBETHURSTONHOMES.COM

REVISIONS
REV'D:
DATE:

ANNIE OAKLEY SUBDIVISION

MASTER UTILITY PLAN

SHEET NO. C-2



UTILITY PLAN - ANNIE OAKLEY DRIVE
STA: 0+50.00 TO STA: 12+69.03

SCALE: 1" = 50'

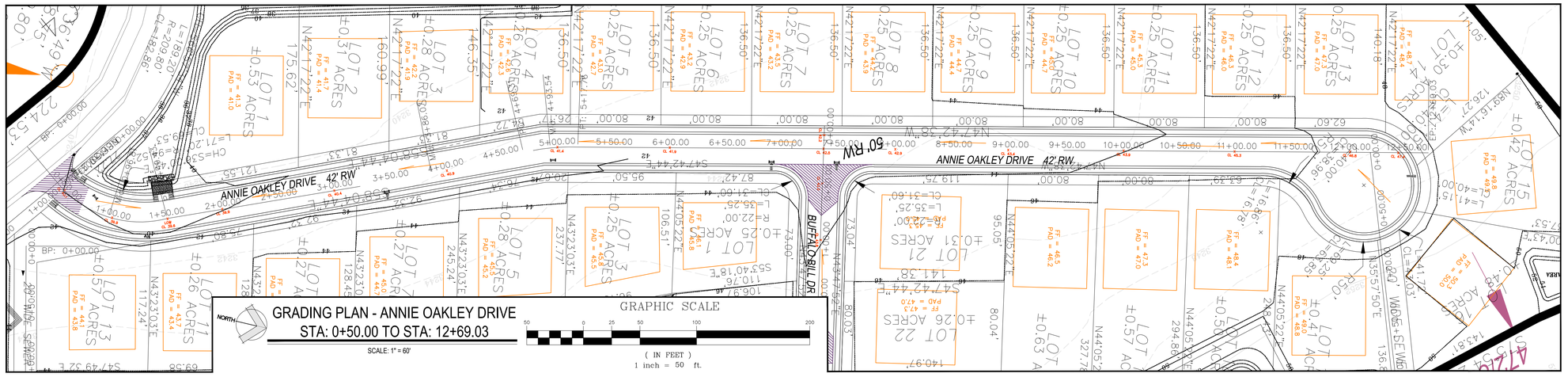
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

UTILITY PLAN & PROFILE LEGEND
- EXISTING WATER LINES
- NEW 6" WATER LINES
- NEW 12" WATER LINES
- NEW SEWER LINES
- NEW CONDUIT LINES
- FIRE HYDRANT LOCATION
- PIPE LINE CONNECTIONS
- SEWER MANHOLE LOCATION
- VALVE LOCATION
- 4" SAS STUB OUT
- 1-1/2" WATER STUB OUT

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR COMPLYING WITH THE EDDY COUNTY UTILITY COUNSEL BLUE STAKE PROCEDURES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.

GRADING PLAN & PROFILE LEGEND
- GRADE BRAKE IN ROAD WATER FLOW DIRECTION
- GRADING TRANSITION AREA
- EXISTING 1' INTERVAL
- NEW 1' INTERVAL

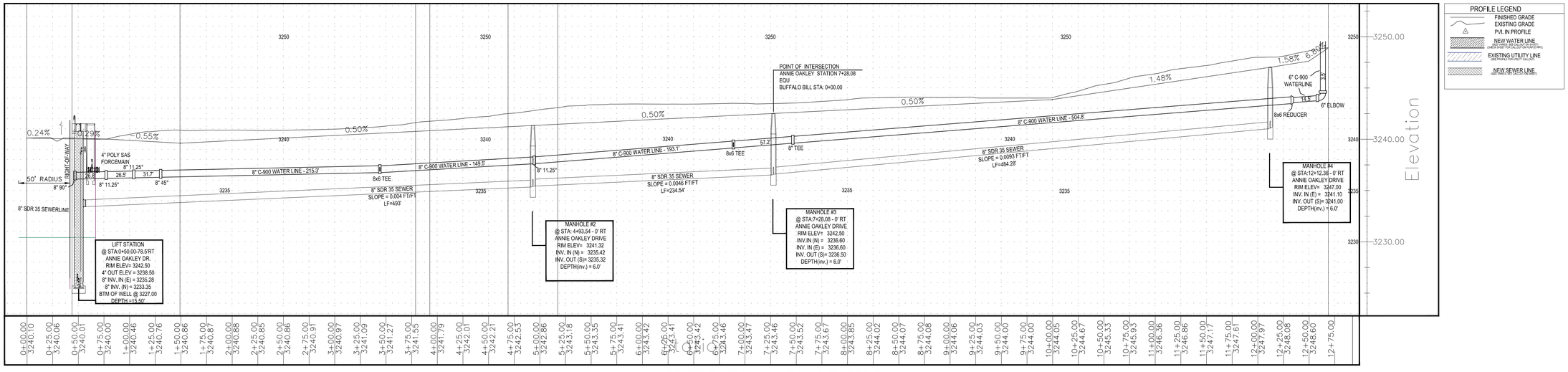
NEW SPOT ELEVATION'S
- 42XX.XX BTM - BOTTOM OF CHANNEL
- 42XX.XX TC - TOP OF CONCRETE
- 42XX.XX ECP - EDGE OF PAVEMENT
- 42XX.XX CL - CENTERLINE
- 42XX.XX FG - FINISHED GRADE
- 42XX.XX EXIST - EXISTING ELEVATION
- 42XX.XX ROW - RIGHT-OF-WAY ELEVATION



GRADING PLAN - ANNIE OAKLEY DRIVE
STA: 0+50.00 TO STA: 12+69.03

SCALE: 1" = 60'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



PROFILE LEGEND
- FINISHED GRADE
- EXISTING GRADE
- P.V.I. IN PROFILE
- NEW WATER LINE (SEE PROFILE FOR UTILITY CALLOUT)
- EXISTING UTILITY LINE (SEE PROFILE FOR UTILITY CALLOUT)
- NEW SEWER LINE (SEE PROFILE FOR UTILITY CALLOUT)

0+00.00	0+25.00	0+50.00	0+75.00	1+00.00	1+25.00	1+50.00	1+75.00	2+00.00	2+25.00	2+50.00	2+75.00	3+00.00	3+25.00	3+50.00	3+75.00	4+00.00	4+25.00	4+50.00	4+75.00	5+00.00	5+25.00	5+50.00	5+75.00	6+00.00	6+25.00	6+50.00	6+75.00	7+00.00	7+25.00	7+50.00	7+75.00	8+00.00	8+25.00	8+50.00	8+75.00	9+00.00	9+25.00	9+50.00	9+75.00	10+00.00	10+25.00	10+50.00	10+75.00	11+00.00	11+25.00	11+50.00	11+75.00	12+00.00	12+25.00	12+50.00	12+75.00
3240.10	3240.06	3240.01	3240.00	3240.46	3240.76	3240.86	3240.87	3240.88	3240.85	3240.86	3240.91	3240.97	3241.09	3241.27	3241.55	3241.79	3242.01	3242.21	3242.53	3242.86	3243.18	3243.35	3243.41	3243.42	3243.46	3243.47	3243.52	3243.67	3243.85	3244.02	3244.07	3244.08	3244.06	3244.05	3244.00	3244.00	3244.00	3244.05	3244.67	3245.33	3245.93	3246.36	3246.86	3247.17	3247.61	3247.97	3248.08	3248.60	

PROFILE VIEW - ANNIE OAKLEY DRIVE
STA: 0+50.00 TO STA: 12+69.03

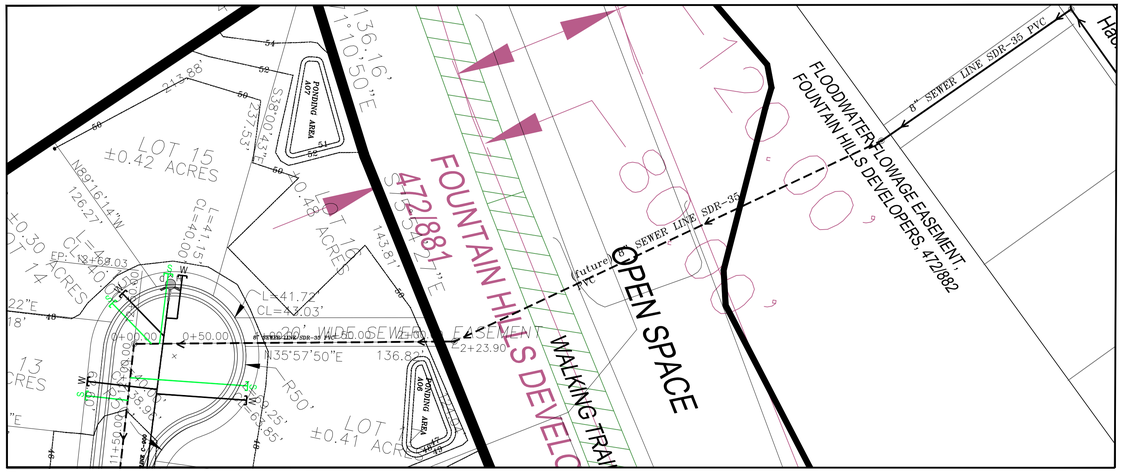
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

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REVISIONS
DATE: Rev'd:
REVISED: 10-1-2013 :DC

ANNIE OAKLEY SUBDIVISION
P-N-P ANNIE OAKLEY DRIVE
STA. 0+00 TO 12+00

SHEET NO. C-3



UTILITY PLAN - ANNIE OAKLEY NORTH SAS
STA: 0+00.00 TO STA: 2+23.90

SCALE: 1" = 60'

GRAPHIC SCALE

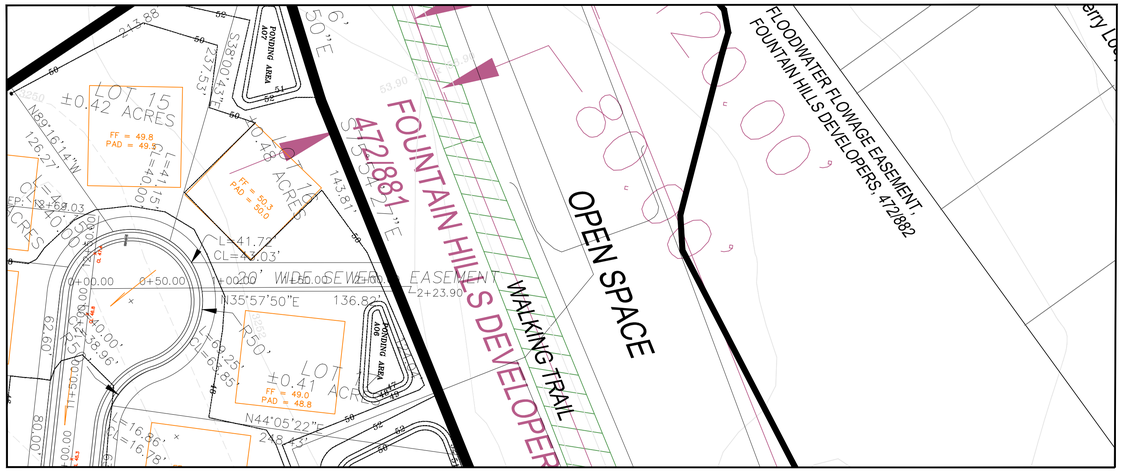
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

UTILITY PLAN & PROFILE LEGEND

- EXISTING WATER LINES
- NEW 6" WATER LINES
- NEW 12" WATER LINES
- NEW SEWER LINES
- NEW CONDUIT LINES
- FIRE HYDRANT LOCATION
- PIPE LINE CONNECTIONS
- SEWER MANHOLE LOCATION
- VALVE LOCATION
- 4" SAS STUB OUT
- 1-1/2" WATER STUB OUT

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR COMPLYING WITH THE EDDY COUNTY UTILITY COUNSEL BLUE STAKE PROCEDURES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.



GRADING PLAN - ANNIE OAKLEY SAS NORTH
STA: 0+00.00 TO STA: 2+23.90

SCALE: 1" = 60'

GRAPHIC SCALE

50 0 25 50 100 200

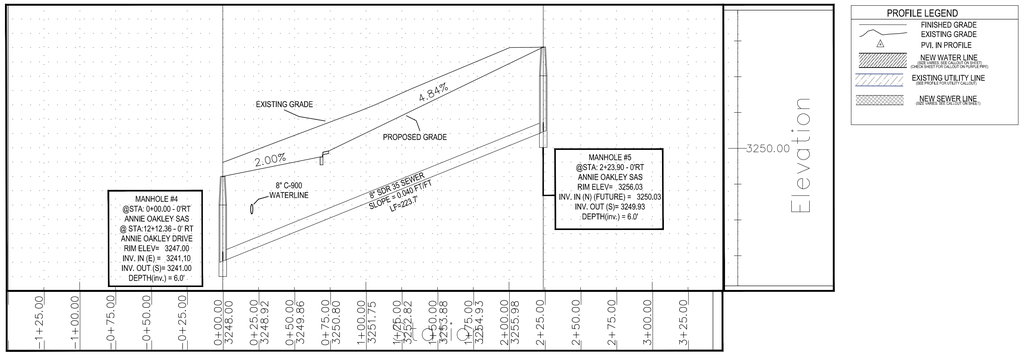
(IN FEET)
1 inch = 50 ft.

GRADING PLAN & PROFILE LEGEND

- GRADE BRAKE IN ROAD
- WATER FLOW DIRECTION
- GRADING TRANSITION AREA
- EXISTING 1' INTERVAL
- NEW 1' INTERVAL

NEW SPOT ELEVATION'S

- 42XX.XX BTM - BOTTOM OF CHANNEL
- 42XX.XX TC - TOP OF CONCRETE
- 42XX.XX EOP - EDGE OF PAVEMENT
- 42XX.XX CL - CENTERLINE
- 42XX.XX FG - FINISHED GRADE
- 42XX.XX EXIST - EXISTING ELEVATION
- 42XX.XX ROW - RIGHT-OF-WAY ELEVATION



PROFILE LEGEND

- FINISHED GRADE
- EXISTING GRADE
- PVI, IN PROFILE
- NEW WATER LINE (CHECK SHEET FOR FACILITY CALLOUT)
- EXISTING UTILITY LINE (SEE DETAILS FOR UTILITY CALLOUT)
- NEW SEWER LINE (SEE DETAILS FOR UTILITY CALLOUT)

PROFILE VIEW - ANNIE OAKLEY NORTH SAS
STA: 0+00.00 TO STA: 2+23.90

SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

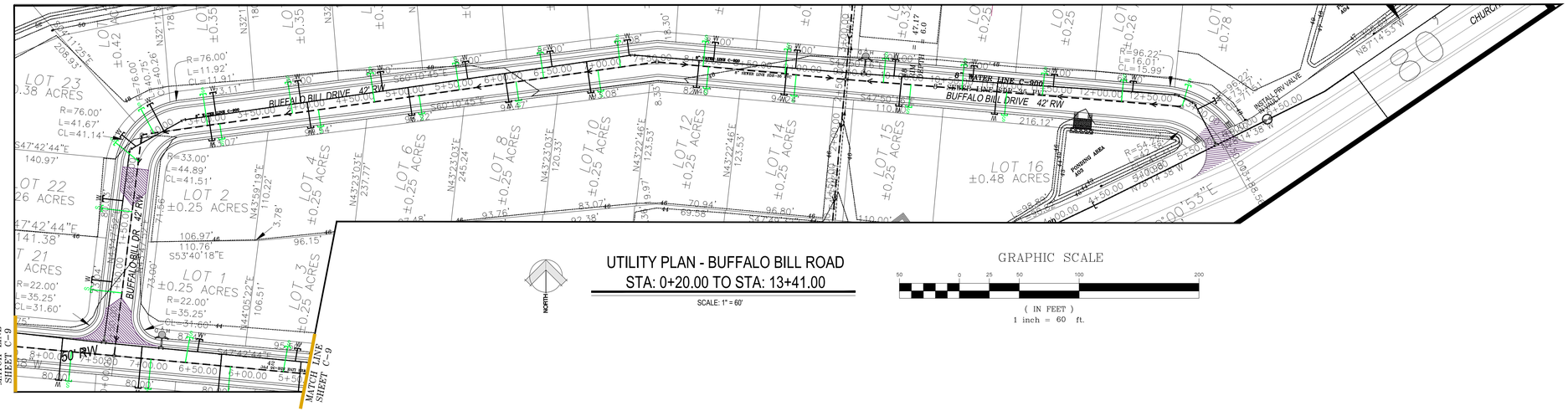
KD ENGINEERING
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REVISIONS
DATE: REVISED: REV'D:
:DC

ANNIE OAKLEY SUBDIVISION
P-N-P SAS AT NORTH END
STA. 0+00 TO 2+24

SHEET NO. C-4

Friday August 07, 2015 - 3:02pm



NORTH

UTILITY PLAN - BUFFALO BILL ROAD
STA: 0+20.00 TO STA: 13+41.00

SCALE: 1" = 60'

GRAPHIC SCALE

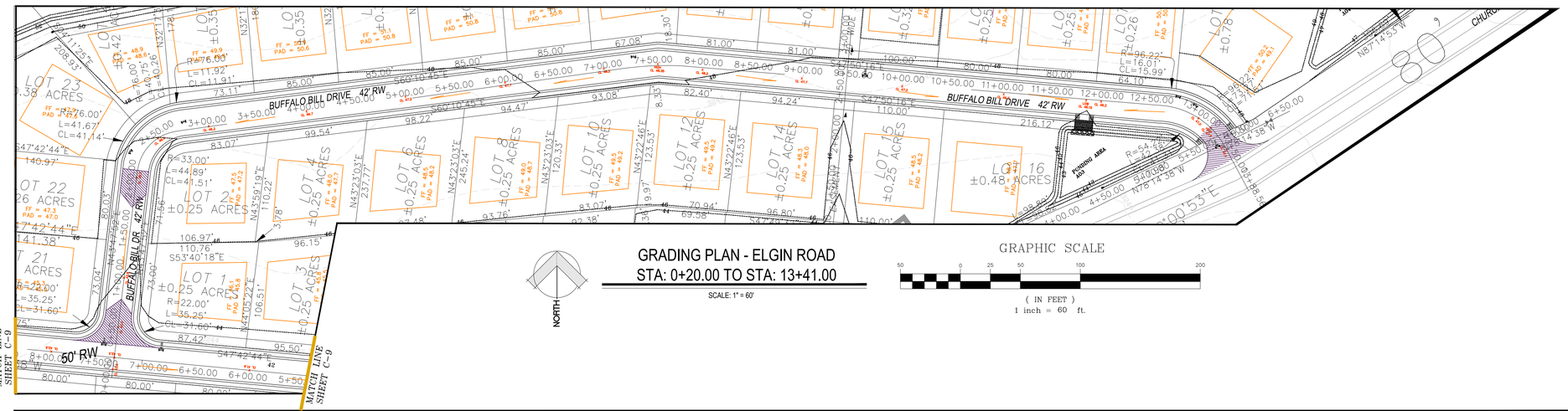
50 0 25 50 100 200

(IN FEET)
1 inch = 60 ft.

UTILITY PLAN & PROFILE LEGEND

- EXISTING WATER LINES
- NEW 6" WATER LINES
- NEW 12" WATER LINES
- NEW SEWER LINES
- NEW CONDUIT LINES
- FIRE HYDRANT LOCATION
- PIPE LINE CONNECTIONS
- SEWER MANHOLE LOCATION
- VALVE LOCATION
- 4" SAS STUB OUT
- 1-1/2" WATER STUB OUT

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR COMPLYING WITH THE EDDY COUNTY UTILITY COUNSEL BLUE STAKE PROCEDURES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.



NORTH

GRADING PLAN - ELGIN ROAD
STA: 0+20.00 TO STA: 13+41.00

SCALE: 1" = 60'

GRAPHIC SCALE

50 0 25 50 100 200

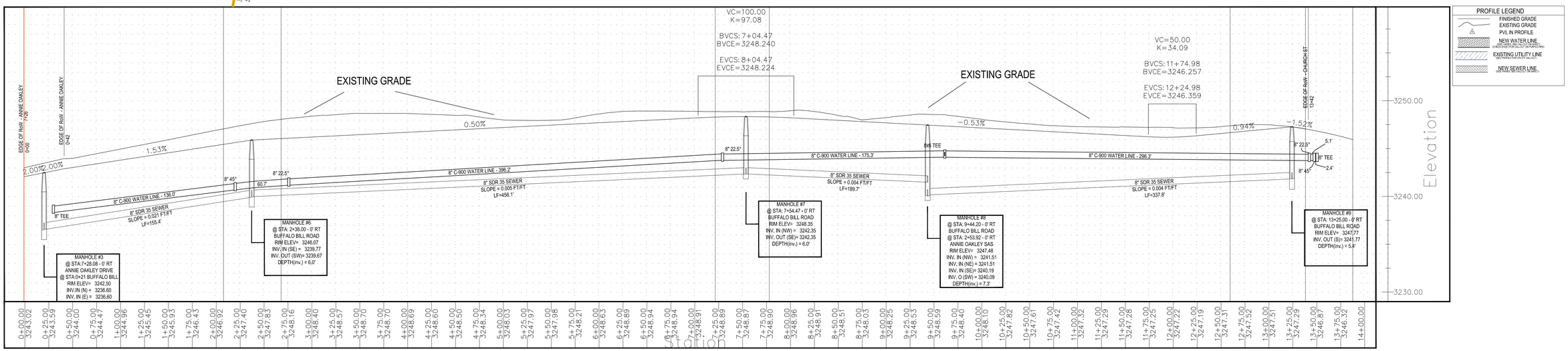
(IN FEET)
1 inch = 60 ft.

GRADING PLAN & PROFILE LEGEND

- GRADE BRAKE IN ROAD
- WATER FLOW DIRECTION
- GRADING TRANSITION AREA
- EXISTING 1' INTERVAL
- NEW 1' INTERVAL

NEW SPOT ELEVATION'S

- 42XX.XX BTM - BOTTOM OF CHANNEL
- 42XX.XX TC - TOP OF CONCRETE
- 42XX.XX EOP - EDGE OF PAVEMENT
- 42XX.XX CL - CENTERLINE
- 42XX.XX FG - FINISHED GRADE
- 42XX.XX EXIST - EXISTING ELEVATION
- 42XX.XX ROW - RIGHT-OF-WAY ELEVATION



PROFILE LEGEND

- FINISHED GRADE
- EXISTING GRADE
- PVI, IN PROFILE
- NEW WATER LINE (UNDERGROUND UTILITY PLANTS PER)
- EXISTING UTILITY LINE (AS FOUND, NON-UTILITY LOCATE)
- NEW SEWER LINE (UNDERGROUND UTILITY PLANTS PER)

PROFILE VIEW - BUFFALO BILL ROAD
STA: 0+20.00 TO STA: 13+41.00

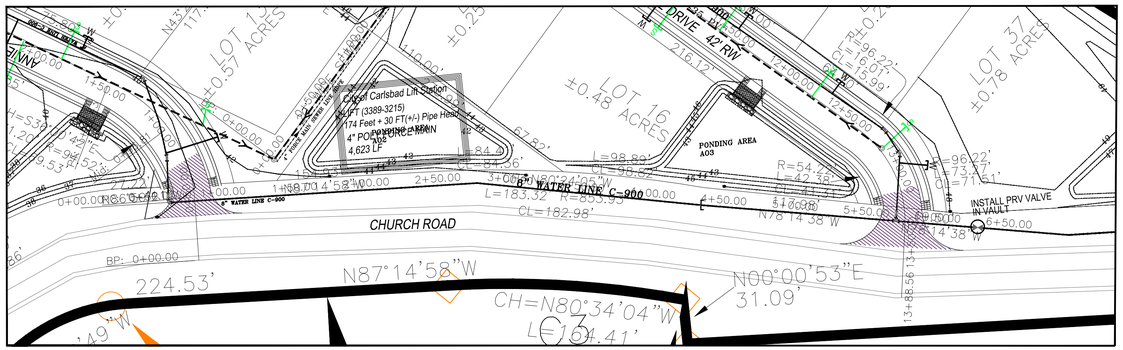
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

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REVISIONS
DATE:
REVISED: 10-1-2013 -DC
Rev'd:

ANNIE OAKLEY SUBDIVISION
P-N-P BUFFALO BILL ROAD
STA. 0+20 TO 13+41

SHEET NO. C-5



UTILITY PLAN - ANNIE OAKLEY NORTH SAS
STA: 0+60.90 TO STA: 4+35.00

SCALE: 1" = 60'

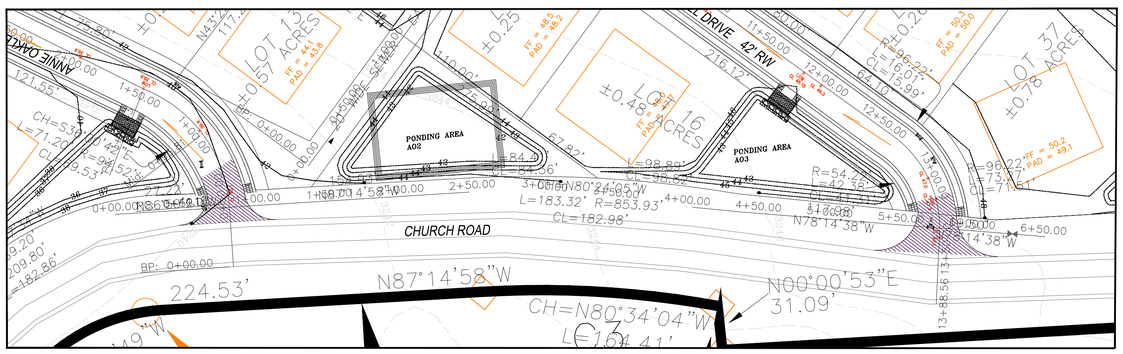
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

UTILITY PLAN & PROFILE LEGEND
EXISTING WATER LINES
NEW 6" WATER LINES
NEW 12" WATER LINES
NEW SEWER LINES
NEW CONDUIT LINES
FIRE HYDRANT LOCATION
PIPE LINE CONNECTIONS
SEWER MANHOLE LOCATION
VALVE LOCATION
4" SAS STUB OUT
1-1/2" WATER STUB OUT

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR COMPLYING WITH THE EDDY COUNTY UTILITY COUNSEL BLUE STAKE PROCEDURES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.



GRADING PLAN - CHURCH ST WATER LINE
STA: 0+60.90 TO STA: 4+35.00

SCALE: 1" = 60'

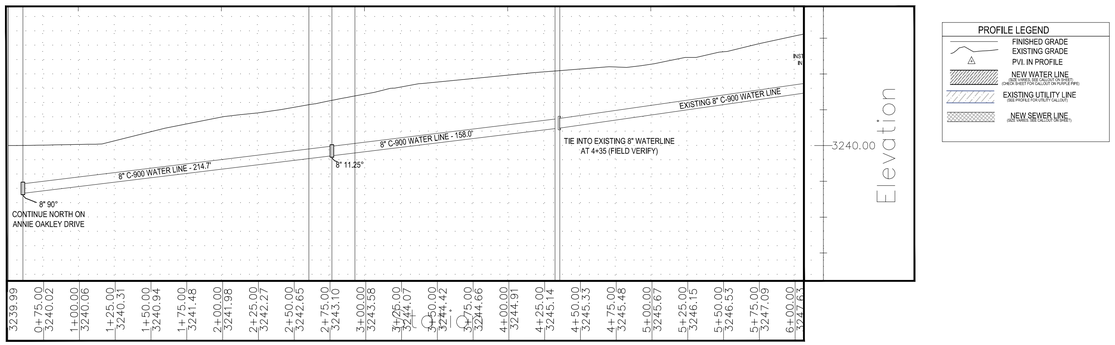
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GRADING PLAN & PROFILE LEGEND
GRADE BRAKE IN ROAD
WATER FLOW DIRECTION
GRADING TRANSITION AREA
EXISTING 1' INTERVAL
NEW 1' INTERVAL

NEW SPOT ELEVATION'S	
42XX.XX BTM	- BOTTOM OF CHANNEL
42XX.XX TC	- TOP OF CONCRETE
42XX.XX EOP	- EDGE OF PAVEMENT
42XX.XX CL	- CENTERLINE
42XX.XX FG	- FINISHED GRADE
42XX.XX EXIST	- EXISTING ELEVATION
42XX.XX ROW	- RIGHT-OF-WAY ELEVATION



PROFILE LEGEND
FINISHED GRADE
EXISTING GRADE
PVI IN PROFILE
NEW WATER LINE (NEW WATER LINE INCLUDES FITTINGS AND PIPE)
EXISTING UTILITY LINE (INCLUDES EXISTING WATER LINE)
NEW SEWER LINE (INCLUDES NEW SEWER LINE)

PROFILE VIEW - CHURCH ST WATER LINE
STA: 0+60.90 TO STA: 4+35.00

SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

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REVISIONS
DATE: REV'D:
REVISED: JDC

ANNIE OAKLEY SUBDIVISION
P-N-P CHURCH STREET WATER LINE
STA. 0+61 TO 4+35

SHEET NO. C-6

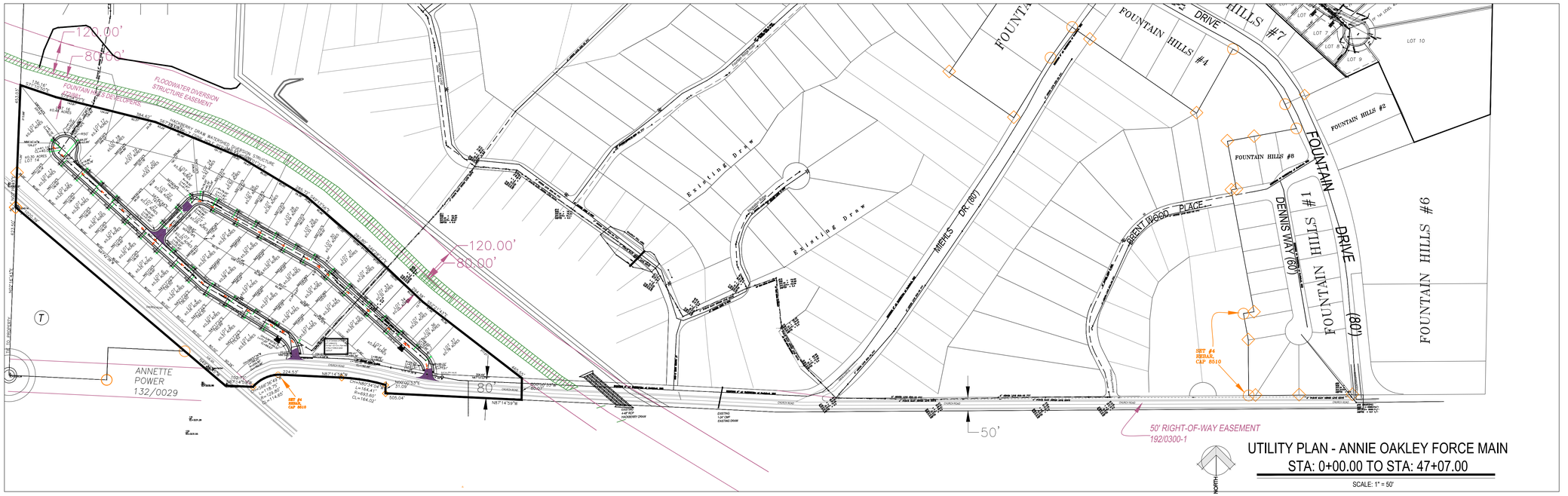
4" HDPE FORCE MAIN SANITARY SEWER TO BE BUILT ALONGSIDE 8" SDR-35 PVC GRAVITY SAS.

FORCE MAIN TO BEGIN AT LIFT STATION LOCATED ON THE CORNER OF ANNIE OAKLEY DRIVE AND CHURCH STREET AND TIE INTO THE EXISTING GRAVITY SEWER LOCATED AT THE INTERSECTION OF FOUNTAIN HILLS AND CHURCH STREET.

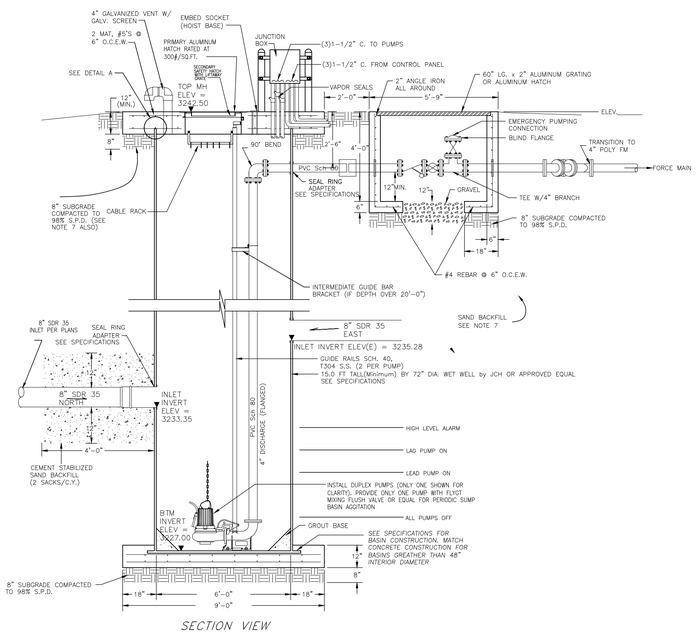
UTILITY PLAN & PROFILE LEGEND

- EXISTING WATER LINES
- NEW 6" WATER LINES
- NEW 12" WATER LINES
- NEW SEWER LINES
- NEW CONDUIT LINES
- FIRE HYDRANT LOCATION
- PIPE LINE CONNECTIONS
- SEWER MANHOLE LOCATION
- VALVE LOCATION
- 4" SAS STUB OUT
- 1-1/2" WATER STUB OUT

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR COMPLYING WITH THE EDDY COUNTY UTILITY COUNSEL BLUE STAKE PROCEDURES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.

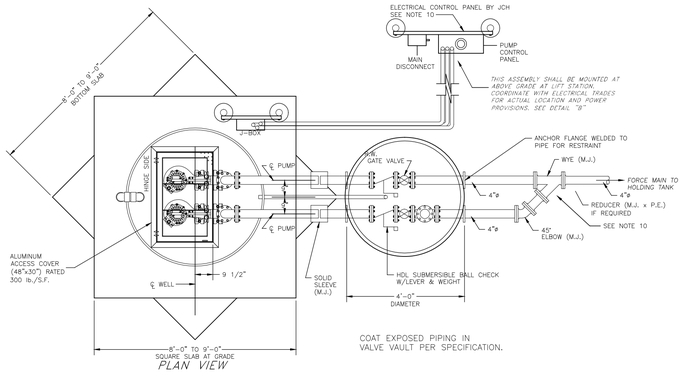


UTILITY PLAN - ANNIE OAKLEY FORCE MAIN
STA: 0+00.00 TO STA: 47+07.00
SCALE: 1" = 50'



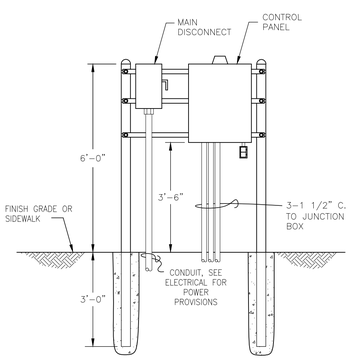
SECTION VIEW

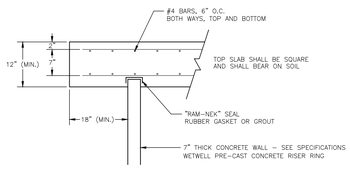
LIFT STATION
SCALE: NONE



PLAN VIEW

COAT EXPOSED PIPING IN VALVE VAULT PER SPECIFICATION.





DETAIL A

SEWAGE LIFT STATION SCHEDULE	
SYMBOL	LIFT STATION
TYPE OF PUMP UNIT	DUPLEX SUBMERSIBLE NON-CLOG XYLEM NP-3171
NUMBER OF PUMPS	2
PRIMARY PUMP DESIGN FLOW (GPM)	110
PRIMARY PUMP DESIGN HEAD (FT)	211
VERTICAL LIFT HEAD (FT)	12
MINIMUM SOLID HANDLING SIZE	3"
MOTOR HORSEPOWER	35
PUMP DELAY TIMER	No
ELECTRICAL:	240 SINGLE PHASE LINE VOLTAGE: INPUT 240-3 PHASE POWER ADJUSTMENT FOR PUMPS TO BE INSTALLED BY JCH PUMP USING V.F.D. IN PUMP SUPPLY ELECTRICAL EQUIPMENT
VOLTAGE/PHASE	240 / 3
RUN AMPS	39
START AMPS	273
CONVENIENCE OUTLET	none
SUMP	Fiberglass
MINIMUM DIAMETER	6'-0"
MINIMUM DEPTH	15'-0"
MANUFACTURER/MODEL NUMBER:	FLYGHT
SEE PLANS AND SPECIFICATIONS FOR SUMP PIT CONSTRUCTION FOR MORE INFORMATION	

LIFT STATION NOTES:

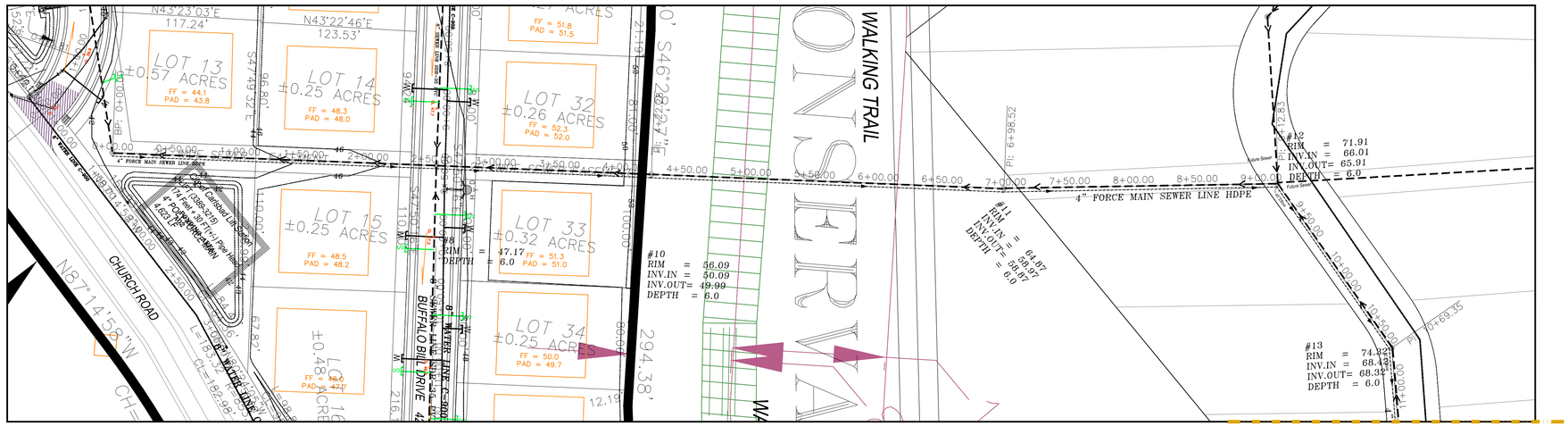
1) ALL CONCRETE SHALL BE 6 SACK-4,000 PSI DESIGN. MAXIMUM WATER/CEMENT RATIO: 0.45
2) ALL CONCRETE SHALL BE CURED A MINIMUM OF 7 DAYS. CURING SHALL CONSIST OF PLACEMENT NON-DISTURBANCE AND ONE OF THE FOLLOWING TREATMENTS OF EXPOSED SURFACES: A) FLOODING WITH WATER, B) BURLAP SACKS KEPT WET AT ALL TIMES, OR C) USE OF CURING COMPOUND.
3) ALL CONCRETE EDGES SHALL BE ROUNDED OR CHAMFERED 1/2"
4) ALL REBAR SHALL BE GRADE 60 AND TIED AT EACH JUNCTION. REBAR SPLICES, IF REQUIRED, SHALL HAVE A MINIMUM OF 18" OVERLAP OR 40 BAR DIAMETER, WHICHEVER IS GREATER.
5) ALL VALVE VAULT PLUMBING SHALL BE FLANGED AND PIPING SHALL BE D.I.
6) EPOXY BONDING AGENT SHALL BE USED AT JOINT BETWEEN GROUT AND LOWER SLAB.
7) FIBERGLASS WETWELL BACKFILL: BACKFILL OF THE WETWELL SHALL BE PERFORMED IN MAXIMUM 6" LOOSE LAYERS WITH SAND OR SANDY MATERIAL WITH NOT MORE THAN 20% PASSING THE #200 SIEVE ACCORDING TO ASTM D1140. BACKFILL LAYERS SHALL BE COMPACTED TO 95% RELATIVE OR STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT (TO +2%) WITH MECHANICAL TAMPERS. SAND SHALL BE USED FOR A MINIMUM DISTANCE OF 2' FROM OUTSIDE SURFACE AND EXTENDING FROM THE BOTTOM OF THE EXCAVATION TO THE BOTTOM OF THE TOP SLAB. HEAVY EQUIPMENT SHALL NOT BE OPERATED CLOSER TO THE WETWELL THAN A DISTANCE EQUAL TO THE HEIGHT OF THE BACKFILL.
8) ALL SURFACES AND PIPING INSIDE THE WETWELL EXCEPT FIBERGLASS SURFACE, PUMPS, POWER AND CONTROL CABLES, AND THE STAINLESS STEEL GUIDERAILS SHALL BE COATED WITH 100% SOLIDS, THERMO- SETTING, ELASTOMERIC, UNFILLED CHEMICALLY CURED POLYURETHANE COATING SYSTEM SHALL CONSIST OF ALL THE FOLLOWING:
   A) PRIOR TO COATING, CLEAN ALL SURFACES BY WATER BLASTING WITH 10% MURIATIC ACID OR SANDBLASTING.
   B) APPLY ONE COAT OF POLIBRID 705X CONCRETE PRECOAT AT 15 MILS DFT, ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
   C) APPLY ONE COAT OF POLIBRID 705 TOPCOAT AT 80 MILS DFT, ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
9) USE CLEAR INSIDE EDGE AND CENTERLINE OF ACCESS FRAME FOR REFRNCE WHEN LOCATING ANCHOR BOLTS & BASE CIRCLE OF CONICAL SECTION.
10) SEE LIFT STATION PLAN VIEWS FOR FORCE MAIN PIPING ARRANGEMENT, GRAVITY PIPE SIZE AND LOCATION. CONTROL PANEL SHALL BE LOCATED ADJACENT TO PUMPS (APPROX. 20FT FROM WETWELL). JUNCTION BOX SHALL BE LOCATED AT WETWELL. EXACT LOCATIONS WILL BE DETERMINED IN THE FIELD AFTER ELECTRICAL TRADES HAVE PROVIDED SERVICE TO THE SITE.

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REVISIONS
DATE: REVISED: 10-1-20\3 -DC
Rev'd:

ANNIE OAKLEY SUBDIVISION
SANITARY SEWER LIFT STATION & FORCE MAIN PLAN

SHEET NO. FM-1



UTILITY PLAN - ANNIE OAKLEY FORCEMAIN
STA: 0+00.00 TO STA: 9+13.05

SCALE: 1" = 50'

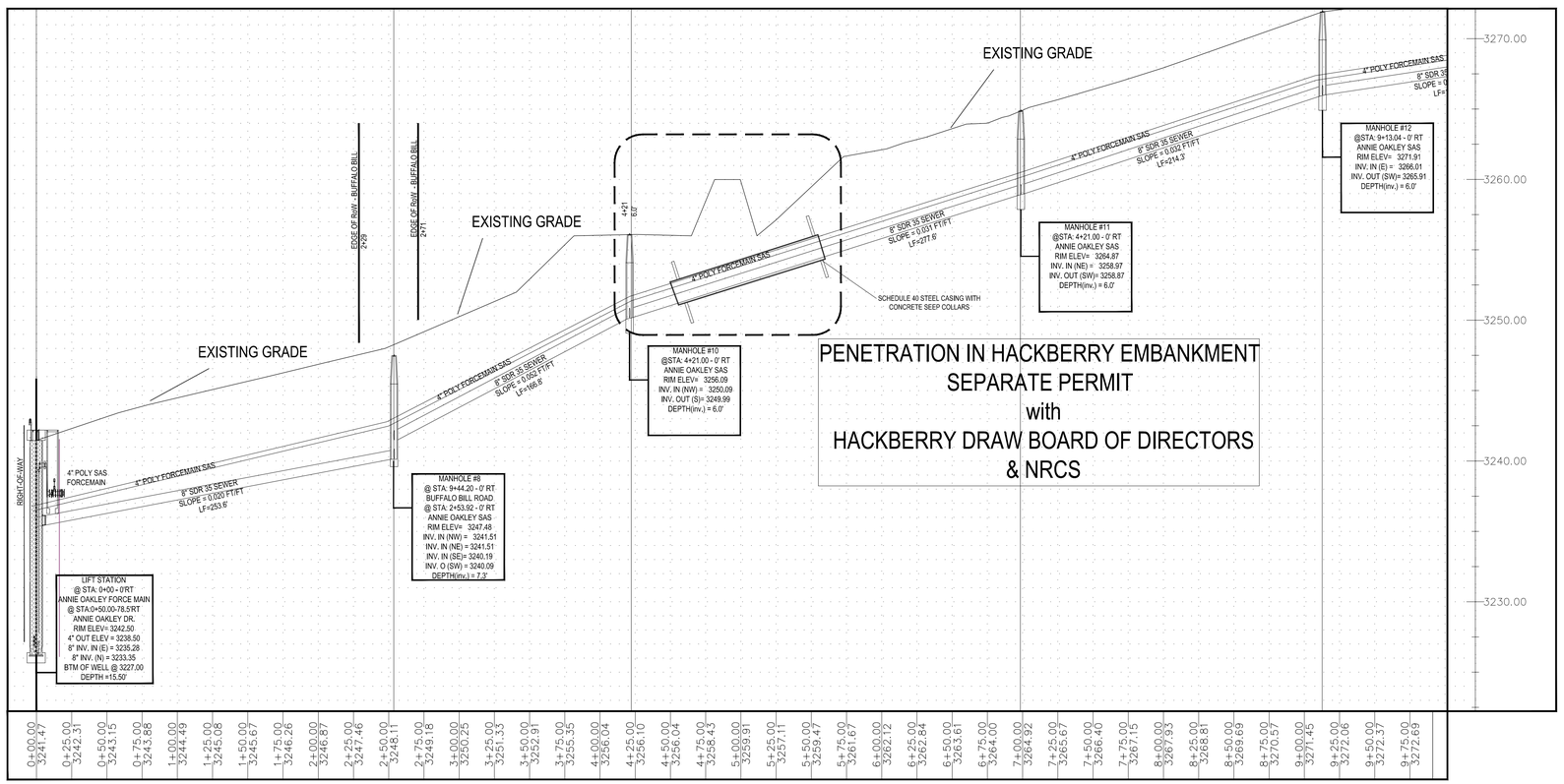
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

UTILITY PLAN & PROFILE LEGEND

- EXISTING WATER LINES
- NEW 6" WATER LINES
- NEW 12" WATER LINES
- NEW SEWER LINES
- NEW CONDUIT LINES
- FIRE HYDRANT LOCATION
- PIPE LINE CONNECTIONS
- SEWER MANHOLE LOCATION
- VALVE LOCATION
- 4" SAS STUB OUT
- 1-1/2" WATER STUB OUT

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PROFILE LEGEND

- FINISHED GRADE
- EXISTING GRADE
- PVI IN PROFILE
- NEW WATER LINE (NEW WATER LINES CROSSING TO BE MIN 18" OVER/UNDER SEWER)
- EXISTING UTILITY LINE (SEE NOTES FOR UTILITY CLARITY)
- NEW SEWER LINE (NEW SEWER LINES CROSSING TO BE MIN 18" OVER/UNDER WATER)

PROFILE VIEW - ANNIE OAKLEY FORCEMAIN
STA: 0+00.00 TO STA: 9+13.05

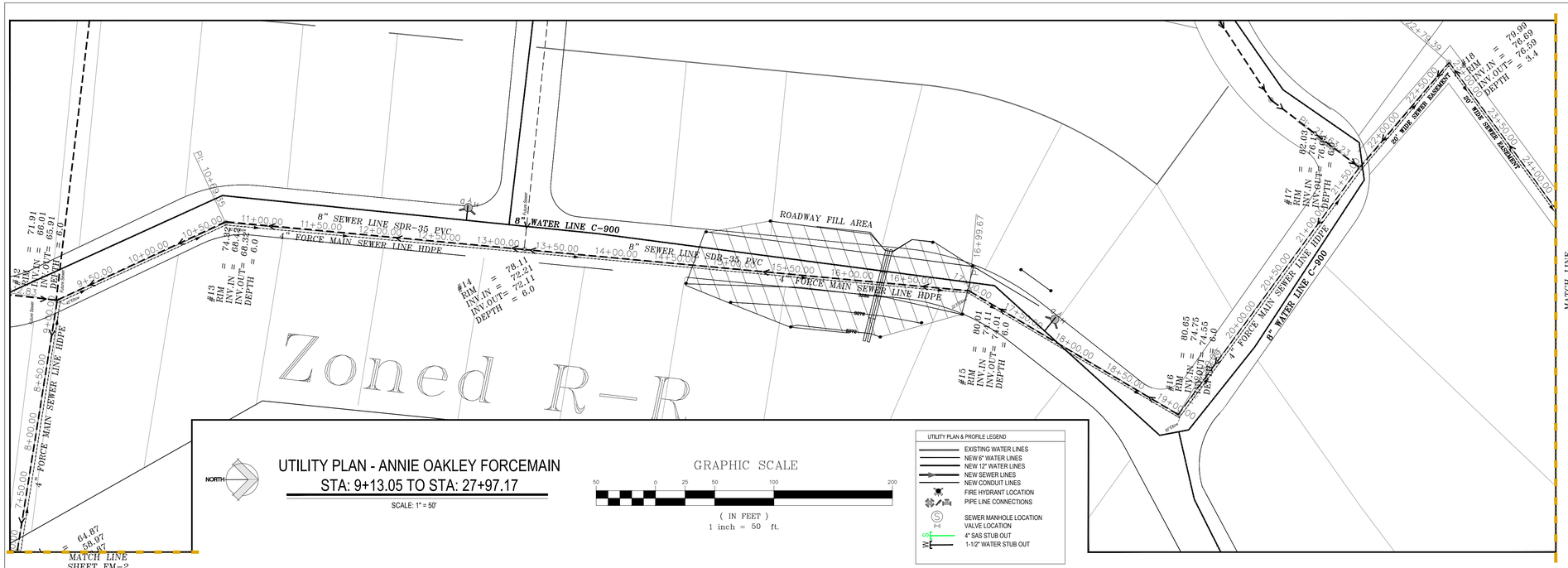
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

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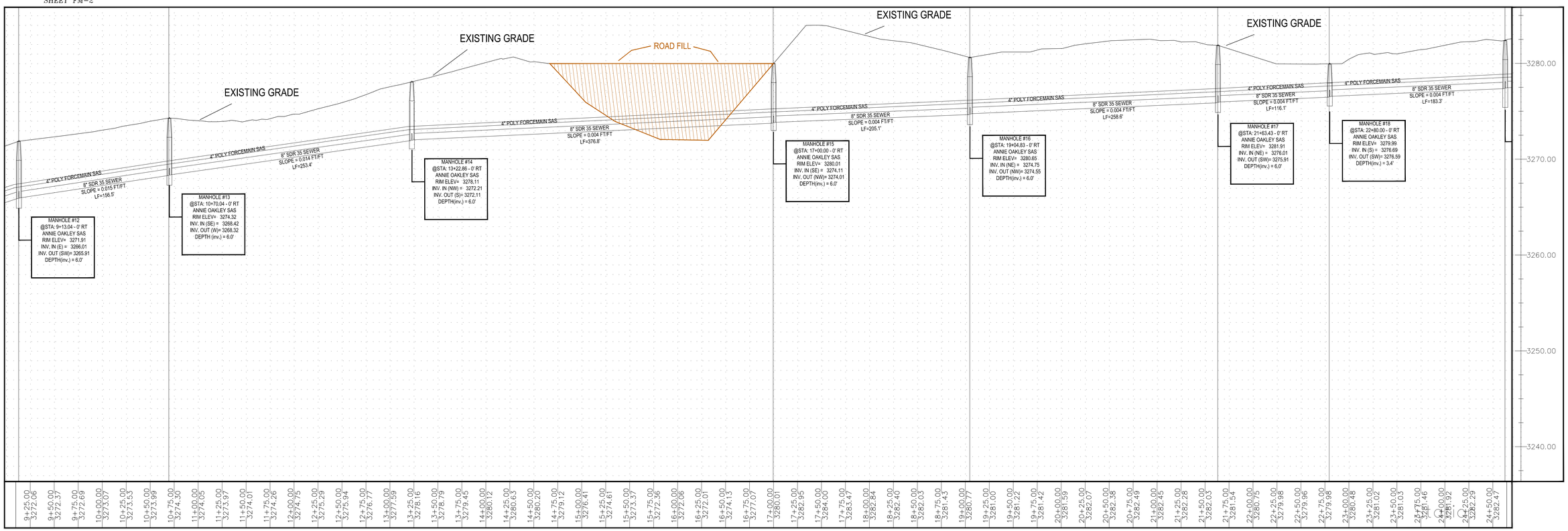
ANNIE OAKLEY SUBDIVISION
SANITARY SEWER LIFT STATION
& FORCE MAIN PLAN

SHEET NO. FM-2



UTILITY PLAN - ANNIE OAKLEY FORCEMAIN
STA: 9+13.05 TO STA: 27+97.17

SCALE: 1" = 50'



PROFILE VIEW - ANNIE OAKLEY FORCEMAIN
STA: 9+13.05 TO STA: 22+79.39

SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

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ANNIE OAKLEY SUBDIVISION
SANITARY SEWER LIFT STATION
& FORCE MAIN PLAN

SHEET NO. FM-3

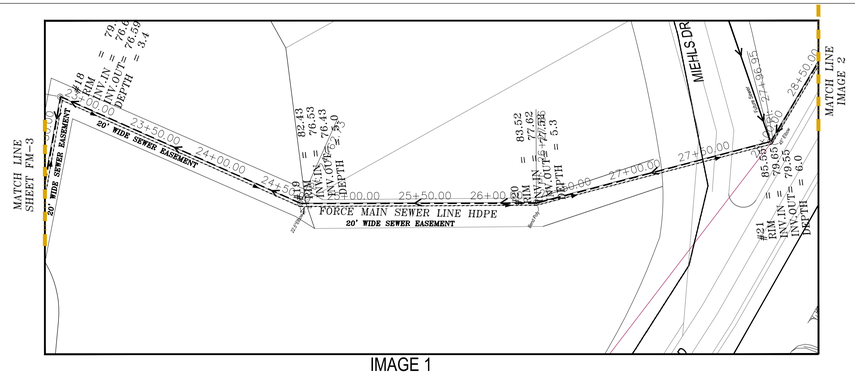


IMAGE 1

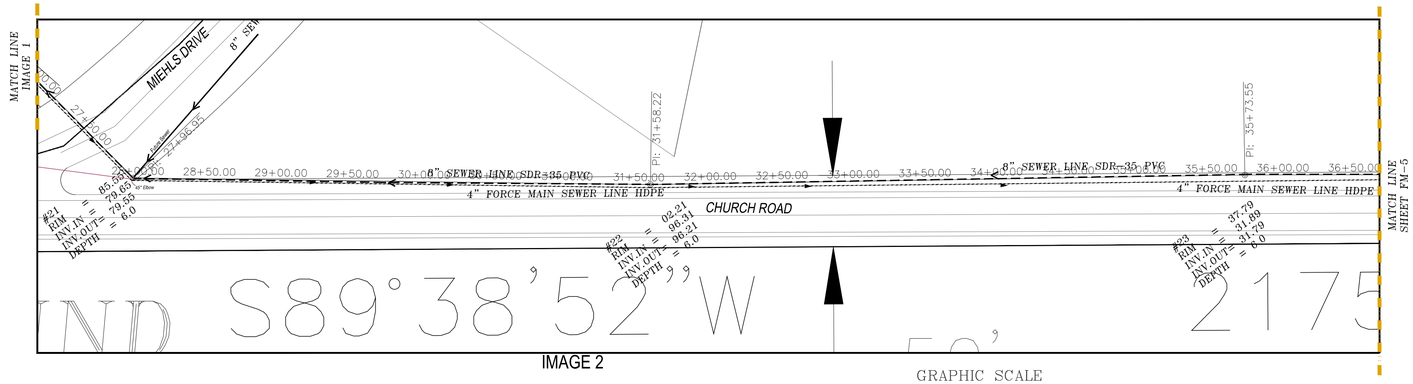


IMAGE 2

UTILITY PLAN - ANNIE OAKLEY FORCEMAIN
STA: 22+79.39 TO STA: 27+96.95

SCALE: 1" = 50'

UTILITY PLAN - ANNIE OAKLEY FORCEMAIN
STA: 27+96.95 TO STA: 35+73.77

SCALE: 1" = 50'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PROFILE VIEW - ANNIE OAKLEY FORCEMAIN
STA: 22+79.39 TO STA: 35+73.77

SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

PROFILE LEGEND
- FINISHED GRADE
- EXISTING GRADE
- PVI, IN PROFILE
- NEW WATER LINE (NEW WATER FOR CONSTRUCTION PVC)
- EXISTING UTILITY LINE (NEW WATER FOR CONSTRUCTION PVC)
- NEW SEWER LINE (NEW SEWER FOR CONSTRUCTION PVC)

ESTIMATED SURFACE PROFILE
28+00 TO END

EXISTING GRADE

MANHOLE #18
@STA: 22+80.00 - 0' RT
ANNIE OAKLEY SAS
RIM ELEV= 3279.99
INV. IN (S) = 3276.69
INV. OUT (SW)= 3276.59
DEPTH(inv.) = 3.4'

8" SDR 35 SEWER
SLOPE = 0.004 FT/FT
LF=183.3'

4" POLY FORCEMAIN SAS

MANHOLE #19
@STA: 24+63.00 - 0' RT
ANNIE OAKLEY SAS
RIM ELEV= 3282.43
INV. IN (NE) = 3276.53
INV. OUT (NW)= 3276.43
DEPTH(inv.) = 5.0'

8" SDR 35 SEWER
SLOPE = 0.004 FT/FT
LF=165.1'

4" POLY FORCEMAIN SAS

MANHOLE #20
@STA: 26+28.00 - 0' RT
ANNIE OAKLEY SAS
RIM ELEV= 3283.52
INV. IN (SE) = 3277.62
INV. OUT (NW)= 3277.52
DEPTH(inv.) = 5.3'

EDGE OF R/W - MIEHLS
27+17

8" SDR 35 SEWER
SLOPE = 0.008 FT/FT
LF=169.1'

4" POLY FORCEMAIN SAS

MANHOLE #21
@STA: 27+97.16 - 0' RT
ANNIE OAKLEY SAS
RIM ELEV= 3285.55
INV. IN (E) = 3279.65
INV. OUT (NW)= 3279.55
DEPTH(inv.) = 6.0'

EDGE OF R/W - MIEHLS
28+00

EXISTING GRADE

8" SDR 35 SEWER
SLOPE = 0.045 FT/FT
LF=361.3'

4" POLY FORCEMAIN SAS

MANHOLE #22
@STA: 31+58.22 - 0' RT
ANNIE OAKLEY SAS
RIM ELEV= 3302.21
INV. IN (E) = 3296.31
INV. OUT (W)= 3296.21
DEPTH(inv.) = 6.0'

EXISTING GRADE

8" SDR 35 SEWER
SLOPE = 0.060 FT/FT
LF=361.3'

4" POLY FORCEMAIN SAS

MANHOLE #23
@STA: 35+73.77 - 0' RT
ANNIE OAKLEY SAS
RIM ELEV= 3337.79
INV. IN (E) = 3331.89
INV. OUT (W)= 3331.79
DEPTH(inv.) = 6.0'

3300.00
3290.00
3280.00
3270.00
3260.00
3250.00
3240.00

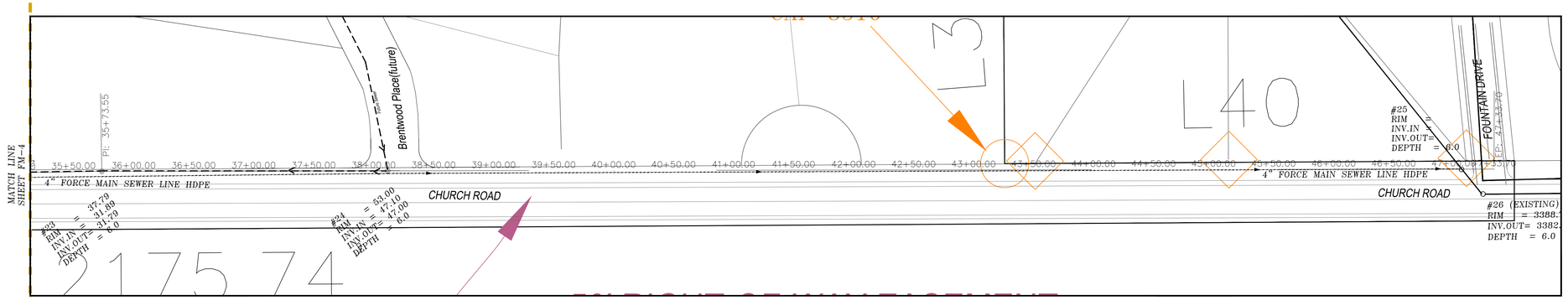
23+75.00 3281.46
24+00.00 3281.92
24+25.00 3282.29
24+50.00 3282.47
24+75.00 3282.68
25+00.00 3283.01
25+25.00 3283.35
25+50.00 3283.69
25+75.00 3284.02
26+00.00 3283.98
26+25.00 3283.57
26+50.00 3283.52
26+75.00 3283.62
27+00.00 3283.88
27+25.00 3284.42
27+50.00 3285.01
27+75.00 3285.19
28+00.00 3285.54
28+25.00 3286.88
28+50.00 3287.83
28+75.00 3288.93
29+00.00 3289.78
29+25.00 3290.99
29+50.00 3292.14
29+75.00 3293.15
30+00.00 3294.88
30+25.00 3295.43
30+50.00 3296.36
30+75.00 3297.53
31+00.00 3298.88
31+25.00 3300.32
31+50.00 3301.75
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33+50.00 3318.46
33+75.00 3320.58
34+00.00 3322.64
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35+25.00 3332.97
35+50.00 3335.56
35+75.00 3337.90
36+00.00 3339.98
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36+50.00 3344.06
36+75.00 3346.27
37+00.00 3348.14
37+25.00 3349.47
37+50.00 3350.85
37+75.00 3352.56
38+00.00 3352.85
38+25.00 3353.15

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ANNIE OAKLEY SUBDIVISION
SANITARY SEWER LIFT STATION
& FORCE MAIN PLAN

SHEET NO. FM-4



NORTH

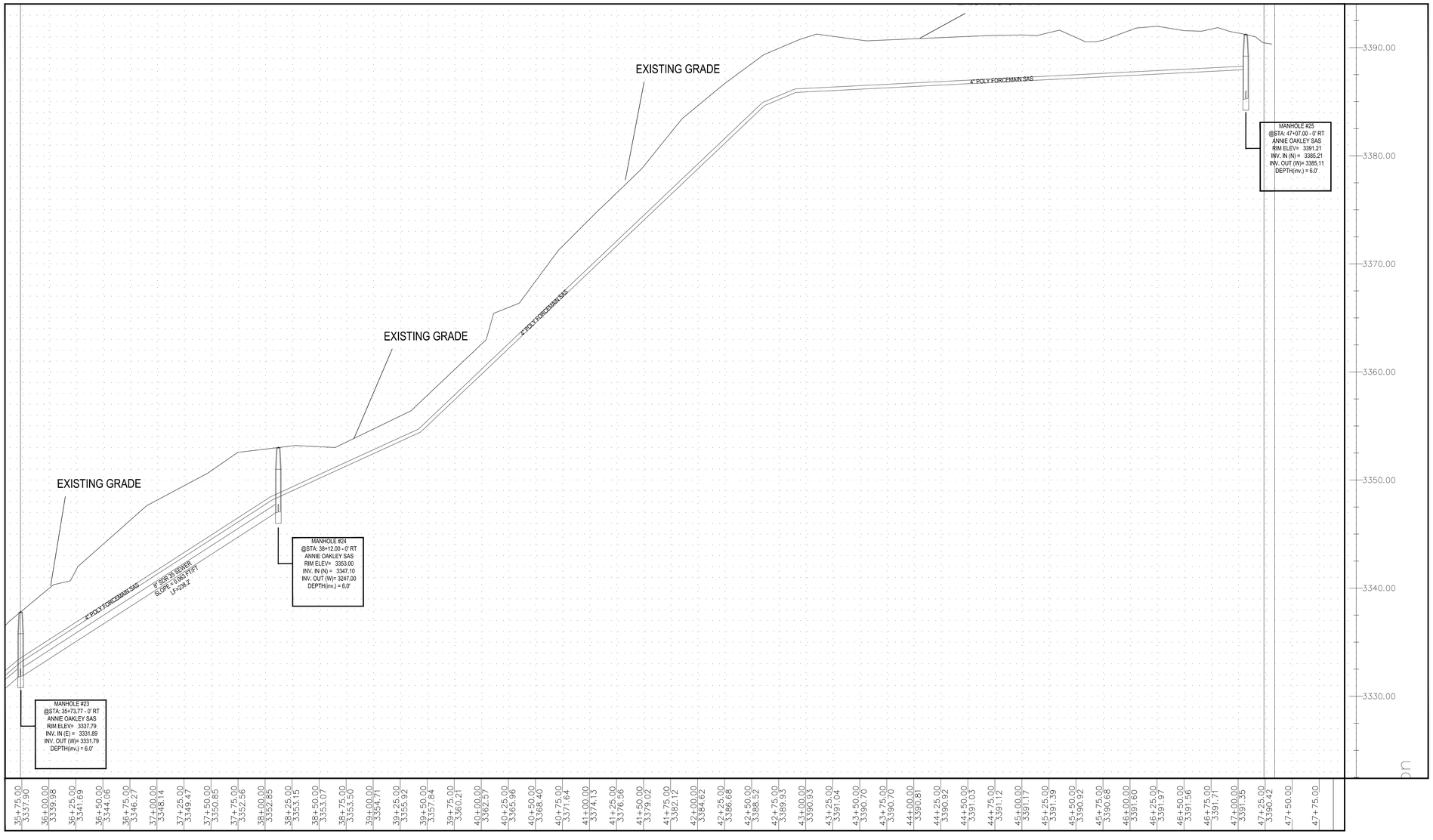
UTILITY PLAN - ANNIE OAKLEY FORCEMAIN
STA: 35+73.77 TO STA: 47+07.00

SCALE: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



PROFILE LEGEND
- FINISHED GRADE
- EXISTING GRADE
- PVI, IN PROFILE
- NEW WATER LINE (DATE, MATL, SIZ, CALLS, ON SHEET) (CHECK SHEET FOR CULVERT CROSSINGS)
- EXISTING UTILITY LINE (SEE PLAN & PROFILE FOR UTILITY CALLOUT)
- NEW SEWER LINE (DATE, MATL, SIZ, CALLS, ON SHEET)

PROFILE VIEW - ANNIE OAKLEY FORCEMAIN
STA: 35+73.77 TO STA: 47+07.00

SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

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ANNIE OAKLEY SUBDIVISION
SANITARY SEWER LIFT STATION & FORCE MAIN PLAN

SHEET NO. FM-5

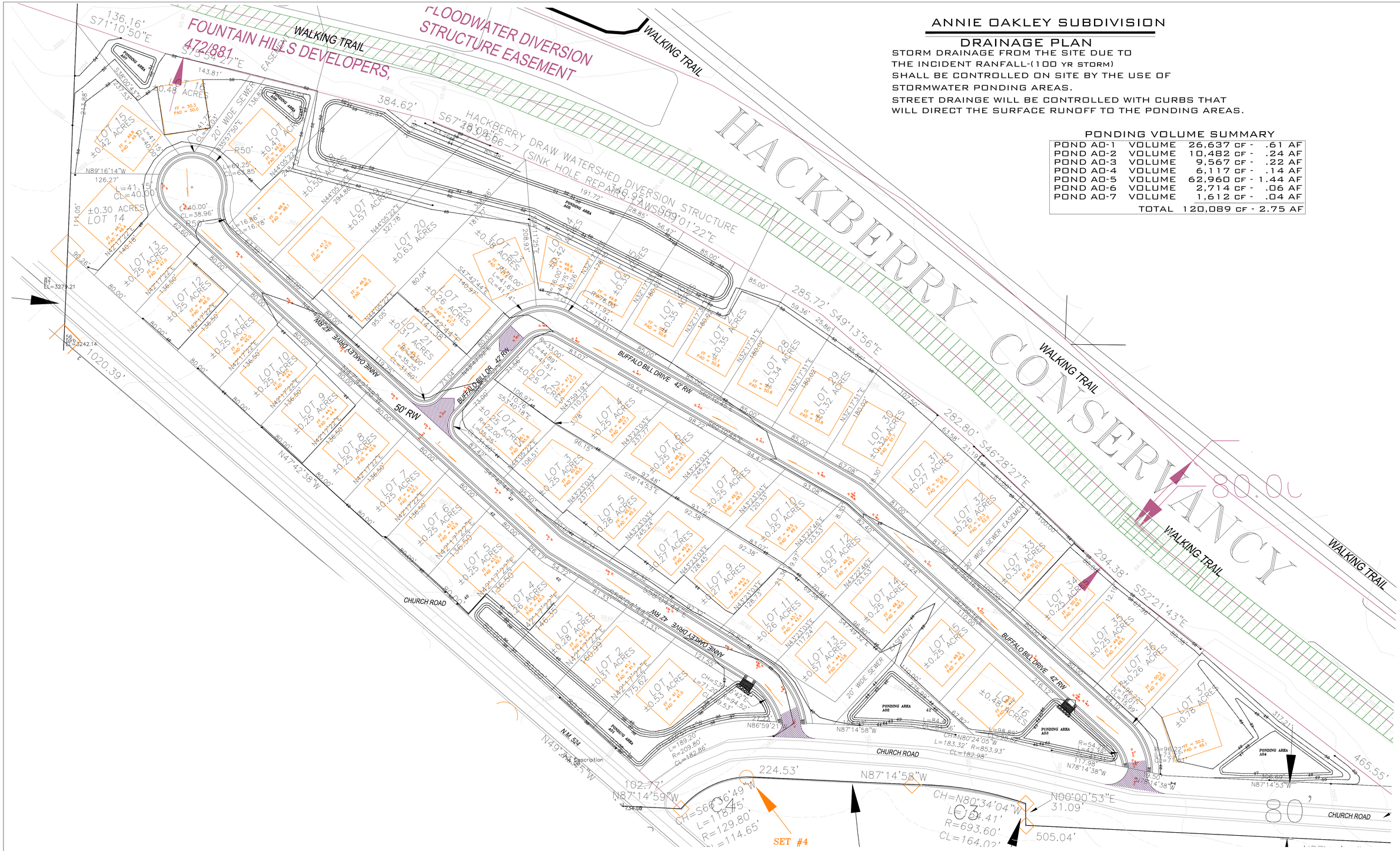
ANNIE OAKLEY SUBDIVISION

DRAINAGE PLAN

STORM DRAINAGE FROM THE SITE DUE TO
THE INCIDENT RANFALL-(100 YR STORM)
SHALL BE CONTROLLED ON SITE BY THE USE OF
STORMWATER PONDING AREAS.
STREET DRAINGE WILL BE CONTROLLED WITH CURBS THAT
WILL DIRECT THE SURFACE RUNOFF TO THE PONDING AREAS.

PONDING VOLUME SUMMARY

POND AO-1	VOLUME	26,637 CF - .61 AF
POND AO-2	VOLUME	10,482 CF - .24 AF
POND AO-3	VOLUME	9,567 CF - .22 AF
POND AO-4	VOLUME	6,117 CF - .14 AF
POND AO-5	VOLUME	62,960 CF - 1.44 AF
POND AO-6	VOLUME	2,714 CF - .06 AF
POND AO-7	VOLUME	1,612 CF - .04 AF
	TOTAL	120,089 CF - 2.75 AF





OVERALL GRADING PLAN

SCALE: 1" =60'

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

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REVISIONS
DATE: REV'D:
08/07/15

OVERALL GRADING PLAN

SHEET NO. C-1

MASTER DRAINAGE STUDY

FOR

C-HILL DEVELOMENT

ANNIE OAKLEY SUBDIVISION

PREPARED FOR

Mr. KEN THURSTON
THURSTON DEVELOPMENT INC.

August 3 , 2015

This document was prepared under the supervision and direction of the undersigned whose seal as a Professional Engineer, licensed to practice as such in the State of New Mexico, is affixed below.

DAVID B.CHURCH N.M.R.P.E. # 10139

Date: 8/3/2015



INDEX

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RAINFALL 4

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STORM DRAINAGE METHODS 5

PROPOSED LAND USE 5

PROPOSED STORMWATER STORAGE CONCEPT..... 6

PROPOSED STORMWATER PONDING VOLUMES... 6

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APPENDIX

1-Annie Oakley Master Grading Plan
2-C-Hill Drainage Basin Map
3-Drainage Area Soils Map
4-HEC-HMS Hydrology Parameters(used in HEC-HMS MODEL)
5-HEC-HMS Undeveloped & Developed Hydrograph Summary

MASTER DRAINAGE STUDY – ANNIE OAKLEY SUBDIVSION

INTRODUCTION

This Master Drainage Study was performed for the C-Hill Development Area, located in the northwestern portion of Carlsbad, New Mexico. The Annie Oakley Subdivision property is an approximate 19.97 acre tract of land, which is being developed for a residential subdivision in the southwest portion of the C-Hill Property. This particular location is located on the northeast corner of Church Road and NM 385, general downstream of the Hackberry Flood Control Embankment, which traversers the C-Hill property in a southeast to northwest direction. The project site is shown on the project location map. (Figure 1).

SCOPE OF MASTER PLAN ANLYSIS

The objectives of this analysis are:

1. Outline the contributing Drainage Area within the project boundaries and the external drainage areas contributing storm runoff to the site.

2. Review the existing drainage characteristics, existing drainage structures and general drainage features in and around the project area.

3. Determine the drainage characteristics of the existing area.

4. Determine estimated storm runoff volumes for the undeveloped areas within the site boundary.

5. Outline the proposed general schematic locations and areas for the routing and detention of storm water to the drainage systems that will provide positive drainage for each property.

CLIMATE

The climate of the area around the Pecos Valley is mild, arid continental type, which is characterized by fairly hot summers and mild winters with warm spring and fall seasons. The air is normally clear and dry with considerable annual and diurnal fluctuations in temperature. Most of the rainfall occurs in the form of summer thunderstorms. The most active thunderstorm season is typically June to late September. These storms are of short duration and result from convective and/or orographic lifting of air masses. The more intense of these storms follow a period of inflow of warm air originating in the Gulf of Mexico. A moist air mass invading the area from the southeast has shown to be the most likely to produce large scale storm events. Occasional precipitation occurs as a result of an invasion of tropical Pacific air. Frontal activity is most prevalent in the area during western fronts and is accompanied by rain or snow of light intensity.

RAINFALL

The average annual rainfall around the Carlsbad Area is approximately 14 inches. (National Oceanic and Atmospheric Administration (N.O.A.A.). More than half of the total rainfall occurs during the summer months. The most severe storms usually occur during the period of July through September. Exhibit 2-2 of the Soil Conservation Service Field Manual for Estimating Runoff, shows 100-year, 24-hour rainfall intervals in tenths of an inch for the Pecos Valley area which were developed from data reported by N.O.A.A. Data from all of the one-hour recording stations in New Mexico were used to develop these isopluvials by N.O.A.A. The 100-year, 24-hour precipitation for this area is estimated to be 5.0 inches with a peak 1 hour rainfall of 4.65 inches. The value of $P_{24} = 5.00"$ rainfall is used in this drainage study.

GENERAL DRAINAGE CHARACTERISTICS

The Annie Oakley Subdivision development project is located in the northern portion of Carlsbad, New Mexico. The northeastern 75%(approx.) portion of the existing site consists of rock outcrop. As outlined in the Eddy County Soil Survey, the area consists of type EC Soils(Ector Stony Loam- type soil) and EE Soils(Ector Extremely Rocky Loam).

The land is rocky and has very little topsoil available throughout the site. Rainfall falling on the site generally runs off the site to the southwest and is collected in existing ravines that lead to the Hackberry Draw. The existing Hackberry Draw drainage system was created to collect storm runoff from the hills to the east of Highway 285(Artesia Highway) and convey it to a storm water dam facility located west of the Highway 524 west of the Fountain Hills areas. The Hackberry Draw system is composed of an earthen embankment that collects runoff from the rock hills to the northeast of the embankment. The Hackberry Draw system then slows the peak offsite storm flows and guides the storm runoff to the northwest, then on to a crossing structure located under Highway 524 with eventual deposition in the Hackberry Draw Dam Facility. This facility was designed by the NRCS and has worked successfully since its construction.

HYDROLOGIC SOILS CLASSIFICATION

Hydrologic soil classification was determined from soil survey information available from Web Soil Survey Soil Conservation Service Data.

The Eddy County soil survey map shows that the soil types on the site consist predominately of of Reagan- Upton Loam and Reagan Type Soil. Near the Highway 524 thee are Soils Types consisting of Upton Gravelly Loam.
A site map is attached depicting the location of the N.R.C.S. data concerning soil type on the site.

HEC-HMS/SCS ANALYSIS METHODS

The Master Drainage Study proposes to use the HEC-HMS Hydrograph analysis with SCS Method Hydrographs to determine the expected runoff from the Annie Oakley Project. The SCS Method uses NOAA Rainfall Charts to determine expected rainfall on the project area. These are available from NOAA. Common storms used for analysis are the 25 and 100 year storm. The rainfall pattern used is the SCS TYPE II Storm Pattern with a 60% distribution. (This means that 60% of the storm occurs in a 1 hour period). In the SCS Method, various soils types and soil covers are assigned CN Values, which determines the expected runoff from that particular soil complex(the percentage value changes depending on size of storm). In larger watershed studies, the time of concentration (the time for a runoff particle to traverse the watershed basin(from top of water shed to the point of analysis) and the lag(time of peak storm water flow as compared to the peak of rainfall intensity, are used to determine the flow rates of any particular watershed.

The HEC HMS Program was used to develop the historical (undeveloped flows) for the basins within the project area. The estimated 100 year flow rates are shown on the attached map at Analysis Point 1. These values represent the base values for the site. The estimated developed HMS Model was also created to determine approximate storm water ponding that will be required to offset the increased volumes form the site sue to development. The results of the undeveloped and developed HMS Models are included in the appendix. Also included is a spread sheet for each basin with the undeveloped and developed hydrologic parameters used in the HMS Model. It is the intent of the project to limit the developed flow rates to levels at or below the historical flow rates as the project progresses.

PROPOSED LAND USE

The pre-development condition of the property is that of existing undeveloped soils with no development to date. This property ranges in steepness on site from a minimum of less than 2.2 % towards the west side of the site to approximately 2.9 on the east portion of the site.

The post-development condition of the property will be individual home sites. Lots are all similar in size and range from 0.25 acres to .63 acres. All storm water drainage from the on-site areas will be conveyed to ponding areas that will control the storm water discharge from the site.

PROPOSED STORMWATER STORAGE CONCEPT

The Annie Oakley Project will have various storm water ponding areas to attenuate the storm runoff from the site. These ponds will control the storm water flows to less than historical values.

PONDING VOLUMES

Ponding Volumes were developed by comparing the undeveloped volumes with the developed volumes as calculated by the COE-HMS Program. Following is a summary of the approximate required ponding volumes in each drainage basin.

Basin Designation	Undeveloped Volume	Developed Volume	Ponding Volume in Basin Due to Development	Storage Area Designation	New Pond Volumes Ac.Ft.
	Ac.Ft.	Ac.Ft.	Ac.Ft.		
ANNIE OAKLEY 19.97 Acres	5.1	5.9	.8	see below	2.75

Ponding Areas

Pond Name	Cubic Feet	Acre Feet
AO1	26,637	.61
AO2	10,488	.24
AO3	9,517	.22
AO4	6,117	.14
AO5	62,960	1.44
AO6	2,714	.06
AO7	1,612	.04
	120,089	2.75

The ponding areas in the project area will be located in the areas as shown on the Master Grading Plan Map. The combined ponding volumes is greater than the required storage volume for the basin.

CONCLUSION

The control of storm water runoff from the Annie Oakley Project can be accomplished with the development of storm water collection and storage areas in the selected locations. These areas are proposed to consist of ponding area downstream of the Hackberry Draw Floodwater easement area and at downstream locations where the new roadways can lead the drainage to convenient collection points

CITY OF CARLSBAD

AGENDA BRIEFING MEMORANDUM

PLANNING AND ZONING COMMISSION

Meeting Date: 10/5/15

DEPARTMENT: Planning, Engineering, and Regulation	**BY:** Jeff Patterson, Planning Director	**DATE:** 7/30/15

SUBJECT: Approval of an application and recommendation to the City Council regarding the Infrastructure Reimbursement for Petroleum Park Subdivision Unit 3.

Applicant:
Mesa Properties
P.O. Box 3122
Carlsbad, NM 88221

HISTORY: In 2008, the City Council adopted an Infrastructure Reimbursement Program whereby the City could reimburse private property owners and developers a certain percentage of qualifying infrastructure costs. This program was revised in 2012 to increase the percentage of allowable reimbursement and to clarify the definition of "qualifying Infrastructure". Since inception of the program, there have been various methods of application review and recommendation to the City Council. Most recently, an ad hoc "Development Committee" reviewed these types of applications. Due to the Planning and Zoning Commission's expertise in the area of planning and development and their familiarity with the projects involved in the applications, it was determined that the Commission is the most appropriate entity to review these applications.

The Commission's task is to verify that the applications were completed, submitted and reviewed according to the program's design and recommend to the City Council an amount for reimbursement. The process that is followed for application submittal and review is described in the Infrastructure Reimbursement Program application. City staff, including the Planning Director, Public Works Director and Utilities Director, have reviewed the application, verified that the calculations, quantities and costs are correct and provided a recommended amount for reimbursement. A synopsis of this review is provided below along with the recommended amount of reimbursement.

SYNOPSIS: In accordance with the Public Infrastructure Reimbursement Program (Resolution 2012-09), this request is for the approval of an application and a recommendation to the City Council regarding the reimbursement for qualifying public infrastructure related to Petroleum Park Subdivision Unit 3. Approval of this application will allow the City and applicant to enter into a Public Infrastructure Reimbursement Agreement as outlined in Res. 2012-09.

Petroleum Park Subdivision Unit 3 will include the following improvements: Installation of approximately 1,742 linear feet of water line and approximately 1,386 linear feet of sewer line.

Based on the construction <u>estimated</u> costs submitted by the applicant and based on staff review of these estimates, the preparation of an Infrastructure Reimbursement Agreement and reimbursement of up to, but not exceeding, $26,927.60 is recommended. The following table summarizes the <u>estimated expenses</u> based on staff review of construction plans and cost estimates provided by the applicant:

ESTIMATED EXPENSES:

ITEM	QUANTITY	UNIT	UNIT COST	SUB TOTAL	TAX (.0744)	TOTAL	(15%)
Water Lines	1,742	LF	$49.59	$86,390.00	$6,425.26	$92,815.26	$13,922.29
Sewer Lines	1,386	LF	$58.23	$80,700.00	$6,002.06	$86,702.06	$13,005.31
Streets & Alleys	N/A						
Curb & Gutter	N/A						
Sidewalks	N/A						
Multi-use Trails	N/A						
Bike Lanes	N/A						
Traffic Signals	N/A						
Lift Stations	N/A						
Transit Factions	N/A						
Street Lighting in ROW	N/A						
Total Cost Estimate				$167,090.00	$12,427.32	$179,517.32	$ 26,927.60
Total Reimbursement Estimate (15% of Total Costs)				$ 25,063.50	$ 1,864.10	$ 26,927.60	

ATTACHMENTS: Application materials

CITY OF CARLSBAD

Planning, Engineering, and Regulation Department
114 S. Halagueno, Carlsbad, NM 88220
Phone (575) 885-1185
Fax (575) 628-8379

Application for
INFRASTRUCTURE REIMBURSEMENT PROGRAM

PROCESS FOR ACCEPTANCE AND REVIEW

1. Applications for the **Infrastructure Reimbursement Program** are available in the Planning, Engineering, and Regulation Office. Applications are accepted concurrent with a preliminary plat, building permit or with construction plans associated with a subdivision platted prior to adoption of the Subdivision Ordinance. Construction cost estimates are required at the time of application.

2. Applications are accepted on an ongoing basis. The minimum application packet submittal is one (1) copy of the completed application with original signatures and all required supporting documents. A letter of explanation or clarification shall also be provided. There is no fee for applying for this program. The preferred size for all documents is 11"x17". If larger-sized documents are provided, include 15 copies.

3. The Planning, Engineering, and Regulation Office will review the application for completeness. The application will be forwarded to the Development Committee for review prior to the City Council meeting. If deficiencies are noted, the Applicant will be advised and provided an opportunity to supplement the application. The application will not be considered by the City Council until it is complete.

4. If approved, the City will execute an Infrastructure Reimbursement Agreement, which details additional program requirements. Prior to reimbursement, the actual construction costs are required to be submitted concurrent with a final plat and as-built drawings and/or a certificate of occupancy.

5. Funding for this program varies from year to year. Reimbursement is on a first come first served basis.

City of Carlsbad, New Mexico

Infrastructure Reimbursement Program

Application



APPLICATION DATE: 6/11/15

PROGRAM DESCRIPTION: The purpose of this program is to support economic development within the City by providing private property owners and developers a 15% reimbursement of the total on-site (within the platted boundaries) and off-site (outside of the platted boundaries) qualifying public infrastructure costs associated with an approved development. Qualifying Public Infrastructure includes: water lines, sewer lines, lift stations, streets and alleys, street lighting in the right-of-way, sidewalks, curb and gutter, multi-use trails, bike lanes, traffic signals, and transit facilities. Engineering costs, surveying, site prep, right-of-way and easement acquisition, labor, permitting and consulting fees are not eligible for reimbursement. *Approval of an application does not guarantee approval of a reimbursement. An approved application allows the applicant to proceed with the execution of an Infrastructure Reimbursement Agreement. Once the requirements specified in the Infrastructure Reimbursement Agreement are fulfilled, reimbursement will be granted.*

APPLICANT INFORMATION:

Mesa Properties			
Name (property owner OR developer)			
PO Box 3122	Carlsbad	NM	88221
Address	City	State	Zip Code
575.234.9905	diveplan@aol.com		
Phone	Email		

PROPERTY INFORMATION:

Petroleum Park Subdivision		Phase III
Name (subdivision OR project)	Unit	Phase
Boyd Drive (2700 Block)		
Location/Cross Streets		

GENERAL PROGRAM CRITERIA AND REQUIREMENTS:

1. Property and all qualifying public infrastructure must be located within the City Limits.
2. The application must be completed and approved by the City Council.
3. The application must be submitted concurrent with a preliminary plat, building permit or with construction plans associated with a subdivision platted prior to adoption of the Subdivision Ordinance.
4. Subdivision of land must be in accordance with the City's Subdivision Regulations (Chapter 47 et. seq.), as amended, including:
    a. Sketch Plan showing each phase of development
    b. Preliminary Plat(s) for each phase of development
    c. Final Plat(s) for each phase of development with dedication of infrastructure noted on the plat
    d. Infrastructure that varies from the standard shall not qualify for reimbursement.
5. Approved subdivisions must be recorded and filed with the County Clerk.

6. An Infrastructure Reimbursement Agreement must be executed by the City and applicant prior to reimbursement.
7. Reimbursement shall not exceed usual and customary infrastructure costs.
8. Reimbursement shall not be made for items installed prior to application date.
9. Reimbursement shall be paid upon total construction completion. Progress billing will not be accepted. Final invoices, with proof of payment (cancelled checks, evidence of wire transfer), are required.
10. Reimbursement will be made to the applicant only. No payment will be made to third parties.
11. Construction of qualifying public infrastructure must begin within 60-days of preliminary plat approval and be completed prior to approval of a final plat (if self financed) or within one year of final plat approval (if financed through a letter of credit).
12. Greater priority will be given to projects that further City plans and policies, focus on infill and/or provide affordable housing (as determined by the NM Mortgage Finance Authority).

ADDITIONAL REQUIRED INFORMATION:

Please attach the following information organized in the order listed below:

1. List of board of directors, executive directors, contractors and subcontractors that have a financial interest in the development or are affiliated with, or have a immediate family member (mother, father, sister, brother, grandmother, grandfather) affiliated with, the City of Carlsbad; and
2. Federal tax identification number, State tax identification number, and City business registration number; and
3. List any assistance requested from Federal, State or County governments, if any. Include any direct funding, land, fee and/or permit waivers; and
4. A complete and specific description of the proposed development and infrastructure including, but not limited to:
    a. Subdivision plats (sketch, preliminary, final)
    b. Construction drawings
    c. Utility requirements, including but not limited to electric, gas, and water
    d. Solid and liquid waste disposal requirements
    e. Infrastructure requirements
    f. Regulatory compliance requirements (environmental assessments, historic preservation documents)
    g. As-built construction drawings (at construction completion); and
5. A description of the proposed infrastructures long term benefit to the City; and
6. Any other information necessary for the City to make a determination regarding the application for reimbursement.
7. The table on page 4 of this application must be completed.

DESCRIPTION OF QUALIFYING INFRASTRUCTURE AND ESTIMATED COSTS (including taxes)
USE THIS FORM (attach supporting documentation, as necessary):

ITEM	QUANTITY	UNIT	UNIT COST	SUB TOTAL	TAX (.0744)	TOTAL
Water Lines	See attached			86,390.00	6427.42	92,817.42
Sewer Lines	See attached			80,700.00	6004.08	86,704.08
Streets & Alleys						
Curb & Gutter						
Sidewalks						
Multi-Use Trails						
Bike Lanes						
Traffic Signals						
Lift Stations						
Transit Facilities						
Street Lighting in R-O-W						
Total Cost Estimate				167,090.00	12,431.50	179521.50
**Total Reimbursement Estimate (15% of Total Costs)				25,063.50	1864.73	24,928.23

DESCRIPTION OF QUALIFYING INFRASTRUCTURE AND ACTUAL COSTS (including taxes)
USE THIS FORM (attach supporting documentation, as necessary):

ITEM	QUANTITY	UNIT	UNIT COST	SUB TOTAL	TAX (.0744)	TOTAL
Water Lines						
Sewer Lines						
Streets & Alleys						
Curb & Gutter						
Sidewalks						
Multi-Use Trails						
Bike Lanes						
Traffic Signals						
Lift Stations						
Transit Facilities						
Street Lighting in R-O-W						
Total Cost						
**Actual Reimbursement (15% of Total Costs)						

CHECKLIST FOR INFRASTRUCTURE REIMBURSEMENT
FOR OFFICIAL USE ONLY

GENERAL PROGRAM CRITERIA AND REQUIREMENTS:

- ☒ Property and all qualifying public infrastructure is located within the City Limits.
- ☐ Application is complete and estimates approved by the City Council.
- ☐ The application was submitted concurrent with:
    - Preliminary plat
    - Building permit
    - Construction plans (because the subdivision was platted prior to adoption of the Subdivision Ordinance)
- ☒ Subdivision is in accordance with the City's Subdivision Regulations (Chapter 47 et. seq.), as amended, including:
    - Sketch Plan showing each phase of development
    - Preliminary Plat(s) for each phase of development
    - Final Plat(s) for each phase of development with dedication of infrastructure noted on the plat
- ☒ Variances were not granted for this project.
- ☒ Approved subdivision was recorded with the County Clerk.
- ☐ Infrastructure Reimbursement Agreement was executed by the City and applicant.
- ☐ Requirements of the Reimbursement Agreement were complied with.
- ☐ Actual costs do not exceed usual and customary infrastructure costs.
- ☐ Items were not installed prior to application date.
- ☐ Final invoices, with proof of payment (cancelled checks, evidence of wire transfer), are provided.
- ☐ Third party payment is not requested.
- ☐ Construction of qualifying public infrastructure began within 60-days of preliminary plat approval
- ☐ Construction of qualifying public infrastructure was completed prior to approval of a final plat (if self financed) or within one year of final plat approval (if financed through a letter of credit).
- ☐ This project:
    - Furthered City plans and policies
    - Focused on infill
    - Provide affordable housing (as determined by the NM Mortgage Finance Authority).

The following ADDITIONAL REQUIRED INFORMATION was provided:

- ☐ List of board of directors, executive directors, contractors and subcontractors that have a financial interest in the development or are affiliated with, or have a immediate family member (mother, father, sister, brother, grandmother, grandfather) affiliated with, the City of Carlsbad
- ☐ Federal tax identification number
- ☐ State tax identification number
- ☐ City business registration number
- ☐ Funding sources for the proposed development project including assistance being requested of, or provided by, the City or other governmental entity (e.g. land, fee waivers, direct funding, etc.)

- ☐ A complete and specific description of the proposed development and infrastructure including, but not limited to:
    - Subdivision plats (sketch, preliminary, final)
    - Construction drawings
    - Utility requirements, including but not limited to electric, gas, and water
    - Solid and liquid waste disposal requirements
    - Infrastructure requirements
    - Regulatory compliance requirements (environmental assessments, historic preservation documents)
    - As-built construction drawings (at construction completion)
- ☐ A description of the proposed infrastructures long term benefit to the City
- ☐ Any other information necessary for the City to make a determination regarding the application for reimbursement
- ☐ The tables on page 5 and 6 are complete

Preliminary Estimate

CONSTRUCTORS, INC

Dirt, Asphalt, Concrete, and Utilities Construction
Aggregate and Asphalt Products
Public Works Registration # 0101462009071

Proposal Submitted To:	MURRILL ELEC	Job Name:	PETROLEUM PARK PH 3
Attn:	BILL MURRILL	Place of Job	CARLSBAD, NM
Billing Address:		Architect or Engineer:	PETTIGREW
City, State, Zip:	CARLSBAD, NM	Date of Plans:	12/05/14
Phone #:		Date of Proposal:	2/2/15
Fax #:		Special Note / Addendum(s):	

FURNISH LABOR, EQUIPMENT, AND MATERIALS TO INSTALL NEW 6" C900 WATER LINE, WITH SEVEN (7) NEW SERVICES. INCLUDES NECESSARY TEES, GATE VALVES, ONE (1) FIRE HYDRANT AND METER CANS (METERS BY OTHERS). INSTALL NEW 8" SDR SEWER LINE, WITH FIVE (5) NEW SERVICES. INCLUDES THREE (3) NEW MANHOLES AND NECESSARY CLEAN OUTS. FOR $ 167,090.00

NMGRT (7.4375%) FOR $ 12,427.32

NET TOTAL $ 179,517.32

SHOULD HARD ROCK BE ENCOUNTERED, EXCAVATION AND REMOVAL OF THAT ROCK WILL BE BILLED BY THE HOUR AND IN ADDITION TO THE ABOVE PRICING

PLEASE NOTE: This proposal must be made an integral part of any contract or subcontract arising from it, or all prices, exclusions, terms, and conditions are null and void. Owner responsible for eradicating any vegetation issues prior to any work; Constructors not responsible for weeds that arise after installation of materials.

PRICE EXCLUSIONS:	NMGRT, PERMITS, BOND, TESTING, SURVEY, FLOWFILL, ROCK EXCAVATION, METERS, PATCHING, ANY WORK NOT SPECIFICALLY STATED ABOVE

We Hereby Propose to furnish labor, materials and equipment to complete the project in accordance with above specifications, for the sum listed above plus New Mexico Gross Receipt Tax, with payment due upon receipt of invoice unless prior agreement has been made. Any alterations or deviations from the above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the proposed amount above. If payment is not received within 30 days from date of invoice, interest will be charged at 1 1/2% per month or fraction of a month on the unpaid balance plus incidental collection costs, including attorney fees. (As allowed by New Mexico Statute N.M.S.A. 1978,Section 57-28-5). This proposal also serves as acknowledgment of Constructors' request for the location of underground facilities. The property owner and/or the General contractor is responsible for the location of such facilities on private property. Constructors, Inc. is not responsible for damages to underground facilities which are not located and/or mislocated. Facilities are defined as computer lines, telephone, gas, water, sewer, electric, sprinkler, or any other facility installed by man.
Facilities shall be marked prior to the beginning of Constructors, Inc.'s work on the project site. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in the legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to the legal action, as determined by a court of competent jurisdiction.

All material is guaranteed to be as specified. All work is to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by worker's compensation insurance. See additional conditions on back.

Authorized Signature: Coby Crouch
COBY CROUCH
Note: This proposal may be withdrawn by us if not accepted within 45 days.

Acceptance of Proposal--The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

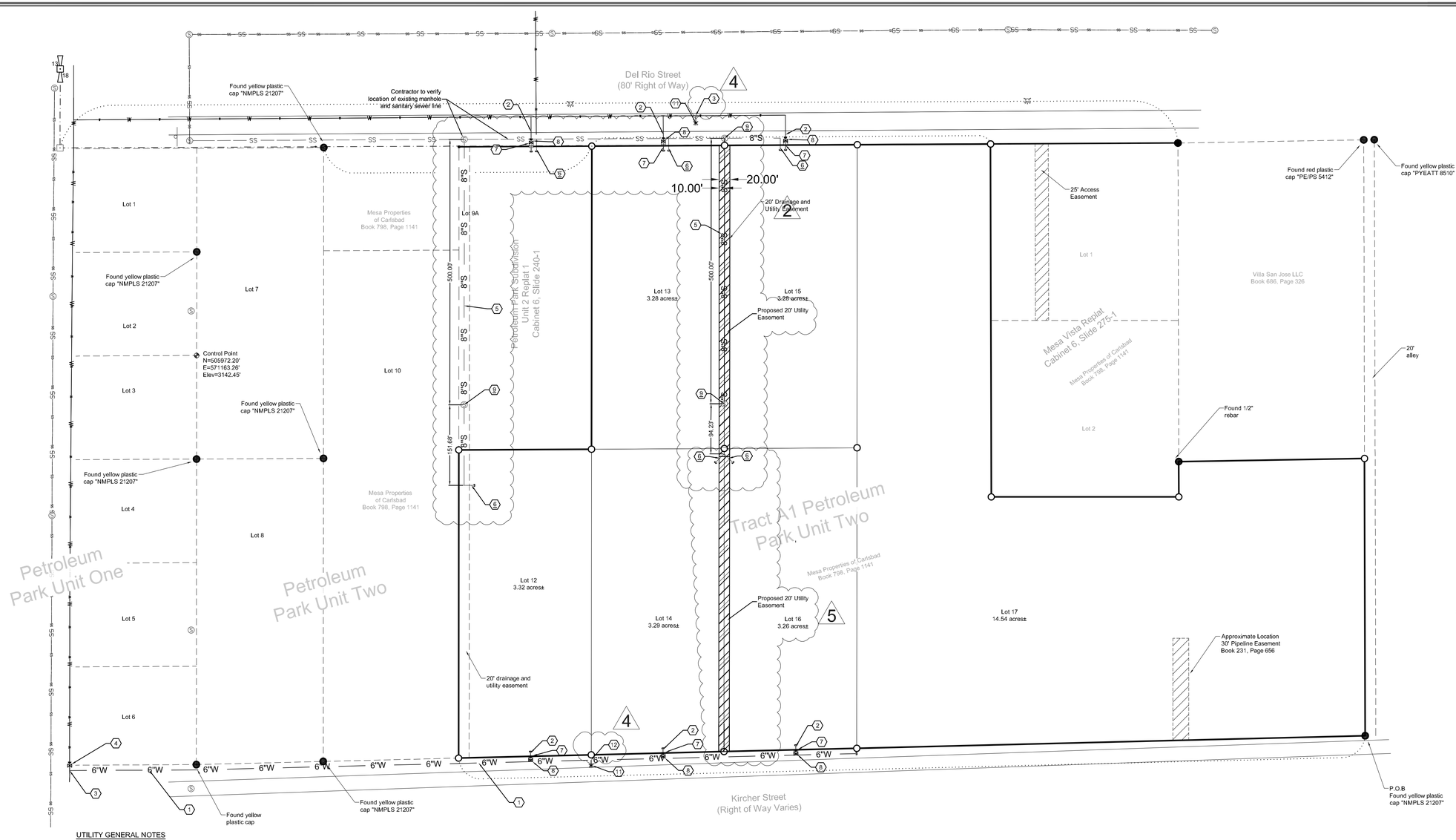
Date Accepted: _____

3003 S. BOYD DR. - CARLSBAD, NM 88220 - PHONE (575) 885-8838 - FAX (575) 887-0896

SERVING CHAVES, EDDY AND LEA COUNTIES
Website - www.ciconstructors.com

Petroleum Park Unit 3 Estimated Costs

ITEM	QUANTITY	UNIT	UNIT COST	SUB TOTAL	TAX (.074375)	TOTAL	(15%)
Water Lines	1,742	LF	$49.59	$86,390.00	$6,425.26	$92,815.26	$13,922.29
Sewer Lines	1,386	LF	$58.23	$80,700.00	$6,002.06	$86,702.06	$13,005.31
Streets & Alleys	N/A						
Curb & Gutter	N/A						
Sidewalks	N/A						
Multi-use Trails	N/A						
Bike Lanes	N/A						
Traffic Signals	N/A						
Lift Stations	N/A						
Transit Factions	N/A						
Street Lighting in ROW	N/A						
Total Cost Estimate				$167,090.00	$12,427.32	$179,517.32	$26,927.60
Total Reimbursement Estimate (15% of Total Costs)				$ 25,063.50	$1,864.10	$26,927.60	



UTILITY GENERAL NOTES

UTILITIES:

1. NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (NMSSPWC) CURRENT EDITION SHALL APPLY TO THIS PROJECT. REFER TO STANDARD DRAWINGS FOR THE NMSSPWC . LATEST EDITION UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUES, MUNICIPAL AND LOCAL ORDINANCES, AND RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
3. PVC SANITARY SEWER LINE SHALL BE SDR-35.
4. THE CONTRACTOR SHALL NOTIFY NEW MEXICO ONE CALL, INC. AT 1-800-321-2537 AT LEAST TWO WORKING DAYS PRIOR TO STARTING WORK ON THIS PROJECT.
5. SEWER/WATER LINES SHALL BE PLACED IN SEPARATE TRENCHES A MIMIMUM DISTANCE OF 10 FEET APART HORIZONTALLY. THE WATER LINE SHALL BE PLACED A MINIMUM OF 1.5 FEET HIGHER IN ELEVATION THAN THE SEWER. AT ALL CROSSINGS OF WATER AND SEWER LINES, THE WATER LINE SHALL BE A MINIMUM OF 1.5 FEET HIGHER THAN THE SEWER OR THE SEWER LINE SHALL BE C-900 PRESSURIZED PIPE.

WATER:

1. THE CONTRACTOR SHALL COORDINATE UTILITY TIE INS WITH CITY OF CARLSBAD STAFF LISTED ON THIS SHEET.
2. THE CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF CARLSBAD TO OPERATE ANY VALVE OR FIRE HYDRANT AND FOR NEW WATERLINES AND EXTENSIONS TO THE EXISTING WATER SYSTEM. ONCE APPROVAL HAS BEEN VERIFIED, THE CONTRACTOR MUST CONTACT THE CITY OF CARLSBAD 48 HOURS IN ADVANCE TO REQUEST A SHUTOFF DATE. WATER SHUT OFF MAY BE DONE AT NIGHT OR ON WEEKENDS TO ACCOMMODATE WATER CUSTOMERS.
3. WATER LINES SHALL BE CONSTRUCTED WITH A MINIMUM OF 4.0 FT. COVER MEASURED FROM FINISHED GRADE TO TOP OF PIPE, UNLESS OTHERWISE SPECIFIED ON PLANS.
4. FOR PRESSURE WATER CONNECTIONS TO EXISTING LINES, THE CONTRACTOR SHALL NOTIFY THE CITY OF CARLSBAD WATER DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE CONNECTION.
5. CONCRETE THRUST BLOCKS SHALL BE USED ON ALL 90 DEGREE BENDS, TEES TO HYDRANTS, BEHIND AND UNDER HYDRANTS, AND UNDER VALVES. ALL FITTINGS AND CAPS SHALL USE MEGA LUG RESTRAINTS. NO EXTRA PAYMENT WILL BE MADE FOR THESE FEATURES.
6. COMPRESSION JOINTS MAY BE USED ON COPPER SERVICE LINES EXCEPT FLARED JOINTS SHALL BE USED WHEN CONNECTING TO PLASTIC LINES.
7. THE 24" DEPTH OF SERVICE LINE BELOW FINISHED SURFACE ELEVATION OF METER BOXES IS CRITICAL. METERS WILL NOT BE INSTALLED WHEN THIS DIMENSION VARIES.
8. VALVE BOXES SHALL BE BROUGHT TO SURFACE ELEVATION UPON COMPLETION OF SURFACE COURSE OF PAVEMENT OR FINISHED GROUND. OCTAGONAL CONCRETE COLLARS SHALL BE CONSTRUCTED TO SURFACE ELEVATIONS.
9. FLUSHING OF WATER LINES SHALL BE METERED. ORDER OF PREFERENCE FOR DISPOSAL IS (1) ON AVAILABLE LAND SURFACE, (2) IN STORM SEWERS, OR (3) IN SANITARY SEWERS. DISPOSAL METHOD SHALL BE DISCUSSED WITH INSPECTOR.
10. FLUSHING, DISINFECTING, AND TESTING OF WATERLINES SHALL BE COORDINATED WITH THE CITY OF CARLSBAD.
11. PVC WATERLINE SHALL BE CLASS C900.
12. IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF CARLSBAD INFRASTRUCTURE SPECIFICATIONS, TRACER BOXES SHALL BE INSTALLED ON ALL NEW WATER LINES, REGARDLESS OF SIZE. TRACER BOXES SHALL BE A "SNAKEPIT MAGNETIZED TRACER BOX," BLUE-ROADWAY BOX (PART #RB14"TP) OR APPROVED EQUAL AND BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS (OUTSIDE OF THE ROADWAY BUT WITHIN THE RIGHT-OF-WAY) OR AS DIRECTED BY THE CITY OF CARLSBAD. A 6" CONCRETE COLLAR SHALL BE INSTALLED AT THE TRACER BOX.

SEWER:

1. THE CONTRACTOR SHALL COORDINATE UTILITY TIE INS WITH CITY OF CARLSBAD STAFF LISTED ON THIS SHEET.
2. AIR TESTING OF SEWER LINES SHALL BE CONDUCTED IN THE PRESENCE OF INSPECTOR.
3. EXISTING MANHOLES TO BE ADJUSTED TO GRADE AS REQUIRED.
4. NEW SEWER LINES SHALL HAVE A MINIMUM SLOPE OF 0.5%.
5. IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF CARLSBAD INFRASTRUCTURE SPECIFICATIONS, TRACER BOXES SHALL BE INSTALLED ON ALL NEW SANITARY SEWER LINES, REGARDLESS OF SIZE. TRACER BOXES SHALL BE A "SNAKEPIT MAGNETIZED TRACER BOX," GREEN-ROADWAY BOX (PART #RB14"TP) OR APPROVED EQUAL AND BE INSTALLED OUTSIDE OF THE STREET PAVEMENT BUT WITHIN THE RIGHT-OF-WAY AS NEAR AS POSSIBLE TO THE MANHOLE OR AS DIRECTED BY THE CITY OF CARLSBAD. A 6" CONCRETE COLLAR SHALL BE INSTALLED AT THE TRACER BOX.

KEYED NOTES

1. CONTRACTOR TO INSTALL 1484' ± OF 6" C900 PVC WATER MAIN WITH END CAP
2. CONTRACTOR TO INSTALL 258' ± OF 1" HDPE WATER LATERAL WITH END CAP
3. CONTRACTOR TO INSTALL 6"x6"x6" MJxMJxMJ TEE ON EXISTING 6" CITY OF CARLSBAD AC WATER LINE
4. CONTRACTOR TO INSTALL 6" GATE VALVE PER DETAIL 3, SHEET CU-501
5. CONTRACTOR TO INSTALL 1246' ± OF 8" PVC SDR35 SANITARY SEWER MAIN
6. CONTRACTOR TO INSTALL 140' ± OF 6" PVC SDR35 SANITARY SEWER LATERAL WITH END CAP PER DETAIL 4, SHEET CU-502
7. CONTRACTOR TO INSTALL 1" WATER METER PER DETAIL 2, SHEET CU-501
8. CONTRACTOR TO INSTALL WATER VALVE PER DETAIL 3, SHEET CU-501
9. CONTRACTOR TO INSTALL MANHOLE PER DETAIL 4, SHEET CU-501
10. OMITTED
11. CONTRACTOR TO INSTALL FIRE HYDRANT PER DETAIL 1, SHEET CU-502
12. CONTRACTOR TO INSTALL 6"x6"x6" MJxMJxMJ TEE ON NEW 6" WATER LINE

CARLSBAD UTILITY CONTACTS

DIRECTOR OF PUBLIC WORKS: TOM CARLSON 575-885-6262 EXT.7971

DIRECTOR OF UTILITIES: LUIS CAMERO 575-885-6262 EXT. 7970

SEWER: WES NICHOLS 575-302-6630

WATER: JAMEY SCHWIGER 575-885-6313

SCALE 1" = 100'
0' 50' 100' 200'

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T 575 393 9827 F 575 393 1543
Pettigrew.us

DEBRA P. HICKS NEW MEXICO 10871 REGISTERED PROFESSIONAL ENGINEER
07/17/2015

PROJECT ENGINEER:	Debra P. Hicks, PE/LSI
PROJECT DESIGNER:	Austin C. Wall
DRAWN BY:	ACW

LEGEND

- 6"W — NEW 6" WATER LINE
- 8"S — NEW 8" SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER

REVISIONS

No.	DATE	DESCRIPTION
Rev 1	12/05/2014	Utility Layout Changes
2	01/09/2015	CITY OF CARLSBAD COMMENTS
3	06/03/2015	UPDATED CITY OF CARLSBAD INFRASTRUCTURE SPECIFICATIONS
4	06/10/2015	UPDATED LOT LAYOUT; ADDED KEYED NOTES
5	07/17/2015	Utility Easement Extention

CIVIL UTILITY PLAN

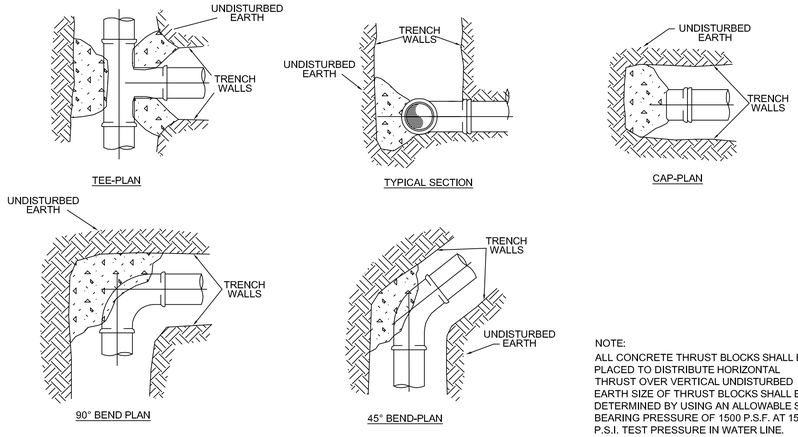
PETROLEUM PARK SUBDIVISION UNIT 3

MESA PROPERTIES OF CARLSBAD, LLC

PROJECT NUMBER: 2014.1328

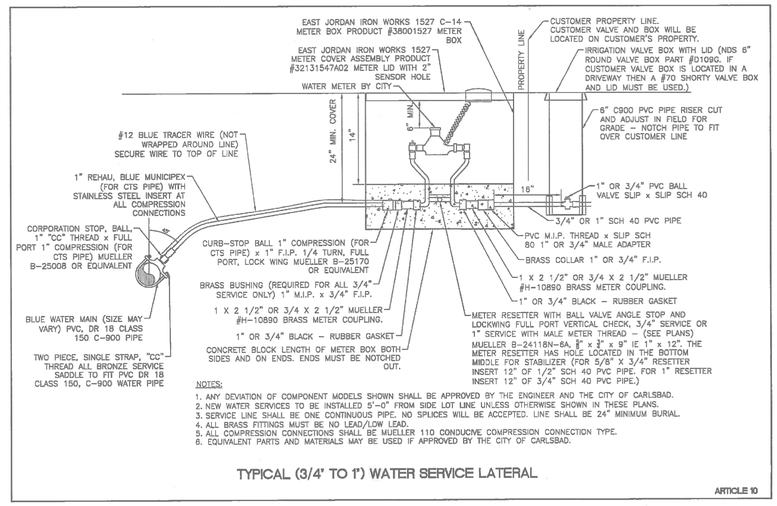
SHEET: CU-101

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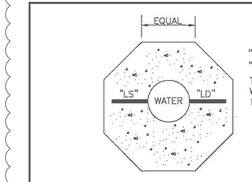


NOTE:
ALL CONCRETE THRUST BLOCKS SHALL BE PLACED TO DISTRIBUTE HORIZONTAL THRUST OVER VERTICAL UNDISTURBED EARTH SIZE OF THRUST BLOCKS SHALL BE DETERMINED BY USING AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 P.S.F. AT 150 P.S.I. TEST PRESSURE IN WATER LINE.

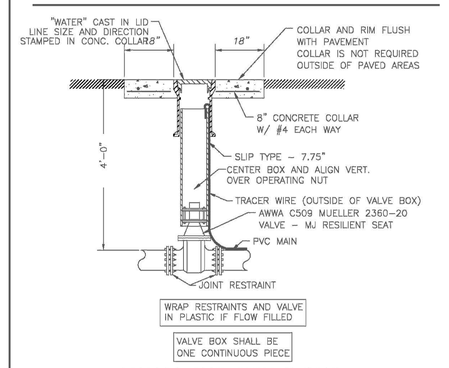
1 CONCRETE HORIZONTAL BLOCK
SCALE: N.T.S.



2 2 1" WATER METER ASSEMBLY DETAIL
SCALE: N.T.S.



CONCRETE COLLAR DETAIL



WRAP RESTRAINTS AND VALVE IN PLASTIC IF FLOW FILLED

VALVE BOX SHALL BE ONE CONTINUOUS PIECE

VALVE AND BOX DETAIL

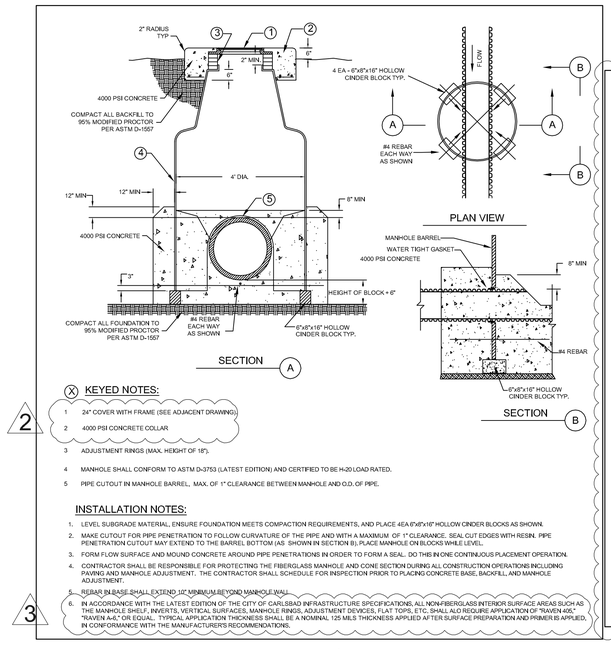
WHENEVER POSSIBLE LOCATE VALVES ON EXTENSIONS OF PROPERTY LINES

SHORTY VALVE BOX NO. 70 AS MANUFACTURED BY WEST IRON WORKS, OR APPROVED EQUAL

NEW CONSTRUCTION WILL NOT HAVE THE LOCATOR WIRE. LOCATOR WIRE SHALL BE INSTALLED IN THE TRACER BOXES.

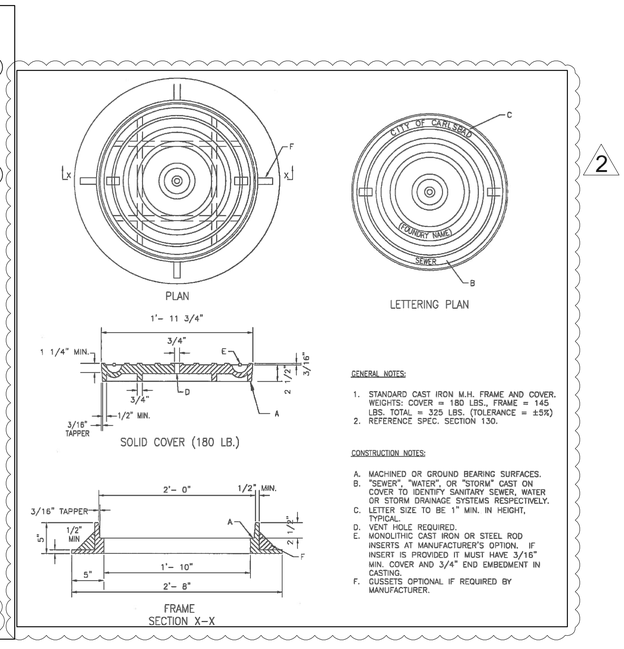
ARTICLE 10

3 WATER VALVE ASSEMBLY
SCALE: N.T.S.



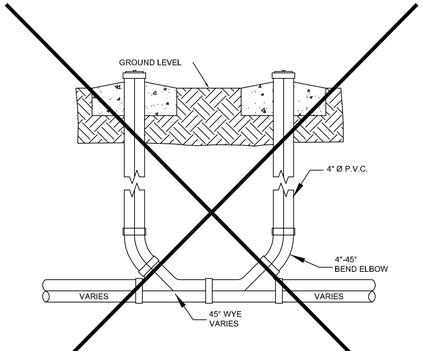
X KEYED NOTES:
1. 24" COVER WITH FRAME (SEE ADJACENT DRAWING)
2. 4000 PSI CONCRETE COLLAR
3. ADJUSTMENT RINGS (MAX. HEIGHT OF 18").
4. MANHOLE SHALL CONFORM TO ASTM D-3753 (LATEST EDITION) AND CERTIFIED TO BE H-20 LOAD RATED.
5. PIPE CUTOUT IN MANHOLE BARREL, MAX. OF 1" CLEARANCE BETWEEN MANHOLE AND O.D. OF PIPE.

INSTALLATION NOTES:
1. LEVEL SUBGRADE MATERIAL, ENSURE FOUNDATION MEETS COMPACTION REQUIREMENTS, AND PLACE 4EA 6"x8"x16" HOLLOW CINDER BLOCKS AS SHOWN.
2. MAKE CUTOUT FOR PIPE PENETRATION TO FOLLOW CURVATURE OF THE PIPE AND WITH A MAXIMUM OF 1" CLEARANCE. SEAL CUT EDGES WITH RESIN. PIPE PENETRATION CUTOUT MAY EXTEND TO THE BARREL BOTTOM (AS SHOWN IN SECTION B), PLACE MANHOLE ON BLOCKS WHILE LEVEL.
3. FORM FLOW SURFACE AND MOUND CONCRETE AROUND PIPE PENETRATIONS IN ORDER TO FORM A SEAL. DO THIS IN ONE CONTINUOUS PLACEMENT OPERATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE FIBERGLASS MANHOLE AND CONE SECTION DURING ALL CONSTRUCTION OPERATIONS INCLUDING PAVING AND MANHOLE ADJUSTMENT. THE CONTRACTOR SHALL SCHEDULE FOR INSPECTION PRIOR TO PLACING CONCRETE BASE, BACKFILL, AND MANHOLE ADJUSTMENT.
5. REBAR IN BASE SHALL EXTEND 10" MINIMUM BEYOND MANHOLE WALL.
6. IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF CARLSBAD INFRASTRUCTURE SPECIFICATIONS, ALL NON-FIBERGLASS INTERIOR SURFACE AREAS SUCH AS THE MANHOLE SHELF, INVERTS, VERTICAL SURFACES, MANHOLE RINGS, ADJUSTMENT DEVICES, FLAT TOPS, ETC. SHALL ALO REQUIRE APPLICATION OF "RAVEN 405", "RAVEN A-6," OR EQUAL. TYPICAL APPLICATION THICKNESS SHALL BE A NOMINAL 125 MILS THICKNESS APPLIED AFTER SURFACE PREPARATION AND PRIMER IS APPLIED, IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



4 FIBERGLASS MANHOLE, FRAME, AND COVER
SCALE: N.T.S.

2



5 DOUBLE CLEANOUT ASSEMBLY DETAIL
SCALE: N.T.S.

OMITTED

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DEBRA P. HICKS NEW MEXICO 10871 REGISTERED PROFESSIONAL ENGINEER
07/17/2015

PROJECT ENGINEER:	Debra P. Hicks, PE/LSI
PROJECT DESIGNER:	Austin C. Wall
DRAWN BY:	ACW

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CIVIL UTILITY DETAILS

PETROLEUM PARK SUBDIVISION UNIT 3

MESA PROPERTIES OF CARLSBAD, LLC

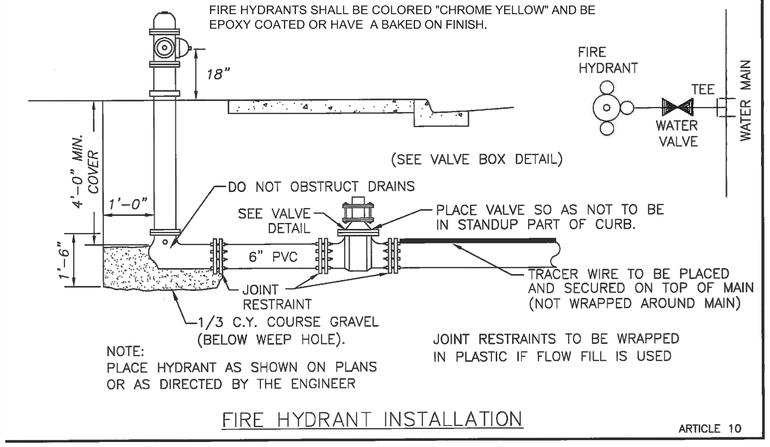
PROJECT NUMBER: 2014.1328

SHEET: CU-501

2

TRAFFIC TYPE, MUELLER SUPER CENTURION 250 OR CLOW MEDALLION MODEL NUMBER 2545.
A FLANGE x MJ GATE VALVE SHALL BE PROVIDED WITH THE HYDRANT.

FIRE HYDRANTS SHALL BE COLORED "CHROME YELLOW" AND BE EPOXY COATED OR HAVE A BAKED ON FINISH.



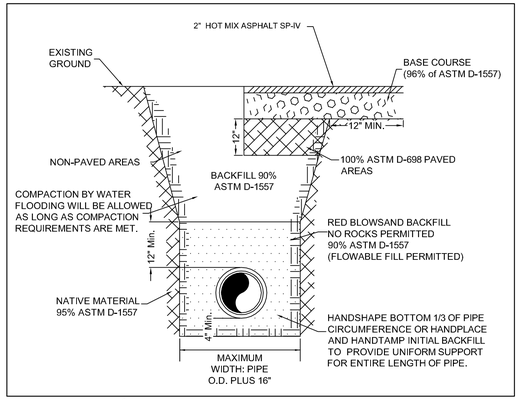
NOTE:
PLACE HYDRANT AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER

FIRE HYDRANT INSTALLATION

ARTICLE 10

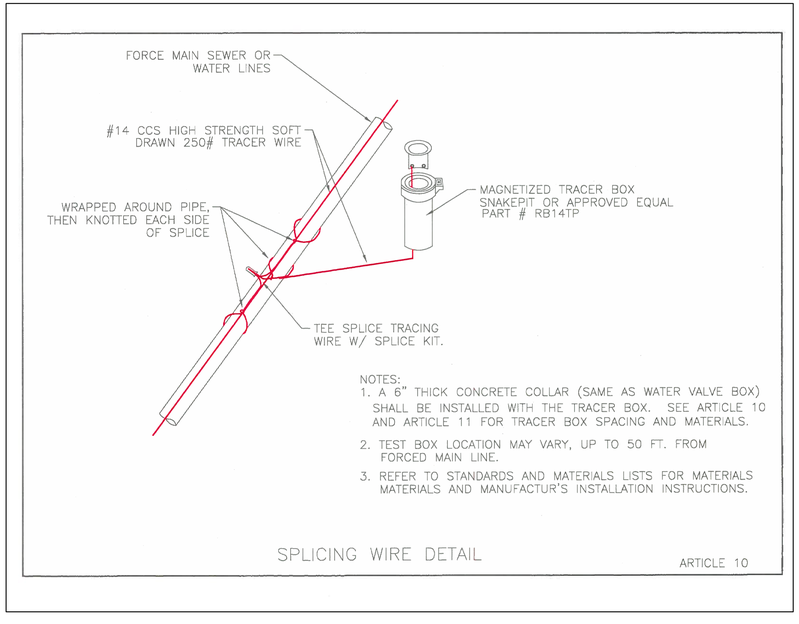
1 TYPICAL FIRE HYDRANT DETAIL
SCALE: N.T.S.

2



2 TRENCHING AND BACKFILL
SCALE: N.T.S.

2



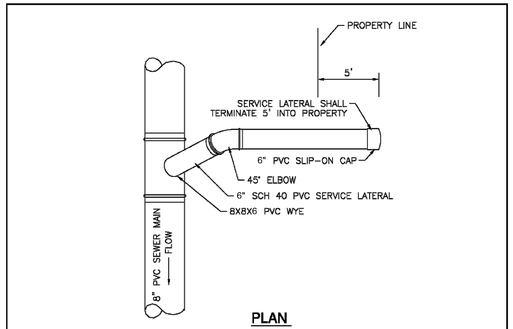
NOTES:
1. A 6" THICK CONCRETE COLLAR (SAME AS WATER VALVE BOX) SHALL BE INSTALLED WITH THE TRACER BOX. SEE ARTICLE 10 AND ARTICLE 11 FOR TRACER BOX SPACING AND MATERIALS.
2. TEST BOX LOCATION MAY VARY, UP TO 50 FT. FROM FORCED MAIN LINE.
3. REFER TO STANDARDS AND MATERIALS LISTS FOR MATERIALS MATERIALS AND MANUFACTUR'S INSTALLATION INSTRUCTIONS.

SPLICING WIRE DETAIL

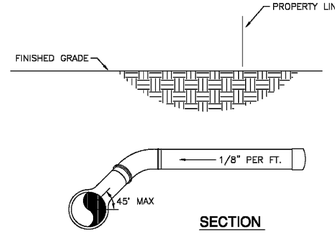
ARTICLE 10

3 TRACER WIRE AND TRACER BOX DETAIL
SCALE: N.T.S.

3



PLAN



SECTION

TYPICAL SEWER SERVICE LATERAL

ARTICLE 11

4 SEWER SERVIVCE LATERAL
SCALE: N.T.S.

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CIVIL UTILITY DETAILS

PETROLEUM PARK SUBDIVISION UNIT 3

MESA PROPERTIES OF CARLSBAD, LLC

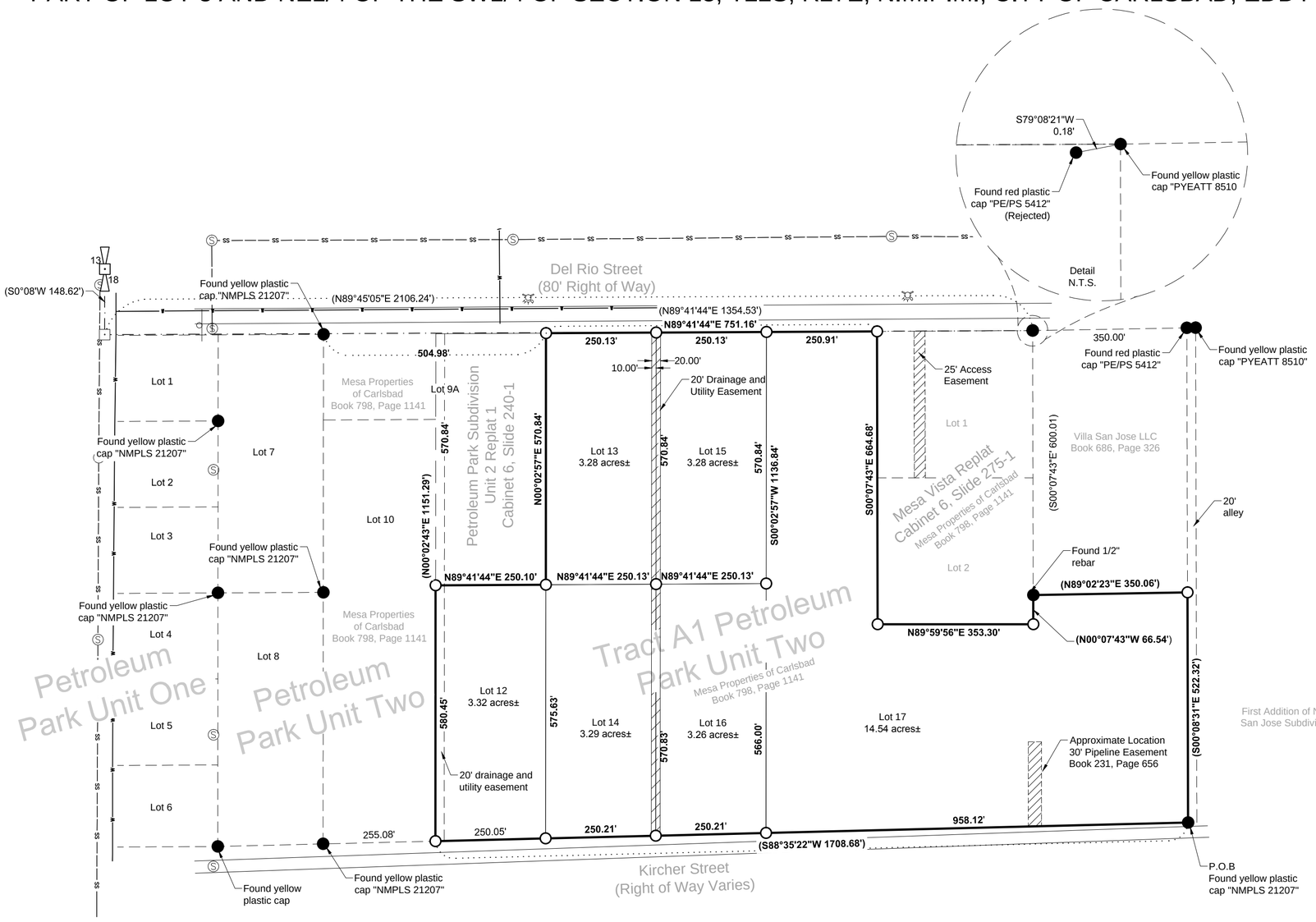
PROJECT NUMBER: 2014.1328

SHEET: CU-502

PETROLEUM PARK SUBDIVISION - UNIT THREE

A SUBDIVISION OF TRACT A1 OF PETROLEUM PARK SUBDIVISION - UNIT TWO

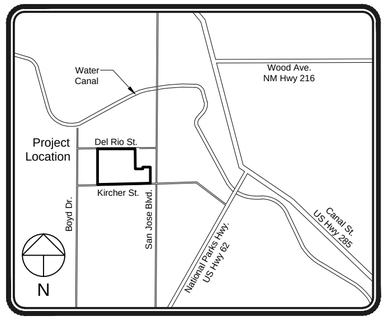
PART OF LOT 3 AND NE1/4 OF THE SW1/4 OF SECTION 18, T22S, R27E, N.M.P.M., CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO



NOTE:
Record dimensions from Petroleum Park Subdivision Unit Two Cabinet 6, Slide 94-1 and Mesa Vista Replat, Cabinet 6, Slide 275-1.

BASIS OF BEARING

The basis of bearing for this survey is Grid North based on the New Mexico State Plane Coordinate System, East Zone, as determined by GPS/GNSS observations. Ground coordinates are modified by scaling about a control point located at N032°23'31.30", W104°14'06.37" by a combined scale factor of 0.999763927. True north can be obtained by applying a convergence angle of -00°03'09" at the Point of Beginning.



VICINITY MAP
N.T.S.

LEGEND

●	Found as noted
○	Set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348"
⊡	Calculated point
Ⓢ	Sanitary Manhole
- - - - - -	Lot line
———	Subdivision line
———	Boundary line
——— w ———	Water line
——— ss ———	Sewer line
▨	Easement
XX°XX'XX" XX.XX'	Measured bearing and distance
(XX°XX'XX" XX.XX')	Record bearing and distance

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PROJECT SURVEYOR: M. Kneeland
DRAWN BY: D. Trevizo

WILLIAM M. HICKS III
NEW MEXICO
12348
REGISTERED PROFESSIONAL SURVEYOR
07/17/2015

INDEXING INFORMATION FOR COUNTY CLERK

OWNER:
Mesa Properties of Carlsbad, LLC

LOCATION:
Part of Lot 3 and NE1/4 of SW1/4, Section 18, T22S, R27E, N.M.P.M., Tract A1, Petroleum Park Subdivision Unit Two, Carlsbad, Eddy County, New Mexico

REVISIONS

No.	DATE	DESCRIPTION

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

The _____ Day of _____,

20 _____ A.D.

At _____ O'Clock _____.M.

Cabinet _____ Slide _____

Book _____ Page _____

By _____ , County Clerk

By _____ , Deputy

SUBDIVISION PLAT
OF
PETROLEUM
PARK UNIT THREE
FOR
MESA PROPERTIES OF CARLSBAD, LLC

PROJECT NUMBER:
2014.1328

SHEET: 1 of 2
SU - 101

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PROPERTY BEING SUBDIVIDED

Remainder of Tract A1, Petroleum Park Subdivision, Unit Two, per Slide 94-1, Cabinet 6

Less and Except Lots 1 and 2, Mesa Vista Replat as recorded in Cabinet 6, Slide 275-1

AND

Less and Except Part of Lot 9A, Petroleum Park - Unit 2 Replat 1 as recorded in Cabinet 6, Slide 240-1

Remainder of Tract A1 being more particularly described as follows:

A tract located in part of Lot 3 and part of the NE1/4 of the SW1/4 of Section 18, Township 22 South, Range 27 East, N.M.P.M., Eddy County, New Mexico being more particularly described as follows:

Beginning at a found yellow plastic cap marked “NMPLS 21207” being used as the southeast corner of Tract A1, Petroleum Park Unit Two, Book 798, Page 1141, thence S88°35'22”W along the north right of way line of Kircher Street, 1708.68 feet to a set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348"; thence N00°02'57”E along the east line of Lot 10, Petroleum Park Unit Two, Book 798, Page 1141, 580.45 feet to a set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348"; thence N89°41'44”E 250.10 feet along the south line of Lot 9A, Petroleum Park Subdivision - Unit 2 Replat 1 to a set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348"; thence N00°02'57"E 570.84 feet along the east line of Lot 9A to a 5/8" rebar with red plastic cap marked "HICKS NMPS 12348 set on the south right of way line of Del Rio Street; thence along the south right of way line of Del Rio Street N89°41'44"E 751.16 feet to a set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348" thence S00°07'43”E 664.68 feet along the west line of Lots 1 and 2, Mesa Vista Replat, Cabinet 6, Slide 275-1, to a set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348"; thence N89°59'56”E along the south line of Lot 2, Mesa Vista Replat, 353.30 feet to a set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348"; thence N00°07'43”W along the east line of Lot 2, Mesa Vista Replat, 66.54 feet to a found 1/2” rebar; thence N89°02'23”E 350.06 feet along the south line of property owned by Villa San Jose LLC, Book 686, Page 326, to a set 5/8" rebar with red plastic cap marked "HICKS NMPS 12348"; thence S00°08'31”E along the west line of a 20 foot alley, 522.32 feet to the Point of Beginning.

CERTIFICATE OF SURVEY

I, William M. Hicks, III New Mexico Professional Surveyor, hereby certify that this Subdivision Plat was prepared from an actual ground survey performed by me or under my supervision, that this survey is true and correct to the best of my knowledge and belief. That this Subdivision Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico.

William M. Hicks, III NMPS #12348 — Date: 07/17/2015

OWNERS STATEMENT AND AFFIDAVIT
State of New Mexico:
County of Eddy:

The above signed being first duly sworn on oath, state:

As the owners and proprietors we have of our free will and consent caused this plat with its lots dedicated roads and easements to be platted.
The property described on this plat lies within the platting jurisdiction of;
City of Carlsbad.

_____ day of _____, 20_____.

By _____
Representative for Mesa Properties of Carlsbad, LLC

ACKNOWLEDGMENT
State of New Mexico:
County of Eddy:

On this _____ day of_____, 20_____ , before me, _____to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

My Commission Expires:_____.

_____.
Notary Public

APPROVAL BY THE CITY PLANNING COMMISSION

This is to certify that this plat has been approved by the City Planning Commission of the City of Carlsbad, County of Eddy, State of New Mexico, during a regularly scheduled meeting held on

this _____ day of _____, 20____.

_____ _____
Chairman

_____
Secretary

CONCURRENCE

_____ _____
WINDSTREAM — DATE

_____ _____
XCEL ENERGY — DATE

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PROJECT SURVEYOR: M. Kneeland
DRAWN BY: D. Trevizo

WILLIAM M. HICKS III — NEW MEXICO — 12348 — REGISTERED PROFESSIONAL SURVEYOR
07/17/2015

INDEXING INFORMATION FOR COUNTY CLERK

OWNER:
Mesa Properties of Carlsbad, LLC

LOCATION:
Part of Lot 3 and NE1/4 of SW1/4, Section 18, T22S, R27E, N.M.P.M., Tract A1, Petroleum Park Subdivision Unit Two, Carlsbad, Eddy County, New Mexico

REVISIONS

No.	DATE	DESCRIPTION

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

The _____ Day of _____,

20 _____ A.D.

At _____ O'Clock _____.M.

Cabinet _____ Slide _____

Book _____ Page _____

By _____ , County Clerk

By _____ , Deputy

SUBDIVISION PLAT
OF
PETROLEUM
PARK UNIT THREE
FOR
MESA PROPERTIES OF CARLSBAD, LLC

PROJECT NUMBER:
2014.1328

SHEET: 2 of 2
SU - 102

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CITY OF CARLSBAD

AGENDA BRIEFING MEMORANDUM

PLANNING AND ZONING COMMISSION

Meeting Date: 10/5/15

DEPARTMENT: **Planning, Engineering & Regulation**	**BY:** Jeff Patterson, Planning Director	**DATE:** 9/11/2015

SUBJECT: Request for a Conditional Use Permit to allow 40' x 60' shop for repair and parking of non-CDL trucks used for pumping of septic waste at 2411 E. Greene St., zoned "R-R" Rural Residential District, in accordance with Section 56-150(f).

Agent:
Scott Goodale
PO Box 972
Carlsbad, NM 88220

Applicant/Owner:
Desert Bay LLC
1720 Sandy Ln
Carlsbad, NM 88220

SYNOPSIS: The applicant is requesting a Conditional Use Permit to allow repair and parking of non-CDL trucks used for pumping of septic waste at 2411 E. Greene St., zoned "R-R" Rural Residential District, in accordance with Section 56-150(f).

IMPACT: (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): The drawing provided by the applicant indicates there will be eleven dwelling units on 1.54+/- acres of property. The applicant also details plans to meet other requirements of the Conditional Use Permit for mobile home parks in his explanation letter included in the application. The Planning and Zoning Commission can require additional improvements to the site as conditions of approval.

**Conditional Use Permits are not transferable and do not run with the land. Conditional Use Permits expire upon the sale, transfer, or lease of the property to a new owner or tenant.*

The proposed use, as supported by the application materials including the site plan, indicate that the following *Greater Carlsbad Comprehensive Plan: Strategy 2030* goals are applicable to this request:

Chapter 3: Land Use

Goal 1: The City of Carlsbad will adopt policies to support the Infill/Redevelopment Land Use Scenario.

Goal 4: The City of Carlsbad will strive to create an aesthetically pleasing built environment.

Chapter 4: Housing

Goal 1: Carlsbad will continue to encourage the development and redevelopment of housing in appropriate locations and at appropriate densities in order to provide a range of housing choices that meets the needs of current and future Carlsbad residents.

Goal 2: Carlsbad will ensure that local housing protects the health, safety, and welfare of residents and their neighbors.

Chapter 5: Economic Development

Goal 1: Enable the development of needed affordable and market rate housing in Carlsbad so that future employees and residents have places to live.

Goal 4: Improve the appearance of Carlsbad.

The Planning and Zoning Commission, in approving a Conditional Use Permit, shall make the following findings and may attach to the permit such reasonable conditions of approval, in addition to those specified in this Zoning Ordinance, to ensure that the development in its proposed location:

(a) Will not endanger the public health, safety, or welfare; and

(b) Will not adversely impact abutting or nearby properties; and
(c) Will not impair the integrity and character of the zoning district in which it is located; and
(d) Will be in conformity with the City's Comprehensive Plan and other plans officially adopted by the City.

PLANNING STAFF RECOMMENDATION: Based on department recommendations and analysis, planning staff recommends approval of the addition.

DEPARTMENT RECOMMENDATION (please check):

	Approval	Denial	n/a		Approval	Denial	n/a
Public Works				Plng., Eng. & Reg. Dept:			
Fire Department				Code Enforcement Division			
Legal Department				Engineering Division			
Police Department	x			Planning Division	x		
Utilities Department				Building & Regulation Division			
Culture & Rec. Dept.				Carlsbad Irrigation District			x

DEPARTMENT COMMENTS:

Public Works: No comments.

Utilities Department: No comments.

Building Department: No comments.

Fire Department: No comments.

Code Enforcement: No comments.

Legal Department: No comments.

Planning Division: see comments above

Engineering Division: N/A

Police Department: Approved: Reviewed; No further comment.

Culture and Recreation Dept.: No comments.

Carlsbad Irrigation District: CID neither supports nor objects to this application because the application does not affect our operations.

ATTACHMENTS: Application materials and plat

CITY OF CARLSBAD
Planning, Engineering, and Regulation Department
PO Box 1569, Carlsbad, NM 88221
Phone (575) 885-1185
Fax (575) 628-8379

CONDITIONAL USE PERMIT APPLICATION

(INCLUDING HOME OCCUPATIONS)

PROCESS FOR ACCEPTANCE AND REVIEW
OF PLANNING AND ZONING COMMISSION MATTERS

1. The Planning and Zoning Commission's regularly scheduled meetings are on the FIRST MONDAY OF THE MONTH. Applicant should obtain an Application Packet for the particular type of request (Zone Change, Subdivision, Variance, Annexation, Conditional Use, etc.) from the City of Carlsbad, Planning, Engineering, and Regulation Office.

2. **Applicant must submit a completed Application to the Planning, Engineering, and Regulation Office on, or before, the FIRST FRIDAY OF THE MONTH prior to the desired Commission meeting**. The minimum application packet submittal is one (1) copy of the Application with original signatures and all required supporting documents. A letter of explanation or clarification may also be provided. The required non-refundable application fee is due with submittal of the application.

   The desired maximum size for all documents is 11"x17". **However, if the applicant wishes to support his or her application with larger size documents, an original and fifteen (15) copies need to be provided.** Separate arrangements for copying these large documents may be possible, but will incur additional costs.

3. The Planning, Engineering, and Regulation Office will give the Application an initial cursory review. If deficiencies or questions are noted, the Applicant will be advised and provided an opportunity to supplement the application. If the Applicant fails to complete and resubmit the application prior to the above deadline, the matter will not be heard until the next subsequent Commission meeting. The original application fee will be retained and will suffice for the specific original application for a period of 90-days from the date of the original application.

4. Applications appearing complete will be set for full evaluation by City Staff prior to the Commission meeting. The purpose of this evaluation is to develop and provide a full briefing report for the Commission. Applicants will be advised of deficiencies noted during this review and will be afforded opportunity to supplement their application during their presentation to the Commission, if they so desire.

5. The Planning and Zoning Commission will vote to approve or deny the request. Applicant or his/her representative must be present to address any questions that Planning and Zoning Commissioners may have. Appeals of Planning and Zoning Commission decisions will be heard by the City Council pursuant to Sec. 56-150(c).

6. The applicant shall mail notice of the Planning and Zoning Commission hearing, via certified mail, to all property owners within one-hundred feet (100') of the subject site. Evidence of such notification shall be provided with the application. In addition, the applicant shall post a sign, provided by the City, at the property at least 5 days prior to the public hearing.



CITY OF CARLSBAD
Planning, Engineering, and Regulation Department
PO Box 1569, Carlsbad, NM 88221
Phone (575) 885-1185
Fax (575) 628-8379

CONDITIONAL USE PERMIT APPLICATION

(INCLUDING HOME OCCUPATIONS)
Sec. 56-150(f)

Application Date: 9/4/2015

Fee Paid ($50.00): 50.00 gc pd

APPLICANT INFORMATION:

NAME	ADDRESS	CITY	STATE	ZIP	PHONE	EMAIL
Scott Goodale	PO Box 972	Carlsbad	NM	88220	575-302-3114	scott_goodale@yahoo.com

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT*):

NAME	ADDRESS	CITY	STATE	ZIP	PHONE	EMAIL
Desert Bay LLC	1720 Sandy Lane	Carlsbad	NM	88220		

* If the applicant is not the property owner, a signed affidavit from the property owner, consenting to submittal of the application, must be included with the application.

LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (FOR WHICH CONDITIONAL USE IS REQUESTED):

ADDRESS	LOT	BLOCK	SUBDIVISION
2411 E. Greene St.	Tract 2	Tract 2	McLaughlin

ZONING OF PROPERTY: R-R

TYPE OF CONDITIONAL USE REQUESTED (IF HOME OCCUPATION, INDICATE TYPE): Mechanic, Truck Repair, Equipment Storage

3-15-13

9-16-2014

JUSTIFICATION FOR REQUEST AND SITE PLAN: (Describe the proposed use and any conditions on the property or within the neighborhood that may affect the use i.e. parking, building locations, neighborhood character, etc. Include a site plan, drawn to scale or with accurate dimensions, showing property lines, fences and/or walls, setbacks, building and structure locations and parking areas. Attach a separate sheet if necessary.)

80'x40' Shop For Repair And Parking Of Non-CDL Trucks Used For Pumping Of Septic Waste

Only Using Track #2 Of The Address

FOR OFFICIAL USE ONLY:

Required prior to P & Z:

Complete Application Including: ☐ Site Plan ☐ Fee ☐ Notification ☐ Letter of Explanation
☐Sign Posting Agreement ☐Sign Posted
☐ ABM ☐ Staff Comments ☐ Application Packet

P & Z Action: ☐ Approved ☐ Denied ☐ Other Date: _____

CITY OF CARLSBAD
AFFIDAVIT BY PROPERTY OWNER(S)

IF AN APPLICATION IS MADE BY SOMEONE OTHER THAN THE PROPERTY OWNER THIS FORM MUST ACCOMPANY THE APPLICATION MATERIALS.

APPLICATION TYPE:

☐ ZONING CHANGE ☒ CONDITIONAL USE ☐ VARIANCE ☐ TEMPORARY USE

I (WE) HEREBY CERTIFY that I am (we are) the owners of record of the property described as follows:

ADDRESS OF PROPERTY: 2411 E. GREENE ST CARLSBAD, NM 88220
STREET ADDRESS

LEGAL DESSCRPTION: McLAUGHLIN TRACT 2 TRACT 2
SUBDIVISION BLOCK LOT OR TRACT

I (WE) HAVE AUTHORIZED the following individuals to act as my (our) agent with regard to this application.

AGENT: SCOTT GOODALE 575-302-3114
NAME PHONE

PO BOX 972 CARLSBAD, NM 88221
ADDRESS

I (WE) UNDERSTAND, CONCUR AND AFFIRM:

That this application may be approved, approved with conditions or denied and that, as the property owner, it is my responsibility to ensure that any conditions are complied with and to ensure that the property is maintained in a condition so as not to jeopardize the health, safety or welfare of others and that compliance with all applicable City ordinances is required, and

I (WE) HEREBY EXECUTE THIS AFFIDAVIT in support of the proposed application as presented:

OWNER 1:

BY: [signature]
SIGNATURE

BY: Samuel Adam Salameh
PRINTED NAME

DATE: 9-4-2015
DATE SIGNED

NOTARY SEAL
OFFICIAL SEAL
JENNIFER M. CAMPOS
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: 11-17-2019
[signature]

OWNER 2: (IF APPLICABLE)

BY: _____
SIGNATURE

BY: _____
PRINTED NAME

DATE: _____
DATE SIGNED

NOTARY SEAL

ADDITIONAL OWNERS: ATTACH SEPARATE SHEETS AS NECESSARY

NOTIFICATION SIGN POSTING AGREEMENT

Notification of Public Hearings before the City of Carlsbad Planning and Zoning Commission is required pursuant to Sec. 56-140(i).

- Signs shall be posted a minimum of 5 days prior to and shall be removed a maximum of 5 days after the public hearing.
- If the sign is not posted as required, the application will be delayed and will not be considered at the public hearing as scheduled.
- The sign shall be posted at the street side property line with a secure stake provided by the applicant.

I have read and understand these requirements. I understand where the sign is to be located and my obligation to post the sign prior to the public hearing and remove it afterwards.

APPLICANT SIGNATURE

9/4/2015
DATE

Sign issued by: _____
Staff Member

Sign Notification Agreement Rev. 10/11

Date: 9/4/2015

Dear Property Owner,

This letter serves as legal notification of a pending action before the City of Carlsbad Planning and Zoning Commission in accordance with Code of Ordinances Sec. 56-140(i). You are being notified because you are a property owner within one-hundred feet (100') of the subject site.

Applicant: Scott Goodale (Name) PO Box 972 Carlsbad, NM 88220 (Address) 575-302-3114 (Phone)

Subject Site Location: 2411 E. Greene St Carlsbad, NM 88220

The proposed action is a:

☐ Zoning Change from _____ to _____ in accordance with Sec. 56-150(b).

☐ Variance/Appeal from Sec. _____ in accordance with Sec. 56-150(c).
The purpose of the variance/appeal is:

_____

_____

☒ Conditional Use Permit in accordance with Sec. 56-150(f). The purpose of the permit is for a:

☐ Home Occupation: _____

☒ Other Use: Mechanic Truck Repair Of Septic Equipment

The Planning and Zoning Commission will consider this request at a Public Hearing on:

Date: Oct 5, 2015
Time: 5:00pm
Place: City Hall Planning Room, 2nd Floor
101 N. Halagueno St.
Carlsbad, NM 88220

The Code of Ordinances can be found on the City's website www.cityofcarlsbadnm.com.
For details about this request contact the applicant OR contact the City Planner at 575-885-1185 or via email at jepatterson@cityofcarlsbadnm.com.

Sincerely,

Applicant/Agent Scott Goodale

- Search by
- Owner #
- Owner Name
- Mailing Zip Code
- Property Code
- Physical Address
- Subdivision
- Metes
- Assessor Map Lookup

Owner Information

Owner # 118625 **District** CI
DESERT BAY LLC

1720 SANDY LANE
CARLSBAD NM 88220

Estimated Taxes for Owner

Estimated Tax	Estimated Year used
$20.49	2014

Recap Value Information

Central Full Value	0	**Full Value**	2250
Land Full Value	2250	**Taxable Value**	750
Improvements Full value	0	**Exempt Value**	0
Personal Property Full Value	0	**Net Value**	750
Manufactured Home Full Value	0		
Livestock Full Value	0		

Property Information

Property Code 4161125512509
Book 1028 **Page** 49 **Reception#** 0
Physical Address 2411 E GREENE STREET
Bldg **Apt**
Subdivision MCLAUGHLIN TRACTS
TRACT 2
TRACT 2
TRACT 2
MAP# 190A-28.7B CAB# 3 147-1
LOC S OF 2411 E GREENE STREET
ODD SHAPE TRACT

Property Value Information

113	Non-Residential	Land	5.00	150.00	2250
010	Non-Residential	Special	750	0.00	0

- Search by
- Owner #
- Owner Name
- Mailing Zip Code
- Property Code
- Physical Address
- Subdivision
- Metes
- Assessor Map Lookup

Owner # 262028 **District** CI
DESERT BAY LLC

1720 SANDY LANE
CARLSBAD NM 88220

Estimated Taxes for Owner

Estimated Tax	Estimated Year used
$319.35	2014

Recap Value Information

Central Full Value	0	**Full Value**	15051
Land Full Value	12252	**Taxable Value**	5017
Improvements Full value	2799	**Exempt Value**	0
Personal Property Full Value	0	**Net Value**	5017
Manufactured Home Full Value	0		
Livestock Full Value	0		

Property Information

Property Code 4161125499435
Book 1028 **Page** 49 **Reception#** 0
Physical Address 2411 E GREENE STREET
Bldg Apt
Subdivision MCLAUGHLIN TRACTS
TRACT 1
TRACT 1
TRACT 1
MAP# 190A-28.7A CAB# 3 147-1
LOC 2411 E GREENE ST
ODD SHAPE TRACT
MH PERM

Appraisal Information

Basement Sq. Ft. 0 First Floor Sq. Ft. 1 Second Floor Sq. Ft. 0 Year built 1985

Property Value Information

001 Residential Head Household 0.00 0



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Domestic Mail Only

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OFFICIAL USE

CARLSBAD, NM 88221

Certified Mail Fee $3.45

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

Postage $0.49

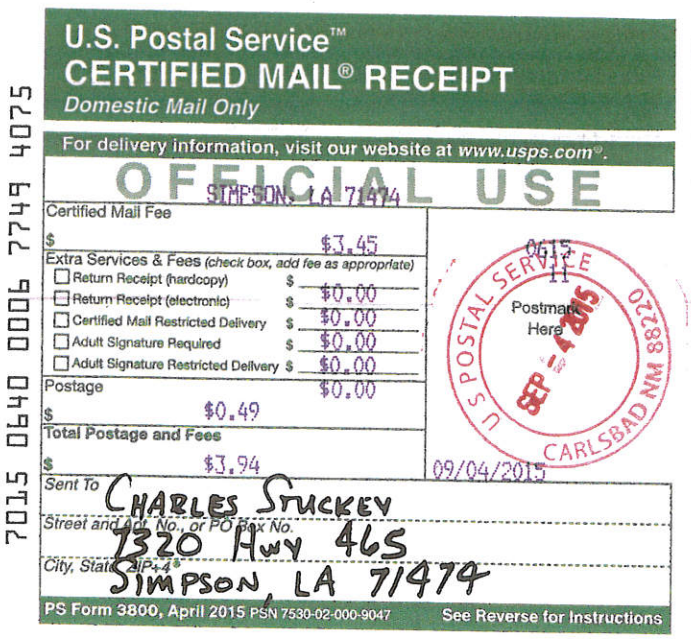
Total Postage and Fees $3.94

Sent To TROY HATCH
Street and Apt. No., or PO Box No. PO Box 3086
City, State, ZIP+4® CARLSBAD, NM 88221

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0615 11 Postmark Here SEP - 4 2015 09/04/2015 U.S POSTAL SERVICE CARLSBAD NM 88220

7015 0640 0006 7749 4082



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OFFICIAL USE

SIMPSON, LA 71474

Certified Mail Fee $3.45

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

Postage $0.49

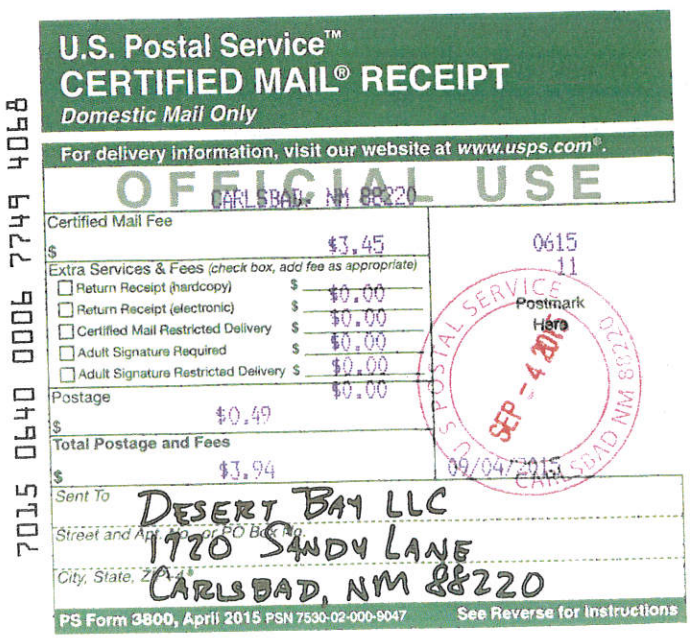
Total Postage and Fees $3.94

Sent To CHARLES STUCKEY
Street and Apt. No., or PO Box No. 1320 HWY 465
City, State, ZIP+4® SIMPSON, LA 71474

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0615 11 Postmark Here SEP - 4 2015 09/04/2015 U.S POSTAL SERVICE CARLSBAD NM 88220

7015 0640 0006 7749 4075



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OFFICIAL USE

CARLSBAD, NM 88220

Certified Mail Fee $3.45

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

Postage $0.49

Total Postage and Fees $3.94

Sent To DESERT BAY LLC
Street and Apt. No., or PO Box No. 1720 SANDY LANE
City, State, ZIP+4® CARLSBAD, NM 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

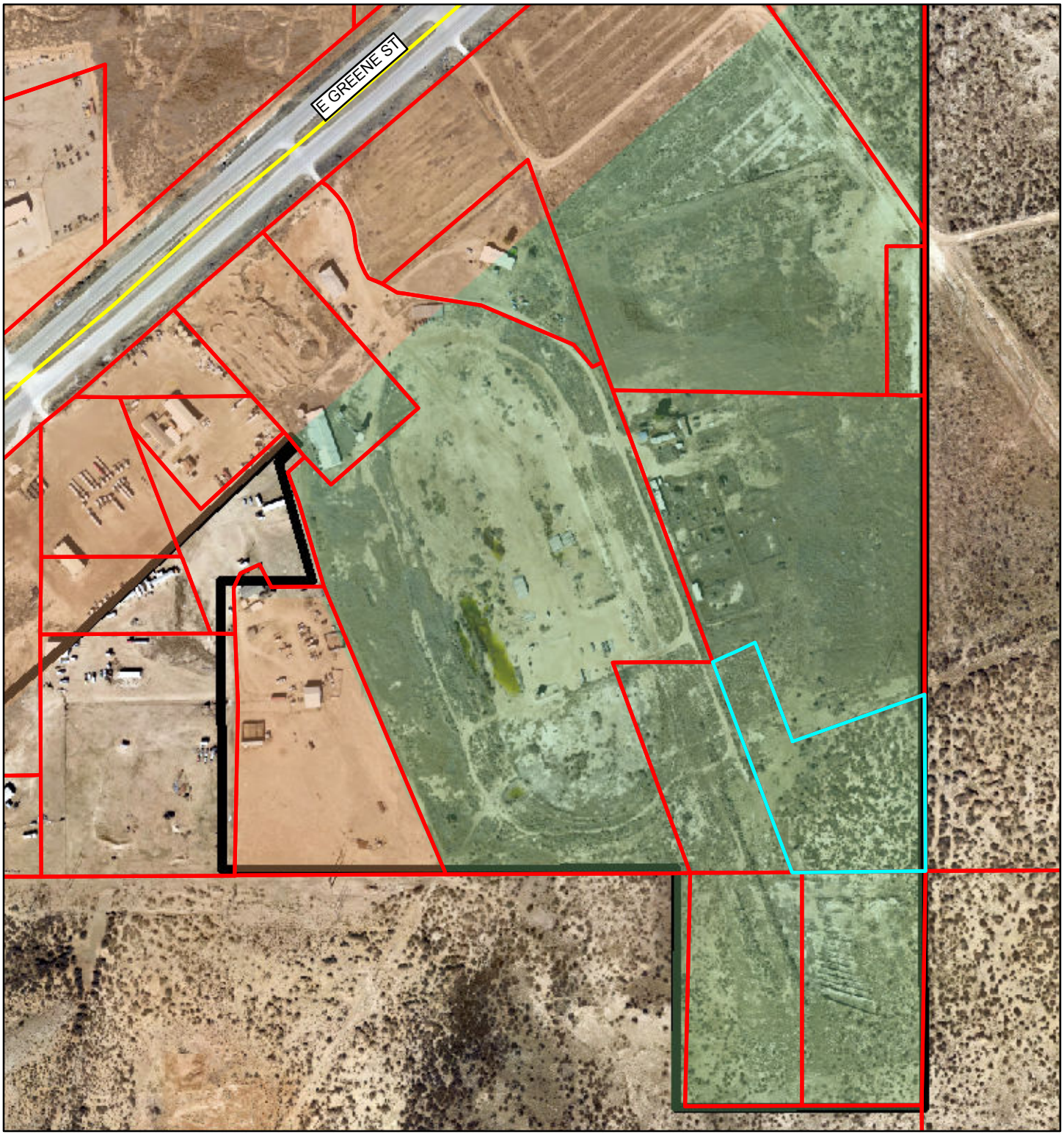
0615 11 Postmark Here SEP - 4 2015 09/04/2015 U.S POSTAL SERVICE CARLSBAD NM 88220

7015 0640 0006 7749 4068

1:4,700

Conditional Use
2411 E. Greene St.

Map # 819_ed01



Legend

Zone

I

R-R

Roads

Parcel

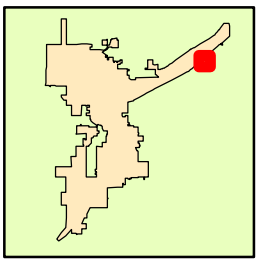
City Boundary

0 0.075 0.15 0.3
Miles

N
W E
S

CITY OF CARLSBAD
Engineering Department
Date: 9/11/2015

IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.



STORM DRAINAGE ANALYSIS — **Engineering Solutions**

HYDROLOGY SUMMARY — **2/18/2014** — Prepared by:David B. Church P.E.

HMS-INPUT PARAMETERS — **MASTER DRAINAGE PLAN C-HILL MASTER PLAN**

BASIN AREA	AREA ACRES	AREA S.M.	Soil Type	CN S.C.S. UNDEV	CN S.C.S. DEV	SOIL % IN BASIN	CN S.C.S. UNDEV	CN S.C.S. DEV	Length ft.	Elev. Top ft.	Elev. Bot. ft.	Slope ft./ft.	Vel. UNDEV ft./sec.	Vel. DEV ft./sec.	LAG UNDEV Tc Min.	LAG UNDEV Tl=/6*Tc Min.	LAG DEV Tc Min.	LAG DEV Tl=/6*Tc Min.	Initial Abstraction Ia UNDEV Inches	Ia DEV Inches
SITE BASINS																				
BASE HYDROGRAPH TO ESTIMATE OVERALL FLOW RATES AND VOLUMES-LARGE HYDROGRAPHS																				
UNDEVEVELOPED - SITE + EXISTING OFFSITE							Composite													
BASIN CH-1AUND	70.6	0.110	EC	93	n/a	73%	89	n/a	5,585	3,508	3,256	0.045	4.3	n/a	22	13	n/a	n/a	0.25	n/a
BASIN CH-1BUND	26.4	0.041	RE	79	n/a	27%													CN-89	n/a
TOTAL	97	0.152																		
UNDEVELOPED - SITE + EXISTING OFFSITE							**BROKEN INTO SUB AREAS FOR COMPARISON AND TO DEFINE BASE AREAS FOR DEVELOPED AREAS RUNOFF VALUES**													
BASIN CH-1AX1UND	61.2	0.096	EC	93	n/a	63%	93	n/a	3,711	3,508	3,312	0.053	4.6	n/a	13	8	n/a	n/a	0.15	n/a
																			CN-93	n/a
BASIN CH-1AX2UND	9.4	0.015	EC	93	n/a	10%	93	n/a	851	3,340	3,280	0.071	5.3	n/a	3	2	n/a	n/a	0.15	n/a
																			CN-93	n/a
BASIN CH-1BX1UND	16.5	0.026	RE	79	n/a	17%	79	n/a	901	3,286	3,260	0.029	3.5	n/a	4	3	n/a	n/a	0.53	n/a
																			CN-79	n/a
BASIN CH-1BX2UND	9.9	0.015	RE	79	n/a	10%	79	n/a	1,314	3,286	3,256	0.023	3.2	n/a	7	4	n/a	n/a	0.53	n/a
																			CN-79	n/a
TOTAL	97	0.121																		
DEVELOPED - SITE(Estimated Density) + EXISTING OFFSITE				@ 2 DU/AC			**BROKEN INTO SUB AREAS FOR COMPARISON AND TO DEFINE BASE AND DEVELOPED AREAS FOR DEVELOPED AREAS RUNOFF VALUES**													
BASIN CH-1AX1UND	61.2	0.096	EC	93	n/a	63%	93	n/a	3,711	3,508	3,312	0.053	4.6	n/a	13	8	n/a	n/a	0.15	n/a
																			CN-93	n/a
BASIN CH-1AX2DEV	7.7	0.012	EC	93	93	8%	94	n/a	851	3,340	3,280	0.071	n/a	5.3	n/a	n/a	3	2	n/a	0.11
	1.7	0.003	IMP	n/a	98	2%													n/a	CN-94
3850 SF IMPERVIOUS PER DWELLING UNIT- = House@ 2800 SF Plus 1/2 ROAD 1050 SF																				
BASIN CH-1BX1DEV	13.6	0.021	RE	79	79	14%	82	n/a	901	3,286	3,260	0.029	n/a	3.5	n/a	n/a	4	3	n/a	0.44
	2.9	0.005	IMP	n/a	98	3%													n/a	CN-82
3850 SF IMPERVIOUS PER DWELLING UNIT- = House@ 2800 SF Plus 1/2 ROAD 1050 SF																				
BASIN CH-1BX2UND	9.9	0.015	RE	79	n/a	10%	79	n/a	1,314	3,286	3,256	0.023	3.2	n/a	7	4	n/a	n/a	0.53	n/a
																			CN-79	n/a
TOTAL	97	0.117																		

CITY OF CARLSBAD

AGENDA BRIEFING MEMORANDUM

PLANNING AND ZONING COMMISSION

Meeting Date: 10/5/15

DEPARTMENT: Planning, Engineering and Regulation	**BY:** Jeff Patterson. Planning Director	**DATE:** 8/17/2015

SUBJECT: Preliminary Plat for River Bend Subdivision 2, creating 17 new lots, zoned "PUD" Planned Unit Development, pursuant to Code of Ordinances Chapter 47, located along Cimarron Trail and San Juan Manor Ave.

Applicant:
Lakeview Christian Home
1905 W. Pierce St.
Carlsbad, NM 88220

SYNOPSIS: The subject site is located in Block 3 of the River Bend Subdivision along the 300 block of Cimarron Trail and the 400 block of San Juan Manor. The applicant is requesting approval of a preliminary plat to create 17 new lots. Originally when the River Bend development was established and the original plat was recorded in 1998, the subject property, Block 3, was platted with 13 separate lots (River Bend Subdivision plat attached). In 2001, Block 3 of the River Bend Subdivision was replatted and all 13 lots were combined into one large lot (The Replat of Lots 1 Through 13, Block 3 River Bend Subdivision plat attached). With the submission of this preliminary plat, River Bend Subdivision 2, Block 3 will be split again into 17 separate lots. In essence, the River Bend Subdivision 2 plat serves as the preliminary and final plat for this property.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): Approval of this request will allow for the creation of 17 residential lots.

The following *Greater Carlsbad Comprehensive Plan: Strategy 2030* goals apply to this request:

Chapter 3: Land Use

Goal 2: The City of Carlsbad will make efficient use of government resources through well-planned land use decisions.
Goal 4: The City of Carlsbad will strive to create an aesthetically pleasing built environment.
Goal 5: The City of Carlsbad will ensure that land use does not negatively impact the city's environmental resources.

PLANNING STAFF RECOMMENDATION: Based on review of the application and staff comments, planning staff recommends approval of this application.

DEPARTMENT RECOMMENDATION (please check):

	Approval	Denial	n/a		Approval	Denial	n/a
Public Works				Planning., Eng. & Reg. Dept.			
Fire Department				Code Enforcement Division			
Legal Department				Engineering Division			
Police Department				Planning Division			
Utilities Department				Building & Regulation Division			
Culture & Rec. Dept.				Carlsbad Irrigation District			

DEPARTMENT COMMENTS:
Public Works: No comments.

Utilities Dept.: No comments.

Building Department: No comments.

Fire Department: No comments.

Code Enforcement: No comments.

Legal Department: No comments.

Planning Department: See above.

Police Department: No comments.

Culture and Recreation Department: No comments.

City Engineer: N/A

Carlsbad Irrigation District: No comments.

ATTACHMENTS: Application materials

CITY OF CARLSBAD
Planning, Engineering, and Regulation Department
114 S. Halagueno (PO Box 1569)
Carlsbad, NM 88221
Phone (575) 885-1185, Fax (575) 628-8379

APPLICATION FOR SUBDIVISION APPROVAL

(SEE MUNICIPAL CODE CHAPTER 47 – SUBDIVISION REGULATIONS FOR PLAT REQUIREMENTS)

PROCESS FOR ACCEPTANCE AND REVIEW OF PLANNING AND ZONING COMMISSION MATTERS

1. The Planning and Zoning Commission's regularly scheduled meetings are on the FIRST MONDAY OF THE MONTH. Applicant should obtain an Application Packet for the particular type of request (Zone Change, Subdivision, Variance, Annexation, Special Property Use, etc.) from the City of Carlsbad (Planning, Engineering, and Regulation Office).

2. With the exception of Summary Reviews, **Applicant must submit a completed Application to the "Planning, Engineering, and Regulation" Office on, or before, the FIRST FRIDAY OF THE MONTH prior to the desired Commission meeting**. (As per Section 3-20-8 NMSA 1978 and Chapter 47 Code of Ordinances, Summary Reviews may be submitted at any time.) The minimum application packet submittal is one (1) copy of the Application with original signatures and all required supporting documents. If desired, a letter of explanation or clarification may also be provided. The required non-refundable application fee is due with submittal of the application.

   The desired maximum size for all documents is 11"x17". One original plat and three copies are required. **However, if the applicant wishes to support his or her application with larger size documents, an original on and fifteen (15) copies need to be provided. (For Summary Review—an original and three (3) copies are required.)** Separate arrangements for copying these large documents may be possible, but will incur additional costs. Plats must be signed in permanent black ink.

3. The Planning, Engineering, and Regulation Office will give the Application an initial cursory review. If deficiencies or questions are noted, the Applicant will be advised and provided an opportunity to supplement the Application. If the Applicant fails to complete and resubmit the application prior to the above deadline, the matter will not be heard until the next subsequent Commission meeting. The original application fee will be retained and will suffice for the specific original application for a period of four months from the date of the original application.

4. Applications appearing complete will be set for full evaluation by City Staff prior to the Commission meeting. The purpose of this evaluation is to develop and provide a full briefing report for the Commission. Applicants will be advised of deficiencies noted during this review and will be afforded opportunity to supplement their application during their presentation to the Commission, if they so desire.

APPLICATION FOR SUBDIVISION APPROVAL

(SEE MUNICIPAL CODE CHAPTER 47 - SUBDIVISION REGULATIONS FOR PLAT REQUIREMENTS)

Application Date: 7-28-15 **Fee Paid:** ✓ 351.00

Application Type and fee: ☐ Sketch Plat (no fee)

☒ Preliminary Plat (1-7 lots: $150.00 + $2.00/lot; 8+ lots: $300.00+$3.00/lot)

☐ Final Plat (no fee)

☐ Summary Review* ($50.00)

RECEIVED
Receipt Date Stamp
JUL 28 2015
Planning, Engineering, & Permit Technician

LAKEVIEW CHRISTIAN HOME
NAME OF PROPERTY OWNER

1905 W. PIERCE
ADDRESS

CARLSBAD NM 88220
CITY STATE ZIP

575-887-3947 jknox@lakeview.com
PHONE EMAIL

NAME OF DEVELOPER (IF DIFFERENT FROM OWNER)

ADDRESS

CITY STATE ZIP

PHONE EMAIL

Location of the property being subdivided: ON CIMARRON TRAIL & SAN JUAN AVENUE

Is the property:

☐ Within the City of Carlsbad Zoning District:

☐ R-R ☐ R-1 ☐ R-2 ☐ C-1 ☐ C-2 ☐ I ☑ PUD

☐ Outside the City Limits but within the City's Planning and Platting Jurisdiction (5-Mile Radius)

Existing Use of the Property: RESIDENTIAL

Proposed Use of the Property: RESIDENTIAL

The Carlsbad Code of Ordinances Chapter 47 - Subdivision Regulations and Section 3-20-1 et. seq. NMSA 1978, regulate the subdivision of land. As the property owner, I understand that all required information must be provided in accordance with these regulations and that the construction of certain public improvements may be required as a condition of plat approval. If these improvements are not already in place and accepted by the City, the applicant must attach a financial guarantee, subject to approval by the City, that these improvements will be completed within 1 (one) calendar year after the date of this application or request a variance by the City Council of the applicable subdivision regulation(s). The justification required for this variance is summarized on the reverse side of this page and must be reviewed by the Planning and Zoning Commission prior to submittal to the City Council.

X Joanna M Knox
SIGNATURE OF PROPERTY OWNER

DOCUMENTATION TO BE SEALED BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, AS APPLICABLE, AND SUBMITTED WITH THIS APPLICATION:

- ☑ A plat of the property to be subdivided prepared in conformance with Chapter 47 of the Carlsbad Code of Ordinances and applicable New Mexico Surveying Law.
- ☑ A scaled drawing locating all existing structures, water and sewer service lines, and other utilities on or serving the property with accurate dimensions from all existing structures to all property lines. The drawing is not required if the property is vacant or otherwise undeveloped.
- ☐ Construction plans defining and illustrating the design and construction requirements for all public improvements required by Chapter 47 of the Carlsbad Code of Ordinances and subject to approval and acceptance by the City (not required for summary review).
- ☐ If applicable, detailed Estimates of Construction Costs for the proposed infrastructure improvements suitable for the preparation of the performance bond typically submitted as the financial guarantee that the infrastructure will be completed (not required for summary review).

*LIMITATION ON THE USE OF SUMMARY REVIEW PROCESS

(AS PER SECTION 3-20-8 NMSA 1978 AND CHAPTER 47 CODE OF ORDINANCES)

Subdivisions submitted for review under this process shall comply with applicable subdivision regulations and are limited to:

1. Subdivisions of not more than two parcels of land;
2. Re-subdivisions, where the combination or recombination of portions of previously planted lots does not increase the total number of lots;
3. Subdivision of two or more parcels of land in areas zoned for industrial use.
4. One per parcel of land per year as calculated from approval date.

VARIANCES

(AS PER CHAPTER 47 SEC. 47-7 CODE OF ORDINANCES)

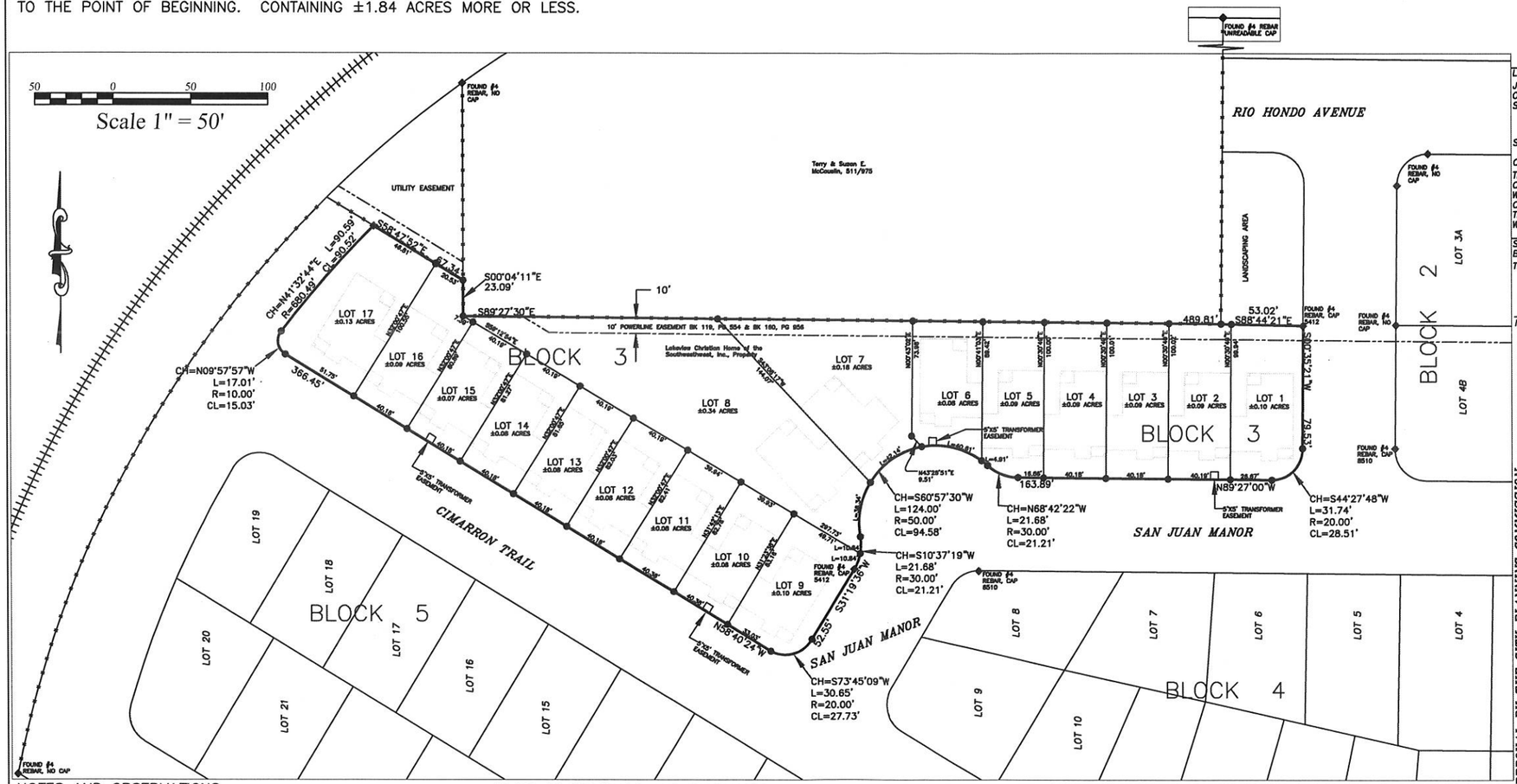
Whenever, in the opinion of the board of appeals, the strict application of the requirements contained in this chapter would result in extreme practical difficulties or undue misuse of property, the board may modify such requirements as are necessary so that the subdivider is allowed to develop his/her property in a reasonable manner providing that the public interests of the community and its citizens are protected and the general intent and spirit of these regulations are preserved. The board shall grant such a variance or modification only upon determination that:

1. The variance will not be detrimental to the public health, safety and general welfare of the community; and
2. The variance will not adversely affect the reasonable development of adjacent property; and
3. The variance is justified because of topographic or other special conditions unique to the property involved in contradistinction to mere inconvenience or financial disadvantage; and
4. The variance is consistent with the objectives of this chapter and will not have the effect of nullifying the intent or purpose of this chapter or the comprehensive plan; and
5. The variance has been shown to be in the best interest of the general public and not only of interest to the developer, land owner or other interested party; and
6. The hardship must not be pecuniary and must be a direct result of the land location, topography or other characteristic; and
7. Where a variance is requested from the required provision of sidewalks, and ADA compliant, alternative route to the nearest bus stop or school is required. If an alternative route cannot be provided, a variance shall not be approved.

RIVER BEND SUBDIVISION 2

A SUBDIVISION OF THE REPLAT OF LOTS 1 THROUGH 13, BLOCK 3, RIVER BEND SUBDIVISION, FILED IN CABINET 3, SLIDE 50–1, OF THE MAPPING RECORDS FOR EDDY COUNTY, NEW MEXICO, IN WHICH LOTS 1 THROUGH 17 ARE BEING CREATED AND DESCRIBED BY THEIR PERIMETER AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 3, OF SAID REPLAT, WHICH POINT LIES ON THE WEST R.O.W. OF RIO HONDO AVENUE; THEN S00°35'21"W, ALONG THE SAID WEST R.O.W. FOR 79.53 FEET; THEN THRU A CURVE TO THE RIGHT 31.74 FEET (RAD=20.00 FEET), WITH A CHORD THAT BEARS S44°27'48"W FOR 28.51 FEET, TO THE NORTH R.O.W. OF SAN JUAN MANOR; THEN N89°27'00"W ALONG SAID NORTH R.O.W., FOR 163.89 FEET; THEN THRU A CURVE TO THE RIGHT 21.68 FEET (RAD=30.00 FEET), WITH A CHORD THAT BEARS N68°42'22"W FOR 21.21 FEET; THEN THRU A CURVE TO THE LEFT 124.00 FEET (RAD=50.00 FEET), WITH A CHORD THAT BEARS S60°57'30"W FOR 94.58 FEET; THEN THRU A CURVE TO THE RIGHT 21.68 FEET (RAD=30.00 FEET), WITH A CHORD THAT BEARS S10°37'19"W FOR 21.21 FEET; THEN S31°19'36"W, ALONG THE WET R.O.W. OF SAN JUAN MANOR, FOR 52.55 FEET; THEN THRU A CURVE TO THE RIGHT 30.65 FEET (RAD=20.00 FEET), WITH A CHORD THAT BEARS S73°45'09"W FOR 27.73 FEET, TO THE NORTH R.O.W. OF CIMARRON TRAIL; THEN N58°40'24"W, ALONG SAID NORTH R.O.W., FOR 368.45 FEET; THEN THRU A CURVE TO THE RIGHT 17.01 FEET (RAD=10.00 FEET), WITH A CHORD THAT BEARS N09°57'57"W FOR 15.03 FEET; THEN THRU A CURVE TO THE RIGHT 90.59 FEET (RAD=680.49 FEET), WITH A CHORD THAT BEARS N41°32'44"E FOR 90.52 FEET, TO THE NORTH LINE OF BLOCK 3; THEN S58°47'52"E, ALONG SAID NORTH LINE FOR 67.34 FEET, TO THE WEST LINE OF THE McCAUSLIN PROPERTY LINE; THEN S00°04'11"E, ALONG SAID WEST LINE, FOR 23.09 FEET, TO THE SOUTH LINE OF SAID McCAUSLIN PROPERTY; THEN S89°27'30"E, ALONG THE McCAUSLIN SOUTH LINE FOR 489.81 FEET; THEN S88°44'21"E, FOR 53.02 FEET, BACK TO THE POINT OF BEGINNING. CONTAINING ±1.84 ACRES MORE OR LESS.



LAKEVIEW CHRISTIAN HOME OF THE SOUTHWEST, INC
JONNA D. KNOX, EXECUTIVE ADMINISTRATOR OF LAKEVIEW CHRISTIAN HOME OF THE SOUTHWEST, INC., A NEW MEXICO CORP.

OWNERS STATEMENT AND AFFIDAVIT

STATE OF _____ : SS
COUNTY OF _____ :

THE ABOVE SIGNED BEING FIRST DULY SWORN ON OATH, STATE: AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS LOTS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF: CITY OF CARLSBAD.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 20____

BY _____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVAL BY THE CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS REPLAT HAS BEEN APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO, DURING A REGULARLY SCHEDULED MEETING HELD ON

THIS ____ DAY OF _____, 20____.

_____ SECRETARY
_____ CHAIRMAN

APPROVAL BY THE CITY COUNCIL
THIS IS TO CERTIFY THAT THIS REPLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO, DURING A REGULARLY SCHEDULED MEETING HELD ON

THIS ____ DAY OF _____, 20____.

_____ CITY CLERK
_____ MAYOR

NOTES AND OBSERVATIONS:

1. WATER, SEWER, AND ELECTRIC ARE IN THE STREET AT THE FRONT OF THE PROPERTY. HOMES EXIST ON THE PROPERTY.
2. THE SIDEWALKS ARE IN GOOD REPAIR AROUND THE SUBJECT PROPERTY.
3. THE ROADS HAVE CURB AND GUTTER, AND THERE IS ASPHALT IN THE ROADWAYS.
4. BUILDING SETBACKS ARE AS PER CITY OF CARLSBAD "PUD" REQUIREMENTS:
   FRONT– 24 FEET
5. THE SUBJECT PROPERTY LIES IN THE CITY LIMITS OF CARLSBAD.
6. LOTS SIZES ARE:
   1 LOT–±0.07 ACRES; 7 LOT–±0.08 ACRES; 4 LOT–±0.09 ACRES
   2 LOT–±0.10 ACRES; 1 LOT–±0.13 ACRES; 1 LOT–±0.18 ACRES
   1 LOT–±0.34 ACRES
7. THE SUBJECT PROPERTY LIES IN FLOOD PLANE "X", WHERE AREAS ARE DETERMINED TO LIE OUTSIDE THE 0.20% CHANCE ANNUAL FLOODPLAIN, ACCORDING TO THE FIRM 35015C1055 D, WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
8. THE INTENT IS TO DIVIDE THE LAND TO THE EXISTING HOMES. ONE HOME PER TRACT.

BASIS OF BEARINGS AND DISTANCES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), NEW MEXICO EAST ZONE (NM ZONE 3001).
2. A COMBINED FACTOR OF 0.999728968 IS NEED TO CONVERT DISTANCES FROM GRID TO SURFACE.
3. AREAS AND DISTANCES ARE SURFACE MEASUREMENTS. THE DISTANCES ARE MEASURED IN THE US SURVEY FOOT AND DISTANCES ARE SURFACE DISTANCES.
4. ALL MEASUREMENTS WERE MADE ON MARCH 18, 2015.

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

MELVIN R. PYEATT, JR., 423 W. GREENE ST. SUITE 1, CARLSBAD, N.M., 88220, CERTIFICATE NO. 20251, TELE. 885-6867, FAX 885-6867

MELVIN R. PYEATT, NEW MEXICO, 20251, REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT IS EXEMPT FROM THE STATE SUBDIVISION ACT, AND THE COUNTY SUBDIVISION ORDINANCE, UNDER 47–6–2 P J3 DEFINITIONS (EFFECTIVE JULY 7, 1996); THE DIVISION OF LAND WITHIN THE BOUNDARIES OF A MUNICIPALITY.

LEGEND
- CORNER FOUND AS NOTED
- SET #4 REBAR CAP 20251
- FENCE LINE
- NEW & OLD EASEMENTS

STATE OF NEW MEXICO, COUNTY OF EDDY, I HERE BY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE ____DAY OF _____, 20____A.D. AT _____ O'CLOCK ____M.

CABINET _____ SLIDE _____.
ROBIN VAN NATTA–COUNTY CLERK

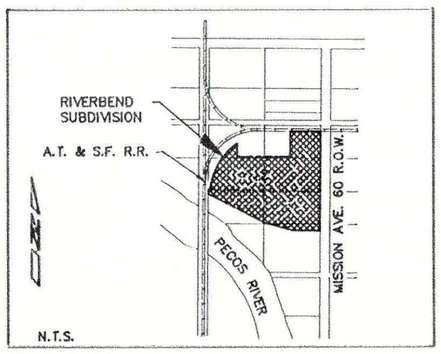
BY _____, DEPUTY

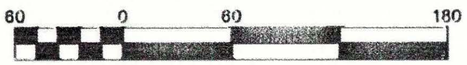
R&R SURVEYING LLC
A LAND SURVEYING COMPANY

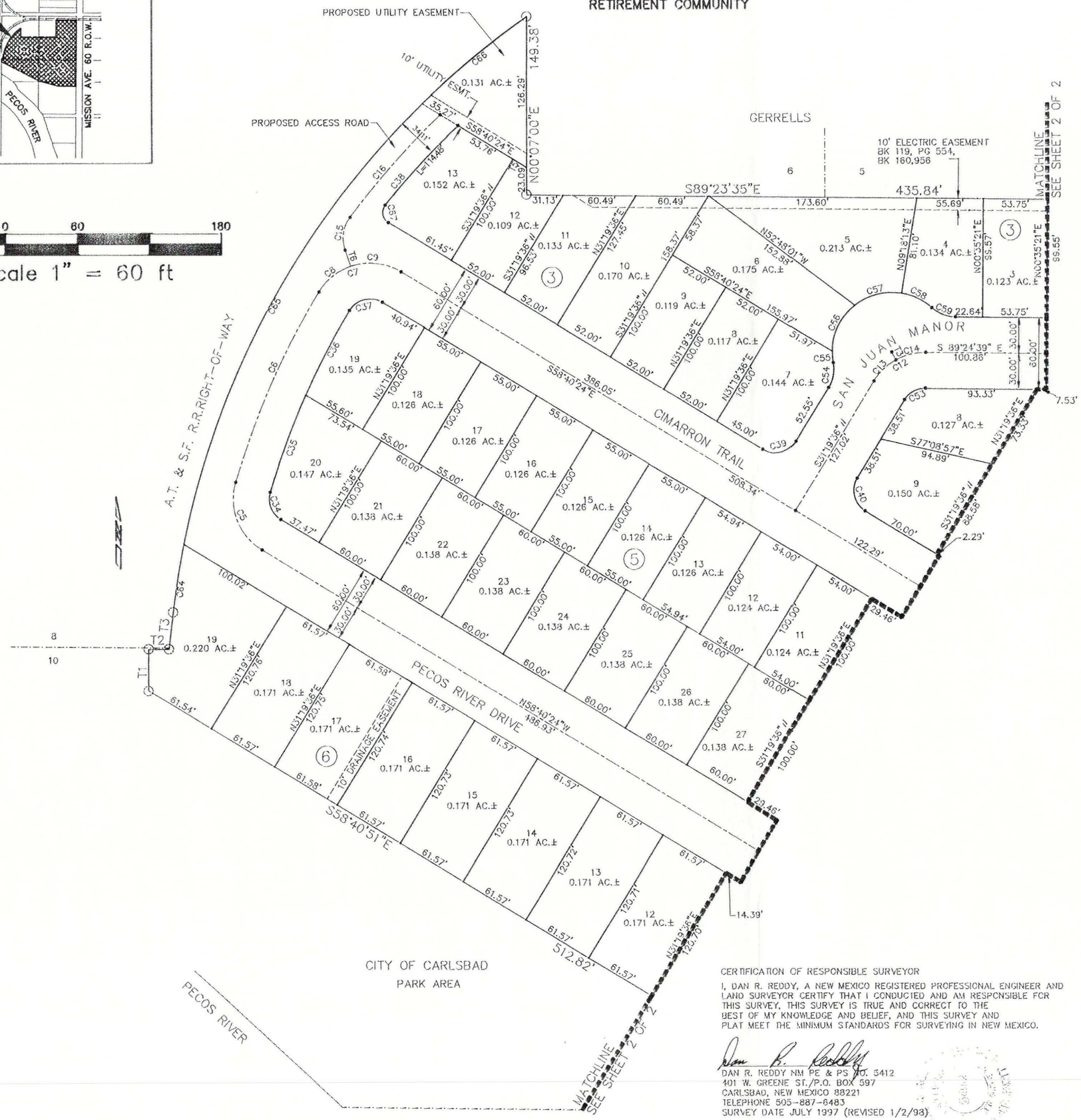
INDEXING INFO. FOR CO. CLERK	
SEC. 31	T21S R27E N.M.P.M.
SUBDIVISION:	RIVER BEND SUBDIVISION 2
OWNER:	LAKEVIEW CHRISTIAN HOME OF THE SOUTHWEST, INC.
CITY:	CARLSBAD
COUNTY:	EDDY
STATE:	NEW MEXICO
DATE:	MARCH 20, 2015
ACCESS:	YES
AREA:	±1.84 ACRES

RIVER BEND SUBDIVISION
A COMMUNITY UNIT PLAN

A LAKEVIEW CHRISTIAN HOME RETIREMENT COMMUNITY







TOTAL LOTS = 97

RECEPTION
935797

DATE OF SURVEY: JULY, 1997 DATE OF PREPARATION: 07/23/97

SHEET 1 OF 2

RIVER BEND – LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND SITUATED IN THE NE 1/4 SECTION 31, TOWNSHIP 21 SOUTH, RANGE 27 EAST, NMPM ALSO LOCATED IN BLOCK 15, LA HUERTA, CARLSBAD, EDDY COUNTY, NEW MEXICO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 15, LA HUERTA, SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF MISSION AVENUE, THENCE DUE SOUTH ON SAID RIGHT-OF-WAY A DISTANCE OF 822.65 FEET; THENCE DUE WEST, 296.46 FEET; THENCE N 74°42'16" W, 307.69 FEET; THENCE N 59°13'56" W, 630.49 FEET; TO A POINT ON THE EAST RIGHT-OF-WAY OF ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE DUE NORTH ON SAID RIGHT-OF-WAY, 35.16 FEET; THENCE DUE EAST, 17.00 FEET TO A POINT ON A CURVE HAVING RADIUS OF 892.29 FEET; THENCE NORTHERLY ON SAID CURVE 30.00 FEET TO A POINT OF COMPOUND CURVE; THENCE NORTH EASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 714.49 FEET A DISTANCE OF 599 FEET; THENCE DUE SOUTH 149.79 FEET TO THE NORTH LINE OF LOT 8, BLOCK 15, LA HUERTA; THENCE DUE EAST ON THE NORTH LINE OF LOTS 8 AND 7, BLOCK 15, LA HUERTA 822.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 7 AND BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND SAID TRACT CONTAINS 17.841 ACRES MORE OR LESS.
AND ALSO
LOTS 5A AND 5B, BLOCK 15 OF A PLAT OF A SUBDIVISION OF THAT PART OF LOT 5 AND THE EAST 2.25 ACRES OF LOT 6, BLOCK 15, LA HUERTA SUBDIVISION, LYING SOUTH OF THE A.T. & S.F. R.R. R-O-W LINE, AS SHOWN ON THE OFFICIAL FILED PLAT IN THE OFFICE OF THE COUNTY CLERK OF EDDY COUNTY, NEW MEXICO, IN BOOK 269, PAGE 553.

DEDICATION

(STATE OF NEW MEXICO)
(COUNTY OF EDDY)

THIS IS TO CERTIFY THAT THE SUBDIVISION OF THE ABOVE DESCRIBED PROPERTY INTO LOTS AND BLOCKS AS SHOWN HEREON AND THAT THE DEDICATION OF THE PRIVATE STREETS AS PUBLIC UTILITY EASEMENTS ONLY, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED SOLE OWNERS AND PROPRIETORS THEREOF. IT IS FURTHER CERTIFIED THAT MISSION AVENUE IS A PREVIOUSLY DEDICATED STREET RIGHT OF WAY, AND IS NOT A PART OF THIS DEDICATION.

Joanna D Knox
JOANNA D. KNOX EXECUTIVE ADMINISTRATOR OF LAKEVIEW CHRISTIAN HOME OF THE SOUTHWEST, INC., A NEW MEXICO CORP.

THE PROPETY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF CARLSBAD

ACKNOWLEDGEMENT

(STATE OF NEW MEXICO)
(COUNTY OF EDDY)

THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 5R DAY OF January 1998, BY JOANNA D. KNOX, EXECUTIVE ADMINISTRATOR OF LAKEVIEW CHRISTIAN HOME OF THE SOUTHWEST, INC., A NEW MEXICO CORP.

Edith B. Bryant — NOTARY PUBLIC
3/06/2001 — MY COMMISSION EXPIRES

APPROVAL

THIS IS TO CERTIFY THAT THE FOREGOING RIVER BEND RETIREMENT COMMUNITY PLAN CARLSBAD, EDDY COUNTY, NEW MEXICO HAS BEEN EXAMINED AND APPROVED BY THE CITY OF CARLSBAD PLANNING & ZONING COMMISSION, EDDY COUNTY, NEW MEXICO.

Jere Reid — JERE REID CHAIRMAN — DATE 5/8/98
Judy Jones — JUDY JONES SECRETARY — DATE 5-8-98

FILING DATA

STATE OF NEW MEXICO

COUNTY OF EDDY

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 8 DAY OF MAY 1998 AT 3:19 O'CLOCK P M., AND IS DULY FILED IN CABINET A, SLIDE 589-1, OF THE RECORD OF MAPS OF SAID COUNTY.

KAREN DAVIS – COUNTY CLERK
BY Elva C. Ruiz DEPUTY

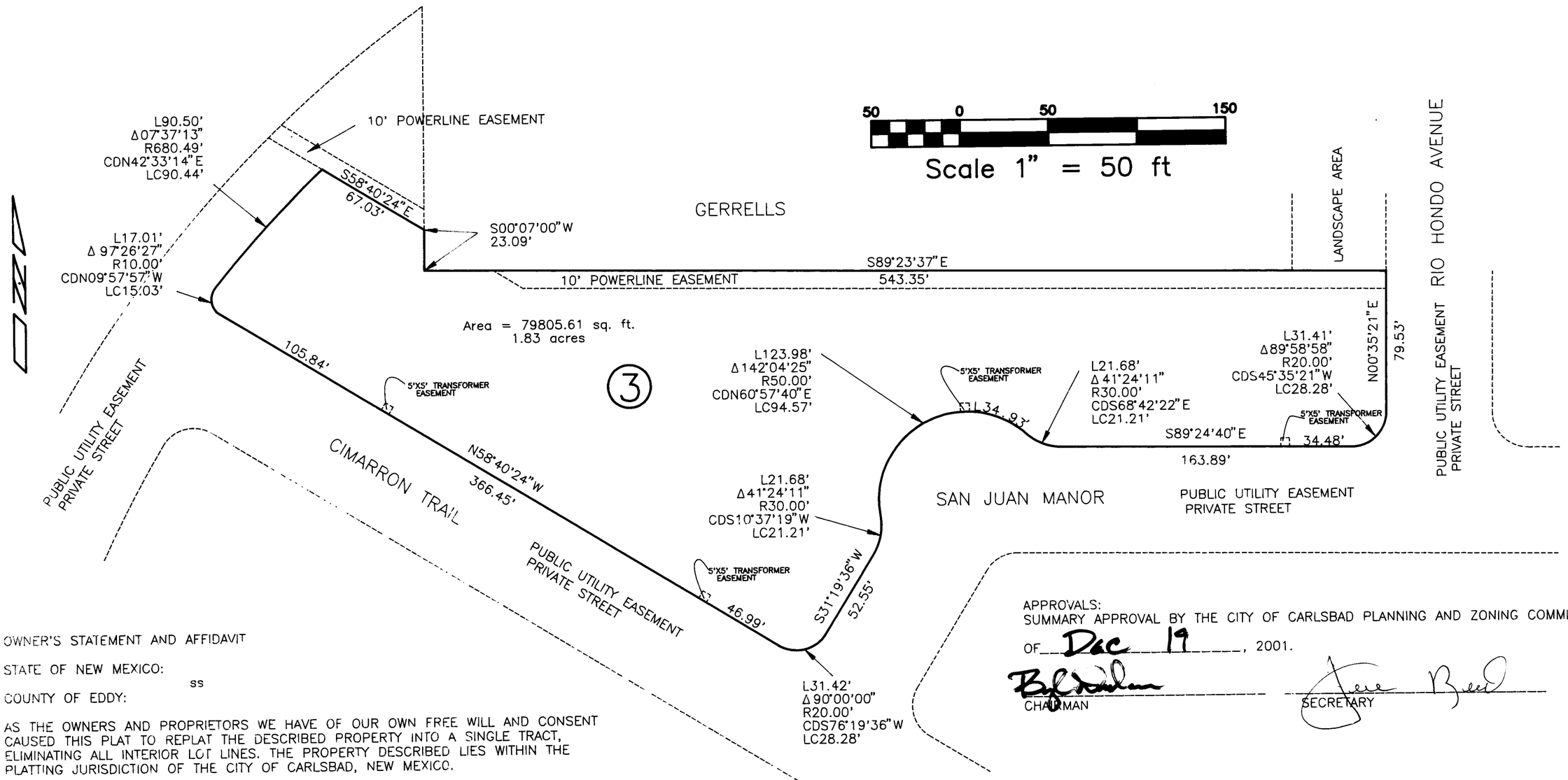
CERTIFICATION OF RESPONSIBLE SURVEYOR

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

Dan R. Reddy
DAN R. REDDY NM PE & PS NO. 5412
401 W. GREENE ST./P.O. BOX 597
CARLSBAD, NEW MEXICO 88221
TELEPHONE 505-887-6483
SURVEY DATE JULY 1997 (REVISED 1/2/98)

THE REPLAT OF LOTS 1 THROUGH 13, BLOCK 3, RIVER BEND SUBDIVISION

LOCATED WITHIN THE CITY LIMITS OF CARLSBAD, NEW MEXICO.



OWNER'S STATEMENT AND AFFIDAVIT

STATE OF NEW MEXICO:
ss
COUNTY OF EDDY:

AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT TO REPLAT THE DESCRIBED PROPERTY INTO A SINGLE TRACT, ELIMINATING ALL INTERIOR LOT LINES. THE PROPERTY DESCRIBED LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF CARLSBAD, NEW MEXICO.

Joanna D Knox
JOANNA D. KNOX EXECUTIVE ADMINISTRATOR OF LAKEVIEW CHRISTIAN HOME OF THE SOUTHWEST, INC., A NEW MEXICO CORP.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS 18th DAY OF December, 2001 BY JOANNA D. KNOX.

Kathryn R. Tigert
NOTARY

7-3-03
MY COMMISSION EXPIRES

CERTIFICATION OF RESPONSIBLE SURVEYOR:
THIS IS TO CERTIFY THAT THE FOREGOING PLAT WAS MADE FROM FIELD NOTES OF A BONA FIDE SURVEY, MADE BY ME, MEETING THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dan R. Reddy
DAN R. REDDY NM PE&PS NO. 5412
401 W. GREENE ST./P.O. BOX 597
CARLSBAD, NEW MEXICO 88221-0597
SURVEYED: 12/6-7/01 505 887-6483
REVISED: 12/17/01

APPROVALS:
SUMMARY APPROVAL BY THE CITY OF CARLSBAD PLANNING AND ZONING COMMISSION THIS 19 DAY OF Dec 19, 2001.

CHAIRMAN

SECRETARY

FILING DATA:
STATE OF NEW MEXICO:
SS
COUNTY OF EDDY:
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 21 DAY OF December, 2001 AT 12:44 O'CLOCK P.M., AND IS DULY FILED IN CABINET 3, SLIDE 50-1 OF THE RECORD OF MAPS OF SAID COUNTY.

JEAN ETCHEVERRY COUNTY CLERK
BY Darlene Bogrin DEPUTY

INDEXING INFORMATION FOR COUNTY CLERK
OWNER-LAKEVIEW CHRISTIAN HOME OF THE SOUTHWEST, INC.
SECTION 31, T21S, R27E
1.83 ACRES IN RIVER BEND SUBDIVISION

CITY OF CARLSBAD

AGENDA BRIEFING MEMORANDUM

PLANNING AND ZONING COMMISSION

Meeting Date: 10/5/15

DEPARTMENT: Planning, Engineering & Regulation	**BY:** Jeff Patterson, Planning Director	**DATE:** 9/18/15

SUBJECT: Consider a Temporary Use Permit for Temporary Housing at 3412 Hidalgo Rd., legally described as Lunsford Tracts No. 1, zoned "R-R" Rural Residential Zoning District.

Applicant/Property Owner:
Larry Lunsford
3412 Hidalgo Rd.
Carlsbad, NM 88220

There are no special notification requirements for Temporary Use Permits.

SYNOPSIS, HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):
The applicant is asking for recommendation of approval for a new Temporary Use Permit located at 3412 Hidalgo Rd. with four spaces. The proposed housing will use "Park Model" structures that are of a modular type that meet code standards.

PLANNING STAFF RECOMMENDATION: The Planning Dept. recommends approval of this request.

DEPARTMENT RECOMMENDATION (please check):

	Approval	Denial	n/a		Approval	Denial	n/a
Public Works				Planning, Engineering. & Regulation Department:			
Fire Department				Code Enforcement Division			
Legal Department				Engineering Division			
Police Department				Planning Division	X		
Utilities Department				Building & Regulation Division			
Culture & Rec. Dept.				Carlsbad Irrigation District			

DEPARTMENT COMMENTS:
Public Works: N/A

Utilities Department: N/A

Building Department: N/A

Fire Department: N/A

Code Enforcement: N/A

Legal Department: N/A

Planning Department: See above.

Police Department: N/A

Culture & Rec. Department: N/A

Carlsbad Irrigation District:

ATTACHMENTS: application materials, site plan and map

RECEIVED
Receipt Date Stamp
AUG - 3 2015
Planning, Engineering, & Regulation Department

03-04-15

CITY OF CARLSBAD
Planning, Engineering, and Regulation Department
PO Box 1569, Carlsbad, NM 88221
Phone (575) 885-1185
Fax (575) 628-8379

TEMPORARY USE APPLICATION

Sec. 56-80 and Temporary Housing

Application Date: 31 July 15

Fee Paid ($10.00): 10.00 pd

TYPE OF USE REQUESTED:

- ☐ Carnival, Circus, Fair , Public Event
- ☐ Parking Lot Sale
- ☐ Garage, Estate, Yard Sale
- ☐ Natural Disaster, Emergency Personal Assistance Location
- ☐ Real Estate Sales Office
- ☒ Temporary Housing
- ☒ Other

APPLICANT INFORMATION:

Larry J Lunsford 3412 Hidalgo Road
NAME Susan C Martin ADDRESS
Carlsbad NM 88220 575 706 3052 larry/luns@yahoo.com
CITY STATE ZIP PHONE EMAIL

PROPERTY OWNER INFORMATION* (IF DIFFERENT FROM APPLICANT):

Same as above
NAME ADDRESS
CITY STATE ZIP PHONE EMAIL

* A signed affidavit from the property owner(s), consenting to submittal of the application, must be included with the application.

LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (FOR WHICH TEMPORARY USE IS REQUESTED):

3412 Hidalgo Rd #1 n/a Lunsford Tracts No 1 R
ADDRESS LOT BLOCK SUBDIVISION ZONING
(a replat of Tract A)

Description and Duration of Temporary Use:

4 ea - 30'x45' Park model spaces located on 5.74 acres, 3412 Hidalgo Road with chip seal roadways, 160 sq ft concrete porches and 5' perimeter fencing

Site Plan:

See attached plat & drawings

FOR OFFICIAL USE ONLY:

☐ Approved ☐ Approved with Conditions ☐ Denied By: _____

Approval Date: _____ Permit Expiration Date: _____

Conditions of approval:

SEC. 56-80. TEMPORARY USES.

(a) Allowed Uses.

Temporary uses shall be allowed in accordance with the standards of the zoning district and this subsection. These uses require written permission from the property owner and an approved Temporary Use Permit from the Planning Director and in some cases a Business Registration, unless otherwise expressly permitted or allowed.

1. Carnivals, Circuses, Fairs and Public Events. Carnivals, circuses, fairs and public events shall only be approved by the City Council on a case by case basis and shall be in accordance with all applicable regulations. Permission of the property owner is required.

2. Garage, estate and yard sales. Garage, estate and yard sales require a Temporary Use Permit but do not require a business registration and may be conducted, but shall comply with the following minimum requirements:

   (a) There shall be no more than two such activities per residence per twelve month period;

   (b) Each sale shall begin and end within a consecutive seventy-two hour (72 hr.) period;

   (c) Sales shall be conducted on the property of the person selling the goods. Multiple home sales must be held on the property of one or more of the participants;

   (d) No goods purchased for resale may be offered for sale or sold and no consignment goods may be offered for sale or sold;

   (e) Directional and advertising signs shall not be located in the public right-of-way or attached to utility poles or other structures located in the public right-of-way; and

   (f) All directional or advertising signs shall be removed within twenty-four hours (24 hrs.) of the completion of the sale.

3. Natural Disaster and Emergency Personal Assistance Locations. Temporary uses and structures needed to provide personal services as the result of a natural disaster or other health and safety emergency are allowed for the duration of the emergency and do not require a temporary use permit or business registration.

4. Parking Lot Sales. Permission of the property owner is required for parking lot sales. Parking lot sales may include the sale of rugs, blankets, fruits, vegetables, and other such items. Parking lot sales are allowed in the parking lot of a permitted structure or use in the C-1, C-2, and I zoning districts for up to thirty (30) consecutive days at a time.

5. Real Estate Sales Offices. Sales offices are allowed on development sites in any zone until all lots or houses are sold. Use of the sales office for lots or homes outside of the project area is prohibited.

6. Other Uses. The Planning and Zoning Commission may approve other temporary uses and activities or special events. Such uses shall not jeopardize the health, safety or general welfare, or be injurious or detrimental to properties near the proposed location of the activity. Such uses shall comply with all applicable ordinances, laws, rules, regulations, codes and policies.

(b) General Regulations.

1. All temporary uses shall comply with the provisions of this Section:

   (a) Permanent changes to the site are prohibited;

   (b) Permanent signs are prohibited. All temporary signs associated with the temporary use shall comply with all applicable ordinances, laws, rules, regulations, codes and policies and shall be placed no more than seventy-two hours (72 hrs.) in advance of the event, and shall be removed within twenty-four hours (24 hrs.) of the end of the event;

   (c) Temporary uses shall not violate any applicable conditions of approval that apply to the principal use on the site;

   (d) All other required permits and licenses, such as health department permits, shall be obtained; and

   (e) Temporary uses shall be subject to site plan review as required by the Temporary Use Permit process.

2. Approval Criteria.

The Planning Director may approve a Temporary Use Permit if it is determined that all of the following conditions are met:

(a) That the proposed site is adequate in size and shape to accommodate the temporary use;

(b) That the proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that such temporary use will or could reasonably generate;

(c) That adequate parking to accommodate vehicular traffic to be generated by such use will be available either on-site or at alternate locations (with an approved alternative parking plan);

(d) That the operation of the requested use at the location proposed and within the time period specified will not endanger, jeopardize or otherwise constitute a menace to the public health, safety or general welfare; and

(e) All other required permits have been obtained.

3. Conditions of Approval.

In approving Temporary Use Permits, conditions may be imposed as necessary to reduce or minimize any potential adverse impact upon adjacent property. Conditions shall relate to an impact created or aggravated by the proposed use and shall be roughly proportional to the impact. For example, any or all of the following conditions may be imposed:

(a) Provision of temporary parking facilities, including vehicular access, ingress, and egress;

(b) Control of nuisance factors such as, but not limited to, the prevention of glare or direct illumination of adjacent properties, dirt, dust, gases, heat, noise, odors, smoke and vibrations;

(c) Limits on temporary buildings, facilities and structures, including height, placement and size, and location of equipment and open spaces, including buffer areas and other setbacks;

(d) Provision of medical and sanitary facilities;

(e) Provision of solid waste collection and disposal;

(f) Provision of safety and security measures;

(g) Regulation of operating hours and days, including limitation of the duration of the temporary use to a shorter time period than that requested or specified in this Section;

(h) Submission of a performance bond or other financial guarantee to ensure that any temporary buildings, facilities or structures used for such proposed temporary use will be removed from the site within a reasonable time following the event and that the property will be restored to its former condition; and

(i) Other conditions deemed appropriate by the City Administrator.

In addition to the Temporary Use Regulations provided in Code of Ordinances, Sec. 56-80, the following are requirements for <u>Temporary Housing</u> (as approved by the City Council on 10/22/13 and amended on 8/12/14):

Temporary Housing is defined as: "Housing for individuals or families, on a temporary basis, either in pre-fabricated, self-contained modular structures with other amenities, OR individual self-contained recreational vehicles, not including tents, truck campers or camper shells. Specifically for the purpose of this definition, Temporary Housing may also be referred to as crew-camp housing, work force housing, congregate residence or employee housing. Residents living within the temporary housing may be employed solely by one company, industry or project or may be employed by a variety of employers."

Temporary Housing, self-contained is defined as: "Temporary Housing that does not require connection to city utilities, is served by an independent waste water and freshwater delivery service, and that includes sleeping, cooking, dining, toilet and shower facilities, contained within an individual RV or contained within individual or multiple modular structures."

1. Temporary Housing is permitted only on land currently (as of the date of approval of these regulations) zoned "C-2" Commercial District and "R-R" Rural Residential District, with a minimum of two acres for the temporary housing area, and where primary access to the area of Temporary Housing is from an Arterial Street, as defined in the Code of Ordinances.
2. The land on which a Temporary Housing Use is permitted shall be properly addressed for 911 purposes.

3. Temporary Housing shall be connected to city water and sewer utilities or completely self-contained, except for electrical service, which shall be obtained from the service provider. All electrical work must be conducted by a licensed electrician and City electrical permits and inspections are required. The use of generators is prohibited except in an emergency power outage situation.
4. A site plan shall be provided that identifies:
    a. the location of all pre-fabricated modular units and/or RV spaces with required setbacks and spacing between units; and
    b. ingress and egress locations (a minimum of 2 with a minimum width of 24' each); and
    c. vehicular drive aisles - minimum width of 24' with no on-street parking, minimum chip seal or gravel paving and graded to prevent ruts, muddy and dangerous driving surfaces; and
    d. emergency access and turn around, if necessary, (minimum 80' diameter); and
    e. parking spaces (1 - 9'x18' space per sleeping unit or recreational vehicle space); and
    f. visitor parking spaces (1 – 9'x18 'space for every 4 sleeping units) in designated visitor parking area; and
    g. the location of amenities such as park areas, swimming pool, picnic tables and/or recreational activity areas, if provided.
    h. a utility plan that shows the location, size and details of all lines located on the site as well as connections to temporary housing and any connections to city utilities.
5. A grading and drainage plan is not required because permanent changes to the site, including grading, are not permitted.
6. A minimum 4' tall perimeter fence shall surround the area of the site utilized for temporary housing and parking area. The purpose of this fence is to define the temporary housing area and to prevent litter and debris from blowing onto adjacent land. A building permit for the fence is required.
7. A 20' set back from this fence shall be maintained free of obstructions at all times.
8. A minimum 10' clear separation between all temporary structures shall be maintained at all times.
9. A minimum 10' clear separation between all RV spaces shall be maintained at all times.
10. A minimum 30' set-back from the front property line shall be maintained. This area may be used for landscaping or parking but may not be used for temporary housing units or RV spaces.
11. If not connecting to City sewer facilities, a copy of a NMED approved Sanitation Plan shall be provided to the City. At a minimum, the Sanitation Plan shall indicate the type of service (storage tank, septic system, daily pick up, etc.) and the sanitary service provider's name and contact information, type of sanitary services provided (grey water, black water, fresh water, litter control, trash collection), the schedule or frequency for such service provision, and the responsible party for immediate clean up if a spill occurs. All temporary housing units and/or RVs must be provided sanitary service on a regular basis, as needed, and identified in the Sanitation Plan.
12. The Sanitation provider shall comply with all Federal, State, and Local regulations including obtaining a permit from the City Wastewater Department.
13. Permission to connect to City water and/or sewer facilities is dependent upon approval from the Utilities Department Director. The Director may require detailed plans regarding the size and location of the lines and connections. The developer is responsible for costs associated with the installation of, and connection to, the City facilities, both within the public right-of-way, if applicable, and within the private property used for the temporary housing. All construction work, including connections, will require the proper City permits and inspections will be conducted by the City in order to protect the health, safety and welfare of future temporary housing residents.
14. Temporary Housing shall not be located within a floodway as delineated on the City's Flood Insurance Rate Maps.
15. City Code Enforcement personnel may conduct unscheduled periodic inspections of the temporary housing use to ensure regulations and conditions are met.
16. If all of the requirements are met, staff shall forward the request to the Planning and Zoning Commission for their recommendation to the City Council. The City Council shall make the final decision regarding the issuance of a Temporary Use Permit for Temporary Housing for up to two years, renewable for up to two years at a time, but not to exceed five years.
17. A Temporary Use Permit for Temporary Housing may be revoked by the City Administrator upon finding that:
    a. the temporary housing is unsafe
    b. the housing or grounds are unsanitary
    c. crime or safety issues are prevalent
18. If approved, you are required to contact the City Clerk to obtain a lodger's tax application.
19. Water and sewer fees will be based on the number of spaces approved by City Council, not the number of occupied spaces.

05-04-2015

CITY OF CARLSBAD
AFFIDAVIT BY PROPERTY OWNER(S)

IF AN APPLICATION IS MADE BY SOMEONE OTHER THAN THE PROPERTY OWNER THIS FORM MUST ACCOMPANY THE APPLICATION MATERIALS.

APPLICATION TYPE:

☐ZONING CHANGE ☐CONDITIONAL USE ☐VARIANCE ☐TEMPORARY USE

I (WE) HEREBY CERTIFY that I am (we are) the owners of record of the property described as follows:

ADDRESS OF PROPERTY: _____
STREET ADDRESS

LEGAL DESSCRPTION: _____
SUBDIVISION BLOCK LOT OR TRACT

I (WE) HAVE AUTHORIZED the following individuals to act as my (our) agent with regard to this application.

AGENT: _____ _____
NAME PHONE

_____
ADDRESS

I (WE) UNDERSTAND, CONCUR AND AFFIRM:

That this application may be approved, approved with conditions or denied and that, as the property owner, it is my responsibility to ensure that any conditions are complied with and to ensure that the property is maintained in a condition so as not to jeopardize the health, safety or welfare of others and that compliance with all applicable City ordinances is required, and

I (WE) HEREBY EXECUTE THIS AFFIDAVIT in support of the proposed application as presented:

OWNER 1:

BY: Larry J Lunsford
SIGNATURE

BY: Larry J Lunsford
PRINTED NAME

DATE: 3 Aug 15
DATE SIGNED

NOTARY SEAL
OFFICIAL SEAL
Ashley E. Switzer
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6-5-2018

OWNER 2: (IF APPLICABLE)

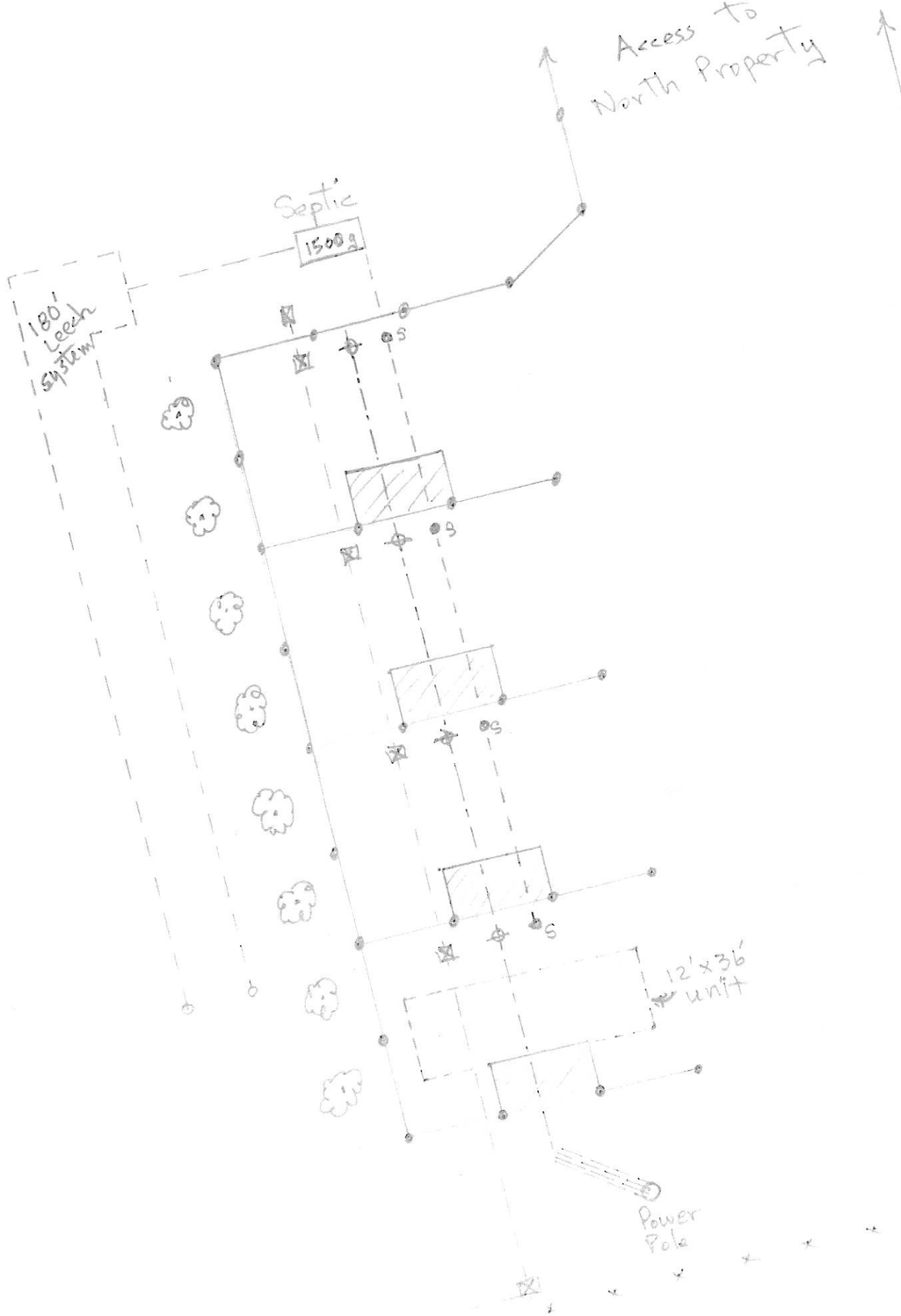
BY: Susan L Martin
SIGNATURE

BY: SUSAN L MARTIN
PRINTED NAME

DATE: 8-3-15
DATE SIGNED

NOTARY SEAL
OFFICIAL SEAL
Ashley E. Switzer
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6-5-2018

ADDITIONAL OWNERS: ATTACH SEPARATE SHEETS AS NECESSARY



4 Spaces 30'x45'
Concrete Porches 10'x16'
5' "R" panel perimeter fence (BOTH SIDE
8" pipe posts @ 15' centers
All utilities by licensed contractors
All-weather road access (constructo
"PARK MODEL VILLAGE"
Located at 3412 Hidalgo on Pac

Proposed by:

Larry Lunsford/Susan Martin

3412 Hidalgo Road

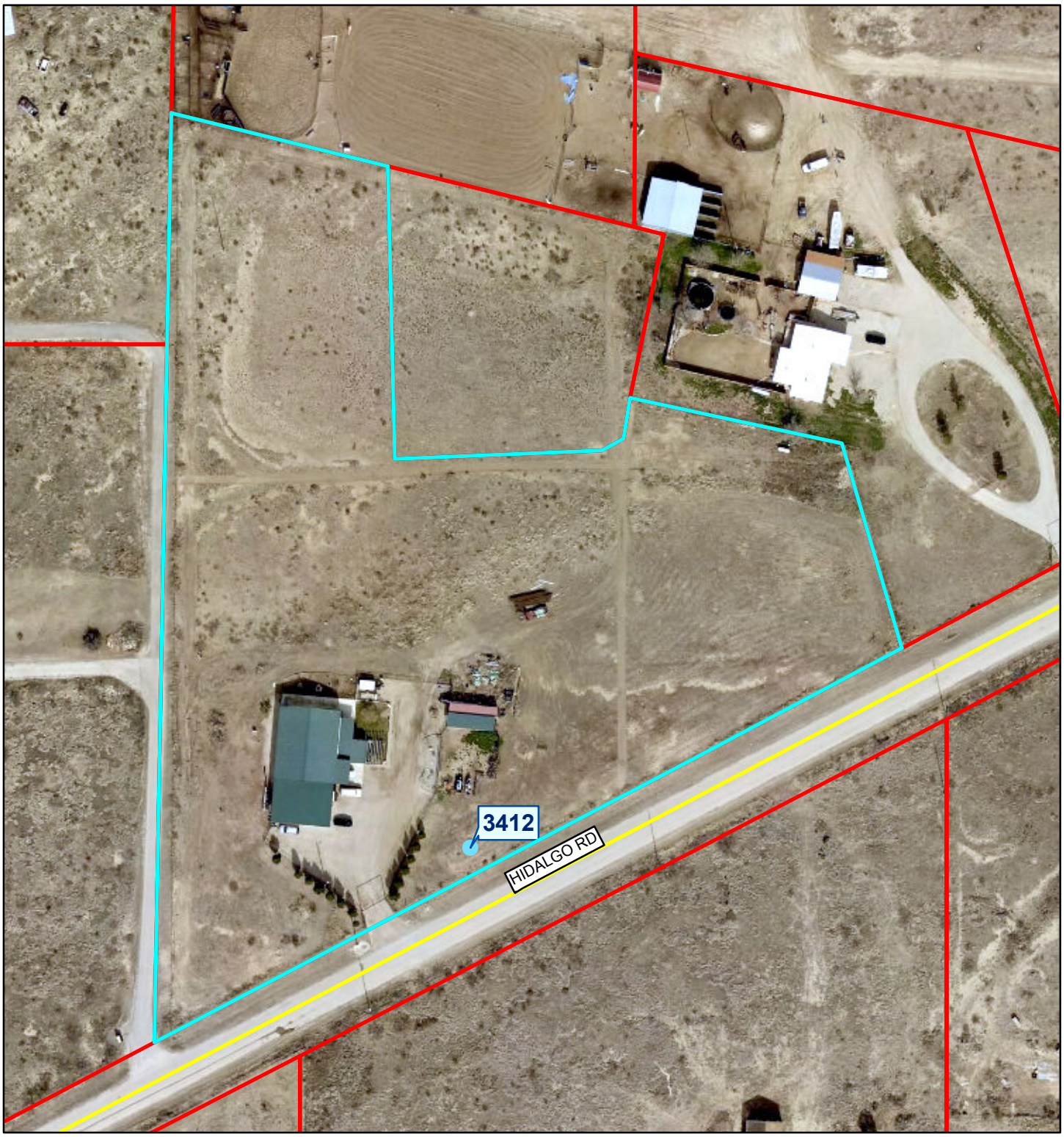
1/2" scale 1/2" = 10'

Larry Lunsford
Associate Professor, "Retired"
B.S. in Industrial Technology
American Welding Society
Certified Welding Educator/Inspector

NMSU Carlsbad
1500 University Drive
Carlsbad, NM 88220

Phone: 575-706-3052
Email: larryluns@yahoo.com

1:1,400 Temporary Use: 3412 Hidalgo Rd. **Map # 833_ed01**



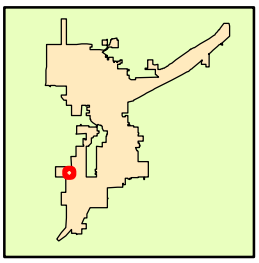
Legend

- Address
- Roads
- Parcel

0 62.5 125 250
Feet

CITY OF CARLSBAD
Engineering Department
Date: 9/29/2015

IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.







Affordable Vacation Living With Park Models

Park models are mobile living at its best, as they combine the cost-savings of purchasing a mobile home or RV with the comforts and appearance normally associated with a traditional home. This type of home is convenient, as it is pre-built in a factory, yet sturdy enough to live in year-round if desired. As more and more people discover the benefits of living in park model homes, the industry continues to grow and offer more choices. A park model home may include features and details you don't expect with a mobile home, such as covered porches and tile flooring.

Park models allow you to be a homeowner with more flexibility. With this type of home you can choose to live wherever you want without spending a fortune, and don't have to sacrifice certain comforts and amenities. Essentially, a park model home brings together the advantages of a mobile home and the advantages of a traditional home in a perfect mix of affordability and portability.

If you're in the market for park model homes, look for a manufacturer that produces a quality product, in addition to the aesthetics of the models available. A combination of the two will give you the best value for your money. A company like Park Models Direct produces park model homes that are built to a high quality standard, and are beautiful to behold. In fact, they have hundreds of customer testimonial letters to show for it, from many happy, satisfied customers.

The park models from Park Models Direct come from different locations across the country, so you can make a purchase from a particular factory based on where you plan on living. Also, at the sales centers you can view different models before you buy in order to find the right one. However, the company does ship to most states, so if you don't live in the same state as one of the factories, you can still make a purchase.

Park model homes is proud to create an affordable home for many satisfied customers, and knows how important quality is, especially in the housing market. In addition to providing mobile homes for warm climates, Park Models Direct has experience with cold climate construction to ensure every customer gets what he or she needs in a park model home. Park model homes with cold climate construction consist of features such as high insulation R-values, stronger standards for roof load construction, as well as specialized roofing. Visit the site to see the hundreds of photos posted showing the different materials and features available from the company.

About the Author:
Eric Steadman is an expert in the RV industry, having written articles for numerous publications about the benefits of **park models**. Contact him at eric.ph@parkmodelsdirect.com if you have any questions or queries. Although he has written many articles on the topic of **park model homes**, Steadman has also written articles about home improvement and related subjects.

Park Model News

Park Model News

Industry News

Drew Industries posts higher 2Q income on RV sales...*Drew*

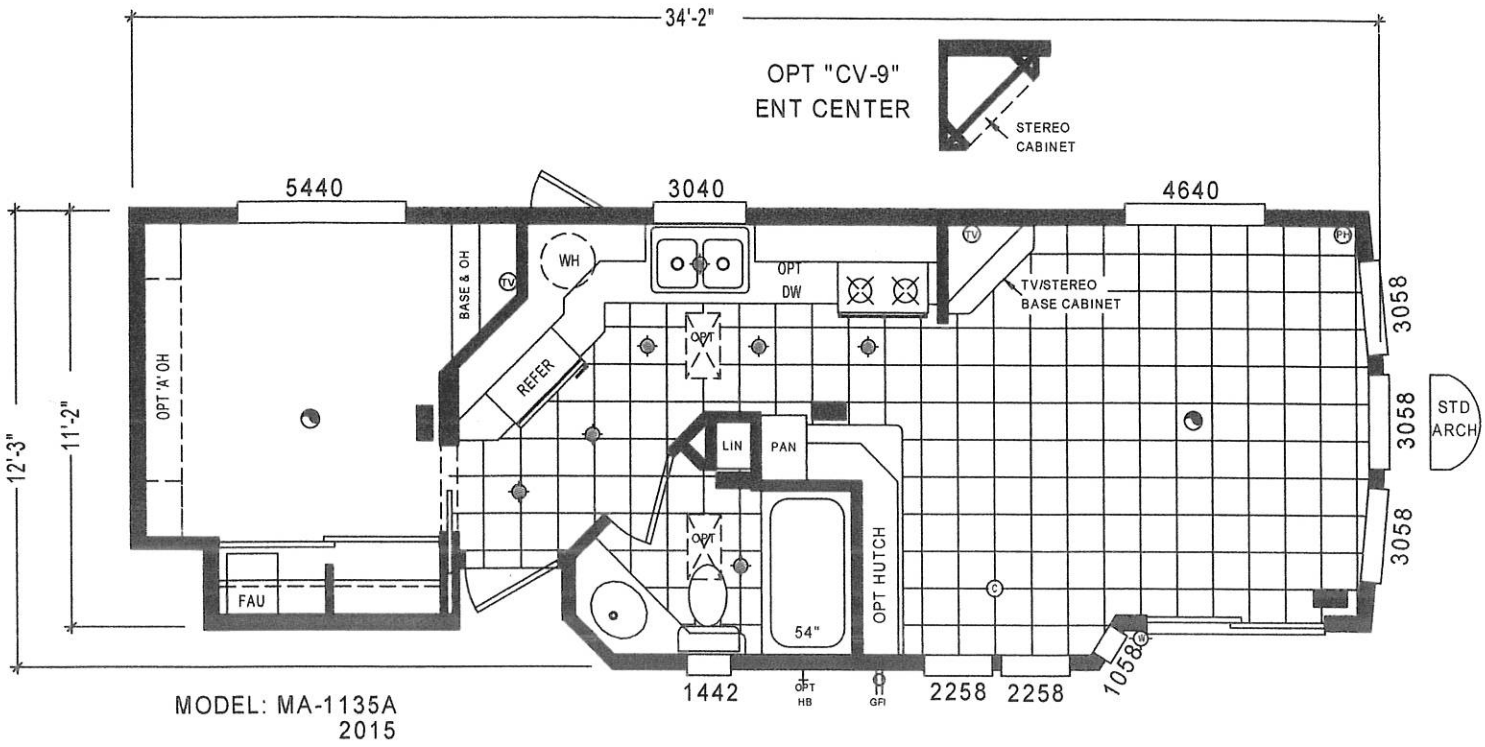
constructed at the **Park Model Home** factory in *Chandler, Arizona*, where highly developed technology and design principles are skillfully shared to produce high quality yet reasonably priced Park Model Homes. Considered true industry professionals, our skilled craftsmen build park homes with an exceedingly high level of expertise for the factory-built customer. All of our homes meet, and in many cases, exceed ANSI 119.5 building code, which is administered and certified by the RVIA (Recreational Vehicle Industry Association). The code requires that park model homes meet or exceed more than 500 building and safety standards. The code is not obligatory for Park Model Home builders so look for the RVIA inspection label when purchasing your park model home.

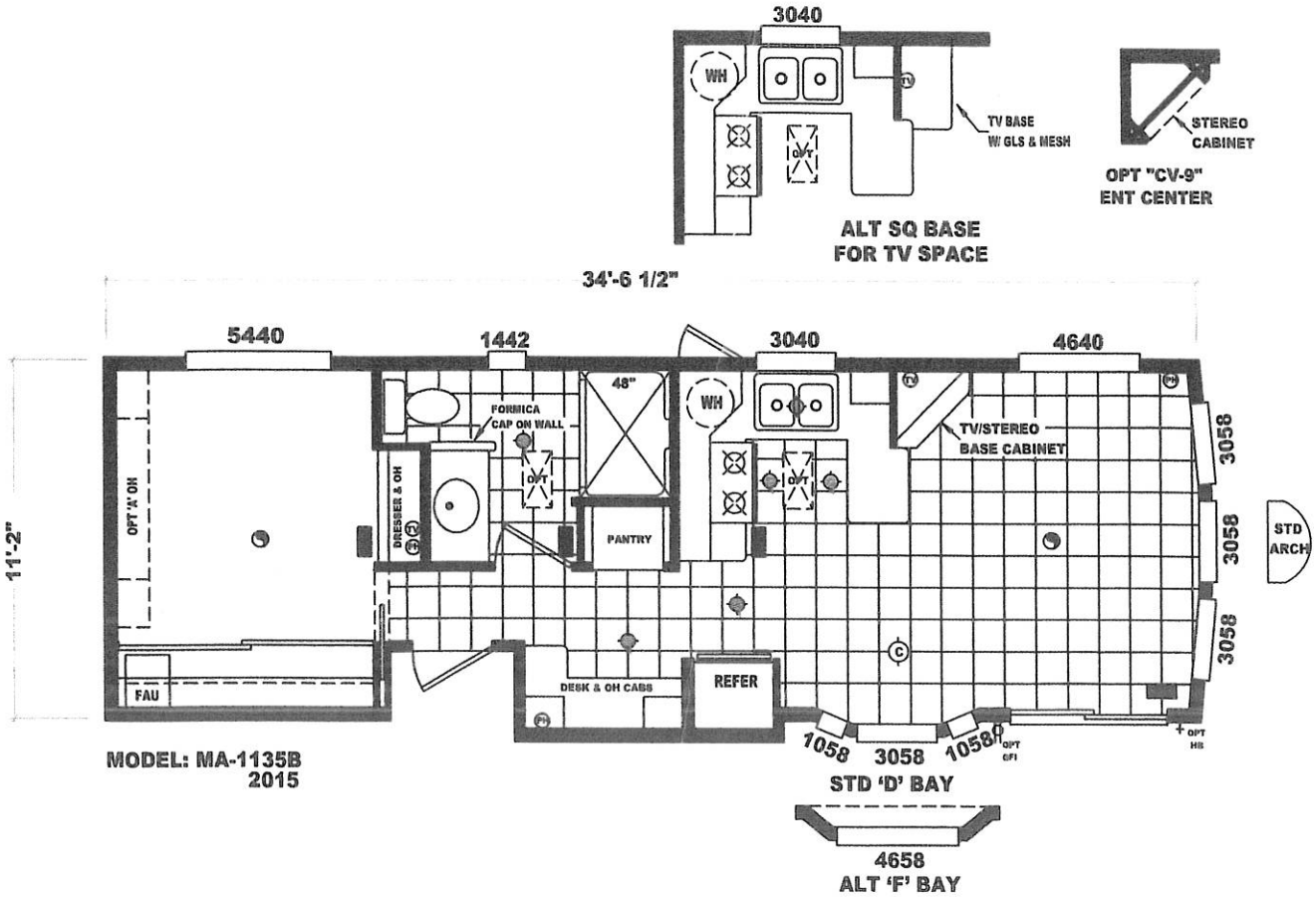
Bldg Code

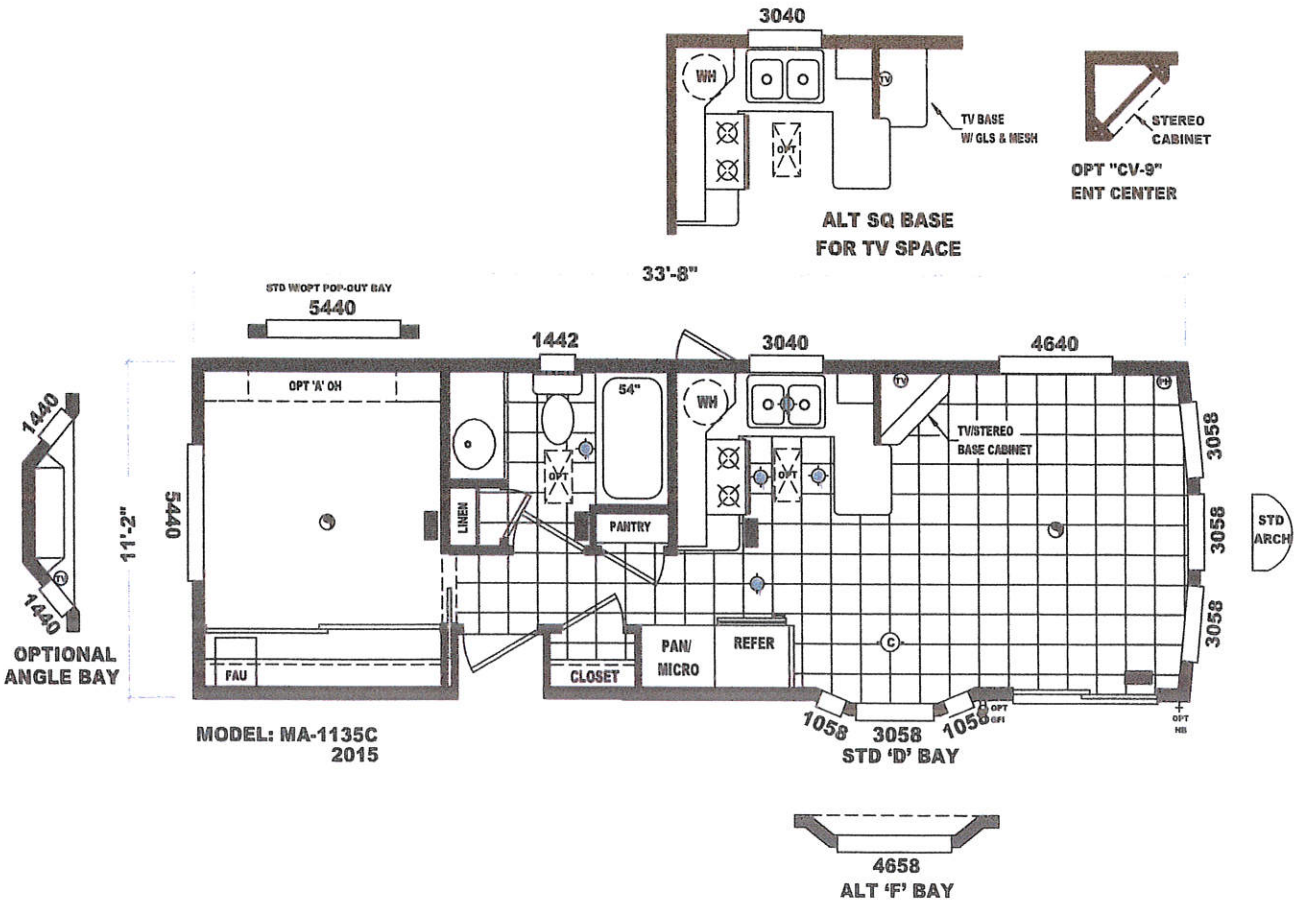
In accordance with the current homebuyer's needs and design preferences, Park Models Direct offers an enormous array of captivating floor plans. See for yourself our obligation to construction excellence and design innovativeness with a tour of our factory and model village.

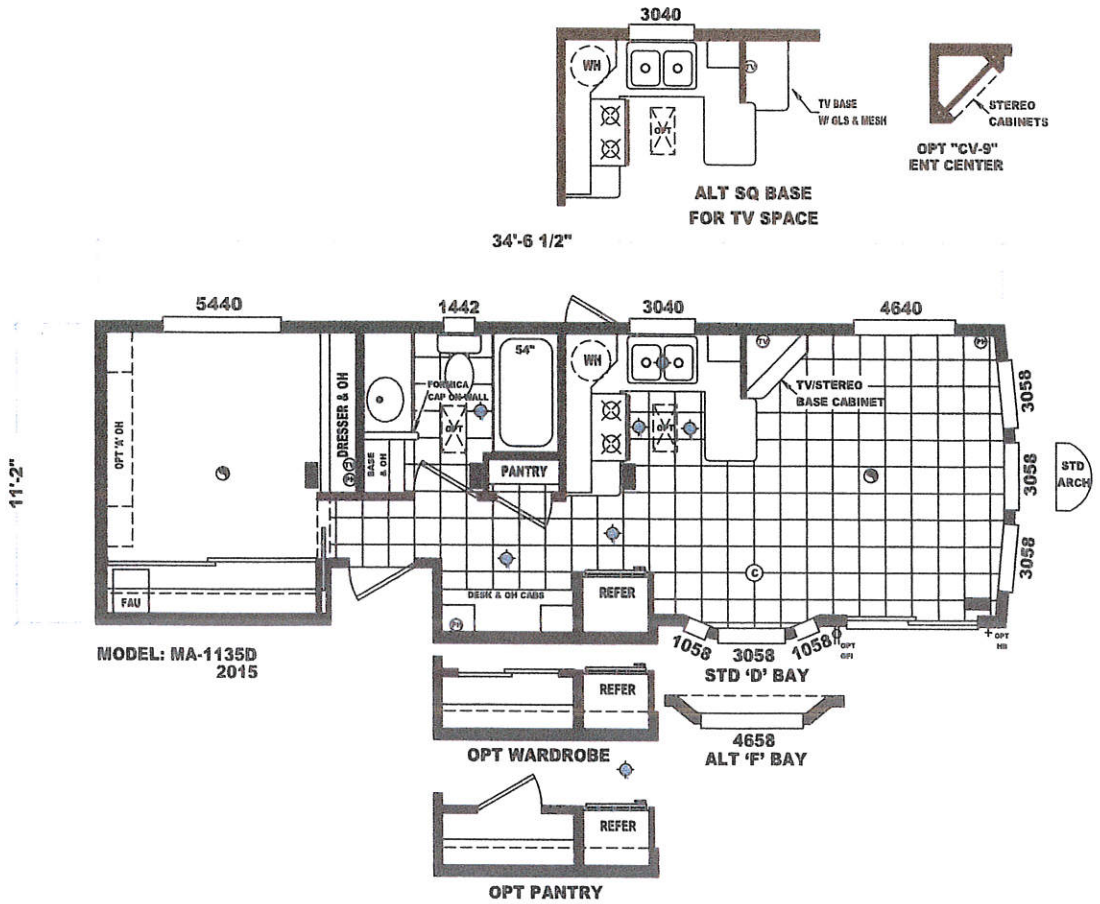
We deliver RV Park Model Homes to **California, Arizona, Nevada, New Mexico, Utah, and Colorado.** Contact a housing consultant at **1-800-219-3506** for more information about our homes.

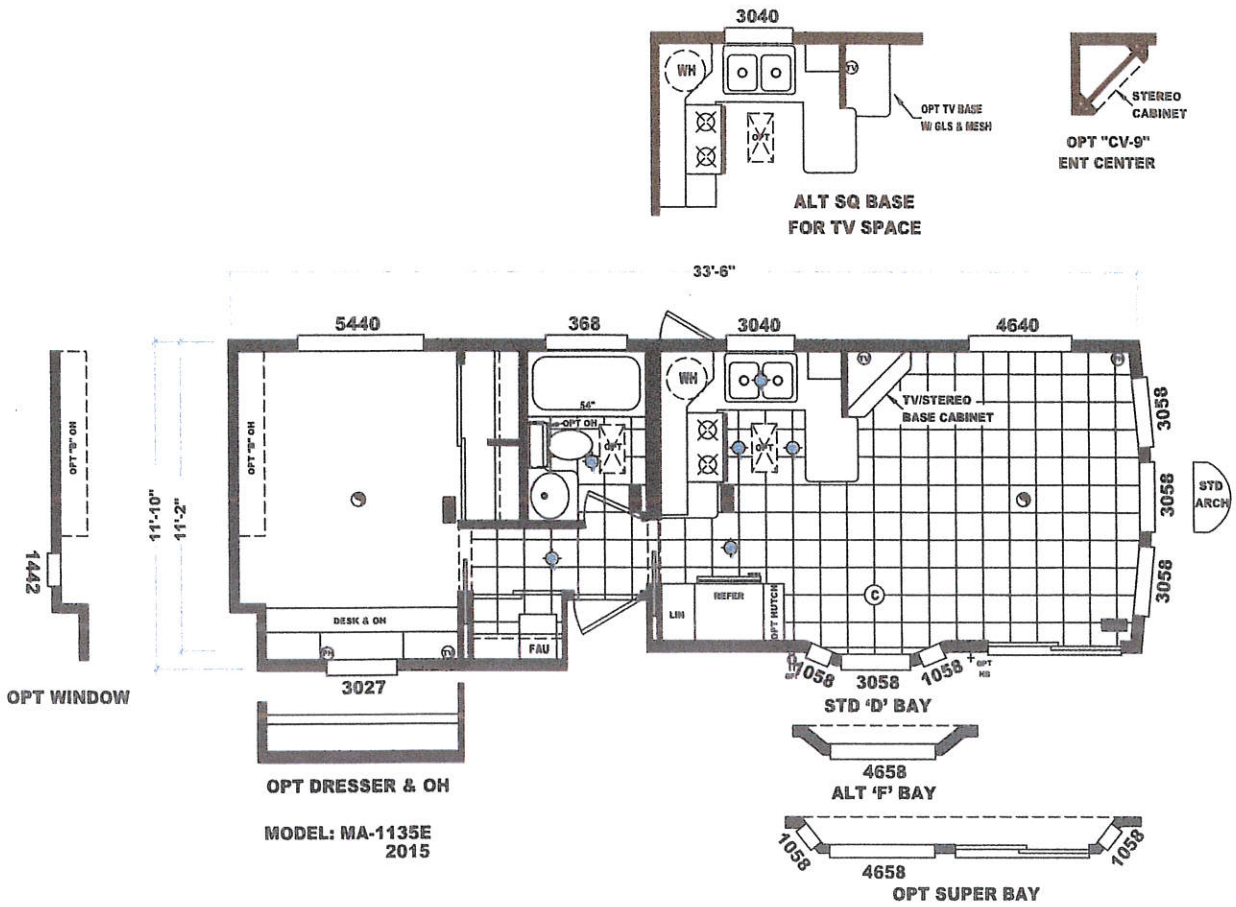
Park Models Direct was founded in 1999 and specializes in all aspects of the mobile home, manufactured home, and park model home industries. With many well-known factory direct model centers situated in and around the United States, it is our goal to provide unmatched home value to our customers countrywide. Our trustworthy factory direct operations deliver on that mission by giving our customers access to a wide selection of quality built products at a reasonable price.


34'-2"
OPT "CV-9"
ENT CENTER
STEREO
CABINET
5440
3040
4640
12'-3"
11'-2"
OPT 'A' OH
BASE & OH
WH
REFER
OPT
DW
TV/STEREO
BASE CABINET
3058
3058
3058
STD
ARCH
LIN
PAN
OPT HUTCH
54"
FAU
1442
OPT
HB
GFI
2258
2258
1058
MODEL: MA-1135A
2015


3040
WH
TV BASE
W/ GLS & MESH
OPT
ALT SQ BASE
FOR TV SPACE
STEREO
CABINET
OPT "CV-9"
ENT CENTER
34'-6 1/2"
5440
1442
3040
4640
11'-2"
OPT 'A' OH
FAU
DRESSER & OH
FORMICA
CAP ON WALL
48"
PANTRY
DESK & OH CABS
REFER
TV/STEREO
BASE CABINET
3058
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STD
ARCH
1058
3058
1058
OPT
GFI
OPT
HS
STD 'D' BAY
4658
ALT 'F' BAY
MODEL: MA-1135B
2015


3040
WH
TV BASE
W/ GLS & MESH
OPT
ALT SQ BASE
FOR TV SPACE
STEREO
CABINET
OPT "CV-9"
ENT CENTER
33'-8"
STD W/OPT POP-OUT BAY
5440
1442
3040
4640
OPT 'A' OH
54"
WH
TV/STEREO
BASE CABINET
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3058
STD
ARCH
1440
1440
OPTIONAL
ANGLE BAY
11'-2"
5440
LINEN
PANTRY
FAU
CLOSET
PAN/
MICRO
REFER
1058
3058
1058
STD 'D' BAY
MODEL: MA-1135C
2015
4658
ALT 'F' BAY


3040
WH
TV BASE
W/ GLS & MESH
STEREO
CABINETS
OPT "CV-9"
ENT CENTER
ALT SQ BASE
FOR TV SPACE
34'-6 1/2"
5440
1442
3040
4640
11'-2"
OPT 'A' OH
DRESSER & OH
BASE & OH
FORMICA
CAP ON WALL
54"
PANTRY
TV/STEREO
BASE CABINET
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3058
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STD
ARCH
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DESK & OH CABS
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STD 'D' BAY
MODEL: MA-1135D
2015
REFER
OPT WARDROBE
4658
ALT 'F' BAY
REFER
OPT PANTRY

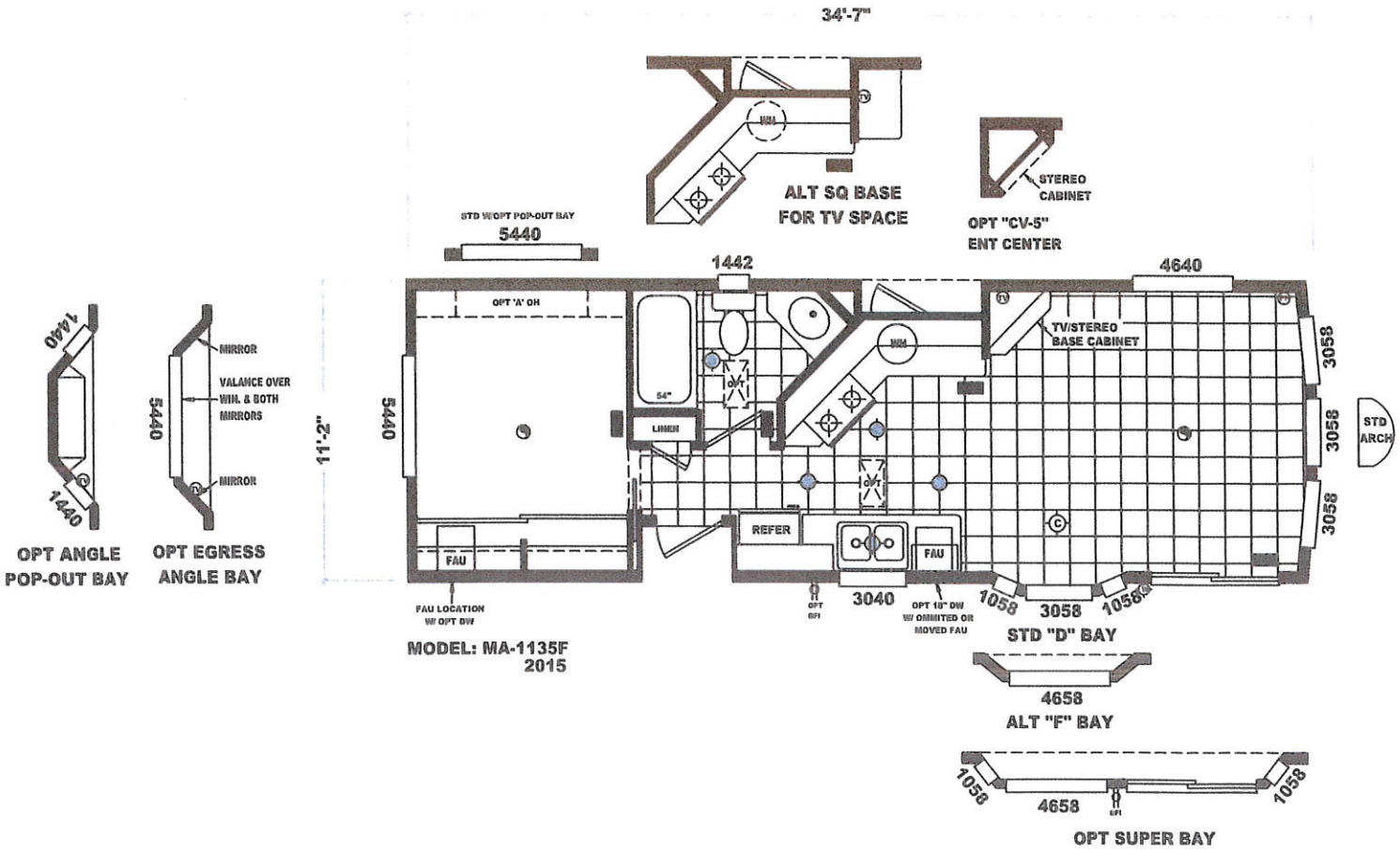

3040
WH
OPT TV BASE W/ GLS & MESH
ALT SQ BASE FOR TV SPACE
STEREO CABINET
OPT "CV-9" ENT CENTER
33'-6"
5440
368
3040
4640
WH
TV/STEREO BASE CABINET
3058
3058
3058
STD ARCH
OPT "D" OH
1442
OPT WINDOW
11'-10"
11'-2"
OPT "S" OH
DESK & OH
FAU
3027
OPT DRESSER & OH
REFER
LIN
OPT HUTCH
1058
3058
1058
STD 'D' BAY
4658
ALT 'F' BAY
1058
4658
1058
OPT SUPER BAY
MODEL: MA-1135E
2015

Cavco PARK MODELS & CABINETS

MA-1135F

Alley Galley, Patio Dining, Hall Exit

Malibu Series



Cavco PARK MODELS & CABINETS

Cavco Park Models & Cabins
Southwest Region | Goodyear, Arizona

RVIA RECREATION VEHICLE INDUSTRY ASSOCIATION

CITY OF CARLSBAD

AGENDA BRIEFING MEMORANDUM

PLANNING AND ZONING COMMISSION

Meeting Date: 10/5/15

DEPARTMENT: Planning, Engineering & Regulation	**BY:** Jeff Patterson, Planning Director	**DATE:** 9/18/15

SUBJECT: Consider allowing the addition of two spaces to the Temporary Housing at 1012 Airport Ave., approved by the City Council on March 11, 2014, in accordance with Sec. 56-80 and as approved by the City Council 10/22/13 and modified on 8/25/15.

Applicant/Property Owner:
Cindy & Gary Taylor
5050 National Parks Hwy
Carlsbad, NM 88220

There are no special notification requirements for Temporary Use Permits.

SYNOPSIS, HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):
The applicant had previously been approved to operate a Temporary Housing business by the City Council on March 11, 2014. On August 25, 2015, the Council approved modifications to the Temporary Housing guidelines, which included modifications to the renewal process (those modifications are attached as part of the Temporary Use Permit). The applicant has come forward to renew his Temporary Use Permit for the now allowed five years, but the applicant also wants to add four RV spaces to the previously approved 5 RV spaces. The applicant has provided a letter along with a site plan showing how the spaces will be laid out.

PLANNING STAFF RECOMMENDATION: Based on the applicant's previous approval and compliance with the Temporary Housing guidelines thus far, the Planning Dept. recommends approval of this request.

DEPARTMENT RECOMMENDATION (please check):

	Approval	Denial	n/a		Approval	Denial	n/a
Public Works				Plng., Eng. & Reg. Dept:			
Fire Department				Code Enforcement Division			
Legal Department				Engineering Division			
Police Department				Planning Division	X		
Utilities Department				Building & Regulation Division			
Culture & Rec. Dept.							

DEPARTMENT COMMENTS:
Public Works: N/A

Utilities Department: N/A

Building Department: N/A

Fire Department: N/A

Code Enforcement: N/A

Legal Department: N/A

Planning Department: N/A

Police Department: N/A

Culture & Rec. Department: N/A

ATTACHMENTS: application materials, site plan and map

RECEIVED
SEP 17 2015
Receipt Date Stamp
Planning, Engineering, & Regulation Department

09-17-15

CITY OF CARLSBAD
Planning, Engineering, and Regulation Department
PO Box 1569, Carlsbad, NM 88221
Phone (575) 885-1185
Fax (575) 628-8379

TEMPORARY USE APPLICATION

Sec. 56-80 and Temporary Housing

Application Date: 9-17-15 Fee Paid ($10.00): _____

TYPE OF USE REQUESTED:

- ☐ **Carnival, Circus, Fair , Public Event**
- ☐ **Parking Lot Sale**
- ☐ **Garage, Estate, Yard Sale**
- ☐ **Natural Disaster, Emergency Personal Assistance Location**
- ☐ **Real Estate Sales Office**
- ☑ **Temporary Housing**
- ☐ **Other**

APPLICANT INFORMATION:

Cindy & Gary Taylor / 5050 Natl Pks Hwy
NAME ADDRESS

Carlsbad NM 88220 575-706-1302
CITY STATE ZIP PHONE EMAIL

A.D. Daryl / Cindy Taylor

PROPERTY OWNER INFORMATION* (IF DIFFERENT FROM APPLICANT):

Same
NAME ADDRESS

CITY STATE ZIP PHONE EMAIL

* A signed affidavit from the property owner(s), consenting to submittal of the application, must be included with the application.

LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (FOR WHICH TEMPORARY USE IS REQUESTED):

1012 Airport
ADDRESS LOT BLOCK SUBDIVISION ZONING

Description and Duration of Temporary Use:

Site Plan:

FOR OFFICIAL USE ONLY:

☐ Approved ☐ Approved with Conditions ☐ Denied By: _____

Approval Date: _____ Permit Expiration Date: _____

Conditions of approval:

SEC. 56-80. TEMPORARY USES.

(a) Allowed Uses.

Temporary uses shall be allowed in accordance with the standards of the zoning district and this subsection. These uses require written permission from the property owner and an approved Temporary Use Permit from the Planning Director and in some cases a Business Registration, unless otherwise expressly permitted or allowed.

1. Carnivals, Circuses, Fairs and Public Events. Carnivals, circuses, fairs and public events shall only be approved by the City Council on a case by case basis and shall be in accordance with all applicable regulations. Permission of the property owner is required.

2. Garage, estate and yard sales. Garage, estate and yard sales require a Temporary Use Permit but do not require a business registration and may be conducted, but shall comply with the following minimum requirements:

   (a) There shall be no more than two such activities per residence per twelve month period;

   (b) Each sale shall begin and end within a consecutive seventy-two hour (72 hr.) period;

   (c) Sales shall be conducted on the property of the person selling the goods. Multiple home sales must be held on the property of one or more of the participants;

   (d) No goods purchased for resale may be offered for sale or sold and no consignment goods may be offered for sale or sold;

   (e) Directional and advertising signs shall not be located in the public right-of-way or attached to utility poles or other structures located in the public right-of-way; and

   (f) All directional or advertising signs shall be removed within twenty-four hours (24 hrs.) of the completion of the sale.

3. Natural Disaster and Emergency Personal Assistance Locations. Temporary uses and structures needed to provide personal services as the result of a natural disaster or other health and safety emergency are allowed for the duration of the emergency and do not require a temporary use permit or business registration.

4. Parking Lot Sales. Permission of the property owner is required for parking lot sales. Parking lot sales may include the sale of rugs, blankets, fruits, vegetables, and other such items. Parking lot sales are allowed in the parking lot of a permitted structure or use in the C-1, C-2, and I zoning districts for up to thirty (30) consecutive days at a time.

5. Real Estate Sales Offices. Sales offices are allowed on development sites in any zone until all lots or houses are sold. Use of the sales office for lots or homes outside of the project area is prohibited.

6. Other Uses. The Planning and Zoning Commission may approve other temporary uses and activities or special events. Such uses shall not jeopardize the health, safety or general welfare, or be injurious or detrimental to properties near the proposed location of the activity. Such uses shall comply with all applicable ordinances, laws, rules, regulations, codes and policies.

(b) General Regulations.

1. All temporary uses shall comply with the provisions of this Section:

   (a) Permanent changes to the site are prohibited;

   (b) Permanent signs are prohibited. All temporary signs associated with the temporary use shall comply with all applicable ordinances, laws, rules, regulations, codes and policies and shall be placed no more than seventy-two hours (72 hrs.) in advance of the event, and shall be removed within twenty-four hours (24 hrs.) of the end of the event;

   (c) Temporary uses shall not violate any applicable conditions of approval that apply to the principal use on the site;

   (d) All other required permits and licenses, such as health department permits, shall be obtained; and

   (e) Temporary uses shall be subject to site plan review as required by the Temporary Use Permit process.

2. Approval Criteria.

The Planning Director may approve a Temporary Use Permit if it is determined that all of the following conditions are met:

(a) That the proposed site is adequate in size and shape to accommodate the temporary use;

(b) That the proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that such temporary use will or could reasonably generate;

(c) That adequate parking to accommodate vehicular traffic to be generated by such use will be available either on-site or at alternate locations (with an approved alternative parking plan);

(d) That the operation of the requested use at the location proposed and within the time period specified will not endanger, jeopardize or otherwise constitute a menace to the public health, safety or general welfare; and

(e) All other required permits have been obtained.

3. Conditions of Approval.

In approving Temporary Use Permits, conditions may be imposed as necessary to reduce or minimize any potential adverse impact upon adjacent property. Conditions shall relate to an impact created or aggravated by the proposed use and shall be roughly proportional to the impact. For example, any or all of the following conditions may be imposed:

(a) Provision of temporary parking facilities, including vehicular access, ingress, and egress;

(b) Control of nuisance factors such as, but not limited to, the prevention of glare or direct illumination of adjacent properties, dirt, dust, gases, heat, noise, odors, smoke and vibrations;

(c) Limits on temporary buildings, facilities and structures, including height, placement and size, and location of equipment and open spaces, including buffer areas and other setbacks;

(d) Provision of medical and sanitary facilities;

(e) Provision of solid waste collection and disposal;

(f) Provision of safety and security measures;

(g) Regulation of operating hours and days, including limitation of the duration of the temporary use to a shorter time period than that requested or specified in this Section;

(h) Submission of a performance bond or other financial guarantee to ensure that any temporary buildings, facilities or structures used for such proposed temporary use will be removed from the site within a reasonable time following the event and that the property will be restored to its former condition; and

(i) Other conditions deemed appropriate by the City Administrator.

In addition to the Temporary Use Regulations provided in Code of Ordinances, Sec. 56-80, the following are requirements for <u>Temporary Housing</u> (as approved by the City Council on 10/22/13 and amended on 8/12/14, 8/11/15 and 8/25/15):

Temporary Housing is defined as: "Housing for individuals or families, on a temporary basis, either in pre-fabricated, self-contained modular structures with other amenities, OR individual self-contained recreational vehicles, not including tents, truck campers or camper shells. Specifically for the purpose of this definition, Temporary Housing may also be referred to as crew-camp housing, work force housing, congregate residence or employee housing. Residents living within the temporary housing may be employed solely by one company, industry or project or may be employed by a variety of employers."

Temporary Housing, self-contained is defined as: "Temporary Housing that does not require connection to city utilities, is served by an independent waste water and freshwater delivery service, and that includes sleeping, cooking, dining, toilet and shower facilities, contained within an individual RV or contained within individual or multiple modular structures."

1. Temporary Housing is permitted only on land currently (as of the date of approval of these regulations) zoned "C-2" Commercial District and "R-R" Rural Residential District, with a minimum of two acres for the temporary housing area, and where primary access to the area of Temporary Housing is from an Arterial Street, as defined in the Code of Ordinances.
2. The land on which a Temporary Housing Use is permitted shall be properly addressed for 911 purposes.

3. Temporary Housing shall be connected to city water and sewer utilities or completely self-contained, except for electrical service, which shall be obtained from the service provider. All electrical work must be conducted by a licensed electrician and City electrical permits and inspections are required. The use of generators is prohibited except in an emergency power outage situation.
4. A site plan shall be provided that identifies:
    a. the location of all pre-fabricated modular units and/or RV spaces with required setbacks and spacing between units; and
    b. ingress and egress locations (a minimum of 2 with a minimum width of 24' each); and
    c. vehicular drive aisles - minimum width of 24' with no on-street parking, minimum chip seal or gravel paving and graded to prevent ruts, muddy and dangerous driving surfaces; and
    d. emergency access and turn around, if necessary, (minimum 80' diameter); and
    e. parking spaces (1 - 9'x18' space per sleeping unit or recreational vehicle space); and
    f. visitor parking spaces (1 – 9'x18 'space for every 4 sleeping units) in designated visitor parking area; and
    g. the location of amenities such as park areas, swimming pool, picnic tables and/or recreational activity areas, if provided.
    h. a utility plan that shows the location, size and details of all lines located on the site as well as connections to temporary housing and any connections to city utilities.
5. A grading and drainage plan is not required because permanent changes to the site, including grading, are not permitted.
6. A minimum 4' tall perimeter fence shall surround the area of the site utilized for temporary housing and parking area. The purpose of this fence is to define the temporary housing area and to prevent litter and debris from blowing onto adjacent land. A building permit for the fence is required.
7. A 20' set back from this fence shall be maintained free of obstructions at all times.
8. A minimum 10' clear separation between all temporary structures shall be maintained at all times.
9. A minimum 10' clear separation between all RV spaces shall be maintained at all times.
10. A minimum 30' set-back from the front property line shall be maintained. This area may be used for landscaping or parking but may not be used for temporary housing units or RV spaces.
11. If not connecting to City sewer facilities, a copy of a NMED approved Sanitation Plan shall be provided to the City. At a minimum, the Sanitation Plan shall indicate the type of service (storage tank, septic system, daily pick up, etc.) and the sanitary service provider's name and contact information, type of sanitary services provided (grey water, black water, fresh water, litter control, trash collection), the schedule or frequency for such service provision, and the responsible party for immediate clean up if a spill occurs. All temporary housing units and/or RVs must be provided sanitary service on a regular basis, as needed, and identified in the Sanitation Plan.
12. The Sanitation provider shall comply with all Federal, State, and Local regulations including obtaining a permit from the City Wastewater Department.
13. Permission to connect to City water and/or sewer facilities is dependent upon approval from the Utilities Department Director. The Director may require detailed plans regarding the size and location of the lines and connections. The developer is responsible for costs associated with the installation of, and connection to, the City facilities, both within the public right-of-way, if applicable, and within the private property used for the temporary housing. All construction work, including connections, will require the proper City permits and inspections will be conducted by the City in order to protect the health, safety and welfare of future temporary housing residents.
14. Temporary Housing shall not be located within a floodway as delineated on the City's Flood Insurance Rate Maps.
15. City Code Enforcement personnel may conduct unscheduled periodic inspections of the temporary housing use to ensure regulations and conditions are met.
16. If all of the requirements are met, staff shall forward the request to the Planning and Zoning Commission for their recommendation to the City Council. The City Council shall make the final decision regarding the issuance of a Temporary Use Permit for Temporary Housing. The City Council may approve a permit for up to five years. The Planning Director may renew a permit for up to an additional five years, if it is determined that the need for temporary housing still exists. If renewal is requested by an applicant, City staff will verify if a need still exists by contacting permitted RV Parks and mobile home parks to assess vacancy rates.
17. A Temporary Use Permit for Temporary Housing may be revoked by the City Administrator upon finding that:
    a. the temporary housing is unsafe
    b. the housing or grounds are unsanitary
    c. crime or safety issues are prevalent
18. If approved, you are required to contact the City Clerk to obtain a lodger's tax application.
19. Water and sewer fees will be based on the number of spaces approved by City Council, not the number of occupied spaces.
20. An approved Temporary Use Permit for Temporary Housing runs with the land and is transferrable to the new land owner for the remainder of the permit timeframe. After expiration of the permit, the new owner may apply for a renewal, as provided for in item #16 above.
21. The permit period begins when the first unit is placed on-site. The permit period ends as specified by the City Council and renewals expire as specified by the Planning Director.

CITY OF CARLSBAD
AFFIDAVIT BY PROPERTY OWNER(S)

IF AN APPLICATION IS MADE BY SOMEONE OTHER THAN THE PROPERTY OWNER THIS FORM MUST ACCOMPANY THE APPLICATION MATERIALS.

APPLICATION TYPE:

☐ZONING CHANGE ☐CONDITIONAL USE ☐VARIANCE ☐TEMPORARY USE

I (WE) HEREBY CERTIFY that I am (we are) the owners of record of the property described as follows:

ADDRESS OF PROPERTY: _____
STREET ADDRESS

LEGAL DESSCRPTION: _____
SUBDIVISION BLOCK LOT OR TRACT

I (WE) HAVE AUTHORIZED the following individuals to act as my (our) agent with regard to this application.

AGENT: _____ _____
NAME PHONE

_____
ADDRESS

I (WE) UNDERSTAND, CONCUR AND AFFIRM:

That this application may be approved, approved with conditions or denied and that, as the property owner, it is my responsibility to ensure that any conditions are complied with and to ensure that the property is maintained in a condition so as not to jeopardize the health, safety or welfare of others and that compliance with all applicable City ordinances is required, and

I (WE) HEREBY EXECUTE THIS AFFIDAVIT in support of the proposed application as presented:

OWNER 1:

BY: _____
SIGNATURE

BY: _____
PRINTED NAME

DATE: _____
DATE SIGNED

NOTARY SEAL

OWNER 2: (IF APPLICABLE)

BY: _____
SIGNATURE

BY: _____
PRINTED NAME

DATE: _____
DATE SIGNED

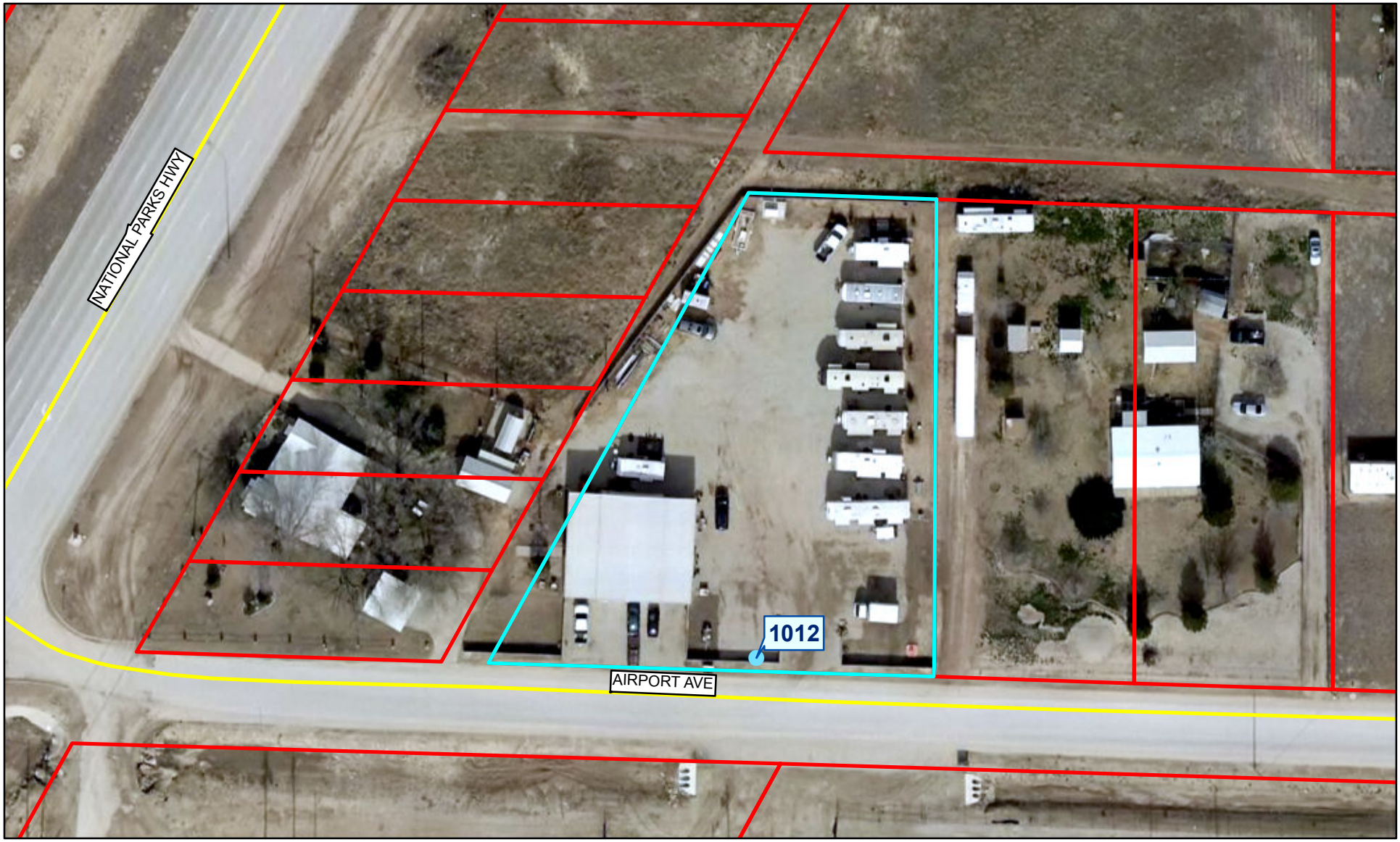
NOTARY SEAL

ADDITIONAL OWNERS: ATTACH SEPARATE SHEETS AS NECESSARY

1:800

Temporary Use: 1012 Airport Ave.

Map # 834_ed01



Address

Roads

Parcel

0 37.5 75 150

Feet

CITY OF CARLSBAD
Engineering Department
Date: 9/29/2015

IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.


GREY WOLF
08.20.2015 09:57


Excel
ROCKWOOD
RAPTOR
08.20.2015 09:57

Taylor RV Park
Cindy and Gary Taylor
5050 National Parks Hwy
Carlsbad, NM 88220
(575) 885-6903 Home
(575) 706-1300 Mobile

August 21st, 2015

To: Jeff Patterson and City of Carlsbad

This letter is in regard to Taylor RV Park, located at 1012 Airport Blvd. This temporary housing RV park opened in May of 2014. During our initial construction we installed electrical and plumping for 7 spaces, prior to the temporary housing permit in which we were approved for 5 spaces... We deeply apologize to the City of Carlsbad for not coming in and requesting additional spaces. Due to the high demand for this housing in Carlsbad we have allowed and accommodated for additional renters as to their need for a space. Several have known existing renters and would come and ask for our help as they had been staying at the Walmart parking lot, or one man said he had just been parking in vacant lots... On an average we turn down 10 to 15 people per week and have seen no slow down in traffic...

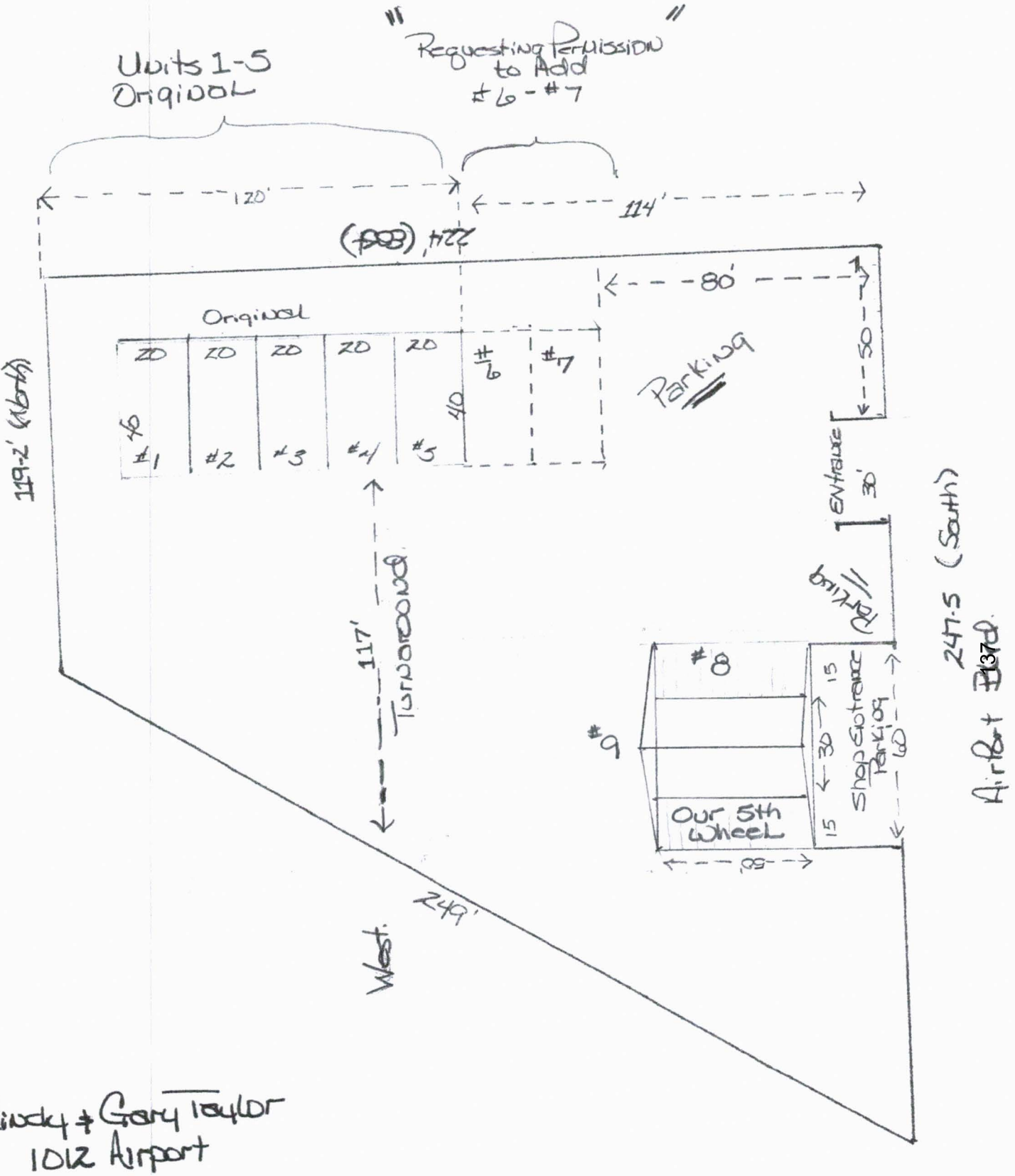
Taylor RV Park has a diverse occupancy as we have some oil field tradesmen, the new chemistry teacher at the High School, and a nurse at the hospital. We have never had an incident where the police had to be called, as we live here on the property and oversee all activity on a daily basis. We have a strict rental agreement and enforce all rules.

Taylor RV Park has made many upgrades in the past year and maintained not only our property but adjoining vacant lots to make the overall appearance nice. At this time we are asking for a temporary variance for spaces 6, 7, 8, and 9 as shown in the attached scaled drawing. Spaces 8 and 9 are connected to our shop and were pre existing as we put those is when we built our shop nine years ago for our personnel 5th Wheel and for our friends and family that would come and visit.

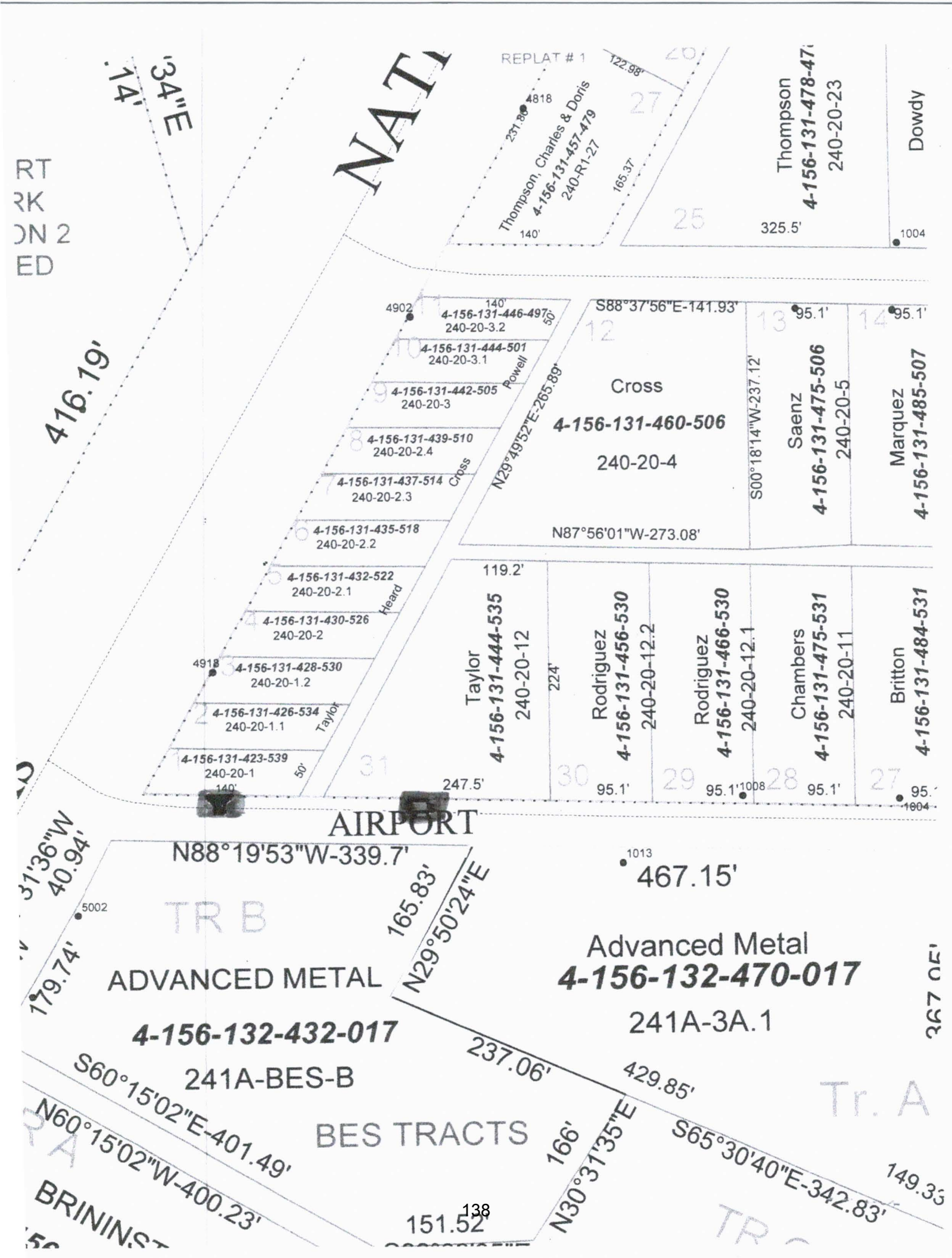
The attached drawing shows we still meet the cities parking and emergency turnaround requirements. Thanks for your consideration in this matter for a temporary variance.

Sincerely,

Cindy and Gary Taylor,
Taylor RV Park



Cindy & Gary Taylor
1012 Airport


REPLAT # 1
NAT
RT
RK
ON 2
ED
34"E
14'
416.19'
122.98'
4818
231.86'
Thompson, Charles & Doris
4-156-131-457-479
240-R1-27
165.37'
140'
Thompson
4-156-131-478-47
240-20-23
Dowdy
325.5'
1004
4902
140'
4-156-131-446-497
240-20-3.2
50'
4-156-131-444-501
240-20-3.1
Powell
4-156-131-442-505
240-20-3
4-156-131-439-510
240-20-2.4
4-156-131-437-514
240-20-2.3
Cross
4-156-131-435-518
240-20-2.2
4-156-131-432-522
240-20-2.1
Heard
4-156-131-430-526
240-20-2
4918
4-156-131-428-530
240-20-1.2
4-156-131-426-534
240-20-1.1
Taylor
4-156-131-423-539
240-20-1
50'
140'
S88°37'56"E-141.93'
N29°49'52"E-265.89'
Cross
4-156-131-460-506
240-20-4
N87°56'01"W-273.08'
S00°18'14"W-237.12'
95.1'
Saenz
4-156-131-475-506
240-20-5
Marquez
4-156-131-485-507
119.2'
Taylor
4-156-131-444-535
240-20-12
224'
Rodriguez
4-156-131-456-530
240-20-12.2
Rodriguez
4-156-131-466-530
240-20-12.1
Chambers
4-156-131-475-531
240-20-11
Britton
4-156-131-484-531
247.5'
1008
AIRPORT
N88°19'53"W-339.7'
31'36"W
40.94'
5002
TR B
179.74'
ADVANCED METAL
4-156-132-432-017
241A-BES-B
165.83'
N29°50'24"E
1013
467.15'
Advanced Metal
4-156-132-470-017
241A-3A.1
237.06'
429.85'
Tr. A
S60°15'02"E-401.49'
N60°15'02"W-400.23'
BES TRACTS
166'
N30°31'35"E
S65°30'40"E-342.83'
149.33
BRININ
151.52'

CITY OF CARLSBAD

AGENDA BRIEFING MEMORANDUM

PLANNING AND ZONING COMMISSION

Meeting Date: 10/5/15

DEPARTMENT: Planning, Engineering and Regulation	**BY:** Jeff Patterson, Planning Director	**DATE:** 8/24/2015

SUBJECT: The Carlsbad Public Schools and the Mayor's office have requested new names for the planned roadways for the new Ocotillo School.

Applicant:
City of Carlsbad Planning Department
114 S. Halagueno St.
Carlsbad, NM 88220

Public Notification is not required for the naming of roads.

SYNOPSIS: Carlsbad Public Schools is currently building a new school located to the west of the new Spring Hollow Subdivision Unit 2, named the Ocotillo School. As such, two new roads will be installed to serve this new facility. On the plans for the new school, these roads were named Elementary Ln. and Learning Ave. Carlsbad Schools and the Mayor's office have requested that the roads be renamed as from Learning Ave. to Gary Perkowski Ave., and Elementary Ln. to Captain Williams Ln.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):
If approved, the City will not take over ownership of Gary Perkowski Ave. or Captain Williams Ln..

Section 46-138(a). – Street address assignment and duty to number.

(a) The Licensing and Permitting Department shall assign street addresses to all houses, buildings, places of business and properties within its addressing jurisdiction. Addresses shall be assigned in accordance with the provisions set forth in this article and all other applicable ordinances and policies. Such assignment shall not obligate the city to maintain or improve the right-of-way.

The following *Greater Carlsbad Comprehensive Plan's* goals are applicable to this request:
Chapter 3: Land Use

Goal 2: The City of Carlsbad will make efficient use of government resources through well-planned land use decisions.

NMSA 1978, Section 3-49-1, N, name and change the name of any street, alley, avenue or any public place

PLANNING STAFF RECOMMENDATION: Based on department recommendations and analysis, planning staff recommends approval.

DEPARTMENT RECOMMENDATION (please check):

	Approval	Denial	n/a		Approval	Denial	n/a
Public Works				Planning., Eng. & Reg. Dept.			
Fire Department				Code Enforcement Division			
Legal Department				Engineering Division			
Police Department				Planning Division			
Utilities Department				Building & Regulation Division			
Culture & Rec. Dept.							

Staff Comments:

Public Works:

Building Department:

Fire Department:

Code Enforcement:

Legal Department:

Planning Department:

Police Department:

Culture & Recreation Department:

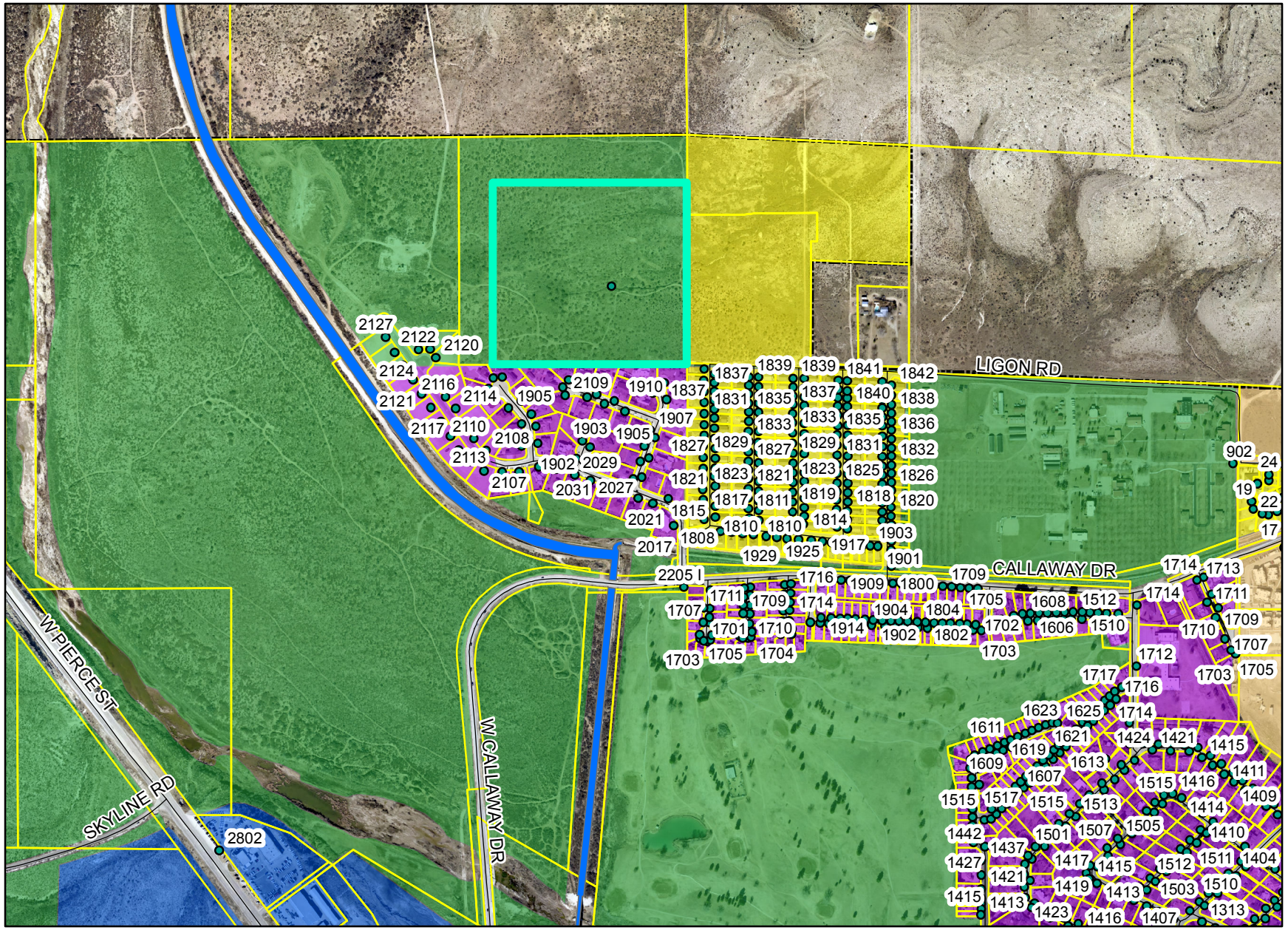
City Engineer:

Utilities Department:

ATTACHMENTS: Application materials

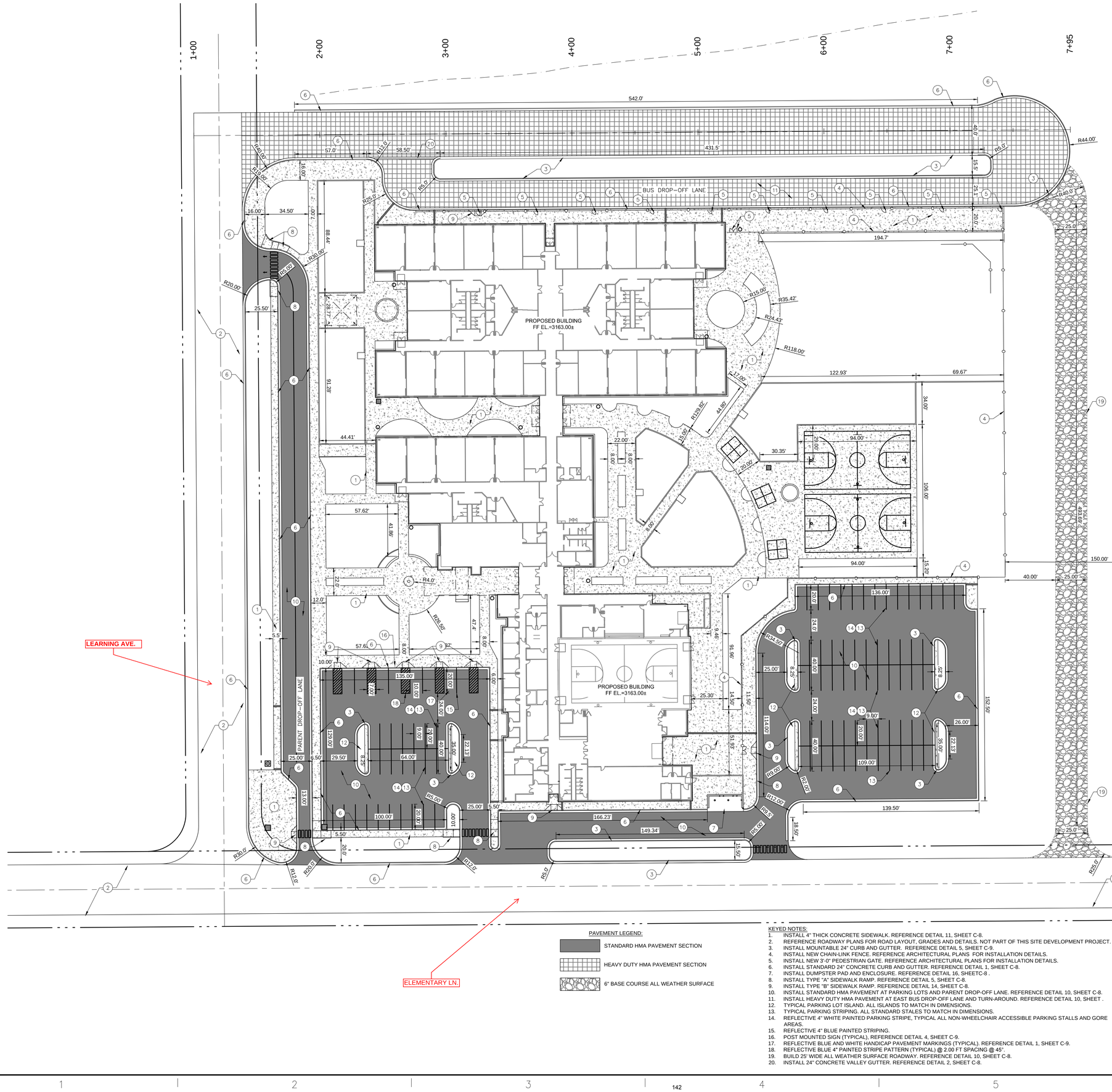
Ocotillo School Location

Property Parcels



0 500 1,000 2,000 3,000 Feet

CITY OF CARLSBAD
PLANNING, ENGINEERING AND REGULATION DEPARTMENT
8/27/15



PAVEMENT LEGEND:

- STANDARD HMA PAVEMENT SECTION
- HEAVY DUTY HMA PAVEMENT SECTION
- 6" BASE COURSE ALL WEATHER SURFACE

KEYED NOTES:

1. INSTALL 4" THICK CONCRETE SIDEWALK. REFERENCE DETAIL 11, SHEET C-8.
2. REFERENCE ROADWAY PLANS FOR ROAD LAYOUT, GRADES AND DETAILS. NOT PART OF THIS SITE DEVELOPMENT PROJECT.
3. INSTALL MOUNTABLE 24" CURB AND GUTTER. REFERENCE DETAIL 5, SHEET C-9.
4. INSTALL NEW CHAIN-LINK FENCE. REFERENCE ARCHITECTURAL PLANS FOR INSTALLATION DETAILS.
5. INSTALL NEW 3'-0" PEDESTRIAN GATE. REFERENCE ARCHITECTURAL PLANS FOR INSTALLATION DETAILS.
6. INSTALL STANDARD 24" CONCRETE CURB AND GUTTER. REFERENCE DETAIL 1, SHEET C-8.
7. INSTALL DUMPSTER PAD AND ENCLOSURE. REFERENCE DETAIL 16, SHEETC-8 .
8. INSTALL TYPE "A" SIDEWALK RAMP. REFERENCE DETAIL 5, SHEET C-8.
9. INSTALL TYPE "B" SIDEWALK RAMP. REFERENCE DETAIL 14, SHEET C-8.
10. INSTALL STANDARD HMA PAVEMENT AT PARKING LOTS AND PARENT DROP-OFF LANE. REFERENCE DETAIL 10, SHEET C-8.
11. INSTALL HEAVY DUTY HMA PAVEMENT AT EAST BUS DROP-OFF LANE AND TURN-AROUND. REFERENCE DETAIL 10, SHEET .
12. TYPICAL PARKING LOT ISLAND. ALL ISLANDS TO MATCH IN DIMENSIONS.
13. TYPICAL PARKING STRIPING. ALL STANDARD STALES TO MATCH IN DIMENSIONS.
14. REFLECTIVE 4" WHITE PAINTED PARKING STRIPE, TYPICAL ALL NON-WHEELCHAIR ACCESSIBLE PARKING STALLS AND GORE AREAS.
15. REFLECTIVE 4" BLUE PAINTED STRIPING.
16. POST MOUNTED SIGN (TYPICAL), REFERENCE DETAIL 4, SHEET C-9.
17. REFLECTIVE BLUE AND WHITE HANDICAP PAVEMENT MARKINGS (TYPICAL). REFERENCE DETAIL 1, SHEET C-9.
18. REFLECTIVE BLUE 4" PAINTED STRIPE PATTERN (TYPICAL) @ 2.00 FT SPACING @ 45°.
19. BUILD 25' WIDE ALL WEATHER SURFACE ROADWAY. REFERENCE DETAIL 10, SHEET C-8.
20. INSTALL 24" CONCRETE VALLEY GUTTER. REFERENCE DETAIL 2, SHEET C-8.

SCALE: 1" = 30'

30' 0 30' 60' 90' Feet

SMITH ENGINEERING COMPANY
NEW MEXICO TEXAS
314617
SOLUTIONS FOR TODAY...
VISION FOR TOMORROW
401 Pennsylvania
Roswell, NM 88201
Phone: (575) 622-8866
Fax: (575) 623-3951

NCA
ARCHITECTS - PLANNERS - AIA
1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-6400 505-268-6954 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT

CONSULTANT

SCOTT E. HICKS
NEW MEXICO
15792
LICENSED PROFESSIONAL ENGINEER
4-15-15

PROJECT TITLE

CARLSBAD MUNICIPAL SCHOOLS
OCOTILLO ELEMENTARY SCHOOL

CARLSBAD
NEW MEXICO

REVISIONS:

MK	DATE	DESCRIPTION

DRAWN BY:	CHECKED BY:
SMITH	SMITH

PROJECT NUMBER:
A14.18

DATE:
APRIL 15, 2015

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NO:
C-3

R:\SEC-----PROJECTS\314617 Ocotillo Elementary School - Carlsbad\ENGINEERING\CADD\PLANS\SITE LAYOUT PLAN.dwg Apr 15, 2015 - 4:53pm Saved By: tommyr

CITY OF CARLSBAD

AGENDA BRIEFING MEMORANDUM

PLANNING AND ZONING COMMISSION

Meeting Date: 10/5/15

DEPARTMENT: Planning, Engineering, and Regulation	**BY:** Jeff Patterson, Planning Director	**DATE:** 7/21/2015

SUBJECT: Request for a Conditional Use Permit to allow an in home photo/print business located at 1214 W. Ural Dr., legally described as South Shore Unit #2, Block 7, Lot 17, zoned "R-1" Residential District, in accordance with Section 56-70(d)(9)(b)(ii).

Applicant:
Aaron Jones
1214 W. Ural Dr.
Carlsbad, NM 88220

The applicant provided the required notification to property owners within 100' and agreed to post the required sign 5 days prior to the public hearing as required by Sec. 56-140(i).

SYNOPSIS: The applicant is requesting a conditional use permit to allow an in home/shop photography and printing shop at 1214 W. Ural Dr. Customers will on occasion need to come by the business to pick merchandise when previously arraigned. The Carlsbad City Ordinances allows artists' studios within the "R-1" Residential Zone, but require a Conditional Use Permit.

Sec. 56-70(d)(9):

(d) Employees. There shall be a maximum number of one (1) non-resident employee.

(e) Operational Standards.

- (i) The premises upon which the home occupation occurs shall be the primary residence of the person operating the business.
- (ii) The use shall comply with all applicable ordinances, laws, rules, regulations, codes and policies.
- (viii) All required licenses, permits, and certifications shall be obtained and maintained at all times.
- (ii) As measured at the property lines, there shall be no offensive dust, fumes, noise, odors or electromagnetic interference.
- (iii) The operation shall not result in increased on-street parking in the area.
- (vii) There shall be no usage, disposal or storage of corrosive, explosive, flammable, hazardous or toxic substances. Such substances shall not be stored or used on City rights-of-way, spilled on or soaked into the ground, nor shall they be deposited or rinsed into a sanitary or storm sewer. Items having or containing such substances shall not be placed in City solid waste receptacles.

(f) Outdoor Appearance

- (i) The home occupation shall be conducted in such a manner as to maintain the residential character of all buildings and structures and in such a manner as not to give an outward appearance nor manifest any characteristic of a business;
- (ii) No changes in the exterior appearance of the dwelling to accommodate the home occupation shall be allowed, except that one sign may be used. Such sign shall not be illuminated and shall not exceed 1 square foot in size (1 ft. by 1 ft.). The sign shall not be placed within the public right-of-way and must be maintained wholly within the property lines; and
- (iii) There shall be no outdoor storage of equipment or materials in conjunction with the home occupation. All materials and equipment shall be stored in a fully enclosed area.

(g) Parking.

- (i) A home occupation shall provide additional off-street parking adequate to accommodate all needs created by the home occupation, but in no case shall designate more than two additional, permanent off-street parking spaces; and

(ii) Required off-street parking to serve a home occupation shall not be permitted in the front setback of the dwelling, other than in a driveway. All parking shall be properly surfaced and maintained to be dust-free

**Conditional Use Permits are not transferable and do not run with the land. Conditional Use Permits expire upon the sale, transfer, or lease of the property to a new owner or tenant or upon the expiration of a City Business Registration.*

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): The drawing provided by the applicant indicates where the studio is located. There is sufficient space on the property for parking.

**Conditional Use Permits are not transferable and do not run with the land. Conditional Use Permits expire upon the sale, transfer, or lease of the property to a new owner or tenant.*

The proposed use, as supported by the application materials including the site plan, indicate that the following *Greater Carlsbad Comprehensive Plan: Strategy 2030* goals are applicable to this request:

Chapter 3: Land Use

Goal 4: The City of Carlsbad will strive to create an aesthetically pleasing built environment.

Chapter 4: Housing

Goal 2: Carlsbad will ensure that local housing protects the health, safety, and welfare of residents and their neighbors.

The Planning and Zoning Commission, in approving a Conditional Use Permit, shall make the following findings and may attach to the permit such reasonable conditions of approval, in addition to those specified in this Zoning Ordinance, to ensure that the development in its proposed location:

(a) Will not endanger the public health, safety, or welfare; and
(b) Will not adversely impact abutting or nearby properties; and
(c) Will not impair the integrity and character of the zoning district in which it is located; and
(d) Will be in conformity with the City's Comprehensive Plan and other plans officially adopted by the City.

PLANNING STAFF RECOMMENDATION: Based on review of the application materials and the comments provided by staff, planning staff recommends approval with the following condition: All recyclable materials such as paper and cardboard shall be disposed of at the recycling center. The City will reserve the right to monitor the usage rates of all utilities at this location and change the utility classification of the applicant from residential rates to commercial rates if the usage reflects a substantial increase.

DEPARTMENT RECOMMENDATION (please check):

	Approval	Denial	n/a		Approval	Denial	n/a
Public Works				Plng., Eng. & Reg. Dept:			
Fire Department	x			Code Enforcement Division			
Legal Department				Engineering Division			
Police Department				Planning Division			
Utilities Department				Building & Regulation Division			
Culture & Rec. Dept.				Carlsbad Irrigation District			

Staff Comments:

Public Works: No comments received.

Utilities Dept.: No comments Received.

Building Department: No comments received.

Fire Department: No objections or comments.

Code Enforcement: No comments received.

Legal Department: No comments received.

Planning Department: Recommend approval based on conditions.

Police Department: No comments received.

Culture & Recreation Dept.: No comments.

City Engineer: n/a

Carlsbad Irrigation District:

ATTACHMENTS: Application materials

Have back by July 2 to apply

CITY OF CARLSBAD
Planning, Engineering, and Regulation Department
PO Box 1569, Carlsbad, NM 88221
Phone (575) 885-1185
Fax (575) 628-8379

CONDITIONAL USE PERMIT APPLICATION

(INCLUDING HOME OCCUPATIONS)

PROCESS FOR ACCEPTANCE AND REVIEW OF PLANNING AND ZONING COMMISSION MATTERS

1. The Planning and Zoning Commission's regularly scheduled meetings are on the FIRST MONDAY OF THE MONTH. Applicant should obtain an Application Packet for the particular type of request (Zone Change, Subdivision, Variance, Annexation, Conditional Use, etc.) from the City of Carlsbad, Planning, Engineering, and Regulation Office.

2. **Applicant must submit a completed Application to the Planning, Engineering, and Regulation Office on, or before, the FIRST FRIDAY OF THE MONTH prior to the desired Commission meeting**. The minimum application packet submittal is one (1) copy of the Application with original signatures and all required supporting documents. A letter of explanation or clarification may also be provided. The required non-refundable application fee is due with submittal of the application.

   The desired maximum size for all documents is 11"x17". **However, if the applicant wishes to support his or her application with larger size documents, an original and fifteen (15) copies need to be provided.** Separate arrangements for copying these large documents may be possible, but will incur additional costs.

3. The Planning, Engineering, and Regulation Office will give the Application an initial cursory review. If deficiencies or questions are noted, the Applicant will be advised and provided an opportunity to supplement the application. If the Applicant fails to complete and resubmit the application prior to the above deadline, the matter will not be heard until the next subsequent Commission meeting. The original application fee will be retained and will suffice for the specific original application for a period of 90-days from the date of the original application.

4. Applications appearing complete will be set for full evaluation by City Staff prior to the Commission meeting. The purpose of this evaluation is to develop and provide a full briefing report for the Commission. Applicants will be advised of deficiencies noted during this review and will be afforded opportunity to supplement their application during their presentation to the Commission, if they so desire.

5. The Planning and Zoning Commission will vote to approve or deny the request. Applicant or his/her representative must be present to address any questions that Planning and Zoning Commissioners may have. Appeals of Planning and Zoning Commission decisions will be heard by the City Council pursuant to Sec. 56-150(c).

6. The applicant shall mail notice of the Planning and Zoning Commission hearing, via certified mail, to all property owners within one-hundred feet (100') of the subject site. Evidence of such notification shall be provided with the application. In addition, the applicant shall post a sign, provided by the City, at the property at least 5 days prior to the public hearing.



CITY OF CARLSBAD
Planning, Engineering, and Regulation Department
PO Box 1569, Carlsbad, NM 88221
Phone (575) 885-1185
Fax (575) 628-8379

CONDITIONAL USE PERMIT APPLICATION

(INCLUDING HOME OCCUPATIONS)
Sec. 56-150(f)

Application Date: 06/29/15

Fee Paid ($50.00): 50.00 pd.

APPLICANT INFORMATION:

NAME	ADDRESS				
Aaron Jones	1214 w Ural Dr				
CITY	**STATE**	**ZIP**	**PHONE**	**EMAIL**	
Carlsbad	NM	88220	575 706 4439	aaron@printbydesign.net	

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT*):

NAME	ADDRESS			
CITY	**STATE**	**ZIP**	**PHONE**	**EMAIL**

* If the applicant is not the property owner, a signed affidavit from the property owner, consenting to submittal of the application, must be included with the application.

LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (FOR WHICH CONDITIONAL USE IS REQUESTED):

ADDRESS	LOT	BLOCK	SUBDIVISION
1214 w Ural Dr			

ZONING OF PROPERTY: _____

TYPE OF CONDITIONAL USE REQUESTED (IF HOME OCCUPATION, INDICATE TYPE): _____

3-15-13

9-16-2014

Gmail by Google

Patricia Pistole <pvpistole@cityofcarlsbadnm.com>

Fwd: Need Synopsis of type of business

1 message

Georgia Goad <gsgoad@cityofcarlsbadnm.com> Wed, Jul 15, 2015 at 3:05 PM
To: Patricia Pistole <pvpistole@cityofcarlsbadnm.com>

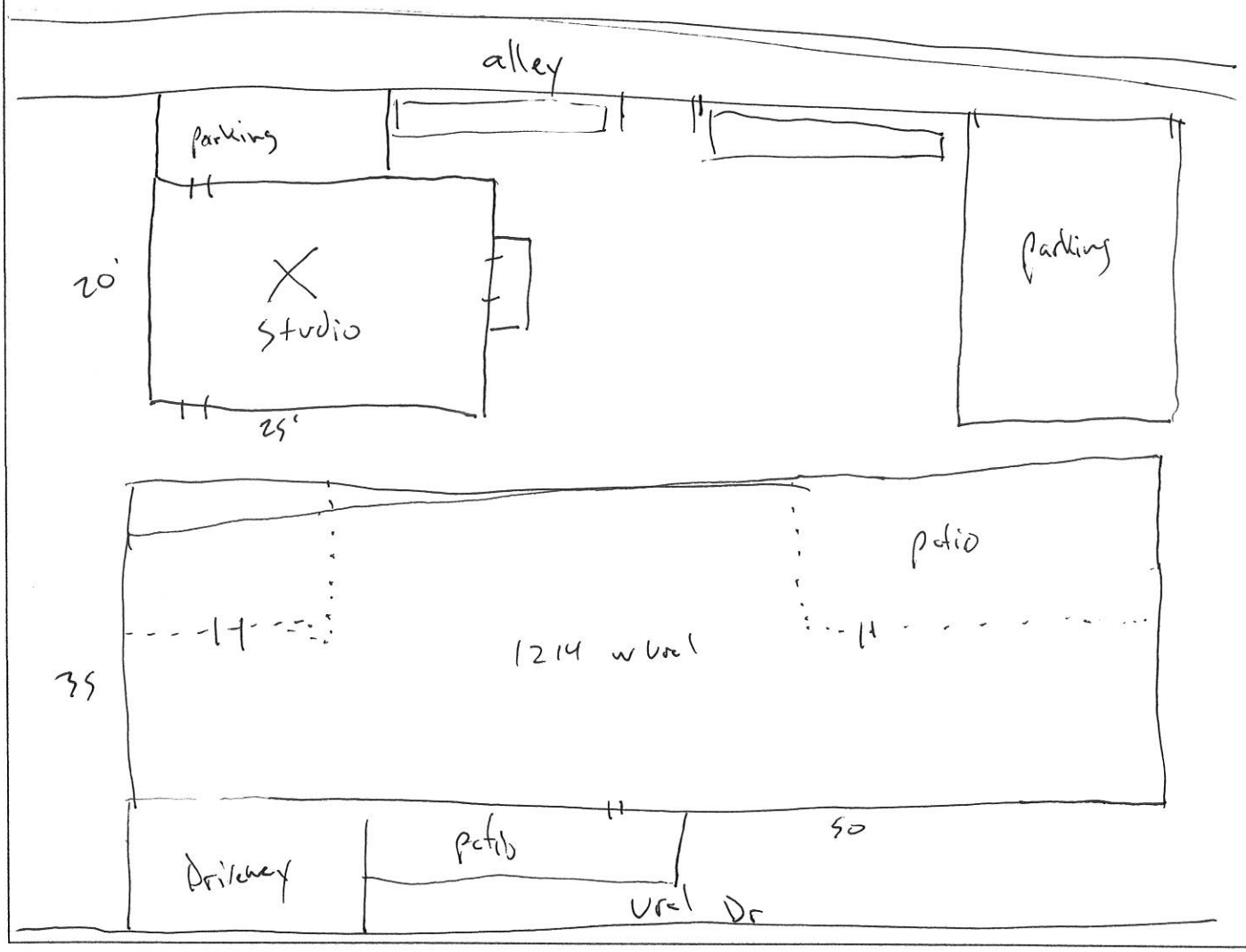
-------- Forwarded message --------
From: **Aaron Jones** <aaron@printbydesign.net>
Date: Wed, Jul 15, 2015 at 12:46 PM
Subject: Re: Need Synopsis of type of business
To: Georgia Goad <gsgoad@cityofcarlsbadnm.com>

I have a 500 sq ft apartment in my backyard that I have converted to a work shop. I have printing equipment and computer stations that I use for designs and editing pictures. There are or would be occasions where a client would like to come and watch their pictures being edited, pick up their pictures or have a photo session done in the studio/work shop. I have poured a driveway in the alley, or they could park in the front driveway. Giving me a permit would allow me to have a client come to the house instead of always having to meet them somewhere to take pictures or give them their finished product. Thanks, Aaron

On Jul 15, 2015 11:55 AM, "Georgia Goad" <gsgoad@cityofcarlsbadnm.com> wrote:

> Thank you,
>
> Georgia Goad
> Planning Dept.

JUSTIFICATION FOR REQUEST AND SITE PLAN: (Describe the proposed use and any conditions on the property or within the neighborhood that may affect the use i.e. parking, building locations, neighborhood character, etc. Include a site plan, drawn to scale or with accurate dimensions, showing property lines, fences and/or walls, setbacks, building and structure locations and parking areas. Attach a separate sheet if necessary.)



FOR OFFICIAL USE ONLY:

Required prior to P & Z:

Complete Application Including: ☐ Site Plan ☐ Fee ☐ Notification ☐ Letter of Explanation ☐Sign Posting Agreement ☐Sign Posted ☐ ABM ☐ Staff Comments ☐ Application Packet

P & Z Action: ☐ Approved ☐ Denied ☐ Other Date: _____

CITY OF CARLSBAD
AFFIDAVIT BY PROPERTY OWNER(S)

IF AN APPLICATION IS MADE BY SOMEONE OTHER THAN THE PROPERTY OWNER THIS FORM MUST ACCOMPANY THE APPLICATION MATERIALS.

APPLICATION TYPE:

☐ZONING CHANGE ☐CONDITIONAL USE ☐VARIANCE ☐TEMPORARY USE

I (WE) HEREBY CERTIFY that I am (we are) the owners of record of the property described as follows:

ADDRESS OF PROPERTY: _____
STREET ADDRESS

LEGAL DESSCRPTION: _____
SUBDIVISION BLOCK LOT OR TRACT

I (WE) HAVE AUTHORIZED the following individuals to act as my (our) agent with regard to this application.

AGENT: _____ _____
NAME PHONE

_____
ADDRESS

I (WE) UNDERSTAND, CONCUR AND AFFIRM:

That this application may be approved, approved with conditions or denied and that, as the property owner, it is my responsibility to ensure that any conditions are complied with and to ensure that the property is maintained in a condition so as not to jeopardize the health, safety or welfare of others and that compliance with all applicable City ordinances is required, and

I (WE) HEREBY EXECUTE THIS AFFIDAVIT in support of the proposed application as presented:

OWNER 1:

BY: _____
SIGNATURE

BY: _____
PRINTED NAME

DATE: _____
DATE SIGNED

NOTARY SEAL

OWNER 2: (IF APPLICABLE)

BY: _____
SIGNATURE

BY: _____
PRINTED NAME

DATE: _____
DATE SIGNED

NOTARY SEAL

ADDITIONAL OWNERS: ATTACH SEPARATE SHEETS AS NECESSARY

NOTIFICATION SIGN POSTING AGREEMENT

Notification of Public Hearings before the City of Carlsbad Planning and Zoning Commission is required pursuant to Sec. 56-140(i).

- Signs shall be posted a minimum of 5 days prior to and shall be removed a maximum of 5 days after the public hearing.
- If the sign is not posted as required, the application will be delayed and will not be considered at the public hearing as scheduled.
- The sign shall be posted at the street side property line with a secure stake provided by the applicant.

I have read and understand these requirements. I understand where the sign is to be located and my obligation to post the sign prior to the public hearing and remove it afterwards.

Aaron Jones
APPLICANT SIGNATURE

06/29/15
DATE

Sign issued by: _____
Staff Member

Sign Notification Agreement Rev. 10/11

Date: 06/29/15

Dear Property Owner,

This letter serves as legal notification of a pending action before the City of Carlsbad Planning and Zoning Commission in accordance with Code of Ordinances Sec. 56-140(i). You are being notified because you are a property owner within one-hundred feet (100') of the subject site.

Applicant: Aaron Jones (Name) 1214 W Jack Dr (Address) 575 706 4439 (Phone)

Subject Site Location: Back apt to be used to do photography

The proposed action is a:

☐ Zoning Change from _____ to _____ in accordance with Sec. 56-150(b).

☐ Variance/Appeal from Sec. _____ in accordance with Sec. 56-150(c).
The purpose of the variance/appeal is:

_____

_____

☒ Conditional Use Permit in accordance with Sec. 56-150(f). The purpose of the permit is for a:

☒ Home Occupation: Photography

☐ Other Use: _____

The Planning and Zoning Commission will consider this request at a Public Hearing on:

Date: August 3, 205
Time: 5:00pm
Place: City Hall Planning Room, 2nd Floor
101 N. Halagueno St.
Carlsbad, NM 88220

The Code of Ordinances can be found on the City's website www.cityofcarlsbadnm.com.
For details about this request contact the applicant OR contact the City Planner at 575-885-1185 or via email at jepatterson@cityofcarlsbadnm.com.

Sincerely,

Aaron Jones

Applicant/Agent

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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	$0.49
Total Postage and Fees	$3.94

0615 06
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Postmark Here
JUN 29 2015
CARLSBAD NM 88220

06/29/2015

Sent To: Juan de Dios Barreda
Street and Apt. No., or PO Box No.: 1213 W Thomas Dr
City, State, ZIP+4®: Carlsbad Nm 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 7748 1129

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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	$0.49
Total Postage and Fees	$3.94

0615 06
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JUN 29 2015
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06/29/2015

Sent To: David Darlene Rospirm
Street and Apt. No., or PO Box No.: 1207 W Ural Dr
City, State, ZIP+4®: Carlsbad Nm 88220

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☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.49
Total Postage and Fees	$3.94

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06/29/2015

Sent To: Mary Vetboel
Street and Apt. No., or PO Box No.: 1952 Camden Ave ste102
City, State, ZIP+4®: San Jose CA 95124

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☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
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Total Postage and Fees	$3.94

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06/29/2015

Sent To: James Susie Bindel
Street and Apt. No., or PO Box No.: 1212 W Ural Dr
City, State, ZIP+4®: Carlsbad Nm 88220

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EL PASO, TX 79912

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.49
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JUN 29 2015
CARLSBAD NM 88220

06/29/2015

Sent To: Elias Veronica Nieto
Street and Apt. No., or PO Box No.: 571 Bonnieville
City, State, ZIP+4®: El Paso Tx 79912

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☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.49
Total Postage and Fees	$3.94

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JUN 29 2015
CARLSBAD NM 88220

06/29/2015

Sent To: Toni Tanner
Street and Apt. No., or PO Box No.: 1215 W Ural Dr
City, State, ZIP+4®: Carlsbad Nm 88220

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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

$0.00

Postage $0.49

Total Postage and Fees $3.94

06/29/2015

Sent To Ryan Karla Williamson

Street and Apt. No., or PO Box No. 1216 W Ural Dr

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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

$0.00

Postage $0.49

Total Postage and Fees $3.94

06/29/2015

Sent To Carroll Carolyn Cavdill

Street and Apt. No., or PO Box No. 1217 W Thomas

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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

$0.00

Postage $0.49

Total Postage and Fees $3.94

06/29/2015

Sent To Herman Ericka Murillo

Street and Apt. No., or PO Box No. 1219 W Thomas St

City, State, ZIP+4® Carlsbad Nm 88220

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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

$0.00

Postage $0.49

Total Postage and Fees $3.94

Sent To Phillip Kostedt

Street and Apt. No., or PO Box No. 1213 W Ural Dr

City, State, ZIP+4® Carlsbad Nm 88220

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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

$0.00

Postage $0.49

Total Postage and Fees $3.94

06/29/2015

Sent To Kenneth Teresa Engledow

Street and Apt. No., or PO Box No. 1214 W Ural Dr

City, State, ZIP+4® Carlsbad Nm 88220

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CARLSBAD
301 N CANYON ST
CARLSBAD
NM
882209998

06/29/2015 (800)275-8777 1:35 PM

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (CARLSBAD, NM 88220) (Weight:0 Lb 0.40 Oz) (Expected Delivery Day) (Wednesday 07/01/2015)	1	$0.49
Certified (@@USPS Certified Mail #) (70150640000677481051)	1	$3.45
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First-Class Mail Letter (Domestic) (CARLSBAD, NM 88220) (Weight:0 Lb 0.40 Oz) (Expected Delivery Day) (Wednesday 07/01/2015)	1	$0.49
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First-Class Mail Letter (Domestic) (CARLSBAD, NM 88220) (Weight:0 Lb 0.40 Oz)	1	$0.49

(@@USPS Certified Mail #)
(70150640000677481075)
First-Class 1 $0.49
Mail
Letter
(Domestic)
(EL PASO, TX 79912)
(Weight:0 Lb 0.40 Oz)
(Expected Delivery Day)
(Thursday 07/02/2015)
Certified 1 $3.45
(@@USPS Certified Mail #)
(70150640000677481082)
First-Class 1 $0.49
Mail
Letter
(Domestic)
(CARLSBAD, NM 88220)
(Weight:0 Lb 0.40 Oz)
(Expected Delivery Day)
(Wednesday 07/01/2015)
Certified 1 $3.45
(@@USPS Certified Mail #)
(70150640000677481099)
First-Class 1 $0.49
Mail
Letter
(Domestic)
(SAN JOSE, CA 95124)
(Weight:0 Lb 0.40 Oz)
(Expected Delivery Day)
(Thursday 07/02/2015)
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Mail
Letter
(Domestic)
(CARLSBAD, NM 88220)
(Weight:0 Lb 0.40 Oz)
(Expected Delivery Day)
(Wednesday 07/01/2015)
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(70150640000677481112)
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Mail
Letter
(Domestic)
(CARLSBAD, NM 88220)
(Weight:0 Lb 0.40 Oz)
(Expected Delivery Day)
(Wednesday 07/01/2015)
Certified 1 $3.45
(@@USPS Certified Mail #)
(70150640000677481129)
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Mail
Letter
(Domestic)
(CARLSBAD, NM 88220)
(Weight:0 Lb 0.40 Oz)
(Expected Delivery Day)
(Wednesday 07/01/2015)
Certified 1 $3.45

(Domestic)
(CARLSBAD, NM 88220)
(Weight:0 Lb 0.40 Oz)
(Expected Delivery Day)
(Wednesday 07/01/2015)

Certified 1 $3.45
(@@USPS Certified Mail #)
(70150640000677481136)

Total $43.34

Debit Card Remit'd $43.34
(Card Name:Debit Card)
(Account #:XXXXXXXXXXXX7168)
(Approval #:390945)
(Transaction #:712)
(Receipt #:000758)
(Debit Card Purchase:$43.34)
(Cash Back:$0.00)

For tracking or inquiries go to USPS.com or call 1-800-222-1811.

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Clerk: 06

1:1,500

Conditional Use
1214 Ural Dr.

Map # 746_ed01



Legend

- Address
- Roads
- Parcel

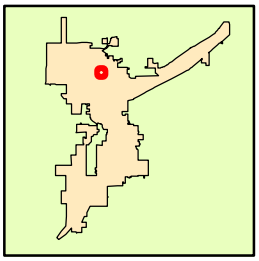
0 95 190 380
Feet

Creator: Heather Roy

N
W E
S

CITY OF CARLSBAD
Engineering Department
Date: 7/17/2015

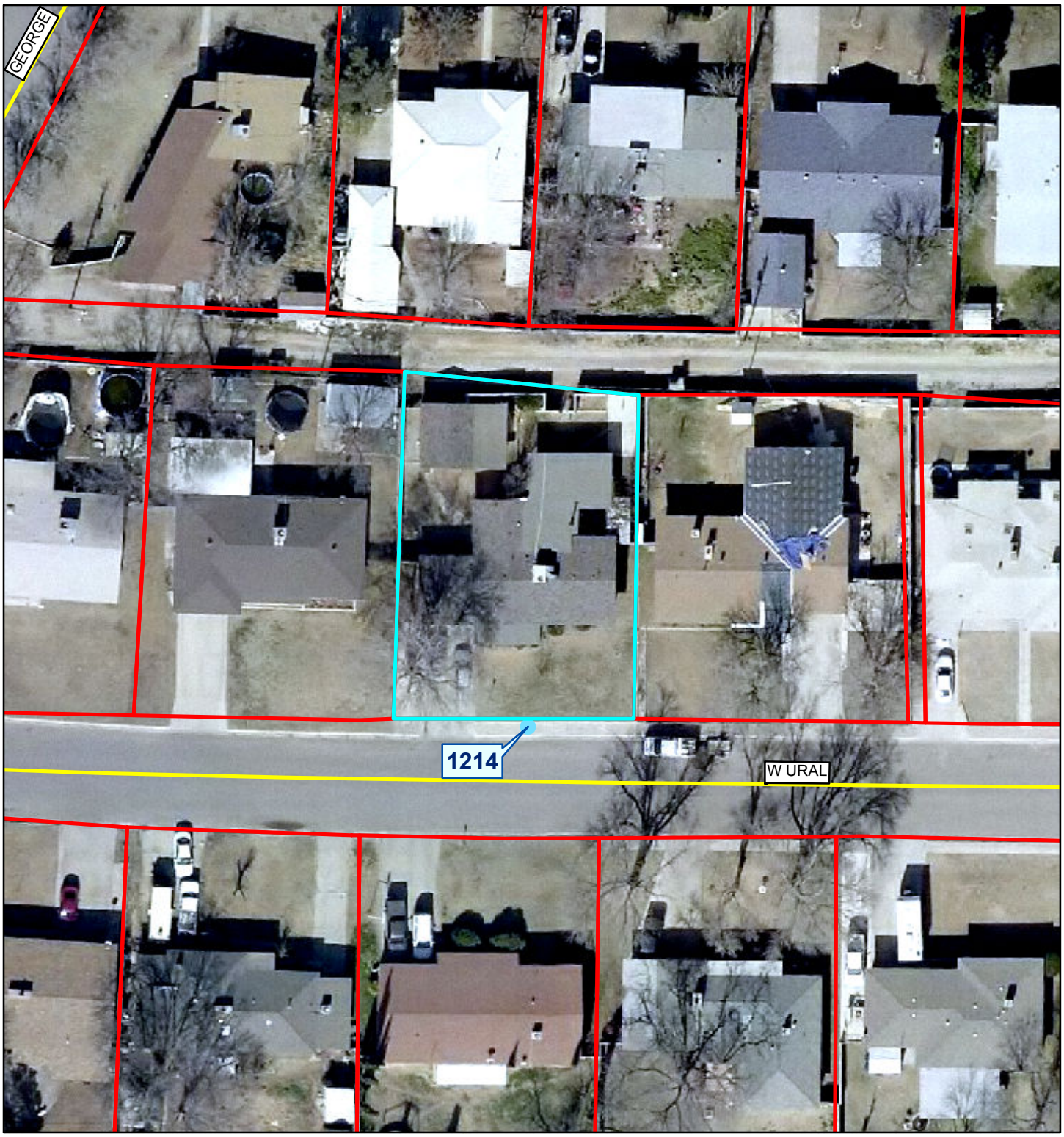
IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.



1:600

Conditional Use
1214 Ural Dr.

Map # 746_ed02



Legend

- Address
- Roads
- Parcel

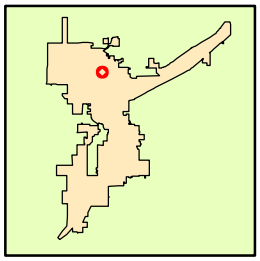
0 37.5 75 150
Feet

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W E
S

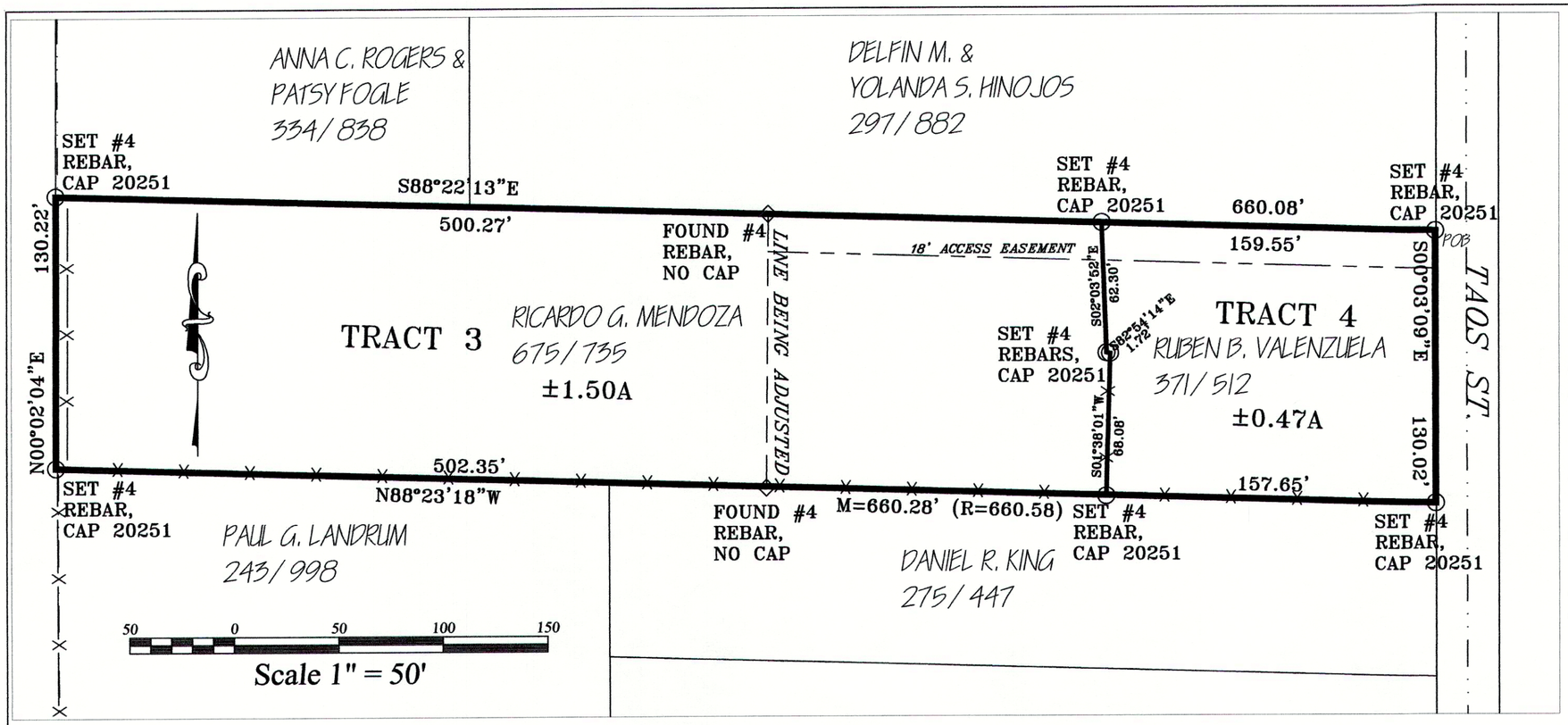
Creator: Heather Roy

CITY OF CARLSBAD
Engineering Department
Date: 7/17/2015

IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.



Agenda Item #14: Report Regarding Plats Approved Through Summary Review Process



VALENZUELA LINE ADJUSTMENT

A REPLAT OF TRACTS 1 & 2 OF THE VALENZUELA TRACTS RECORDED IN CABINET 3 SLIDE 244-1, OF THE MAPPING RECORDS OF EDDY COUNTY, NEW MEXICO, IN WHICH TRACTS 3 AND 4 ARE BEING CREATED AND WHOSE PERIMETER IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES ON THE NORTHEASTERN CORNER OF SAID VALENZUELA TRACTS, WHICH LIES ON THE WEST R.O.W. OF TAOS ST.; THEN S00°03'09"E FOR 130.02 FEET, ALONG THE EAST LINE OF SAID TRACTS; THEN N88°23'18"W FOR M=660.28 FEET (R=660.58) FEET; THEN N00°02'04"E, FOR 130.22 FEET; THEN S88°22'13"E, FOR 660.08 FEET; BACK TO THE POINT OF BEGINNING, CONTAINING 1.97 ACRES, MORE OR LESS.

NOTES AND OBSERVATIONS:

1. WATER, SEWER, GAS, AND ELECTRIC ARE IN TAOS STREET.
2. THERE ARE NO SIDEWALKS AROUND THE SUBJECT PROPERTY.
3. THE ROADS HAVE NO CURB AND GUTTER, AND THERE IS ASPHALT IN THE ROADWAYS.
4. THE SUBJECT PROPERTY LIES IN EDDY COUNTY.

BASIS OF BEARINGS AND DISTANCES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), NEW MEXICO EAST ZONE (NM ZONE 3001).
2. A COMBINED FACTOR OF 0.999578647 IS FOR THIS SURVEY.
3. AREAS AND DISTANCES ARE SURFACE MEASUREMENTS.
4. ALL MEASUREMENTS WERE MADE ON JULY 29, 2015. THE DISTANCES ARE MEASURED IN THE US SURVEY FOOT.

APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO ON THIS 25TH DAY OF AUGUST, 2015.

COMMISSION DESIGNEE

LEGEND

CORNER FOUND ◇	FENCE LINE —x—
CORNER SET ○	LAND LINE
EASEMENT DESCRIPTION LINE	LINE BEING ADJUSTED
	MEASURED DISTANCE M=123.45'
	RECORDED DISTANCE (R=123.45')

Ruben B Valenzuela
RUBEN B. VALENZUELA

OWNERS STATEMENT AND AFFIDAVIT

STATE OF New Mexico : SS
COUNTY OF Eddy :

THE ABOVE SIGNED BEING FIRST DULY SWORN ON OATH, STATE: AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF:

CARLSBAD PLATTING & PLANNING AREA AND EDDY COUNTY

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME
THIS 21 DAY OF August, 2015
BY Ruben B Valenzuela

OFFICIAL SEAL
Tara M. Pyeatt
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 05/17/2016

Tara M Pyeatt
NOTARY PUBLIC 05/17/2016
MY COMMISSION EXPIRES mm/dd/ccyy

THIS PLAT IS EXEMPT FROM THE STATE SUBDIVISION ACT, AND THE COUNTY SUBDIVISION ORDINANCE, UNDER 47-6-2 P J7 DEFINITIONS (EFFECTIVE JULY 7, 1996); THE DIVISION OF LAND RESULTING ONLY IN THE ALTERATION OF PARCEL BOUNDARIES, AND THE NUMBER OF PARCELS IS NOT INCREASED.

ENTITLEMENT EXEMPTION FILED ON

THE _____DAY OF_____, 20____A.D.

IN BOOK _____ PAGE _____ OF THE (ECR).

APPROVED AND ACCEPTED BY THE EDDY COUNTY BOARD OF COMMISSIONERS OR AGENT THIS

_____ DAY OF_____20_____.

BY:_____
AGENT

ATTEST:_____
COUNTY CLERK

Ricardo G Mendoza
RICARDO G. MENDOZA

OWNERS STATEMENT AND AFFIDAVIT

STATE OF New Mexico : SS
COUNTY OF Eddy :

THE ABOVE SIGNED BEING FIRST DULY SWORN ON OATH, STATE: AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF:

CARLSBAD PLATTING & PLANNING AREA AND EDDY COUNTY

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME
THIS 21 DAY OF August, 2015
BY Ricardo G. Mendoza

OFFICIAL SEAL
Tara M. Pyeatt
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 05/17/2016

Tara M Pyeatt
NOTARY PUBLIC 05/17/2016
MY COMMISSION EXPIRES mm/dd/ccyy

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

MELVIN R. PYEATT, JR., 423 W. GREENE ST. SUITE 1, CARLSBAD, N.M., 88220, CERTIFICATE NO. 20251, TELE. 885-6867, FAX 885-6867

MELVIN R. PYEATT, JR. NEW MEXICO 20251 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF NEW MEXICO, COUNTY OF EDDY, I HERE BY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON
THE _____DAY OF_____, 20____A.D.
AT _____ O'CLOCK ____.M.

CABINET_____ SLIDE _____.
ROBIN VAN NATTA-COUNTY CLERK

BY_____, DEPUTY

R&R SURVEYING LLC
A LAND SURVEYING COMPANY

INDEXING INFO. FOR CO. CLERK	
SEC. 25	T22S R26E N.M.P.M.
SUBDIVISION:	VALENZUELA LINE ADJUSTMENT
OWNER:	RUBEN B. VALENZUELA
CITY:	CARLSBAD
COUNTY:	EDDY
STATE:	NEW MEXICO
DATE:	AUGUST 18, 2015
ACCESS:	YES
AREA:	±1.97 ACRES

SANDIA LAND DIVISION

A SURVEY OF PART OF TRACT 1 OF GARRINGER LAND DIVISION (3/564-2), IN WHICH TRACT A IS BEING CUT OUT OF SAID TRACT 1 AND HAS A PERIMETER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY WEST CORNER OF TRACT 1 OF GARRINGER LAND DIVISION 2, WHICH POINT LIES ON THE EASTERLY R.O.W. OF NATIONAL PARKS HIGHWAY; THEN N88°23'24"E, ALONG THE SOUTH LINE OF SAID LAND DIVISION 2, FOR 353.44 FEET; THEN S01°44'48"E FOR 305.90 FEET TO THE NORTH LINE OF LOT 2 OF KNITTEL LAND DIVISION No.2; THEN S87°55'00"W, ALONG THE NORTH LINE OF SAID KNITTEL LAND DIVISION No.2, FOR 262.03 FEET; THEN S02°00'22"E, ALONG THE WEST LINE SAID LAND DIVISION No.2, FOR 79.38 FEET; THEN N62°53'05"W, ALONG THE NORTHERLY LINE OF TRACT 3 OF GARRINGER LAND DIVISION 3, FOR 281.49 FEET TO THE EASTERLY R.O.W. OF NATIONAL PARKS HIGHWAY; THEN N29°49'39"E, ALONG SAID EASTERLY R.O.W., FOR 295.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.21 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL PERTAINING EASEMENTS.

RMI PROPERTIES LLC.

JOE BRININSTOOL, MANAGING MEMBER OF RMI PROPERTIES LLC

OWNERS STATEMENT AND AFFIDAVIT

STATE OF New Mexico : SS
COUNTY OF Eddy :

THE ABOVE SIGNED BEING FIRST DULY SWORN ON OATH, STATE:

AS THE OWNER AND PROPRIETOR, WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACT TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF:

CITY OF CARLSBAD

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS 24 DAY OF August, 20 15

BY Joe Brininstool
MANAGING MEMBER OF RMI PROPERTIES LLC

OFFICIAL SEAL
TANYA MOORE
NOTARY PUBLIC-State of New Mexico
My Commission Expires 2/23/19

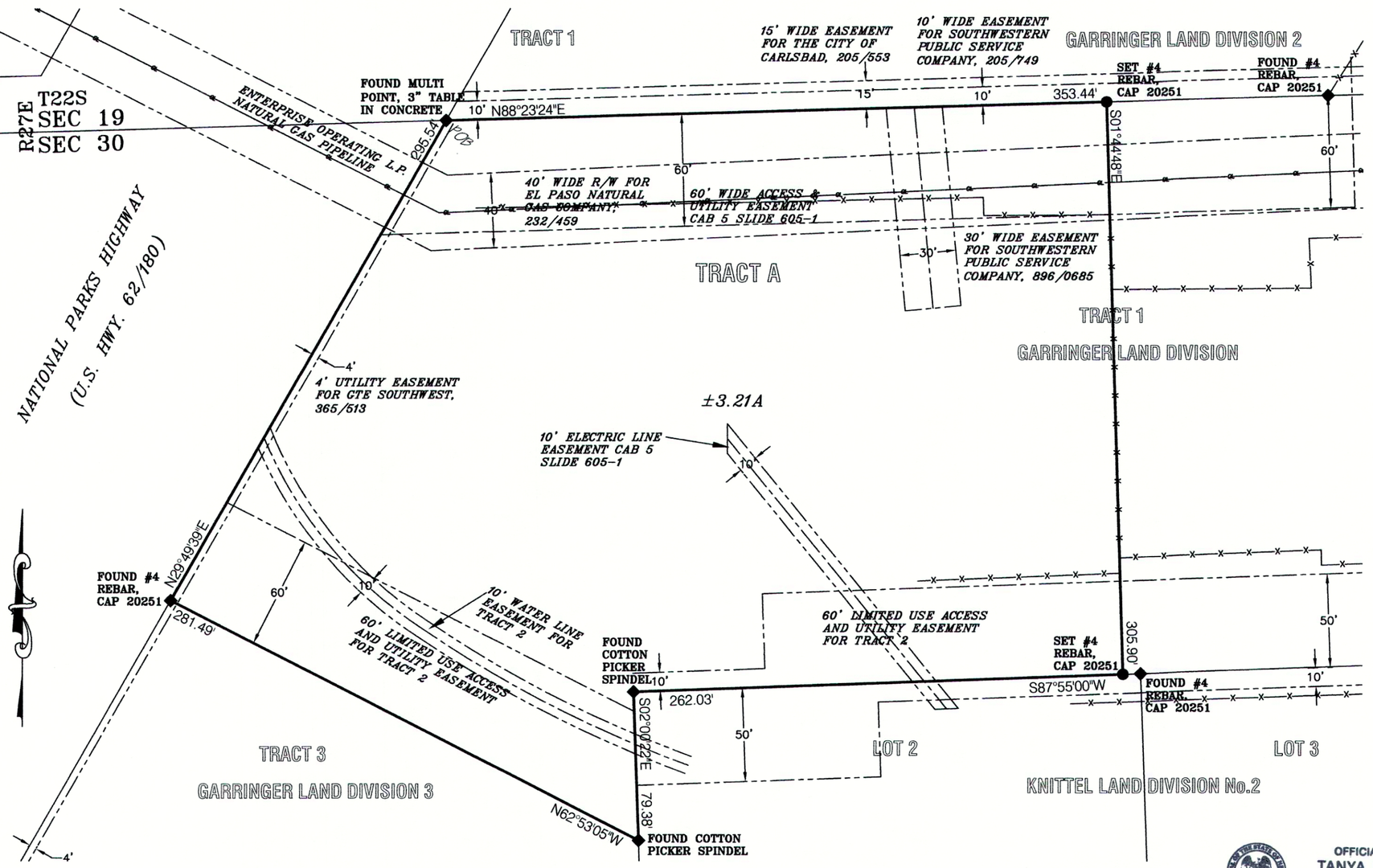
2/23/19
MY COMMISSION EXPIRES mm/dd/yy

NOTARY PUBLIC

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

MELVIN R. PYEATT, JR., 423 W. GREENE ST. SUITE 1, CARLSBAD, N.M., 88220, CERTIFICATE NO. 20251, TELE. 885-6867, FAX 885-6867

MELVIN R. PYEATT, JR. NEW MEXICO 20251 REGISTERED PROFESSIONAL LAND SURVEYOR



50 0 50 100 150

Scale 1" = 50'

LEGEND

◇ CORNER FOUND	NEW & OLD EASEMENTS
○ CORNER SET	LAND LINE
—x— FENCE LINE	EASEMENT DESCRIPTION LINE

BASIS OF BEARINGS AND DISTANCES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), NEW MEXICO EAST ZONE (NM ZONE 3001).
2. A COMBINED FACTOR FOR THIS SURVEY IS 0.9998461368.
3. AREAS AND DISTANCES ARE SURFACE MEASUREMENTS. THE DISTANCES ARE MEASURED IN THE US SURVEY FOOT AND DISTANCES ARE SURFACE DISTANCES.
4. ALL MEASUREMENTS WERE MADE ON MARCH 18, 2015.

NOTES AND OBSERVATIONS:

1. WATER, SEWER, AND ELECTRIC ARE IN THE STREET AT THE FRONT OF THE PROPERTY.
2. THE SIDEWALKS ARE IN GOOD REPAIR AROUND THE SUBJECT PROPERTY.
3. THE ROADS HAVE CURB AND GUTTER, AND THERE IS ASPHALT IN THE ROADWAYS.
4. THE SUBJECT PROPERTY LIES IN THE CITY LIMITS OF CARLSBAD.
5. THE SUBJECT PROPERTY LIES IN FLOOD PLANE "X", WHERE AREAS ARE DETERMINED TO LIE OUTSIDE THE 0.20% CHANCE ANNUAL FLOODPLAIN, ACCORDING TO THE FIRM 35015C1055 D, WITH AN EFFECTIVE DATE OF JUNE 4, 2010.

APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO ON THIS 26TH DAY OF AUGUST, 20 15.

COMMISSION DESIGNEE

STATE OF NEW MEXICO, COUNTY OF EDDY, I HERE BY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____DAY OF_____, 20____A.D. AT _____O'CLOCK ____.M.

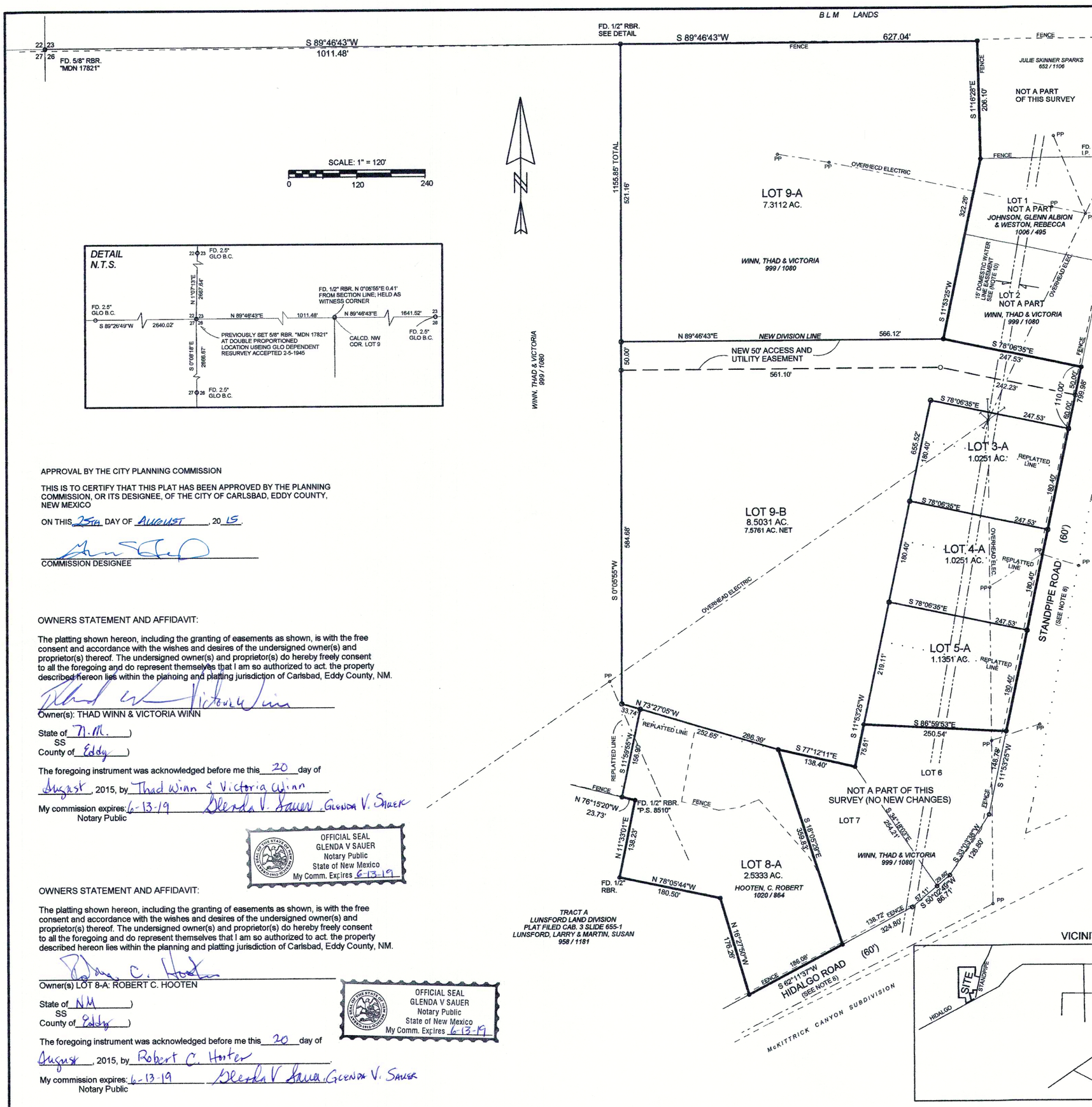
CABINET_____ SLIDE _____.
ROBIN VAN NATTA-COUNTY CLERK

BY_____, DEPUTY

R&R SURVEYING LLC A LAND SURVEYING COMPANY	
INDEXING INFO. FOR CO. CLERK	
SEC. 30	T 22S R 27E N.M.P.M.
SUBDIVISION:	SANDIA LAND DIVISION
OWNER:	RMI PROPERTIES, LLC
CITY:	CARLSBAD
COUNTY:	EDDY
STATE:	NEW MEXICO
DATE:	AUGUST 10, 2015
ACCESS:	YES
AREA:	±3.21 ACREAS
DRAWING NAME:	JUL15/BRINSANDSR07151.DWG

SUMMARY REPLAT AND LAND DIVISION OF LOTS 3, 4, 5, 8 AND 9
FOUR WINN'S SUBDIVISION

WITHIN THE NW1/4 OF SECTION 26, T22S, R26E, N.M.P.M.
CARLSBAD, EDDY COUNTY, NEW MEXICO
AUGUST, 2015



APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO

ON THIS 25th DAY OF AUGUST, 20 15.

COMMISSION DESIGNEE

OWNERS STATEMENT AND AFFIDAVIT:

The platting shown hereon, including the granting of easements as shown, is with the free consent and accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. The undersigned owner(s) and proprietor(s) do hereby freely consent to all the foregoing and do represent themselves that I am so authorized to act. the property described hereon lies within the planning and platting jurisdiction of Carlsbad, Eddy County, NM.

Owner(s): THAD WINN & VICTORIA WINN

State of N.M.)
SS
County of Eddy)

The foregoing instrument was acknowledged before me this 20 day of August, 2015, by Thad Winn & Victoria Winn.

My commission expires: 6-13-19 Glenda V. Sauer, Glenda V. Sauer
Notary Public

OFFICIAL SEAL
GLENDA V SAUER
Notary Public
State of New Mexico
My Comm. Expires 6-13-19

OWNERS STATEMENT AND AFFIDAVIT:

The platting shown hereon, including the granting of easements as shown, is with the free consent and accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. The undersigned owner(s) and proprietor(s) do hereby freely consent to all the foregoing and do represent themselves that I am so authorized to act. the property described hereon lies within the planning and platting jurisdiction of Carlsbad, Eddy County, NM.

Owner(s) LOT 8-A: ROBERT C. HOOTEN

State of NM)
SS
County of Eddy)

The foregoing instrument was acknowledged before me this 20 day of August, 2015, by Robert C. Hooten.

My commission expires: 6-13-19 Glenda V Sauer, Glenda V. Sauer
Notary Public

OFFICIAL SEAL
GLENDA V SAUER
Notary Public
State of New Mexico
My Comm. Expires 6-13-19

DESCRIPTION

LOTS 3, 4, 5, 8 AND 9 AS SUCH LOTS ARE SHOWN AND SO DESIGNATED ON THE PLAT OF "FOUR WINN'S SUBDIVISION" SIAD PLAT FILED FOR RECORD IN THE OFFICE OF THE EDDY COUNTY CLERK ON OCTOBER 14, 2014 IN CABINET 6, SLIDE 159-1.

REPLATTED AND DIVIDED AS SHOWN HEREON AND NOW TO BE KNOWN AS LOT 3-A, LOT 4-A, LOT 5-A, LOT 8-A, LOT 9-A AND LOT 9-B OF THE "AMENDED PLAT OF, FOUR WINN'S SUBDIVISION", CARLSBAD, EDDY COUNTY, NEW MEXICO, ALONG WITH THE FILLING DATE AND PLAT CABINET AND SLIDE NUMBER OF THIS PLAT.

DISCLOSURE:

THE PURPOSE OF THIS PLAT IS TO AMEND, AND OR REPLAT, THE CONFIGURATION OF THE EXISTING LOTS 3, 4, 5, 8 AND 9 FOUR WINN'S SUBDIVISION, IN ORDER TO ADD A 50' ACCESS AND UTILITY EASEMENT THROUGH LOT 9, SIMULTANEOUSLY DIVIDING LOT 9 AND PROVIDING ACCESS FOR THE WESTERLY ADJOINING LAND.

SURVEYORS CERTIFICATE:

I, Matthew D. Norman, a New Mexico registered Professional Land Surveyor, certify that I conducted and am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, and that this survey and plat meet the Minimum Standards for Surveying in New Mexico.

Matthew D. Norman, P.S. 17821 Date 8-14-15

SURVEY NOTES:

1. Unless otherwise noted all boundary stakes are set 5/8" rebar stakes with plastic I.D. caps impressed "MDN 17821".
2. Date of field survey June, 2015.
3. Basis of bearings are GRID "New Mexico East Zone" North American Datum 1983, Distances are Ground.
4. The property shown hereon is subject to all Easements, Conditions, Restrictions and Reservations of record or in existence.
5. The property shown hereon is within a Special Flood Hazard Area ZONE "A" as shown on F.E.M.A., F.I.R.M. Map number 35015C1285D Effective June 4, 2010.
6. The property shown hereon is zoned Rural Residential.
7. No lots are to be dedicated to the public, No lots are to be dedicated for parks, schools, churches or other industries.
8. Hidalgo Road and Standpipe Road are both shown as 60' dedicated R/W as shown on McKittrick Canyon Subdivision filed in Cab. 2, Slide 50-3 on August 6, 1973, the physical centerline of Standpipe Rd. was held as evidence of said 60' width, 30' each side of centerline.
9. The 15' domestic waterline easement is described in Warranty Deed Bk. 652 Pg. 1106, this easement may no longer be relavent and may have been vacated however, no documentation of vacation was found at time of survey.
10. File name: WINNRE1.ZAK

FILING AND RECORDING

FILED FOR RECORD IN THE EDDY COUNTY CLERKS OFFICE

ON THE _____DAY OF_____2015,

AT_____A.M., P.M.,

CABINET_____ SLIDE_____

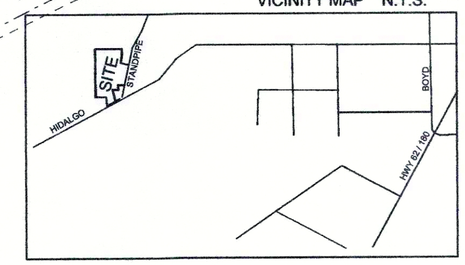
_____
COUNTY CLERK

_____
DEPUTY

INDEXING INFORMATION FOR THE COUNTY CLERK

ASSESSED OWNER(S): (ALL BUT LOT 8-A) Winn, Thad and Victoria
(LOT 8-A) Robert C. Hooten
SECTION(S): SECTION 26, T22S, R26E, N.M.P.M.
ACREAGE: TOTAL = 21.5330 AC.

VICINITY MAP N.T.S.



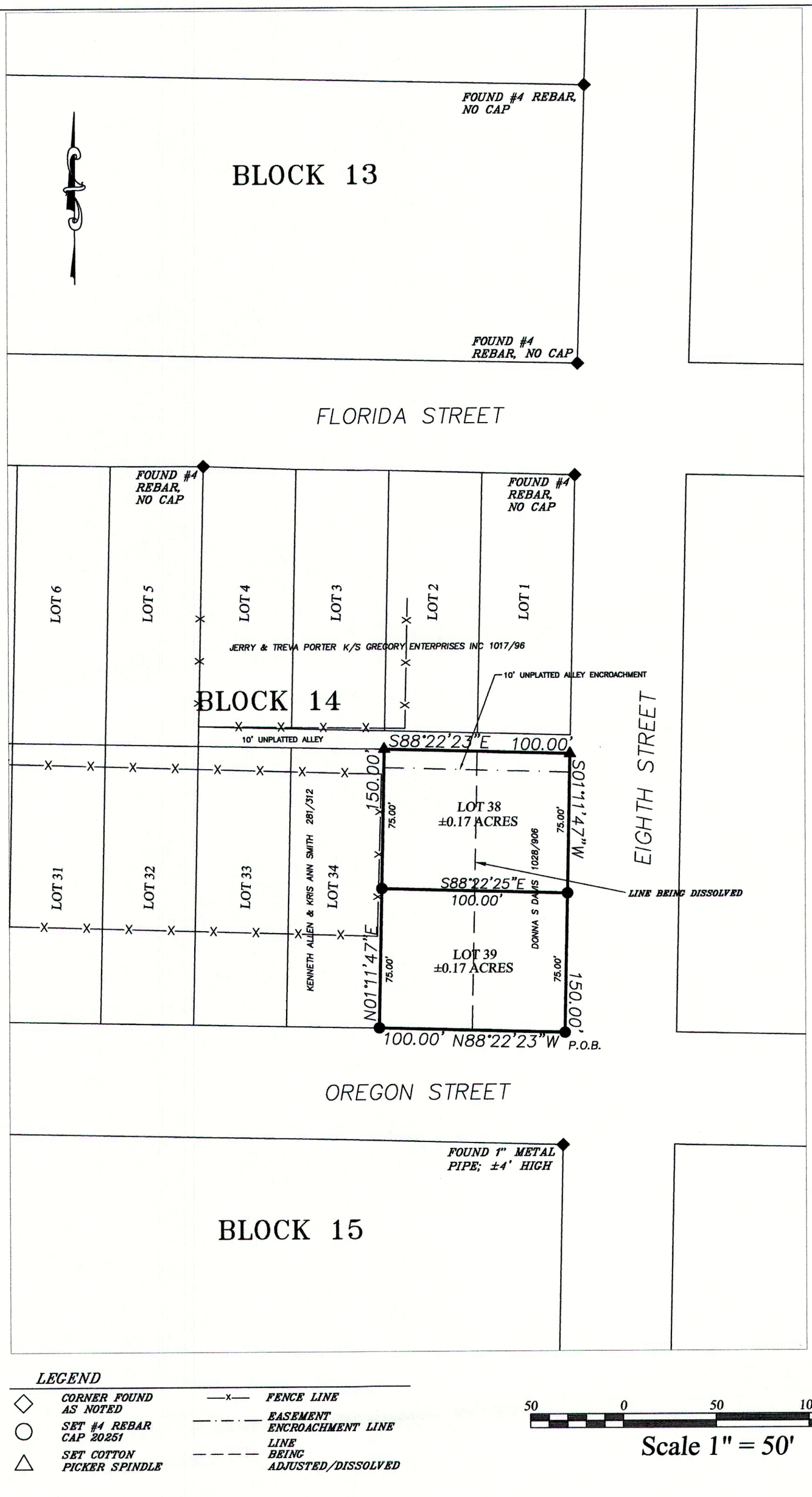
SURVEY PREPARED BY:

MDN SURVEYING CO.
1104 ELGIN RD.
CARLSBAD, NM 88220
575-234-3505

REPLAT OF BLOCK 14
VALLEY VIEW HEIGHTS #6

A REPLAT OF LOTS 35 & 36, BLOCK 14 OF THE VALLEY VIEW HEIGHTS #6 SUBDIVISION, RECORDED IN CABINET 2 SLIDE 91-1 OF THE MAPPING RECORDS OF EDDY COUNTY, NEW MEXICO, IN WHICH LOTS 38 & 39 ARE BEING CREATED AND WHOSE PERIMETER IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 36, THEN N88°22'23"W, ALONG THE NORTH R.O.W. OF OREGON STREET TO THE SOUTH EAST CORNER OF SAID LOT 34, FOR 100.00 FEET; THEN N01°11'47"E, ALONG THE EAST LINE OF LOT 34 TO THE NORTH EAST CORNER, FOR 150.00 FEET; THEN S88°22'23"E, TO THE WEST R.O.W. OF EIGHTH STREET, FOR 100.00 FEET; THEN S01°11'47"W, ALONG THE WEST R.O.W. OF EIGHTH STREET, FOR 150.00 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 0.34 ACRES, MORE OR LESS.



DONNA S DAVIS

OWNERS STATEMENT AND AFFIDAVIT

STATE OF NM :
COUNTY OF Eddy : SS

THE ABOVE SIGNED BEING FIRST DULY SWORN ON OATH, STATE: AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS LOTS TO BE PLATTED.
THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF:
CITY OF CARLSBAD
SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME
THIS 5th DAY OF August, 2015

OFFICIAL SEAL
Rachel Pyeatt
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11/10/2018

BY Donna S Davis
NOTARY: PRINT SIGNEE'S NAME
Rachel Pyeatt
NOTARY PUBLIC
11/10/2018
MY COMMISSION EXPIRES mm/dd/ccyy

APPROVAL BY THE CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO ON THIS 21ST DAY OF AUGUST, 2015.

COMMISSION DESIGNEE

LEGEND

◇ CORNER FOUND AS NOTED	—x— FENCE LINE
○ SET #4 REBAR CAP 20251	— · — · — EASEMENT ENCROACHMENT LINE
△ SET COTTON PICKER SPINDLE	— — — — LINE BEING ADJUSTED/DISSOLVED

50 0 50 100 150

Scale 1" = 50'

NOTES AND OBSERVATIONS:

1. WATER AND ELECTRIC ARE IN EIGHTH STREET EAST OF THE PROPERTY. SEWER IS IN OREGON STREET SOUTH OF THE PROPERTY.
2. THE SIDEWALKS ON OREGAN STREET ARE IN GOOD REPAIR, EIGHTH STREET HAS NO SIDEWALKS.
3. THE ROADS HAVE CURB AND GUTTER, AND THERE IS ASPHALT IN THE ROADWAYS.
4. BUILDING SETBACKS ARE AS PER EDDY COUNTY REQUIREMENTS:
   FRONT–25 FEET
   SIDE – 5 FEET
5. LOT SIZES ARE: 2 LOTS – ±0.17 ACRES
6. THE SUBJECT PROPERTY LIES IN THE CITY LIMITS OF CARLSBAD.

BASIS OF BEARINGS AND DISTANCES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), NEW MEXICO EAST ZONE (NM ZONE 3001).
2. THE COMBINED FACTOR FOR THIS SURVEY IS 0.999852544.
3. AREAS AND DISTANCES ARE SURFACE MEASUREMENTS. THE DISTANCES ARE MEASURED IN THE US SURVEY FOOT.
4. ALL MEASUREMENTS WERE MADE ON JULY 23, 2015.

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

MELVIN R. PYEATT, JR., 423 W. GREENE ST. SUITE 1, CARLSBAD, N.M., 88220, CERTIFICATE NO. 20251, TELE. 885-6867, FAX 885-6867

MELVIN R. PYEATT, JR. NEW MEXICO 20251 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF NEW MEXICO, COUNTY OF EDDY, I HERE BY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON
THE _____ DAY OF _____, 20____ A.D.
AT _____ O'CLOCK ____.M.
CABINET _____ SLIDE _____.
ROBIN VAN NATTA–COUNTY CLERK
BY _____, DEPUTY

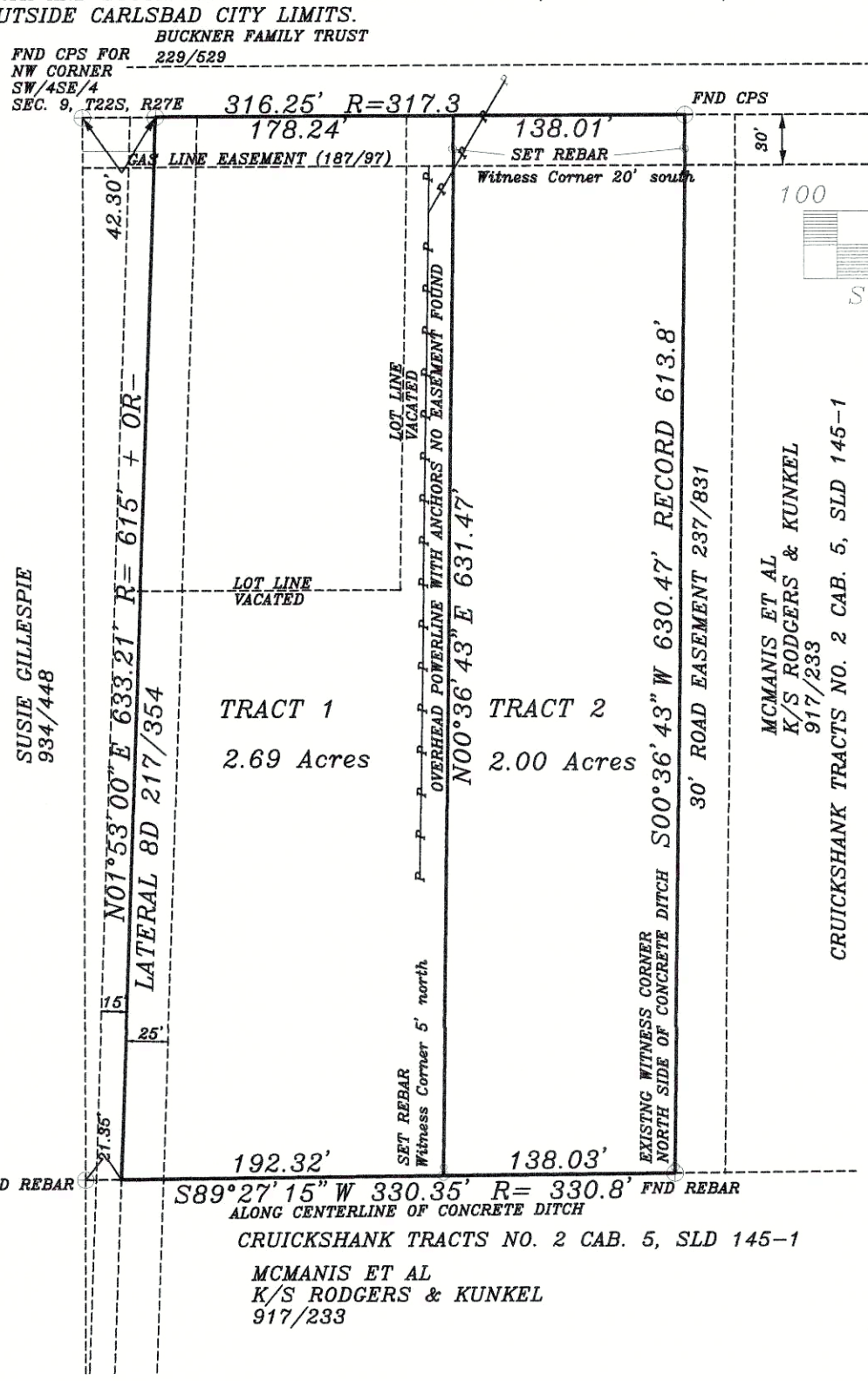
R&R SURVEYING LLC A LAND SURVEYING COMPANY	
INDEXING INFO. FOR CO. CLERK	
SEC. 2 T22S R26E N.M.P.M.	
SUBDIVISION:	REPLAT OF BLOCK 14 VALLEY VIEW HEIGHTS #6
OWNER:	DONNA S DAVIS
CITY:	CARLSBAD
COUNTY:	EDDY
STATE:	NEW MEXICO
DATE:	JULY 27, 2015
ACCESS:	YES
AREA:	±0.34 ACRES

MARK & JOELLA WILSON TRACTS

THE SURFACE ESTATE ONLY OF:
BEGINNING AT A POINT 42.3 FEET EAST OF THE NW CORNER OF THE SW1/4SE1/4 OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 27 EAST, N.M.P.M., THE SAID POINT BEING IN THE CENTER OF A CONCRETE DITCH RUNNING NORTH AND SOUTH; THENCE EAST ALONG THE NORTH LINE OF THE SAID SW1/4SE1/4 A DISTANCE OF 317.3 FEET; THENCE SOUTH AT A DEFLECTION ANGLE TO THE RIGHT OF 90°57' A DISTANCE OF 613.8 FEET TO A POINT IN THE CENTER OF A CONCRETE DITCH RUNNING EAST AND WEST; THENCE WEST AT A DEFLECTION ANGLE TO THE RIGHT OF 88°54' A DISTANCE OF 330.8 FEET, THE SAID LINE BEING THE CENTER LINE OF THE ABOVE MENTIONED DITCH, TO A POINT IN THE CENTER OF THE CONCRETE DITCH FIRST MENTIONED ABOVE; THENCE NORTH AT A DEFLECTION ANGLE TO THE RIGHT OF 92°20' ALONG THE CENTER LINE OF THE NORTH AND SOUTH DITCH A DISTANCE OF 615 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
LOCATED OUTSIDE CARLSBAD CITY LIMITS.

CLAIM OF EXEMPTION (7)

THIS PLAT IS EXEMPT FROM THE NEW MEXICO SUBDIVISION ACT AND THE EDDY COUNTY SUBDIVISION REGULATIONS (version 3-25-2013) UNDER 47-6-2 NMSA 1978 P J7 DEFINITIONS EFFECTIVE JULY 7, 1996:
The division of land resulting only in the alteration of parcel boundaries where parcels are altered for the purpose of increasing or reducing the size of contiguous parcels and where the number of parcels is not increased.



REF: TRANSFER ON DEATH DEED 816/25
WARRANTY DEED (JT) 172/766

APPROVAL BY THE CITY PLANNING COMMISSION:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO ON THIS 30th DAY OF July, 2015.

COMMISSION DESIGNEE

APPROVALS:
APPROVED AND ACCEPTED BY THE EDDY COUNTY BOARD OF COMMISSIONERS OR AGENT
THIS_____DAY OF _____, 2015

BY_____
AGENT

_____
COUNTY CLERK

OWNER'S STATEMENT AND AFFIDAVIT
STATE OF NEW MEXICO:
ss
COUNTY OF EDDY:
THE UNDERSIGNED BEING FIRST DULY SWORN ON OATH, STATE:
AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TWO TRACTS, ALTERING LOT LINES ONLY, TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF EDDY COUNTY AND THE CITY OF CARLSBAD.

MARK A. WILSON

JOELLA B. STANCO WILSON

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 2015 BY MARK A. WILSON AND JOELLA B. STANCO WILSON, HIS WIFE

NOTARY PUBLIC 8/26/17 MY COMMISSION EXPIRES

OFFICIAL SEAL
STACI CARRELL
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8/26/17

STATE OF NEW MEXICO:
ss
COUNTY OF EDDY:
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD ON THIS _____DAY OF_____
2015 AT_____O'CLOCK_____M., AND IS DULY FILED IN CABINET_____, SLIDE_____,
OF THE RECORD OF MAPS OF SAID COUNTY.
ROBIN VAN NATTA _ COUNTY CLERK
BY_____
ENTITLEMENT OF EXEMPTION RECORDED
IN BOOK_____, PAGE_____, ECR

CERTIFICATION OF RESPONSIBLE SURVEYOR:

THIS IS TO CERTIFY THAT THE FOREGOING PLAT WAS MADE FROM FIELD NOTES OF A BONA FIDE SURVEY, MADE BY ME, MEETING THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAN R. REDDY NM PE&PS NO. 5412
401 W. GREENE ST./P.O. BOX 597
CARLSBAD, NM 88221-0597
575 887-6483
SURVEYED JULY 2015
PREPARED FOR: MARK & JOELLA WILSON

DAN R. REDDY NEW MEXICO 5412 LAND SURVEYOR REGISTERED PROFESSIONAL ENGINEER

INDEXING INFORMATION FOR COUNTY CLERK
OWNERS: MARK & JOELLA WILSON
SEC. 9, T22S, R27E
4.69 ACRES OF UNPLATTED LAND

LUNSFORD TRACTS No.1

A REPLAT OF TRACT A OF THE LUNSFORD LAND DIVISION, RECORDED IN CABINET 3, SLIDE 655-1 OF THE MAPPING RECORDS OF EDDY COUNTY, NEW MEXICO, IN WHICH LOT 2 IS BEING CREATED AND WHOSE PERIMETER IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A OF THE LUNSFORD LAND DIVISION, THEN S11°31'09"W, ALONG THE EAST LINE OF SAID TRACT A, FOR 138.21 FEET; THEN S09°15'23"W, CONTINUING ALONG SAID LINE, FOR 34.21 FEET; THEN S61°29'02"W FOR 20.16 FEET; THEN S87°35'27"W FOR 171.61 FEET; THEN N01°32'46"W, TO THE NORTH LINE OF SAID TRACT A, FOR 242.13 FEET; THEN S76°15'03"E, ALONG THE NORTH LINE OF SAID TRACT A, FOR 235.57 FEET, BACK TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES, MORE OR LESS.

AND

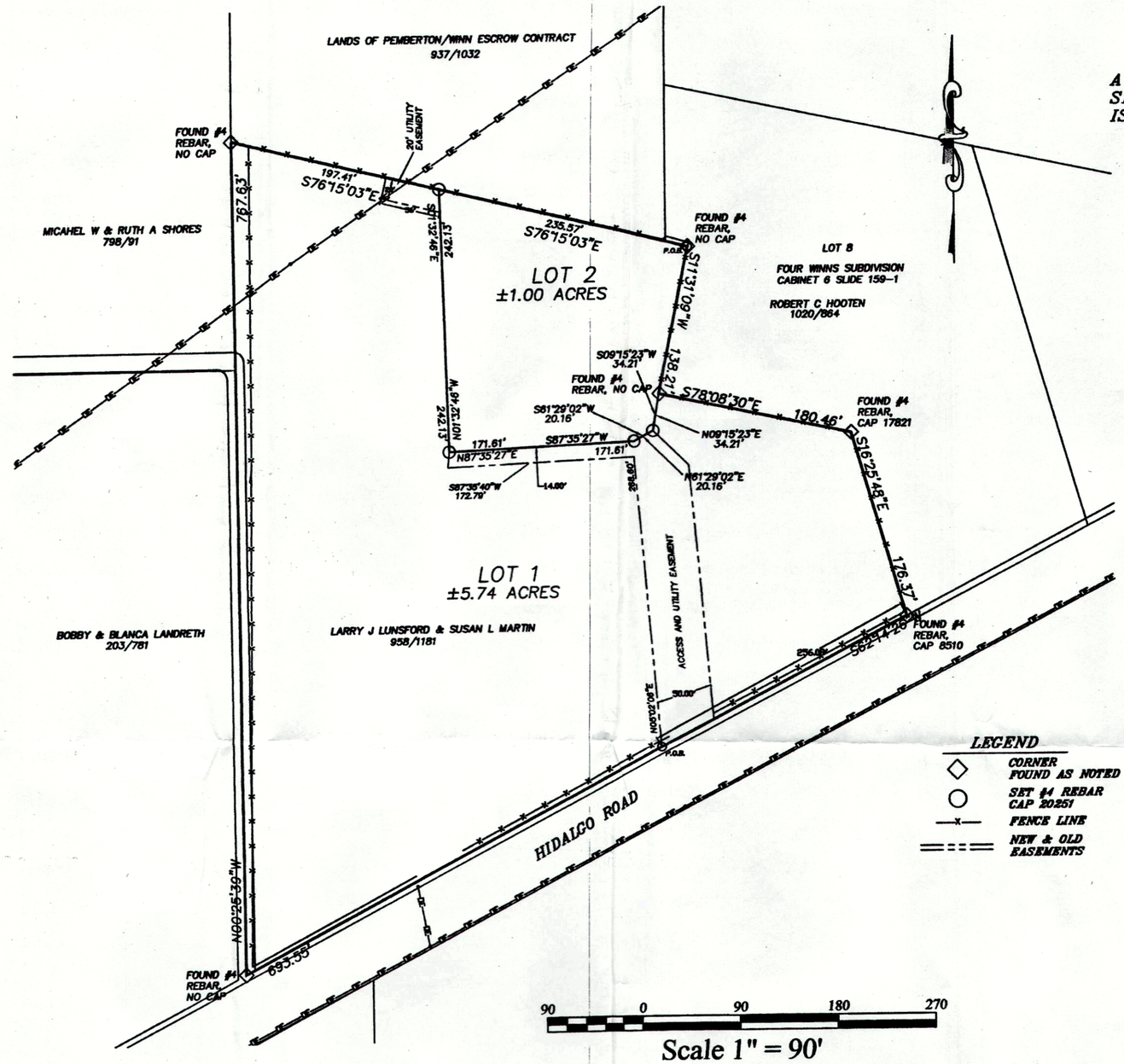
TOGETHER WITH AN ACCESS AND UTILITY EASEMENT, BEING DESCRIBED BY THE FOLLOWING SURVEY LINE:

BEGINNING AT A POINT THAT LIES 256.09' FEET SOUTHWEST OF THE MOST SOUTHEASTERLY CORNER OF LOT 1, WHICH POINT LIES ON THE NORTHERLY R.O.W. OF HIDALGO ROAD, AT WHICH POINT THE EASEMENT LIES 50.00 FEET RIGHT OF SAID LINE; THEN N05°02'06"W FOR 268.60' FEET, AT WHICH POINT THE EASEMENT CHANGES TO 14.00 FEET WIDE; THEN S87°35'40"W FOR 172.79 FEET TO THE END OF THIS EASEMENT,

AND

TOGETHER WITH A UTILITY EASEMENT, BEING DESCRIBED AS FOLLOWS:

BEING THE NORTH 20 FEET OF THE EAST 56 FEET OF THE NORTHERLY PART OF LOT 1 AS SHOWN. THE INTENT OF THIS EASEMENT IS FOR UTILITY SERVICE FOR LOT 2 FROM AN EXISTING OVER HEAD POWER LINE.



LEGEND

- ◇ *CORNER FOUND AS NOTED*
- ○ *SET #4 REBAR CAP 20251*
- —x— *FENCE LINE*
- ═:═ *NEW & OLD EASEMENTS*

APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO ON THIS 3RD DAY OF AUGUST, 2015.

COMMISSION DESIGNEE

NOTES AND OBSERVATIONS:

1. WATER AND ELECTRIC ARE IN THE STREET IN FRONT OF THE PROPERTY.
2. THERE ARE NO SIDEWALKS AROUND THE SUBJECT PROPERTY.
3. THE ROADS HAVE NO CURB AND GUTTER, AND THERE IS CHIPSEAL IN THE ROADWAYS.
4. THE SUBJECT PROPERTY LIES IN THE CITY LIMITS OF CARLSBAD.

BASIS OF BEARINGS AND DISTANCES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), NEW MEXICO EAST ZONE (NM ZONE 3001).
2. A COMBINED FACTOR FOR THIS SURVEY IS 0.998504098.
3. AREAS AND DISTANCES ARE SURFACE MEASUREMENTS. THE DISTANCES ARE MEASURED IN THE US SURVEY FOOT.
4. ALL MEASUREMENTS WERE MADE ON JUNE 17, 2015.

Larry J Lunsford
LARRY J LUNSFORD

Susan L Martin
SUSAN L MARTIN

OWNERS STATEMENT AND AFFIDAVIT

STATE OF New Mexico : SS
COUNTY OF Eddy :

THE ABOVE SIGNED BEING FIRST DULY SWORN ON OATH, STATE: AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS LOTS AND EASEMENT TO BE PLATTED.
THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF: CITY OF CARLSBAD

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS 30 DAY OF August, 2015

BY Larry J Lunsford AND Susan L Martin
PRINT OWNER NAME — PRINT OWNER NAME

Amy Brewer
NOTARY PUBLIC 8/15/2017
MY COMMISSION EXPIRES mm/dd/2017

AMY BREWER NOTARY PUBLIC STATE OF NEW MEXICO

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

M. R. Pyeatt Jr.

MELVIN R. PYEATT, JR., 423 W. GREENE ST. SUITE 1, CARLSBAD, N.M., 88220, CERTIFICATE NO. 20251, TELE. 885-6867, FAX 885-6867

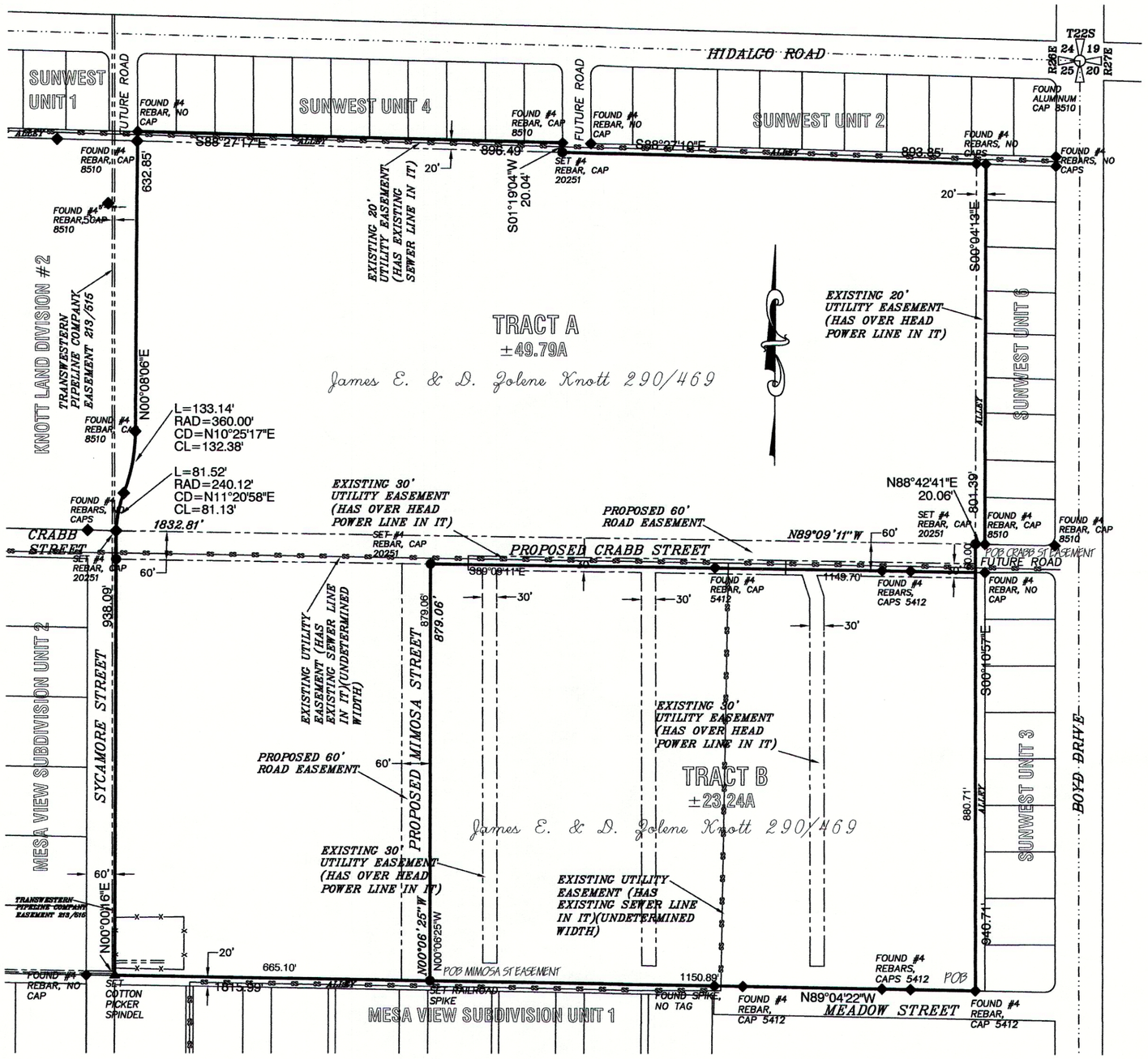
MELVIN R. PYEATT, JR. NEW MEXICO 20251 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF NEW MEXICO, COUNTY OF EDDY, I HERE BY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 3rd DAY OF August, 2015 A.D. AT 2:09 O'CLOCK P M.
CABINET 6 SLIDE 351-1
ROBIN VAN NATTA-COUNTY CLERK
BY Michelle Smith, DEPUTY

EDDY COUNTY CLERK SEAL EDDY COUNTY, NEW MEXICO

R&R SURVEYING LLC A LAND SURVEYING COMPANY	
INDEXING INFO. FOR CO. CLERK	
SEC. 26	T22S R26E N.M.P.M.
SUBDIVISION:	LUNSFORD TRACTS No.1
OWNER:	LARRY J LUNSFORD & SUSAN L MARTIN
CITY:	CARLSBAD
COUNTY:	EDDY
STATE:	NEW MEXICO
DATE:	JUNE 30, 2015
ACCESS:	YES
AREA:	±6.74 ACRES

22x17



KNOTT LAND DIVISION #3

A SURVEY OF LAND LYING IN THE NE/4 OF SEC 25, T22S, R26E, N.M.P.M., CARLSBAD, EDDY COUNTY, NEW MEXICO, WHICH SURVEY IS CREATING TRACTS A & B, WHOSE PERIMETER IS DESCRIBED AS FOLLOWS:

A SURVEY OF LYING IN THE NE/4 OF SEC 25, T22S, R26E, N.M.P.M., CARLSBAD, EDDY COUNTY, NEW MEXICO, WHICH SURVEY IS CREATING TRACTS A & B, WHOSE PERIMETER IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER SUNWEST SUBDIVISION UNIT 3, WHICH POINT LIES AT THE INTERSECTION OF THE WEST LINE OF AN ALLEY AND THE NORTH R.O.W. OF MEADOW STREET; THEN N89°04'22"W, ALONG SAID NORTH R.O.W., FOR 1815.99 FEET TO THE EAST R.O.W. OF SYCAMORE STREET; THEN N00°00'16"E, ALONG SAID EAST R.O.W., FOR 938.09 FEET; THEN TO A POINT, ALONG THE EAST LINE OF KNOTT LAND DIVISION #2, THROUGH A RIGHT HAND CURVE (RAD=240.12') FOR 81.52 FEET, WHICH CURVE HAS A CHORD THAT BEARS N11°20'58"E AT 81.13 FEET; THEN TO A POINT, CONTINUING ALONG SAID EAST LINE, THROUGH A LEFT HAND CURVE (RAD=360.00') FOR 133.14 FEET, WHICH CURVE HAS A CHORD THAT BEARS N10°25'17"E AT 132.38 FEET; THEN N00°08'06"E, CONTINUING ALONG SAID EAST LINE, FOR 632.85 FEET; THEN S88°27'17"E, ALONG SAID SOUTH LINE, FOR 896.49 FEET; THEN S01°19'04"W FOR 20.04 FEET TO THE SOUTH LINE OF AN ALLEY; THEN S88°27'10"E, ALONG SAID SOUTH LINE, FOR 893.85 FEET TO THE WEST LINE OF SUNWEST SUBDIVISION UNIT 6; THEN S00°04'13"E, ALONG SAID WEST LINE, FOR 801.39 FEET; THEN N88°42'41"W FOR 20.07' TO THE WEST LINE OF AN ALLEY; THEN S00°10'57"E, ALONG SAID WEST LINE, FOR 940.71 FEET TO THE POINT OF BEGINNING. CONTAINING 73.03 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL PERTAINING EASEMENTS,

TOGETHER WITH A 60 FOOT WIDE ROAD EASEMENT (PROPOSED CRABB STREET), LYING 60 TO THE LEFT OF THE FOLLOWING DESCRIBED SURVEY LINE: BEGINNING AT THE SW CORNER OF SUNWEST SUBDIVISION UNIT 6; THEN N89°09'11"W FOR 1832.81 FEET TO THE END OF THIS EASEMENT, WHICH END POINT LIES ON THE EAST R.O.W. OF SYCAMORE STREET, WHICH POINT IS ALSO THE SE CORNER OF THE JAMES KNOTT LAND DIVISION #2 REPLAT,

TOGETHER WITH A SECOND 60 FOOT WIDE ROAD EASEMENT (PROPOSED MIMOSA STREET) LYING 60 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED SURVEY LINE: BEGINNING AT A POINT THAT LIES S89°04'22"E 665.10 FEET FROM THE SW CORNER OF SHOWN TRACT A; THEN N00°06'25"W FOR 879.06 FEET TO THE END OF THIS EASEMENT, WHICH END POINT LIES ON THE SOUTH R.O.W. OF PROPOSED CRABB STREET.

JAMES E. KNOTT

D. ZOLENE KNOTT

OWNERS STATEMENT AND AFFIDAVIT

STATE OF New Mexico :
: SS
COUNTY OF Eddy :

THE ABOVE SIGNED BEING FIRST DULY SWORN ON OATH, STATE: AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS AND ROAD EASEMENTS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF: THE CITY OF CARLSBAD

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS 8th DAY OF September, 20 15

BY James E. knott AND D. Zolene Knott

8/15/2017
MY COMMISSION EXPIRES mm/dd/ccyy

Amy Brewer
NOTARY PUBLIC

200 0 200 400 600

Scale 1" = 200'

APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO ON THIS 9TH DAY OF SEPTEMBER, 20 15.

COMMISSION DESIGNEE

LEGEND

- CORNER FOUND
- CORNER SET
- SS SEWER LINE
- SECTION CORNER
- NEW & OLD EASEMENTS
- LAND LINE

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

MELVIN R. PYEATT, JR., 423 W. GREENE ST. SUITE 1, CARLSBAD, N.M., 88220, CERTIFICATE NO. 20251, TELE. 885-6867, FAX 885-6867

MELVIN R. PYEATT, JR. NEW MEXICO 20251 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF NEW MEXICO, COUNTY OF EDDY, I HERE BY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE ____DAY OF_____, 20____A.D.

AT _____ O'CLOCK ____.M.

CABINET_____ SLIDE _____.

ROBIN VAN NATTA-COUNTY CLERK

BY_____, DEPUTY

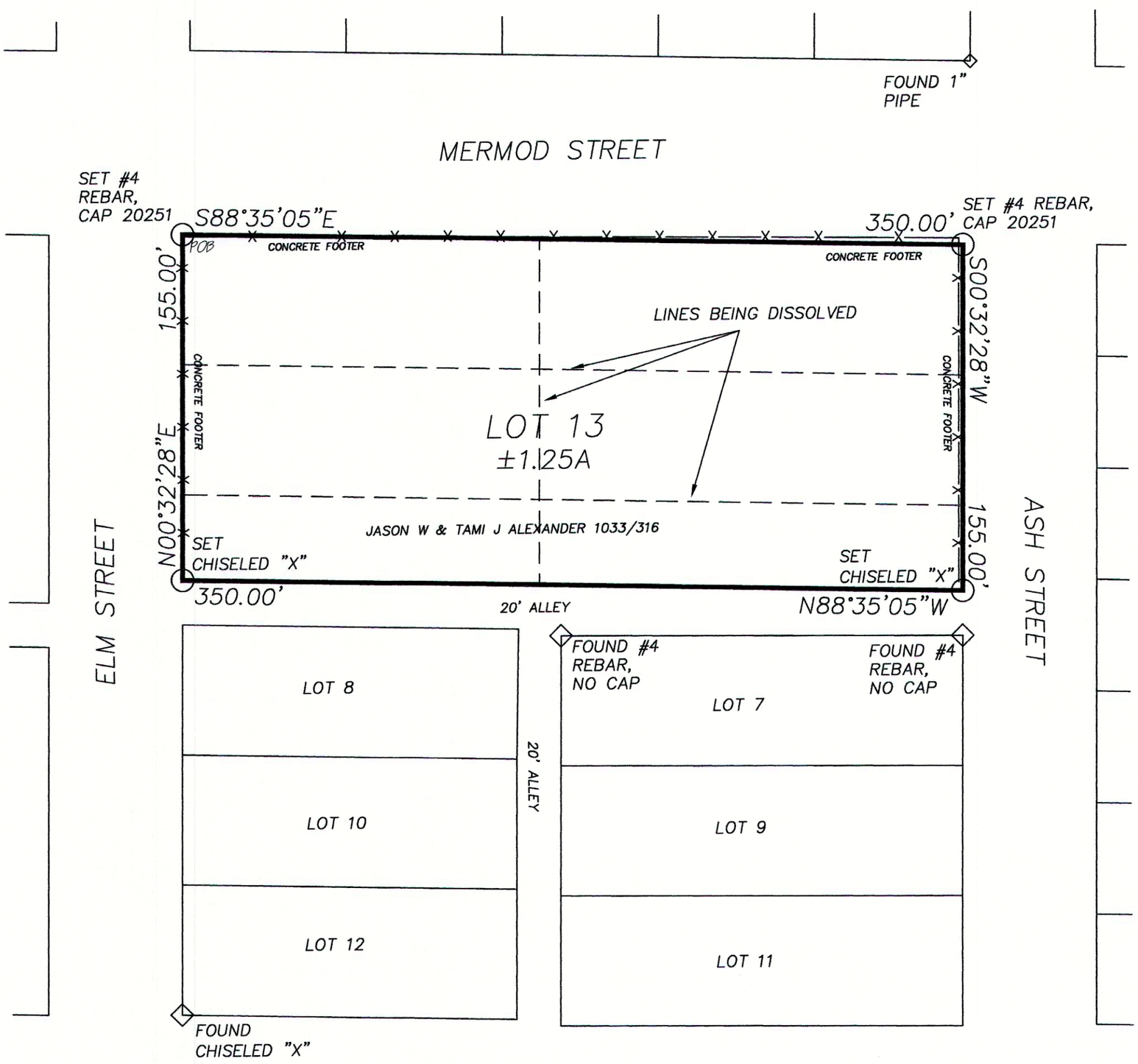
R&R SURVEYING LLC
A LAND SURVEYING COMPANY

INDEXING INFO. FOR CO. CLERK	
SEC. 25	T22S R26E N.M.P.M.
SUBDIVISION:	KNOTT LAND DIVISION #3
OWNER:	JAMES E. KNOTT D. ZOLENE KNOTT
CITY:	CARLSBAD
COUNTY:	EDDY
STATE:	NEW MEXICO
DATE:	SEPTEMBER 4, 2015
ACCESS:	YES
AREA:	±73.03 ACRES TOGETHER
DRAWING NAME:	ALIGN2/KNOTTSRD7315.DWG

GREENS HIGHLAND AMENDED BLOCK 7 LINE ADJUSTMENT

A SURVEY OF A RECORDED DEED IN BOOK 883, PAGE 883; OF GREENS HIGHLAND AMENDED BLOCK 7 TO THE CITY OF CARLSBAD, NEW MEXICO. WHICH INCLUDES LOTS 1, 2, 3, 4, 5, & 6 OF BLOCK 7 BEING DISSOLVED AND CREATING LOT 13 AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES AT THE NORTHWEST CORNER OF SAID LOT 13, WHICH POINT LIES ON THE SOUTHERN R.O.W. OF MERMOD STREET AND THE EAST R.O.W. OF ELM STREET; THEN S88°35'05"E ALONG SAID R.O.W. FOR 350.00 FEET TO THE WEST R.O.W. OF ASH STREET; THEN S00°32'28"W ALONG SAID R.O.W. FOR 155.00 FEET TO A POINT THAT LIES ON THE NORTH R.O.W. OF A 20' ALLEY; THEN N88°35'05"W ALONG SAID ALLEY FOR A DISTANCE OF 350.00 FEET TO THE EASTERN R.O.W. OF ELM STREET; THEN N00°32'28"E ALONG SAID R.O.W. FOR A DISTANCE OF 155.00 FEET BACK TO THE POINT OF BEGINNING. CONTAINING ±1.25 ACRES MORE OR LESS.



LEGEND

- CORNER FOUND
- CORNER SET
- FENCE LINE FOOTER
- LINE BEING DISSOLVED

50 0 50 100

Scale 1" = 50'

JASON W ALEXANDER

TAMI J ALEXANDER

OWNERS STATEMENT AND AFFIDAVIT

STATE OF NM :
: SS
COUNTY OF Eddy :

THE ABOVE SIGNED BEING FIRST DULY SWORN ON OATH, STATE:
AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS LOT TO BE PLATTED.
THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF:

CITY OF CARLSBAD

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME
THIS 8TH DAY OF September, 2015
BY Jason W. Alexander (NOTARY: PRINT SIGNEE'S NAME)
AND Tami J Alexander (NOTARY: PRINT SIGNEE'S NAME)
Rachel Pyeatt NOTARY PUBLIC
MY COMMISSION EXPIRES 11/10/2018 mm/dd/ccyy

OFFICIAL SEAL
Rachel Pyeatt
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11/10/2018

APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO ON THIS 9TH DAY OF SEPTEMBER, 2015.

COMMISSION DESIGNEE

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

MELVIN R. PYEATT, JR., 423 W. GREENE ST. SUITE 1, CARLSBAD, N.M., 88220, CERTIFICATE NO. 20251, TELE. 885-6867, FAX 885-6867

MELVIN R. PYEATT, JR. NEW MEXICO 20251 REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES AND OBSERVATIONS:

1. WATER, SEWER, GAS, AND ELECTRIC ARE IN THE ALLEY BEHIND THE PROPERTY.
2. THE SIDEWALKS ARE IN GOOD REPAIR AROUND THE SUBJECT PROPERTY.
3. THE ROADS HAVE CURB AND GUTTER, AND THERE IS ASPHALT IN THE ROADWAYS.
4. LOT SIZE IS ±1.25A.
6. THE SUBJECT PROPERTY LIES IN THE CITY LIMITS OF CARLSBAD.

BASIS OF BEARINGS AND DISTANCES:

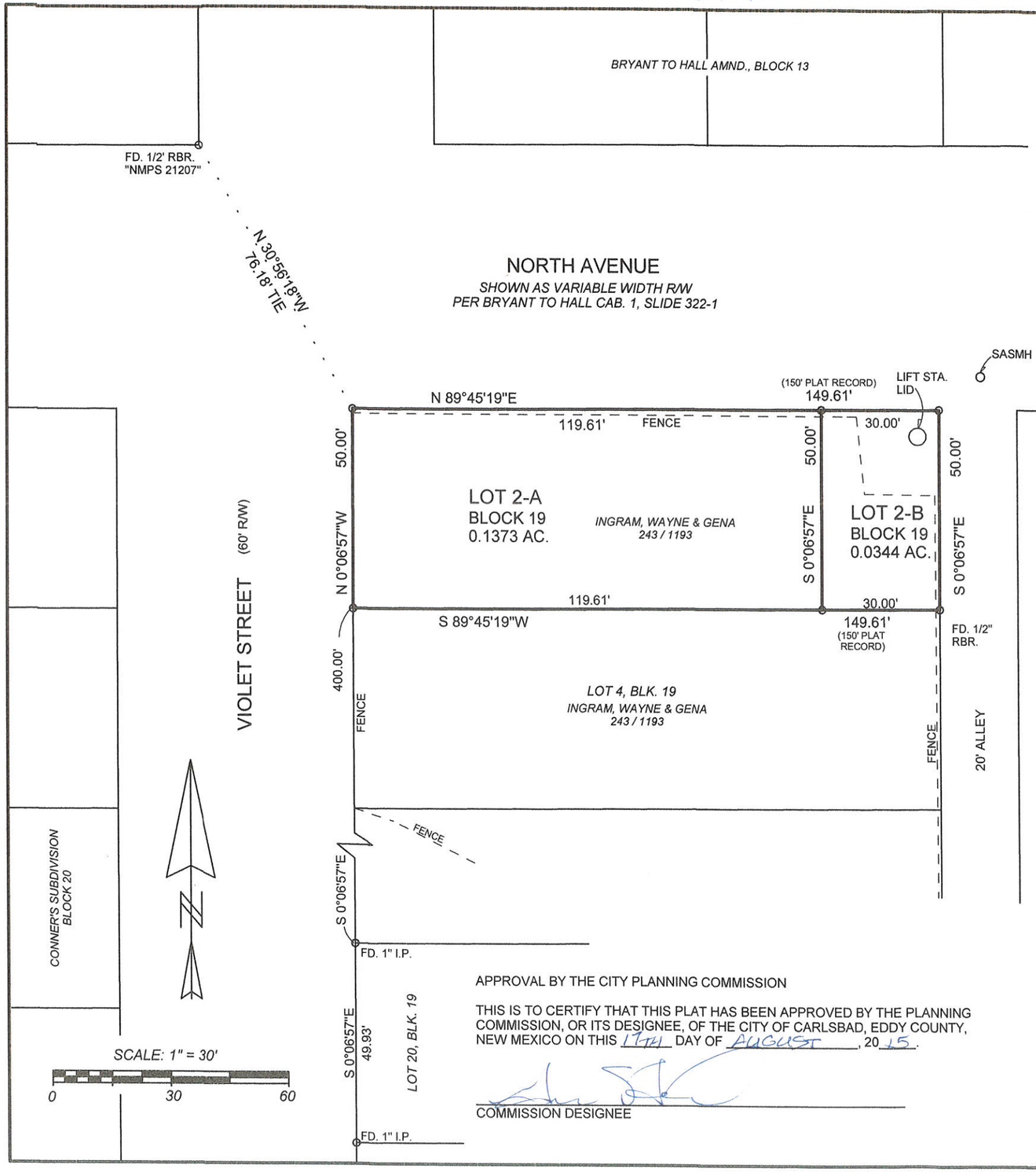
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), NEW MEXICO EAST ZONE (NM ZONE 3001).
2. THE COMBINED FACTOR OF 0.999577292 IS FOR THIS SURVEY.
3. AREAS AND DISTANCES ARE SURFACE MEASUREMENTS. THE DISTANCES ARE MEASURED IN THE US SURVEY FOOT.
4. ALL MEASUREMENTS WERE MADE ON JULY 14, 2015.

STATE OF NEW MEXICO, COUNTY OF EDDY, I HERE BY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON
THE _____ DAY OF _____, 20____ A.D.
AT _____ O'CLOCK ____.M.
CABINET _____ SLIDE _____.
ROBIN VAN NATTA-COUNTY CLERK
BY _____, DEPUTY

R&R SURVEYING LLC A LAND SURVEYING COMPANY	
INDEXING INFO. FOR CO. CLERK	
SEC. 1 T22S R26E N.M.P.M.	
SUBDIVISION:	GREENS HIGHLAND AMENDED BLOCK 7 LINE ADJUSTMENT
OWNER:	JASON W & TAMI J ALEXANDER
CITY:	CARLSBAD
COUNTY:	EDDY
STATE:	NEW MEXICO
DATE:	JULY 22, 2015
ACCESS:	YES
AREA:	±1.25 ACRES

LAND DIVISION OF LOT 2, BLOCK 19
CONNER'S SUBDIVISION

WITHIN SECTION 17, TOWNSHIP 22 SOUTH, RANGE 27 EAST, N.M.P.M.
CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO
AUGUST, 2015



DESCRIPTION

LOT 2, BLOCK 19, AS SUCH LOT IS SHOWN AND SO DESIGNATED ON THE PLAT OF CONNER'S SUBDIVSION, BEING A PREVIOUS SUBDIVISION OF LOTS 11 AND 13, BLOCK "A" HALL'S SUBDIVISION, CARLSBAD, EDDY COUNTY, NEW MEXICO, SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE EDDY COUNTY CLERK ON OCTOBER 6, 1948 IN CABINET 1, SLIDE 325-1.

DIVIDED AS SHOWN HEREON AND NOW TO BE KNOWN AS LOT 2-A AND LOT 2-B, BLOCK 19, OF THE LAND DIVISION OF LOT 2, BLOCK 19, CONNER'S SUBDIVISION, CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, ALONG WITH THE FILLING DATE AND PLAT CABINET AND SLIDE NUMBER OF THIS PLAT.

SURVEYORS CERTIFICATE:

I, Matthew D. Norman, a New Mexico registered Professional Land Surveyor, certify that I conducted and am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, and that this survey and plat meet the Minimum Standards for Surveying in New Mexico.

Matthew D. Norman, P.S. 17821 — Date 8-12-15

MATTHEW D. NORMAN NEW MEXICO 17821 REGISTERED PROFESSIONAL SURVEYOR

SURVEY NOTES:

1. Unless otherwise noted all boundary stakes are set 5/8" rebar stakes with plastic I.D. caps impressed "MDN 17821".
2. Date of field survey May 11, 2015.
3. Basis of bearings is geodetic based on GPS field observations; distances are ground.
4. The property shown hereon is subject to all Easements, Conditions, Restrictions and Reservations of record or in existence.

OWNERS STATEMENT AND AFFIDAVIT:

The platting shown hereon, including the granting of easements as shown, is with the free consent and accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. The undersigned owner(s) and proprietor(s) do hereby freely consent to all the foregoing and do represent themselves that I am so authorized to act. the property described hereon lies within the planning and platting jurisdiction of the City of Carlsbad, Eddy County, NM.

Wayne Ingram Gena Ingram
Owner(s) (WAYNE & GENA INGRAM)

State of NM)
SS
County of Eddy)

The foregoing instrument was acknowledged before me this 14th day of August, 2015, by Wayne and Gina Ingram

My commission expires: 8/17/15
Notary Public

OFFICIAL SEAL
MELINDA A. ROUNTREE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 8/17/15

APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO ON THIS 17TH DAY OF AUGUST, 2015.

COMMISSION DESIGNEE

FILING AND RECORDING

FILED FOR RECORD IN THE EDDY COUNTY CLERKS OFFICE ON THE _____DAY OF_____2015,

AT_____A.M., P.M., CABINET_____ SLIDE_____

COUNTY CLERK — DEPUTY

INDEXING INFORMATION FOR THE COUNTY CLERK

ASSESSED OWNER: INGRAM, WAYNE & GENA
SECTION(S): SECTION 17, T22S, R27E, N.M.P.M.
SUBDIVISION: CONNER'S SUBDIVISION

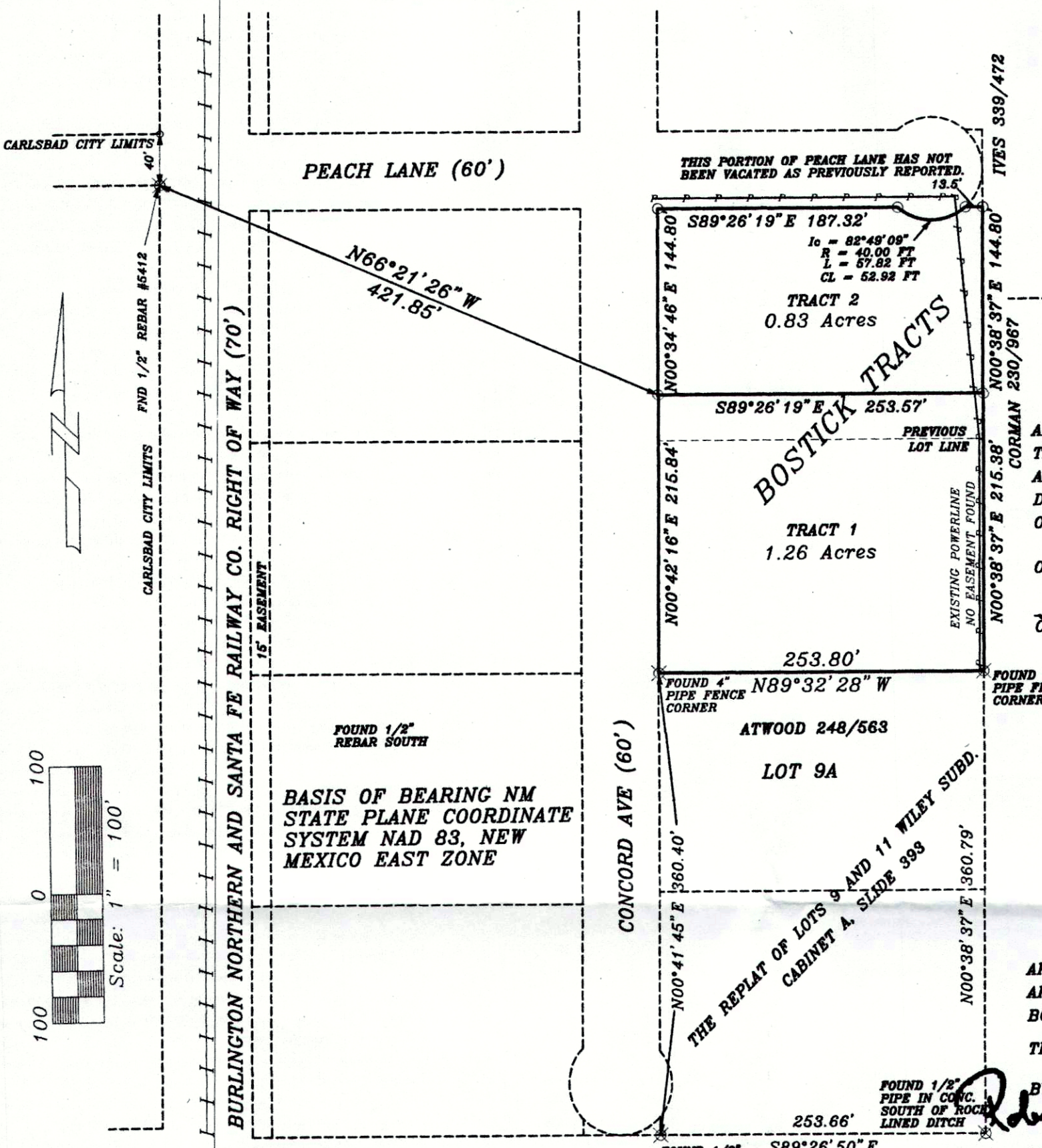
SURVEY PREPARED BY:

MDN SURVEYING CO.
1104 ELGIN RD.
CARLSBAD, NM 88220
575-234-3505

BOSTICK TRACTS

A REPLAT OF LOTS 5 AND 7, WILEY SUBDIVISION, CARLSBAD, EDDY COUNTY, NEW MEXICO, AS SHOWN ON THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF EDDY COUNTY, NEW MEXICO. (CABINET A, SLIDE 393)
LOCATED OUTSIDE CARLSBAD CITY LIMITS
CONTAINING 2.09 ACRES MORE OR LESS.

THIS DOES NOT INCLUDE ANY VACATED PORTION OF PEACH LANE, HERE-TO-FOR THOUGHT TO BE VACATED EAST OF CONCORD AVE.



LEGEND

- ○ SET 1/2" R/B CAP #5412
- ⊗ FOUND PROPERTY CORNER AS NOTED
- R——R CENTERLINE OF MAIN TRACK
- P——P EXISTING POWER LINE

APPROVAL BY THE CITY PLANNING COMMISSION:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO ON THIS 23rd DAY OF SEPTEMBER, 2015.

COMMISSION DESIGNEE

CLAIM OF EXEMPTION (7)
The division of land resulting only in the alteration of parcel boundaries where parcels are altered for the purpose of increasing or reducing the size of contiguous parcels and where the number of parcels is not increased.

APPROVALS:
APPROVED AND ACCEPTED BY THE EDDY COUNTY BOARD OF COMMISSIONERS OR AGENT
THIS 23rd DAY OF September, 2015
BY Robin Van Natta
AGENT

COUNTY CLERK

OWNER'S STATEMENT AND AFFIDAVIT

STATE OF NEW MEXICO:

ss

COUNTY OF EDDY:

THE UNDERSIGNED BEING FIRST DULY SWORN ON OATH, STATE: AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TWO TRACTS TO BE PLATTED. THE PROPERTY DESCRIBED LIES WITHIN THE PLATTING JURISDICTION OF EDDY COUNTY AND THE CITY OF CARLSBAD.

LEROY BOSTICK

ROBIN BOSTICK

ROBIN BOSTICK, HIS WIFE

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF September, 2015 BY LEROY BOSTICK AND ROBIN BOSTICK, HIS WIFE

Janet Cooley
NOTARY PUBLIC

10-19-15
MY COMMISSION EXPIRES

OFFICIAL SEAL
JANET COOLEY
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-19-15

FILING DATA:

STATE OF NEW MEXICO:

SS

COUNTY OF EDDY

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 23rd DAY OF Sept, 2015 AT 11:39 O'CLOCK A.M., AND IS DULY FILED IN CABINET 6, SLIDE 393-1 OF THE RECORD OF MAPS OF SAID COUNTY.

ROBIN VAN NATTA - COUNTY CLERK
BY Lynda Nelson

CERTIFICATE OF EXEMPTION RECORDED IN BOOK 1039, PAGE 184

CERTIFICATION OF RESPONSIBLE SURVEYOR:
THIS IS TO CERTIFY THAT THE FOREGOING PLAT WAS MADE FROM FIELD NOTES OF A BONA FIDE SURVEY, MADE BY ME, MEETING THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAN R. REDDY NM PE&PS NO. 5412
401W. GREENE ST./P.O. BOX 597
CARLSBAD, NM 88221-0597
575 887-6483
SURVEYED: SEPTEMBER 2015
PREPARED FOR: LEROY & ROBIN BOSTICK

DAN R. REDDY NEW MEXICO 5412 REGISTERED PROFESSIONAL ENGINEER LAND SURVEYOR

INDEXING INFORMATION FOR COUNTY CLERK
OWNER - LEROY AND ROBIN BOSTICK
SECTION 30, T21S, R27E
2.09 ACRES IN WILEY SUBDIVISION

13 X 19

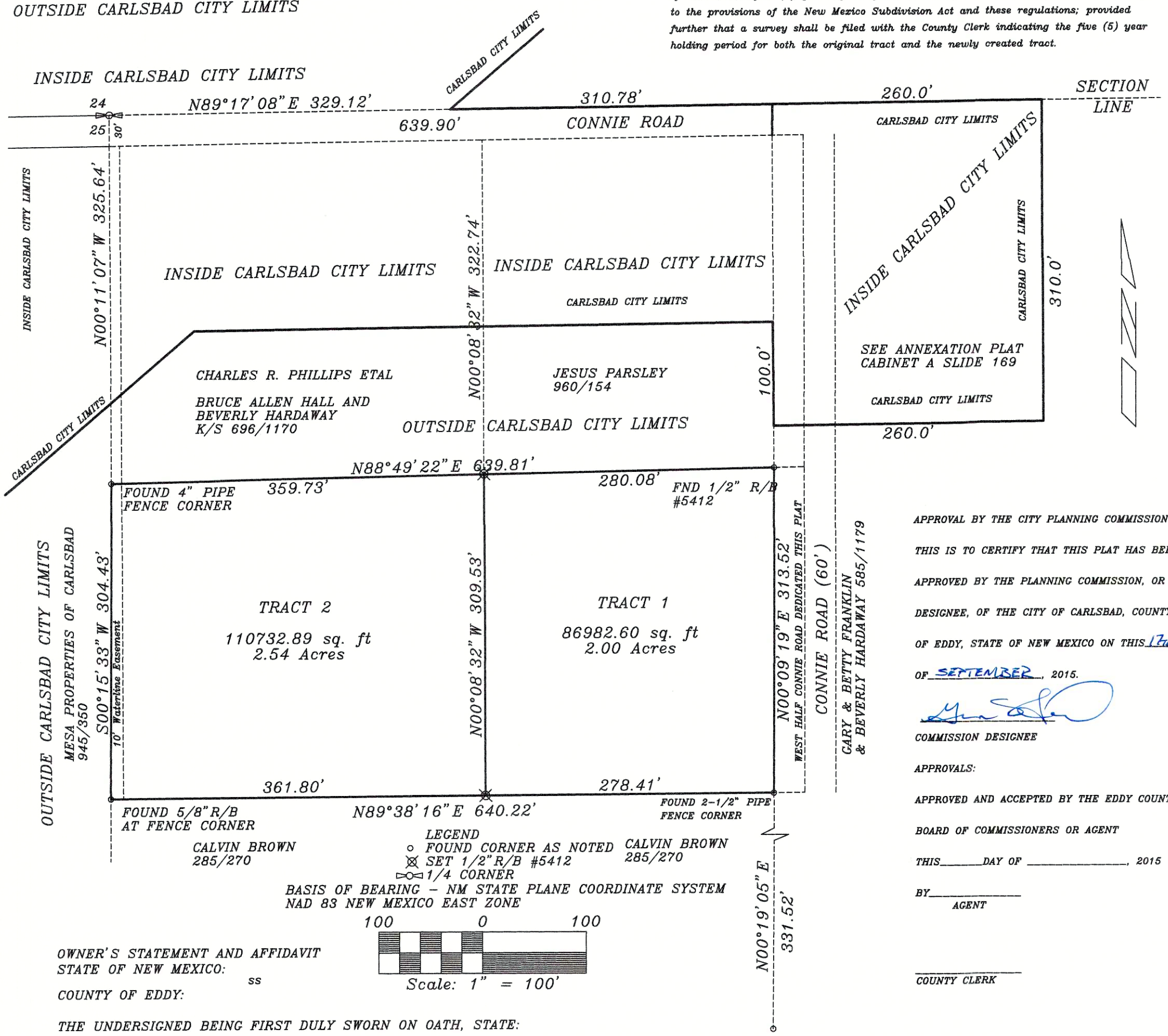
BLOODWORTH TRACTS

THE BLOODWORTH/PHILLIPS TRACT LOCATED IN A PORTION OF THE NW/4NW/4NE/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 27 EAST, N.M.P.M., EDDY COUNTY, NEW MEXICO, AS SHOWN ON THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF EDDY COUNTY, NEW MEXICO. (CABINET 4, SLIDE 884-1)
REF: WARRANTY DEED (JOINT TENANTS) BOOK 702, PAGE 54. EDDY COUNTY RECORDS.

OUTSIDE CARLSBAD CITY LIMITS

CLAIM OF EXEMPTION:

THIS PLAT IS EXEMPT FROM THE NEW MEXICO SUBDIVISION ACT AND THE EDDY COUNTY REGULATIONS UNDER 47-6-2 NMSA 1978-P J13 DEFINITIONS EFFECTIVE JULY 7. 1996: (13) the sale, lease or other conveyance of a single parcel from a tract of land, except from a tract within a previously approved subdivision, within any five (5) year period provided that a second or subsequent sale, lease or other conveyance from the same tract of land within five (5) years of the first sale, lease or other conveyance shall be subject to the provisions of the New Mexico Subdivision Act and these regulations; provided further that a survey shall be filed with the County Clerk indicating the five (5) year holding period for both the original tract and the newly created tract.



APPROVAL BY THE CITY PLANNING COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO ON THIS 17th *DAY OF* SEPTEMBER, *2015.*

COMMISSION DESIGNEE

APPROVALS:

APPROVED AND ACCEPTED BY THE EDDY COUNTY BOARD OF COMMISSIONERS OR AGENT

THIS_____DAY OF _____, 2015

BY_____
AGENT

COUNTY CLERK

OWNER'S STATEMENT AND AFFIDAVIT
STATE OF NEW MEXICO:
ss
COUNTY OF EDDY:

THE UNDERSIGNED BEING FIRST DULY SWORN ON OATH, STATE:

AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS 1 AND 2 AND THE DEDICATION OF THE WEST HALF OF CONNIE ROAD TO BE PLATTED. THIS PROPERTY LIES WITHIN THE PLATTING JURISDICTION OF EDDY COUNTY, AND THE CITY OF CARLSBAD.

CHARLES BLOODWORTH — *JUANELL BLOODWORTH, HIS WIFE*

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS 17th *DAY OF* September, *2015 BY CHARLES BLOODWORTH AND JUANELL BLOODWORTH, HIS WIFE*

NOTARY PUBLIC — *MY COMMISSION EXPIRES*

OFFICIAL SEAL
Susan Briggs
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 6-22-17

CERTIFICATION OF RESPONSIBLE SURVEYOR:
THIS IS TO CERTIFY THAT THE FOREGOING PLAT WAS MADE FROM FIELD NOTES OF A BONA FIDE SURVEY, MADE BY ME, MEETING THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAN R. REDDY NM PE&PS NO. 5412
401W. GREENE ST./P.O. BOX 597
CARLSBAD, NM 88221-0597
575 887-6483
SURVEYED JULY 2015
PREPARED FOR: CHARLES BLOODWORTH

DAN R. REDDY
NEW MEXICO
5412
LAND SURVEYOR
REGISTERED PROFESSIONAL ENGINEER

FILING DATA:

STATE OF NEW MEXICO:
SS
COUNTY OF EDDY

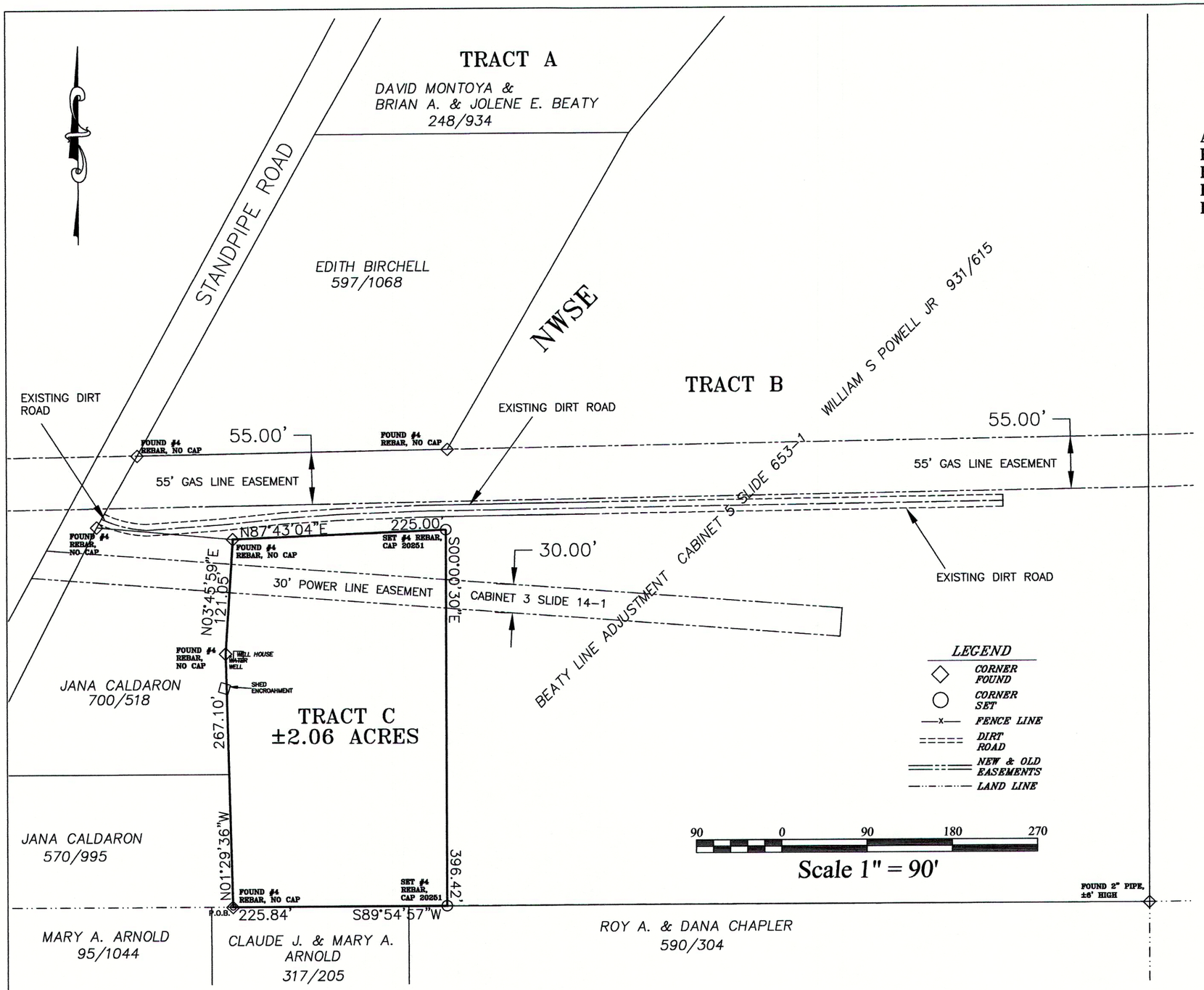
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD ON THIS _____DAY OF_____, 2015 AT _____O'CLOCK_____.M., AND IS DULY FILED IN CABINET_____, SLIDE_____, OF THE RECORD OF MAPS OF SAID COUNTY.

ROBIN VAN NATTA - COUNTY CLERK

BY_____

CLAIM OF EXEMPTION RECORDED IN BOOK_____, PAGE_____, EDDY COUNTY RECORDS

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: CHARLES & JUANELL BLOODWORTH
SECTION 25, T21S, R27E
4.54 ACRES IN BLOODWORTH/PHILLIPS TRACT



BEATY LAND DIVISION

A REPLAT OF TRACT B OF THE BEATY LINE ADJUSTMENT, RECORDED IN CABINET 5 SLIDE 653-1, OF THE MAPPING RECORDS OF EDDY COUNTY, NEW MEXICO, IN WHICH TRACT C IS BEING CREATED, AND WHOSE PERIMETER IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID TRACT B, THEN N01°29'36"W, ALONG THE WESTERLY LINE OF TRACT B OF THE BEATY LINE ADJUSTMENT, FOR 267.10 FEET; THEN N03°45'59"E, CONTINUING ALONG WESTERLY LINE, FOR 121.05 FEET; THEN N87°43'04"E FOR 225.00 FEET; THEN S00°00'30"E, TO THE SOUTH LINE OF SAID TRACT B, FOR 396.42 FEET; THEN S89°54'57"W, ALONG THE SOUTH LINE OF SAID TRACT B, FOR 225.84 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 2.06 ACRES, MORE OR LESS.'

WILLIAM S POWELL JR

OWNERS STATEMENT AND AFFIDAVIT

STATE OF New Mexico : SS
COUNTY OF Eddy :

THE ABOVE SIGNED BEING FIRST DULY SWORN ON OATH, STATE:

AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF:
CITY OF CARLSBAD

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME
THIS 17 DAY OF June, 2015
BY William S Powell Jr
(NOTARY: PRINT SIGNEE NAME)

NOTARY PUBLIC
MY COMMISSION EXPIRES 3-12-16
mm/dd/ccyy

NOTARY PUBLIC STATE OF NEW MEXICO KATHRYN M. JONES

NOTES AND OBSERVATIONS:

1. WATER IS WELL. SEWER IS SEPTIC. ELECTRIC LOCATED IN THE EASEMENT CROSSING THE PROPERTY.
2. THERE ARE NO SIDEWALKS AROUND THE SUBJECT PROPERTY.
3. THE ROADS HAVE NO CURB AND GUTTER, AND THERE IS ASPHALT IN THE ROADWAYS.
4. THE SUBJECT PROPERTY LIES IN THE CITY LIMITS OF CARLSBAD.

BASIS OF BEARINGS AND DISTANCES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), NEW MEXICO EAST ZONE (NM ZONE 3001).
2. A COMBINED FACTOR OF 0.999728968 IS NEED TO CONVERT DISTANCES FROM GRID TO SURFACE.
3. AREAS AND DISTANCES ARE SURFACE MEASUREMENTS. THE DISTANCES ARE MEASURED IN THE US SURVEY FOOT.
4. ALL MEASUREMENTS WERE MADE ON APRIL 28, 2015.

APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO ON THIS _____ DAY OF _____, 20____.

_____
COMMISSION DESIGNEE

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

MELVIN R. PYEATT JR NEW MEXICO 20251 REGISTERED PROFESSIONAL LAND SURVEYOR

MELVIN R. PYEATT, JR., 423 W. GREENE ST. SUITE 1, CARLSBAD, N.M., 88220, CERTIFICATE NO. 20251, TELE. 885-6867, FAX 885-6867

STATE OF NEW MEXICO, COUNTY OF EDDY, I HERE BY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____DAY OF _____, 20____A.D. AT _____ O'CLOCK ____.M.

CABINET_____ SLIDE _____.
ROBIN VAN NATTA-COUNTY CLERK

BY_____, DEPUTY

R&R SURVEYING LLC A LAND SURVEYING COMPANY	
INDEXING INFO. FOR CO. CLERK	
SEC. 23	T22S R26E N.M.P.M.
SUBDIVISION:	BEATY LAND DIVISION
OWNER:	WILLIAM S POWELL JR
CITY:	CARLSBAD
COUNTY:	EDDY
STATE:	NEW MEXICO
DATE:	APRIL 28, 2015
ACCESS:	YES
AREA:	±2.06 ACRES

Agenda Item #15: Adjourn