

CITY OF CARLSBAD
CARLSBAD, NEW MEXICO

AGENDA

PLANNING AND ZONING COMMISSION
REGULAR MEETING

Monday, August 4, 2014 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 Regular Meeting held July 7, 2014.
4. Consider recommendation regarding a request for Temporary Housing as a Temporary Use at 3412 Hidalgo Rd., legally described as the Lunsford Land Division, Tract A, zoned "R-R" Rural Residential Zoning District, in accordance with Sec. 56-80 and as approved by the City Council 10/22/13.
5. Consider recommendation regarding a request for Temporary Housing as a Temporary Use at 3902 & 3904 Standpipe Road, in accordance with Sec. 56-80 and as approved by the City Council 10/22/13, Zoned "R-R". (Deferred from 7/7/14 meeting. Tabled)
6. Consider recommendation regarding an Appeal (variance) from Code of Ordinances Section 47-42(c)(3) to allow the construction of a Local Street with a right-of-way width of 50' rather than the required 60', resulting in a variance of 10', pursuant to Section 47-7.
7. Consider recommendation regarding the Annexation of an approximately 15.89+/- acre parcel located at the north end of Kevil Road, legally described as part of the W1/2 of the NE1/4 of the SW1/4 of Section 1, Township 23 South, Range 26 East, N.M.P.M., Eddy County, New Mexico, pursuant to the petition method as provided for in Section 3-7-1 et. Seq. NMSA 1978. (Deferred from the 7/7/14 meeting. Tabled)
8. Consider recommendation regarding the Establishment of Planned Unit Development (PUD) zoning of an approximately 15.89+/- acre parcel located at the north end of Kevil Road, legally described as part of the W1/2 of the NE1/4 of the SW1/4 of Section 1, Township 23 South, Range 26 East, N.M.P.M., Eddy County, New Mexico. (Deferred from the 7/7/14 meeting. Tabled)
9. Report regarding plats approved through Summary Review process.
10. Adjourn.

<p>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.</p>
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Agenda Item #1: Roll Call of Voting Members and determination of Quorum

Agenda Item #2: Approval of Agenda

#3 Approval of Minutes from Previous Meeting

MINUTES OF THE REGULAR MEETING OF THE

**City of Carlsbad
Planning & Zoning Commission**

July 7, 2014, at 5:00 p.m.

Meeting Held in the Planning Room

CITY OF CARLSBAD
CARLSBAD, NEW MEXICO

AGENDA

PLANNING AND ZONING COMMISSION
REGULAR MEETING

Monday, July 7, 2014 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 Regular Meeting held June 2, 2014.
4. Consider request for Vacation of the east 20' and the west 20' of N. Mesa St., while leaving the remaining 20' in the center for drainage, utility and access, pursuant to 3-20-12, NMSA 1978.
5. Consider request for a Conditional Use Permit to erect a free-standing, wireless communication facility at 1702 W. Fox St., in accordance with Section 56-41(c)(g) and 56-42(k), Zoned C-2.
6. Consider request for an Appeal (variance) from Section 56-42(k)(c) to allow a communications facility tower height of 150' instead of the maximum 100' at 1702 W. Fox St., Zoned C-2.
7. Consider request for an Appeal (variance) from Section 56-42(k)(e) to allow a communications facility tower to be constructed without the required fall radius at 1702 W. Fox St., Zoned C-2.
8. Consider request for an Appeal (variance) from Section 56-90(b) to allow 1,756 square feet of lot area per dwelling unit rather than the required 3,000 square feet for property located at 1907 San Jose Blvd (Avalon Apartments – Phase II), Zoned R-2.
9. Consider request for a Conditional Use Permit to allow Employee Housing at 3722 National Parks Highway, legally described as Holiday Addition Unit No. 2, Block 3, Lot 2, in accordance with Sections 56-31 and 56-41(g), Zoned "C-2".
10. Consider recommendation regarding a request for Temporary Housing as a Temporary Use at the intersection of Happy Valley Road and W. Church St., legally described as the "C" Mountain Land Division, in accordance with Sec. 56-80 and as approved by the City Council 10/22/13, Zoned "R-R".
11. Consider recommendation regarding a request for Temporary Housing as a Temporary Use at 1000 South Cottonwood Street, legally described as South Carlsbad Subdivision, Block 3, Lots 8, 10, 12, 14, 16, 18, and 20, in accordance with Sec. 56-80 and as approved by the City Council 10/22/13, Zoned "I".
12. Consider recommendation regarding a request for Temporary Housing as a Temporary Use at 3902 & 3904 Standpipe Road, in accordance with Sec. 56-80 and as approved by the City Council 10/22/13, Zoned "R-R".
13. Consider recommendation regarding a Zoning Change from "R-2" Residential District to "C-2" Commercial District for an approximately 1+/- acre parcel, located at 1020 N. Mesa St., pursuant to Section 3-21-1 et. Seq. NMSA 1978 and Sections 56-150(b) and 56-140(i), Carlsbad Code of Ordinances.

14. Consider recommendation regarding the Annexation of an approximately 15.89+/- acre parcel located at the north end of Kevil Road, legally described as part of the W1/2 of the NE1/4 of the SW1/4 of Section 1, Township 23 South, Range 26 East, N.M.P.M., Eddy County, New Mexico, pursuant to the petition method as provided for in Section 3-7-1 et. Seq. NMSA 1978.
15. Consider recommendation regarding the Establishment of Planned Unit Development (PUD) zoning of an approximately 15.89+/- acre parcel located at the north end of Kevil Road, legally described as part of the W1/2 of the NE1/4 of the SW1/4 of Section 1, Township 23 South, Range 26 East, N.M.P.M., Eddy County, New Mexico.
16. Report regarding plats approved through Summary Review process.
17. 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.

**MINUTES OF A REGULAR MEETING OF THE CITY OF CARLSBAD PLANNING &
ZONING COMMISSION HELD IN THE MUNICIPAL BUILDING PLANNING ROOM,
101 N. HALAGUENO STREET, JULY 7, 2014, AT 5:00 P.M.**

VOTING MEMBERS PRESENT:

**JAMES KNOTT
JAMES MCCORMICK
RICK BROWN
WANDA DURHAM
EDDIE RODRIGUEZ**

**CHAIRPERSON
COMMISSION SECRETARY
COMMISSIONER
COMMISSIONER
COMMISSIONER**

VOTING MEMBERS ABSENT: NONE

EX-OFFICIO MEMBERS PRESENT:

STEPHANIE SHUMSKY

PLANNING DIRECTOR

BOARD SECRETARY PRESENT:

PATTIE PISTOLE

**PLANNING, ENGINEERING
AND REGULATION DEPARTMENT
SECRETARY**

OTHERS PRESENT:

**KENT THURSTON
JOHN MEEKER
JAMES COVINGTON
SALLY COVINGTON
BRIE EATON
WESLEY THOMAS
BART FRINTZ
STEPHEN DUGAS
RORY PREECE
TOM PASCUZZI
ERIC BURGMAIER
WANDA WELCH
IVETTE ESPARZA
DON MURPHY
CHARLIE GARCIA
SAM PLUMLEE
GEORGE DUNAGAN
LORI AHO**

**LAS CRUCES
1025 N. MESA
902 W. RIVERSIDE DRIVE
902 W. RIVERSIDE DRIVE
4516 HARMON LANE
713 W. HAPPY VALLEY ROAD
604 RIVIERA COURT
3722 NATIONAL PARKS HWY
1117 W. ASH
ALBUQUERQUE
ALBUQUERQUE

1907 SAN JOSE
1907 SAN JOSE
101 N. HALAGUENO
101 N. HALAGUENO**

Time Stamps and headings below correspond to recording of meeting and the recording is hereby made a part of the official record.

0:00:00 Start Recording [5:03:07 PM]

0:00:03 **1. Roll call of voting members and determination of quorum.**

Mr. Knott called roll. There was a quorum. Present: **Ms. Durham, Mr. McCormick, Mr. Knott, Mr. Rodriguez, Mr. Brown.** Absent: None.

0:00:32

2. Approval of Agenda.

Motion was made by **Ms. Durham** for approval of the Agenda. **Mr. Brown** seconded the motion. The vote was as follows: **Yes – Ms. Durham, Mr. McCormick, Mr. Knott, Mr. Rodriguez, Mr. Brown**; No – None; Abstained – None; Absent –None. The motion carried.

0:01:01

3. Approval of Minutes from the Regular Meeting held June 2, 2014.

Motion made by **Mr. Rodriguez** and seconded by **Mr. Brown** for approval of the Minutes. The vote was as follows: **Yes – Ms. Durham, Mr. Knott, Mr. Rodriguez, Mr. Brown**; No – None; Abstained – **Mr. McCormick**; Absent –None. The motion carried.

0:01:35

4. Consider request for Vacation of the east 20' and the west 20' of N. Mesa St., while leaving the remaining 20' in the center for drainage, utility and access, pursuant to 3-20-12, NMSA 1978.

The City of Carlsbad was the applicant on this matter, represented by **Ms. Shumsky**. She said the City does not need the full 60', because the road will never be widened there. Neighbors adjoining the property do not object. The City will be responsible to transfer deeds after the Vacation is finalized, since they are the applicant. Generally, in cases like this, the land is appraised and the owners pay the fair market value for the property. **Mr. and Mrs. Covington**, one of the adjacent property owners, were in attendance to support the application. There was no other public comment.

Motion made by **Mr. Rodriguez** to approve the Vacation. **Mr. Brown** seconded the motion. The vote was as follows: **Yes – Ms. Durham, Mr. McCormick, Mr. Knott, Mr. Rodriguez, Mr. Brown**; No – None; Abstained – None; Absent –None. The motion carried.

0:08:28

5. Consider request for a Conditional Use Permit to erect a free-standing, wireless communication facility at 1702 W. Fox St., in accordance with Section 56-41(c)(g) and 56-42(k), Zoned C-2.

Mr. Plumlee represented the City of Carlsbad in the issue. **Ms. Shumsky** said the tower is needed to increase radio communication for the City. **Mr. Plumlee** explained that co-location with other towers was not feasible because they are full and cannot accommodate the additional traffic. This tower will be to transmit data only. It will be a good location, because it is in the Public Works yard, near the radio shop. **Mr. Rodriguez** inquired about the sheer strength based on the antenna mount for any additional load in the future, such as a drum. **Ms. Shumsky** said the engineer drawing can specify what the load capacity is. There was no public comment.

Motion was made by **Mr. Rodriguez** to approve the Conditional Use Permit. **Mr. McCormick** seconded the motion. The vote was as follows: **Yes – Ms. Durham, Mr. McCormick, Mr. Knott, Mr. Rodriguez, Mr. Brown**; No – None; Abstained – None; Absent –None. The motion carried.

0:18:54

6. Consider request for an Appeal (variance) from Section 56-42(k)(c) to allow a communications facility tower height of 150' instead of the maximum 100' at 1702 W. Fox St., Zoned C-2.

Mr. Plumlee explained that they ran tests and found they need the higher elevation to avoid so much interference. The maximum benefit is from 150'. **Ms. Shumsky** reiterated that it is desperately needed. **Ms. Durham** added that it is necessary for the safety and welfare of the community. It is a unique case and should not set a precedent for other towers. **Mr. Knott** stressed that one Variance does not have any bearing on any other Variance. During public comment, **Ms. Welch** questioned if there needed to be a change in the ordinances. **Ms. Shumsky** agreed. In answer to a question, she also clarified that the 150' is from the ground level wherever you are.

Mr. Brown made a motion to recommend approval of the Variance. The motion was seconded by **Ms. McCormick**. The vote was as follows: **Yes – Ms. Durham, Mr. McCormick, Mr. Knott, Mr. Rodriguez, Mr. Brown**; No – None; Abstained – None; Absent –None. The motion carried.

0:27:15 **7. Consider request for an Appeal (variance) from Section 56-42(k)(e) to allow a communications facility tower to be constructed without the required fall radius at 1702 W. Fox St., Zoned C-2.**

Mr. Plumlee stated that the fall radius is the tower height plus 5%, normally. There is no negative impact to adjoining property owners should the tower fall, and it will be constructed so that it is not likely to happen. There was no public comment.

Mr. Brown made a motion to recommend approval of the Variance. **Mr. McCormick** seconded the motion. The vote was as follows: **Yes – Ms. Durham, Mr. McCormick, Mr. Knott, Mr. Rodriguez, Mr. Brown**; No – None; Abstained – None; Absent –None. The motion carried.

0:32:39 **8. Consider request for an Appeal (variance) from Section 56-90(b) to allow 1,756 square feet of lot area per dwelling unit rather than the required 3,000 square feet for property located at 1907 San Jose Blvd (Avalon Apartments – Phase II), Zoned R-2.**

Mr. Murphy came forward to represent the applicant. **Ms. Shumsky** explained that Phase 1 is almost complete, and that Avalon had presented plans for Phase I and Phase II when they started the project. Since then, the zoning ordinance has been updated to include density requirements. This new construction falls under the new rules, but they want to maintain density consistent with what is already there. Staff recommended approval. **Mr. Murphy** stated that the configuration of the property is a triangle, and that the Clubhouse had been constructed in Phase 1. This phase will be denser, because it will have more living units. There was no public comment.

Mr. McCormick made a motion to approve the Variance. The motion was seconded by **Mr. Brown**. The vote was as follows: **Yes – Ms. Durham, Mr. McCormick, Mr. Knott, Mr. Rodriguez, Mr. Brown**; No – None; Abstained – None; Absent –None. The motion carried.

0:41:56 **9. Consider request for a Conditional Use Permit to allow Employee Housing at 3722 National Parks Highway, legally described as Holiday Addition Unit No. 2, Block 3, Lot 2, in accordance with Sections 56-31 and 56-41(g), Zoned “C-2”.**

Mr. Dugas represented the applicant, which was Timco Services. **Ms. Shumsky** explained that it was for employee housing and that Staff recommended approval. She also stated some of the conditions they recommended. There was not any public comment.

Mr. Brown made a motion to approve the Conditional Use for one year, excluding single-wide manufactured homes. The motion was seconded by **Mr. Rodriguez**. The vote was as follows: **Yes – Mr. McCormick, Mr. Rodriguez, Mr. Brown; No – Ms. Durham, Mr. Knott; Abstained – None; Absent –None.** The motion carried.

1:14:16 **10. Consider recommendation regarding a request for Temporary Housing as a Temporary Use at the intersection of Happy Valley Road and W. Church St., legally described as the “C” Mountain Land Division, in accordance with Sec. 56-80 and as approved by the City Council 10/22/13, Zoned “R-R”.**

Mr. Thurston presented the application. **Ms. Shumsky** noted that there was an error in the zoning of the item. This property is zoned “C-2.” It had been replatted prior to the zone change. She also said the site plan needs more detail, such as sizes of the spaces and setbacks. Items required would be listed in the conditions for approval. **Mr. Eaton** spoke during public comment. He was concerned the use would be an eyesore and bring down property values. He wanted more information regarding the idea of temporary housing. **Ms. Shumsky** explained the requirements. **Mr. Thurston** explained that since the property needed to return to its original state after the use period, there would be minimal development. He said the entrance would be paved and there would be someone on-site to clean and maintain the area, but there would not be landscaping.

Mr. McCormick made a motion to recommend approval of the Temporary Use. The motion was seconded by **Mr. Rodriguez**. The vote was as follows: **Yes – Ms. Durham, Mr. McCormick, Mr. Knott, Mr. Rodriguez, Mr. Brown; No – None; Abstained – None; Absent –None.** The motion carried.

1:37:28 **11. Consider recommendation regarding a request for Temporary Housing as a Temporary Use at 1000 South Cottonwood Street, legally described as South Carlsbad Subdivision, Block 3, Lots 8, 10, 12, 14, 16, 18, and 20, in accordance with Sec. 56-80 and as approved by the City Council 10/22/13, Zoned “T”.**

Mr. Frintz and **Mr. Preece** appeared on behalf of Vance Jenkins. **Ms. Shumsky** stated that the property is zoned for Industrial uses, and not appropriate for living quarters. Also, the property does not meet the 2-acre minimum. Staff recommended denial. If, however, the Commissioners approve the application, Staff recommends conditions. The matter will also go before City Council for a final decision. The property meets setback requirements, and is a large plot. It is separated by a right of way from the other industrial areas, and it is not a highly industrialized area. Except for the zoning and acreage, Staff had no problem with it. There was no public comment. **Ms. Durham** said she thought it would be difficult to enforce rules in such an isolated area and might be a public safety issue. **Ms. Shumsky** also thought the homeless who sleep in the nearby park might be a problem. **Mr. Preece** answered that it would be gated, with a card for entry. Not everyone could get in. Some thought maybe the added presence might discourage the homeless from the area.

Mr. McCormick made a motion to recommend approval of the request. **Mr. Brown** seconded the motion. The vote was as follows: **Yes – Ms. Durham, Mr. McCormick, Mr. Knott, Mr. Rodriguez, Mr. Brown; No – None; Abstained – None; Absent –None.** The motion carried.

2:02:49 **12. Consider recommendation regarding a request for Temporary Housing as a Temporary Use at 3902 & 3904 Standpipe Road, in accordance with Sec. 56-80 and as approved by the City Council 10/22/13, Zoned “R-R”**

Since the applicant was not present, the issue was tabled until the August meeting.

2:07:02 **13. Consider recommendation regarding a Zoning Change from “R-2” Residential District to “C-2” Commercial District for an approximately 1+/- acre parcel, located at 1020 N. Mesa St., pursuant to Section 3-21-1 et. Seq. NMSA 1978 and Sections 56-150(b) and 56-140(i), Carlsbad Code of Ordinances**

Mr. Pascuzzi stepped forward to answer any questions regarding the application. He said they want to open a health care clinic with four to five providers. They have a clinic on Mermod Street, but want to expand for urgent care and primary care in the second location. Their clinic in Hobbs has worked well, and they see a need for something like that in Carlsbad. During public comment, Mr. Meeker said he had been concerned that it was going to be used for a bunch of trailers, so he was relieved that it was going to be something to improve the area. After discussion that they might also want some of their employees to be able to sleep there, Mr. Dunagan suggested they change their request from “C-2” zoning to “C-1” so they could have employee housing without having to secure a Conditional Use permit when the time comes. There was no public comment.

Mr. Rodriguez made a motion to approve the amended application for a zone change to “C-1.” Ms. Durham seconded the motion. The vote was as follows: **Yes – Ms. Durham, Mr. McCormick, Mr. Knott, Mr. Rodriguez, Mr. Brown**; No – None; Abstained – None; Absent – None. The motion carried.

2:24:15 **14. Consider recommendation regarding the Annexation of an approximately 15.89+/- acre parcel located at the north end of Kevil Road, legally described as part of the W1/2 of the NE1/4 of the SW1/4 of Section 1, Township 23 South, Range 26 East, N.M.P.M., Eddy County, New Mexico, pursuant to the petition method as provided for in Section 3-7-1 et. Seq. NMSA 1978**

Since the applicant was not present, the issue was tabled until the August meeting.

2:24:15 **15. Consider recommendation regarding the Establishment of Planned Unit Development (PUD) zoning of an approximately 15.89+/- acre parcel located at the north end of Kevil Road, legally described as part of the W1/2 of the NE1/4 of the SW1/4 of Section 1, Township 23 South, Range 26 East, N.M.P.M., Eddy County, New Mexico**

Since the applicant was not present, the issue was tabled until the August meeting.

2:24:31 **16. Report regarding plats approved through Summary Review process**

There was nothing unusual about the plats for June, so there was no discussion.

2:24:41 **17. Adjourn.**

There being no further business, the meeting was adjourned.

2:24:47

Stop Recording [7:27:54 PM]

Chairman

Date

DRAFT

CITY OF CARLSBAD
AGENDA BRIEFING MEMORANDUM
PLANNING AND ZONING COMMISSION

Meeting Date: 8/4/14

DEPARTMENT: Planning, Engineering & Regulation	BY: Jeff Patterson, Deputy Planning Director	DATE: 7/18/14
<p>SUBJECT: Consider allowing Temporary Housing as a Temporary Use at 3412 Hidalgo Rd., legally described as the Lunsford Land Division, Tract A, Zoned "R-R" Rural Residential Zoning District, in accordance with Sec. 56-80 and as approved by the City Council 10/22/13.</p> <p>Applicant: Larry Lunsford 3412 Hidalgo Rd. Carlsbad, NM 88220</p> <p><i>*There are no special notification requirements for Temporary Use Permits.</i></p>		
<p>SYNOPSIS, HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): Due to the growth in the oil, gas, mining and energy sectors in recent years, southeastern New Mexico has seen an unprecedented increase in the demand for workforce and temporary housing. The existing housing market in Carlsbad continues to be insufficient to meet the needs of the current workforce. In an attempt to address this issue, in October 2013, the City Council approved temporary housing as one of the uses eligible for a Temporary Use Permit.</p> <p>If approved, in addition to the standard regulations for temporary uses, temporary housing must meet the Council-approved definition for temporary housing (see below) and the criteria described in the Temporary Use Application.</p> <p style="padding-left: 40px;">"Temporary Housing. Housing for individuals or families, on a temporary basis, either in pre-fabricated, completely self-contained modular structures consisting of sleeping quarters, dining facilities, laundry facilities, restroom facilities and other amenities, OR individual self-contained recreational vehicles, not including tents. 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."</p> <p>A stipulation of the Temporary Housing permit Sec. 56-80 is that the property proposed be at least 2 acres as a whole in area. The property in this application meets this requirement, being approximately 6.7 acres in total size.</p> <p>The applicant's site-plan fails to indicate how the applicant plans to connect to the water line at the property or what the plan for the sewer will be for this property. As conditions for approval, the applicant will need to produce a site plan that indicates water and sewer plans.</p> <p>Recent predictions are that the regional economy is expected to continue to grow for many more years. The proposed use is intended to address the need for housing temporary workers and for housing those that are seeking permanent residence in Carlsbad.</p>		
<p>PLANNING STAFF RECOMMENDATION: Based on review of the application materials and other staff comments, planning staff recommends approval based on the following condition:</p> <p>As a condition for approval, the applicant will need to produce a site plan that indicates the water and sewer hookup plans.</p>		

DEPARTMENT RECOMMENDATION (please check):

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

DEPARTMENT COMMENTS:

Public Works: No comments.

Utilities Department: recommend approval, there is a 6" water here, no sewer available.

Building Department: No comments.

Fire Department: No comments.

Code Enforcement: No comments.

Legal Department: No Utility or Sanitation Plan was included in the materials provided. It is not clear how water and sewer are to be provided. The site plan lacks detail. The aerial shows an irregularly shaped parcel, but the site plan is a rectangle. What part of the parcel is to be developed as temporary housing is not marked on the aerial? Is the entire parcel 6.7 acres or just the portion to be developed as temporary housing? [The entire parcel is 6.7 acres.](#) The site plan is required to show the spacing between units. The plan shows that the spaces are to be about 25' wide, but it does not show the spaces between units. The regulations require two ingress/egress locations, each at least 24' wide. The plan shows only one, although it appears to be much more than 24' wide. There should be 1 1/4 parking spaces per dwelling unit with no on-street parking. It is not clear where the parking is to be.

Planning Department: recommend approval, see above for comments.

Police Department: Approved; Reviewed: Agreed that the user must provide site-plan that shows water and sewer plans.

Culture & Rec. Department: No comments.

City Engineer: Applicant needs to submit a properly sealed engineering site plan addressing grading, drainage, utilities, access, parking, etc...

ATTACHMENTS: application materials, site plan and map



CITY OF CARLSBAD

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

TEMPORARY USE APPLICATION

Sec. 56-80 and Temporary Housing

Application Date: _____

Fee Paid (\$10.00) plp ✓

TYPE OF USE REQUESTED:

- | | |
|---|---|
| <input type="checkbox"/> Carnival, Circus, Fair, Public Event | <input type="checkbox"/> Real Estate Sales Office |
| <input type="checkbox"/> Parking Lot Sale | <input checked="" type="checkbox"/> Temporary Housing |
| <input type="checkbox"/> Garage, Estate, Yard Sale | <input type="checkbox"/> Other |
| <input type="checkbox"/> Natural Disaster, Emergency Personal Assistance Location | |

APPLICANT INFORMATION:

Larry Lunstord 3412 Hidalgo Road
NAME ADDRESS
Carlsbad NM 88220 575 7063052 larryluns@yahoo.com
CITY STATE ZIP PHONE EMAIL

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):

3412 Hidalgo Rd Rural
ADDRESS LOT BLOCK SUBDIVISION ZONING

Description and Duration of Temporary Use:

Site Plan:

see attached

FOR OFFICIAL USE ONLY:

☐ Approved ☐ Approved with Conditions ☐ Denied By: _____

Approval Date: _____ Permit Expiration Date: _____

Conditions of approval:

**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: 3412 Hidalgo Rd
STREET ADDRESS

LEGAL DESSCRPTION: see attached
SUBDIVISION BLOCK LOT OR TRACT

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

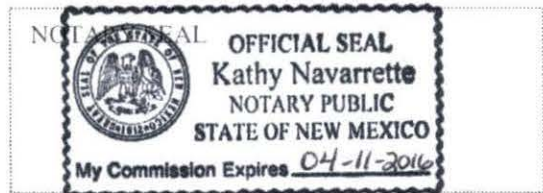
AGENT: self: Larry Lunsford 55706 3052
NAME PHONE
3412 Hidalgo Road
ADDRESS

I (WE) UNDERSTAND, CONCUR AND AFFIRM:

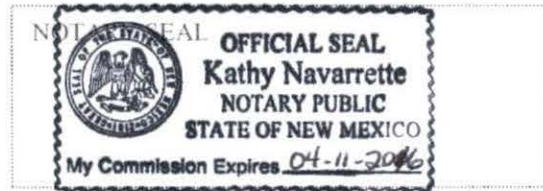
That this application may be approved, approved with conditions or denied and that, as the property owner, it is my responsibility to ensure that any conditions are complied with and to ensure that the property is maintained in a condition so as not to jeopardize the health, safety or welfare of others 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 Lunsford
SIGNATURE
BY: Larry Lunsford
PRINTED NAME
DATE: 30 June 2014
DATE SIGNED



OWNER 2: (IF APPLICABLE)
BY: Susan Martin
SIGNATURE
BY: Susan Martin
PRINTED NAME
DATE: June 30, 2014
DATE SIGNED



ADDITIONAL OWNERS: ATTACH SEPARATE SHEETS AS NECESSARY

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 Temporary Housing (as approved by the City Council on 10/22/13):

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."

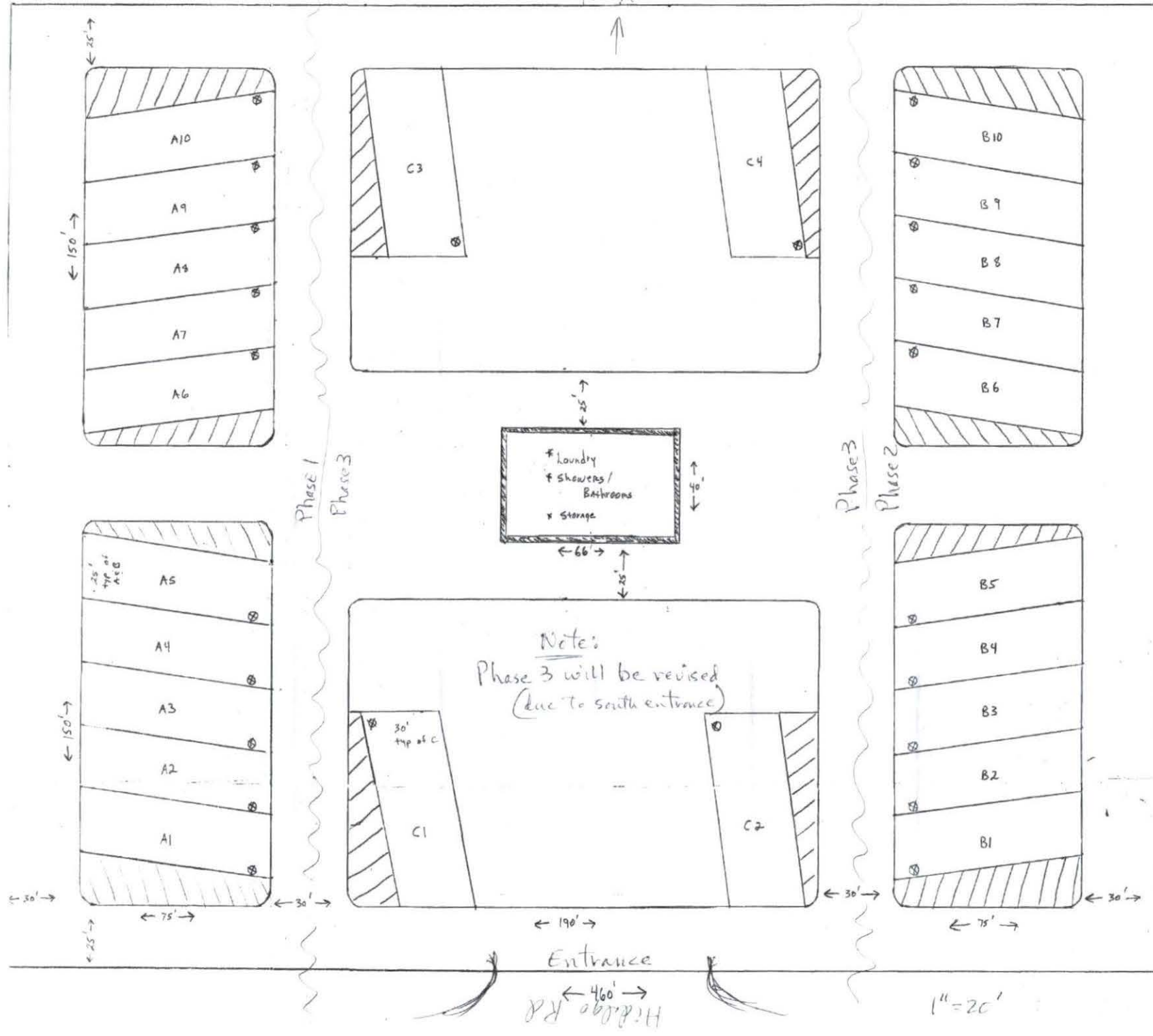
Temporary Housing, self-contained is defined as: "Temporary Housing that does not require connection to city utilities, is served by an independent waste water and freshwater delivery service, and that includes sleeping, cooking, dining, toilet and shower facilities, contained within an individual RV 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. 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. The purpose of this fence is to define the temporary housing area and to prevent litter and debris from blowing onto adjacent land.
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. A copy of a Sanitation Plan shall be provided to the City. At a minimum, the Sanitation Plan shall indicate 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. Temporary Housing shall not be located within a floodway as delineated on the City's Flood Insurance Rate Maps.
14. City Code Enforcement personnel may conduct unscheduled periodic inspections of the temporary housing use to ensure regulations and conditions are met.
15. 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.
16. 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

Harry Kunsford
575-706-3052

North
↑





Temporary Housing: 3412 Hidalgo Rd.



0 150 300 600 Feet



CITY OF CARLSBAD
PLANNING, ENGINEERING AND
REGULATION DEPARTMENT
7/17/2014

CITY OF CARLSBAD
AGENDA BRIEFING MEMORANDUM
PLANNING AND ZONING COMMISSION

Meeting Date: 8/4/14

DEPARTMENT: Planning, Engineering & Regulation	BY: Jeff Patterson, Deputy Planning Director	DATE: 7/18/14
<p>SUBJECT: Consider allowing Temporary Housing as a Temporary Use at 3902 & 3904 Standpipe Road, Zoned "R-R" Rural Residential Zoning District, in accordance with Sec. 56-80 and as approved by the City Council 10/22/13.</p> <p>Applicant: Gilbert Widner 3904 Standpipe Rd. Carlsbad, NM 88220</p> <p>Property Owner: Mary Arnold 3904 Standpipe Rd. Carlsbad, NM 88220</p> <p><i>*There are no special notification requirements for Temporary Use Permits.</i></p> <p>SYNOPSIS, HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): Due to the growth in the oil, gas, mining and energy sectors in recent years, southeastern New Mexico has seen an unprecedented increase in the demand for workforce and temporary housing. The existing housing market in Carlsbad continues to be insufficient to meet the needs of the current workforce. In an attempt to address this issue, in October 2013, the City Council approved temporary housing as one of the uses eligible for a Temporary Use Permit.</p> <p>If approved, in addition to the standard regulations for temporary uses, temporary housing must meet the Council-approved definition for temporary housing (see below) and the criteria described in the Temporary Use Application.</p> <p style="padding-left: 40px;">"Temporary Housing. Housing for individuals or families, on a temporary basis, either in pre-fabricated, completely self-contained modular structures consisting of sleeping quarters, dining facilities, laundry facilities, restroom facilities and other amenities, OR individual self-contained recreational vehicles, not including tents. 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."</p> <p>A stipulation of the Temporary Housing permit Sec. 56-80 is that the property proposed be at least 2 acres as a whole in area. The property in this application meets this requirement, being approximately 5.35 acres in total size.</p> <p>The site-plan fails to show the required 4' minimum perimeter fence enclosing the proposed site, as well as 10' spacing between the planned mobile home units. Also, the site plan fails to show the required 20' setback from the perimeter fence. As a condition for approval, the applicant will need to produce a site plan showing the required fence, spacing and setbacks.</p> <p>The applicant has indicated that the NMED Septic Permit is currently pending. As a condition for approval, the applicant will need to produce an approved NMED Septic Permit.</p> <p>Recent predictions are that the regional economy is expected to continue to grow for many more years. The proposed use is intended to address the need for housing temporary workers that have relocated to</p>		

Carlsbad.

PLANNING STAFF RECOMMENDATION: Based on review of the application materials and other staff comments, planning staff recommends approval based on the following conditions:

1. The applicant will need to produce a site plan showing the required fence, spacing and setbacks.
2. The applicant will need to produce an approved NMED Septic Permit.
3. The applicant will need to install separate water services for each address.
4. A fire suppression plan shall be provided to the Fire Marshall and approved prior to placement of temporary housing.

DEPARTMENT RECOMMENDATION (please check):

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

DEPARTMENT COMMENTS:

Public Works: Recommend denial until proper site plan including utilities fence, parking, lot layout, etc. is provided.

Utilities Department: If approved applicant will need to install separate water services for each address.

Building Department: no comments.

Fire Department: This is a small, low density application with only four spaces. However, the mobile homes will be at a very significant distance from a hydrant. This could make fire suppression difficult. This issue will need to be addressed before I can support this application.

Code Enforcement: no comments.

Legal Department: no comments.

Planning Department: recommend approval, see above for comments.

Police Department: recommend approval, no comments.

Culture & Rec. Department: recommend approval, no comments.

City Engineer: no comments.

ATTACHMENTS: application materials, site plan and map



3904 Standpipe Rd Temporary Housing



0 100 200 400 Feet



CITY OF CARLSBAD
PLANNING, ENGINEERING AND
REGULATION DEPARTMENT
6/13/2014

Return by June 6th



CITY OF CARLSBAD

Planning, Engineering,
and Regulation Department

PO Box 1569, Carlsbad, NM 88221

Phone (575) 887-1191

Fax (575) 885-9871

TEMPORARY USE APPLICATION

Sec. 56-80 and Temporary Housing

Application Date: 6/3/14

Fee Paid (\$10.00): ✓ pvp

TYPE OF USE REQUESTED:

- | | |
|---|---|
| <input type="checkbox"/> Carnival, Circus, Fair, Public Event | <input type="checkbox"/> Real Estate Sales Office |
| <input type="checkbox"/> Parking Lot Sale | <input checked="" type="checkbox"/> Temporary Housing |
| <input type="checkbox"/> Garage, Estate, Yard Sale | <input type="checkbox"/> Other |
| <input type="checkbox"/> Natural Disaster, Emergency Personal Assistance Location | |

APPLICANT INFORMATION:

Gilbert WIDNER 3904 spth
NAME ADDRESS
Carlsbad NM 88220 575-302-5946 WIDNER609@gmail.com
CITY STATE ZIP PHONE EMAIL

PROPERTY OWNER INFORMATION* (IF DIFFERENT FROM APPLICANT):

Mary Arnold 3904 Sandpipe Rd.
NAME ADDRESS
Carlsbad NM 88220 234-2171
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):

3904 Sandpipe Rd.
ADDRESS LOT BLOCK SUBDIVISION ZONING

Description and Duration of Temporary Use:

Up to two years from approval date, renewable for up to three years.

Site Plan:

See map attached...

5+ acres total (up to 4 spaces total)

Zoning R-R

NMED Septic permit (pending)

Parking: 1 space / unit + visitor spaces

Spacing 20+ ' between units

Front Setback 30'

Side Setback 20+ '

Water hook up to existing water line
(Commercial rate may apply).
4' perimeter fence required.

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.
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 - (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.
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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;
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 - (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
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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 Temporary Housing (as approved by the City Council on 10/22/13):

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.

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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. The purpose of this fence is to define the temporary housing area and to prevent litter and debris from blowing onto adjacent land.
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. A copy of a Sanitation Plan shall be provided to the City. At a minimum, the Sanitation Plan shall indicate 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. Temporary Housing shall not be located within a floodway as delineated on the City's Flood Insurance Rate Maps.
14. City Code Enforcement personnel may conduct unscheduled periodic inspections of the temporary housing use to ensure regulations and conditions are met.
15. 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.
16. 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

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: 3904 STAND PIPE RD
(PROPERTY 4155 130 417) Sec-23 Township 20S Range 26E
LEGAL DESSCRPTION: E 208 of N 400 of W 54.5-5.1 SW 8E
SUBDIVISION BLOCK LOT OR TRACT

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

AGENT: Gilbert WIDNER 575-302 5946
NAME PHONE
3904 St Pipe SP #1 Carlsbad, N.M 88220
ADDRESS

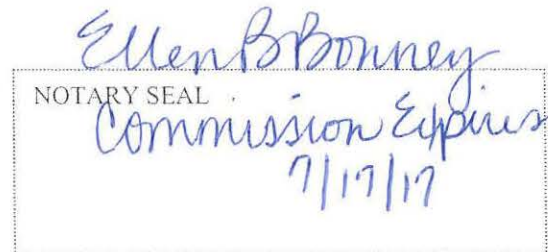
I (WE) UNDERSTAND, CONCUR AND AFFIRM:

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:

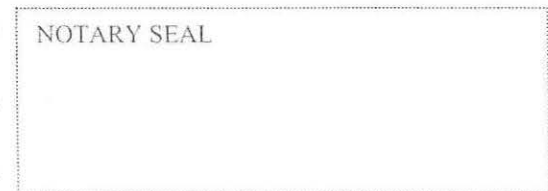
OWNER 1:

BY: Mary A. Arnold
SIGNATURE
BY: MARY A ARNOLD
PRINTED NAME
DATE: 5-13-14
DATE SIGNED



OWNER 2: (IF APPLICABLE)

BY: _____
SIGNATURE
BY: _____
PRINTED NAME
DATE: _____
DATE SIGNED



ADDITIONAL OWNERS: ATTACH SEPARATE SHEETS AS NECESSARY



↑ N

temp housing location

RR

STANDPIPE

3700
3718

3803

3816

3902
3904

CITY OF CARLSBAD
AGENDA BRIEFING MEMORANDUM
PLANNING AND ZONING COMMISSION

Meeting Date: 8/4/14

DEPARTMENT: Planning,
Engineering and Regulation

BY: Jeff Patterson, Deputy
Planning Director

DATE: 7/22/2014

SUBJECT: Appeal (variance) from Code of Ordinances Section 47-42(c)(3) to allow the construction of a Local Street with a right-of-way width of 50' rather than the required 60', resulting in a variance of 10', pursuant to Section 47-7.

Applicants:

Carlsbad Properties, LLC
1401 S. Don Roser, Ste. B-2
Las Cruces, NM 88011

****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 Section 47-42(c)(3) of the City of Carlsbad's Subdivision Ordinance, which states:

(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.

The applicant is requesting to be allowed to construct a local street with a right-of-way width of 50', resulting in a variance of 10'. The narrowness of the adjacent properties leaves less than 60' width available to construct the proposed road, so the requested variance is justified.

The Subdivision Ordinance, provides the following criteria for a variance:

Sec. 47-7. Variances.

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 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.

(a) *Criteria.* The Board shall grant the minimum variance or modification to relieve the hardship 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, an ADA complaint, alternative route to the nearest bus stop or school is required. If an alternative route cannot be provided, a variance shall not be approved.

The applicant provided justification of this request that meets the criteria above. Specifically, subsection 3. The request is the minimum necessary and the justification is reasonable.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): The required 60' right-of-way width is meant to provide a uniform look to streets and neighborhoods throughout the city. However, in some areas, it is not feasible to provide this much right-of-way because of topography, existing buildings or structures, uncooperative land owners, etc. The request is the minimum necessary and is reasonable due to the narrowness of the adjacent properties. In addition, the narrower right-of-way will allow for the infill development of an existing property which will reduce the impact of costs and city resources to service new land developments associated with urban sprawl.

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

Section 4 Land Use

Goal 5: "The City of Carlsbad will strive to promote and enhance the general social welfare through land use planning."

Goal 6: "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.

PLANNING STAFF RECOMMENDATION: based on review of the application and staff comments, planning staff recommends approval based on the following findings:

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.
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.
6. The hardship is not pecuniary and is a result of the land location, topography or other characteristic.

DEPARTMENT RECOMMENDATION (please check):

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

Staff Comments:

Public Works:

Utilities Department: recommend approval, ok with narrower street as long as there is a dedicated utility easement for water which is located in front under the asphalt. The sewer is located a long ways away - south by the CID ditch & north of country club (hope they can make grade).

Building Department:

Fire Department:

Code Enforcement: no comments.

Legal Department: I do not believe that Cherry Lane Park is a City park; it is a County park. [This is correct.](#) Is this street to be dedicated to the City? It does not appear to serve a public purpose. The street runs from Cherry Lane, past Tract 1 to the land reserved for the oil/gas well site on the property.

Who owns "Tract 1" as shown on Exhibit "B"? [Currently, Carlsbad Properties, LLC. Owns the property. It is the understanding of the Planning Dept. that Carlsbad Properties, LLC., intends to sale Tract 1.](#) If it is part of the Copperstone property, its boundary can be redrawn to accommodate a 60' wide street south of Cherry Lane Park and north of Tract 1.

Planning Department: recommend approval, see above for comments.

Police Department: recommend approval, no comments.

Culture & Recreation Department:

City Engineer: 1. If this is going to be a publicly dedicated roadway the following apply:

- I. Proposed roadway shall connect to the existing Cherry Lane at a 90 degree
- II. The horizontal curves shall meet the most current AASHTO standard
- III. A proper survey plat shall be submitted showing the proposed right-of-way widths, etc.
- IV. The roadway shall have a proper cul-de-sac turnaround that has a minimum radius of 50 ft as per City Standards.
- V. If necessary when a proper cul-de-sac is built the applicant will need to submit for a variance if the roadway is over 800 ft long.

ATTACHMENTS: Application materials



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)

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) 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: 2 JULY 2014

Fee Paid (\$50.00): ✓ p/p

APPLICANT INFORMATION:

<u>CARLSBAD PROPERTIES LLC</u>			<u>1401 S. DON ROSER, STE. B-2</u>	
NAME			ADDRESS	
<u>LAS CRUCES, NM</u>	<u>88011</u>	<u>(575)532-8310</u>	<u>ztheus@crestlinebuilding.com</u>	
CITY	STATE	ZIP	PHONE	EMAIL

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT):

<u>NAME</u>			<u>ADDRESS</u>	
CITY			STATE	ZIP
<u>PHONE</u>			<u>EMAIL</u>	

LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (FOR WHICH VARIANCE IS REQUESTED): NO LEGAL OR STREET ADDRESS - LAND EAST & SOUTH OF CHERRY LANE PARK

TYPE OF REQUEST (CHECK ONE):

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

SPECIFY REGULATION AND/OR SUBSECTION: 47-42(C) STREET WIDTHS

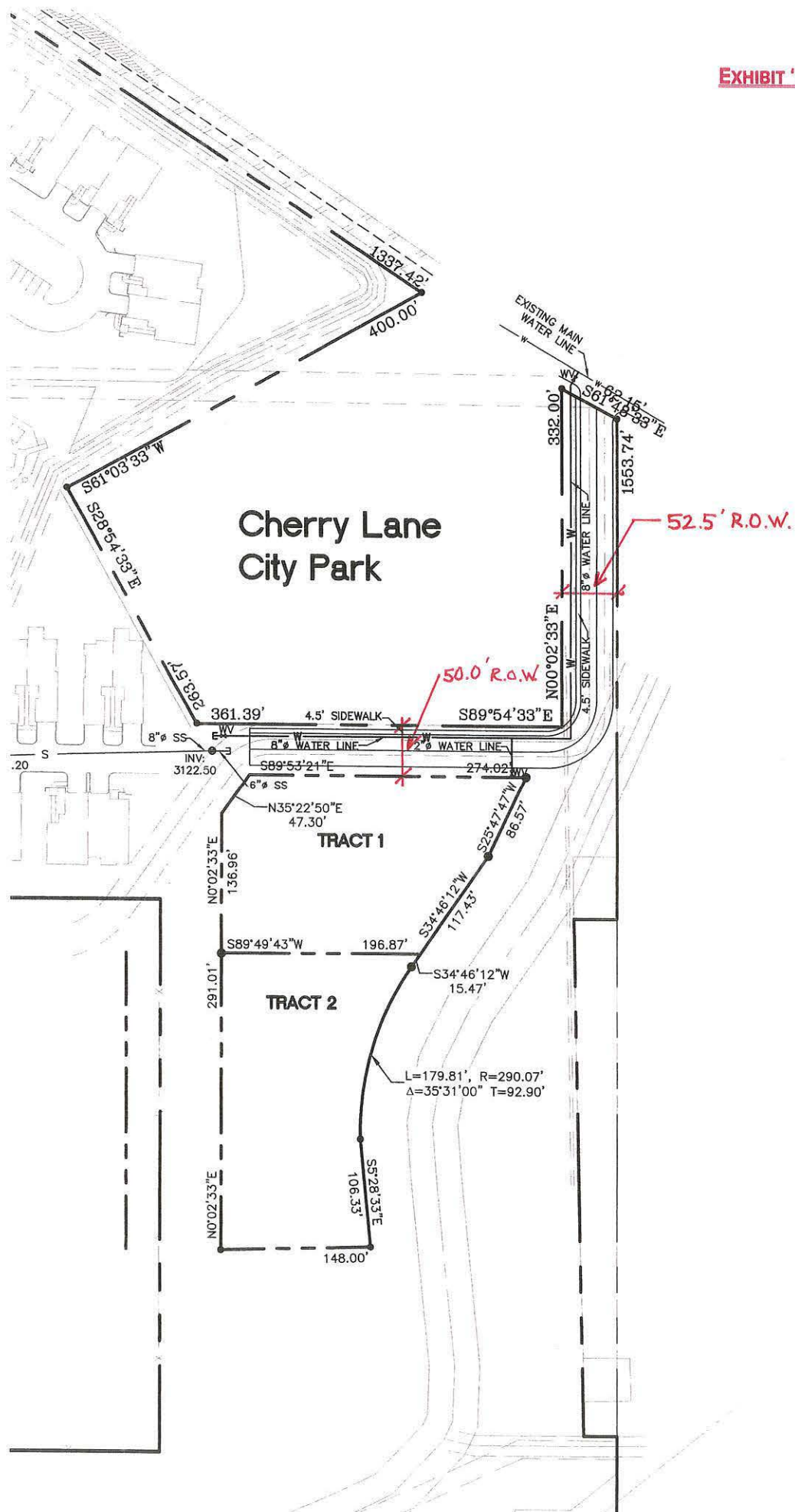
VARIANCE FROM THE **ZONING ORDINANCE** (CHAPTER 56 - CODE OF ORDINANCES) AS PROVIDED FOR IN SECTION 56-150(c).

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.)

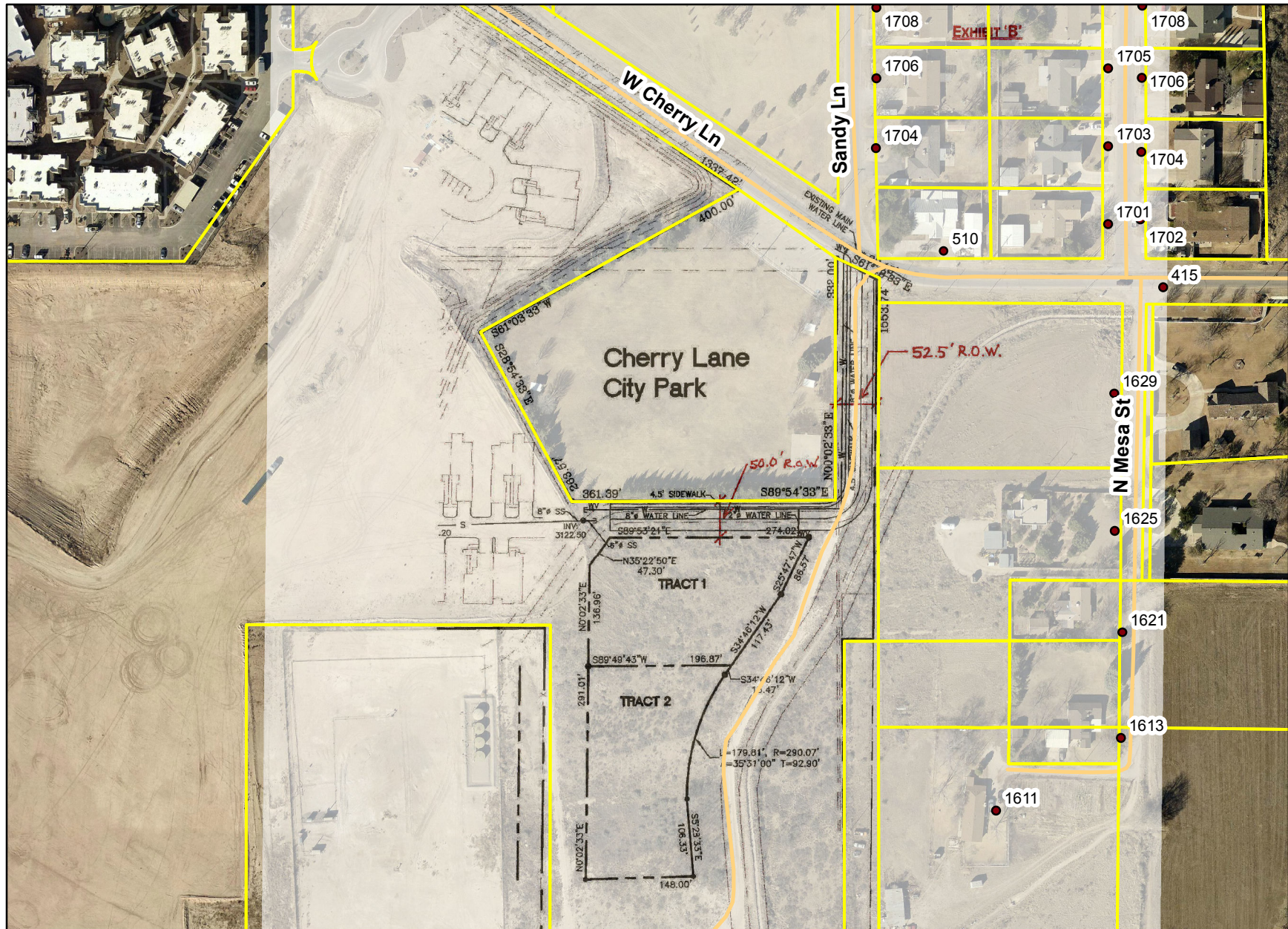
**THE LAND IN QUESTION IS NOT WIDE ENOUGH TO ALLOW FOR A 60' RIGHT-OF-WAY.
SEE ATTACHED EXHIBITS A & B.**







ROW Variance: Carlsbad Properties, LLC.



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;**
- 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;**
- 6 The hardship must not be pecuniary and must be a direct result of the land location, topography or other characteristic;**
- 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.**

FOR OFFICIAL USE ONLY:

Required prior to P & Z:

Complete Application Including:

- | | | | |
|---|---|---------------------------------------|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Fee | <input type="checkbox"/> Notification | <input type="checkbox"/> Letter of Explanation |
| <input type="checkbox"/> Sign Posting Agreement | | | <input type="checkbox"/> Sign Posted |
| <input type="checkbox"/> ABM | <input type="checkbox"/> Staff Comments | | <input type="checkbox"/> 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: NONE STREET ADDRESS

LEGAL DESSCRPTION: LANDS IMMEDIATELY SOUTH, EAST, AND WEST OF CHERRY LANE PARK
SUBDIVISION BLOCK LOT OR TRACT

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

AGENT: ZACHARY J. THEUS (575) 532-8310
NAME PHONE
1401 S. DON ROSER, STE. B-2, LAS CRUCES NM 88011
ADDRESS

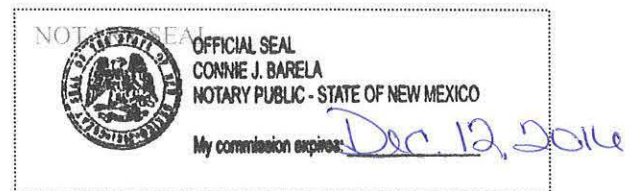
I (WE) UNDERSTAND, CONCUR AND AFFIRM:

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: David L. Parmeter
SIGNATURE
BY: DAVID L. PARMETER - MANAGING MEMBER
PRINTED NAME
DATE: 2 JULY 2014
DATE SIGNED



OWNER 2: (IF APPLICABLE)

BY: _____
SIGNATURE
BY: _____
PRINTED NAME
DATE: _____
DATE SIGNED



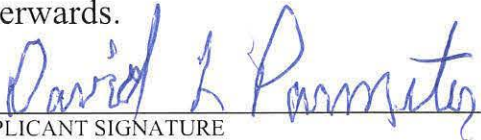
ADDITIONAL OWNERS: ATTACH SEPARATE SHEETS AS NECESSARY

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

2 JULY 2014
DATE

Sign issued by: _____
Staff Member

Date: 27 JUNE 2014

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 PROPERTIES LLC 1401 S. DON ROSER, STE. B-2 (575)532-8310
Name Address Phone

Subject Site Location: SEE ATTACHED EXHIBITS A & B

The proposed action is a:

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

~~XXX~~ Variance/Appeal from Sec. 47-42. (C) in accordance with Sec. 56-150(c).

The purpose of the variance/appeal is:

TO ALLOW FOR RESIDENTIAL STREETS WITH LESS THAN 60 FEET 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: 4 AUGUST 2014

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 seshumsky@cityofcarlsbadnm.com.

Sincerely,



Applicant/Agent
ZACHARY J. THEUS

4/16/2013 11:23:58 COUNTY OF EDDY
0262967 Dist CI NonRend% 0
STERLING MANAGEMENT LLC FinCo
DBA BEEHIVE HOMES OF CARLSBAD #1

PO BOX 34
CAUSEY NM 88113 0034

Year 2013 MAPPING
0 Centrl 1530 Full
1530 Land 510 Txbl
0 Impr 0 Exmpt
0 P.P.
0 M.H. 510 Net
0 Livstk

Property Description
4 156 125 349 222
CHERRY LANE
BOOK D 635 PG 1078 03/20/06
WEST CHERRY LANE LAND DIVISION
TRACT A
LESS BEHIVE TRACT 1 SUMMARY SUBD
MAP# 180A-4.2 CAB# 3 679-1
LOC CHERRY LANE & CALLAWAY DRIVE
ODD SHAPE TRACT

Code	Value	Desc	Quantity	Rate	Print=Y
113	MISC	LAND	3.40	450.00	Full
010	CSWCD		510		1530

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

7013 2250 0002 2454 0405

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
Postmark Here	
Sent To Beehive Homes of Carlsbad #1	
Street, Apt. No., or PO Box No. Post Office Box 34	
City, State, ZIP+4 Causey, NM 88113	
PS Form 3800, August 2006 See Reverse for Instructions	

4/16/2013 11:30:40 COUN OF EDDY
0109954 Dist CI NonRend% 0
BLANCHARD, EVELYN C & BRANDY (JT) FinCo

1408 N COUNTRY CLUB CIRCLE
CARLSBAD NM 88220

Property Description
4 156 125 337 377
1408 N COUNTRY CLUB CIRCLE
FILE D 740 PG 429 000805965 052208
RIVERSIDE COUNTRY CLUB AMD
BLOCK 9
LOT 13
MAP# 181-18-208
LOC 1408 N COUNTRY CLUB CIRCLE
LOT SIZE 80' X 135' AVG

Code	Value	Desc	Quantity	Rate	Print=Y
101	LAND	RES	9200.00	2.07	Full
103	EXCS	RES	1600.00	0.99	18999
201	STRUC	RES			1578
010	CSWCD		52220		136083

Year 2013 MAPPINGC
0 Centr 156660 Full
20577 Land 52220 Txb1
136083 Impr 0 Exmpt
0 P.P.
0 M.H. 52220 Net
0 Livstk

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

7011 2970 0004 4024 6883

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Postage	\$ 6.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

10/27/14
Postmark
Here

Sent To Brandy + Evelyn Blanchard
Street, Apt. No.,
or PO Box No. 1408, N. Country Club Cir
City, State, ZIP+4 Carlsbad, NM 88220

PS Form 3800, August 2006

See Reverse for Instructions

4/16/2013 08:18:52 COUNTY OF EDDY
0001948 Dist CI NonRend% 0
BOLGER, LAURIE A & GARRETT K (JT) FinCo

414 VINEYARD
CARLSBAD

NM 88220

Property Description
4 157 125 029 460
414 VINEYARD LANE
BOOK 574 PG 249 11/19/04
GRANDJEAN TRACTS AMD
TRACT 2
MAP# 196A-12-18.A
LOC 414 VINEYARD LANE
DISABLED VET GARRETT

CAB# 2 172-3

Year 2013 MAPPINGC
0 Centr 211911 Full
23013 Land 70637 Txbl
188898 Impr 70637 Exmpt
0 P.P.
0 M.H.
0 Livstk 0 Net

Code ValueDesc
101 LAND RES
201 STRUC RES
010 CSWCD

Quantity Rate
1.17 19669.08
70637

Print=Y
Full
23013
188898

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

7013 2250 0002 2454 1419 ET01

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Postage	\$ 6.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 12.48

Postmark
Here

Sent To Garrett + Laurie Bolger
Street, Apt. No.,
or PO Box No. 414 Vineyard
City, State, ZIP+4 Carlsbad, NM 88201

PS Form 3800, August 2006

See Reverse for Instructions

4/16/2013 11:25:25 COUNTY OF EDDY
0112127 Dist CI
BRITAIN, RANDY M

NonRend% 0
FinCo

Year 2013 MAPPINGC
0 Centrl 246669 Full
26238 Land 82223 Txbl
220431 Impr 0 Exmpt
0 P.P.
0 M.H. 82223 Net
0 Livstk

1712 LORETTA LANE
CARLSBAD

NM 88220

Property Description
4 156 125 315 268
1712 LORETTA LANE
BOOK D 839 PG 749 01/05/11
CHERMARK ESTATES
BLOCK 2
LOT 2
MAP# 181-2-2
LOC 1712 LORETTA LANE
LOT SIZE 95' X 138.12' AVG

Code	Value	Desc
101	LAND RES	
201	STRUC RES	
010	CSWCD	

Quantity	Rate
13121.00	2.01
82223	

Print=Y
Full
26238
220431

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

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Postage	\$.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

6/27/14

Postmark
Here

Sent To	Randy M. Britain
Street, Apt. No., or PO Box No.	1712 Loretta Lane
City, State, ZIP+4	Carlsbad, NM 88220

PS Form 3800, August 2006

See Reverse for Instructions

4/16/2013 08:17:57 COUNTY OF EDDY
0001837 Dist CI NonRend% 0
BROWN, DERIK J & ANGELA (JT) FinCo

1507 SAMOA CT
CARLSBAD NM 88220

Property Description
4 157 125 017 441
N GUADALUPE STREET
BOOK D 900 PG 436 08/06/12
LA HUERTA
BLOCK 2
LOT 7
BEG NE COR OF LT 7, S 15' TO POB;
S 80 DEG 45'W 390.8', S 51',
SELY ALONG LATERAL 410', N 277'
TO POB
MAP# 196A-12-14
LOC N OF 1525 N GUADALUPE

Year 2013 MAPPINGC
0 Centrl 258492 Full
135096 Land 86164 Txb1
123396 Impr 0 Exmpt
0 P.P.
0 M.H. 86164 Net
0 Livstk

Print=Y
Code ValueDesc Quantity Rate Full
106 LAND N/R 1.45 18000.00 26100
010 CSWCD 8700

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

7013 2250 0002 2454 0801

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For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
Sent To Derik + Angela Brown	
Street, Apt. No., or PO Box No. 1507 Samoa Ct.	
City, State, ZIP+4 Carlsbad NM 88220	
PS Form 3800, August 2006	
See Reverse for Instructions	

Postmark Here 6/27/14

4/16/2013 11:24:15 COUNTY OF EDDY
0116430 Dist CI NonRend% 0
CARLSBAD ASSN RETARDED FinCo
CHILDREN INC

902 W CHERRY LANE
CARLSBAD NM 88220

Property Description
4 156 125 228 193
902 W CHERRY LANE
SECTION-25 TOWNSHIP-21S RANGE-26E
SENW, W2SWNE LESS SOUTH LATERAL
MAP# 181C-1
LOC 902 W CHERRY LANE
EXEMPT

Code	Value	Desc	Quantity	Rate
111	COMM-LAND	52.33	24999.99	
250	COM STRUC			

Year 2013 MAPPINGC
0 Centrl 4505172 Full
1567998 Land 1501724 Txbl
2937174 Impr 1501724 Exmpt
0 P.P.
0 M.H. 0 Net
0 Livstk

Print=Y
Full
1308249
2937174

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

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OFFICIAL USE

Postage	\$.48	6/27/14 Postmark Here
Certified Fee	3.30	
Return Receipt Fee (Endorsement Required)	2.70	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

Sent To CARC, Inc
Street, Apt. No.,
or PO Box No. 902 W Cherry Lane
City, State, ZIP+4 Carlsbad, NM 88220

PS Form 3800, August 2006 See Reverse for Instructions

6660 4542 2000 0522 3707

4/16/2013 09:04:21 COUNTY OF EDDY
0018718 Dist CI NonRend% 0
CAPELL, TERRY L & LISA P FinCo

Year 2013 MAPPINGC
0 Centrl 159195 Full
58239 Land 53065 Txbl
100956 Impr 0 Exmpt
0 P.P.
0 M.H. 53065 Net
0 Livstk

1104 N COUNTRY CLUB CIRCLE
CARLSBAD NM 88220

Property Description
4 156 125 453 446
1104 N COUNTRY CLUB CIRCLE
BOOK 163 PG 326
RIVERSIDE COUNTRY CLUB AMD
BLOCK 1
LOT 19
MAP# 181-18-14
LOC 1104 N COUNTRY CLUB CIRCLE
LOT SIZE 120' X 235' AVG

Code	ValueDesc	Quantity	Rate	Print=Y	Full
101	LAND RES	28200.00	2.07		58239
201	STRUC RES				100956
010	CSWCD	53065			

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

6480 4542 2000 0522 E702

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Street, Apt. No., or PO Box No. 1104 N. Country Club Circle	
City, State, ZIP+4 Carlsbad, NM 88220	
PS Form 3800, August 2006 See Reverse for Instructions	

4/16/2013 11:30:26 COUNTY OF EDDY
 0019047 Dist CI NonRend% 0
 CAUDILL, ROLAND E & KATHLEEN E FinCo
 (JT)

1310 N COUNTRY CLUB CIR
 CARLSBAD NM 88220

Property Description
 4 156 125 363 395
 1310 N COUNTRY CLUB CIRCLE
 BOOK D 832 PG 120 11/01/10
 RIVERSIDE COUNTRY CLUB AMD
 BLOCK 9
 LOT 9
 MAP# 181-18-204
 LOC 1310 N COUNTRY CLUB CIRCLE
 LOT SIZE 80' X 170'

Code	Value	Desc	Quantity	Rate	Full
101	LAND RES	12000.00	2.07	24786	
103	EXCS RES	1600.00	0.99	1578	
201	STRUC RES			189588	
010	CSWCD	71984			

Year 2013 MAPPINGC
 0 Centr1 215952 Full
 26364 Land 71984 Txbl
 189588 Impr 2000 Exmpt
 0 P.P.
 0 M.H. 69984 Net
 0 Livstk

Print=Y

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

7013 2250 0002 2454 0542

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Return Receipt Fee (Endorsement Required)	2.70	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

Sent To Kathleen + Roland Caudill
 Street, Apt. No.,
 or PO Box No. 1310 N. Country Club Circle
 City, State, ZIP+4 Carlsbad, NM 88220

PS Form 3800, August 2006 See Reverse for Instructions

4/16/2013 08:19:11 COUNTY OF EDDY
0260289 Dist CI NonRend% 0
CHAVEZ, MARIO J & TAMMY A (JT) FinCo

Year 2013 MAPPINGC
0 Centr l 233949 Full
17505 Land 77983 Txbl
216444 Impr 0 Exmpt
0 P.P.
0 M.H. 77983 Net
0 Livstk

O C O AMBER BAKER 8315 CALLE
ALBUQUERQUE NM 87113

Property Description
4 157 125 012 464
416 VINEYARD LANE
BOOK 438 PG 1200
GRANDJEAN TRACTS AMD
TRACT 1
MAP# 196A-12-18
LOC 416 VINEYARD LANE
ODD SHAPE LOT

Code	ValueDesc	Quantity	Rate	Print=Y	Full
101	LAND RES	.89	19669.08		17505
201	STRUC RES				216444
010	CSWCD	77983			

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

7013 2250 0002 2454 0757

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

10/26/14
Postmark
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Sent To Michael & Jeanne Marie Dixon
Street, Apt. No.,
or PO Box No. 416 Vineyard Lane
City, State, ZIP+4 Carlsbad, NM 88220
PS Form 3800, August 2006 See Reverse for Instructions

4/16/2013 11:30:07 COUNTY OF EDDY
0012126 Dist CI NonRend% 0
CHRISTESSON, MARK R & KAREN S (JT) FinCo

Year 2013 MAPPINGC
Centrl 164340 Full
23991 Land 54780 Txbl
140349 Impr 2000 Exmpt
0 P.P.
0 M.H. 52780 Net
0 Livstk

1206 N COUNTRY CLUB CIRCLE
CARLSBAD NM 88220

Property Description
4 156 125 401 424
1206 N COUNTRY CLUB CIRCLE
BOOK 909 PG 662 10/22/12
RIVERSIDE COUNTRY CLUB AMD
BLOCK 9
LOT 3
MAP# 181-18-198
LOC 1206 N COUNTRY CLUB CIRCLE
LOT SIZE 80' X 160' AVG

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	11200.00	2.01	22458
103	EXCS RES	1600.00	0.96	1533
201	STRUC RES			140349
010	CSWCD	54780		

Print=Y

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

7013 2250 0002 2454 0481

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Postage	\$ 48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
Sent To Mark + Karen Christenson	
Street, Apt. No., or PO Box No. 1206 N. Country Club Circle	
City, State, ZIP+4® Carlsbad, NM 88220	
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6/27/14

Postmark
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4/16/2013 11:30:05 COUN OF EDDY
0109199 Dist CI NonRend% 0
CLIFTON, JACKIE R & KATHLEEN N FinCo
NORWEST BANK NEW MEXICO

1204 N COUNTRY CLUB CIRCLE
CARLSBAD NM 88220

Year 2013 MAPPINGC
0 Centr 104904 Full
24711 Land 34968 Txbl
80193 Impr 2000 Exmpt
0 P.P.
0 M.H. 32968 Net
0 Livstk

Property Description
4 156 125 407 429
1204 N COUNTRY CLUB CIRCLE
BOOK 50 PG 717
RIVERSIDE COUNTRY CLUB AMD
BLOCK 9
LOT 2
MAP# 181-18-197
LOC 1204 N COUNTRY CLUB CIRCLE
LOT SIZE 80' X 160' AVG

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	11200.00	2.07	23133
103	EXCS RES	1600.00	0.99	1578
201	STRUC RES			80193
010	CSWCD	34968		

Print=Y

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

4240 4542 2000 0522 E102

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Postage	\$ 48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 16.48

Postmark
Here

Sent To Jackie + Kathleen Clifton
Street, Apt. No.,
or PO Box No. 1204 N. Country Club Circle
City, State, ZIP+4 Carlsbad, NM 88220

PS Form 3800, August 2006

See Reverse for Instructions

4/16/2013 11:30:24 COUNTY OF EDDY
0013117 Dist CI NonRend% 0
DI IACONI FAMILY TRUST FinCo
DI IACONI, VIRGINIA L TRUSTEE

1308 N COUNTRY CLUB CIRCLE
CARLSBAD NM 88220

Year 2013 MAPPINGC
0 Centrl 116373 Full
28014 Land 38791 Txbl
88359 Impr 2000 Exmpt
0 P.P.
0 M.H. 36791 Net
0 Livstk

Property Description
4 156 125 370 399
1308 N COUNTRY CLUB CIRCLE
BOOK D 601 PG 1107 07/01/05
RIVERSIDE COUNTRY CLUB AMD
BLOCK 9
LOT 8
MAP# 181-18-203
LOC 1308 N COUNTRY CLUB CIRCLE
LOT SIZE 80' X 180' AVG

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	12800.00	2.07	26436
103	EXCS RES	1600.00	0.99	1578
201	STRUC RES			88359
010	CSWCD	38791		

Print=Y

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

5550 4542 2000 0522 ET01

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Postage	\$ 48	6/27/14 Postmark Here
Certified Fee	3.30	
Return Receipt Fee (Endorsement Required)	2.70	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

Sent To Virginia A. DiIaconi
Street, Apt. No.,
or PO Box No. 1308 N. Country Club Circle
City, State, ZIP+4 Carlsbad, NM 88220

PS Form 3800, August 2006 See Reverse for Instructions

4/16/2013 09:06:50 COUNTY OF EDDY
0016676 Dist CI NonRend% 0
DIXON, NEIL & KATHERINE (JT) FinCo

1012 S COUNTRY CLUB CIR
CARLSBAD NM 88220

Property Description
4 156 125 512 497
1012 S COUNTRY CLUB CIRCLE
BOOK D 665 PG 1 10/10/06
RIVERSIDE COUNTRY CLUB AMD
BLOCK 1
LOT 12
MAP# 181-18-7
LOC 1012 S COUNTRY CLUB CIRCLE
LOT SIZE 122.5' X 200'

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	24500.00	2.07	50598
201	STRUC RES			96126
010	CSWCD	48908		

Year 2013 MAPPINGC
0 Centr1 146724 Full
50598 Land 48908 Txbl
96126 Impr 0 Exmpt
0 P.P.
0 M.H. 48908 Net
0 Livstk

Print=Y

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

0447 4542 2000 0522 7013 ET02

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Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
Postmark Here	
6/27/14	
Sent To Neil & Katherine Dixon	
Street, Apt. No., or PO Box No. 1012 S Country Club Circle	
City, State, Zip+4 Carlsbad, NM 88220	
PS Form 3800, August 2006 See Reverse for Instructions	

4/16/2013 11:30:56 COUN OF EDDY
0013466 Dist CI NonRend% 0
DOLAN, JACK V FinCo

Year 2013 MAPPINGC
0 Centrl 214875 Full
34284 Land 71625 Txbl
180591 Impr 0 Exmpt
0 P.P.
0 M.H. 71625 Net
0 Livstk

1414 N COUNTRY CLUB
CARLSBAD NM 88220

Property Description
4 156 125 321 358
1414 N COUNTRY CLUB CIRCLE
BOOK 329 PG 21
RIVERSIDE COUNTRY CLUB AMD
BLOCK 9
LOT 16
MAP# 181-18-211
LOC 1414 N COUNTRY CLUB CIRCLE
LOT SIZE 80' X 207.5' AVG

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	16600.00	2.07	34284
201	STRUC RES			180591
010	CSWCD	71625		

Print=Y

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

7013 2250 0002 2454 0597

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Postage	\$.48
Certified Fee	3.80
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
Sent To <u>Jack V. Dolan</u>	
Street, Apt. No., or PO Box No. <u>1414 N. Country Club</u>	
City, State, ZIP+4 <u>Carlsbad, NM 88220</u>	
PS Form 3800, August 2005 See Reverse for Instructions	

Postmark Here 6/27/14

4/16/2013 11:22:37 COUN OF EDDY
0099217 Dist CO NonRend% 0
EATON, BENNY E & BOBBIE L (JT) FinCo

714 W CHERRY LN
CARLSBAD NM 88220

Property Description
4 156 125 465 235
714 W CHERRY LANE
BOOK D 653 PG 34 07/17/06
HEMLERS TOWN & COUNTRY EST
LOT 9
MAP# 180A-1-9
LOC 714 W CHERRY LANE
ODD SHAPE LOT

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	1.50	28520.16	42780
201	STRUC RES			111381
010	CSWCD	51387		

Year 2013 MAPPINGC
0 Centr 154161 Full
42780 Land 51387 Txbl
111381 Impr 2000 Exmpt
0 P.P.
0 M.H. 49387 Net
0 Livstk

Print=Y

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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7013 2250 0002 2454 1068

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Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
Sent To	
Benny + Bobbie Eaton	
Street, Apt. No., or PO Box No. 714 W. Cherry Lane	
City, State, ZIP+4 Carlsbad, NM 88220	
PS Form 3800, August 2006	
See Reverse for Instructions	

6/27/14

Postmark
Here

4/16/2013 11:30:44 COUNTRY OF EDDY
 0109361 Dist CI NonRend% 0
 SHANNON, MICHAEL & EVERAL FinCo

1412 N COUNTRY CLUB
 CARLSBAD NM 88220

Property Description
 4 156 125 326 365
 1412 N COUNTRY CLUB CIRCLE
 BOOK 409 PG 537
 RIVERSIDE COUNTRY CLUB AMD
 BLOCK 9
 LOT 15
 MAP# 181-18-210
 LOC 1412 N COUNTRY CLUB CIRCLE
 LOT SIZE 80' X 167.5' AVG

Code	ValueDesc	Quantity	Rate	Print=Y
101	LAND RES	13400.00	2.07	Full
201	STRUC RES			27675
010	CSWCD	37758		85599

Year 2013 MAPPINGC
 0 Centrl 113274 Full
 27675 Land 37758 Txb1
 85599 Impr 6000 Exmpt
 0 P.P.
 0 M.H. 31758 Net
 0 Livstk

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

0950 4542 2000 0522 ET07

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Postage \$	48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
6/27/14	
Postmark	
Sent To	
Michael + Everal Shannon	
Street, Apt. No., or PO Box No. 1412 N. Country Club Circle	
City, State, ZIP+4 Carlsbad, NM 88220	
PS Form 3800, August 2006 See Reverse for Instructions	

4/16/2013 11:25:13 COUN OF EDDY
 0112137 Dist CI NonRend% 0
 FINE LIVING TRUST, KEITH A & MARY FinCo
 FINE, KEITH A & MARY ANN, TRUSTEES

1714 LORETTA LANE
 CARLSBAD NM 88220

Property Description
 4 156 125 312 258
 1714 LORETTA LANE
 BOOK 556 PG 141 06/28/04
 CHERMARK ESTATES
 BLOCK 2
 LOT 3
 MAP# 181-2-3
 LOC 1714 LORETTA LANE
 LOT SIZE 95.03' X 171.62' AVG

Year 2013 MAPPINGC
 0 Centr 279141 Full
 38310 Land 93047 Txbl
 240831 Impr 2000 Exmpt
 0 P.P.
 0 M.H. 91047 Net
 0 Livstk

Print=Y

Code	Value	Desc	Quantity	Rate	Full
101	LAND RES	19158.00	2.01	38310	
201	STRUC RES			240831	
010	CSWCD	93047			

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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7013 2250 0002 2454 1457
 7013 2250 0002 2454 1457

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Postage \$	48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
6/27/14 Postmark Here	
Sent To Keith & Mary Ann Fine Street, Apt. No., or PO Box No. 1714 Loretta Lane City, State, ZIP+4 Carlsbad, NM 88220	
PS Form 3800, August 2006 See Reverse for Instructions	

4/16/2013 09:04:56 COUN OF EDDY
 0109555 Dist CI NonRend% 0
 FLETCHER, TRAVIS J & CRYSTAL L(JT) FinCo

1022 N COUNTRY CLUB CIRCLE
 CARLSBAD NM 88220

Property Description
 4 156 125 475 454
 1022 N COUNTRY CLUB CIRCLE
 BOOK 879 PG 250 01/12/12
 RIVERSIDE COUNTRY CLUB AMD
 BLOCK 1
 LOT 17
 MAP# 181-18-12
 LOC 1022 N COUNTRY CLUB CIRCLE
 ODD SHAPE APPROX 120' X 215'

Code	Value	Desc	Quantity	Rate	Full
101	LAND RES	25800.00	2.07	53283	
201	STRUC RES			134427	
010	CSWCD	62570			

Year 2013 MAPPINGC
 0 Centr 187710 Full
 53283 Land 62570 Txb1
 134427 Impr 0 Exmpt
 0 P.P.
 0 M.H. 62570 Net
 0 Livstk

Print=Y

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

EB60 4542 2000 0522 2013 2250 0002 2454 0990

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Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
Sent To Travis + Crystal Fletcher	
Street, Apt. No., or PO Box No. 1022 N. Country Club Circle	
City, State, ZIP+4 Carlsbad, NM 88220	
PS Form 3800, August 2006 See Reverse for Instructions	

4/16/2013 11:23:05 COUNTY OF EDDY
0001779 Dist CO NonRend% 0
FOLSOM, LYLE REY & FinCo
FOLSOM, PHAM THI MI YUNG MOONEY(JT)

1719 SANDY LANE
CARLSBAD NM 88220

Property Description
4 156 125 503 246
1719 SANDY LANE
BOOK D 715 PG 181 10/26/07
HEMLERS TOWN & COUNTRY EST
LOT 6
MAP# 180A-1-6 CAB#4 956-2
LOC 1719 SANDY LANE
LOT SIZE 150' X 435'

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	1.50	28520.16	42780
201	STRUC RES			207390
010	CSWCD	83390		

Year 2013 MAPPINGC
0 Centrl 250170 Full
42780 Land 83390 Txbl
207390 Impr 0 Exmpt
0 P.P.
0 M.H. 83390 Net
0 Livstk

Print=Y

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

7011 2970 0004 4024 6852

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Postage	\$ 6.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
Sent To Pham Thi + Lyle Rey Folsom	
Street, Apt. No., or PO Box No. 1719 Sandy Lane	
City, State, ZIP+4 Carlsbad, NM 88220	
PS Form 3800, August 2006 See Reverse for Instructions	

4/16/2013 11:26:12 COUN OF EDDY
 0112120 Dist CI NonRend% 0
 FREEMAN, HOMER T FinCo

1707 LORETTA LANE
 CARLSBAD NM 88220

Property Description
 4 156 125 309 295
 1707 LORETTA LANE
 CHERMARK ESTATES
 BLOCK 1
 LOT 4
 MAP# 181-1-4
 LOC 1707 LORETTA LANE
 LOT SIZE 90' X 110'

Code	Value	Desc
101	LAND RES	
201	STRUC RES	
010	CSWCD	

Quantity	Rate	Full
9900.00	2.01	19797
65102		175509

Year 2013 MAPPINGC
 0 Centr1 195306 Full
 19797 Land 65102 Txbl
 175509 Impr 2000 Exmpt
 0 P.P.
 0 M.H. 63102 Net
 0 Livstk

Print=Y
 Full
 19797
 175509

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

7013 2250 0002 2454 0436

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Postage	\$ 0.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

6/27/14

Postmark
 Here

Sent To	Homer T. Freeman
Street, Apt. No., or PO Box No.	1707 Loretta Lane
City, State, ZIP+4	Carlsbad, NM 88220

PS Form 3800, August 2006

See Reverse for Instructions

4/16/2013 11:30:59 COUN OF EDDY
0014729 Dist CI NonRend% 0
HAZLE, JAMES W & FinCo
FAUST, MARJORIE J

1418 N COUNTRY CLUB CIRCLE
CARLSBAD NM 88220

Year 2013 MAPPINGC
0 Centrl 152928 Full
24786 Land 50976 Txbl
128142 Impr 6000 Exmpt
0 P.P.
0 M.H. 44976 Net
0 Livstk

Property Description
4 156 125 303 354
1418 N COUNTRY CLUB CIRCLE
BOOK D 718 PG 1190 11/30/07
RIVERSIDE COUNTRY CLUB AMD
BLOCK 9
LOT 18
MAP# 181-18-213
LOC 1418 N COUNTRY CLUB CIRCLE
LOT SIZE 80' X 150' AVG

Code ValueDesc Quantity Rate Full
101 LAND RES 12000.00 2.07 24786
201 STRUC RES 128142
010 CSWCD 50976

Print=Y

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

564T 4542 2000 0522 ETOL

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Postage	\$ 48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

6/27/14

Postmark
Here

Sent To James Hazle + Marjorie Faust
Street, Apt. No.,
or PO Box No. 1418 N. Country Club Circle
City, State, ZIP+4 Carlsbad NM 88220

PS Form 3800, August 2006

See Reverse for Instructions

4/16/2013 11:30:13 COUN OF EDDY
0018440 Dist CI NonRend% 0
GARNER, MARGARET Y FinCo

Year 2013 MAPPINGC
0 Centrl 127704 Full
29607 Land 42568 Txbl
98097 Impr 8358 Exmpt
0 P.P.
0 M.H. 34210 Net
0 Livstk

1304 N COUNTRY CLUB CIRCLE
CARLSBAD NM 88220

Property Description
4 156 125 383 408
1304 N COUNTRY CLUB CIRCLE
BOOK 206 PG 832 10/28/94
RIVERSIDE COUNTRY CLUB AMD
BLOCK 9
LOT 6
MAP# 181-18-201
LOC 1304 N COUNTRY CLUB CIRCLE
LOT SIZE 80' X 195' AVG

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	14000.00		28074
103	EXCS RES	1600.00		1533
201	STRUC RES			98097
010	CSWCD	42568		

Print=Y

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

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Postage	\$ 48	6/27/14 Postmark Here
Certified Fee	3.30	
Return Receipt Fee (Endorsement Required)	2.70	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

Sent To Margaret Y. Garner
Street, Apt. No.,
or PO Box No. 1304 N. Country Club Circle
City, State, ZIP+4 Carlsbad, NM 88220

PS Form 3800, August 2006

See Reverse for Instructions

7013 2250 0000 0522 ET01
1150 4542 2000 0522 ET01

4/16/2013 11:30:32 COUNTY OF EDDY
0106839 Dist CI NonRend% 0
GARRIOTT, SHELLEY R & ORIN S (JT) FinCo

1406 NORTH COUNTRY CLUB CIRCLE
CARLSBAD NM 88220

Property Description
4 156 125 343 381
1406 N COUNTRY CLUB CIRCLE
BOOK D 822 PG 30 08/02/10
RIVERSIDE COUNTRY CLUB AMD
BLOCK 9
LOT 12
MAP# 181-18-207
LOC 1406 N COUNTRY CLUB CIRCLE
LOT SIZE 80' X 145' AVG

Code	Value	Desc	Quantity	Rate	Full
101	LAND	RES	10000.00	2.07	20655
103	EXCS	RES	1600.00	0.99	1578
201	STRUC	RES			116757
010	CSWCD		46330		

Year 2013 MAPPINGC
0 Centr 1 138990 Full
22233 Land 46330 Txbl
116757 Impr 2000 Exmpt
0 P.P.
0 M.H. 44330 Net
0 Livstk

Print=Y

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

6240 4542 2000 0522 E102

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

Sent To Shelly + Orin Garrriott
Street, Apt. No.,
or PO Box No. 1406 N. Country Club Circle
City, State, ZIP+4 Carlsbad, NM 88220

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See Reverse for Instructions

4/16/2013 11:22:51 COUN OF EDDY
0001674 Dist CO NonRend% 0
GILLESPIE, THOMAS J FinCo

706 W CHERRY LANE
CARLSBAD NM 88220

Property Description
4 156 125 465 252
706 W CHERRY LANE
BOOK 489 PG 1110 01/30/03
HEMLERS TOWN & COUNTRY EST
LOT 8
MAP# 180A-1-8
LOC 706 W CHERRY LN
ODD SHAPE

Code	Value	Desc	Quantity	Rate	Full
101	LAND	RES	1.18	28520.16	33654
201	STRUC	RES			174447
010	CSWCD		69367		

Year 2013 MAPPINGC
0 Centrl 208101 Full
33654 Land 69367 Txb1
174447 Impr 2000 Exmpt
0 P.P.
0 M.H. 67367 Net
0 Livstk

Print=Y

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

Bottom

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Total Postage & Fees \$ 6.48

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Sent To Thomas J. Gillespie
Street, Apt. No., or PO Box No. 706 W. Cherry Lane
City, State, Zip+4 Carlbad, NM 88220

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4/16/2013 11:30:58 COUNTY OF EDDY
 0012583 Dist CI NonRend% 0
 GUNKEL, WILLIAM FinCo

Year 2013 MAPPINGC
 0 Centrl 154635 Full
 30567 Land 51545 Txb1
 124068 Impr 0 Exmpt
 0 P.P.
 0 M.H. 51545 Net
 0 Livstk

1416 N COUNTRY CLUB CIR
 CARLSBAD NM 88220

Print=Y

Property Description	Code	ValueDesc	Quantity	Rate	Full
4 156 125 312 356	101	LAND RES	14800.00	2.07	30567
1416 N COUNTRY CLUB CIRCLE	201	STRUC RES			124068
BOOK D 811 PG 1001 04/28/10	010	CSWCD	51545		
RIVERSIDE COUNTRY CLUB AMD					
BLOCK 9					
LOT 17					
MAP# 181-18-212					
LOC 1416 N COUNTRY CLUB CIRCLE					
LOT SIZE 80' X 145' AVG					

Bottom

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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Return Receipt Fee (Endorsement Required)	2.70		
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$ 6.48		

Sent To
William Gunkel
Street, Apt. No.,
or PO Box No. 1416 N. Country Club Circle
City, State, ZIP+4
Carlsbad, NM 88220

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See Reverse for Instructions

4/16/2013 11:30:28 COUNTY OF EDDY
0011791 Dist CI
HUBBARD, BURTON

NonRend% 0
FinCo

Year 2013 MAPPINGC
0 Centrl 138108 Full
24711 Land 46036 Txbl
113397 Impr 2000 Exmpt
0 P.P.
0 M.H. 44036 Net
0 Livstk

1402 N COUNTRY CLUB CIRCLE
CARLSBAD NM 88220

Property Description
4 156 125 357 390
1402 N COUNTRY CLUB CIRCLE
BOOK 911 PG 209 10/29/12
RIVERSIDE COUNTRY CLUB AMD
BLOCK 9
LOT 10
MAP# 181-18-205
LOC 1402 N COUNTRY CLUB CIRCLE
LOT SIZE 80' X 160' AVG

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	11200.00	2.07	23133
103	EXCS RES	1600.00	0.99	1578
201	STRUC RES			113397
010	CSWCD	46036		

Print=Y

Bottom

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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Certified Fee	3.30	
Return Receipt Fee (Endorsement Required)	2.70	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$6.48	

Sent To Burton Hubbard
Street, Apt. No.,
or PO Box No. 1402 N. Country Club Circle
City, State, ZIP+4[®] Carlsbad, NM 88220

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4/16/2013 11:22:10 COUNTY OF EDDY
0002359 Dist CO
ITALIANO, MARC A & SHARON K
NonRend% 0
FinCo

730 CHERRY LANE
CARLSBAD

NM 88220

Property Description

4 156 125 413 221
730 W CHERRY LANE
BOOK 156 PG 38
HEMLERS TOWN & COUNTRY EST
LOT 11
MAP# 180A-1-11
LOC 730 W CHERRY LANE
ODD SHAPE LOT

Code	Value	Desc
101	LAND	RES
201	STRUC	RES
010	CSWCD	

Year 2013 MAPPINGC
0 Centrl 158328 Full
42780 Land 52776 Txbl
115548 Impr 2000 Exmpt
0 P.P.
0 M.H.
0 Livstk 50776 Net

Quantity	Rate	Print=Y
1.50	28520.16	Full
52776		42780 115548

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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Postage	\$ 48	6/27/14 Postmark Here
Certified Fee	3.30	
Return Receipt Fee (Endorsement Required)	2.70	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

Sent To Marc Sharon Italiano
Street, Apt. No.,
or PO Box No. 730 Cherry Lane
City, State, ZIP+4 Carlsbad, NM 88220

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See Reverse for Instructions

4/16/2013 11:22:23 COUNTY OF EDDY
0002551 Dist CO NonRend% 0
JENNINGS, JERI J FinCo

Year 2013 MAPPINGC
0 Centrl 178833 Full
59532 Land 59611 Txb1
119301 Impr 2000 Exmpt
0 P.P.
0 M.H. 57611 Net
0 Livstk

PO BOX 187
CARLSBAD

NM 88221 0187

Property Description
4 156 125 460 223
720 W CHERRY LANE
BOOK D 776 PG 1016 05/12/09
HEMLERS TOWN & COUNTRY EST
LOT 10
MAP# 180A-1-10
LOC 720 W CHERRY LANE
ODD SHAPE LOT

Code ValueDesc Quantity Rate Full
101 LAND RES 2.15 27689.49 59532
201 STRUC RES 119301
010 CSWCD 59611

Print=Y
Full
59532
119301

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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Postage	\$.48	6/27/14 Postmark Here
Certified Fee	3.30	
Return Receipt Fee (Endorsement Required)	2.70	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

Sent To
Jeri Jennings
Street, Apt. No.,
or PO Box No. P.O. Box 187
City, State, ZIP+4 Carlsbad, NM 88221

PS Form 3800, August 2006

See Reverse for Instructions

10/22/2012 15:48:55 COUNTY OF EDDY
0002712 Dist CO NonRend% 0
KORBEL, STEPHEN & LEANNE (JT) FinCo

69 OAKWOOD AVE
MONTCLAIR

NJ 07043 1916

Property Description

4 157 125 016 303

1625 N MESA

BOOK D 713 PG 327 10/09/07

TRAN KING TRACTS AMENDED

TRACT NORTH

MAP# 196A-

CAB# 3 381-2

LOC 1625 N MESA

TR SIZE 258.55' X 334.85' AVG

Code ValueDesc

106 LAND N/R

010 CSWCD

Quantity

2.00

24000

Rate

36000.00

Print=Y

Full

72000

Year 2013 MAPPINGC
Centrl 72000 Full
Land 24000 Txbl
0 Impr 0 Exmpt
0 P.P.
0 M.H. 24000 Net
0 Livstk

Bottom

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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6/27/14

Certified Fee

3.30

Return Receipt Fee
(Endorsement Required)

2.70

Restricted Delivery Fee
(Endorsement Required)

Postmark
Here

Total Postage & Fees

\$ 6.48

Sent To

Stephen & Leanne Korbrel

Street, Apt. No.,
or PO Box No.

69 Oakwood Avenue

City, State, ZIP+4

Montclair, NM 07043

PS Form 3800, August 2005

See Reverse for Instructions

4/16/2013 11:30:21 COUN OF EDDY
 0015400 Dist CI NonRend% 0
 LANDES, DEVIN & JEANA (JT) FinCo

Year 2013 MAPPINGC
 0 Centrl 145254 Full
 29253 Land 48418 Txbl
 116001 Impr 0 Exmpt
 0 P.P.
 0 M.H. 48418 Net
 0 Livstk

PO BOX 927
 VAN TX 75790 0927

Property Description
 4 156 125 377 403
 1306 N COUNTRY CLUB CIRCLE
 BOOK D 669 PG 613 11/13/06
 RIVERSIDE COUNTRY CLUB AMD
 BLOCK 9
 LOT 7
 MAP# 181-18-202
 LOC 1306 N COUNTRY CLUB CIRCLE
 LOT SIZE 80' X 187.5'

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	13400.00	2.07	27675
103	EXCS RES	1600.00	0.99	1578
201	STRUC RES			116001
010	CSWCD	48418		

Print=Y

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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Postage	\$.48	6/27/14
Certified Fee	3.30	
Return Receipt Fee (Endorsement Required)	2.70	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	Postmark Here

Sent To	Devin & Jeana Landes
Street, Apt. No., or PO Box No.	P.O. Box 927
City, State, ZIP+4	Van, TX 75790

PS Form 3800, August 2006

See Reverse for Instructions

4/16/2013 08:15:11 COUNTRY OF EDDY
0104786 Dist CO NonRend% 0
LOTT, JON M & SHEILA A FinCo

510 W CHERRY LN
CARLSBAD NM 88220

Year 2013 MAPPINGC
0 Centr1 0 Full
0 Land 0 Txb1
0 Impr 0 Exmpt
0 P.P.
0 M.H. 0 Net
0 Livstk

Print=Y

Property Description	Code	ValueDesc	Quantity	Rate	Full
4 156 125 522 295	101	LAND RES	1.00	28520.16	28521
510 W CHERRY LANE	201	STRUC RES			216288
BOOK 297 PG 296	010	CSWCD	81603		
LA HUERTA EST UNIT #1					
BLOCK 1					
LOT 7					
MAP# 196-1-7					
LOC 510 W CHERRY LANE					
LOT SIZE 96.45' X 154.7'					

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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Certified Fee	3.30	
Return Receipt Fee (Endorsement Required)	2.70	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

Sent To Jon + Sheila Lott
Street, Apt. No.,
or PO Box No. 510 W. Cherry Lane
City, State, ZIP+4 Carlsbad, NM 88220
PS Form 3800, August 2006 See Reverse for Instructions

4/16/2013 11:30:42 COUNTY OF EDDY
 0106437 Dist CI NonRend% 0
 MAGBY, TRISTAN S FinCo

Year 2013 MAPPINGC
 0 Centrl 143370 Full
 20991 Land 47790 Txbl
 122379 Impr 0 Exmpt
 0 P.P.
 0 M.H. 47790 Net
 0 Livstk

1410 N COUNTRY CLUB CIRCLE
 CARLSBAD NM 88220

Property Description
 4 156 125 331 371
 1410 N COUNTRY CLUB CIRCLE
 BOOK 875 PG 305 11/30/11
 RIVERSIDE COUNTRY CLUB AMD
 BLOCK 9
 LOT 14
 MAP# 181-18-209
 LOC 1410 N COUNTRY CLUB CIRCLE
 LOT SIZE 80' X 137.5'

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	9400.00	2.07	19413
103	EXCS RES	1600.00	0.99	1578
201	STRUC RES			122379
010	CSWCD	47790		

Print=Y

Bottom

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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Postage	\$.48	6/27/14
Certified Fee	3.30	
Return Receipt Fee (Endorsement Required)	2.70	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

Postmark
Here

Sent To Tristan S. Magby
 Street, Apt. No.,
 or PO Box No. 1410 N. Country Club Circle
 City, State, ZIP+4 Carlsbad, NM 88220

PS Form 3800, August 2006

See Reverse for Instructions

4/16/2013 09:06:08 COPY OF EDDY
 0103941 Dist CI NonRend% 0
 MCMAHAN, DANIEL MICHAEL & JILL A FinCo

Year 2013 MAPPINGC
 0 Centrl 167160 Full
 53568 Land 55720 Txb1
 113592 Impr 0 Exmpt
 0 P.P.
 0 M.H. 55720 Net
 0 Livstk

1014 S COUNTRY CLUB CIRCLE
 CARLSBAD NM 88220

Print=Y

Property Description
 4 156 125 512 474
 1014 N COUNTRY CLUB CIRCLE
 BOOK 203 PG 444
 RIVERSIDE COUNTRY CLUB AMD
 BLOCK 1
 LOT 13
 MAP# 181-18-8
 LOC 1014 N COUNTRY CLUB CIRCLE
 LOT SIZE 125' X 207.5'

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	25938.00	2.07	53568
201	STRUC RES			113592
010	CSWCD	55720		

Bottom

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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Certified Fee	3.30	
Return Receipt Fee (Endorsement Required)	2.70	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

Sent To
 Daniel & Jill McMahon
 Street, Apt. No.,
 or PO Box No. 1014 S. Country Club Circle
 City, State, ZIP+4 Carlsbad, NM 88220
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4/16/2013 11:30:12 COUN OF EDDY
 0103519 Dist CI NonRend% 0
 NAVARRETTE, ALONSO JR & CHRISTINE FinCo
 (JT)

Year 2013 MAPPINGC
 0 Centrl 172614 Full
 30903 Land 57538 Txb1
 141711 Impr 2000 Exmpt
 0 P.P.
 0 M.H. 55538 Net
 0 Livstk

1302 N COUNTRY CLUB CIRCLE
 CARLSBAD NM 88220 4114

Property Description
 4 156 125 390 412
 1302 N COUNTRY CLUB CIRCLE
 BOOK D 623 PG 1116 12/22/05
 RIVERSIDE COUNTRY CLUB AMD
 BLOCK 9
 LOT 5
 MAP# 181-18-200
 LOC 1302 N COUNTRY CLUB CIRCLE
 LOT SIZE 80' X 197.5' AVG

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	14200.00	2.07	29325
103	EXCS RES	1600.00	0.99	1578
201	STRUC RES			141711
010	CSWCD	57538		

Print=Y

Bottom

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
6/27/14	
Postmark Here	
Sent To: Alonso & Christine Navarrette	
Street, Apt. No., or PO Box No.: 1302 N. Country Club Circle	
City, State, ZIP+4: Carlsbad, NM 88220	
PS Form 3800, August 2006 See Reverse for Instructions	

4/16/2013 09:04:37 COUNTY OF EDDY
0100053 Dist CI NonRend% 0
NEUMANN, CARL FinCo

Year 2013 MAPPINGC
0 Centrl 309900 Full
57618 Land 103300 Txb1
252282 Impr 0 Exmpt
0 P.P.
0 M.H. 103300 Net
0 Livstk

1102 N COUNTRY CLUB CIRCLE
CARLSBAD NM 88220

Print=Y

Property Description
4 156 125 464 449
1102 N COUNTRY CLUB CIRCLE
BOOK D 601 PG 1041 07/01/05
RIVERSIDE COUNTRY CLUB AMD
BLOCK 1
LOT 18
MAP# 181-18-13
LOC 1102 N COUNTRY CLUB CIRCLE
LOT SIZE 120' X 235' AVG

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	27900.00	2.07	57618
201	STRUC RES			252282
010	CSWCD	103300		

Bottom

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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Certified Fee	3.30	
Return Receipt Fee (Endorsement Required)	2.70	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

Postmark
Here

Sent To	Carl Neumann
Street, Apt. No., or PO Box No.	1102 N. Country Club Circle
City, State, ZIP+4	Carlsbad, NM 88220

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4/16/2013 09:05:48 COUNTY OF EDDY
0106866 Dist CI NonRend% 0
OGLIVIE, THOMAS L & LYDIA L (JT) FinCo

Year 2013 MAPPINGC
0 Centrl 213501 Full
72852 Land 71167 Txb1
140649 Impr 0 Exmpt
0 P.P.
0 M.H. 71167 Net
0 Livstk

PO BOX 931
MONTGOMERY TX 77356 0931

Property Description
4 156 125 512 468
1016 N COUNTRY CLUB CIRCLE
BOOK D 813 PG 1200 05/20/10
RIVERSIDE COUNTRY CLUB AMD
BLOCK 1
LOT 14
MAP# 181-18-9
LOC 1016 N COUNTRY CLUB CIRCLE
ODD SHAPE LOT
VA-THOMAS L.

Code	ValueDesc	Quantity	Rate	Print=Y	Full
101	LAND RES	35275.00	2.07		72852
201	STRUC RES				140649
010	CSWCD	71167			

Bottom

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Postage	\$.48	6/27/14 Postmark Here
Certified Fee	3.30	
Return Receipt Fee (Endorsement Required)	2.70	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

Sent To Thomas + Lydia Oglivie
Street, Apt. No.,
or PO Box No. P.O. Box 931
City, State, ZIP+4 Montgomery, TX 77356

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4/16/2013 08:16:22 COUN OF EDDY
0262029 Dist CO NonRend% 0
PAYNE, GREGORY & JO YVON (JT) FinCo

Year 2013 MAPPINGC
0 Centr1 0 Full
0 Land 0 Txb1
0 Impr 0 Exmpt
0 P.P.
0 M.H. 0 Net
0 Livstk

1625 N MESA
CARLSBAD NM 88220

Print=Y

Property Description	Code	ValueDesc	Quantity	Rate	Full
4 157 125 017 326	101	LAND RES	1.25	19669.08	24588
1625 N MESA	201	STRUC RES			120927
BOOK 550 PG 228 05/11/04	010	CSWCD	48505		
TRAN KING TRACTS AMENDED					
TRACT SOUTH					
MAP# 196A-12-1					
LOC 1625 N MESA					
ODD SHAPE TRACT					

CAB# 3 381-2

Bottom

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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Postage	\$.48	6/27/14
Certified Fee	3.30	
Return Receipt Fee (Endorsement Required)	2.70	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

Sent To Gregory & Jo Yvon Payne
Street, Apt. No.,
or PO Box No. 1625 N. Mesa
City, State, ZIP+4 Carlsbad, NM 88220
PS Form 3800, August 2006 See Reverse for Instructions

4/16/2013 11:25:42 COUN OF EDDY
0112203 Dist CI NonRend% 0
PERKOWSKI, GARY L & DOROTHY G FinCo

Year 2013 MAPPINGC
0 Centrl 219759 Full
25782 Land 73253 Txb1
193977 Impr 0 Exmpt
0 P.P.
0 M.H. 73253 Net
0 Livstk

1710 LORETTA LANE
CARLSBAD NM 88220 4168

Property Description
4 156 125 317 279
1710 LORETTA LANE
BOOK 310 PG 179
CHERMARK ESTATES
BLOCK 2
LOT 1
MAP# 181-2-1
LOC 1710 LORETTA LANE
ODD SHAPE LT

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	12893.00	2.01	25782
201	STRUC RES			193977
010	CSWCD	73253		

Print=Y

Bottom

F3=Cancel F4=Prompt() F6=C F12=Return

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Postage	\$.48	4/27/14 Postmark Here
Certified Fee	3.30	
Return Receipt Fee (Endorsement Required)	2.70	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

Sent To: Gary + Dorothy Perkowski
Street, Apt. No., or PO Box No. 1710 Loretta Lane
City, State, ZIP+4 Carlsbad, NM 88220

PS Form 3800, August 2006 See Reverse for Instructions

4/16/2013 09:03:09 COUNTY OF EDDY
0018692 Dist CI NonRend% 0
PERRY, ROBERT C & MARCIA J FinCo

Year 2013 MAPPINGC
0 Centrl 181374 Full
34605 Land 60458 Txbl
146769 Impr 6000 Exmpt
0 P.P.
0 M.H. 54458 Net
0 Livstk

1202 N COUNTRY CLUB CIRCLE
CARLSBAD NM 88220

Print=Y

Property Description	Code	ValueDesc	Quantity	Rate	Full
4 156 125 413 435	101	LAND RES	15750.00	2.07	32532
1202 N COUNTRY CLUB CIRCLE	103	EXCS RES	2100.00	0.99	2073
FILE D 736 PG 560 000804660 042208	201	STRUC RES			146769
RIVERSIDE COUNTRY CLUB AMD	010	CSWCD	60458		

BLOCK 9

LOT 1

MAP# 181-18-196

LOC 1202 N COUNTRY CLUB CIRCLE

ODD SHAPE LOT

VA # 412201202 ROBERT C PERRY

Bottom

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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Postage	\$.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

6/27/14

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4/16/2013 09:03:31 COUNTRY OF EDDY
0018135 Dist CI
SKILLERN, WILLIAM F

NonRend% 0
FinCo

Year 2013 MAPPINGC
J Centrl 113187 Full
45552 Land 37729 Txb1
67635 Impr 3099 Exmpt
0 P.P.
0 M.H. 34630 Net
0 Livstk

1108 N COUNTRY CLUB CR
CARLSBAD NM 88220

Property Description	Code	ValueDesc	Quantity	Rate	Print=Y
4 156 125 429 441	101	LAND RES	23400.00		Full
1108 N COUNTRY CLUB CIRCLE	201	STRUC RES			45552
BOOK 180 PG 284	010	CSWCD	37729		67635
RIVERSIDE COUNTRY CLUB AMD					
BLOCK 1					
LOT 21					
MAP# 181-18-16					
LOC 1108 N COUNTRY CLUB CIRCLE					
LOT SIZE 120' X 200'					

F3=Cancel
F4=Prompt()
F6=Chg Yrs
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4/16/2013 08:16:43 COUNT OF EDDY
0105377 Dist CO
SMITH, DANNY K

NonRend% 0
FinCo

Year 2013 MAPPINGC
0 Centrl 143841 Full
59874 Land 47947 Txbl
83967 Impr 2000 Exmpt
0 P.P.
0 M.H. 45947 Net
0 Livstk

1611 N MESA
CARLSBAD NM 88220

Property Description
4 157 125 008 344
1611 N MESA
BOOK 34 PG 792
LA HUERTA
BLOCK 2
LOT 1
BEG SW COR OF LOT 1, E 182.4', N
120.5', W 182.4', S 120.5' TO POB
MAP# 196A-12-1.1
LOC 1611 N MESA
LOT SIZE

Code ValueDesc Quantity Rate Full
101 LAND RES .50 19669.08 9834
201 STRUC RES 83967
010 CSWCD 31267

Print=Y

F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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Danny K. Smith
1611 N. Mesa
Carlsbad, NM 88220

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4/16/2013 09:04:04 COUNTY OF EDDY
0109877 Dist CI NonRend% 0
TAYLOR, WANDA J FinCo

Year 2013 MAPPINGC
0 Centrl 143940 Full
55143 Land 47980 Txb1
88797 Impr 2000 Exmpt
0 P.P.
0 M.H. 45980 Net
0 Livstk

1106 N COUNTRY CLUB CR
CARLSBAD NM 88220

Property Description
4 156 125 441 444
1106 N COUNTRY CLUB CIRCLE
BOOK D 617 PG 340 10/31/05
RIVERSIDE COUNTRY CLUB AMD
BLOCK 1
LOT 20
MAP# 181-18-15
LOC 1106 N COUNTRY CLUB CIRCLE
LOT SIZE 120' X 222.5' AVG

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	26700.00	2.07	55143
201	STRUC RES			88797
010	CSWCD	47980		

Print=Y
Full
55143
88797

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

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Sent To	Wanda J. Taylor
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4/16/2013 11:23:20 COUN OF EDDY
0251270 Dist CO NonRend% 0
TOOTHMAN, FRED JR & CYNTHIA (JT) FinCo

Year 2013 MAPPINGC
0 Centrl 260166 Full
71586 Land 86722 Txbl
188580 Impr 6000 Exmpt
0 P.P.
0 M.H. 80722 Net
0 Livstk

1713 SANDY LN
CARLSBAD

NM 88220

Property Description
4 156 125 498 269
1713 SANDY LANE
BOOK D 774 PG 37 04/17/09
HEMLERS TOWN & COUNTRY EST
LOT 7
MAP# 180A-1-7 CAB#4 964-1
LOC 1713 SANDY LANE
ODD SHAPE LOT

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	2.51	28520.16	71586
201	STRUC RES			188580
010	CSWCD	86722		

Print=Y

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

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Street, Apt. No.,
or PO Box No. 1713 Sandy Lane
City, State, ZIP+4 Carlsbad, NM 88220
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4/16/2013 08:17:21 COUN OF EDDY
0119916 Dist CO NonRend% 0
TRACY, FLORA LOUISE ET AL FinCo

PO BOX 700
CARLSBAD

NM 88221 0700

Year 2013 MAPPINGC
0 Centrl 8934 Full
8934 Land 2978 Txbl
0 Impr 0 Exmpt
0 P.P.
0 M.H. 2978 Net
0 Livstk

Property Description

4 157 125 017 408

1525 N GUADALUPE

BOOK 250 PG 618

LA HUERTA

BLOCK 2

LOT 5

MAP# 196A-12-7 B/S CAB# 4-1046-1

AMD B/S CAB# 5-108-1

LOT SIZE 316.8' X 385.48'

Code	ValueDesc	Quantity	Rate	Print=Y	Full
131	CROP/FARM	2.80	450.00		1260
010	CSWCD	420			

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Certified Fee

3.30

Return Receipt Fee
(Endorsement Required)

2.70

Restricted Delivery Fee
(Endorsement Required)

Total Postage & Fees

\$

6.48

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City, State, ZIP+4

Flora Louise Tracy
Post office box # 700
Carlsbad, NM 88221

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4/16/2013 11:30:09 COUN OF EDDY
 0109622 Dist CI NonRend% 0
 WALKER, JOHNNY M & CYNTHIA K FinCo

Year 2013 MAPPINGC
 0 Centrl 108975 Full
 27600 Land 36325 Txb1
 81375 Impr 0 Exmpt
 0 P.P.
 0 M.H. 36325 Net
 0 Livstk

1208 N COUNTRY CLUB CIRCLE
 CARLSBAD NM 88220

Property Description
 4 156 125 396 418
 1208 N COUNTRY CLUB CIRCLE
 BOOK D 589 PG 239 03/28/05
 RIVERSIDE COUNTRY CLUB AMD
 BLOCK 9
 LOT 4
 MAP# 181-18-199
 LOC 1208 N COUNTRY CLUB CIRCLE
 LOT SIZE 80' X 177.5' AVG

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	12600.00	2.07	26022
103	EXCS RES	1600.00	0.99	1578
201	STRUC RES			81375
010	CSWCD	36325		

Print=Y

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Johnny + Cynthia Walker

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1208 N. Country Club Circle

City, State, ZIP+4

Carlsbad, NM 88220

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4/16/2013 11:26:36 COUNTY OF EDDY
0112136 Dist CI NonRend% 0
WEST, FRED I JR & MARSHA GAY (JT) FinCo

Year 2013 MAPPINGC
0 Centrl 264807 Full
44106 Land 88269 Txb1
220701 Impr 2000 Exmpt
0 P.P.
0 M.H. 86269 Net
0 Livstk

1703 LORETTA LN
CARLSBAD NM 88220

Print=Y

Property Description
4 156 125 317 312
1703 LORETTA LANE
BOOK 352 PG 362
CHERMARK ESTATES REPLAT 6-7
BLOCK 1
LOT 6
MAP# 181-1-6
LOC 1703 LORETTA LANE
ODD SHAPE LOT

Code	ValueDesc	Quantity	Rate	Full
101	LAND RES	22056.00	2.01	44106
201	STRUC RES			220701
010	CSWCD	88269		

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Postmark Here	
Sent To: Margna Gay + Fred West	
Street, Apt. No., or PO Box No. 1703 Loretta Lane	
City, State, ZIP+4® Carlsbad, NM 88220	
PS Form 3800, August 2006 See Reverse for Instructions	

4/16/2013 09:05:29 COUNTY OF EDDY
0014688 Dist CI NonRend% 0
WILSON, THOMAS & FinCo
BAKER, SARAH (JT)

1018 N COUNTRY CLUB
CARLSBAD NM 88220

Year 2013 MAPPINGC
Centrl 242001 Full
49692 Land 80667 Txbl
192309 Impr 0 Exmpt
0 P.P.
0 M.H. 80667 Net
0 Livstk

Property Description
4 156 125 498 463
1018 N COUNTRY CLUB CIRCLE
BOOK 890 PG 75 04/30/12
RIVERSIDE COUNTRY CLUB AMD
BLOCK 1
LOT 15
MAP# 181-18-10
LOC 1018 N COUNTRY CLUB CIRCLE
LOT SIZE 125' X 187.5' AVG

Code	ValueDesc	Quantity	Rate	Print=Y
101	LAND RES	24062.00	2.07	Full
201	STRUC RES			49692
010	CSWCD	80667		192309

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Restricted Delivery Fee (Endorsement Required)		
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Street, Apt. No., or PO Box No.	1018 N. Country Club Road
City, State, ZIP+4	Carlsbad, NM 88220

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4/16/2013 11:30:30 COUN OF EDDY
 0014787 Dist CI NonRend% 0
 XIONG, YONGLIANG & FinCo
 TANG, JIE (JT)
 1404 N COUNTRY CLUB CR
 CARLSBAD NM 88220

Year 2013 MAPPINGC
 0 Centr l 106548 Full
 23469 Land 35516 Txb l
 83079 Impr 2000 Exmpt
 0 P.P.
 0 M.H. 33516 Net
 0 Livstk

Print=Y

Property Description	Code	ValueDesc	Quantity	Rate	Full
4 156 125 350 385	101	LAND RES	10600.00	2.07	21891
1404 N COUNTRY CLUB CIRCLE	103	EXCS RES	1600.00	0.99	1578
BOOK D 667 PG 777 10/30/06	201	STRUC RES			83079
RIVERSIDE COUNTRY CLUB AMD	010	CSWCD	35516		
BLOCK 9					
LOT 11					
MAP# 181-18-206					
LOC 1404 N COUNTRY CLUB CIRCLE					
LOT SIZE 80' X 152.5' AVG					

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F3=Cancel F4=Prompt() F6=Chg Yrs F12=Return

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
6/27/14	
Postmark Here	
Sent To Yongliang Xiong + Jie Tang	
Street, Apt. No., or PO Box No. 1404 N. Country Club Circle	
City, State ZIP+4 Carlsbad, NM 88220	
PS Form 3800, August 2006 See Reverse for Instructions	

4/16/2013 11:26:24 COUN OF EDDY
0112220 Dist CI NonRend% 0
YOUNG, LINDA L FinCo

Year 2013 MAPPINGC
0 Centrl 162804 Full
19797 Land 54268 Txbl
143007 Impr 0 Exmpt
0 P.P.
0 M.H. 54268 Net
0 Livstk

1705 LORETTA LN
CARLSBAD NM 88220

Property Description
4 156 125 313 303
1705 LORETTA LANE
BOOK 356 PG 467
CHERMARK ESTATES
BLOCK 1
LOT 5
MAP# 181-1-5
LOC 1705 LORETTA LANE
LOT SIZE 90' X 110'

Code	ValueDesc	Quantity	Rate	Print=Y	Full
101	LAND RES	9900.00	2.01		19797
201	STRUC RES				143007
010	CSWCD	54268			

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.48	

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Linda L. Young

Street, Apt. No.,
or PO Box No. 1705 Loretta Lane

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4/16/2013 09:05:12 COUN OF EDDY
0106316 Dist CI NonRend% 0
ZIMMERLY, BENJAMIN F III & FinCo
SUSAN M (JT)

Year 2013 MAPPINGC
0 Centrl 129309 Full
45849 Land 43103 Txbl
83460 Impr 0 Exmpt
0 P.P.
0 M.H. 43103 Net
0 Livstk

PO BOX 262
CARLSBAD NM 88221 0262

Property Description
4 156 125 486 459
1020 N COUNTRY CLUB CIRCLE
BOOK 568 PG 242 10/01/04
RIVERSIDE COUNTRY CLUB AMD
BLOCK 1
LOT 16
MAP# 181-18-11
LOC 1020 N COUNTRY CLUB CIRCLE
LOT SIZE 120' X 185'

Code	ValueDesc	Quantity	Rate	Print=Y	Full
101	LAND RES	22200.00	2.07		45849
201	STRUC RES				83460
010	CSWCD	43103			

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Benjamin + Susan Zimmerly
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CITY OF CARLSBAD
AGENDA BRIEFING MEMORANDUM
PLANNING AND ZONING COMMISSION

Meeting Date: 8/4/14

DEPARTMENT: Planning,
Engineering and Regulation

BY: Jeff Patterson, Deputy
Planning Director

DATE: 7/18/14

SUBJECT: Annexation and subsequent establishment of PUD zoning for an approximately 15.89+/- acre parcel located at the north end of Kevil Road, legally described as part of the W1/2 of the NE1/4 of the SW1/4 of Section 1, Township 23 South, Range 26 East, N.M.P.M., Eddy County, New Mexico (see attached), pursuant to the petition method as provided for in Section 3-7-1 et. Seq. NMSA 1978.

Applicants/Petitioners:

Olin J. & Ruth J. Offutt (Property Owners)
P.O. Box 734
Deming, NM 88031

Agent:

Ken Skinner
4430 N. 22nd St., Villa II
Phoenix, AZ 85016

SYNOPSIS and HISTORY: The applicant has submitted a petition for annexation of approximately 15.89 acres located at the north end of Kevil Road pursuant to the petition method as provided for in Section 3-7-1 et. Seq. NMSA 1978 and more specifically, Section 3-7-17, which states:

"3-7-17. Annexation; petition by owners of contiguous territory; duty of governing body; ordinance; appeal.

A. Except as provided in [Sections 3-7-17.1](#) and [3-57-4](#) NMSA 1978, whenever a petition:

- (1) seeks the annexation of territory contiguous to a municipality;*
- (2) is signed by the owners of a majority of the number of acres in the contiguous territory;*
- (3) is accompanied by a map that shows the external boundary of the territory proposed to be annexed and the relationship of the territory proposed to be annexed to the existing boundary of the municipality; and*
- (4) is presented to the governing body, the governing body shall by ordinance express its consent or rejection to the annexation of such contiguous territory.*

B. If the ordinance consents to the annexation of the contiguous territory, a copy of the ordinance, with a copy of the plat of the territory so annexed, shall be filed in the office of the county clerk. After the filing, the contiguous territory is part of the municipality. The clerk of the municipality shall also send copies of the ordinance annexing the territory and of the plat of the territory so annexed to the secretary of finance and administration and to the secretary of taxation and revenue.

C. Within thirty days after the filing of the copy of the ordinance in the office of the county clerk, any person owning land within the territory annexed to the municipality may appeal to the district court questioning the validity of the annexation proceedings. If no appeal to the district court is filed within thirty days after the filing of the ordinance in the office of the county clerk or if the court renders judgment in favor of the municipality, the annexation shall be deemed complete.

History: 1953 Comp., § 14-7-17, enacted by Laws 1965, ch. 300; 1981, ch. 204, § 9; 1998, ch. 42, § 1."

The applicant is the land owner and the petition was accompanied by a map which showed the required detail as required by Section 3-7-18.

On May 27, 2014, the City Council approved the annexation of a 1,300+/- acre area adjacent to the proposed property in this application. Since that annexation has been approved, the subject property is now contiguous to the City limits on the north and west side. Currently, there is neither water nor sewer utilities located in the surrounding area. The subject property is currently vacant.

On May 27, 2014, the City Council approved the establishment of Planned Unit Development (PUD) Zoning for the aforementioned 1,300+/- acre area adjacent to the west and north of the subject site. As such, the establishment of PUD Zoning for this subject site will not create a spot zone.

The establishment of PUD Zoning requires the approval of a Concept Plan, which was not provided by the applicant. Also, a Final PUD Plan and Development Agreement are required prior to development or subdivision of the site. As conditions for approval, the applicant will need to provide a Concept Plan, as well as meeting the Final PUD Plan and Development Agreement requirements.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): Currently, the proposed annexation area is not served by City water or sewer. A 30" main water line runs south along the west side of National Parks Highway. Future development of the annexation area may require tapping into that line and the extension of the line.

While, the annexation area lies within the City's 5-mile Planning and Platting Jurisdiction, the annexation and the planned establishment of PUD zoning does not further the *Greater Carlsbad Comprehensive Plan: Strategy 2030* recommendation of an "Infill/Redevelopment Scenario" because it encourages urban sprawl and puts added pressure on already limited municipal resources including police, fire, utilities, public works, etc. Incorporating the area into the City limits may significantly increase the burden on these services.

Conversely, land available for large scale development within the City limits is increasingly difficult to find. Many times a week, business owners and developers visit City departments requesting information on the development process, possible land available for development, etc. Answers to these questions are more difficult as much of the land within the City is held in private ownership by reluctant to sell land owners, or does not meet the needs of these business owners and developers.

The proposed annexation will provide additional land for development and will ensure that future development adheres to the development parameters of the approved concept plan and PUD process regulations.

Since a concept plan was not provided, it is not clear what type of development the applicant is proposing. Therefore, we cannot determine what *Greater Carlsbad Comprehensive Plan: Strategy 2030* goals are applicable to this request.

PLANNING STAFF RECOMMENDATION: After review of the application materials, planning staff recommends denial based on the following:

1. The applicant did not provide the required Concept Plan showing the proposed use and layout of the subject site.
2. The applicant has not produced a utilities plan that entails how water and sewer will be supplied to the subject site. There are currently no public utilities servicing this property or any adjacent properties.
3. Kevil Road is currently a narrow rural road. The road is the only access to this property and will need to be upgraded to handle the increased traffic that this annexation will produce.

DEPARTMENT RECOMMENDATION:

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

DEPARTMENT COMMENTS:

Public Works: Recommend denial. Applicant should be required to bring utilities and roadways up to City standards before annexation is allowed. The City should not have to make improvements to low use or dead end roads to the benefit of the owner.

Utilities Department: no comments.

Building Department: no comments.

Fire Department: recommend approval, no comments.

Code Enforcement: no comments.

Legal Department: no comments.

Planning Department: recommend denial, see above for comments.

Police Department: recommend approval, no comments.

Culture & Recreation Department: recommend approval, no comments.

City Engineer: no comments.

ATTACHMENTS: Application materials

PETITION FOR ANNEXATION

(SEE 3-7-17 NMSA, 1978, FOR PETITION REQUIREMENTS)

Application Date: 6/6/14

Fee Paid: (no fee)

I/We, the undersigned owners of the following described real estate, do by our signature, hereby present the City of Carlsbad with this petition for Annexation under Article 7, Section 3-17 et. seq. NMSA 1978, which regulates the annexation of land. As the property owner(s), I/we understand that all required information must be provided in accordance with these regulations. In addition, I/we understand that the construction or upgrade of public infrastructure may be required as a condition of approval. In this case, a Development Agreement or an Assessment District may be required by the City. As the applicant, I/we may be required to provide a financial guarantee for the construction of said improvements. The financial guarantee and timeline for completion are subject to approval by the City.

OLIN J. & Ruth Offutt Trust 15	
NAME OF PROPERTY OWNER	ACREAGE
1/2 Venita Offutt P.O. Box 734	
ADDRESS	
Deming	N.M. 88031
CITY	STATE ZIP
575-805-3750	
PHONE	EMAIL
Venita Offutt-Henson	5-23-14
SIGNATURE	DATE

Olin & Ruth Offutt Trust 15	
NAME OF PROPERTY OWNER	ACREAGE
PO Box 493	
ADDRESS	
Deming	N.M. 88031
CITY	STATE ZIP
PHONE	EMAIL
Theodore Offutt	23 May 2014
SIGNATURE	DATE

Legal description of property being annexed (attach copy of Annexation Plat):

6511 Kevill Rd. T23S, R26E, N252 NE 5W

Sec Survey Attached

Total acreage: 1.5

Current Zoning: RC I

Proposed Zoning: PUD (Please attach a completed Zoning Change application, a separate fee may be required)

MEETS AS NECESSARY
Barbara C. Gonzales
Expenses - May 10th, 2016

DANNY & KATHRYN B. FOWLER 116/186

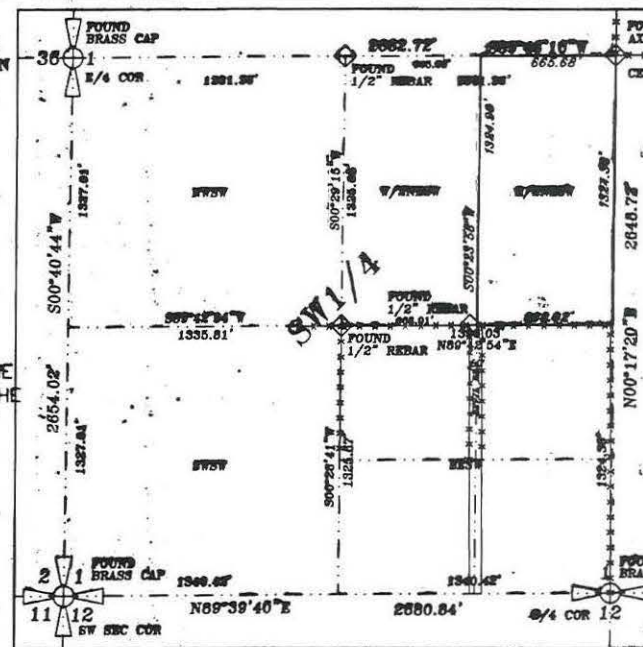
SET 1/2" REBAR W/CAP #8510

EKSAMN ANDERSON PROPERTY FOUND AXLE SHAFT

BOUNDARY SURVEY

THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT IT IS NOT A LAND DIVISION OR A SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

A TRACT OF LAND PREVIOUSLY DESCRIBED AS THE E1/2NE1/4SW1/4 OF SEC 1, T23S, R26E, N.M.P.M., EDDY COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE COR OF THE SW1/4 OF SEC 1, T23S, R26E, N.M.P.M., EDDY COUNTY, NEW MEXICO; THEN S89°46'10"W, ALONG THE NORTH LINE OF THE SW1/4, FOR 665.68'; THEN S00°23'58"W, ALONG THE WEST LINE OF THE E1/2NE1/4SW1/4, FOR 1324.99'; THEN N89°42'54"E, ALONG THE SOUTH LINE OF THE NESW FOR 668.02' TO THE EAST LINE OF THE SW1/4; THEN N00°17'20"E, ALONG THE EAST LINE OF THE SW1/4, FOR 1324.36' TO THE POINT OF BEGINNING. CONTAINING 20.28 ACRES MORE OR LESS AND IS SUBJECT TO ALL PERTAINING EASEMENTS.



OVERVIEW (NO SCALE)

THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF:
EDDY COUNTY AND CARLSBAD EXTRATERRITORIAL



I, MELVIN PYATT, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED, AND 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. Pyatt
MELVIN R. PYATT, 609 E. CHERRY LANE, CARLSBAD, N.M. 88220
CERTIFICATE NO. 8510 TELE 885-6867

LEGEND

CORNER FOUND

CORNER SET

FENCE LINE

RECEPTION 07208

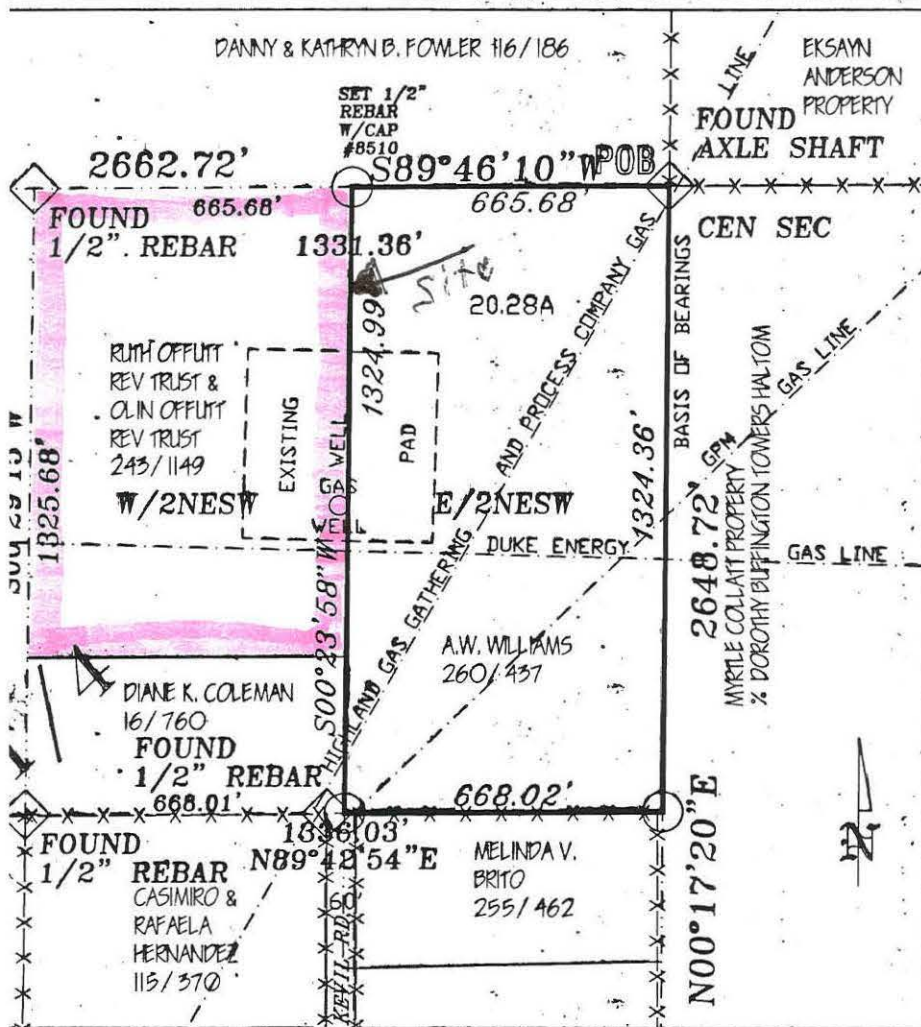
STATE OF NEW MEXICO, COUNTY OF EDDY, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON
THE 24 DAY OF July 2000 A.D.
AT 9:28 O'CLOCK A.M.
CABINET 2 SLIDE 149-1
JEAN ETCHEVERRY-COUNTY CLERK

INDEXING INF. FOR CO. CLERK		
SEC.1	T 23S	R 26E
SUBDIVISION: NONE		
OWNER: A.W. WILLIAMS		
CITY: CARLSBAD		
COUNTY: EDDY		
STATE: NEW MEXICO		
DATE: JULY 21, 2000		
ACCESS: YES		
AREA: 20.28 ACRES		

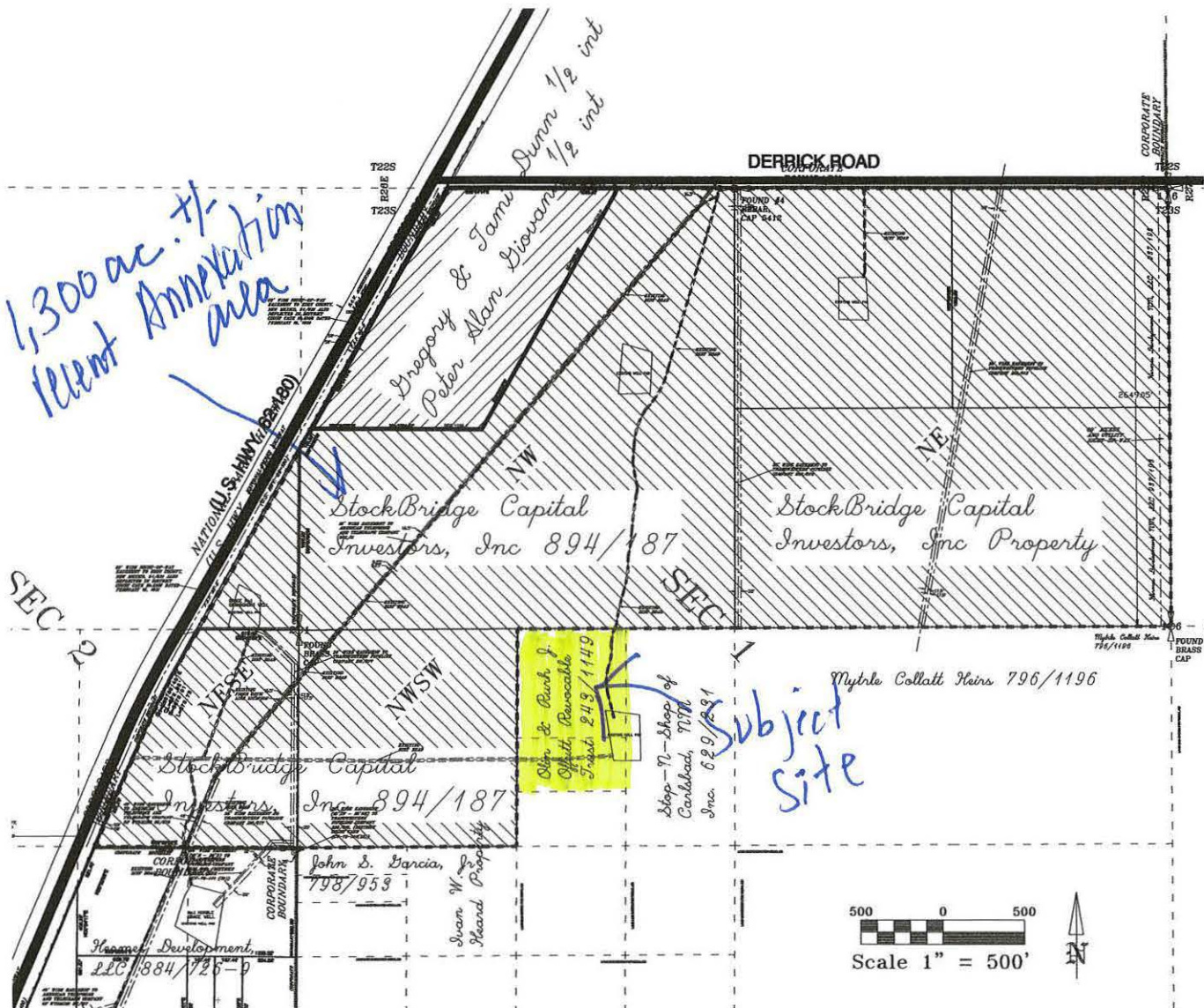
300 0 300 600 900



Scale 1" = 300'



ANNEXATION PLAT 12/4/2013



FOR THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, OF LANDS LYING IN SECTION 1 AND SECTION 2, ALL LYING IN T23S, R26E, N.M.P.M., EDDY COUNTY, NEW MEXICO, WHICH LANDS ARE HELD BY STOCKBRIDGE CAPITAL INVESTORS, INC.:

WHICH LANDS TO BE CONSIDERED FOR ANNEXATION ARE DESCRIBED AS FOLLOWS:

THE NE, THE NWSW, THAT PART OF THE NW LYING EAST OF NATIONAL PARKS HIGHWAY AND LESS THE LAND SHOWN THAT IS DEEDED TO PETER ALAN GIOVANI AND GREGORY & TAMI DUNN, ALL LYING IN SAID SECTION 1, T23S, R26E, N.M.P.M. EDDY COUNTY, NEW MEXICO.

AND THAT PART OF THE NESE LYING EAST OF NATIONAL PARKS HIGHWAY, LYING IN SAID SECTION 2, T23S, R26E, N.M.P.M., EDDY COUNTY, NEW MEXICO.

BEING 350.72 ACRES, MORE OR LESS, IN SIZE

LANDS THAT WILL BE ANNEXED AS A RESULT OF FORE MENTIONED ANNEXATION REQUEST

THAT PART OF THE NW THAT IS DEEDED TO PETER ALAN GIOVANI AND GREGORY & TAMI DUNN, ALL LYING IN SAID SECTION 1, T23S, R26E, N.M.P.M. EDDY COUNTY, NEW MEXICO.

BEING 34.70 ACRES, MORE OR LESS, IN SIZE

APPROVAL BY THE CITY COUNCIL

THIS IS TO CERTIFY THAT THIS ANNEXATION PLAT 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

____ DAY OF _____, 20____

HAYER

SECRETARY

CHAIRMAN

SECRETARY

CONCURRENCE BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN REVIEWED BY THE CITY PLANNING COMMISSION OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO, DURING A MEETING HELD ON

____ DAY OF _____, 20____

I, MELVIN R. PYEATT, JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I CONDUCTED, AND 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., CARLSBAD, NM, 88220
CERTIFICATE NO. 20251 TELE. 885-6867 FAX 885-6867

STOCKBRIDGE CAPITAL INVESTORS, INC.
TODD SELLS FOR STOCKBRIDGE CAPITAL INVESTORS, INC.

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 TRACTS, DEDICATED ROAD AND EASEMENT TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF:

EDDY COUNTY AND CARLSBAD EXTRATERRITORIAL

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____

BY _____
FOR STOCKBRIDGE CAPITAL INVESTORS, INC.

NOTARY PUBLIC



INDEXING INFO. FOR CO. CLERK	
SEC. 1 & 2	T23S R26E N.M.P.M.
SUBDIVISION:	ANNEXATION PLAT
DATE:	12/4/2013
OWNER:	STOCKBRIDGE CAPITAL INVESTORS, INC.
CITY:	CARLSBAD
COUNTY:	EDDY
STATE:	NEW MEXICO
DATE:	DECEMBER 4, 2013
ACCESS:	YES
AREA:	±385.42 ACRES TOGETHER

STATE OF NEW MEXICO, COUNTY OF EDDY, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE ____ DAY OF _____, 20____ A.D. AT ____ O'CLOCK ____ M.

CABINET ____ SLIDE
DARLENE ROSPRIM-COUNTY CLERK

BY _____, DEPUTY

CITY OF CARLSBAD
AGENDA BRIEFING MEMORANDUM
PLANNING AND ZONING COMMISSION

Meeting Date: 8/4/14

DEPARTMENT: Planning,
Engineering and Regulation

BY: Jeff Patterson, Deputy
Planning Director

DATE: 7/18/14

SUBJECT: Establishment of Planned Unit Development (PUD) zoning following the annexation of an approximately 15.89+/- acre parcel located at the north end of Kevil Road, legally described as part of the W1/2 of the NE1/4 of the SW1/4 of Section 1, Township 23 South, Range 26 East, N.M.P.M., Eddy County, New Mexico (see attached), pursuant to the petition method as provided for in Section 3-7-1 et. Seq. NMSA 1978.

Applicants/Petitioners:

Olin J. & Ruth J. Offutt (Property Owners)
P.O. Box 734
Deming, NM 88031

Agent:

Ken Skinner
4430 N. 22nd St., Villa II
Phoenix, AZ 85016

SYNOPSIS and HISTORY: The applicant is requesting the establishment of Planned Unit Development (PUD) zoning in conjunction with the annexation of an approximately 15.89 acre area. According to the City's regulations for PUDs as described in Code of Ordinances Section 56-150(j), PUDs are reviewed and approved in two steps (see below). Subsequent platting of the land is approved by the Planning and Zoning Commission, in accordance with the Final PUD Plan and the City's Subdivision Ordinance, whichever is more restrictive.

According to Sec. 56-150 (j):

"The purpose of the PUD review is to provide a process for reviewing applications for self-contained developments a minimum of ten (10) acres in size, with a range of residential densities and/or a mix of residential and non-residential uses, and to allow for more innovative and efficient layout and design of such projects than would be possible through strict application of other zoning districts."

"A PUD is approved in two steps. The first step involves review and approval of a zoning change application to the PUD zoning district with an accompanying Concept Plan. The second step involves review and approval of a Final PUD Plan for the development, and subdivision, in accordance with the City's Subdivision Regulations, if necessary. Applications for subdivision approval may be filed simultaneously with the PUD zoning change application; however, preliminary subdivision approval is contingent upon approval of the PUD zoning designation."

"Concept Plan and PUD Rezoning. A Concept Plan is a generalized land use and development plan for the area proposed to be included within a PUD zoning district and the surrounding area. It is required as a means of allowing early review of a proposed PUD before substantial planning work has been undertaken and before substantial expenses have been incurred. A Concept Plan must be processed and approved concurrently with a rezoning application to a PUD district. A Concept Plan must cover all of the land area to be included in the PUD and identify the type, total amount, and location of all development to occur within the PUD; a proposed plan for pedestrian and vehicular circulation within and leading to the PUD; a proposed plan for landscaping within and adjacent to the PUD; and identification of all utilities, easements, public areas including schools, parks and open space, and private facilities and services."

Criteria for Approval of a PUD is:

- (i) PUD zoning changes and concept plans may be approved by the City Council and final plans may be approved by the Planning and Zoning Commission only if the following criteria are met:

- (ii) The proposed Concept Plan is consistent with the City's Comprehensive Plan, other City master plans, Zoning Ordinance and other applicable codes and ordinances.
- (iii) The Concept Plan is necessary to address a unique situation or represents a substantial benefit to the City, compared to what could have been accomplished through strict application of otherwise applicable zoning district standards.
- (iv) The proposal is not significantly different from surrounding land uses in terms of density, intensity and impact, and it mitigates any potential adverse impacts to the maximum extent practical.
- (v) The facilities and services (e.g. sewage and waste disposal, domestic and irrigation water, gas, electricity, police and fire protection, roads and transportation, and schools, as applicable) will be available to serve the subject project while maintaining adequate levels of service to existing development.
- (vi) The same development could not be accomplished through the use of other techniques, such as zoning change to a non-PUD district, or variances.
- (vii) The proposal contains significant public amenities such as, but not limited to, open space, civic places, additional landscaping, or recreational trails.

The applicant is the majority land owner and the petition was accompanied by a map which showed the required detail as required by Section 3-7-18.

On May 27, 2014, the City Council approved the annexation of a 1,300+/- acre area adjacent to the proposed property in this application. Since that annexation has been approved, the subject property is now contiguous to the City limits on the north and west side. Currently, there is neither water nor sewer utilities located in the surrounding area. The subject property is currently vacant.

On May 27, 2014, the City Council approved the establishment of Planned Unit Development (PUD) Zoning for the aforementioned 1,300+/- acre area adjacent to the west and north of the subject site. As such, the establishment of PUD Zoning for this subject site will not create a spot zone.

The establishment of PUD Zoning requires the approval of a Concept Plan, which was not provided by the applicant. Also, a Final PUD Plan and Development Agreement are required prior to development or subdivision of the site. As conditions for approval, the applicant will need to provide a Concept Plan, as well as meeting the Final PUD Plan and Development Agreement requirements.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): While, the annexation area lies within the City's 5-mile Planning and Platting Jurisdiction, the annexation and the planned establishment of PUD zoning does not further the *Greater Carlsbad Comprehensive Plan: Strategy 2030* recommendation of an "Infill/Redevelopment Scenario" because it encourages urban sprawl and puts added pressure on already limited municipal resources including police, fire, utilities, public works, etc. Incorporating the area into the City limits may significantly increase the burden on these services.

Conversely, land available for large scale development within the City limits is increasingly difficult to find (and afford). Many times a week, business owners and developers visit City departments requesting information on the development process, possible land available for development, etc. Answers to these questions are more difficult as much of the land within the City is held in private ownership by reluctant to sell land owners, or does not meet the needs of these business owners and developers.

Because a Concept Plan was not provided, it is not possible to indicate which *Greater Carlsbad Comprehensive Plan: Strategy 2030* goals are applicable to this request.

PLANNING STAFF RECOMMENDATION: Based upon the review of application materials, Planning staff recommends denial based on the following:

1. The applicant did not provide a concept plan for the proposed use of this site, which is required.
2. The applicant has not produced a utilities plan that entails how water and sewer will be supplied to the subject site. There are currently no public utilities servicing this property or any adjacent properties.
3. Kevil Road is currently a county rural road. The road is the only access to this property and will need to be upgraded to handle the increased traffic that the proposed PUD could produce.

DEPARTMENT RECOMMENDATION:

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

DEPARTMENT COMMENTS:

Public Works: Recommend denial. Applicant should be required to bring utilities and roadways up to City standards before annexation is allowed. The City should not have to make improvements to low use or dead end roads to the benefit of the owner.

Utilities Department: no comments.

Building Department: no comments.

Fire Department: recommend approval, no comments.

Code Enforcement: no comments.

Legal Department: no comments.

Planning Department: recommend denial, see above for comments.

Police Department: recommend approval, no comments.

Culture & Recreation Department: recommend approval, no comments.

City Engineer: no comments.

ATTACHMENTS: application materials



CITY OF CARLSBAD

Planning, Engineering, and
Regulation Department

PO Box 1569, Carlsbad, NM 88221

Phone (575) 887-1191

Fax (575) 885-9871

Est. of Zoning w/ Annexation

ZONING CHANGE APPLICATION

Sec. 56-150(b)

Application Date: 5/29/14Existing Zoning: RCTFee Paid (\$100.00): \$100.00Proposed Zoning: PUD**APPLICANT INFORMATION:**

F. Ken Skinner 4430 N. 22nd St. Villa II

NAME

ADDRESS

Phoenix AZ 85016 602-999-3516 KENSKINNER@AOL.COM

CITY

STATE

ZIP

PHONE

EMAIL

PROPERTY OWNER INFORMATION (attach separate sheet for multiple owners):

Olin J. & Ruth J. Offutt Rev. Trust

NAME

ADDRESS

5/ Venita Offutt STINSON P.O. Box 734 Deming N.M. 88031

CITY

STATE

ZIP

PHONE

EMAIL

TEL 575-805-3750

* 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 (INCLUDE A MEETS AND BOUNDS DESCRIPTION FOR UNPLATTED LAND, ATTACH SEPARATE SHEET, IF NECESSARY):

6511 Kevill Rd Township 23S Range 26E NWNESW

ADDRESS

LOT

BLOCK

SUBDIVISION

N2S2W2NE5W Map # 2878-1-6

(See Survey Attached)

REASON FOR THE REQUEST

An amendment to the Official Zoning Map or to the Text of the Zoning Ordinance must be justified by one or more of the following. Check all that apply:

- ☒ The proposed amendment will not adversely impact the public health, safety or general welfare and will or will not promote the original purposes of the Zoning Ordinance.
- ☒ The proposed amendment responds to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance.
- ☐ The proposed amendment is necessary in order to respond to State and/or Federal legislation.
- ☒ The proposed amendment provides additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance.
- ☒ The proposed amendment is in substantial compliance with the City's Comprehensive Plan or other City Master Plan.
- ☒ The proposed amendment will not adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan.
- ☒ The proposed amendment will correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance.
- ☒ The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

FOR OFFICIAL USE ONLY:**Required prior to P & Z:**

Complete Application Including: ☒ Map ☒ Fee ☐ Letter ☐ Notification ☒ Sign Agreement

Required prior to City Council:

Council Hearing Date: _____

Publication Date: _____

Property Owner Notification Sent (within 100' minimum.): _____

☒ ABM ☒ Staff Comments ☒ Application Packet ☐ Draft Ordinance ☐ P&Z Minutes

Council Action: ☐ Approved

☐ Denied

☐ Other

Ordinance No.: _____


NOTIFICATION SIGN POSTING AGREEMENT

N/A
for Est. of
Zoning

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

4-16-14
DATE

Sign issued by: _____
Staff Member

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: T23SR26E, NWESWN252W2NE5W MAP# 289B-1-6

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: Theodore J. Galt
SIGNATURE

SIGNATURE

BY: THEODORE J. OFFUTT
PRINTED NAME

PRINTED NAME

DATE: 23 May 2014

DATE SIGNED _____

NOTARY SEAL

Barbara C. Gazdos
Expires May 10th 2016

OWNER 2: (IF APPLICABLE)

BY: Verita Ruffalo-Spencer
SIGNATURE

SIGNATURE

BY: VENITA OPPUTT-STINSON
PRINTED NAME

PRINTED NAME

DATE: Mar 23, 2014

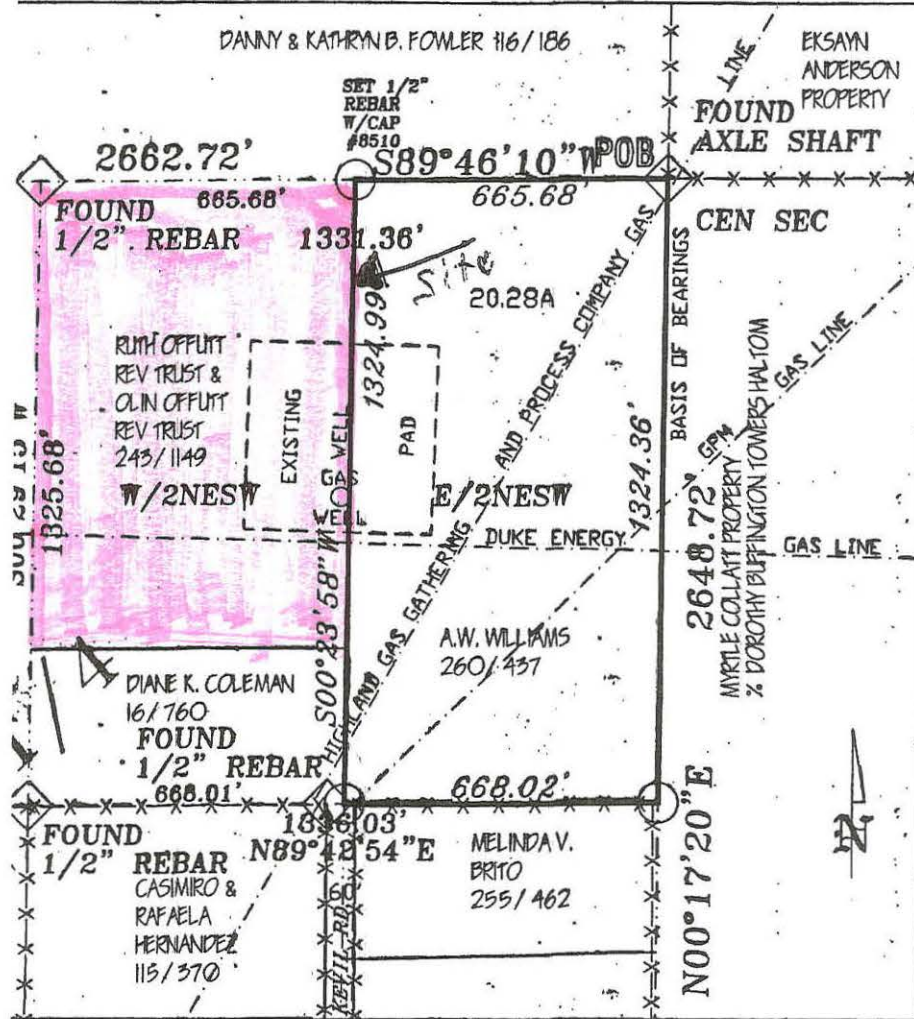
DATE SIGNED _____

NOTARY SEAL

ADDITIONAL OWNERS: ATTACH SEPARATE SHEETS AS NECESSARY

MEETS AS NECESSARY
Barbara C. Gonzales
Expints - May 10th, 2016

DANNY & KATHRYN B. FOWLER 116/186



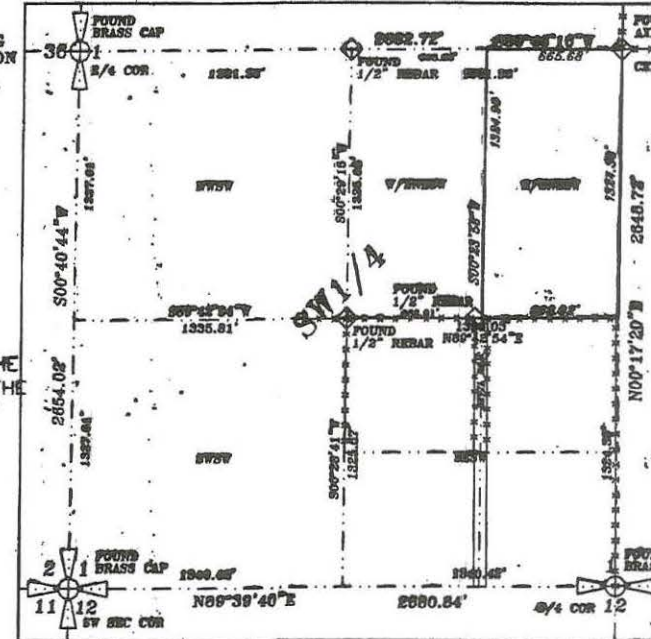
300 0 300 600 900

Scale 1" = 300'

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OVERVIEW (NO SCALE)

THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF:
EDDY COUNTY AND CARLSBAD EXTRATERRITORIAL

LEGEND

CORNER
FOUND

CORNER
SET

FENCE LINE

I, MELVIN PYEATT, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED, AND 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, 609 E. CHERRY LANE, CARLSBAD, N.M. 88220
CERTIFICATE NO. 8510 TELE 885-6867

STATE OF NEW MEXICO, COUNTY OF EDDY, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON
THE 24 DAY OF July 2000 A.D.

AT 9:28 O'CLOCK A.M.

CABINET 2 SLIDE 149-1
JEAN ETCHEVERRY-COUNTY CLERK

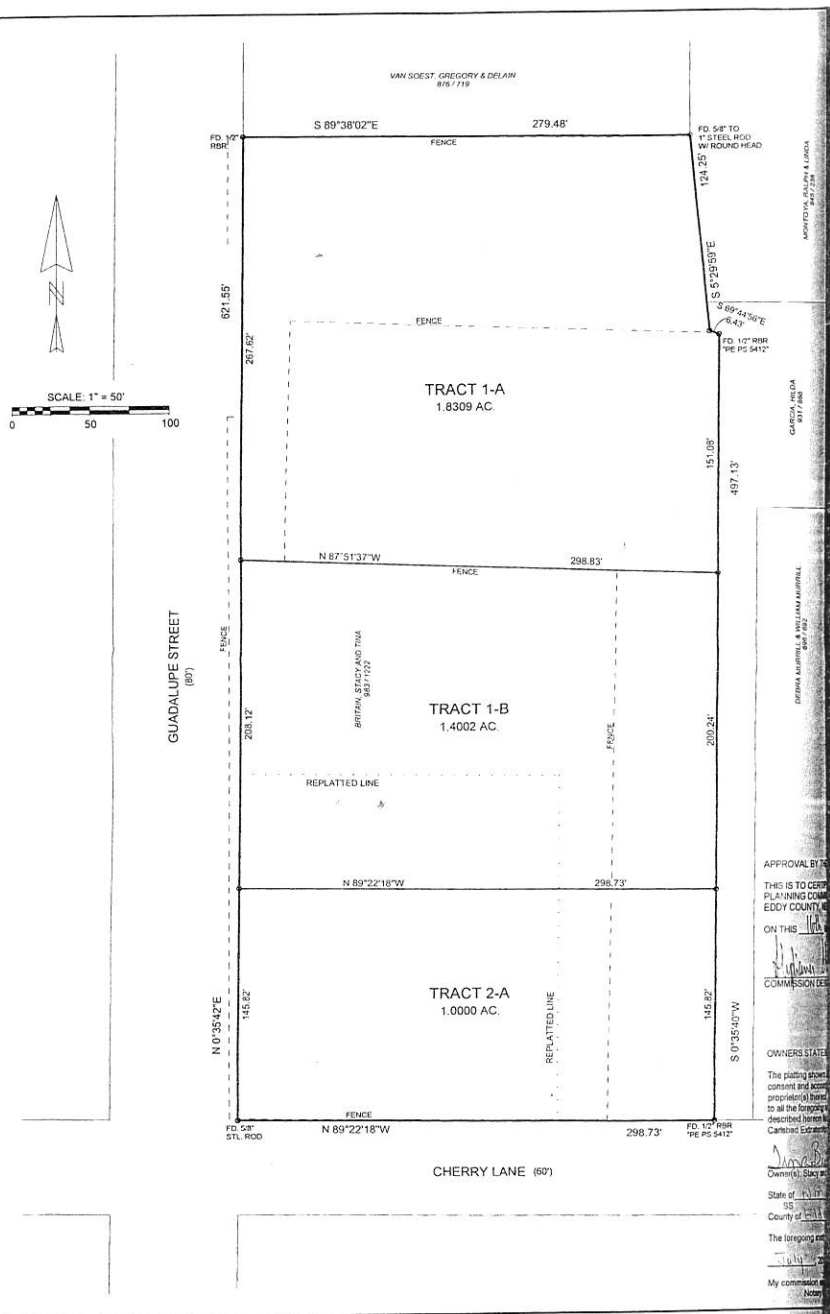
RECEPTION
07208

By Sally Rodriguez DEPUTY



INDEXING INF. FOR CO. CLERK		
SEC. 1	T 23S	R 26E
SUBDIVISION: NONE		
OWNER: A.W. WILLIAMS		
CITY: CARLSBAD		
COUNTY: EDDY		
STATE: NEW MEXICO		
DATE: JULY 21, 2000		
ACCESS: YES		
AREA: 20.28 ACRES		

Agenda Item # : Report Regarding Plats Approved Through Summary Review Process



FELTON TRACTS LAND DIVISION AND REPLAT COMPRISING OF TRACTS 1 AND 2, FELTON TRACTS EDDY COUNTY, NEW MEXICO JUNE, 2014

DESCRIPTION

TRACT 1 AND TRACT 2, AS SHOWN AND SO DESIGNATED ON THE PLAT OF "FELTON TRACTS" EDDY COUNTY, NEW MEXICO, FILED FOR RECORD IN THE OFFICE OF THE EDDY COUNTY CLERK ON DECEMBER 20, 2005 IN PLAT CABINET 3, SLIDE 646-1.

DIVIDED AND REPLATTED AS SHOWN HEREON AND NOW TO BE KNOWN AS TRACTS 1-A, 1-B AND 2-A OF THE "FELTON TRACTS LAND DIVISION AND REPLAT", EDDY COUNTY, NEW MEXICO, ALONG WITH THE FILING DATE AND PLAT CABINET AND SLIDE NUMBER OF THIS PLAT.

DISCLOSURE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE EXISTING TRACT 1 INTO TRACT 1-A AND TRACT 1-B AND TO REPLAT THE EXISTING TRACT 2 INTO THE NOW TO BE KNOWN AS TRACT 2-A AS SHOWN, NO NEW ROADS OR EASEMENTS, ONE NEW TRACT IS BEING CREATED HEREON.

CLAIM OF EXEMPTION

THE HEREON DESCRIBED DIVISION IS EXEMPT FROM THE STATE SUBDIVISION ACT, AND THE COUNTY SUBDIVISION ORDINANCE PER THE EDDY COUNTY CLAIM OF SUBDIVISION EXEMPTION NO. 13, WHICH STATES: "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."

CLAIM OF EXEMPTION

THE HEREON DESCRIBED DIVISION IS EXEMPT FROM THE STATE SUBDIVISION ACT, AND THE COUNTY SUBDIVISION ORDINANCE PER THE EDDY COUNTY CLAIM OF SUBDIVISION EXEMPTION NO. 7, WHICH STATES: "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."

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 4-8-14

SURVEY NOTES

1. Unless otherwise noted or boundary stakes are set 5/8" rebar stakes with plastic I.D. caps impressed "MDN 17821".
2. Date of field survey June 17, 2014.
3. Basis of bearings are GRID "NM East Zone" NAD 1983, Distances are GROUND.
4. The property shown hereon is subject to all Easements, Conditions, Restrictions and Reservations of record or in existence.
5. File name: STACBRT.ZIP

EDDY COUNTY APPROVAL

APPROVED AND ACCEPTED BY THE EDDY COUNTY BOARD OF COUNTY COMMISSIONERS OR AGENT

THIS 15th DAY OF JULY, 2014.

BY AGENT ATTEST: COUNTY CLERK

FILING AND RECORDING

FILED FOR RECORD IN THE EDDY COUNTY CLERKS OFFICE ON THE DAY OF, 2014

AT A.M. P.M. CABINET SLIDE

COUNTY CLERK DEPUTY

ENTITLEMENT EXEMPTION FILED ON

THE DAY OF 2014 IN BOOK PAGE OF THE OFFICE RECORDS OF EDDY COUNTY

INDEXING INFORMATION FOR THE COUNTY CLERK

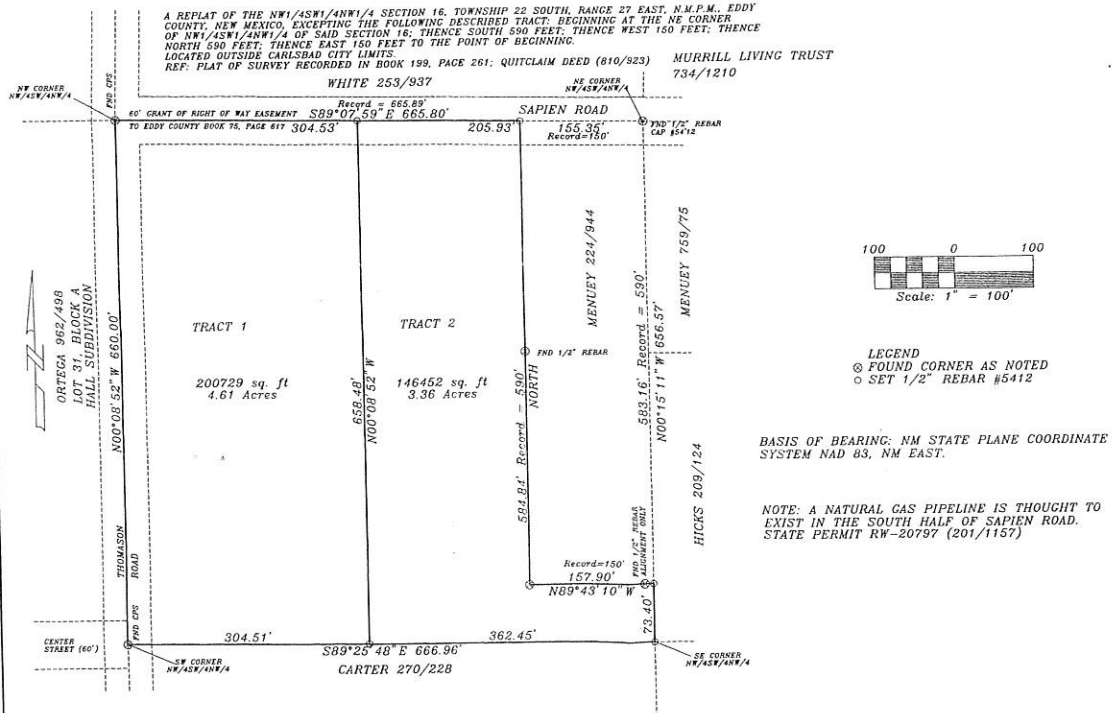
ASSESSED OWNER(S): STACEY AND TINA BRITAIN
SECTION(S): SECTION 30, T21S, R27E, N4M-P M
ACREAGE: TR. 1-A = 1.8309 AC, TR. 1-B = 1.4002 AC, TR. 2-A = 1.0000 AC



SURVEY PREPARED

MDN SURVEYING CO.
1104 ELGIN ROAD
CARLSBAD, NM 882
575-234-3505

JJ ENTERPRISES TRACTS



CLAIM OF EXEMPTION: THIS PLAT IS EXEMPT FROM THE NEW MEXICO SUBDIVISION ACT AND THE EDDY COUNTY

APPROVAL BY THE CITY PLANNING COMMISSION: THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS

provided that a record 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.

2014
COMMISSION DESIGNEE

OWNER'S STATEMENT AND AFFIDAVIT
STATE OF NEW MEXICO:

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 BEING TRACT 1 AND 2 TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF EDDY COUNTY, AND THE CITY OF CARLSBAD.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS
12th DAY OF July, 2014 BY JANICE R. MAY AND
JAMES MICHEL MAY BY JANICE R. MAY AS HIS POWER OF ATTORNEY
OWNERS OF JJ MICHEL ENTERPRISES, LLC.
NOTARY PUBLIC 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 NM PERS NO. 5412
401 W. GREENE ST./P.O. BOX 597
CARLSBAD, NM 88221-0597
575 887-6483
SURVEYED JUNE & JULY, 2014
PREPARED FOR: JAMES & JANICE MAY



APPROVALS:
APPROVED AND ACCEPTED BY THE EDDY COUNTY BOARD OF COMMISSIONERS OR AGENT
THIS _____ DAY OF _____, 2014
BY _____ AGENT

COUNTY CLERK _____

CLAIM OF EXEMPTION RECORDED IN BOOK _____
PAGE _____ EDDY COUNTY RECORDS

FILING DATA:
STATE OF NEW MEXICO:

SS
COUNTY OF EDDY
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR
RECORD ON THIS _____ DAY OF _____, 2014 AT
_____ O'CLOCK _____ M., AND IS DULY FILED
IN CABINET _____ SLIDE _____ OF THE RECORD
OF MAPS OF SAID COUNTY.
DARLENE ROSPRIM - COUNTY CLERK
BY _____

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: JJ MICHEL ENTERPRISES, LLC
SEC. 16, T22S, R27E
7.97 ACRES OF UNPLATTED LAND

Agenda Item #1 : Adjourn