



AGENDA

Carlsbad Planning & Zoning Commission Regular Meeting
Janell Whitlock Municipal Complex Council Chambers
114 S. Halagueno Street
Carlsbad, New Mexico
March 2, 2026 at 5:00 PM

Agenda

1. Roll Call and Determination of Quorum
2. Approval of Meeting Minutes - February 2, 2026
3. Remove from Table a Consideration of recommendation to City Council regarding arequest to change the zoning to approximately 0.67 acres located at 328 Farris St. from "R-1" Residential 1 District to "C-1" Commercial 1 District
4. Consider a recommendation to City Council regarding a request to change the zoning for approximately 0.67 acres located at 328 Farris St., legally described as Tract 17, in the SW/4 of the NW/4 of Section 20, Township 22S, Range 27E, from "R-1" Residential 1 District to "C-1" Commercial 1 District
5. Consider approval of the Kircher Street Attainable Housing Subdivision preliminary plat, creating 44 new lots, located at 813 Kircher St., zoned "R-2" Residential 2 District pursuant to the Carlsbad Code of Ordinances, Chapter 47
6. Consider approval of the Peach Lane and Canal Street Subdivision preliminary plat, creating 14 new lots for residential development, located at the southeast corner of the intersection of East Peach Lane and North Canal Street, zoned "R-2" Residential 2 District
7. Consider approval for a request for a Conditional Use Permit to allow a Home Occupation (Attorney Office) to be located at 1906 Sentry Circle, zoned "R-1" Residential 1 District
8. Report of Summary Review Subdivisions

FOR INFORMATION ONLY

Agendas and City Council minutes are available on the City website: cityofcarlsbadnm.com and may be viewed in the Office of the City Clerk during regular business hours.

PLANNING AND ZONING COMMISSION MEETING SCHEDULE

- Regular Meeting - April 6, 2026

If you require a hearing interpreter, language interpreters or auxiliary aids in order to attend and participate in the above meeting, please contact the City Manager's office at (575) 887-1191 at least 48 hours prior to the scheduled meeting time

LINKED MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CARLSBAD, NEW MEXICO, HELD IN THE JANELL WHITLOCK MUNICIPAL COMPLEX BUILDING ON FEBRUARY 2, 2026, AT 5:00 P.M.

Present:	James McCormick	Chairperson
	Trent Cornum	Commissioner
	Valerie Branson	Commissioner
	Linda Wilson	Commissioner
	Denise Madrid-Boyea	Commissioner
Absent:		
Also Present:		
	Jeff Patterson	Planning Director
	Trysha Ortiz	Deputy Planning Director
	Barbara Hodgson	City Attorney
	Ken Ahrens	Deputy City Manager
	Jalynn Dominguez	Open Meetings Act Manager
	Stephan Brown	Compliance Clerk
	Donald Cantrail	702 Elma Dr.
	Larry Gregory	208 N. Sixth St.
	Claudia Gomez	1604 E. Greene St.
	Jerimiah Norris	1500 Blodgett St.
	Renita Mckinley	Citizen
	Chance McMillian	Blodgett Street Baptist Church
	Edgar Gonzales	2813 San Jose Blvd.
	Richard Johnson	Citizen
	George Dunagan	Dunagan Associates
	Amanda Mashaw	Dunagan Associates

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 **Call Meeting to Order**

0:01:12 **1. ROLL CALL AND DETERMINATION OF QUORUM**

Roll was called, determining the presence of a quorum.

0:01:44 **2. APPROVAL OF MEETING MINUTES – JANUARY 5, 2026**

0:01:55 **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Wilson to approve meeting minutes for – January 5, 2026.

0:01:59

VOTE

The vote was as follows: Yes - McCormick, Cornum, Wilson, Branson; No - None; Absent - None; Abstain - Madrid-Boyea; the motion carried

0:02:22

3. CONSIDER APPROVAL OF A VARIANCE FROM ORD. 56-90(B) TO ALLOW A ZERO-FOOT (0') REAR SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') REAR SETBACK & ZERO-FOOT (0') SIDE SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') STREET SIDE SETBACK FOR THE PROPERTY LOCATED AT 702 ELMA DR., ZONED "R-1" RESIDENTIAL 1 DISTRICT

Mr. Patterson stated that this item is a request for a variance to allow a zero-foot rear setback instead of the required ten-foot rear setback and a zero-foot side setback instead of the required ten-foot street side setback for the property at 702 Elma Drive. He stated that the property is zoned "R-1" Residential District. He stated that based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

Chairman McCormick asked Donald Cantrail to explain what he intends to do with his property. **Mr. Cantrail** stated that he plans to place a garage in the back right corner of his property. **Chairman McCormick** asked if Mr. Cantrail had contacted the city to obtain a permit. **Mr. Cantrail** stated that he had contacted a contractor about building the garage and was informed that he would need to obtain City approval before proceeding.

Chairman McCormick asked if there is fencing on the property. **Mr. Cantrail** responded that there is a cinder block fence along the property line. He stated that he plans to build the garage two feet off the fence line. **Chairman McCormick** stated that the request is for a zero-foot rear setback, meaning the garage would have to be constructed directly on the property line and against the fence. **Mr. Cantrail** stated that he would prefer to build the garage with a two-foot rear setback instead of the requested zero-foot rear setback. **Chairman McCormick** asked what type of material the garage would be constructed from. **Mr. Cantrail** stated that he has not yet decided but would prefer either metal or cinder block construction.

Commissioner Cornum asked Mr. Cantrail if he had additional room to increase the rear setback, noting that a two-foot rear setback would provide very little space for future maintenance. **Mr. Cantrail** stated a two-foot rear setback would be preferable, but he would be willing to increase it to a two-and-a-half-foot rear setback if necessary.

Commissioner Wilson stated that since the garage would be located in the corner of the property, the rear setback should be at least five feet.

Commissioner Branson stated that a five-foot rear setback would be preferable.

0:10:56 **Chairman McCormick asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.**

0:19:03 **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Corum to approve a variance with a five-foot rear setback and a two-foot side setback.

0:21:10 **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Branson, Wilson; No - Madrid-Boyea; Absent - None; the motion carried.

0:21:43 **4. CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A MULTI-FAMILY COMPLEX AT THE PROPERTY LOCATED AT 208 NORTH SIXTH STREET, A PROPERTY ZONED "C-2" COMMERCIAL 2 DISTRICT**

Mr. Patterson stated that this item is a request for a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street. He noted that the property is zoned "C-2" Commercial 2 District. He explained that pursuant to Section 56-42 of the Zoning Ordinances, multi-family dwellings are permitted within this zoning district, if a Conditional Use Permit is obtained. **Mr. Patterson** stated that Conditional Use Permits are not transferable. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

0:26:59 **Chairman McCormick asked if anyone would like to speak regarding the item.**

Amanda Mashaw stated that in the event that the applicant did not get the zone change approved they would have the Conditional Use Permit to fall back on.

0:29:06 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Corum to approve a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street, a property zoned "C-2" Commercial 2 District

0:29:14 **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Branson, Wilson; No - Madrid-Boyea; Absent - None; the motion carried.

0:29:38 **5. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.23 ACRES LOCATED AT 208 N. SIXTH ST, LEGALLY DESCRIBED AS BEGINNING AT SW CORNER OF NW/4 SAID SECTION 1; NORTH 370 FEET TO THE POINT OF BEGINNING; NORTH 176.60 FEET, THENCE EAST 302.57 FEET, THENCE SOUTH 178 FEET; THENCE WEST 302.57 FEET TO THE POINT OF**

BEGINNING, ALSO KNOWN AS TRACT 43 IN NW/4 SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST, EXCEPTING THE NORTH 78.44 FEET THEREOF, FROM "C-2" COMMERCIAL 2 DISTRICT TO "R-2" RESIDENTIAL 2 DISTRICT

Mr. Patterson stated that this item is a request for a zone change from "C-2" Commercial 2 District to "R-2" Residential 2 District for the property located at 208 North Sixth Street. He noted that the properties to the north, south, and east are all zoned "C-2" Commercial 2 District, and the properties west and partially to the east are zoned "R-1" Residential 1 District. He explained that changing the zoning to "R-2" Residential 2 District at this location would create a spot zone but it would not be out of place. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:31:43 **Chairman McCormick asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.**

0:32:46 **MOTION**

The motion was made by Commissioner Madrid-Boyea and seconded by Commissioner Branson to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.23 acres located at 208 N. Sixth St, legally described as Beginning at SW corner of NW/4 said Section 1; North 370 feet to the point of beginning; North 176.60 feet, THENCE East 302.57 feet, THENCE South 178 feet; THENCE West 302.57 feet to the Point of beginning, also known as Tract 43 in NW/4 Section 1, Township 22 South, Range 26 East, EXCEPTING the North 78.44 feet thereof, from "C-2" Commercial 2 District to "R-2" Residential 2 District

0:32:59 **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Branson, Wilson, Madrid-Boyea; No - None; Absent - None; the motion carried.

0:33:23 **6. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.67 ACRES LOCATED AT 328 FARRIS ST., LEGALLY DESCRIBED AS TRACT 17, IN THE SW/4 OF SECTION 20, TOWNSHIP 22S, RANGE 27E, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

Mr. Patterson asked that this item be removed from the agenda due to the applicant not meeting the public posting deadline. **Chairman McCormick** removed this item from the agenda all other agenda items will retain their number.

0:35:00 **7. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.43 ACRES LOCATED AT 606 & 608 W. PIERCE ST., LEGALLY DESCRIBED AS LOTS 12 & 14, BLOCK 181 WESTFALL SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

Mr. Patterson explained that this item is a request for a zone change for approximately 0.43 acres located at 606 and 608 West Pierce Street. He stated that the requested zone change would be from "R-2" Residential 2 District to "C-2" Commercial 2 District. He noted that the surrounding properties on the block are zoned both "R-2" Residential 2 District and "C-2" Commercial 2 District. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:37:40 **Chairman McCormick asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.**

0:38:41 **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Wilson to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.43 acres located at 606 & 608 W. Pierce St., legally described as Lots 12 & 14, Block 181 Westfall Subdivision, from "R-2" Residential 2 District to "C-2" Commercial 2 District

0:39:14 **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Branson, Wilson, Madrid-Boyea; No - None; Absent - None; the motion carried.

0:39:36 **8. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 4.97 ACRES LOCATED AT 1604 E. GREENE ST, LEGALLY DESCRIBED AS TRACT 5, INDUSTRIAL PARK SECOND AMENDMENT SUBDIVISION, FROM "I" INDUSTRIAL DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

Mr. Patterson stated that this request is for a zone change from "I" Industrial District to "C-2" Commercial 2 District for the property located at 1604 East Greene Street. He noted that the surrounding properties are all zoned "I" Industrial District, which would create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

Chairman McCormick asked why the Planning and Zoning Department recommended denial of the request. **Mr. Patterson** stated that due to the vagueness regarding what would be built on the property, the Planning and Zoning Department did not understand why a zone change would be necessary.

Chairman McCormick asked Claudia Gomez to explain what she intends to build on the property. **Ms. Gomez** stated that the trucking company she owns is bringing in out-of-state truckers. She explained that one of the requirements for this is a man camp. She stated that she is seeking to construct a man camp and a common room.

Mr. Patterson stated that the Temporary Use section is permitted only on land currently zoned, as "C-2" Commercial 2 District, "R-R" Rural Residential District, or "I"

Industrial District, except in the area that constitutes the Carlsbad Airport Industrial Park.

Chairman McCormick asked Mr. Patterson if the proposed use of the property would be compatible with the current zoning. **Mr. Patterson** stated that if the intended use of the property is for a temporary man camp or an RV park, it would be permitted under the current zoning.

Chairman McCormick stated that with so many unknowns regarding this request, additional information may need to be obtained before a zone change is considered. **Mr. Patterson** stated that if the applicant intends to use the property for employee housing, a zone change would be necessary. He further noted that even if the property is changed to "C-2" Commercial 2 District, a Conditional Use Permit would still be required to establish employee housing within that zoning district.

0:54:44 **Chairman McCormick asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.**

0:55:12 **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Madrid-Boyea to deny a recommendation to City Council regarding a request to change the zoning to approximately 4.97 acres located at 1604 E. Greene St, legally described as Tract 5, Industrial Park Second Amendment Subdivision, from "I" Industrial District to "C-2" Commercial 2 District

0:55:28 **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Branson, Madrid-Boyea; No - Wilson; Absent - None; the motion carried.

0:56:56 **9. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.30 ACRES LOCATED NORTH OF 2813 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOTS 25 & 27, BLOCK 31, NEW SAN JOSE FIRST ADDITION SUBDIVISION, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

Mr. Patterson stated that this request is for a zone change from "R-1" Residential 1 District to "C-1" Commercial 1 District for the property located north of 2813 San Jose Boulevard. He noted that the properties to the north and south are zoned "R-1" Residential 1 District, the properties to the west are zoned "R-2" Residential 2 District, and the properties to the east are zoned "C-1" Commercial 1 District. He stated that this proposed change would not create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

Chairman McCormick asked Edgar Gonzales to explain the intended use of the property. **Mr. Gonzales** stated that he would like to establish a small business on the site, along with a smaller building to be used as a conference and training room. **Chairman McCormick** asked Mr. Patterson about the sewer service to the property and why the Utility Department listed it as inadequate for commercial use. **Mr. Patterson** stated that he believes there is sewer adjacent to the property, but that the existing sewer line could be undersized for a commercial development. He noted that if the applicant intended to establish a restaurant on the site, the sewer would be considered insufficient.

Commissioner Madrid-Boyea asked Mr. Patterson why the proposed zone change would not be considered a spot zone, given that the only other property zoned "C-1" Commercial 1 District is located across the street from the subject property. **Mr. Patterson** stated that the Planning and Zoning Department does not consider this a spot zone because the subject property is adjacent to another "C-1" Commercial 1 District property.

Commissioner Madrid-Boyea asked Mr. Gonzales if the property has any existing structures. **Mr. Gonzales** stated that it does not.

Mr. Gonzales stated that she is the previous owner of the property. **Commissioner Cornum** asked about the intended use of the property. **Mr. Gonzales** stated that he would like to construct small buildings on the site one to be used as a conference and training room, and another for his wife to operate a small business.

1:01:02 **Chairman McCormick** asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.

1:06:35 **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Cornum to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.30 acres located north of 2813 San Jose Blvd., legally described as Lots 25 & 27, Block 31, New San Jose First Addition Subdivision, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:06:44 **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Branson, Wilson, Madrid-Boyea; No - None; Absent - None; the motion carried.

1:07:26 **10. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 2.09 ACRES LOCATED WEST OF 1500 BLODGETT ST., LEGALLY DESCRIBED AS**

LOT 6, LAMONT ADDITION UNIT 2, REPLAT NO. 1 SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT

Mr. Patterson stated that this item is a request for a zone change for approximately 2.09 acres located west of 1500 Blodgett Street. He explained that the request is to change the zoning from "R-2" Residential 2 District to "C-1" Commercial 1 District. He noted that the surrounding properties to the north and south are zoned "R-2" Residential 2 District, while the properties to the north, south, west, and east are zoned "R-1" Residential 1 District. He stated that this proposed change would result in a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

Chairman McCormick asked Jeremiah Norris to explain the intended use of the property. **Mr. Norris** stated that he manages the North Brook Apartments, which currently do not have a laundromat. He explained that the property would be suitable for a laundromat serving both the apartment residents and the general public. He noted that while the property would not necessarily require "C-1" Commercial 1 District zoning, that zoning would be preferable to the current classification. **Mr. Norris** also mentioned that the church is opposed to the property being rezoned to "C-1" Commercial 1 District.

Commissioner Cornum asked if an apartment is constructed if it would still be possible to include the laundromat. **Mr. Norris** stated that since the units would be updated each would have its own laundry facilities. He noted that due to the expenses associated with separate laundry facilities, it is unlikely that a standalone laundry facility would be included. **Commissioner Cornum** said with zone changes like this the intended use proposed by the applicant does not always reflect what is ultimately built.

1:17:33 **Chairman McCormick asked if anyone would like to speak regarding the item.**

Renita McKinley stated that she is concerned about potential traffic increases if a commercial building is introduced to the neighborhood.

Chance McMillian, representing Blodgett Street Baptist Church, stated that he spoke with Mr. Norris and that the church supports the proposed housing development. He noted that in a commercial zone there is always the possibility that a business could be established that does not align with the church's values or ideals, particularly given the proximity to their property.

1:20:35 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to deny a recommendation to City Council regarding a request to change the zoning to approximately 2.09 acres located west of 1500 Blodgett St., legally described as Lot 6, Lamont Addition Unit 2, Replat NO. 1 Subdivision, from "R-2" Residential 2 District to "C-1" Commercial 1 District

1:20:45

VOTE

The vote was as follows: Yes - McCormick, Cornum, Branson, Wilson, Madrid-Boyea; No - None; Absent - None; the motion carried.

1:21:46

11. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.435 ACRES LOCATED AT 2814 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOT 15A, SOUTHRIDGE SUBDIVISION REPLAT OF LOTS 15, 16, 17 & 18, BLOCK 6, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT

Mr. Patterson stated that this item is a request to change the zoning of approximately 1.435 acres at 2814 San Jose Boulevard from "R-1" Residential 1 District to "C-1" Commercial 1 District. He noted that this property is the location of the former San Jose Senior Recreation Center. He explained that the City's plan is to build a small storage facility and offices for facility maintenance, and that a zone change is required to comply with City ordinances. **Mr. Patterson** stated that the surrounding properties to the east, west, and south are zoned "R-1" Residential 1 District, while the property to the north is zoned "C-1" Commercial 1 District. He noted that this zone change would not result in a spot zone. He said on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

1:24:14

Chairman McCormick asked if anyone would like to speak regarding the item.

Richard Johnson stated that he lives just north of the property and asked what the traffic impact would be with the new facility for facility maintenance. **Mr. Patterson** stated that traffic should be minimal as the building will be small and will house only a few offices for facility maintenance.

1:26:20

MOTION

The motion was made by Commissioner Branson and seconded by Commissioner Madrid-Boyea to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.435 acres located at 2814 San Jose Blvd., legally described as Lot 15A, Southridge Subdivision Replat of Lots 15, 16, 17 & 18, Block 6, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:26:29

VOTE

The vote was as follows: Yes - McCormick, Cornum, Branson, Wilson, Madrid-Boyea; No - None; Absent - None; the motion carried.

1:26:49

12. CONSIDER APPROVAL OF THE BRANSON INDUSTRIAL SUBDIVISION, LOT 1, PHASE 1 FINAL PLAT, CREATING 1 NEW LOT LOCATED ALONG THE SOUTH SIDE OF DERRICK RD., ZONED "I" INDUSTRIAL DISTRICT

Commissioner Branson recused herself from this agenda item.

Mr. Patterson stated that this item is a request to approve the final plat for Phase 1 of the Branson Industrial Subdivision. He stated that the applicant has provided a letter of credit from Carlsbad National Bank in the amount of \$995,930.75 to cover the completion of Phase 1. **Mr. Patterson** explained that the financial guarantee, along with the cost estimate and the funds set aside, should be sufficient to cover the cost of the public infrastructure to be installed for Phase 1.

Chairman McCormick asked Mr. George Dunagan if there was anything else he would like to add. **Mr. Dunagan** said that the plans are currently being modified and will be presented to the City Council once finalized.

1:30:31 **Chairman McCormick asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.**

1:30:43 **MOTION**
The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to approve the Branson Industrial Subdivision, Lot 1, Phase 1 final plat, creating 1 new lot located along the south side of Derrick Rd., zoned "I" Industrial District

1:31:42 **VOTE**
The vote was as follows: Yes - McCormick, Cornum, Wilson, Madrid-Boyea; No - None; Absent - None; Recused - Branson; the motion carried.

1:32:05 **13. REPORT OF SUMMARY REVIEW SUBDIVISIONS**
None to report.

1:32:34 **ADJOURNED**
With no further business to discuss, Chairman McCormick declared the meeting adjourned at 6:31 PM.

James McCormick, Chairperson

Date



**CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM**

Council Meeting Date: March 2, 2026

DEPARTMENT: Planning & Zoning	BY: Jeff Patterson	DATE: 02/23/2026
<p>SUBJECT: Consider a recommendation to City Council regarding a request to change the zoning for approximately 0.67 acres located at 328 Farris St., legally described as Tract 17, in the SW/4 of the NW/4 of Section 20, Township 22S, Range 27E, from “R-1” Residential 1 District to “C-1” Commercial 1 District</p>		
<p>BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) Request for Zone Change from “R-1” Residential 1 District to “C-1” Commercial 1 District for the 0.67-acre property located at 328 Farris Street.</p> <p>Applicant: Edgar Gonzalez 3702 Saguaro Drive Carlsbad, NM 88220</p> <p>The properties to the north, south, west, and east are zoned “R-1” Residential 1 District. This change would create a spot zone.</p> <p>Sec. 56-40(d) of the Zoning Ordinance states:</p> <p>(d) <i>Commercial 1 (C-1) district. The commercial 1 district is intended to accommodate neighborhood-scale retail, office, and customer service uses. Such uses are regulated in order to reduce adverse impacts on surrounding residential development.</i></p> <p>Comprehensive Plan: Strategy 2040 goals and policies that are applicable to this request are:</p> <p>Chapter 4: Housing & Neighborhoods Objectives:</p> <ul style="list-style-type: none"> • <i>To preserve the character, identity, and integrity of established neighborhoods.</i> • <i>To ensure public reinvestment and improvements in existing neighborhoods.</i> • <i>To foster healthy, social interaction between neighborhood residents.</i> <p>Chapter 5: Land Use Objectives:</p>		

- *To increase the utilizations and productive use of existing vacant land throughout Carlsbad, including the Carlston Ranch Master Plan area in South Carlsbad.*
- *To foster community pride through participation in Keep Carlsbad Beautiful and other property clean-up efforts.*

According to Zoning Ordinance Sec. 56-150(b)(4). Amendments, Findings Required, a statement of fact regarding each of the following findings is required:

An amendment to the Official Zoning Map or to the Text of this Zoning Ordinance must be justified by one or more of the following findings:

(a) The proposed amendment will or will not adversely impact the public health, safety or general welfare and will or will not promote the original purposes of the Zoning Ordinance; and

(b) The proposed amendment responds or does not respond 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; and

(c) The proposed amendment is or is not necessary in order to respond to State and/or Federal legislation; and

(d) The proposed amendment provides or does not provide additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance; and

(e) The proposed amendment is or is not in substantial compliance with the City's Comprehensive Plan or other City Master Plan; and

(f) The proposed amendment will or will not adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan; and

(g) The proposed amendment is justified in order to correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance; and

(h) 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.

DEPARTMENT RECOMMENDATION:

The Planning Department and City Staff recommend denial of this request

DEPARTMENT COMMENTS:

Utilities Department: Recommend denial

Building Department: Recommend denial

Fire Department: Recommend denial

Legal Department: Recommend denial

Police Department: Recommend denial

Project Department: Recommend denial

Planning Department: Recommend denial

Code Enforcement: Recommend denial

BOARD/COMMISSION/COMMITTEE ACTION:

-

Reviewed by:

City Manager:

Date:

Attachments:

1. Application Materials - Zone Change - 328 Farris St

ORDINANCE NO. 2026-_____

AN ORDINANCE REZONING PART OF "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT FOR APPROXIMATELY 0.67 ACRES, LOCATED AT 328 FARRIS STREET, LEGALLY DESCRIBED AS TRACT 17 IN THE SW/4 OF THE NW/4 OF SECTION 20, TOWNSHIP 22S, RANGE 27E, PURSUANT TO SECTION 3-21-1 ET. SEQ. NMSA 1978 AND SECTIONS 56-150(B) AND 56-140(I), CARLSBAD CODE OF ORDINANCES.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, that:

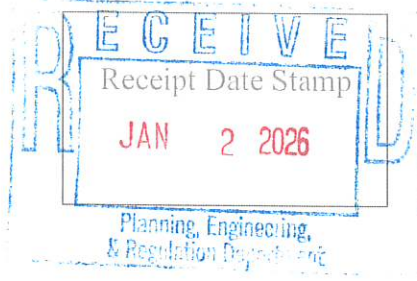
The official zoning map of the City is hereby amended to rezone part of "R-1" Residential 1 District to "C-1" Commercial 1 District, for approximately 0.67 acres, located at 328 Farris St., legally described as:

TRACT 17 IN THE SW/4 OF THE NW/4 OF SECTION 20, TOWNSHIP 22S, RANGE 27E
INTRODUCED, PASSED, ADOPTED AND APPROVED this 14th day of April, 2026.

RICHARD D. LOPEZ, MAYOR

ATTEST:

CITY CLERK



CITY OF CARLSBAD

Planning, Engineering, and Regulation Department

PO Box 1569, Carlsbad, NM 88221

Phone (575) 885-1185

Fax (575) 628-8379

ZONING CHANGE APPLICATION

Sec. 56-150(b)

Application Date: 12/3/25

Existing Zoning: _____

Fee Paid (\$100.00): 100.

Proposed Zoning: C-1 *cc*
Inv. # 19379

APPLICANT INFORMATION:

Edgar Gonzalez 3702 Saguaro Dr
NAME ADDRESS

Carlsbad NM 88220 307-350-8766 edgargonzalez22676@hotmail.com
CITY STATE ZIP PHONE EMAIL

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

Edgar Gonzalez 3702 Saguaro Dr
NAME ADDRESS

Carlsbad NM 88220 307-350-8766 edgargonzalez22676@hotmail.com
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 (INCLUDE A MEETS AND BOUNDS DESCRIPTION FOR UNPLATTED LAND, ATTACH SEPARATE SHEET, IF NECESSARY):

328 Farris St Carlsbad, NM
ADDRESS LOT BLOCK SUBDIVISION

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.: _____

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:

[X] ZONING CHANGE [] CONDITIONAL USE [] VARIANCE [] TEMPORARY USE

STATE OF NEW MEXICO)
COUNTY OF EDDY) SS

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

ADDRESS OF PROPERTY: 2811 San Jose Blvd Carlsbad NM
STREET ADDRESS

LEGAL DESSCRPTION: 31 25
SUBDIVISION BLOCK LOT OR TRACT

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

AGENT: NAME PHONE ADDRESS

I (WE) UNDERSTAND, CONCUR AND AFFIRM:

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

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

OWNER 1:

ACKNOWLEDGED, SUBSCRIBED, AND SWORN

BY: SIGNATURE

to before me this day of

BY: PRINTED NAME

20, by

Notary Public

My commission expires:

(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.

Edmund ... *T. ...* 12/29/25
 APPLICANT SIGNATURE DATE

Sign issued by: _____
Staff Member



CITY OF CARLSBAD

Planning, Engineering, and Regulation Department

PO Box 1569, Carlsbad, NM 88221

Phone (575) 885-1185

Fax (575) 628-8379

ZONING CHANGE APPLICATION

Sec. 56-150(b)

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 eight (8) 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.

ADDITIONAL PROCEDURAL REQUIREMENTS FOR ZONING CHANGES:

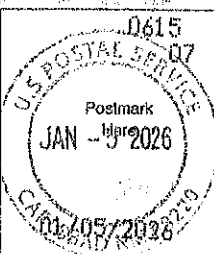
- 1) **PRESENCE AT MEETING:** The Planning and Zoning Commission will vote to recommend to the City Council approval or denial of request. Applicant or his/her representative must be present to address any questions that Planning and Zoning Commissioners may have.
- 2) **CITY COUNCIL SETS A HEARING DATE:** After the Planning and Zoning Commission has made a recommendation on the request, the City Council (at their next regular meeting) will set a date for a public hearing. The date will be set for a regularly scheduled City Council meeting a minimum of 30 days from that date. A “notice of public hearing” is published in the Current Argus at least 30 days prior to the hearing.
- 3) **NOTIFICATION:** The applicant shall mail notice of the Planning and Zoning Commission meeting, 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. At least fifteen (15) days prior to the City Council hearing, the City will notify adjacent property owners within 100’ of the subject property via first-class mail for properties greater than one (1) block in size, or via certified mail for properties one (1) block or less in size. The notification will include a description of the request, applicant’s information, legal description of subject property, and the date of the hearing.
- 4) **PUBLIC HEARING:** The Public Hearing will be held during a regularly scheduled City Council meeting, and the applicant or his/her representative **MUST BE PRESENT** to address any questions that the Mayor or Council members may have.
- 5) **ZONING CHANGE IS FINAL:** If the City Council approves the zone change, the ordinance is published in the Current Argus. The change is considered final five (5) days after publication.

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OPTIONAL USE

Certified Mail Fee	\$5.30	
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Total Postage and Fees	\$6.08	
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	City, State, ZIP+4®	


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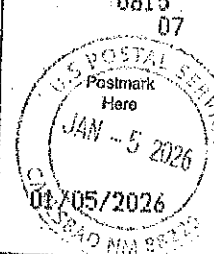
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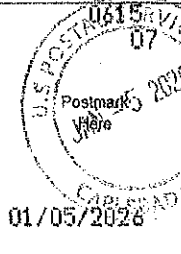
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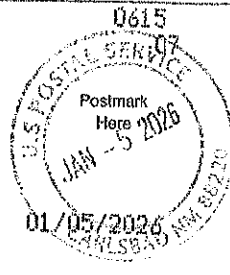
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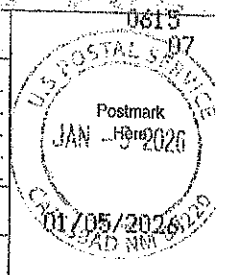
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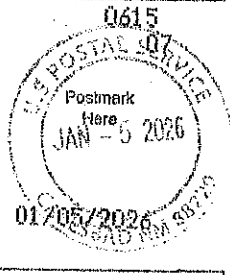
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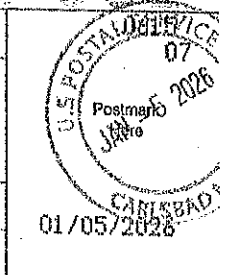
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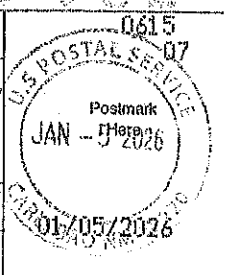
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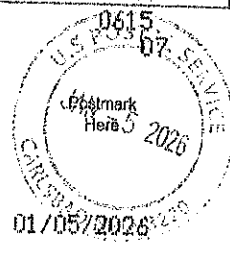
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Certified Mail Fee \$5.30

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

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Postage \$0.78

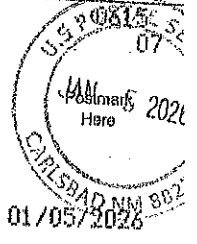
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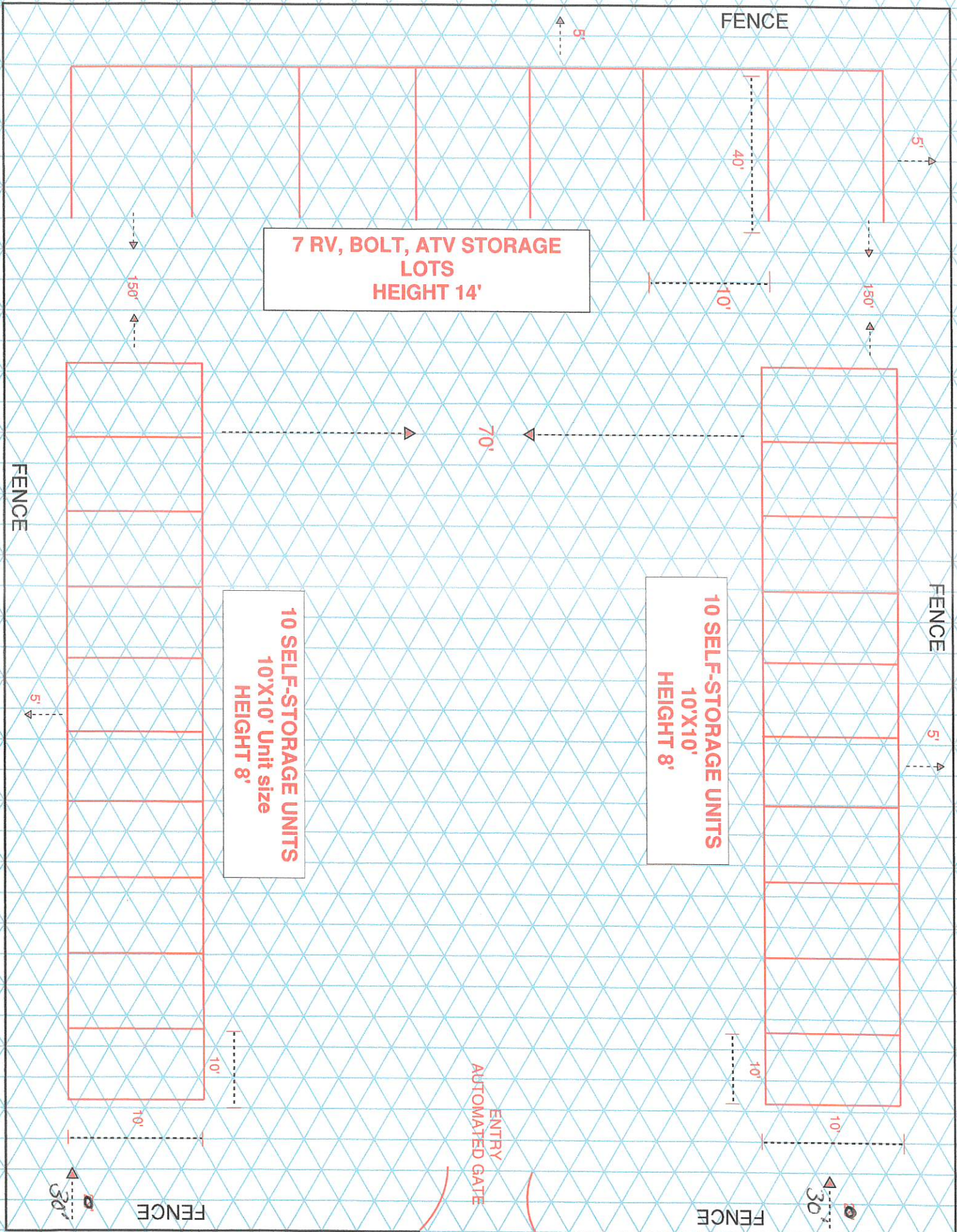
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PS Form 3800, January 2020 (PSN 7530-02-000-100) See Back for Instructions





WARRANTY DEED

Georgia Smith, an unmarried woman, for consideration paid, grants to Edgar Gonzalez, a single man, and Mayra Alvarez, a single woman, as Joint Tenants with Rights of Survivorship, whose address is 301 W. Chapman Road, Apt 805, Carlsbad, NM 88220, the following described real estate in Eddy County, New Mexico:

All rights title and interest in the land described as:

Tract 17 in the SW/4 NW/4 of Section 20, Township 22 South, Range 27 East, N.M.P.M., Eddy County, New Mexico.

With warranty covenants, subject to taxes, reservations in patents, easements, rights of way, leases, covenants and restrictions and reservations of record.

Witness by hand and seal on this 22 day of July, 2024.

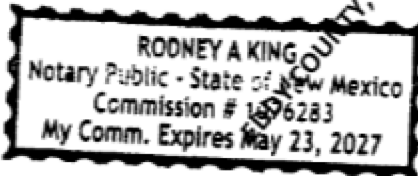
Georgia Smith (handwritten signature)
Georgia Smith

STATE OF New Mexico

COUNTY OF BERNALILLO

The foregoing instrument was signed and acknowledged before me this 22 day of July 2024, by Georgia Smith, who () is personally known to me or (X) has produced Driver's License as identification.

(SEAL)



Notary Public (handwritten signature)
My Commission Expires: 05/23/2027



1/28/2026

A neighbor has spoken against the requested zone change. They would like for the RVs, trucks and tractors on the property to be removed. There is a lot of noise on the property that disturbs the neighborhood all hours of the day and night. The trucks are turned on around 430am and it wakes up the neighbors. The truck traffic is dangerous for the kids around the school.

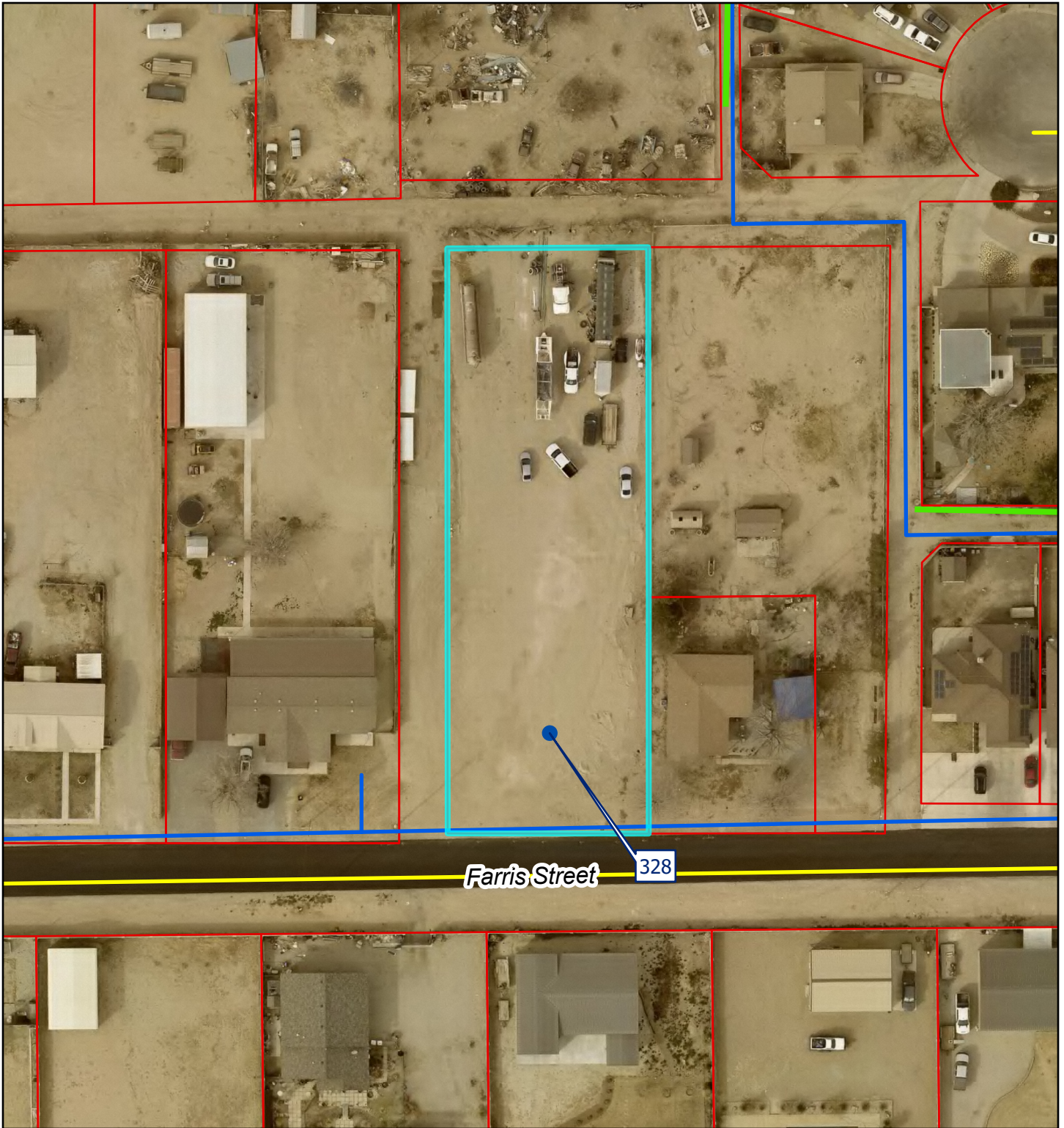
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1 inch = 70 feet

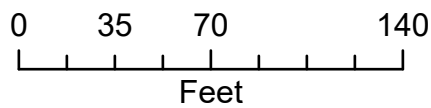
Zone Change Carlsbad, NM

Map #: 3481_ed01

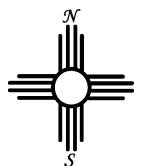
Date: 1/28/2026



- Carlsbad Address
- Parcel
- Sewer Main
- Water Main
- Roads



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

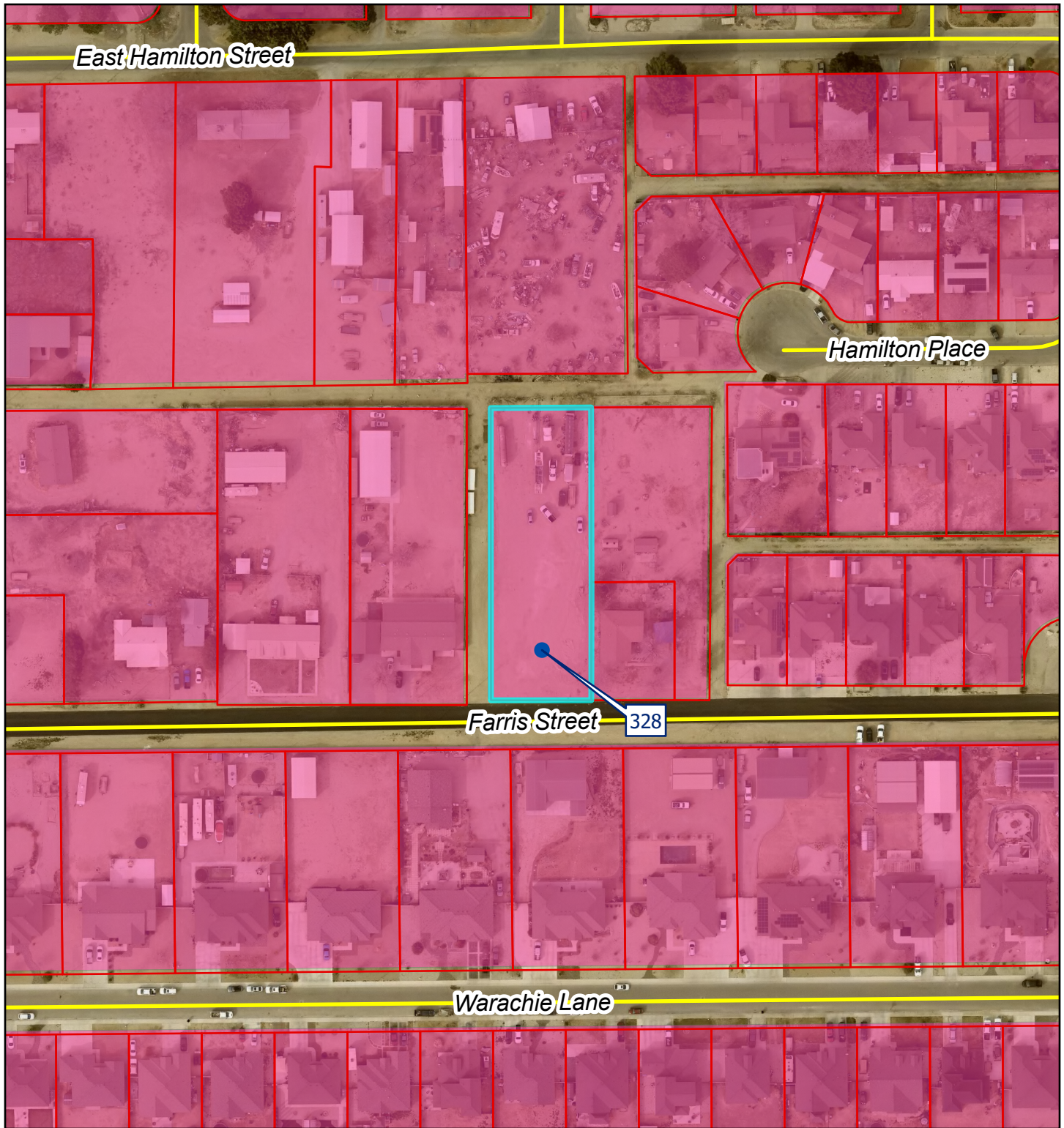


Scale: 1:1,680
1 inch = 140 feet

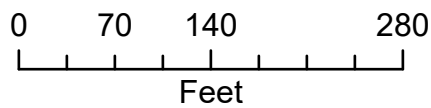
Zone Change
Carlsbad, NM

Map #: 3481_ed02

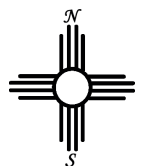
Date: 1/28/2026



- Carlsbad Address
- ▭ Parcel
- Zoning
- R-1
- Roads



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





**CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM**

Council Meeting Date: March 2, 2026

DEPARTMENT: Planning & Zoning	BY: Jeff Patterson	DATE: 02/23/2026
<p>SUBJECT: Consider approval of the Kircher Street Attainable Housing Subdivision preliminary plat, creating 44 new lots, located at 813 Kircher St., zoned “R-2” Residential 2 District pursuant to the Carlsbad Code of Ordinances, Chapter 47</p>		
<p>BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) The City of Carlsbad is requesting approval of the Kircher Street Attainable Housing Subdivision preliminary plat, proposing 44 new lots for residential development. The subject property is located at 813 Kircher Street. The assigned zoning for the property is R-2 Residential 2 District.</p> <p>The City is serving as the developer for this project. The goal of the project is to develop this property in preparation to solicit a builder to build single-family housing units that will be marketed toward low to moderate income households. This project is part of a multi-faceted effort by the City to address the shortage of affordable and attainable housing units available in the local housing market. The City is currently working with design professionals to develop the infrastructure plans to serve the development. The subject property is owned by the City of Carlsbad.</p> <p>Approval of this request will allow for the potential creation of 44 new lots for residential development. All infrastructure planned to carry this development will meet the City’s public infrastructure specifications. If the preliminary plat is approved, site work will begin within the next month.</p> <p>The following <i>City of Carlsbad Comprehensive Plan 2045</i> objectives apply to this request:</p> <p>Chapter 4: Housing & Neighborhoods Objectives:</p> <p><i>To encourage the development of market rate, workforce, and affordable housing to meet the needs of Carlsbad households.</i> <i>To reduce housing costs of low-income renter-and owner-occupied households.</i> <i>To ensure the housing needs of special needs populations, such as the disabled, veterans, seniors, and the unhoused, can be met.</i> <i>To address the negative impact that blighted and substandard housing conditions have on the quality of life.</i> <i>To foster new single-family and multi-family residential development.</i></p>		

To foster healthy, social interaction between neighborhood residents.

Chapter 5: Land Use

Objectives:

To identify alternatives to the expansion of temporary housing (RV parks and “man-camps”) in Carlsbad.

To increase the utilizations and productive use of existing vacant land throughout Carlsbad, including the Carlston Ranch Master Plan area in South Carlsbad.

DEPARTMENT RECOMMENDATION:

The Planning Department and City Staff recommend approval

DEPARTMENT RECOMMENDATION:

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

DEPARTMENT COMMENTS:

Public Works: Recommend approval

Fire Department: Recommend approval

Legal Department: Recommend approval

Police Department:

Utilities Department: Recommend approval

Planning Division: Recommend approval

Code Enforcement:

Building Department:

Projects Department: Recommend approval

BOARD/COMMISSION/COMMITTEE ACTION:

-	
Reviewed by:	
City Manager:	Date:

Attachments:

- 1. P&Z Materials - Preliminary Subdivision - 813 Kircher St - City Housing Project



CITY OF CARLSBAD

*Planning, Engineering,
and Regulation Department*

114 S. Halagueno (PO Box 1569)

Carlsbad, NM 88221

Phone (575) 885-1185, Fax (575) 628-8379

APPLICATION FOR SUBDIVISION APPROVAL

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

PROCESS FOR ACCEPTANCE AND REVIEW OF PLANNING AND ZONING COMMISSION MATTERS

1. The Planning and Zoning Commission's regularly scheduled meetings are on the **FIRST MONDAY OF THE MONTH**. Applicant should obtain an Application Packet for the particular type of request (Zone Change, Subdivision, Variance, Annexation, Special Property Use, etc.) from the City of Carlsbad (Planning, Engineering, and Regulation Office).
2. With the exception of Summary Reviews, **Applicant must submit a completed Application to the “Planning, Engineering, and Regulation” Office on, or before, the FIRST FRIDAY OF THE MONTH prior to the desired Commission meeting.** (As per Section 3-20-8 NMSA 1978 and Chapter 47 Code of Ordinances, Summary Reviews may be submitted at any time.) The minimum application packet submittal is one (1) copy of the Application with original signatures and all required supporting documents. If desired, a letter of explanation or clarification may also be provided. The required non-refundable application fee is due with submittal of the application.

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

3. The Planning, Engineering, and Regulation Office will give the Application an initial cursory review. If deficiencies or questions are noted, the Applicant will be advised and provided an opportunity to supplement the Application. If the Applicant fails to complete and resubmit the application prior to the above deadline, the matter will not be heard until the next subsequent Commission meeting. The original application fee will be retained and will suffice for the specific original application for a period of four months from the date of the original application.
4. Applications appearing complete will be set for full evaluation by City Staff prior to the Commission meeting. The purpose of this evaluation is to develop and provide a full briefing report for the Commission. Applicants will be advised of deficiencies noted during this review and will be afforded opportunity to supplement their application during their presentation to the Commission, if they so desire.

APPLICATION FOR SUBDIVISION APPROVAL

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

Application Date: 2/6/2026

Fee Paid: _____

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

Receipt Date Stamp

City of Carlsbad		
NAME OF PROPERTY OWNER		
101 N. Halagueno St.		
ADDRESS		
Carlsbad	NM	88220
CITY	STATE	ZIP
575-887-1191	kccass@cityofcarlsbadnm.com	
PHONE	EMAIL	

City of Carlsbad		
NAME OF DEVELOPER (IF DIFFERENT FROM OWNER)		
101 N. Halagueno St.		
ADDRESS		
Carlsbad	NM	88220
CITY	STATE	ZIP
575-887-1191	kccass@cityofcarlsbadnm.com	
PHONE	EMAIL	

Location of the property being subdivided: W. Kircher Street, southside of road, City Carlsbad W.D. Bk 1202, Pag 72 tract A1B

Is the property:

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

Existing Use of the Property: Vacant Property

Proposed Use of the Property: Attainable Housing

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

SIGNATURE OF PROPERTY OWNER

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

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

****LIMITATION ON THE USE OF SUMMARY REVIEW PROCESS
(AS PER SECTION 3-20-8 NMSA 1978 AND CHAPTER 47 CODE OF ORDINANCES)***

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

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

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

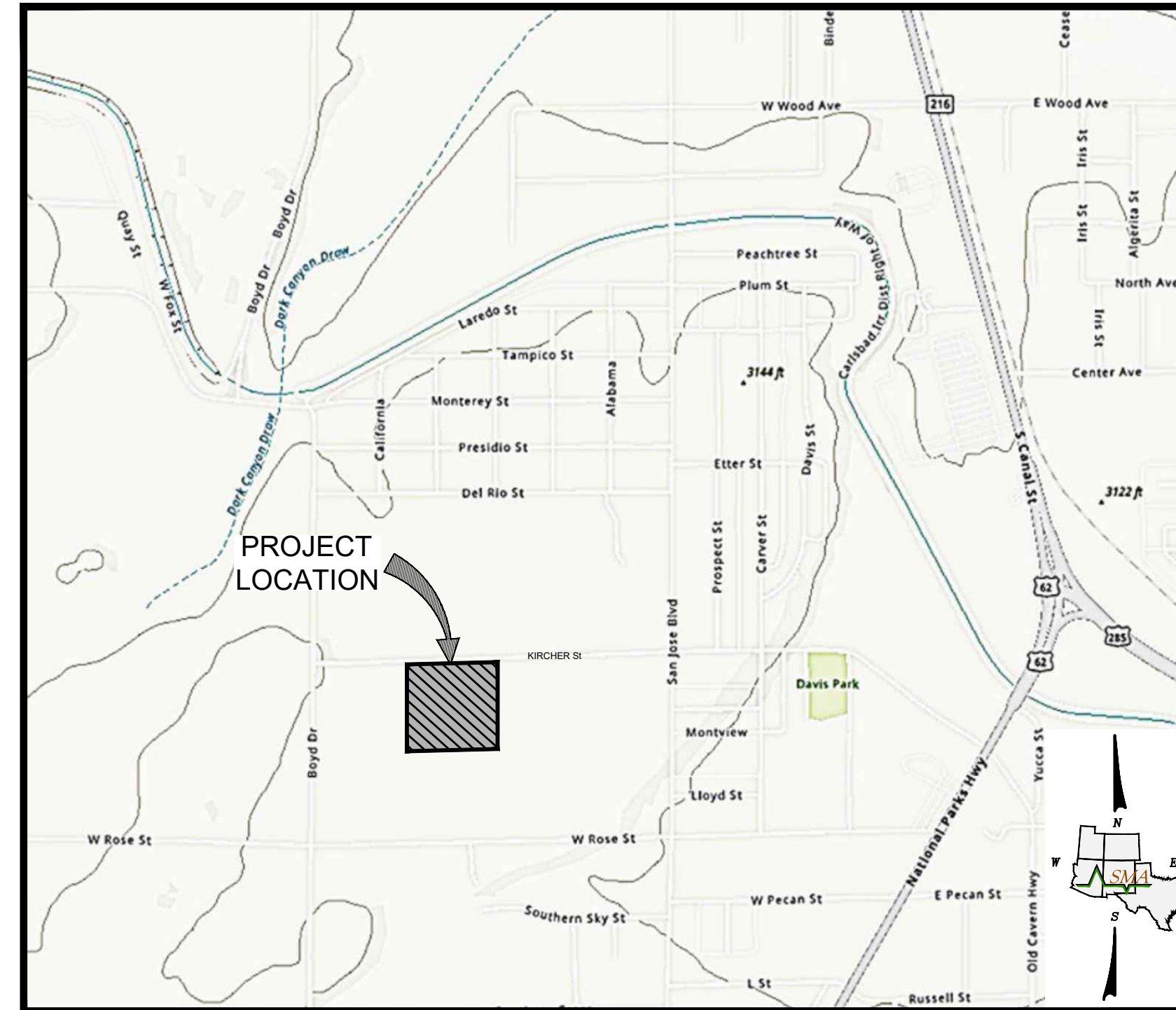
Whenever, in the opinion of the board of appeals, the strict application of the requirements contained in this chapter would result in extreme practical difficulties or undue misuse of property, the board may modify such requirements as are necessary so that the subdivider is allowed to develop his/her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

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

**KIRCHER STREET ATTAINABLE HOUSING
SUBDIVISION
PRELIMINARY PLAT**
COMPRISING OF TRACT A1B OF THE
"LANDS OF CARLSBAD MUNICIPAL SCHOOLS LAND DIVISION"
WITHIN SECTION 18, TOWNSHIP 22 SOUTH, RANGE 27 EAST N.M.P.M.
CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO
FEBRUARY 2026
10.00 AC.

SUBDIVIDER
CITY OF CARLSBAD
101 N HALAGUENO STREET
CARLSBAD, NM 88220

INSTRUMENT OF OWNERSHIP
WARRANTY DEED
INSTRUMENT # 25-016595
FILED ON 12-01-2025



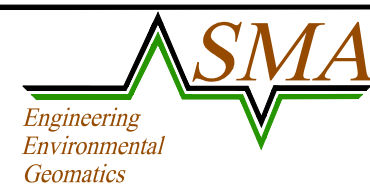
VICINITY MAP
SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE

I, DARRYL D. COSTER DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DARRYL D. COSTER PLS 21204

DATE



**SOUDER, MILLER
& ASSOCIATES**

3500 Sedona Hills Parkway
Las Cruces, NM 88011
Phone (575) 647-0799
Toll Free (800) 647-0799

**KIRCHER STREET ATTAINABLE
HOUSING SUBDIVISION**

SUBMITTED BY :
CITY OF CARLSBAD
CITY OF CARLSBAD, NEW MEXICO 88220

PROJECT NUMBER 9E35008	DATE FEBRUARY 2026
----------------------------------	------------------------------

DRAWN BY CHECKED BY	OGG DDC	1 OF 3
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SURVEY NOTES:

1. THE SUBDIVIDER IS RESPONSIBLE FOR (A) ALL EASEMENTS, MAIN LINE EXTENSIONS AND STUBOUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO EACH LOT AND (B) COMPLIANCE WITH ALL APPLICABLE UTILITY STANDARDS.
2. ELECTRICITY TO BE PROVIDED BY XCEL ENERGY
3. WATER TO BE PROVIDED BY CITY OF CARLSBAD.
4. GAS TO BE PROVIDED BY NEW MEXICO GAS COMPANY.
5. SEWER TO BE PROVIDED BY CITY OF CARLSBAD.
6. TELECOMMUNICATION TO BE PROVIDED BY KINETIC BY WINDSTREAM, TDS TELECOM, OR PVT.
7. UTILITY LOCATIONS ARE BASED ON ABOVE GROUND PHYSICAL EVIDENCE.
8. PONDING AREA #1 AND #2 DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
9. BUILDING SETBACKS FROM PROPERTY LINES - R-2 RESIDENTIAL ZONING FOR LOTS FRONT SETBACK - 15', GARAGE SETBACK - 20', REAR SETBACK - 10', SIDE SETBACK - 5', SECONDARY STREET FRONTAGE = 10'.
10. LOTS LOCATED AT STREET INTERSECTIONS WILL MEET ALL CLEAR SIGHT TRIANGLE REQUIREMENTS AT TIME OF LOT DEVELOPMENT.
11. THIS SURVEY IS COMPILATION OF INFORMATION PROVIDED OR FOUND IN PUBLIC RECORD. THERE MAY BE OTHER DOCUMENTS SPECIFYING EASEMENTS, RESTRICTIONS, COVENANTS AND CODES THAT WERE NOT PROVIDED OR NOT KNOWN ABOUT AT THE TIME OF PREPARATION OF THIS PLAT.

MONUMENT NOTES

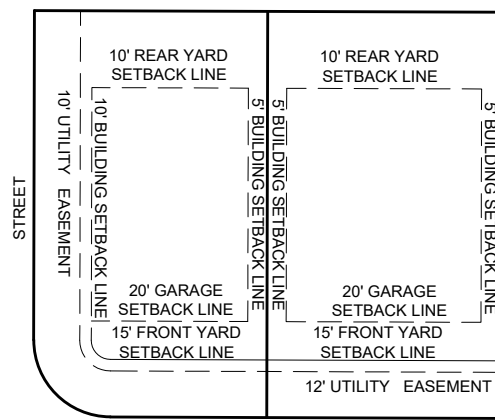
1. CONTROL POINT (703) 1/2" IR
N = 503781.50
E = 570822.57
EL = 3158.70

LEGEND

- ⊙ FOUND 5/8 IR MDN 17821 (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD W/ 1" PLASTIC CAP MARKED "SMA PS 21204"
- OHE— EXISTING OVERHEAD ELECTRICAL
- W— EXISTING WATER LINE
- G— EXISTING GAS LINE
- SS— EXISTING SEWER LINE
- UGT— EXISTING UNDERGROUND TELECOMMUNICATION LINE

Curve Table

Curve #	Arc Length	Radius	Delta Angle	Chord Direction	Chord Length
C1	39.51'	25.00'	90°33'28"	S43°19'30"W	35.53'
C2	39.26'	25.00'	89°59'04"	S44°56'19"E	35.35'
C3	39.27'	25.00'	90°00'02"	S45°04'28"W	35.36'
C4	39.39'	25.12'	89°49'48"	S47°11'45"E	35.48'
C5	39.28'	25.00'	90°00'56"	S45°03'41"W	35.36'
C6	39.26'	25.00'	89°59'04"	S44°56'19"E	35.35'
C7	39.27'	25.00'	90°00'02"	N45°04'08"E	35.36'
C8	39.27'	25.00'	89°59'58"	N44°55'52"W	35.36'
C9	39.28'	25.00'	90°00'54"	S45°03'40"W	35.36'
C10	39.27'	25.00'	89°59'58"	N44°55'54"W	35.36'
C11	39.53'	25.00'	90°36'03"	S43°18'13"W	35.54'
C12	39.90'	25.00'	91°26'59"	N45°40'16"W	35.80'



DUAL STREET FRONTAGE LOT

NOT TO SCALE

LOTS NUMBER AND SIZE OF:

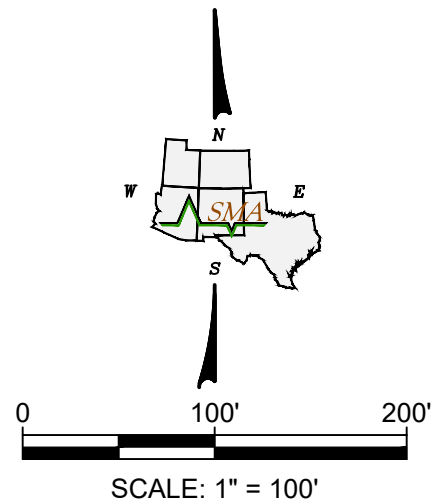
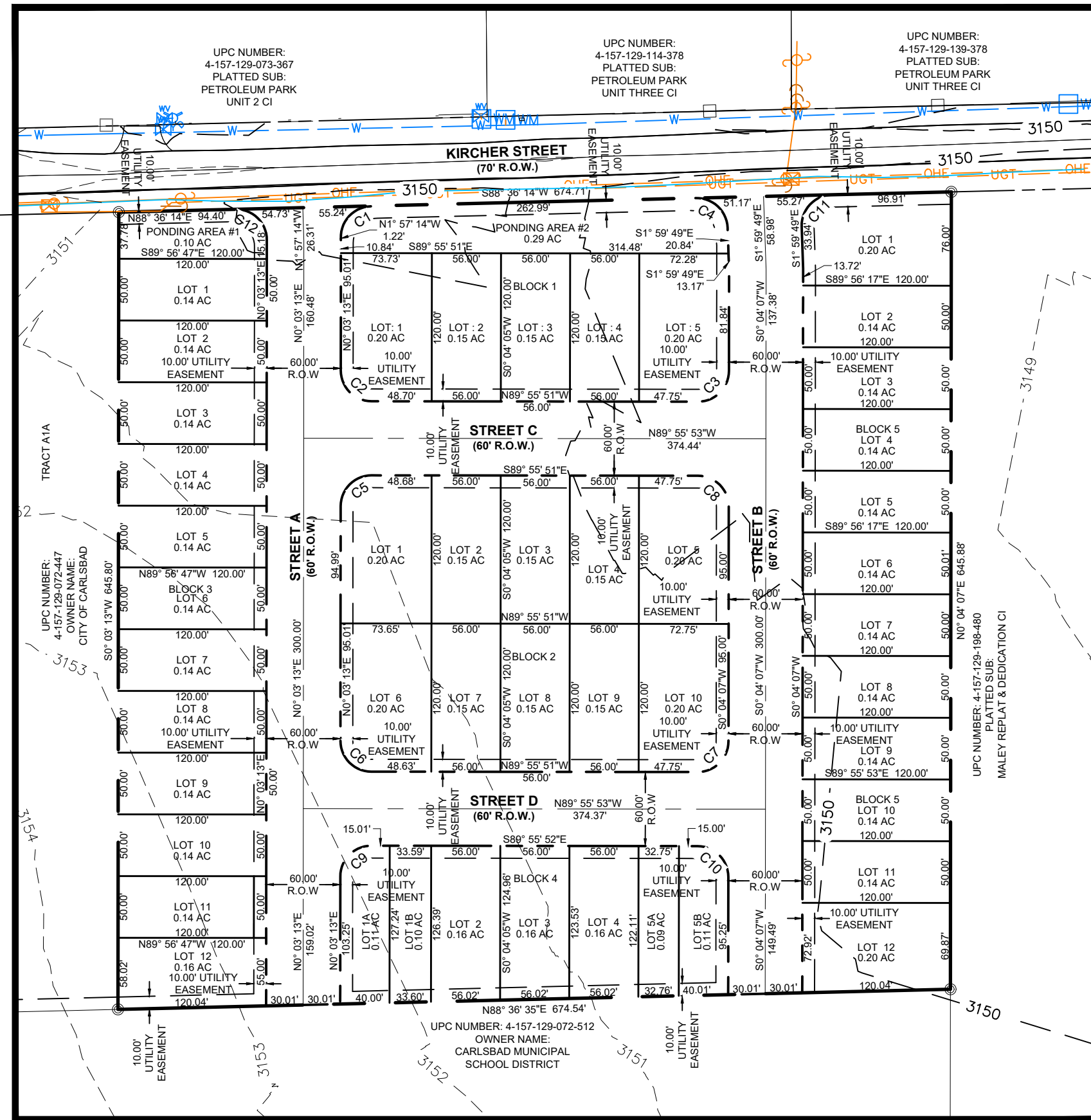
TOTAL NUMBER OF LOTS: 44

- BLOCK 1
SIZE OF LOTS: 1 - 5 = 0.15 ACRES TO 0.20 ACRES
- BLOCK 2
SIZE OF LOTS: 1 - 10 = 0.15 ACRES TO 0.20 ACRES
- BLOCK 3
SIZE OF LOTS: 1 - 12 = 0.14 ACRES TO 0.16 ACRES
- BLOCK 4
SIZE OF LOTS: 1A - 5B = 0.10 ACRES TO 0.16 ACRES
- BLOCK 5
SIZE OF LOTS: 1 - 12 = 0.14 ACRES TO 0.20 ACRES
- PONDING AREA #1 & #2 = 0.10 ACRES TO 0.29 ACRES
- SIZE OF SUBDIVISION: 10.00 ACRES

KIRCHER STREET ATTAINABLE HOUSING SUBDIVISION

PRELIMINARY PLAT

COMPRISING OF TRACT A1B OF THE
"LAND DIVISION SURVEY LANDS OF CARLSBAD MUNICIPAL SCHOOLS"
WITHIN SECTION 18, TOWNSHIP 22 SOUTH, RANGE 27 EAST N.M.P.M.
CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO
FEBRUARY 2026
10.00 AC. ±



DEDICATION

THE 10.00 ACRE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS **KIRCHER STREET ATTAINABLE HOUSING SUBDIVISION**

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 27 EAST N.M.P.M., CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF TRACT A1A FROM WHENCE THE NORTHWEST CORNER OF SAID TRACT A1A N 88°36'14" E 666.87 FEET;
POINT OF BEGINNING THENCE N 88°36'14" E 674.71 FEET ALONG THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT TO THE SOUTH RIGHT-OF-WAY OF KIRCHER STREET;
THENCE N 00°04'07" E 645.88 FEET ALONG THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT;
THENCE N 88°36' 35" E 674.54 FEET ALONG THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT;
THENCE S 00°03'13" W 645.80 FEET ALONG THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, TO THE POINT OF BEGINNING.

CONTAINS 10.00 ACRES, MORE OR LESS.

ALL ROADS AND ALLEYS SHOWN HEREON ARE DEDICATED FOR PUBLIC USE PER THIS PLAT UPON COMPLETION OF SAID ROADS AND ALLEYS BY THE DEVELOPER. UTILITY EASEMENTS AS SHOWN HEREON ARE GRANTED TO UTILITY COMPANIES THAT ARE SIGNATORY TO THIS PLAT AND TO THE CITY OF CARLSBAD. ALL RULES AND REGULATIONS OF THE CITY OF CARLSBAD AND SAID UTILITIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENTS THAT WILL INTERFERE WITH THE USE OF EASEMENTS, AS SHOWN HEREON IS ALLOWED.

BASIS OF BEARINGS AND DISTANCES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), NEW MEXICO EAST ZONE (NM ZONE3001).
2. AREAS AND DISTANCES ARE SURFACE MEASUREMENTS. THE DISTANCES ARE MEASURED IN THE US SURVEY FOOT AND DISTANCES ARE SURFACE DISTANCES.
3. ALL MEASUREMENTS WERE MADE ON JANUARY 20, 2026.

PUBLIC DEDICATION STATEMENT:

THERE ARE NO LOTS BEING DEDICATED TO THE PUBLIC FOR SCHOOLS, CHURCHES, PARKS OR INDUSTRY.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON IS WITHIN FLOOD ZONE "X" (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON F.E.M.A., F.I.R.M. COMMUNITY PANEL NO. 35015C1065D EFFECTIVE JUNE 4, 2010.

APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION, OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO DURING A REGULARLY SCHEDULED MEETING ON THIS _____ DAY OF _____, 20_____.

PLANNING DIRECTOR _____ SECRETARY _____

OWNERS STATEMENT AND AFFIDAVIT:

THE UNDERSIGNED BEING FIRST DULY SWORN ON OATH, STATE: AS OWNER AND PROPRIETOR I HAVE OF MY OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS LOTS, BLOCKS, ROAD DEDICATION AND EASEMENTS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF:
THE CITY OF CARLSBAD

OWNER(S): RICK LOPEZ, MAYOR CITY OF CARLSBAD

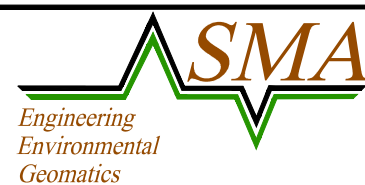
STATE OF _____
SS
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____, BY _____ RICK LOPEZ _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



SOUDER, MILLER & ASSOCIATES

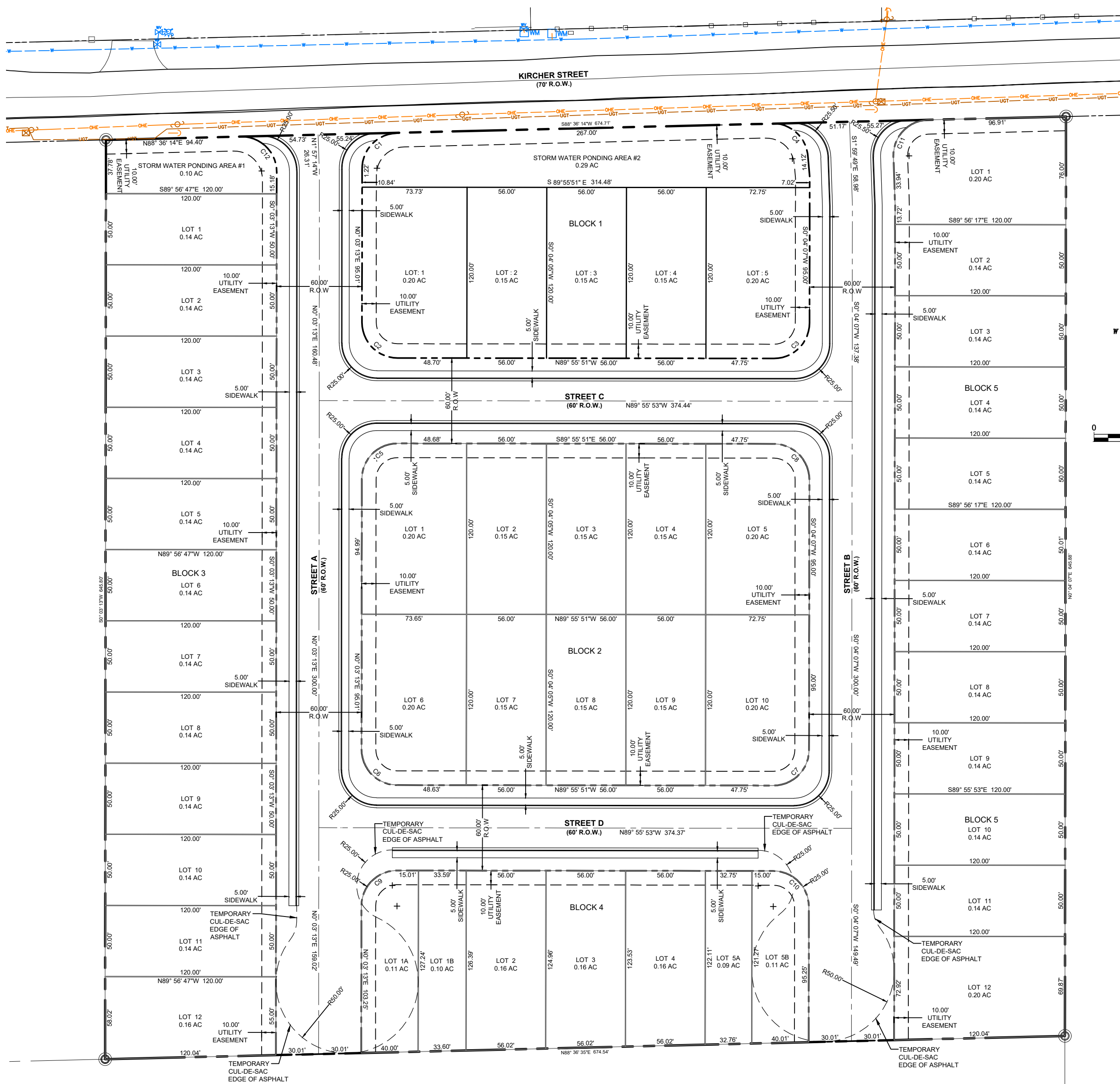
3500 Sedona Hills Parkway
Las Cruces, NM 88011
Phone (575) 647-0799
Toll Free (800) 647-0799

KIRCHER STREET ATTAINABLE HOUSING SUBDIVISION

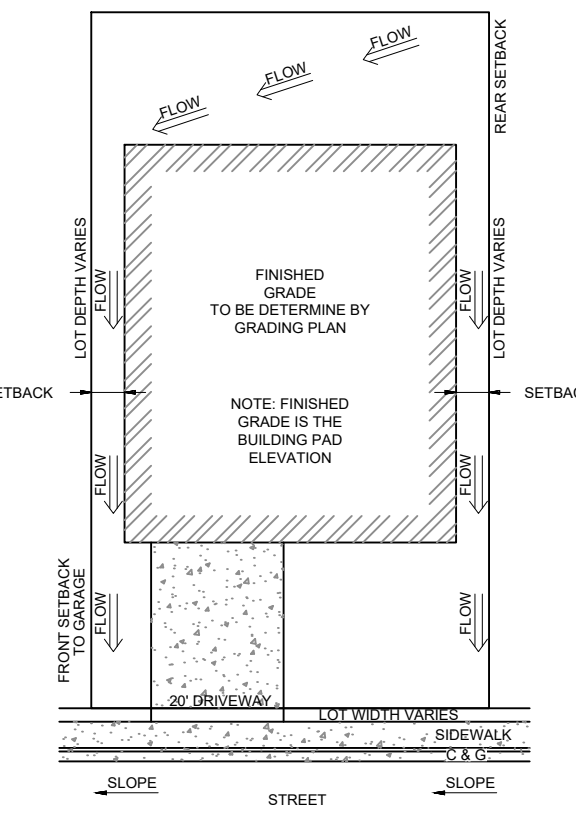
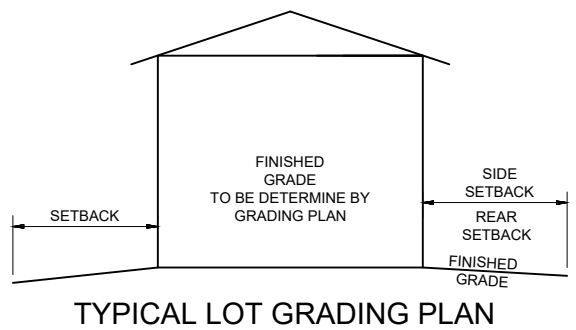
SUBMITTED BY :
CITY OF CARLSBAD
CITY OF CARLSBAD, NEW MEXICO 88220

PROJECT NUMBER: **9E35008**
DATE: **FEBRUARY 2026**

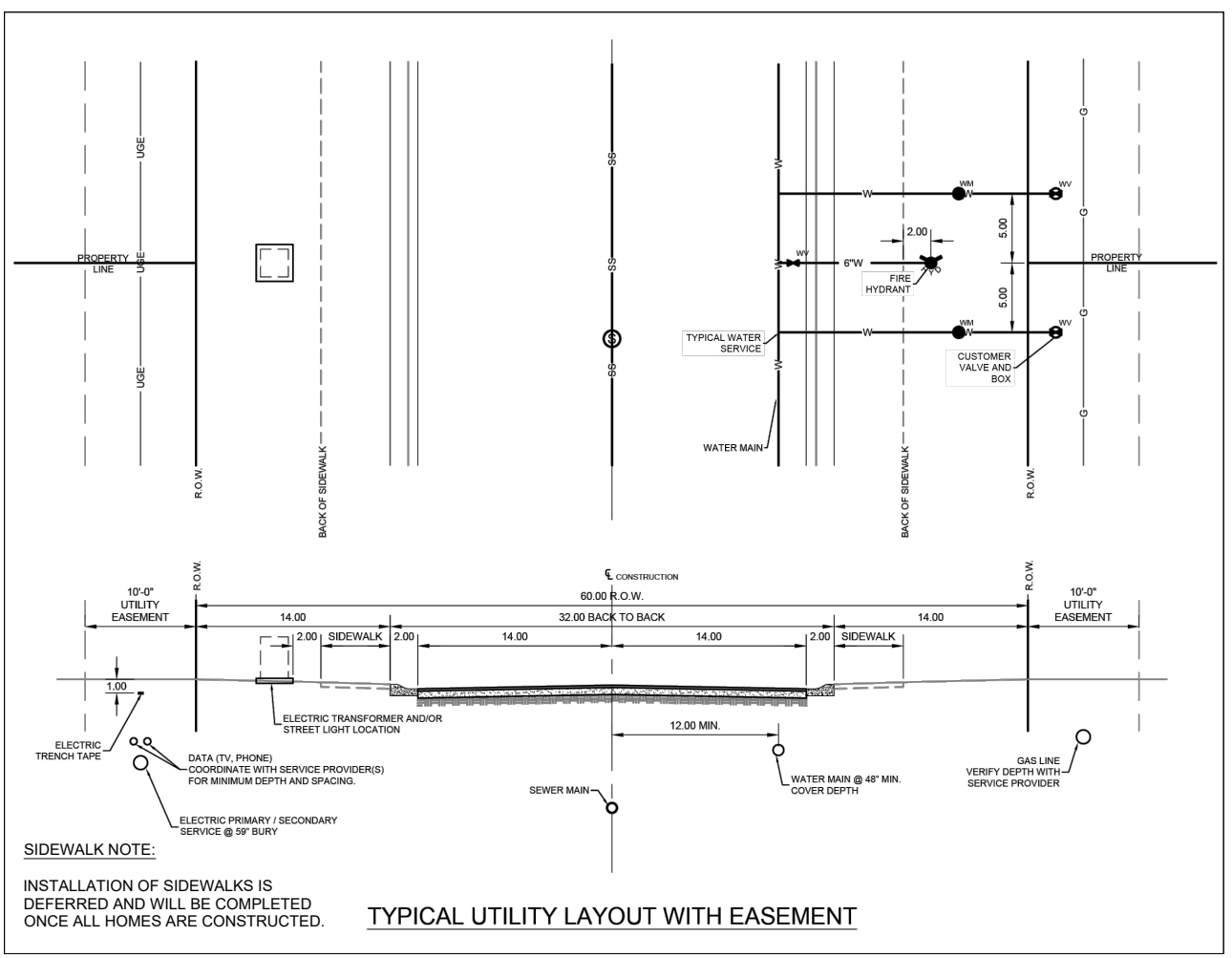
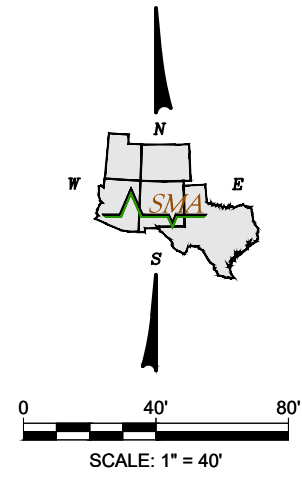
DRAWN BY: _____
CHECKED BY: _____
OGG 2 OF 3
DDC 3



SITE PLAN
SCALE: 1" = 40'



TYPICAL LOT GRADING PLAN



To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.



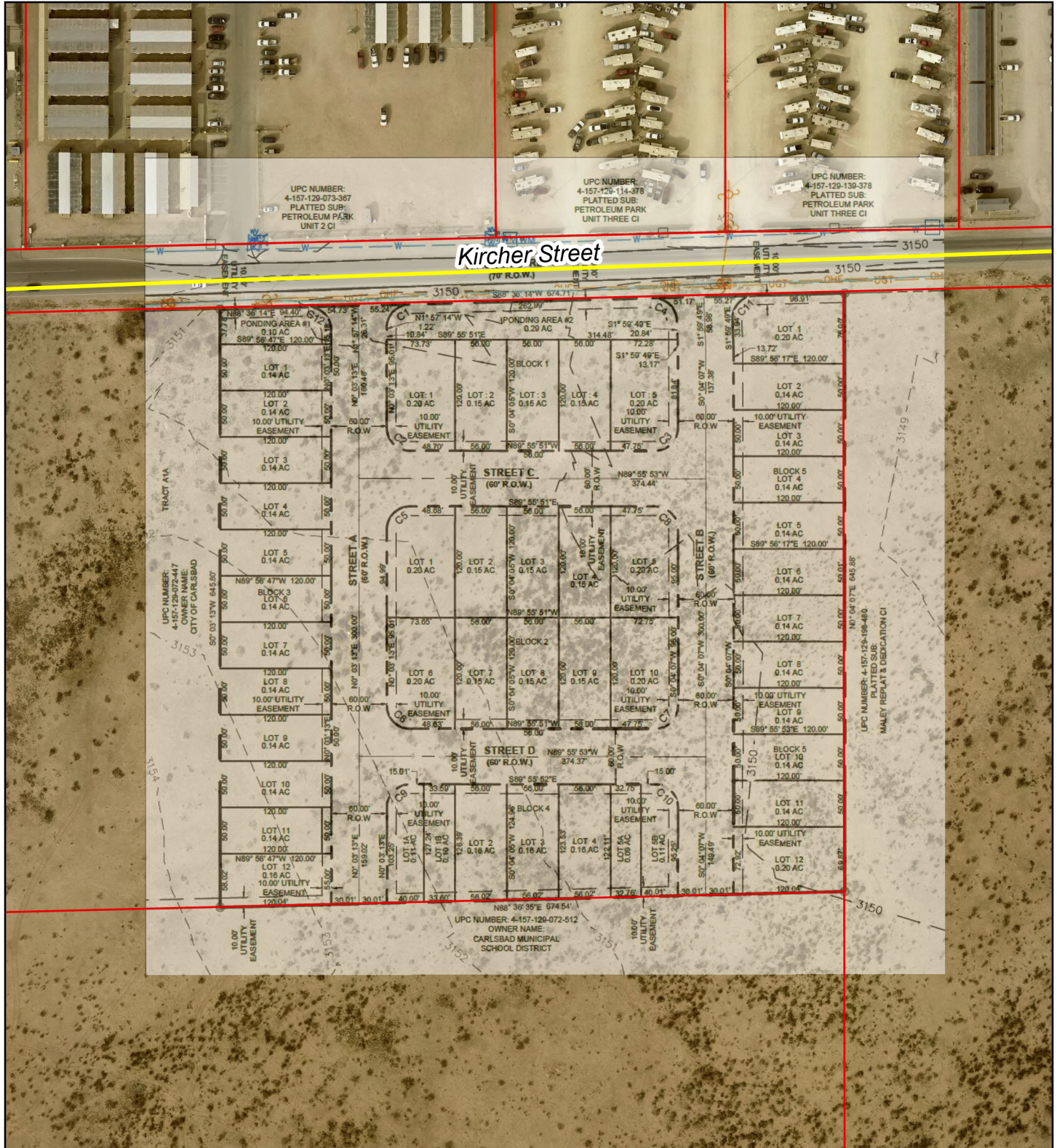
SOUDER, MILLER & ASSOCIATES

3500 Sedona Hills Parkway
Las Cruces, NM 88011
Phone (575) 647-0799
Toll Free (800) 647-0799

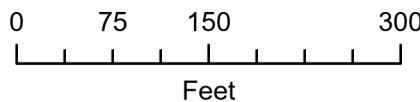
KIRCHER STREET ATTAINABLE HOUSING SUBDIVISION

SUBMITTED BY :
CITY OF CARLSBAD
CITY OF CARLSBAD, NEW MEXICO 88220

PROJECT NUMBER 9E35008	DATE FEBRUARY 2026
DRAWN BY DDC	CHECKED BY DDC
3 OF 3	



- Parcel
- Roads



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





**CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM**

Council Meeting Date: March 2, 2026

DEPARTMENT: Planning & Zoning	BY: Jeff Patterson	DATE: 02/23/2026
<p>SUBJECT: Consider approval of the Peach Lane and Canal Street Subdivision preliminary plat, creating 14 new lots for residential development, located at the southeast corner of the intersection of East Peach Lane and North Canal Street, zoned “R-2” Residential 2 District</p>		
<p>BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) Applicant: Linda Wilson P.O. Box 1479 Carlsbad, NM 88221</p> <p>The applicant is requesting approval of a preliminary plat that will create 14 new lots for residential development. The subject property is located on the southeast corner of the intersection of North Canal Street and East Peach Lane. This property was recently annexed into the City of Carlsbad and was assigned the R-2 Residential 2 Zoning District.</p> <p>The applicant has submitted a preliminary layout proposal for this development. The layout indicates 14 lots to be created and developed as single-family housing. The layout shows the entrance to the development will be from N. Canal St., and a new street will be installed to provide access. The new street will end in a cul-de-sac about 500' east of Canal St. The street will not connect to or provide access through Peach Ln. to the north. All of the new residences to be built will face the new street, and access will be along the new street. The applicant plans to provide utility connection to each new lot, and City water and sewer utilities are available along N. Canal St.</p> <p>The applicant will need to continue working with a qualified design professional and produce infrastructure plans for this proposal.</p> <p>The following <i>City of Carlsbad Comprehensive Plan 2045</i> objectives apply to this request:</p> <p>Chapter 4: Housing & Neighborhoods Objectives:</p> <p><i>To encourage the development of market rate, workforce, and affordable housing to meet the needs of Carlsbad households.</i></p>		

To foster new single-family and multi-family residential development.
 To foster healthy, social interaction between neighborhood residents.

DEPARTMENT RECOMMENDATION:

The Planning Department and City staff recommend approval with the following conditions:

1. The developer and engineer shall complete and submit construction plans for review by City staff.
2. The developer shall provide water and sewer models indicating the use and load capacities anticipated upon connection to City services.
3. The developer shall provide plans detailing how the development will provide sewer services.
4. The developer and engineer shall continue to work with City staff regarding the infrastructure installed and the design of the infrastructure.
5. The City's Infrastructure Inspector shall monitor the installation of the approved infrastructure.
6. City staff shall inspect and formally accept the infrastructure installed.

DEPARTMENT RECOMMENDATION:

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

DEPARTMENT COMMENTS:

Public Works: Recommend approval

Fire Department: Recommend approval

Legal Department: Recommend approval

Police Department:

Utilities Department: Recommend approval

Planning Division: Recommend approval

Code Enforcement:

Building Department:

Projects Department: Recommend approval

BOARD/COMMISSION/COMMITTEE ACTION:

-	
Reviewed by:	
City Manager:	Date:

Attachments:

- 1. WILSON CUL DE SAC 02042026

CANAL STREET (80' R.O.W.)

TRACT 2A

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

PEACH LANE (40' R.O.W.)

S89°28'01"E

563.21'

346.98'

143.93'

60.00'

143.05'

N00°29'11"E

82.75'

70.00'

70.00'

70.00'

70.00'

100.00'

100.46'

143.86'

N00°15'43"E

143.81'

N00°15'43"E

143.75'

N00°15'43"E

N00°15'43"E

S00°15'43"W

LOT 1
±0.27 ACRES
±11947.2 SQFT

LOT 2
±0.23 ACRES
±10068.5 SQFT

LOT 3
±0.23 ACRES
±10064.6 SQFT

LOT 4
±0.23 ACRES
±10060.7 SQFT

LOT 5
±0.23 ACRES
±10004.5 SQFT

LOT 6
±0.19 ACRES
±8147.3 SQFT

LOT 7
±0.26 ACRES
±11500.2 SQFT

83.31'

70.00'

70.00'

70.00'

55.18'

348.49'

N89°30'46"W

WELL HOUSE
N89°30'46"W

83.54'

70.00'

70.00'

70.00'

70.00'

348.49'

55.18'

90°

R100'

LOT 14
±0.28 ACRES
±11994.1 SQFT

LOT 13
±0.23 ACRES
±10020.5 SQFT

LOT 12
±0.23 ACRES
±10024.5 SQFT

LOT 11
±0.23 ACRES
±10028.5 SQFT

LOT 10
±0.23 ACRES
±9969.8 SQFT

LOT 9
±0.19 ACRES
±8129.3 SQFT

LOT 8
±0.31 ACRES
±13319.1 SQFT

84.10'

70.00'

70.00'

70.00'

70.00'

100.00'

36.89'

500.99'

N89°27'58"W

N47°56'02"W
77.51'

N77°22'14"W
5.93'

226.15'

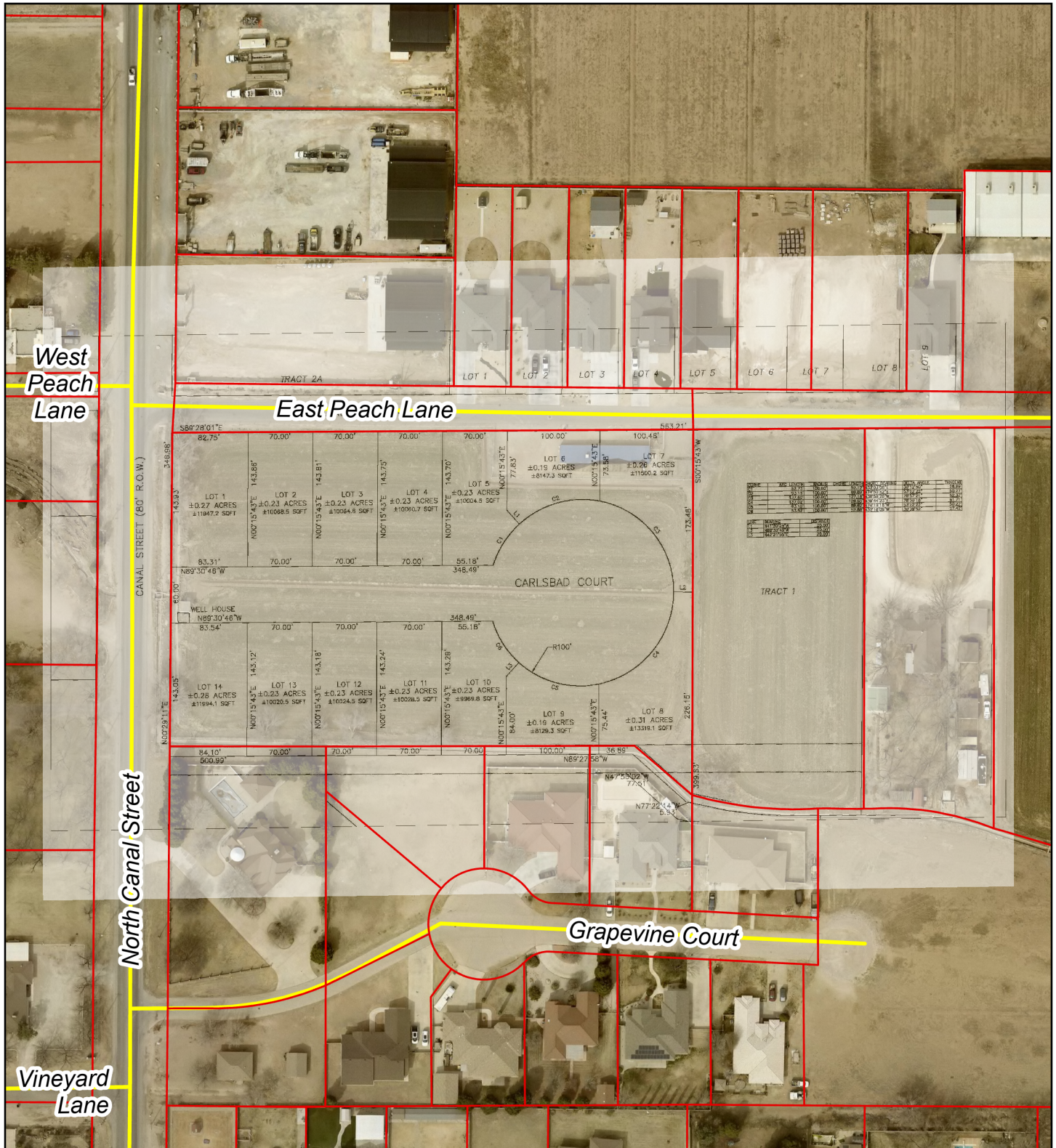
173.48'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	52.73'	100.00'	52.12'	N33°03'06"E	30°12'50"	26.99'
C2	93.15'	100.00'	89.52'	N74°50'42"E	53°22'22"	50.27'
C3	137.80'	100.00'	127.18'	N38°59'26"W	78°57'21"	82.37'
C4	137.02'	100.00'	126.55'	N39°44'23"E	78°30'18"	81.71'
C5	93.15'	100.00'	89.52'	N74°19'16"W	53°22'22"	50.27'
C6	53.52'	100.00'	52.88'	N32°18'09"W	30°39'52"	27.42'

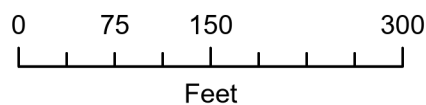
LINE	BEARING	DISTANCE
L1	N41°50'29"W	20.00'
L2	N89°30'46"W	20.00'
L3	N42°21'55"E	20.00'

CARLSBAD COURT

TRACT 1



 Parcel
 Roads



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





**CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM**

Council Meeting Date: March 2, 2026

<p>DEPARTMENT: Planning & Zoning</p>	<p>BY: Jeff Patterson</p>	<p>DATE: 02/25/2026</p>
<p>SUBJECT: Consider approval for a request for a Conditional Use Permit to allow a Home Occupation (Attorney Office) to be located at 1906 Sentry Circle, zoned "R-1" Residential 1 District</p>		
<p>BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) Applicant: Denise Madrid-Boyea 1906 Sentry Circle Carlsbad, NM 88220</p> <p><i>*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). The City will notify the property owners' 15-days prior to the City Council hearing and publish notification in the newspaper 30-days prior to said hearing.</i></p> <p>SYNOPSIS, HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): the applicant is requesting approval of a Conditional Use Permit that will allow the operation of an Attorney's office at her residence, 1906 Sentry Circle. Sec. 56-70(d)(9) of the Carlsbad Zoning Ordinance states the following regarding Home Occupations:</p> <p>Sec. 56-70(d)(9) Home Occupations</p> <p><i>Home Occupations shall be allowed as a conditional use in the R-R, R-1, R-2 and C-1 zoning districts in accordance with the standards of this subsection. These uses require an approved Conditional Use Permit and a Business Registration:</i></p> <p><i>(a) Office Uses (by appointment only) including:</i></p> <ul style="list-style-type: none"> <i>(i) Accountants and tax preparers;</i> <i>(ii) Architects;</i> <i>(iii) Attorneys;</i> <i>(iv) Barbers and beauticians;</i> <i>(v) Bookkeepers;</i> <i>(vi) Computer programmers and web designers;</i> 		

- (vii) Data processors;*
- (viii) Dressmakers and tailors;*
- (ix) Engineers;*
- (x) Financial planners and advisors;*
- (xi) Insurance sales people;*
- (xii) Massage therapists and reflexologists;*
- (xiii) Music and art teachers;*
- (xiv) Realtors;*
- (xv) Surveyors;*
- (xvi) Tutors; or*
- (xvii) Other office uses as approved by the Planning and Zoning Commission.*

Further regulations are provided as follows:

(d) Employees. There shall be a maximum number of one (1) non-resident employee.

(e) Operational Standards.

(i) The premises upon which the home occupation occurs shall be the primary residence of the person operating the business.

(ii) The use shall comply with all applicable ordinances, laws, rules, regulations, codes and policies.

(viii) All required licenses, permits, and certifications shall be obtained and maintained at all times.

(ix) As measured at the property lines, there shall be no offensive dust, fumes, noise, odors or electromagnetic interference.

(x) The operation shall not result in increased on-street parking in the area.

(vii) There shall be no usage, disposal or storage of corrosive, explosive, flammable, hazardous or toxic substances. Such substances shall not be stored or used on City rights-of-way, spilled on or soaked into the ground, nor shall they be deposited or rinsed into a sanitary or storm sewer. Items having or containing such substances shall not be placed in City solid waste receptacles.

(f) Outdoor Appearance

(i) The home occupation shall be conducted in such a manner as to maintain the residential character of all buildings and structures and in such a manner as not to give an outward appearance nor manifest any characteristic of a business;

(ii) No changes in the exterior appearance of the dwelling to accommodate the home

occupation shall be allowed, except that one sign may be used. Such sign shall not be illuminated and shall not exceed 1 square foot in size (1 ft. by 1 ft.). The sign shall not be placed within the public right-of-way and must be maintained wholly within the property lines; and

(iii) There shall be no outdoor storage of equipment or materials in conjunction with the home occupation. All materials and equipment shall be stored in a fully enclosed area.

(g) Parking.

(i) A home occupation shall provide additional off-street parking adequate to accommodate all needs created by the home occupation, but in no case shall designate more than two additional, permanent off-street parking spaces; and

(ii) Required off-street parking to serve a home occupation shall not be permitted in the front setback of the dwelling, other than in a driveway. All parking shall be properly surfaced and maintained to be dust-free.

The applicant states in her application that she will be the only staff member at this location. No additional employees will be working at this location. The proposed office will generate no additional traffic, and there will be no clients visiting the premises. The applicant will need to obtain a City Business Registration upon approval of this request.

DEPARTMENT RECOMMENDATION:

The Planning Department and City staff recommend approval of this request

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			X	Planning Division	X		
Police Department			X	Projects and Eng. Department			X
Utilities Department			X	Building Division			X

DEPARTMENT COMMENTS:

Public Works: no comments

Utilities Department: no comments

Building Department: no comments

Fire Department: no comments

Code Enforcement: no comments

Legal Department: no comments

Planning Department: Recommend approval

Police Department: no comments

Projects and Engineering Department: no comments

BOARD/COMMISSION/COMMITTEE ACTION:

-

Reviewed by:

City Manager:

Date:

Attachments:

1. device@sparksos.com_20260225_092510



CITY OF CARLSBAD

*Planning, Engineering, and
Regulation Department*

PO Box 1569, Carlsbad, NM 88221

Phone (575) 885-1185

Fax (575) 628-8379

CONDITIONAL USE PERMIT APPLICATION

(INCLUDING HOME OCCUPATIONS)

Sec. 56-150(f)

Application Date: 2/18/2026

Fee Paid (\$50.00): \$50.00 pd
NON-REFUNDABLE

APPLICANT INFORMATION:

NAME		ADDRESS		
<u>Denise Madrid Boyea</u>		<u>1906 Sentry Circle</u>		
CITY	STATE	ZIP	PHONE	EMAIL
<u>Carlsbad nm</u>	<u>88220</u>	<u>5753023636</u>	<u>boyealaw@gmail.com</u>	

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT*):

NAME		ADDRESS		
CITY	STATE	ZIP	PHONE	EMAIL

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

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

<u>1906 Sentry Circle</u>			
ADDRESS	LOT	BLOCK	SUBDIVISION

ZONING OF PROPERTY: R1

TYPE OF CONDITIONAL USE REQUESTED (IF HOME OCCUPATION, INDICATE TYPE): Law Office - solo practice - no employees - no clients on site

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

(This area is intentionally left blank for the applicant to provide justification and a site plan.)

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: _____

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.

Duise Modud Boyer
APPLICANT SIGNATURE

DATE

Sign issued by: _____
Staff Member

Date: 2/18/26

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: Denise Madrid Boyea 575 302 3636
Name Address Phone

Subject Site Location: 1906 Sentry Circle

The proposed action is a:

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

Variance/Appeal from Sec. _____ in accordance with Sec. 56-150(c).

The purpose of the variance/appeal is:

- Conditional Use Permit in accordance with Sec. 56-150(f). The purpose of the permit is for a:
 - Home Occupation: Law Office - sole practice - no employees - no clients on site.
 - Other Use: _____

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

Date: March 2, 2026

Time: 5:00pm

Place: City Annex Planning Room

114 S. Halagueno St.

Carlsbad, NM 88220

The Code of Ordinances can be found on the City's website www.cityofcarlsbadnm.com.

For details about this request contact the applicant OR contact the City Planner at 575-885-1185 or via email at jepatterson@cityofcarlsbadnm.com.

Sincerely,

Denise Madrid Boyea

Applicant/Agent

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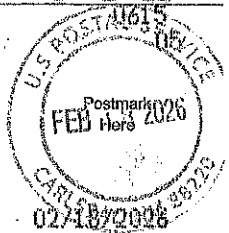
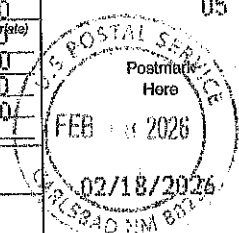
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Carlsbad, NM 88220

OFFICIAL USE	
Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To Hughes
Street and Apt. No., or PO Box No. 1903 Sentry Cir
City, State, ZIP+4® Carlsbad NM 88220

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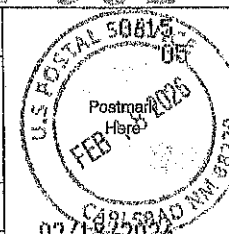
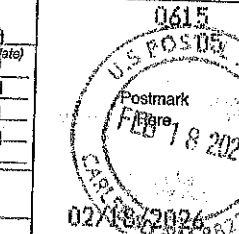
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Extra Services & Fees (check box, add fee as appropriate)	\$4.40
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Postage	\$0.78
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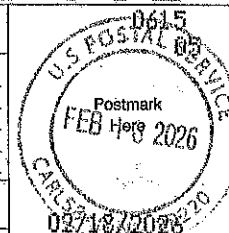
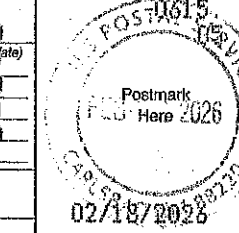
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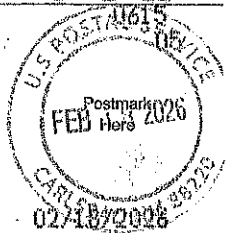
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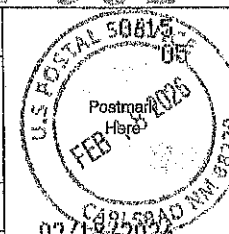
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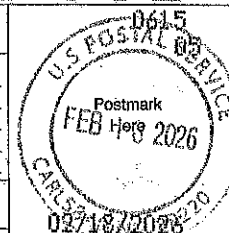
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Street and Apt. No., or PO Box No. 1825 Troy Dr
City, State, ZIP+4® Carlsbad NM 88220

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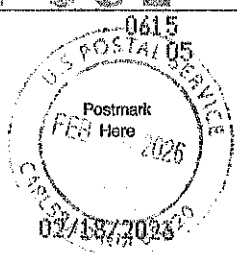
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Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To **Brown**
 Street and Apt. No., or PO Box No.
1907 Sentry Cir.
 City, State, ZIP+4®
Carlsbad NM 88220

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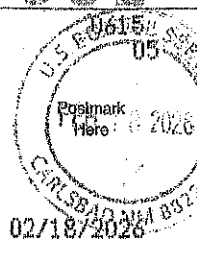
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OFFICIAL USE

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To **Morris**
 Street and Apt. No., or PO Box No.
1909 Sentry Cir.
 City, State, ZIP+4®
Carlsbad NM 88220

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions



9589 0710 5270 3761 8523 04

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

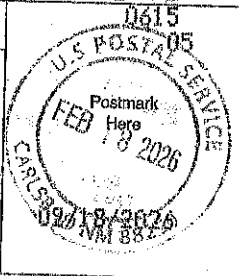
For delivery information, visit our website at www.usps.com
 Carlsbad, NM 88220

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To **Troy Dr.**
 Street and Apt. No., or PO Box No.
1817 Troy Dr.
 City, State, ZIP+4®
Carlsbad NM 88220

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions



9589 0710 5270 3761 8523 11

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

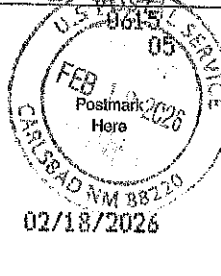
For delivery information, visit our website at www.usps.com
 Carlsbad, NM 88220

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To **Vera**
 Street and Apt. No., or PO Box No.
1904 Sentry Cir.
 City, State, ZIP+4®
Carlsbad NM 88220

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions



9589 0710 5270 3761 8522 81

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

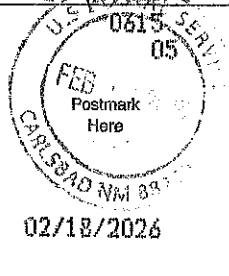
For delivery information, visit our website at www.usps.com
 Carlsbad, NM 88220

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To **Rodriguez**
 Street and Apt. No., or PO Box No.
1821 Troy Dr.
 City, State, ZIP+4®
Carlsbad NM 88220

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions



9589 0710 5270 3761 8522 96

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

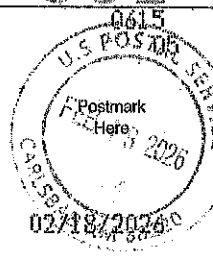
For delivery information, visit our website at www.usps.com
 Carlsbad, NM 88220

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To **Williams**
 Street and Apt. No., or PO Box No.
1819 Troy Dr.
 City, State, ZIP+4®
Carlsbad NM 88220

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions



GREENE'S WESTERN, BLOCK 7, W1/2 LESS NORTH 165' LAND DIVISION

WITHIN SECTION 1, T22S, R26E, N.M.P.M.
CARLSBAD, EDDY COUNTY, NEW MEXICO
JANUARY, 2026

DESCRIPTION:

THE WEST 1/2 LESS THE NORTH 165' OF BLOCK 7, AS SUCH BLOCK IS SHOWN AND SO DESIGNATED ON THE PLAT ENTITLED "GREENE'S WESTERN ADDITION" CARLSBAD, EDDY COUNTY, NEW MEXICO, SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF EDDY COUNTY, NEW MEXICO ON DECEMBER 9, 1891 IN CABINET 1 SLIDE 61-1; THE W1/2 LESS NORTH 165' OF BLOCK 7, BEING DESCRIBED IN DEED FILED IN BK. 1173 PG. 503.

SAID PARCEL BEING DIVIDED AS SHOWN HEREON AND NOW TO BE KNOWN AS LOT 3 AND LOT 4, BLOCK 7 OF THE "GREENE'S WESTERN, BLOCK 7, W1/2 LESS NORTH 165' LAND DIVISION" CARLSBAD, EDDY COUNTY, NEW MEXICO, ALONG WITH THE FILING DATE AND PLAT CABINET AND SLIDE NUMBER ASSIGNED TO THIS PLAT.

PURPOSE:

The purpose of this plat is to divide the existing parcel, previously described in Deed bk. 1173 Pg. 503; and to create a new 20' Utility Easement, being the North 20' of said parcel. One new Lot is being created hereon.

SURVEY NOTES:

1. Date of field survey January 19, 2026.
2. Unless otherwise noted all set property corners are 5/8" rebar with plastic I.D. caps impressed "MDN 17821".
3. Basis of bearings is GRID NM East zone 3001, NAD 1983, True North can be obtained by applying a convergence angle of 00°02'35.75" at a set control nail located at N32°25'13.53", W104°15'09.50". Distances shown are GROUND; GRID can be obtained by applying a combined factor of 0.99976333 at N 0.00, E 0.00
4. The property shown hereon is subject to all Easements, Conditions, Restrictions, and Reservations of record or in existence. No title commitment was provided for this survey and all easements may not be shown hereon.
5. The property shown hereon is within flood zone "X SHADED" (areas of 0.2% annual chance flood) as shown on F.E.M.A., F.I.R.M. community panel No. 35015C1065D, effective June 4, 2010.
6. Course data in parenthesis is from plat of record (Cab. 1 Slide 61-1) when field measured data to found points differ by an amount exceeding accuracy prescribed by the Minimum Standards for Land Surveyors in New Mexico.
7. File name: GRNWEST7.ZAK, POW15200.CSV Drafted by: M.N.

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.

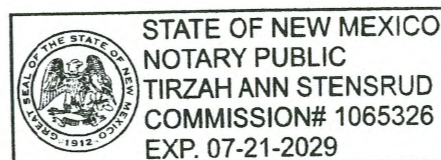
Matthew D. Norman 1/29/26
Matthew D. Norman, P.S. 17821 Date



APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO ON THIS 10 DAY OF February, 2026.

[Signature]
COMMISSION DESIGNEE



OWNERS STATEMENT AND AFFIDAVIT:

The undersigned being first duly sworn on oath, state:

As owner and proprietor I have of my own free will and consent caused this plat with its tracts and existing access and utility easement to be platted. The property described hereon lies within the platting jurisdiction of CITY OF CARLSBAD, Eddy County, NM.

Owner(s): Leonel Lopez Guerra

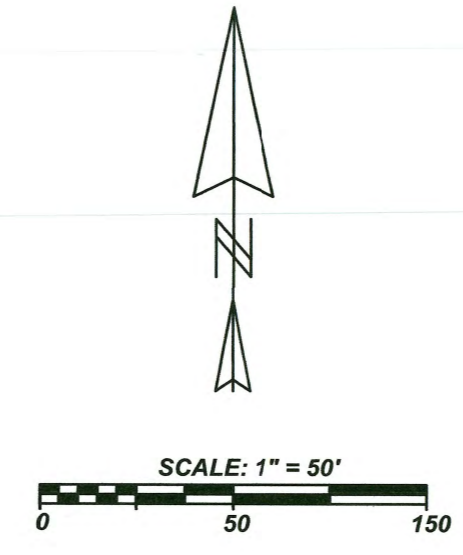
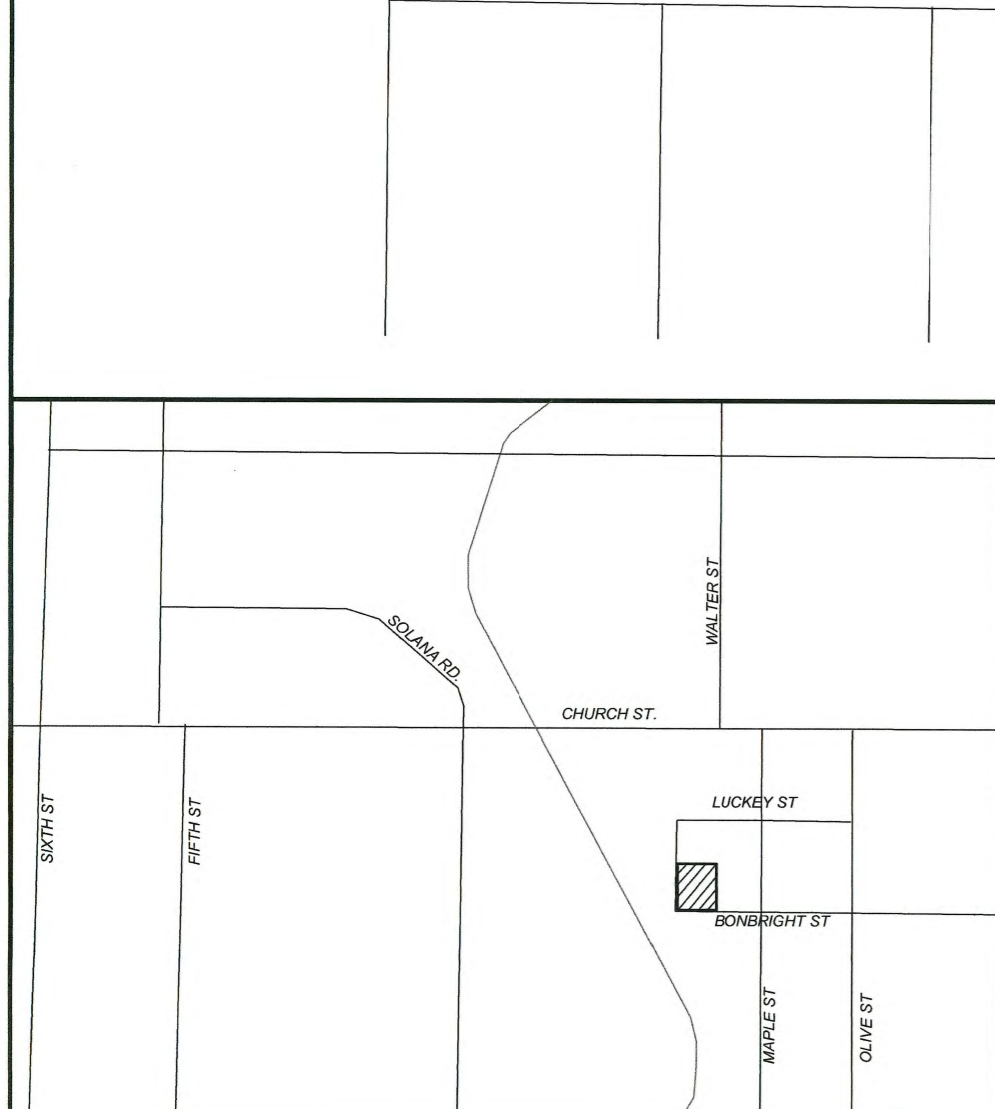
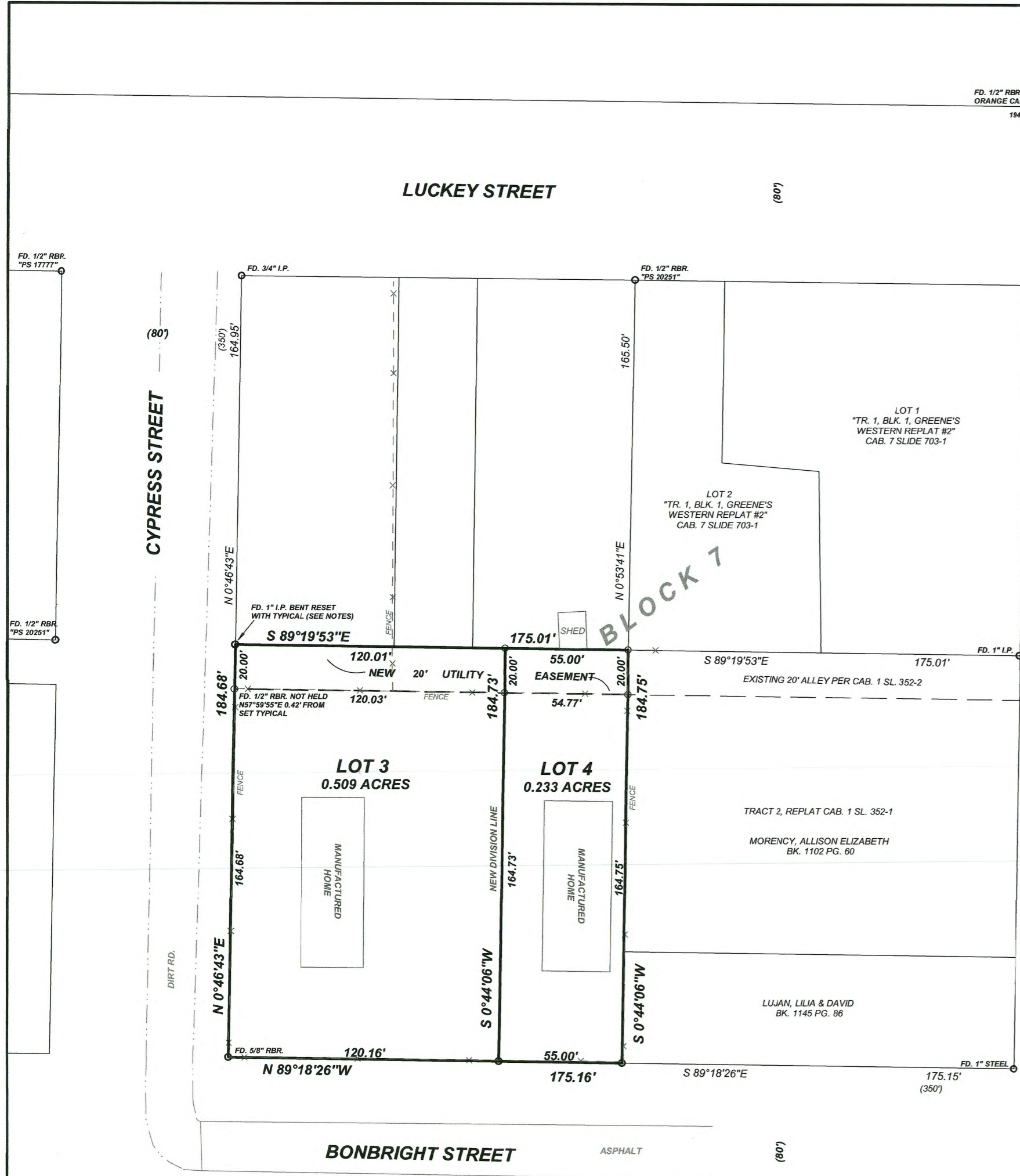
State of NM
County of Eddy

The foregoing instrument was ACKNOWLEDGED before me this 6 day of

February, 2026 by Leonel Lopez Guerra

My commission expires: 7/21/29

Notary Public: *[Signature]*

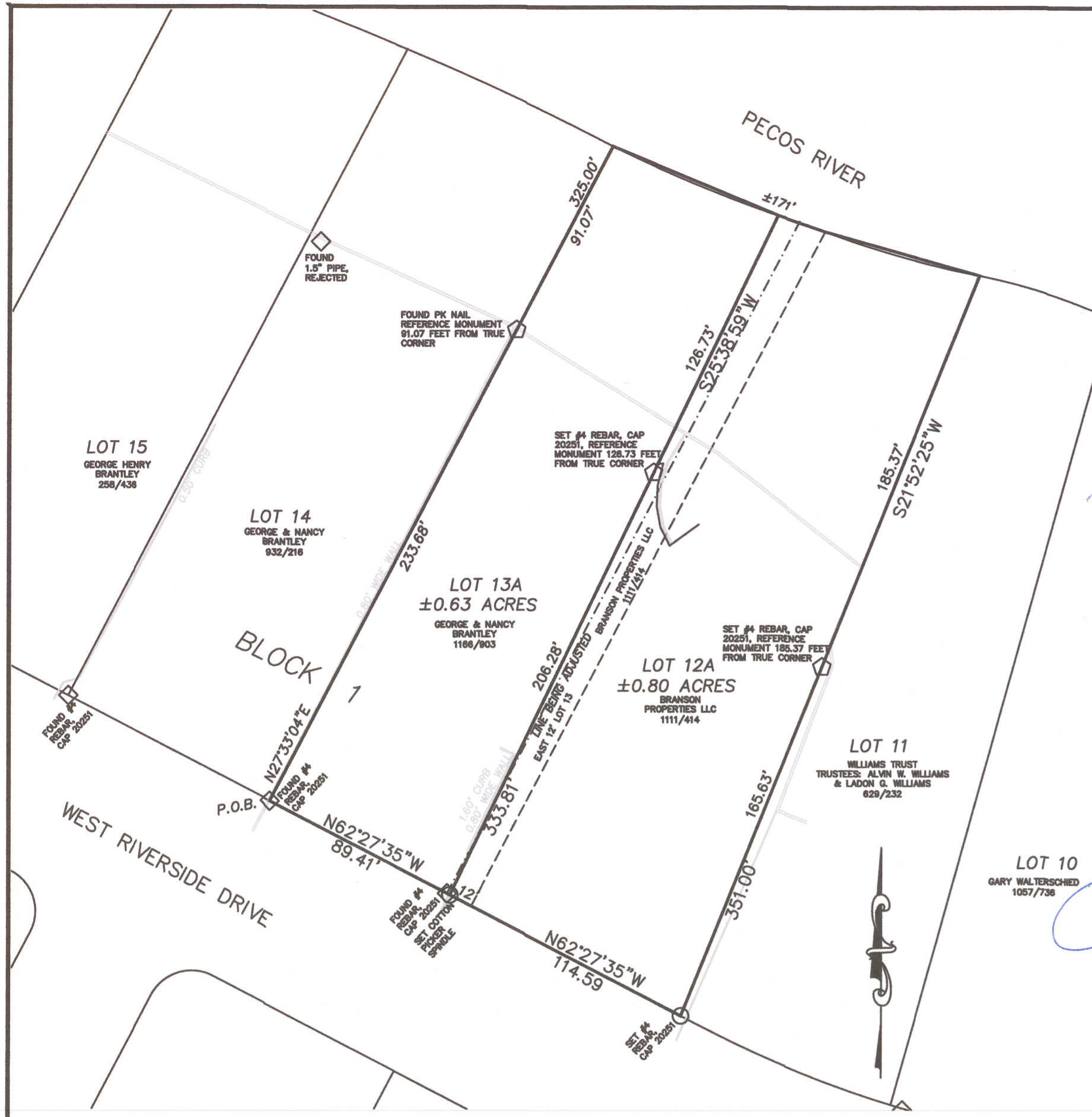


FILING AND RECORDING INFORMATION	
INDEXING INFORMATION FOR COUNTY CLERK	 401 W. GREENE ST. CARLSBAD, NM 88220 (575) 234-3505
ASSESSED OWNER(S): Leonel Lopez Guerra SECTION(S): 1, T22S, R26E, N.M.P.M. TOTAL ACREAGE: 0.742 ACRES SUBDIVISION: Greene's Western Add.	

REPLAT OF LOT 12 AND LOT 13, BLOCK 1, SOUTH SHORE SUBDIVISION UNIT #1

A REPLAT OF LOTS 12 AND 13, BLOCK 1 OF SOUTH SHORE UNIT #1 (FILED IN CABINET 1, SLIDE 239, EDDY COUNTY MAPPING RECORDS), IN WHICH LOT 12A AND LOT 13A ARE BEING CREATED AND HAVE A PEIMETER DESCRIPTION AS FOLLOWS:

BEGINNING AT THE SE CORNER OF LOT 14; THEN N27°33'04"E, FOR 233.68 FEET TO A REFERENCE MONUMENT; THEN CONTINUING N27°33'04"E, FOR 91.07 FEET TO THE THREAD OF PECOS RIVER, FOR A TOTAL DISTANCE OF 325.00 FEET; THEN SOUTHEAST ALONG SAID THREAD, FOR A DISTANCE OF ±171.00 FEET; THEN S21°52'25"W, FOR 185.37 FEET, TO A REFERENCE MONUMENT, THEN CONTINUING S21°52'25"W, FOR 165.63 FEET TO RIVERSIDE DRIVE; THEN N62°27'35", ALONG THE NORTH RIGHT-OF-WAY OF WEST RIVERSIDE DRIVE, FOR 114.59 FEET; THEN N62°27'35"W, CONTINUING ALONG SAID NORTH R.O.W., FOR 89.41 TO THE POINT OF BEGINNING. CONTAINING 1.43 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD



Scott Branson
 BRANSON PROPERTY LLC.
 SCOTT BRANSON OR VALORIE BRANSON,
 PARTNER OF BRANSON PROPERTIES LLC
 CARLSBAD, NM 88221-1506

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

ACKNOWLEDGEMENT:
 ON THIS 21st DAY OF February, 2025, BEFORE ME PERSONALLY
 APPEARED SCOTT BRANSON OR VALORIE BRANSON, PARTNER OF BRANSON PROPERTY LLC, KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY, MONTH AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC
 STATE OF NEW MEXICO
 NOTARY PUBLIC
 TAMMY NYRKKANEN
 COMMISSION# 1119419
 EXP. 08-25-2025

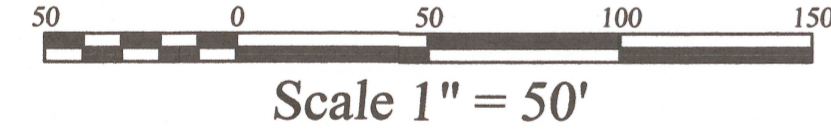
George Brantley
 GEORGE BRANTLEY
 1304 W. RIVERSIDE DRIVE
 CARLSBAD, NM 88220

Nancy Brantley
 NANCY BRANTLEY
 1304 W. RIVERSIDE DRIVE
 CARLSBAD, NM 88220

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

ACKNOWLEDGEMENT:
 ON THIS 21st DAY OF February, 2025, BEFORE ME PERSONALLY
 APPEARED GEORGE BRANTLEY AND NANCY BRANTLEY, KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY, MONTH AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC
 STATE OF NEW MEXICO
 NOTARY PUBLIC
 TAMMY NYRKKANEN
 COMMISSION# 1119419
 EXP. 08-25-2025



LEGEND

- CORNER FOUND AS NOTED
- SET #4 REBAR, CAP 20251
- REFERENCE MONUMENT SET
- LINE BEING DISSOLVED
- DEED LINE

NOTES AND OBSERVATIONS:
 1. WATER, SEWER, AND ELECTRIC ARE IN THE STREET AT THE FRONT OF THE PROPERTY.
 2. THERE ARE NO SIDEWALKS AT THE SUBJECT PROPERTY.
 3. THE ROADS HAVE CURB AND GUTTER, AND THERE IS ASPHALT IN THE ROADWAYS.
 4. BUILDING SETBACKS ARE AS PER CITY OF CARLSBAD REQUIREMENTS: FRONT- 30 FEET SIDE- SEE ORDINANCE REAR- 20 FEET
 5. THE SUBJECT PROPERTY LIES IN THE CITY LIMITS OF CARLSBAD.
 6. LOTS SIZES ARE:
 1 LOT-±0.63 ACRES 1 LOT-±0.80 ACRES
 7. THE SUBJECT PROPERTY LIES IN FLOOD PLANE "AE", WHERE BASE FLOOD ELEVATIONS ARE DETERMINED, ACCORDING TO THE FIRM 35015C1055 D, WITH AN EFFECTIVE DATE OF JUNE 4, 2010.

BASIS OF BEARINGS AND DISTANCES:
 1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), NEW MEXICO EAST ZONE (NM ZONE 3001).
 2. AREAS AND DISTANCES ARE SURFACE MEASUREMENTS. THE DISTANCES ARE MEASURED IN THE US SURVEY FOOT AND DISTANCES ARE SURFACE DISTANCES.
 3. ALL MEASUREMENTS WERE MADE ON APRIL 3, 2023

APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN INSPECTED AND APPROVED BY THE PLANNING AND ZONING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO ON
 THIS 20th DAY OF January, 2026
Joseph P. Plim
 COMMISSION DESIGNEE

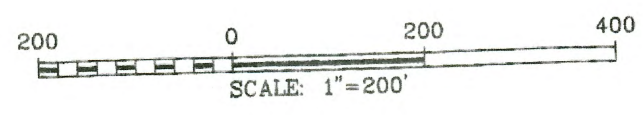


R&R SURVEYING LLC
 A LAND SURVEYING COMPANY
 SERVING CARLSBAD AREA FOR 20+ YEARS
 423 W. GREEN ST, CARLSBAD, NM 88220

INDEXING INFORMATION FOR COUNTY CLERK
 SECTION 36 TOWNSHIP 21 SOUTH RANGE 27 EAST N.M.P.M.
 OWNER: SEE OWNER STATEMENT
 AREA: ±1.43 ACRES ALL TOGETHER
 DATE: 05/01/2023
 SUBDIVISION SEE LEGAL DESCRIPTION

M.R.P.
 I, MELVIN R. PYEATT, JR., A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 20251, I CERTIFY THAT THIS SURVEY PLAT WAS BASED ON AN ACTUAL GROUND SURVEY UPON WHICH IT IS BASED WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. I FURTHER CERTIFY THAT THIS PLAT IS A SUBDIVISION PLAT AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT OF AN EXISTING TRACT(S) OF LAND. MELVIN R. PYEATT, JR., 423 W. GREENE ST. SUITE 1, CARLSBAD, N.M., 88220, CERTIFICATE NO. 20251, TELE. 575-885-6867, FAX 575-885-6867

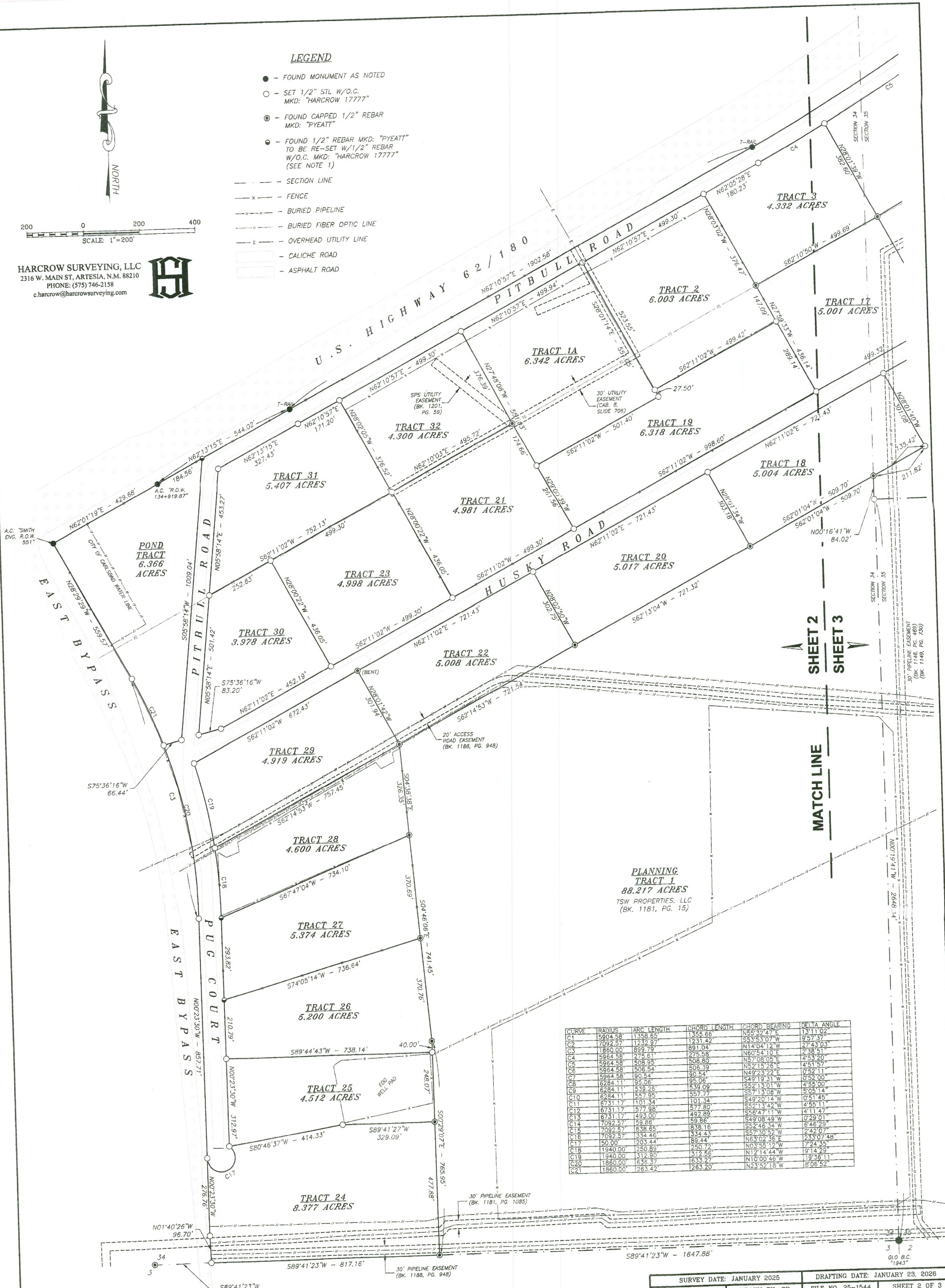
STATE OF NEW MEXICO, COUNTY OF EDDY, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON



HARCROW SURVEYING, LLC
2316 W. MAIN ST, ARTESIA, N.M. 88210
PHONE: (575) 746-2158
c.harcrow@harcrowsurveying.com



- LEGEND**
- - FOUND MONUMENT AS NOTED
 - - SET 1/2" STL W/O.C. MKD: "HARCROW 17777"
 - ⊙ - FOUND CAPPED 1/2" REBAR MKD: "PYEATT"
 - ⦿ - FOUND 1/2" REBAR MKD: "PYEATT" TO BE RE-SET W/1/2" REBAR W/O.C. MKD: "HARCROW 17777" (SEE NOTE 1)
 - - - SECTION LINE
 - x - FENCE
 - - - BURIED PIPELINE
 - - - BURIED FIBER OPTIC LINE
 - e - OVERHEAD UTILITY LINE
 - CALICHE ROAD
 - ASPHALT ROAD



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5904.58	1356.65	1355.66	N55°32'47"E	13°11'02"
C2	7092.57	1232.97	1231.42	S3°53'07"W	9°57'37"
C3	1860.00	899.79	891.04	N14°04'12"W	27°43'03"
C4	5964.58	275.61	275.58	N60°54'10"E	2°38'51"
C5	5964.58	508.95	508.80	N57°08'05"E	4°53'20"
C6	5964.58	506.54	506.39	N52°15'26"E	4°51'57"
C7	5964.58	90.54	90.54	N49°23'22"E	0°52'11"
C8	6284.11	95.06	95.06	S49°19'31"W	0°52'00"
C9	6284.11	539.26	539.09	S52°13'01"W	4°55'00"
C10	6284.11	557.95	557.77	S57°13'08"W	5°05'14"
C11	6731.17	101.34	101.34	S49°20'14"W	0°51'45"
C12	6731.17	579.98	577.80	S52°13'42"W	4°55'11"
C13	7092.57	493.00	492.89	S56°47'11"W	4°11'47"
C14	7092.57	59.88	59.86	S49°08'49"W	0°29'01"
C15	7092.57	638.65	638.16	S52°46'34"W	6°46'29"
C16	7092.57	334.46	334.43	S57°30'52"W	2°42'03"
C17	50.00	203.44	203.44	N63°02'36"E	2°33'07'48"
C18	1940.00	250.89	250.72	N03°55'12"W	7°24'35"
C19	1940.00	312.90	312.56	N12°14'44"W	9°14'29"
C20	1860.00	636.37	633.27	N10°00'46"W	19°36'11"
C21	1860.00	263.42	263.20	N23°52'18"W	8°06'52"

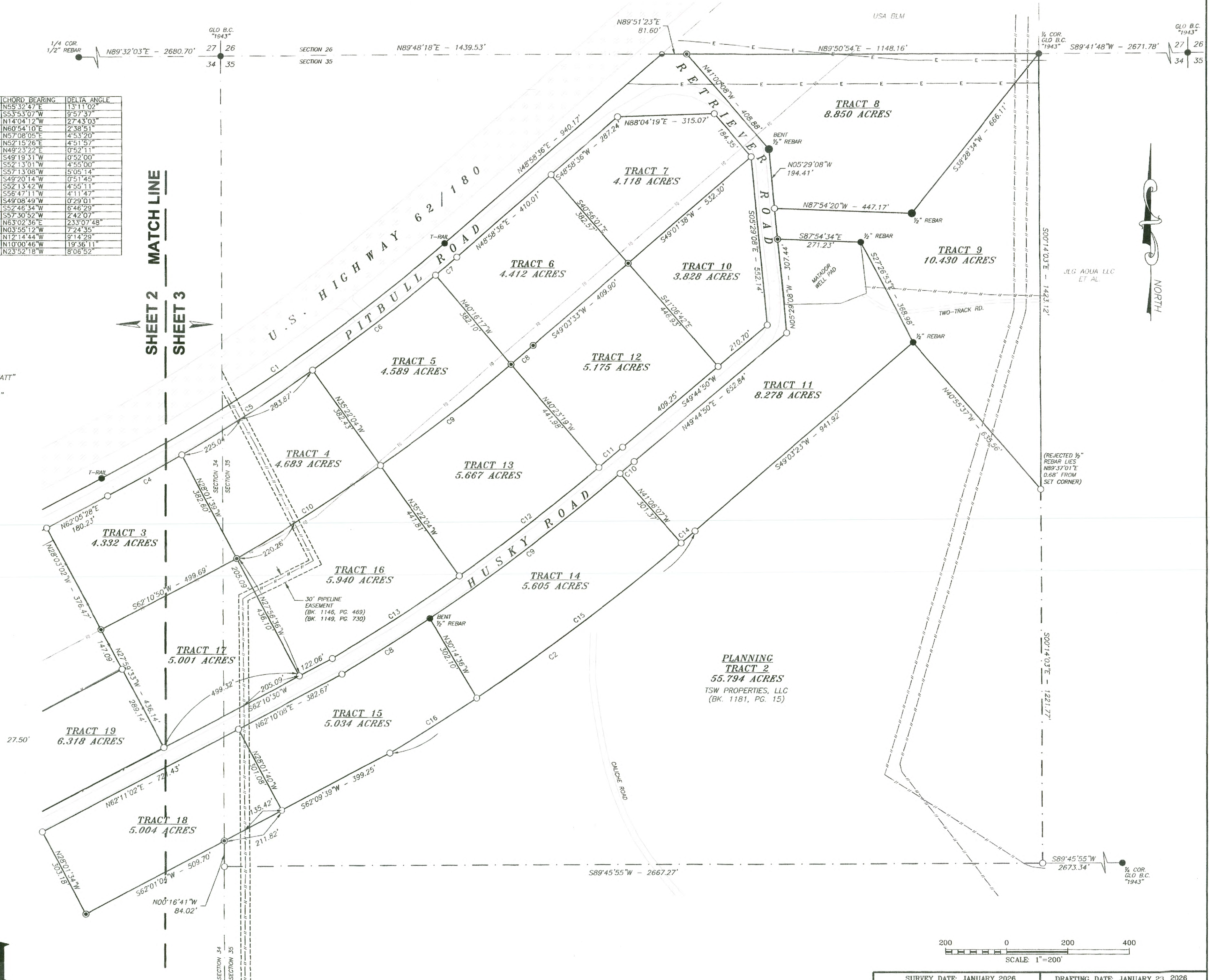
SURVEY DATE: JANUARY 2025 DRAFTING DATE: JANUARY 23, 2026
 APPROVED BY: CH DRAWN BY: SP FILE NO. 25-1544 SHEET 2 OF 3

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5904.58	1358.65	1355.66	N55°32'47"E	13°11'02"
C2	7092.57	1232.97	1231.42	S53°53'07"W	9°57'37"
C3	1860.00	899.79	891.04	N14°04'12"W	27°43'03"
C4	5964.58	275.61	275.58	N60°54'10"E	2°38'51"
C5	5964.58	508.95	508.80	N57°08'05"E	4°53'20"
C6	5964.58	506.54	506.39	N52°15'26"E	4°51'57"
C7	5964.58	90.54	90.54	N49°23'22"E	0°52'11"
C8	6284.11	95.06	95.06	S49°19'31"W	0°52'00"
C9	6284.11	530.26	539.09	S52°13'01"W	4°55'00"
C10	6284.11	557.95	557.77	S57°13'08"W	5°05'14"
C11	6731.17	101.34	101.34	S49°20'14"W	0°51'45"
C12	6731.17	577.98	577.80	S52°13'42"W	4°55'11"
C13	6731.17	493.00	492.89	S56°47'11"W	4°11'47"
C14	7092.57	59.86	59.86	S49°08'49"W	0°29'01"
C15	7092.57	838.65	838.16	S52°46'34"W	6°46'29"
C16	7092.57	334.46	334.43	S57°30'52"W	2°42'07"
C17	50.00	203.44	89.44	N63°02'36"E	23°07'48"
C18	1940.00	250.89	250.72	N03°55'12"W	7°24'35"
C19	1940.00	312.90	312.56	N12°14'44"W	9°14'29"
C20	1860.00	636.37	633.27	N10°00'46"W	19°36'11"
C21	1860.00	263.42	263.20	N23°52'18"W	8°06'52"

LEGEND

- - FOUND MONUMENT AS NOTED
- - SET 1/2" STL W/O.C. MKD: "HARCROW 17777"
- ⊙ - FOUND CAPPED 1/2" REBAR MKD: "PYEATT"
- ⊙ - FOUND 1/2" REBAR MKD: "PYEATT" TO BE RE-SET W/1/2" REBAR W/O.C. MKD: "HARCROW 17777" (SEE NOTE 1)
- SECTION LINE
- x- FENCE
- - - BURIED PIPELINE
- - - BURIED FIBER OPTIC LINE
- - - OVERHEAD UTILITY LINE
- ▭ CALICHE ROAD
- ▭ ASPHALT ROAD

SHEET 2 MATCH LINE
SHEET 3



HARCROW SURVEYING, LLC
2316 W. MAIN ST, ARTESIA, N.M. 88210
PHONE: (575) 746-2158
c.harcrow@harcrowsurveying.com



SURVEY DATE: JANUARY 2026	DRAFTING DATE: JANUARY 23, 2026
APPROVED BY: CH	DRAWN BY: SP
FILE NO. 25-1544	SHEET 3 OF 3

FINAL GREENE STREET SUBDIVISION AMENDED

AN AMENDMENT OF THE FINAL GREENE STREET SUBDIVISION
IN SECTIONS 34 & 35, TOWNSHIP 21 SOUTH, RANGE 27 EAST, N.M.P.M.
CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO

AMENDMENT:

THE FINAL GREENE STREET SUBDIVISION, AS FILED IN CABINET 9, SLIDE 76, OFFICIAL RECORDS OF EDDY COUNTY, HAS HEREBY BEEN AMENDED WITH THE FILING OF THIS PLAT TO CORRECT MULTIPLE ERRONEOUS MEASUREMENTS ALONG LOT LINES, ACREAGES, AND ROADWAYS AS SHOWN HEREON.

SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS OF RECORD AND IN OPEN VIEW AND EDDY COUNTY PROPERTY TAXES.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE MERCATOR GRID AND CONFORM TO THE NEW MEXICO COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM 1983. DISTANCES ARE SURFACE VALUES.

NOTES:

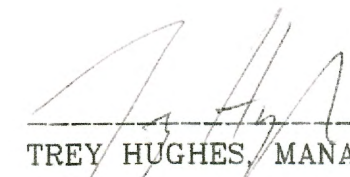
- 1) PER CONVERSATION ON JANUARY 27, 2026 WITH MELVIN R. PYEATT, PLS NO. 20251, BEING THE ORIGINAL LAND SURVEYOR OF FINAL GREENE STREET SUBDIVISION, IT HAS BEEN MUTUALLY AGREED TO REPLACE ANY FOUND PREVIOUSLY SET CORNERS THAT APPEAR TO BE DISTURBED OR SET IN ERROR WITH 1/2" REBAR W/ORANGE CAP MARKED: "HARCROW PLS 17777".
- 2) LOCATIONS OF UTILITIES, IF ANY, ARE BASED ON ABOVE GROUND PHYSICAL EVIDENCE.
- 3) A ONE CALL UNDERGROUND UTILITY LOCATE REQUEST WAS NOT PERFORMED AT THE TIME OF THE AMENDED SURVEY.

OWNERS DEDICATION, STATEMENT AND AFFIDAVIT

STATE OF NEW MEXICO)
COUNTY OF EDDY)

THE UNDERSIGNED BEING FIRST DULY SWORN ON OATH, STATE:


AS OWNER AND PROPRIETOR I HAVE OF MY OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS AND EXISTING ROAD RIGHT-OF-WAY AND EASEMENTS TO BE PLATTED IN SECTIONS 34 & 35, TOWNSHIP 21 SOUTH, RANGE 27 EAST, N.M.P.M., EDDY COUNTY, NEW MEXICO. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF CITY OF CARLSBAD, NEW MEXICO.

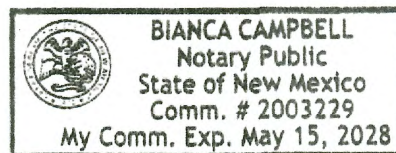

TREY HUGHES, MANAGER, TSW PROPERTIES, LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF EDDY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2 DAY OF February, 2026 BY TREY HUGHES, MANAGER, TSW PROPERTIES, LLC


NOTARY PUBLIC



APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN INSPECTED APPROVED BY THE CITY PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO.

ON THIS 3rd DAY OF February 2026.


CHAIRMAN

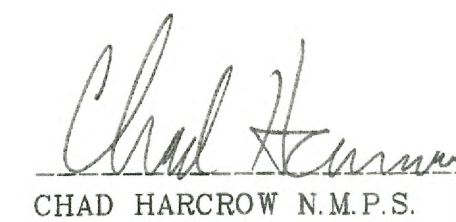

SECRETARY

SURVEYOR'S CERTIFICATION

I, CHAD HARCROW, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I DIRECTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. IN WITNESS WHEREOF I HERETO SET HAND AND AFFIX MY OFFICIAL SEAL.

THIS 2nd DAY OF February, 2026.




CHAD HARCROW N.M.P.S. NO. 17777

INDEXING INFORMATION FOR COUNTY CLERK

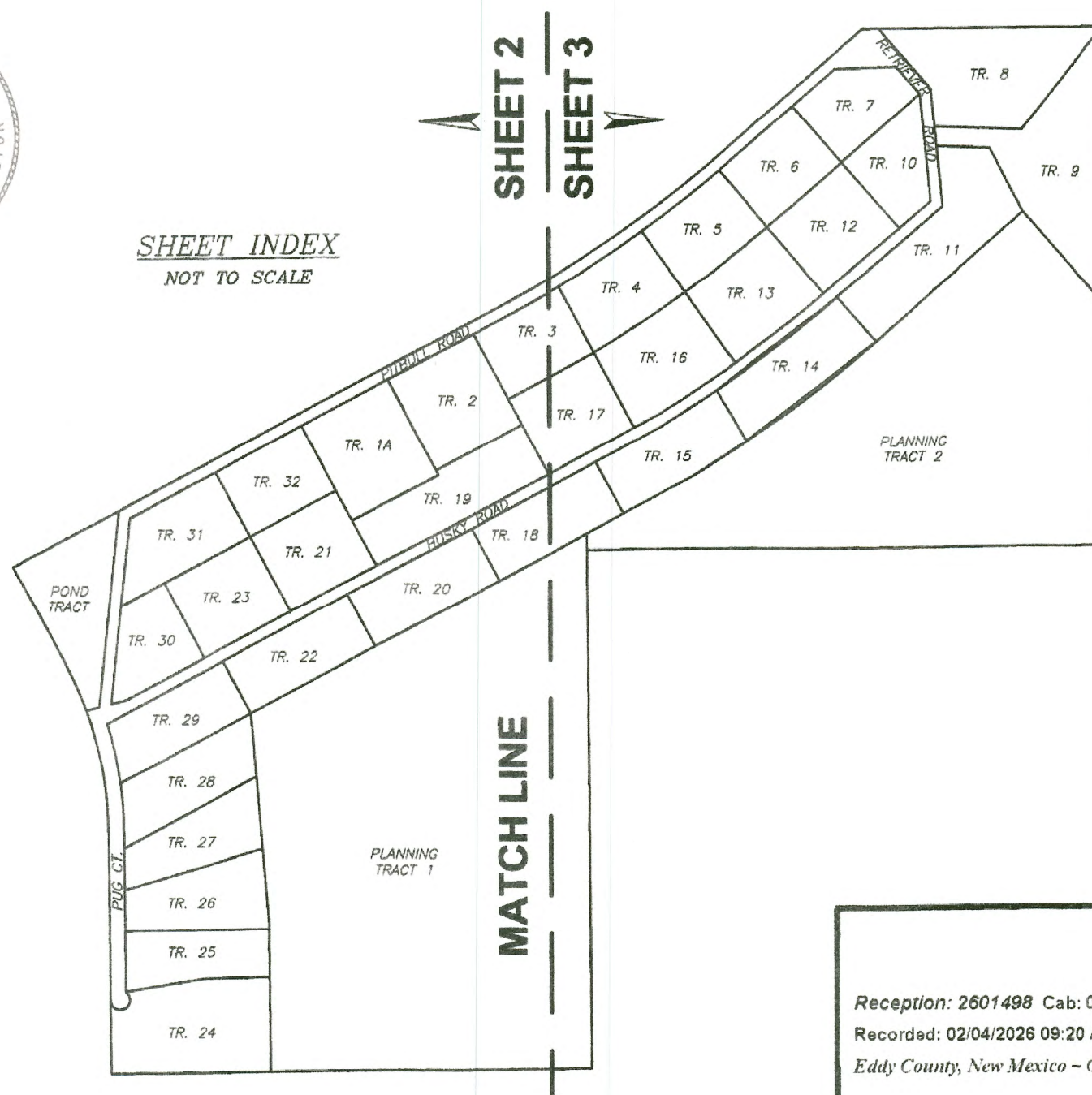
OWNER: TSW PROPERTIES, LLC (BK 1181, PG. 15)

REFERENCE: FINAL GREENE STREET SUBDIVISION (CAB 9, SLIDE 76)

SECTION: SECTIONS 34 & 35, T 21 S, R 27 E, NMPM

ACREAGE:

TRACT 1A:	6.342 AC.	TRACT 18:	5.004 AC.
TRACT 2:	6.003 AC.	TRACT 19:	6.318 AC.
TRACT 3:	4.332 AC.	TRACT 20:	5.017 AC.
TRACT 4:	4.683 AC.	TRACT 21:	4.981 AC.
TRACT 5:	4.589 AC.	TRACT 22:	5.008 AC.
TRACT 6:	4.412 AC.	TRACT 23:	4.998 AC.
TRACT 7:	4.118 AC.	TRACT 24:	8.377 AC.
TRACT 8:	8.850 AC.	TRACT 25:	4.512 AC.
TRACT 9:	10.430 AC.	TRACT 26:	5.200 AC.
TRACT 10:	3.828 AC.	TRACT 27:	4.722 AC.
TRACT 11:	8.278 AC.	TRACT 28:	5.251 AC.
TRACT 12:	5.175 AC.	TRACT 29:	4.919 AC.
TRACT 13:	5.667 AC.	TRACT 30:	3.978 AC.
TRACT 14:	5.605 AC.	TRACT 31:	5.407 AC.
TRACT 15:	5.034 AC.	TRACT 32:	4.300 AC.
TRACT 16:	5.940 AC.	POND TRACT:	6.366 AC.
TRACT 17:	5.001 AC.	PLANNING TRACT 1:	88.217 AC.
		PLANNING TRACT 2:	55.794 AC.



Reception: 2601498 Cab: 0009 Slide: 0167 Pages: 3
Recorded: 02/04/2026 09:20 AM Fee: \$25.00
Eddy County, New Mexico - Cara Cooke, County Clerk

SURVEY DATE: JANUARY 2026 DRAFTING DATE: JANUARY 23, 2026
APPROVED BY: CH DRAWN BY: SP FILE NO. 25-1544 SHEET 1 OF 3