



AGENDA

Planning & Zoning Commission Regular Meeting
Janell Whitlock Municipal Complex Council Chambers
114 S. Halagueno Street
Carlsbad, New Mexico
May 4, 2026 at 5:00 PM

Agenda

1. Roll Call and Determination of Quorum
2. Approval of Meeting Minutes — April 6, 2026
3. Consider approval of a Conditional Use Permit to allow chickens at the property located at 403 East Blodgett Street, zoned “R-1” Residential 1 District
4. Consider approval of a Conditional Use Permit to allow chickens at the property located at 3311 Sunnyview Avenue, zoned “R-1” Residential 1 District
5. Consider approval of a Conditional Use Permit to allow a Home Occupation (Home Office for RV Mobile Repair) at the property located at 1022 Pate Street, zoned “R-1” Residential 1 District
6. Consider approval of a Variance from Ord. 56-90(b) to allow a five-foot (5') rear setback instead of the required ten-foot (10') rear setback for the property located at 3603 Selman Court, zoned “R-1” Residential 1 District
7. Consider approval of a Variance from Ord. 56-90(b) to allow a ten-foot (10') rear setback instead of the required twenty-foot (20') rear setback for the property located at 4003 Jesse James Court, zoned “R-R” Rural Residential District
8. Consider approval of a Variance from Ord. 47-7 to allow a septic system to be installed at the property located at 785 West Derrick Road, zoned “I” Industrial District
9. 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 — June 1, 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 APRIL 6, 2026,
AT 5:00 P.M.**

Present:	James McCormick	Chairperson
	Valerie Branson	Commissioner
	Linda Wilson	Commissioner
	Denise Madrid-Boyea	Commissioner
Absent:	Trent Cornum	Commissioner
Also Present:	Jeff Patterson	Planning Director
	Trysha Ortiz	Deputy Planning Director
	Barbara Hodgson	City Attorney
	Ken Ahrens	Deputy City Manager
	Stephan Brown	Compliance Clerk
	JoAnne Jaure	Deputy City Clerk
	Scott Richardson	3802 North Pat Garret Rd
	Lupe Ornelas	2305 West Jackson
	Vanessa Ornelas	2305 West Jackson
	Josh Campbell	Fire Department

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**

0:00:26 **1. ROLL CALL AND DETERMINATION OF QUORUM**

Roll was called, determining a presence of a quorum.

0:01:11 **2. APPROVAL OF MEETING MINUTES – MARCH 2, 2026**

0:01:30 **MOTION**

The motion was made by Commissioner Madrid-Boyea and seconded by Commissioner Wilson to approve meeting minutes from March 2, 2026

0:01:37 **VOTE**

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

0:01:52 **3. CONSIDER APPROVAL OF A VARIANCE FROM ORD. 56-90(B) TO ALLOW A FIVE-FOOT (5') REAR SETBACK INSTEAD OF THE**

**REQUIRED TWENTY-FOOT (20') REAR SETBACK FOR THE PROPERTY
LOCATED AT 3802 NORTH PAT GARRETT ROAD, ZONED "R-1" RESIDENTIAL
1 DISTRICT**

Mr. Patterson stated that the request is for a variance to allow a five-foot rear setback instead of the required twenty-foot rear setback. He said after reviewing the application materials and city staff comments, the Planning Department recommends denial of the request.

Scott Richardson explained that he would like to place a 10ft by 20ft temporary shed on sliders. He said he was unaware of the setback requirement and only learned of it when he called to obtain a permit.

Chairman McCormick clarified that the shed would be temporary. **Mr. Richardson** confirmed that it would not be placed on a concrete foundation and would instead be slid into the backyard. **Chairman McCormick** then asked whether the shed would be made of metal. **Mr. Richardson** responded that it would be a wooden shed. **Chairman McCormick** asked if the shed had electricity. **Mr. Richardson** said no.

Commissioner Madrid-Boyea asked if there were any other buildings or structures on the property. **Mr. Richardson** stated that, aside from his home, there are no permanent structures, noting that the overview image may show his trailer. **Commissioner Madrid-Boyea** asked whether any obstacles required the shed to be placed five feet from the rear property line rather than twenty feet. **Mr. Richardson** explained that placing the shed at the required twenty-foot setback would position it in the middle of the yard and limit usable space, whereas a five-foot setback would allow for better use of the yard.

0:08:21 **Chairman McCormick** asked if anyone would like to speak regarding this item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.

0:08:44 **Commissioner Wilson** stated that the shed is portable and can be moved if any issues arise.

Commissioner Madrid-Boyea noted that variances are sometimes granted before the adoption of current zoning regulations and may be grandfathered in when new zoning ordinances are enacted. **Mr. Patterson** responded that there are no existing variances on the property that predate the current zoning ordinance. He added that in the "R-1" Residential District, the required rear setback is ten feet.

Commissioner Madrid-Boyea asked whether Mr. Richardson would be willing to accept a ten-foot setback instead of the requested five-foot setback. **Mr. Richardson** indicated that he would be agreeable to that adjustment.

0:11:30 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Madrid-Boyea to approve a Variance from Ord. 56-90(b) to allow a ten-foot (10') rear setback instead of the required twenty-foot (20') rear setback for the property located at 3802 North Pat Garrett Road, zoned "R-1" Residential 1 District

0:12:15 **VOTE**

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

0:12:49 **4. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.28 ACRES LOCATED AT 2305 WEST JACKSON STREET, LEGALLY DESCRIBED AS TRACT 2, JACKSON REPLAT SUBDIVISION, FROM "C-2" COMMERCIAL 2 DISTRICT TO "R-1" RESIDENTIAL 1 DISTRICT**

Mr. Patterson stated that the request is to rezone the property located at 2305 West Jackson Street from "C-2" Commercial 2 District to "R-1" Residential 1 District. He explained that properties to the north and west are zoned "R-1" Residential 1 District, while properties to the east and south are zoned "C-2" Commercial 2 District; therefore, the proposed change would not result in spot zoning. He said after reviewing the application materials and city staff comments, the Planning Department recommends approval of the request.

Lupe Ornelas stated that the property is currently for sale and noted that some lenders will not approve loans for properties zoned commercial. **Chairman McCormick** asked whether he was aware that the property was zoned commercial before listing it for sale. **Mr. Ornelas** responded that he was aware, but did not understand why the property was designated as commercial when it is being used as a residence.

0:16:04 **Chairman McCormick asked if anyone would like to speak regarding this item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.**

0:16:25 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Madrid-Boyea to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.28 acres located at 2305 West Jackson Street, legally described as Tract 2, Jackson Replat Subdivision, from "C-2" Commercial 2 District to "R-1" Residential 1 District

0:16:30 **VOTE**

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

0:17:17 **5. CONSIDER A RECOMMENDATION TO CITY COUNCIL
REGARDING A REQUEST FOR TEMPORARY HOUSING AT 3501 HIDALGO RD,
A PROPERTY APPROXIMATELY 2.5 ACRES IN SIZE, LEGALLY DESCRIBED AS
TRACT 2, SUMMARY REPLAT OF A TRACT OF LAND LOCATED IN THE SW1/4,
NW1/4, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST**

Chairman McCormick stated that this item has been removed from the agenda.

0:17:28 **6. REPORT OF SUMMARY REVIEW SUBDIVISIONS**

None to report.

0:17:53 **ADJOURNED**

With no further business to discuss, Chairman McCormick declared the meeting adjourned at 5:17 PM.

James McCormick, Chairperson

Date



**CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM**

Council Meeting Date: May 4, 2026

DEPARTMENT: Planning & Zoning	BY: Miguel Martinez	DATE: 04/22/2026
SUBJECT: Consider approval of a Conditional Use Permit to allow chickens at the property located at 403 East Blodgett Street, zoned "R-1" Residential 1 District		
BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) Request for a Conditional Use Permit to allow Chickens at the property located at 403 E Blodgett St., a property zoned "R-1" Residential 1 District, in accordance with Sections 56-42(b) of the City of Carlsbad Zoning Ordinance. Owner/Applicant: Julie A Logsdon 403 E Blodgett St Carlsbad, NM 88220 <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).</i> The applicant is requesting a Conditional Use Permit allow Chickens at the property located at 403 E Blodgett St., a property zoned "R-1" Residential 1 District, in accordance with Sections 56-42(b) of the Zoning Ordinance. In the R-1 Residential 1 District, a maximum of 3 chickens (hens only, no roosters) shall be permitted for egg laying but not for butchering. Three (3) rabbits may be kept as pets but not for butchering. Chickens and rabbits shall be housed in proper coops or cages and shall not be allowed to roam free outside of the property. Excrement shall be cleaned up and property disposed of daily so as not to create a nuisance. A Conditional Use Permit shall be obtained by the property owner before any chickens or rabbits are brought to the property. IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): The Planning and Zoning Commission can require additional improvements to the site as conditions of approval, if desired. <i>*Conditional Use Permits are not transferable and do not run with the land. Conditional Use Permits expire upon the sale, transfer, or lease of the property to a new owner or tenant.</i>		

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

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

DEPARTMENT RECOMMENDATION:

PLANNING STAFF RECOMMENDATION: Upon review of the application materials and City staff comments, the Planning Department recommends **approval** of this request.

DEPARTMENT COMMENTS:

Legal Department: Recommend approval

Utilities Department: Recommend approval as long as it does not create any environmental issues

Building Department: Recommend approval

Police Department: Recommend approval

Fire Department: Recommend approval

Project Department: Recommend approval

Planning Department: Recommend approval

Code Enforcement: No comment

BOARD/COMMISSION/COMMITTEE ACTION:

Planning & Zoning Commission -

Reviewed by:

City Manager:	Date:
---------------	-------

Attachments:

1. Conditional Use - 403 E Blodgett St - Application Items



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: 3-30-26

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

APPLICANT INFORMATION:

<u>Kathleen & Julie Logsdon</u>		<u>403 E Blodgett</u>	
NAME		ADDRESS	
<u>Carlsbad</u>	<u>NM</u>	<u>88220</u>	<u>(575) 200-6543 or (575) 909-0885</u>
CITY	STATE	ZIP	PHONE
			EMAIL <u>N/A</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>403 E Blodgett</u>	<u>15</u>	<u>230</u>	<u>Parkview Beach Area</u>
ADDRESS	LOT	BLOCK	SUBDIVISION

ZONING OF PROPERTY: R1

TYPE OF CONDITIONAL USE REQUESTED (IF HOME OCCUPATION, INDICATE TYPE): Chickens

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.)

Chickens
No Roosters!

FOR OFFICIAL USE ONLY:

Required prior to P & Z:

Complete Application Including:

- | | | | |
|---|---|---------------------------------------|--|
| ☐ Site Plan | ☐ Fee | ☐ Notification | ☐ Letter of Explanation |
| ☐ Sign Posting Agreement | | | ☐ Sign Posted |
| ☐ ABM | ☐ Staff Comments | | ☐ Application Packet |

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

NOTIFICATION SIGN POSTING AGREEMENT

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

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

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



APPLICANT SIGNATURE

3-30-26
DATE

Sign issued by: _____
Staff Member

Sign Notification Agreement Rev. 10/11

Date: 3-30-26

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: Julie Lyndon 403 E. Blodgett 200-6593
Name Address Phone
Subject Site Location: _____

The proposed action is a:

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

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

The purpose of the variance/appeal is:

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

☐ Home Occupation:

☒ Other Use: Chickens

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

Date: May 4, 2026

Time: 5:00pm

Place: **City Annex Planning Room**

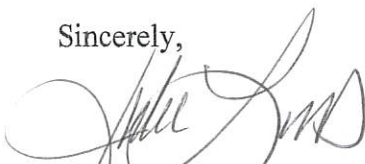
114 S. Halagueno St.

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,


Applicant/Agent

9589 0710 5270 4109 8550 87
9589 0710 5270 4109 8550 94
9589 0710 5270 4109 8550 63
9589 0710 5270 4109 8550 70

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Street and Apt. No., or PO Box No.: 406 E. Blodgett
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Sent To: Jordan Patterson
Street and Apt. No., or PO Box No.: 312 E. Blodgett
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 403 Elm Dale
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Total Postage and Fees	\$6.08	04/16/2026

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Postage	\$0.78	
Total Postage and Fees	\$6.08	04/16/2026

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 City, State, ZIP+4®
 Carlsbad, NM 88220

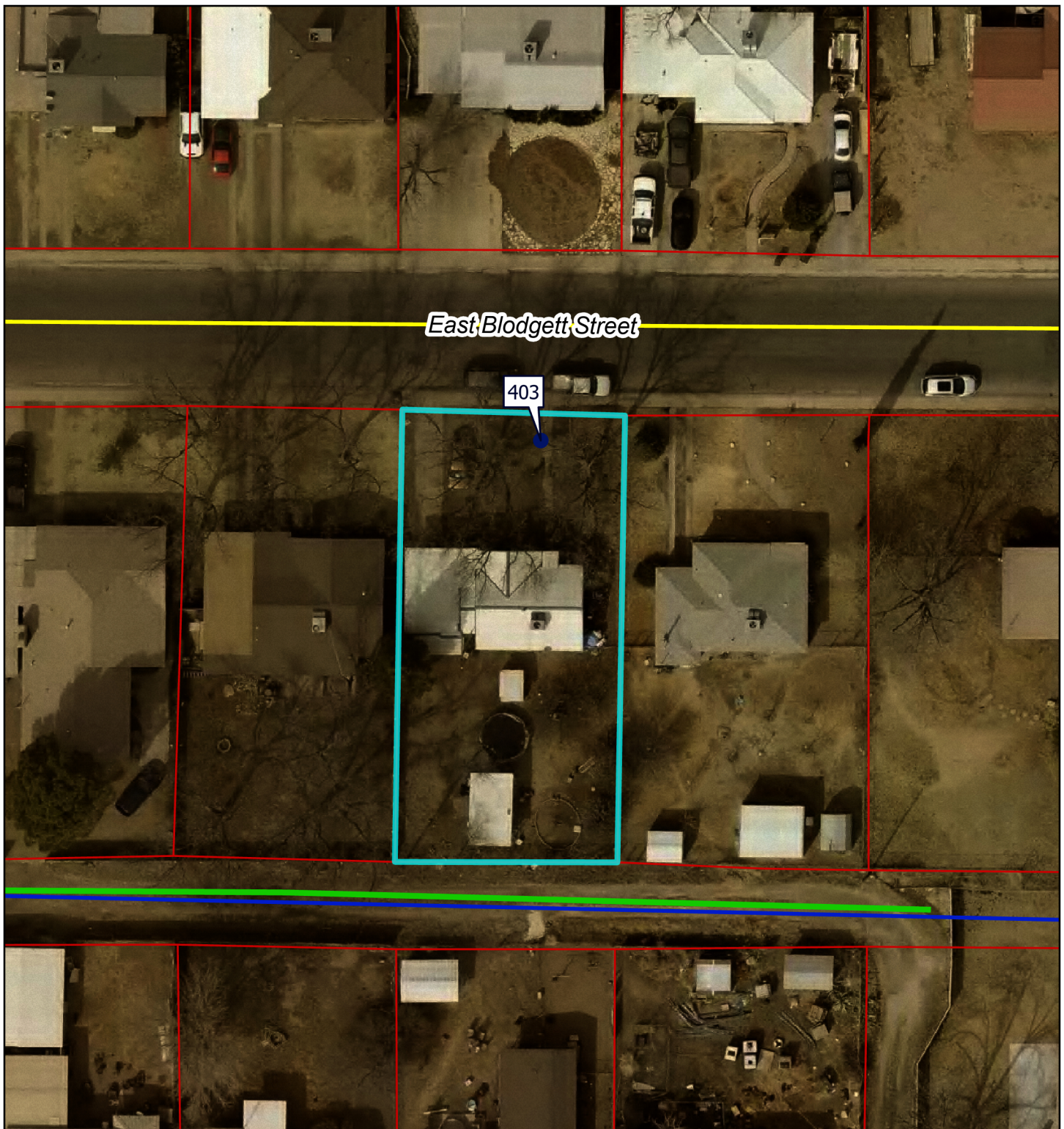
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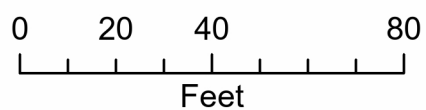
Conditional Use
Carlsbad, NM

Map # 3514_ed01

Date: 4/15/2026



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



IMPORTANT: Maps, products and data
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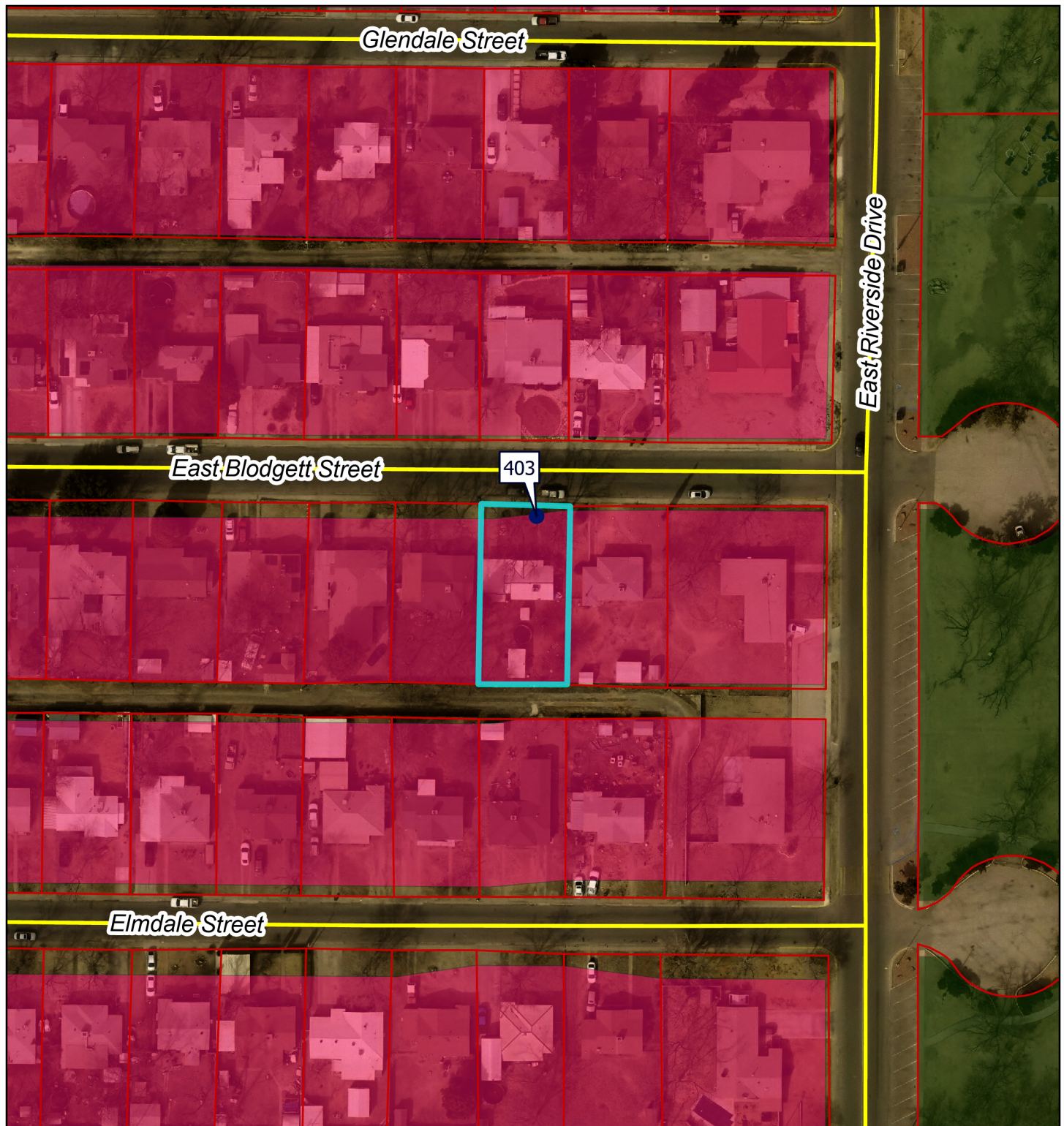
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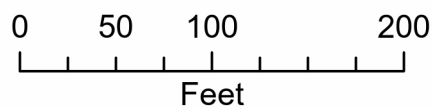
Conditional Use
Carlsbad, NM

Map # 3514_ed02

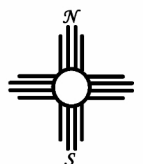
Date: 4/15/2026



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



IMPORTANT: Maps, products and data
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**CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM**

Council Meeting Date: May 4, 2026

DEPARTMENT: Planning & Zoning	BY: Miguel Martinez	DATE: 04/22/2026
SUBJECT: Consider approval of a Conditional Use Permit to allow chickens at the property located at 3311 Sunnyview Avenue, zoned "R-1" Residential 1 District		
BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) Request for a Conditional Use Permit to allow Chickens at the property located at 3311 S Sunnyview Ave., a property zoned "R-1" Residential 1 District, in accordance with Sections 56-42(b) of the City of Carlsbad Zoning Ordinance. Owner/Applicant: Erick Orozco & Maribel Parra 3311 Sunnyview Ave Carlsbad, NM 88220 <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).</i> The applicant is requesting a Conditional Use Permit allow Chickens at the property located at 3311 S Sunnyview Ave., a property zoned "R-1" Residential 1 District, in accordance with Sections 56-42(b) of the Zoning Ordinance. In the R-1 Residential 1 District, a maximum of 3 chickens (hens only, no roosters) shall be permitted for egg laying but not for butchering. Three (3) rabbits may be kept as pets but not for butchering. Chickens and rabbits shall be housed in proper coops or cages and shall not be allowed to roam free outside of the property. Excrement shall be cleaned up and property disposed of daily so as not to create a nuisance. A Conditional Use Permit shall be obtained by the property owner before any chickens or rabbits are brought to the property. IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): The Planning and Zoning Commission can require additional improvements to the site as conditions of approval, if desired. <i>*Conditional Use Permits are not transferable and do not run with the land. Conditional Use Permits expire upon the sale, transfer, or lease of the property to a new owner or tenant.</i>		

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

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

DEPARTMENT RECOMMENDATION:

PLANNING STAFF RECOMMENDATION: Upon review of the application materials and City staff comments, the Planning Department recommends **approval** of this request.

DEPARTMENT COMMENTS:

Legal Department: Recommend approval

Utilities Department: Recommend approval as long as it does not create any environmental issues

Building Department: Recommend approval

Police Department: Recommend approval

Fire Department: Recommend approval

Project Department: Recommend approval

Planning Department: Recommend approval

Code Enforcement: Recommends approval as long as the applicant has a secure chicken coop.

BOARD/COMMISSION/COMMITTEE ACTION:

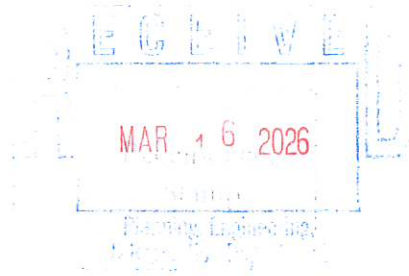
Planning & Zoning Commission -

Reviewed by:

City Manager:	Date:
---------------	-------

Attachments:

1. Conditional Use - 3311 S Sunnyview Ave - Application Items



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: 03/16/2026

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

APPLICANT INFORMATION:

Maribel Pama 3311 Sunnyview Ave.
 NAME ADDRESS
Carlsbad NM 88220 (575) 339-7190 yram10-@yahoo.com
 CITY STATE ZIP PHONE EMAIL

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):

3311 Sunnyview Ave. 25 4 Sunnyview Park Unit 4
 ADDRESS LOT BLOCK SUBDIVISION

ZONING OF PROPERTY: R1

TYPE OF CONDITIONAL USE REQUESTED (IF HOME OCCUPATION, INDICATE TYPE):

Request to have chickens on my property
I have 3 chickens on my property.

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

FOR OFFICIAL USE ONLY:

Required prior to P & Z:

Complete Application Including:

- | | | | |
|---|---|---------------------------------------|--|
| ☐ Site Plan | ☐ Fee | ☐ Notification | ☐ Letter of Explanation |
| ☐ Sign Posting Agreement | | | ☐ Sign Posted |
| ☐ ABM | ☐ Staff Comments | | ☐ Application Packet |

P & Z Action: ☐ Approved

☐ Denied

☐ Other

Date: _____

NOTIFICATION SIGN POSTING AGREEMENT

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

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

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



APPLICANT SIGNATURE

03/16/2024.
DATE

Sign issued by: _____
Staff Member

Sign Notification Agreement Rev. 10/11

Date: 03/16/2026

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: Naribel 3311 Sunnyview Ave. (575)339-7790.
Name Address Phone

Subject Site Location: _____

The proposed action is a:

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

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

The purpose of the variance/appeal is:

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

☐ Home Occupation: _____

☒ Other Use: chickens

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

Date: May 4 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,

Martinez

Applicant/Agent

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Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To: Clark Iskre
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 3313 Sunnyview Ave.
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 Carlbad NM 88200

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Sent To: Urrath, Kevin & Emily
 Street and Apt. No., or PO Box No.
 3307 Sunnyview Ave.
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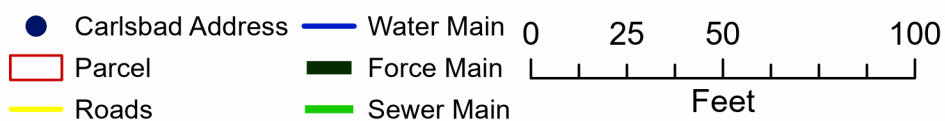
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Scale: 1:600
1 inch = 50 feet

Conditional Use
Carlsbad, NM

Map # 3511_ed01

Date: 3/30/2026



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Scale: 1:1,200
1 inch = 100 feet

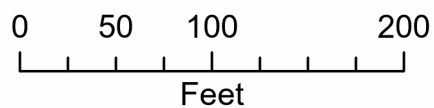
Conditional Use
Carlsbad, NM

Map # 3511_ed02

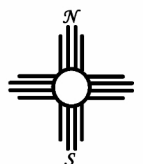
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- Carlsbad Address
- ▭ Parcel
- Roads
- Zoning
- R-1



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**CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM**

Council Meeting Date: May 4, 2026

DEPARTMENT: Planning & Zoning	BY: Miguel Martinez	DATE: 04/22/2026
SUBJECT: Consider approval of a Conditional Use Permit to allow a Home Occupation (Home Office for RV Mobile Repair) at the property located at 1022 Pate Street, zoned "R-1" Residential 1 District		
BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) Request for Conditional Use Permit to allow a Home Occupation (Home Office for Mobile RV Repair) to be located at 1022 Pate St, zoned "R-1" Residential 1 District Applicant: Waylon & Patricia Barnes 1022 Pate St Carlsbad, NM 88220 Owner: Casey Sowers 2017 Cordova Cir Grandbury TX 76049 <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> The applicant is requesting approval of a Conditional Use Permit that will allow the operation of a Home Office for Mobile RV Repair Service at their residence, 1022 Pate St. The applicant states in their application that the proposed office will generate no additional traffic, and there will be no clients visiting the premises. All work will be done off-site. The Planning Department has questions regarding what type of activity will take place at the subject site. The applicant needs to provide more information regarding any equipment or materials storage that would take place at the subject property. The applicant will need to obtain a City Business Registration upon approval of this request. Sec. 56-70(d)(9) of the Carlsbad Zoning Ordinance states the following regarding Home		

Occupations:

Sec. 56-70(d)(9) Home Occupations

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:

(a) Office Uses (by appointment only) including:

- (i) Accountants and tax preparers;*
- (ii) Architects;*
- (iii) Attorneys;*
- (iv) Barbers and beauticians;*
- (v) Bookkeepers;*
- (vi) Computer programmers and web designers;*
- (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.*

(b) Retail sales and service uses including:

- (i) Catalog and mail order services that do not maintain stock for sale on the premises;*
- (ii) Home occupations which involve hand work, such as the making of baskets, blankets, clothing, jewelry, paintings, pottery and rugs, and artist studios;*
- (iii) Bed and breakfast; or*
- [(iv)] Other retail sales and services as approved by the planning and zoning commission.*

(c) Prohibited uses. The following uses and activities shall not be permitted or conducted as a home occupation:

- (i) Adult business uses;*
- (ii) Appliance and/or computer sales, rental or repair;*
- (iii) Funeral homes;*
- (iv) Hotels;*
- (v) Metal work and blacksmithing;*
- (vi) Restaurants;*
- (vii) Retail sales and services, except those listed above;*
- (viii) Vehicle or equipment sales, rental, repair or servicing;***
- (ix) Veterinary facilities, animal clinics, animal care, boarding or grooming facilities;
or*
- (x) Any occupation involving the storage or usage of hazardous materials.*

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.

DEPARTMENT RECOMMENDATION:

PLANNING STAFF RECOMMENDATION: based on the application materials and staff comments, the Planning Department recommends approval of the request with the following conditions:

- Materials shall not be stored at the property

DEPARTMENT COMMENTS:

Legal Department: Recommends approval

Police Department: Recommends approval

Fire Department: Recommends approval

Public Works: Recommends approval

Utilities Department: Recommends approval

Projects Department: Recommends approval

Building Department: Recommends approval

Planning Department: Recommends approval

Code Enforcement: No comment

BOARD/COMMISSION/COMMITTEE ACTION:

Planning & Zoning Commission -

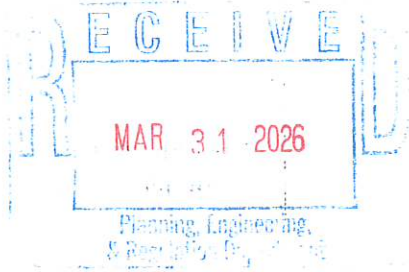
Reviewed by:

City Manager:

Date:

Attachments:

1. Conditional Use - 1022 Pate St - Application Items



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: 3-30-26

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

APPLICANT INFORMATION:

Waylon or Patricia Barnes 1022 Pate St
 NAME ADDRESS
Carlsbad NM 88220 575-689-7218 bnbrvrepairs@gmail.com
 CITY STATE ZIP PHONE EMAIL
DBA B+B RV Repair

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):

1022 Pate St 30 1 Cavern
 ADDRESS LOT BLOCK SUBDIVISION

ZONING OF PROPERTY: R1

TYPE OF CONDITIONAL USE REQUESTED (IF HOME OCCUPATION, INDICATE TYPE):
mobile RV Repair, home office

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.)

B+B RV Repair is a mobile rv repair business. No RV work is done at our residential address; all repairs are done on site where the customer calls us from. One room in our home is used as an office to conduct all paperwork side of the business.

FOR OFFICIAL USE ONLY:

Required prior to P & Z:

Complete Application Including:

- | | | | |
|---|---|---------------------------------------|--|
| ☐ Site Plan | ☐ Fee | ☐ Notification | ☐ Letter of Explanation |
| ☐ Sign Posting Agreement | | | ☐ Sign Posted |
| ☐ ABM | ☐ Staff Comments | | ☐ Application Packet |

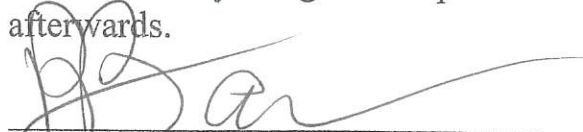
P & Z Action: ☐ Approved ☐ Denied ☐ Other Date: _____

NOTIFICATION SIGN POSTING AGREEMENT

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

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

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


APPLICANT SIGNATURE

3-30-26
DATE

Sign issued by: _____
Staff Member

Sign Notification Agreement Rev. 10/11

Date: 3-30-26

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: Waylon or Patricia Barnes 1022 Pate St 575.689.7218
Name Address Phone

Subject Site Location: BAB RV Repair

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: RV Repair
☐ Other Use: _____

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

Date: May 4 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,


Applicant/Agent

9589 0710 5270 3761 8480 17

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Carlsbad, NM 88220

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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☐ Return Receipt (electronic)	\$0.00
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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To: Donna & Debra Grube
1023 Pate St
Carlsbad, NM 88220

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To: John Laubhan
1023 Pate St
Carlsbad, NM 88220

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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To: Lory & Diane Dominguez
1018 Pate St
Carlsbad, NM 88220

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Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To: Carlos Solano
1023 Pate St
Carlsbad, NM 88220

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Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To: Joe & Diane Smith
1523 Boracundi Ave
Carlsbad, NM 88220

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Total Postage and Fees	\$6.08

Sent To: Roger & Sandra Whobrey
1023 Pate St
Carlsbad, NM 88220

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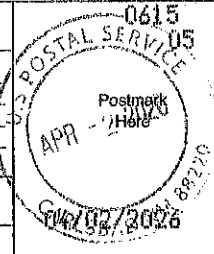
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Total Postage and Fees	\$6.08

Sent To: Martín Elena Per Campos
Street and Apt. No., or PO Box No. 1019 Alamosa St
City, State, ZIP+4® Carlsbad NM 88220

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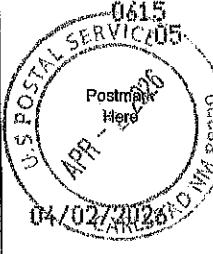
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Total Postage and Fees	\$6.08

Sent To: Beth Shan
Street and Apt. No., or PO Box No. 1020 Pato St
City, State, ZIP+4® Carlsbad NM 88220

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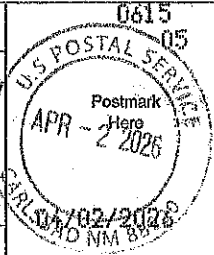
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Sent To: Richard & Susan Cahill
Street and Apt. No., or PO Box No. 1019 Alamosa St
City, State, ZIP+4® Carlsbad NM 88220

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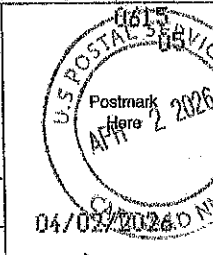
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Sent To: Anna Lee Azzinaro
Street and Apt. No., or PO Box No. 1020 Pato St
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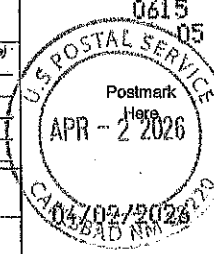
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Sent To: Loisell & Amy Andrews
Street and Apt. No., or PO Box No. 1020 Pato St
City, State, ZIP+4® Carlsbad NM 88220

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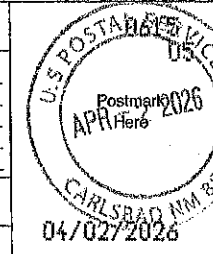
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Sent To: Deborah Smith
Street and Apt. No., or PO Box No. 1020 Pato St
City, State, ZIP+4® Carlsbad NM 88220

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

Postage \$0.78

Total Postage and Fees \$6.08

Sent To Michael Carrasco

Street and Apt. No., or PO Box No. 1825 Alamosa St

City, State, ZIP+4® Carlisle NM 88220

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$6.08

Sent To Jamie Neatherlin

Street and Apt. No., or PO Box No. 405 Doepf Dr

City, State, ZIP+4® Carlisle NM 88220

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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04/02/2026
CARLISLE NM 88220

Jeff Patterson

Apr 16, 2026,
4:57 PM (5 days ago)

to Casey, pjdowndy25@yahoo.com, bnbrvrepairs@gmail.com, Trysha, me

Mr. Sowers, I have attached the affidavit you are referencing in this reply. Would you be able to have that form notarized and emailed back to me? If so, we can put that with your tenant's application.

Thank you!

On Thu, Apr 16, 2026 at 3:56 PM Casey Sowers <casey_sowers@ymail.com> wrote:

Hi Jeff,

I don't know if you remember me but we had lots of dealings in the past with MH/RV parks when I lived in Carlsbad.

This is Casey Sowers and I now live in the DFW area of Texas.

You were always very helpful and could reasonably help overcome any concerns I might have had at the time.

I have a couple of concerns or questions I would like to ask you.

I still own a few single family homes in Carlsbad.

One of my lessees is having some trivial problems regarding a business license as they operate from their home which I own and they are leasing/buying from me. They have been excellent about paying, taking care of the property, and being good neighbors to those around them.

They had a business license last year with no problems.

This year they were required to get letters from neighbors around them etc which they complied with.

It's a one man business of mobile RV repair and his wife keeps the books for him at home.

The business license is simply for the bookkeeping within the home. There are no RV's or any repairs occurring on the property.

My lessee, Patricia Barnes, is being required to obtain notarized forms from me since I am the owner of record showing I have no objections to them operating a business from the home.

I can't imagine having a problem with someone having a computer and printer in their home to sustain their business.

Don't we all have computers and printers in our home nowadays?

I have not seen the form but I'm being told it requires notarization in NM. That would require a significant amount of time and money to make a trip there for me to assist them.

What can we do to simplify the process from my end to assist them in being compliant with the City and avoid any future correspondence or nasty letters to shut them down? I'm not sure if the process is promoting compliance or a business friendly environment with all the growth Carlsbad is experiencing and has experienced since I was in business there for many years.

I could understand if they were being a nuisance to their neighbors or parking vehicles or RV's all around the home.

I would not allow that as owner of record.

May I ask for some guidance or assistance in allowing these people to resume their normal course of business as they previously have in the past?

Please contact me at:

Casey Sowers

1-575-706-1534

Feel free to reply to all on this email.

Thanks for your consideration,

Casey Sowers

Scale: 1:480
1 inch = 40 feet

Conditional Use
Carlsbad, NM

Map # 3515_ed01
Date: 4/15/2026



Carlsbad Address

Parcel

Roads

Fire Hydrant Line

Water Main

Sewer Main

0

20

40

80

Feet

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

Page 41 of 167

Scale: 1:1,200

1 inch = 100 feet

Conditional Use
Carlsbad, NM

Map # 3515_ed02

Date: 4/15/2026



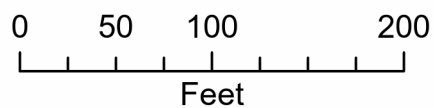
● Carlsbad Address

□ Parcel

— Roads

Zoning

■ R-1



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are NOT surveyor quality and
are only to be used as a reference.





**CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM**

Council Meeting Date: May 4, 2026

DEPARTMENT: Planning & Zoning	BY: Miguel Martinez	DATE: 04/22/2026
SUBJECT: Consider approval of a Variance from Ord. 56-90(b) to allow a five-foot (5') rear setback instead of the required ten-foot (10') rear setback for the property located at 3603 Selman Court, zoned "R-1" Residential 1 District		
BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) Request for Variance from Ord. 56-90(b) to allow a 5-foot (5') rear setback instead of the required ten-foot (10') rear setback for the property located at 3603 Selman Ct, zoned "R-1" Residential 1 District, pursuant to Section 3-21-1 et. Seq. NMSA 1978 and Sections 56-150(b) and 56-140(i), Carlsbad Code of Ordinances. Applicant/Owner: Maritza Magana 3603 Selman Ct Carlsbad, NM 88220 <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> The applicant has submitted a request to allow a porch addition to have a five-foot (5') rear yard setback instead of the required ten-foot (10') rear yard setback. The applicant has provided a sketch showing a 44'x25' extension to the existing concrete slab. Construction materials have not been indicated by the applicant. The Planning and Zoning Commission shall only approve a variance if it makes the following findings: (a) The stated hardship is one that is unique to the applicant rather than one suffered by the neighbors or the general public, and (b) The hardship relates to the applicant's land, rather than personal circumstances, and		

- (c) The hardship is not the result of the applicant's own actions, and
- (d) The granting of the variance is consistent with the City's Comprehensive Plan or other City master plan, and
- (e) The granting of the variance is in harmony with the purpose and intent of the Zoning Ordinance, and
- (f) The variance granted is the minimum necessary to make possible the reasonable use of the land or structure, and
- (g) The granting of the variance will not be injurious to adjacent property or the neighborhood or detrimental to the public health, safety or general welfare, and
- (h) The variance will neither result in the extension or expansion of a non-conforming structure or use in violation of Article VII nor authorize the initiation of a non-conforming use of land.

The applicant did not meet all of the listed criteria.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):
The minimum setbacks are for fire safety between structures.

The following *City of Carlsbad Comprehensive Plan 2040* objectives apply to this request:

Chapter 4: Housing & Neighborhoods

Objectives:

To preserve the character, identity, and integrity of established neighborhoods.

DEPARTMENT RECOMMENDATION:

PLANNING STAFF RECOMMENDATION: Upon review of the application materials and City staff comments, the Planning Department recommends **denial** of this request.

DEPARTMENT COMMENTS:

Legal Department: Recommend denial – no proof of hardship shown per Zoning Ordinance

Utilities Department: Recommend denial

Building Department: Recommend denial – if approved, must be built using combustible material

Police Department: Recommend denial

Fire Department: Recommend denial

Project Department: Recommend denial – Restricts fire access

Planning Department: Recommend denial

Code Enforcement:

BOARD/COMMISSION/COMMITTEE ACTION:

Planning & Zoning Commission -	
Reviewed by:	
City Manager:	Date:

Attachments:

1. Variance - 3603 Selman Ct - Application Items

**CITY OF CARLSBAD**

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

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

Application Date: 4/9/2026Fee Paid (\$50.00): 50.00**APPLICANT INFORMATION:**Maritza Magana

NAME

3603 selman Ct.

ADDRESS

Carlsbad Nm

CITY

STATE

88220

ZIP

575-361-8216

PHONE

EMAIL

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT):

NAME

ADDRESS

CITY

STATE

ZIP

PHONE

EMAIL

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

TYPE OF REQUEST (CHECK ONE):

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

SPECIFY REGULATION AND/OR SUBSECTION: _____

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

SPECIFY REGULATION AND/OR SUBSECTION: 56-90 (b)

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

— Want a variance to allow 5' rear setback
for porch addition.

NOTIFICATION SIGN POSTING AGREEMENT

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

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

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



APPLICANT SIGNATURE

4-09-2026
DATE

Sign issued by: _____
Staff Member

Rev. 10/11

Date: 04-09-2020

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: Maritza Magana 3603 Selmon Ct. 575-361-8216
Name Address Phone

Subject Site Location: _____

The proposed action is a:

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

☒ Variance/Appeal from Sec. 56-90(b) in accordance with Sec. 56-150(c).

The purpose of the variance/appeal is:

a variance to allow 5' rear setback for porch addition

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

☐ Home Occupation: _____

☐ Other Use: _____

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

Date: May 4, 2020

Time: 5:00pm

Place: City Annex Planning Room

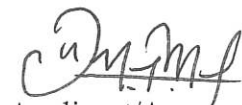
114 S. Halagueno St.

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,


Applicant/Agent

9589 0710 5270 4109 8451 18

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Carlsbad, NM 88220	
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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08
Sent To <u>Clark Leslie</u>	
Street and Apt. No., or PO Box No. <u>3313 Sunnymore Ave.</u>	
City, State, ZIP+4® <u>Carlsbad NM 88200</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08
Sent To <u>Wirth, Karon & Emily</u>	
Street and Apt. No., or PO Box No. <u>3307 Sunnymore Ave.</u>	
City, State, ZIP+4® <u>Carlsbad NM 88200</u>	
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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08
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Street and Apt. No., or PO Box No. <u>3316 Sunnymore Ave.</u>	
City, State, ZIP+4® <u>Carlsbad NM 88200</u>	
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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08
Sent To <u>Beason, Anna</u>	
Street and Apt. No., or PO Box No. <u>3309 Sunnymore Ave.</u>	
City, State, ZIP+4® <u>Carlsbad NM 88200</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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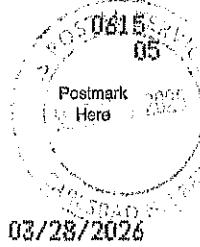
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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08
Sent To <u>Allen, Ryan</u>	
Street and Apt. No., or PO Box No. <u>3312 Sunnymore Ave.</u>	
City, State, ZIP+4® <u>Carlsbad NM 88200</u>	
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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08
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Street and Apt. No., or PO Box No. <u>3314 Sunnymore Ave.</u>	
City, State, ZIP+4® <u>Carlsbad NM 88200</u>	
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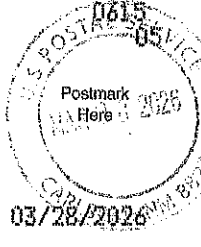
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☐ Adult Signature Restricted Delivery	\$0.00
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Total Postage and Fees	\$6.08
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



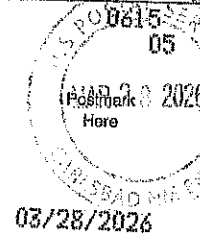
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Certified Mail Fee	\$5.30
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



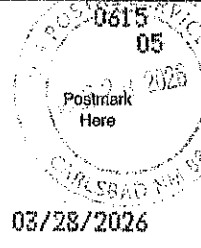
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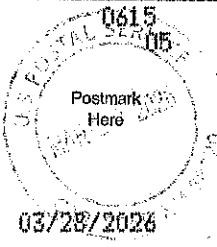
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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08
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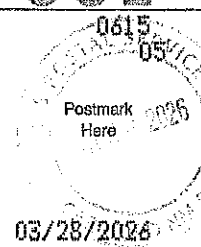
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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08
Sent To Hernandez Connie Street and Apt. No., or PO Box No. 3528 Grandi Rd City, State, ZIP+4® Carlsbad NM 88220	
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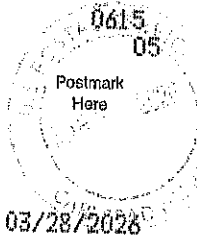
OFFICIAL USE

Certified Mail Fee
\$ **\$5.30**

Extra Services & Fees (check box, add fee ~~\$0.00~~ ^{\$0.00} (white))
☐ Return Receipt (hardcopy) \$ **\$0.00**
☐ Return Receipt (electronic) \$ **\$0.00**
☐ Certified Mail Restricted Delivery \$ **\$0.00**
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$ **\$0.00**

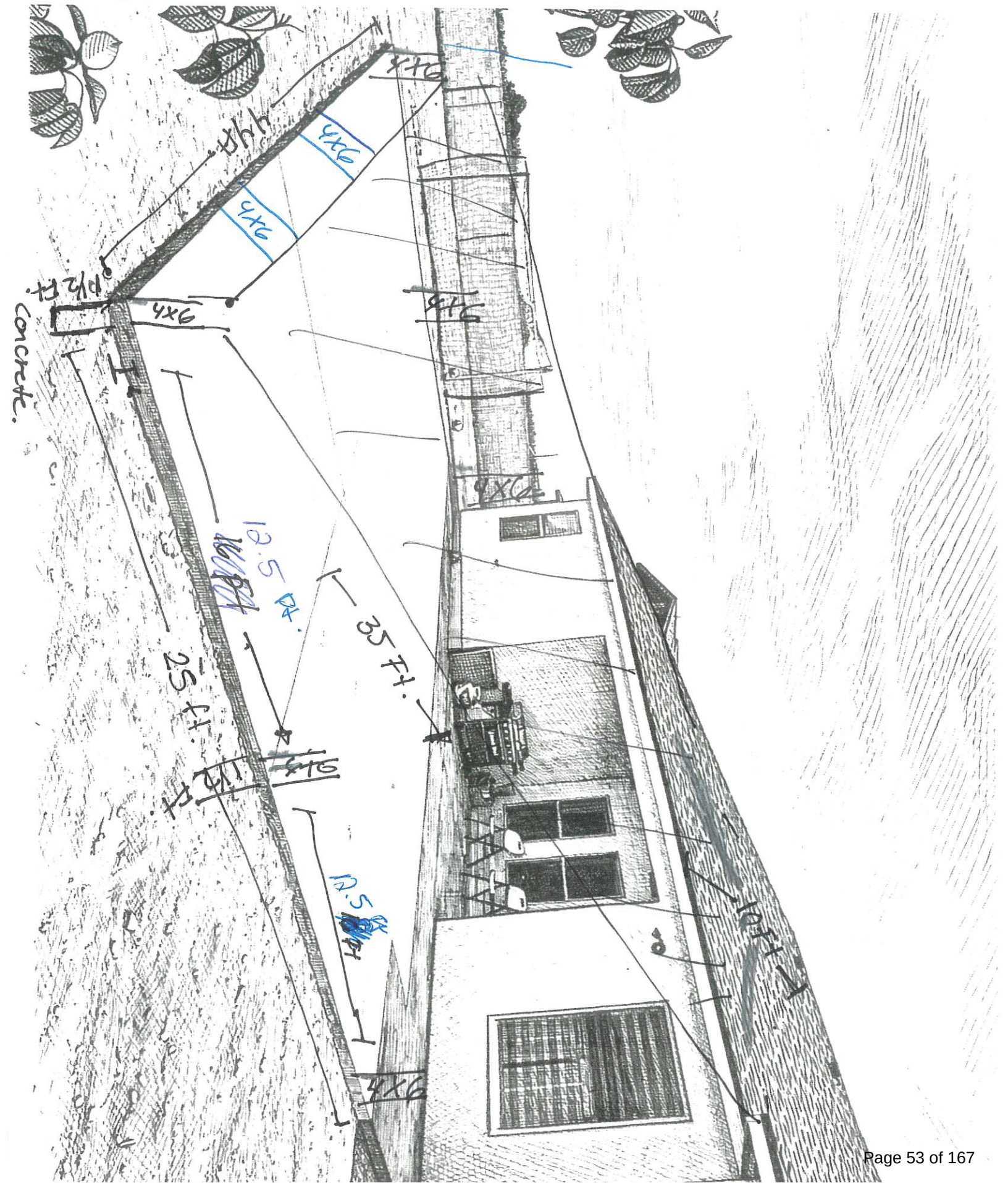
Postage
\$ **\$0.78**

Total Postage and Fees
\$6.08



Sent To: Sanchez, Christopher Robert
Street and Apt. No., or PO Box No. 3402 Meadowlark LN
City, State, ZIP+4[®] Carlsbad NM 88200

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

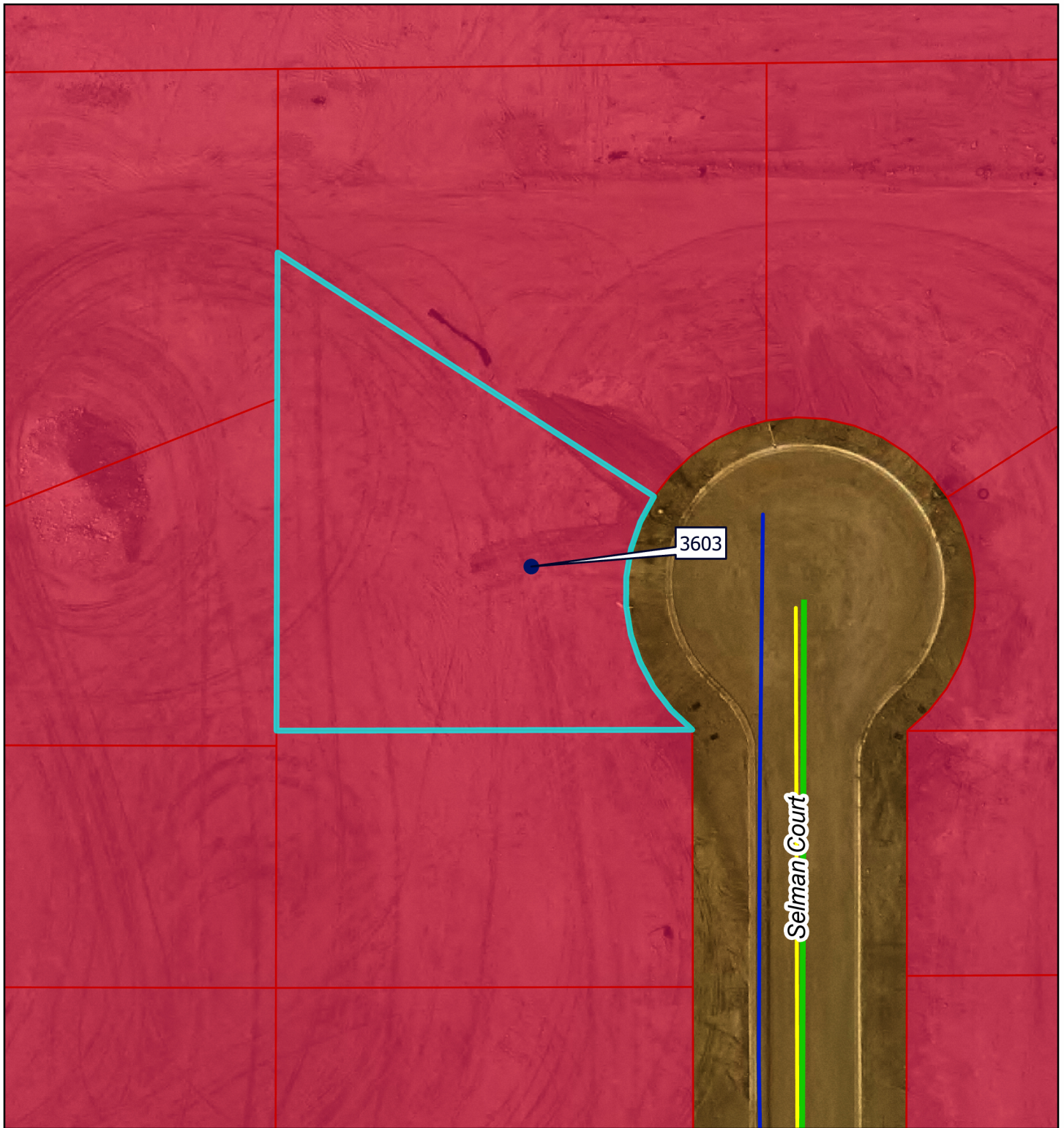


Scale: 1:480
1 inch = 40 feet

Conditional Use
Carlsbad, NM

Map # 3517_ed01

Date: 4/15/2026



- Carlsbad Address
 - Parcel
 - Roads
 - Water Main
 - Sewer Main
 - Zoning
 - R-1
- 0 20 40 80
Feet

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: May 4, 2026

DEPARTMENT: Planning & Zoning	BY: Miguel Martinez	DATE: 04/22/2026
SUBJECT: Consider approval of a Variance from Ord. 56-90(b) to allow a ten-foot (10') rear setback instead of the required twenty-foot (20') rear setback for the property located at 4003 Jesse James Court, zoned "R-R" Rural Residential District		
BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) Request for Variance from Ord. 56-90(b) to allow a ten-foot (10') rear setback instead of the required twenty-foot (20') rear setback for the property located at 4003 Jesse James Court, zoned "R-R" Rural Residential District, pursuant to Section 3-21-1 et. Seq. NMSA 1978 and Sections 56-150(b) and 56-140(i), Carlsbad Code of Ordinances. Applicant/Owner: Joe Mecham 4003 Jesse James Court Carlsbad, NM 88220 <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> The applicant has submitted a request to allow a carport to have a ten-foot (10') rear yard setback instead of the required twenty-foot (20') rear yard setback. The applicant has submitted a site plan showing the proposed location of the carport. The carport will be constructed of non-combustible, metal, materials. The carport is a 26' x 45' structure with a height of 14'. The applicant will adhere to the required side setback of seven and a half feet (7.5' feet). The carport will be open on all sides. The Planning and Zoning Commission shall only approve a variance if it makes the following findings: (a) The stated hardship is one that is unique to the applicant rather than one suffered by the neighbors or the general public, and (b) The hardship relates to the applicant's land, rather than personal		

circumstances, and

- (c) The hardship is not the result of the applicant's own actions, and
- (d) The granting of the variance is consistent with the City's Comprehensive Plan or other City master plan, and
- (e) The granting of the variance is in harmony with the purpose and intent of the Zoning Ordinance, and
- (f) The variance granted is the minimum necessary to make possible the reasonable use of the land or structure, and
- (g) The granting of the variance will not be injurious to adjacent property or the neighborhood or detrimental to the public health, safety or general welfare, and
- (h) The variance will neither result in the extension or expansion of a non-conforming structure or use in violation of Article VII nor authorize the initiation of a non-conforming use of land.

The applicant did not meet all of the listed criteria.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):
The minimum setbacks are for fire safety between structures.

The following *City of Carlsbad Comprehensive Plan 2040* objectives apply to this request:

Chapter 4: Housing & Neighborhoods

Objectives:

- *To preserve the character, identity, and integrity of established neighborhoods.*

DEPARTMENT RECOMMENDATION:

PLANNING STAFF RECOMMENDATION: Upon review of the application materials and City staff comments, the Planning Department recommends **denial** of this request.

DEPARTMENT COMMENTS:

Legal Department: Recommend denial – no proof of hardship shown per Zoning Ordinance

Utilities Department: Recommend denial

Building Department: Recommend denial

Police Department: Recommend denial

Fire Department: Recommend denial

Project Department: Recommend denial

Planning Department: Recommend denial

Code Enforcement:

BOARD/COMMISSION/COMMITTEE ACTION:		
Planning & Zoning Commission -		
Reviewed by:		
<table border="1"><tr><td>City Manager:</td><td>Date:</td></tr></table>	City Manager:	Date:
City Manager:	Date:	

Attachments:

1. Variance - 4003 Jesse James Ct - Application Items

**CITY OF CARLSBAD**

*Planning, Engineering,
and Regulation Department*

PO Box 1569, Carlsbad, NM 88221

Phone (575) 885-1185

Fax (575) 628-8379

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

Application Date: 4/15/2026

Fee Paid (\$50.00): 50.00

APPLICANT INFORMATION:

Joe Meecham 4003 Jesse James Court
NAME ADDRESS
Carlsbad NM 88220 435-609-1225 bncmeeham@emery Telcom.net
CITY STATE ZIP PHONE EMAIL

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT):

NAME ADDRESS
CITY STATE ZIP PHONE EMAIL

LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (FOR WHICH VARIANCE IS REQUESTED): 4003 Jesse James Court

TYPE OF REQUEST (CHECK ONE):

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

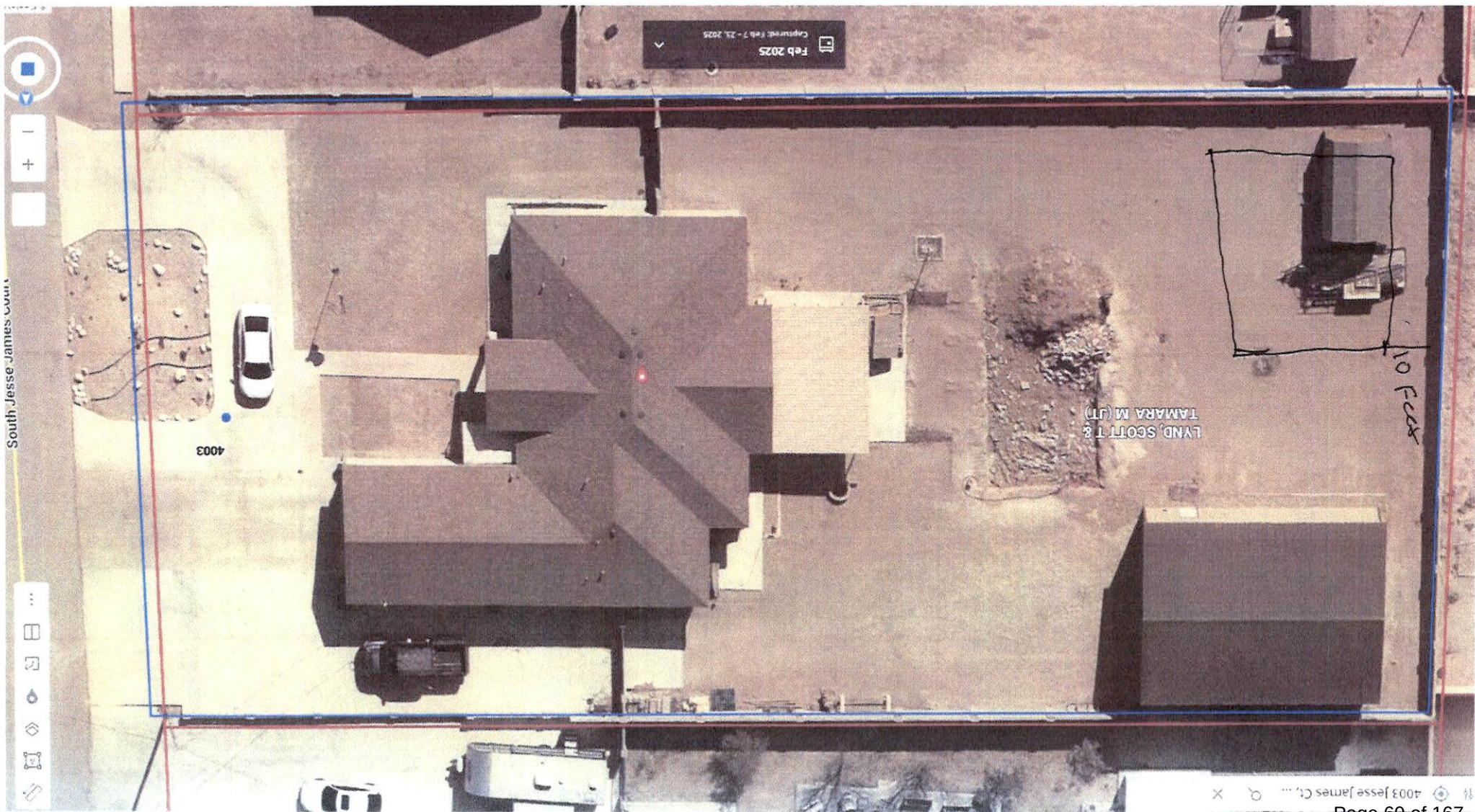
SPECIFY REGULATION AND/OR SUBSECTION: Variance to put structure 10' off back Property line.

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

SPECIFY REGULATION AND/OR SUBSECTION: _____

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

See attached paper



Zoning Ordinance

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

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

- (a) The decision-maker made an error in reviewing whether a standard was met, by a misreading of the facts, plans, regulations or an error in judgment.
- (b) Where conflicting evidence exists, the appeal is limited to determining what evidence or testimony bears the greatest credibility.
- (c) The decision-maker made the decision on standards not contained in this or other City ordinances, regulations or state law; or a standard was applied more strictly or broadly than is appropriate to implement the City's Comprehensive Plan and this Zoning Ordinance.

Subdivision Regulations

Criteria for Appeals – Sec. 47-7

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

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

FOR OFFICIAL USE ONLY:

Required prior to P & Z:

Complete Application Including:

- | | | | |
|---|---|---------------------------------------|--|
| ☐ Site Plan | ☐ Fee | ☐ Notification | ☐ Letter of Explanation |
| ☐ Sign Posting Agreement | | | ☐ Sign Posted |
| ☐ ABM | ☐ Staff Comments | | ☐ 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.



APPLICANT SIGNATURE

DATE

Sign issued by: _____
Staff Member

Date: _____

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: Joe Mechan 4003 Jesse James Ct. Carlsbad 88220
Name Address Phone

Subject Site Location: 4003 Jesse James Ct

The proposed action is a:

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

☒ Variance/Appeal from Sec. 56-90(b) in accordance with Sec. 56-150(c).

The purpose of the variance/appeal is:

To allow the placement of a carport 10' within the rear setback instead of the required 20' rear setback

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

☐ Home Occupation: _____

☐ Other Use: _____

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

Date: May 4, 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,



Applicant/Agent

9589 0710 5270 4109 8551 48

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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)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To

Street and Apt. No., or PO Box No.
4002 S Pat Garrett

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4109 8551 86

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Total Postage and Fees	\$6.08

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4002 Jesse James

City, State, ZIP+4®

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☐ Adult Signature Restricted Delivery	\$0.00
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City, State, ZIP+4®

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Postage	\$0.78
Total Postage and Fees	\$6.08

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4500 Pat Garrett

City, State, ZIP+4®

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Certified Mail Fee	\$5.30
\$	\$0.00
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Street and Apt. No., or PO Box No.	
4001 Jesse James	
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Total Postage and Fees	\$6.08
Sent To	
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4004 S Pat Barrett	
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AMERICAN STEEL CARPORTS, INC.
 457 N. Broadway St. Joshua, Tx 76058
 Phone: (866) 730-9865
 Fax : (817) 484-2182 or (866) 396-2057
 Email: orders@americansteelinc.com

AUTHORIZED DEALER

Dealer: Rustic River Portables
 Phone: 575-706-7494
 Email: rusticriverllc@yahoo.com
 Order Date: 04/03/2026

AZ-License #ROC 331517 MI-License #210219074

SHIP TO

Buyer Name(s): Ben Mecham
 Buyer Address: 4003 Jesse James Court City: Carlsbad State: NM Zipcode: 88220
 Phone (Home): 435-609-1225 Cell: 435-650-2084 E-mail: _____

If unit location is different from above: _____

***Required fields must be typed or printed using ONLY black and blue ink. Incomplete forms will not be accepted. PLEASE MAKE SURE THE FORM IS COMPLETE.**

BUILDING DIMENSIONS						BASE PRICE
DESCRIPTION	*Width	*Roof Length	*Base Length	*Leg Height	*Gauge	
RV Cover	26	46	45	14	14	6,405.00

If your unit is longer than 31' in length, we strongly recommend to opt for our A-Frame Vertical Roof, to avoid future leaks.

Roof Style	☐ Standard* OR ☐ A-Frame Horizontal* ☒ A-Frame Vertical	
Height	Leg Height (If Height is taller than 6') <u>14</u>	2,040.00
Sides	☐ Close 2 Sides ☐ Close 1 Side ☐ Vertical ☐ Horizontal	
Ends	☐ Close 2 Ends ☐ Close 1 End ☐ Vertical ☐ Horizontal	
Windows	Size _____ QTY _____ ☐ Single-Pane ☐ Double-Pane	
	Size _____ QTY _____ ☐ Single-Pane ☐ Double-Pane	
Walk-In Doors	Size _____ QTY _____	
Roll-Up Doors	On End _____ Size _____ QTY _____ Size _____ QTY _____	
	On Side _____ Size _____ QTY _____ Size _____ QTY _____	
Insulation	(Vertical Units Only) ☐ Roof Insulation ☐ Fully Insulated	
Others	☒ Mobile Home ☐ Concrete ☐ Asphalt QTY _____ ☒ Anchor Package (100 MPH Warranty)	
	☐ Color Screws	
	6' horizontal sides \$690 / front gable \$355 / 115 mph wind rating \$565	1,610.00
	diagonal bracing	840.00
	extended 6' rear gable	1,200.00
	10% off sale	-1,209.50

COLOR:
 Roof: Earth Brown
 Sides: Rawhide
 Trim: Earth Brown
 Ends: Rawhide
 Ridge Cap: Earth Brown
 Wainscot: _____

SITE READY:
 Land Level: YES ☒ NO ☐
 Electricity: YES ☒ NO ☐
 Concrete: NEW ☐ EXISTING ☐
 Installation Surface: DIRT INSTALL
 Concrete Size: _____

Total Cost:

Unit Cost: 10,885.50

Tax Rate: 7.41% Tax: 806.62
Ammt. based on Tax Rate (If Install Location)

Subtotal: 11,692.12

Only tax and subtotal are percentage based

Extra Labor: _____
(If applicable)

Plans/Engineering: _____
(If applicable) **Non-refundable**

Dropoff: ☐

Delivery / Install: ☒ 2,177.10

Total: 13,869.22

Deposit: 2,177.10

Unit Amount Due: 11,692.12

Custom orders/wide-spans will require 50% deposit on welcome call.

Ready: ☐ Financed: ☐ Not Ready: ☐ RTO: ☐

For More Info:



NOTICE: By signing this document, the customer acknowledges and agrees with all the terms and conditions included on both sides of this contract, and the sales agreement.

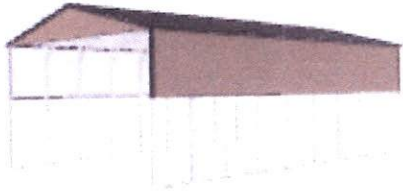
Customer Signature: _____

Dealer Signature: _____

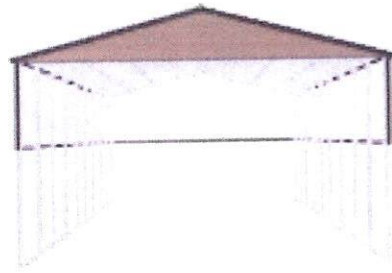
Any revisions or modifications MAY result in an additional charge.

FOR OFFICE USE ONLY:
 American Steel Carports, Inc. approval/Authorization: _____

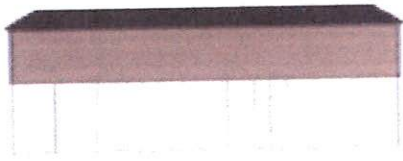
ARIZONA RESIDENTS ONLY. You, as the property owner, have the right to file a written complaint with the AZ Registrar for an alleged violation of section 32-1154, subsection A of the Arizona Revised Statutes. You may contact the AZ Registrar by telephone at 602-542-1525. You can find more information on the AZ Registrar website. Any complaint must be made within the applicable time period as set forth in section 32-1162, subsection A.



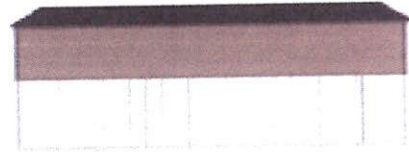
Perspective View



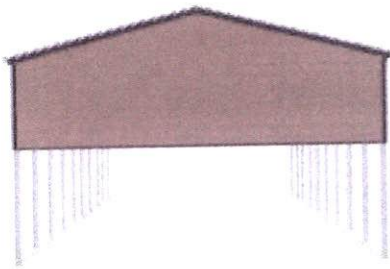
Front



Left Side



Right Side



Back

LEFT SIDE

FRONT

26'

BACK

45'

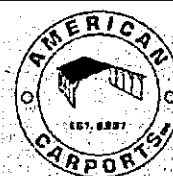
RIGHT SIDE

SYMBOL LEGEND

..... Open Wall



Engineering Breakdown



SEND THIS FORM IN WITH QUOTE SHEET

	Original Trusses	Required Truss Spacing	Extra Trusses Required	Price Breakdown
Trusses	12	48"	1	\$565.00
	Original Channel	Required Channel Spacing	Extra Channel Required	Price Breakdown
Hat Channel	10	48"	0	\$0.00
	Original Girts	Required Girt Spacing	Extra Girts Required	Price Breakdown
Girts	4	60"	0	\$0.00
	Original Verticals	Required Vertical Spacing	Extra Verticals Required	Price Breakdown
Verticals	7	48"	0	\$0.00

Dimensions	Width	Length	Height
	26	45	14
Roof Style	Sides	Ends	Snow Load
	0	Extended Gable	0
A-Frame Vertical	Quantity	Quantity	MPH Wind Rating
	Horizontal Sides	Horizontal Ends	115
Total Cost			\$565.00

AMERICAN STEEL CARPORTS, INC.

457 N. Broadway St. Joshua, Tx 76058

Phone: (866) 730-9865

Fax : (817) 484-2182 or (866) 396-2057

Email: orders@americansteelinc.com

Sales Agreement

Buyer represents to American Steel Carports, Inc. ("ASC") that Buyer has read the foregoing Buyer Acknowledgments and Terms and Sales Agreement ("Agreement"), in connection with the purchase of the steel structure ("Structure") from ASC as referenced herein and agrees to the following terms and conditions:

Buyer Acknowledgment

Initial

Buyer's Responsibilities Prior to Install.

Buyer acknowledges that prior to the installation of the Structure, the construction site is leveled and prepped for installation and ensures that all underground utilities are flagged for the area assigned for the structure. Buyer is solely responsible to obtain all permits and building authorizations required to install the purchased structure.

Lead Time Commencement.

Buyer acknowledges that all lead times associated with Buyer's Structure shall commence upon Buyer's site being adequately prepped for installation. Any lead time associated with Buyer's order shall commence once Buyer obtains a permit and the concrete slab, where applicable, has been finished. Buyer further acknowledges that production, delivery, and installation lead times are only an estimate and are subject to change.

Modifications to Steel Structure.

Buyer acknowledges any modification, addition, deletion or substitution to the structure without express written design approval by ASCI, will VOID all warranties. Our products are designed and specifically engineered to provide superior performance as manufactured. Any changes to the design by the Buyer could compromise the structural integrity of the unit.

Payment in Full.

Final payment is due in full at the time of installation. Buyer expressly agrees that the structure shall remain property of ASC until payment is made in full.

Structure Anchoring.

Buyer acknowledges that the Structure purchased should only be anchored by an ASC certified anchoring system. Any failure to anchor the steel structure with an ASC certified anchoring system will void the wind warranty provided by ASC to Buyer.

Insurance.

It is the Buyer's sole responsibility to obtain insurance coverage on the Structure. ASC highly recommends that Buyer obtain insurance coverage on the Structure. ASC does not insure Structures once unloaded from delivery trucks.

Cancellation.

ASC reserves the right to cancel any order due to pricing errors or insufficient information, and/or if there is a discrepancy of more than 1% of the total sale at any time. Buyer should ensure this order is accepted by ASC prior to making any changes to their property in anticipation of receipt of the Structure.

Down Payment Refund.

Down payments on an ASC structure are paid directly to the dealer upon entering into the purchase order and are non-refundable.

Down Payment Refunds on ASC Online and Manufacturer Direct Sales.

Upon receipt of proof of cancellation, due to county permitting that is out of the Buyer's and ASC's control, ASC will refund the Buyer's deposit; this explicitly excludes any cost incurred in connection with specially engineered designs and construction plans. In the event of a cancellation by the Customer for any other issue not related to permitting, the deposit will be non-refundable.

Buyer Signature

The Buyer, by the initials above and signature below, represents that he/she has reviewed this Buyer Acknowledgment and the Terms of the Sales Agreement below and understands those terms and the responsibilities set forth herein and agrees to bind themselves to the provisions.

Buyer's Signature4/13/26
DateJoe Ben Mecham
Buyer's Name (printed)

Terms of Sales Agreement

Payment

Payment shall be made by the Buyer to the Seller in accordance with the terms set forth in this Agreement. All sales are C.O.D. with payment of balance due in full at time of installation and made payable to "American Steel Carports, Inc."

Adjustment to Sales Price for Code Compliance. Buyer acknowledges that each state, city, and county may have varying code requirements and Buyer's local code requirements may require additional work to be performed that is not reflected in the sales price of this Agreement. In the event that Buyer's local code requirements require additions not covered in the Sales Agreement, Buyer further acknowledges that an adjustment may be made to the Sales Price. Any code required modification will require a separate quotation and approval by ASC and Buyer.

Modifications to Initial Design. Buyer acknowledges that any subsequent modifications to the initial design of the Structure as set forth in the Sales Agreement may be subject to a price adjustment.

Purchase, Delivery & Installation

Delivery & Installation Schedule. Shipping and Installation dates are estimated based on ASC's present manufacturing capacity and scheduling, and may be revised by ASC upon receipt or scheduling of Buyer's order. All shipping dates are approximate and shall be computed from the date of entry of the order on ASC's books. All shipping dates are further subject to ASC's prompt receipt from Buyer of this signed Agreement, letter of credit, deposit, and other conditions as specified in the Agreement, and of all drawings, information, and approvals necessary to provide the Structure and to grant any credit proposed in the Agreement.

Photographing Job Site. Before, during, and after the installation process, Buyer agrees to allow the Independent Contractor to photograph the site and installation. If needed, Buyer agrees to provide pictures in the case of repairs, red tags, and/or built overs.

Foundations. American Steel Carports, Inc. does not install foundations and all costs associated with foundations shall be the sole responsibility of the Buyer as well as the design, size, and specifications.

ASC Approved Independent Contractor. All warranties will be voided if the Structure is installed by anyone other than an ASC approved Independent Contractor. **Workmanship Warranty.** ASC approved Independent Contractors are contracted to provide a one-year workmanship warranty on all structures they install. The workmanship warranty does not cover roof leaks on horizontal units longer than 31ft. in length. Water under the base rail is not covered under the warranty and it is not considered a defect/repair.

Utilities Marked Off. It is Buyer's duty to inform the Independent Contractor of any underground cables, gas lines, septic systems, or any other utility lines. ASC will not be responsible for any damages to unmarked and/or un-located utilities.

Leveling of Job Site. Buyer is solely responsible for having the jobsite leveled prior to the installation of the Structure. ASC is not responsible for the present physical conditions at the installation location or any damage resulting from the installation (such as grass, mud prints, fences, posts, etc.). If the lot is not leveled at the time of installation the unit may be installed "AS IS" (and the warranties will be voided). In the event the jobsite is not properly prepared for installation and ASC is forced to cancel the installation, the Buyer will be charged an additional fee associated with either restocking or re-mobilizing the installation. Fee charges may vary depending on freight and Independent Contractor re-mobilization costs. If the job site is inadequately prepared by Buyer, ASC reserves the right to cancel Buyer's order. In the event Buyer directs Independent Contractor to erect the Structure on uneven or inadequate site conditions, it will be at the Independent Contractor sole discretion to do so, and Buyer acknowledges the warranty will be voided.

Anchoring. Some state and local ordinances may require a foundation prior to installation. It is highly recommended that all ground, gravel, or blacktop installation be securely fastened with the correct number of ASC certified anchors. The Buyer is responsible for patching and repairing blacktop after anchors are installed. Re-bar pins are designed for temporary use only. ASC will not be responsible for any damage to and/or by the structure if the Buyer chooses to use only the re-bar pins provided with the carport and failure to utilize ASC certified anchors will void Buyer's warranty.

Delay of Shipment or Performance

Delay Due to Buyer. In the event that a customer is not ready for install on their own behalf, ASC reserves the right to modify the price on the contract after 6 months from the original purchase date to reflect current material and labor prices. If shipment of any materials or other performance by ASC is delayed at the request or due to the fault of the Buyer, ASC may at its option hold the materials at the place of manufacture at the risk and expense of the Buyer from the time it is ready for shipment.

Delay Due to ASC. Dates for ASC's performance are only estimates. In addition, ASC shall not be in default of this Agreement due to its delay or failure to deliver or perform resulting, in whole or in part, from: (i) Force Majeure as defined below; (ii) material shortages; or (iii) the lack of usual means of transportation, accidents, contingencies, or events, at ASC's or its supplier's plant or elsewhere (whether or not beyond ASC's control) which directly or indirectly interfere with, or render substantially more burdensome, ASC's production, delivery, or ASC's performance of the Agreement within the timeframe set forth with Buyer.

Force Majeure. "Force Majeure" means any event or circumstance beyond the reasonable control of ASC which prevents or impedes ASC's due performance of this Agreement, which by the exercise of reasonable diligence, ASC is unable to prevent, including, without limitation, acts of God; acts of war, whether declared or not declared; epidemics and pandemics; public disorders, rebellion, riot, civil unrest, or sabotage; acts or attempted acts of terrorism, flood, earthquake, lightning, storms, tornadoes and hurricanes or other natural physical disaster; explosion or fire; expropriation, nationalization, requisition or other interference by any government authority; the enactment or amendment after the effective date of this Agreement of any statute, order, by-law or other rule or regulation having the force of law promulgated by a government body claiming to have jurisdiction over a Party; and national or regional strikes and similar labor disputes.

Payment of Taxes. In addition to the Purchase Price specified in this Agreement, the amount of any present or future use, excise, or similar tax applicable to the sale of the Structure will be paid by the Buyer, or alternatively, the Buyer will provide the Seller with a certificate of tax exemption acceptable to the applicable taxing authorities. This certificate of tax exemption shall be provided at the time of execution of this Agreement. Failure to provide the certificate of tax exemption shall constitute Buyer's acceptance of any and all applicable taxes associated with the transaction.

Inspection & Claims. Buyer, upon receiving possession of the Structure, shall promptly inspect to ensure the Structure complies with the specifications set forth in this Agreement. Buyer's failure to give notice of any claim within the first ten (10) days from the date of delivery and installation will constitute an unqualified acceptance of the Structure and a waiver by the Buyer of all claims of defect in manufacturing or installation with respect to the Structure.

Default. The occurrence of any of the following shall constitute a material default under this agreement:

- The failure by Buyer to make any required payment(s) to ASC when due.
- The insolvency of Buyer
- The subjection of Buyer's property to any levy, seizure, general assignment for the benefit of creditors, application, or sale for or by any creditor or governmental agency.
- Failure by Buyer to make the space available for the delivery and assembly of the Structure including ensuring that the job site is level and prepped for installation.

Remedies on Default. In addition to any and all other rights a party may have available under the law, if a party defaults by failing to substantially perform any provision, term or condition of this Agreement (including without limitation the failure to make any payment due under this Agreement), the other party may terminate this Agreement by providing written notice to the defaulting party

repair and replacement of nonconforming materials at ASC's option, provided ASC is notified in writing of any defect. However, ASC will not elect refund unless it is unable to provide replacement, and repair is not commercially practicable. This exclusive remedy will not be deemed to have failed of its essential purpose so long as ASC is willing and able to repair or replace the defective parts.

ASC Remedy. In the event Buyer fails to make payment in full to ASC, ASC may, at its sole discretion, reacquire and repossess the Structure. ASC retains a security interest in the Structure until the Buyer pays the amount due to ASC in full. In the event ASC repossesses the Structure from Buyer, Buyer shall still be liable to ASC for all damages associated with its breach of this Agreement. ASC's election of this remedy does not waive any of its other rights or remedies available to it in the event of Buyer's default.

Governing Law. The formation, construction, performance, and enforcement of this Agreement shall be in accordance with the laws of the State of Texas without regard to its conflict of law provision or the conflict of law provisions of any other jurisdiction and the Parties agree to venue in Tarrant County, Texas to the exclusion of any other permissible venue.

Limitation on Liability. THE MAXIMUM LIABILITY, IF ANY, OF ASC FOR ANY DAMAGES FOUND AGAINST IT IS THE FACE VALUE OF THIS AGREEMENT. THIS CAP ON DAMAGES IS REGARDLESS OF WHETHER THE CLAIM IS BASED UPON CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY, OR ANY OTHER CLAIM. ASC SHALL NOT BE LIABLE FOR CONSEQUENTIAL DAMAGES, SPECIAL DAMAGES, PUNITIVE OR EXEMPLARY DAMAGES, LOST PROFITS, OR ANY OTHER AMOUNTS. THIS LIMITATION OF LIABILITY IS A MAJOR INDUCEMENT FOR ASC TO ENTER INTO THIS AGREEMENT AND ASC WOULD NOT ENTER THIS AGREEMENT BUT FOR THIS LIMITATION. IN THE EVENT ANY STATE RESTRICTS THE LIMITATION OF LIABILITY, THEN THE MAXIMUM LIABILITY, IF ANY, OF ASC SHALL BE LIMITED TO THE MINIMUM AMOUNT ALLOWED BY SUCH STATE RESTRICTION.

Limited Warranty. These ASC Limited Warranties shall issue to Buyer upon payment in full. Any relocation of the Structure will void all warranties.

Rust Warranty. ASC warrants the structure, for a period of 20 years from the date of completion of installation, against rust on the framing, assuming normal user care and maintenance. This rust warranty only covers 12-gauge material. All other material, including 14-gauge steel, is expressly excluded.

Wind Warranty. ASC warrants for the life of the structure, with the purchase of ASC certified a - choring system, against damages to the structure for winds of up to 100 MPH. Any winds in excess of 100 MPH are expressly excluded. Any unauthorized modification to the structure will void this warranty.

Manufacturer Paint Warranty. The ASC Warranted finish will not peel, flake, or otherwise lose adhesion ("Film Integrity") to an extent that is apparent on ordinary outdoor visual observation. Expressly excluded from this warranty is normal wear and tear along with slight crazing or cracking which may occur on roll-formed edges or break/bends at the time of forming. These potential crazing and/or cracking in the paint shall not constitute a basis for a warranty claim. Further, failure due to substrate issues including, but not limited to corrosion are not covered by this Limited Warranty. ASC provides a manufacturer warranty on 29-Gauge steel for a period of 10 years, and 26-Gauge steel for a period of 20 years. These ASC Limited Warranties shall issue to Buyer upon payment in full. Any relocation of the Structure will void all warranties.

Warranty Disclaimer. THERE ARE NO WARRANTIES OTHER THAN THOSE DESCRIBED HEREIN. THE WARRANTIES IN THIS AGREEMENT ARE IN LIEU OF ALL OTHER WARRANTIES EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WHICH ARE EXPRESSLY DISCLAIMED. IN THE EVENT ANY PARTICULAR STATE LIMITS DISCLAIMER OF WARRANTIES, THEN THIS DISCLAIMER SHALL BE AS BROAD AS ALLOWED BY THAT STATE'S LAW.

Warranty Limited to Original Purchaser. The Limited Warranty extends only to the original purchaser of the Structure and is non-transferable.

Notices. All notices to be given hereunder shall be transmitted by certified or registered mail, return receipt requested, and shall be sent to the addresses identified in this Agreement, unless notification of change of address is given in writing. Notice shall be effective upon receipt or in the case of email, upon confirmation of receipt.

Entire Agreement. This Agreement comprises the entire understanding of the Parties hereto on the subject matter herein contained, and supersedes and merges all prior and contemporaneous agreements, understandings and discussions between the Parties relating to the subject matter of this Agreement.

Modification. This Agreement may be modified and amended by the Parties, but any modification of this Agreement must be in writing and executed by both Parties.

Severability. Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall nevertheless remain in full force and effect and the invalid or unenforceable provision shall be replaced by a valid or enforceable provision.

Waiver. Failure by either Party to enforce any right or seek to remedy any breach under this Agreement shall not be construed as a waiver of such rights, nor shall a waiver by either Party of default in one or more instances be construed as constituting a continuing waiver or as a waiver of any other breach.

THE PARTIES ACKNOWLEDGE THAT THEY HAVE READ THIS ENTIRE AGREEMENT CAREFULLY AND UNDERSTAND ITS TERMS. EACH PARTY FURTHER ACKNOWLEDGES THAT THEY ARE NOT RELYING ON ANY REPRESENTATIONS OF THE OTHER PARTY AND HAVE CONSULTED, OR HAD THE OPPORTUNITY TO CONSULT, THEIR OWN INDEPENDENT LEGAL COUNSEL.

BY THEIR EXECUTION, THE PARTIES HERETO HAVE AGREED TO ALL OF THE TERMS AND CONDITIONS OF THIS AGREEMENT EFFECTIVE AS OF THE LAST DATE OF SIGNATURE, AND EACH SIGNATORY REPRESENTS THAT IT HAS THE FULL AUTHORITY TO ENTER INTO THIS AGREEMENT AND TO BIND HER/HIS RESPECTIVE PARTY TO ALL OF THE TERMS AND CONDITIONS HEREIN.

Buyer Signature

Buyer's Signature

Joe Ben Mecham

Buyer's Name (printed)

Date



AMERICAN STEEL CARPORTS, INC.

Custom Order - Apr 3, 2026

20' From Back Wall
5' side wall
variance

American Steel Carports
457 North Broadway St.
Joshua, TX 76058
866-730-9865

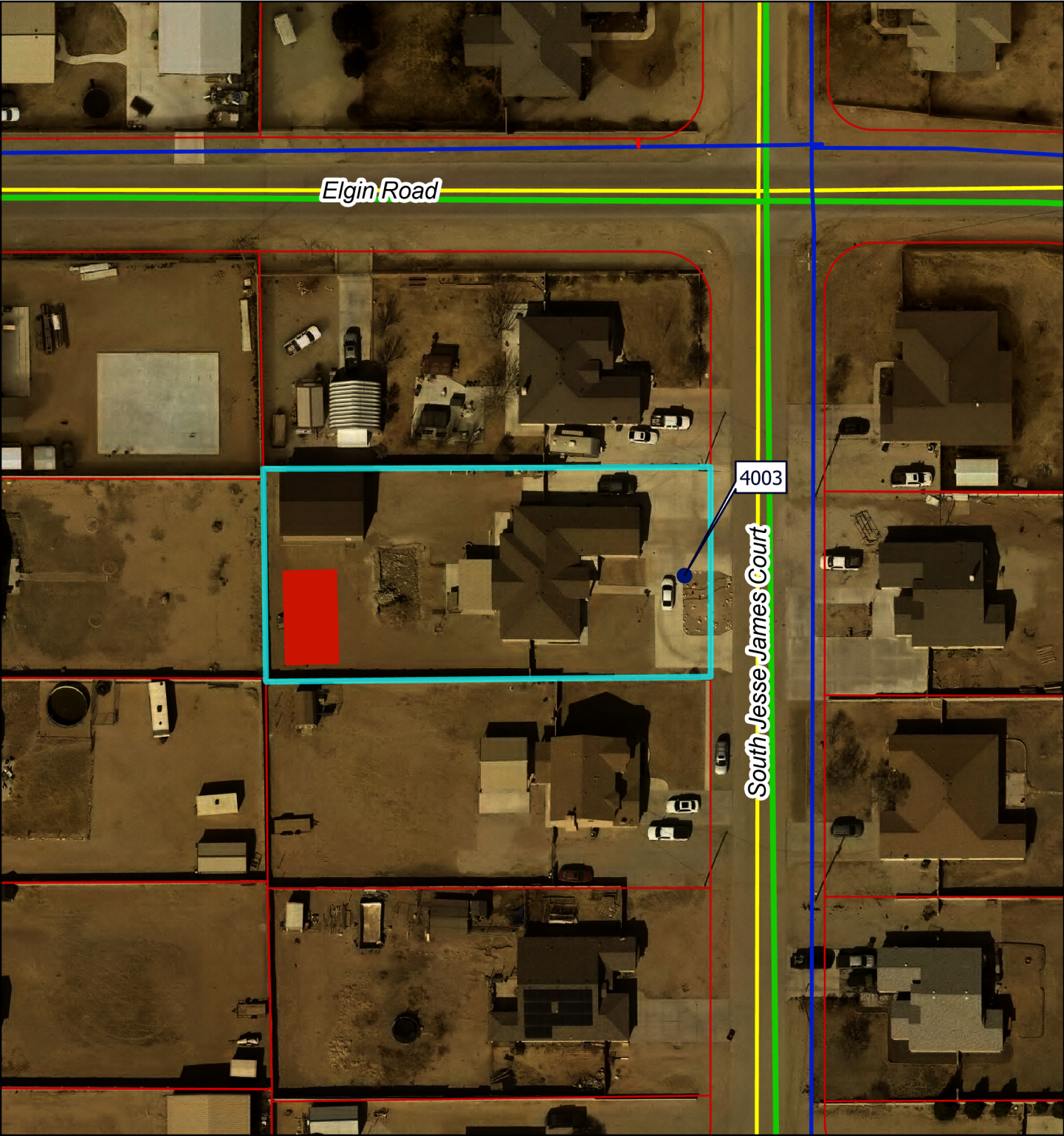
wood shed should be 10' away from
other structures

Ship To				Dealer	
Name		Order #		Rustic River LLC	
Install Address				Carlsbad, NM 88220	
City		State NM	Zip Code 88220	(575) 706-7494	
Email		Phone #	Mobile #	rusticriverllc@yahoo.com	
Building Info		Size	Colors	Anchoring & Site Preparation	
Style Triple Wide (26'-30' Wide)	26' x 45' x 14' Width x Frame Length x Leg Height	Roof Earth Brown	Installation Surface Dirt		
Roof Overhang 6"		Trim Earth Brown	Installation Surface (Provided by Customer)		
Roof Style A-Frame Vertical		Siding Raw Hide	Snow Load ☐		
Gauge 14-Gauge Framing			Wind Warranty None		
Brace Standard Brace					
Description		Qty	Unit Price	Price	Totals
Base Price: 26'x45'		1			Building Estimate
Installation Surface: Dirt		1	-	-	- Deposit 17.00%
Roof: Earth Brown		1	-	-	+ Tax (Exempt) \$0.00
Trim: Earth Brown		1	-	-	Subtotal
Side Wall: Raw Hide		1	-	-	Delivery / Install
End Wall: Raw Hide		1	-	-	Total
Roof Style: A-Frame Vertical		1	-	-	
Roof Pitch: 3 / 12		1	-	-	
Roof Overhang: 6"		1	-	-	
Trusses: Triple Wide		1	-	-	
Gauge: 14-Gauge Framing		1	-	-	
Brace: Standard Brace		1	-	-	
Wind Warranty: None		1	-	-	
Leg Height: 14'		1			
Left Side: Top - 6' Panel - Siding: Horizontal		1			
Right Side: Top - 6' Panel - Siding: Horizontal		1			
Front End: Gable End - Siding: Horizontal		1			
Back End: Extended Gable End - 6' Panel - Siding: Horizontal		1			
Diagonal Bracing		1			
Additional Fees					
29 Gauge Ag Panel (Standard)		1	-	-	

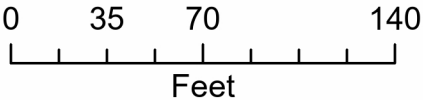
Scale: 1:840
1 inch = 70 feet

Variance
Carlsbad, NM

Map # 3521_ed01
Date: 4/21/2026



- Proposed Structure
- Carlsbad Address
- Parcel
- Roads
- Water Lines
- Fire Hydrant Line
- Water Main
- Sewer Lines
- Sewer Main



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: May 4, 2026

DEPARTMENT: Planning & Zoning	BY: Miguel Martinez	DATE: 04/22/2026
SUBJECT: Consider approval of a Variance from Ord. 47-7 to allow a septic system to be installed at the property located at 785 West Derrick Road, zoned "I" Industrial District		
BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) Request for Variance from Ord. 47-15, & Ord. 47-62 to allow septic service instead of sanitary sewer for the property located at 785 W. Derrick Rd, legally described as Lot 1, Phase 1, Branson Industrial Subdivision, zoned "I" Industrial District, pursuant to Section 3-21-1 et. Seq. NMSA 1978 and Sections 56-150(b) and 56-140(i), Carlsbad Code of Ordinances. Applicant/Owner: Branson Properties, LLC PO Box 1506 Carlsbad NM 88221 <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> The applicant has submitted a request to allow septic service within Lot 1, Phase 1, of the Branson Industrial Subdivision Development located at 785 W. Derrick Rd. The applicant has indicated that they have a client who needs to occupy the building located on Lot 1, and they need to provide a septic system to serve the building. Due to the increasing cost of the development and the need to install a sewer lift in order to connect to the City's sewer main tie-in along Derrick Rd. and Production Ln., the applicant states that they are unable to extend the sewer main to their property and perform this connection. The applicant is requesting to allow a septic system installation for Lot 1, Phase 1, of this development, and they have submitted a request to install septic systems for the remaining lots in the development, a request that is scheduled to be heard at the June 1, 2026, Planning & Zoning Commission meeting. Per the initial plans and development proposal presented to the Planning & Zoning Commission at the June 2, 2025, meeting, the development plan included extending and connecting to the City's sewer system installed along Production Ln. When the request to install on-property septic systems was received by the Planning		

Department, it was determined that this request was a significant alteration of the original proposal and would need approval from the Commission to move forward.

Upon review of the request, the City would recommend a temporary approval of an on-property septic system to serve Lot 1, Phase 1 of this development. The City requests that the developer still include the extension and connection to the City's sewer system along Derrick Rd., as per the original plans submitted and approved by the Commission. Once the sewer is extended and is adjacent to Lot 1 of the development, the property owner would agree and be compelled to connect to the sewer system and abandon the temporary septic system.

The applicant has submitted plans for the construction of the phased lot development.

Sec. 47-15 Sanitary Sewer System: The system which transports liquid or water-carried waste from residences, businesses, institutions and industrial establishments and to which storm, surface, and groundwater are not intentionally admitted, including, but not limited to gravity fed systems, septic tanks, and such other systems which may be appropriate. As of the effective date of this ordinance, new septic systems are not permitted within the City limits.

Sec. 47-62(e)(2) Sanitary Sewers: All new subdivisions within the corporate limits of the City approved after the effective date of this chapter shall have a sanitary sewer system which is constructed in compliance with the City's minimum standards and any applicable State or Federal regulations. New individual septic systems are not permitted within the city limits. The system shall be inspected during the construction by an authorized agent to insure that the minimum standards are met.

The Planning and Zoning Commission shall only approve a variance if it makes the following findings:

- (a) The stated hardship is one that is unique to the applicant rather than one suffered by the neighbors or the general public, and
- (b) The hardship relates to the applicant's land, rather than personal circumstances, and
- (c) The hardship is not the result of the applicant's own actions, and
- (d) The granting of the variance is consistent with the City's Comprehensive Plan or other City master plan, and
- (e) The granting of the variance is in harmony with the purpose and intent of the Zoning Ordinance, and
- (f) The variance granted is the minimum necessary to make possible the reasonable use of the land or structure, and
- (g) The granting of the variance will not be injurious to adjacent property or the neighborhood or detrimental to the public health, safety or general welfare, and
- (h) The variance will neither result in the extension or expansion of a non-

conforming structure or use in violation of Article VII nor authorize the initiation of a non-conforming use of land.

The applicant did not meet all of the listed criteria.

DEPARTMENT RECOMMENDATION:

PLANNING STAFF RECOMMENDATION: Upon review of the application materials and City staff comments, the Planning Department recommends **denial** of this request.

DEPARTMENT COMMENTS:

Legal Department: Recommend denial – no proof of hardship shown per Zoning Ordinance

Utilities Department: Recommend denial – Sec. 47-15 Sanitary Sewer System Ordinance prohibits new septic systems in city limits.

Building Department: Recommend denial

Police Department: Recommend denial

Fire Department: Recommend denial

Project Department: Recommend denial

Planning Department: Recommend denial

Code Enforcement:

BOARD/COMMISSION/COMMITTEE ACTION:

Planning & Zoning Commission -

Reviewed by:

City Manager:	Date:
---------------	-------

Attachments:

1. Variance - 785 W Derrick Rd - Application Items
2. 251024_Branson Industrial Sub_Preliminary Plan Set
3. 6-2-25 PNZ Signed Minutes



CITY OF CARLSBAD

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

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

Application Date: 4/15/26

Fee Paid (\$50.00): _____

APPLICANT INFORMATION:

BRANSON PROPERTIES, LLC PO BOX 1506
NAME ADDRESS
CARLSBAD, NM 88220 575 706 3290 SCOTT BRANSON
CITY STATE ZIP PHONE EMAIL
SBOUTFIELD.COM

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT):

SAME
NAME ADDRESS
CITY STATE ZIP PHONE EMAIL

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

(LOT 1, phase 1) BRANSON INDUSTRIAL
SUBDIVISION, 7854 785A W. DERRICK ROAD,
TYPE OF REQUEST (CHECK ONE): CARLSBAD, NM 88220

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

SPECIFY REGULATION AND/OR SUBSECTION: 47-15, 47-62

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

SPECIFY REGULATION AND/OR SUBSECTION: _____

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

SEE LETTER

Dunagan Associates
212 W Stevens
Carlsbad, NM
88220
575 706 2951
georged@dunaganassociates.com

April 15, 2026

Jeff Patterson
City of Carlsbad Planning Department
114 S Halagueno Street
Carlsbad, NM
88220

RE: 785 & 785A W Derrick Road, Lot 1, Phase only
Revised plans and Variance Application

Dear Mr. Patterson,

Attached is Variance Application from Branson Properties, LLC (Branson) respectfully requesting change of plans from sanitary sewer system to individual septic for Lot 1, Phase 1, only of the preliminary plan approved Branson Industrial Subdivision.

Branson is the developer, contractor and owner of a new building under construction at the above lot. One of the reasons for the variance is to complete the building and meet Branson's contractual obligation to the tenant that the building is being constructed for.

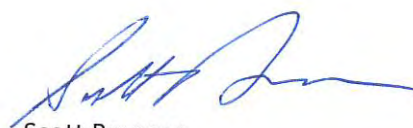
Since development of the subdivision commenced it was discovered that instead of tying into city water at Production Lane, apx. 2,355 linear feet (LF) to the west from Daybreak Street, a new city water line will need to be installed from National Parks Highway to Daybreak Street in Branson Industrial Subdivision apx. 6,312 LF. Additionally, a Pressure Reducing Valve (PRV) will have to be installed in the new line. Total rough cost estimate for both the line and PRV is \$1,381,200 to \$1,631,200. The initial line cost was estimated to be apx. \$235,500.

In order for the development to continue to be economically feasible, Branson is requesting that this variance be granted. The savings to Branson with the variance are estimated to be apx. \$1,448,400 and would enable the project to continue to be economically feasible. The city has allowed similar septic tank variances previously for Production Lane and Greene Street Industrial Subdivisions.

Respectfully,



George Dunagan
Development Consultant



Scott Branson
Branson Properties, LLC

Zoning Ordinance

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

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

- (a) The decision-maker made an error in reviewing whether a standard was met, by a misreading of the facts, plans, regulations or an error in judgment.
- (b) Where conflicting evidence exists, the appeal is limited to determining what evidence or testimony bears the greatest credibility.
- (c) The decision-maker made the decision on standards not contained in this or other City ordinances, regulations or state law; or a standard was applied more strictly or broadly than is appropriate to implement the City's Comprehensive Plan and this Zoning Ordinance.

Subdivision Regulations

Criteria for Appeals – Sec. 47-7

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

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

FOR OFFICIAL USE ONLY

Required prior to P & Z:

Complete Application Including:
Explanation

- | | | | |
|---|---|---|------------------------------------|
| ☐ Site Plan | ☐ Fee | ☐ Notification | ☐ Letter of |
| ☐ Sign Posting Agreement | ☐ Sign Posted | | |
| ☐ ABM | ☐ Staff Comments | ☐ Application Packet | |

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

CITY OF CARLSBAD

AFFIDAVIT BY PROPERTY OWNER(S)

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

APPLICATION TYPE:

☐ ZONING CHANGE ☐ CONDITIONAL USE ☒ VARIANCE ☐ TEMPORARY USE

STATE OF NEW MEXICO)

) SS

COUNTY OF EDDY)

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

ADDRESS OF PROPERTY: 785A 785 W DERRICK, CARLSBAD, NM 88228
STREET ADDRESS
LEGAL DESSCRPTION: LOT 1, BRANSON INDUSTRIAL SUBD
SUBDIVISION PHASE 2 (BNE) BLOCK LOT 2 (ONE) LOT OR TRACT

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

AGENT: GEORGE DUNAGAN 575 7062951
NAME PHONE
ZIZW STEVENS, CARLSBAD, NM 88228
ADDRESS

I (WE) UNDERSTAND, CONCUR AND AFFIRM:

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

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

OWNER 1:

BY:

SIGNATURE

BY:

PRINTED NAME

BRANSON PROPERTIES, LLC

(ADDITIONAL OWNERS:
ATTACH SEPARATE SHEETS
AS NECESSARY)

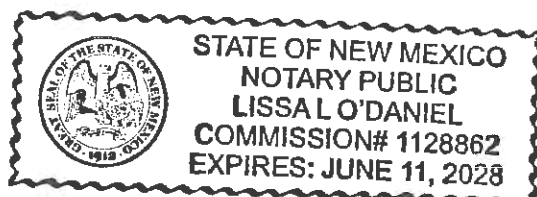
ACKNOWLEDGED, SUBSCRIBED, AND SWORN

to before me this 15 day of April,

2026, by Scott Allen Branson.

Notary Public Lissa L O'Daniel

My commission expires: 6/11/2028



Date: _____

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: BRANSON PROPERTIES, LLC See Below
Name Address Phone
Subject Site Location: 785, 785A W DERRICK, CARLSBAD, NM

The proposed action is a:

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

☒ Variance/Appeal from Sec. 47-1547-82 in accordance with Sec. 56-150(c).

The purpose of the variance/appeal is:

To Allow Septic Tank Instead of
Sanitary Sewer on Lot 1 Phase 2 Branson
Industrial Subdivision

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

☐ Home Occupation: _____

☐ Other Use: _____

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

Date: May 4, 2022

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, GEORGE DUNAGAN
Phone 575 706 2951
Applicant/Agent CONSULTANT

NOTIFICATION SIGN POSTING AGREEMENT

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

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

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


APPLICANT SIGNATURE

4/15/26
DATE

Sign issued by: _____
Staff Member

Date: 4/15/26

Dear Property Owner,

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Applicant: BRANSON PROPERTIES, LLC See Below

Subject Site Location: 785, 785A W DERRICK, CARLSBAD, NM

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☒ Variance/Appeal from Sec. 47-1547-82 in accordance with Sec. 56-150(c).

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TO ALLOW SEPTIC TANK INSTEAD OF
SANITARY SEWER ON LOT 1 PHASE 2 BRANSON
INDUSTRIAL SUBDIVISION

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☐ Home Occupation: _____

☐ Other Use: _____

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Date: MAY 4, 2026Time: 5:00pmPlace: City Annex Planning Room114 S. Halagueno St.Carlsbad, NM 88220

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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,

GEORGE DUNAGANPhone 575 706 2951

Applicant/Agent

CONSULTANT

9589 0710 5270 3761 8551 76

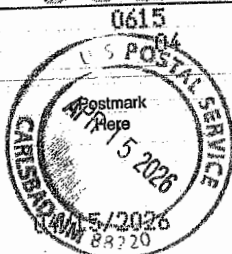
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Fort Worth, TX 76107

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48



Sent To **TWT CAPITAL LP**
 Street and Apt. No., or PO Box No. **300 W TTH ST STE 2ND**
 City, State, ZIP+4® **FORTH WORTH TX 76107**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3761 8550 77

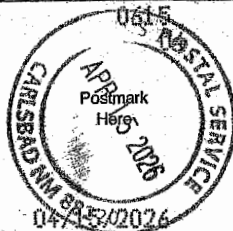
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Waco, TX 76712

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48



Sent To **A3R ENERGY SERVICES CORPORATION**
 Street and Apt. No., or PO Box No. **PO BOX 23606**
 City, State, ZIP+4® **CARLSBAD, NM. 88220**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3761 8550 91

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Phoenix, AZ 85028

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48



Sent To **MONTCLAIR DEVELOP CORP.**
 Street and Apt. No., or PO Box No. **3241 E. SAG BEND STE 1-486**
 City, State, ZIP+4® **PHOENIX, AZ 85028**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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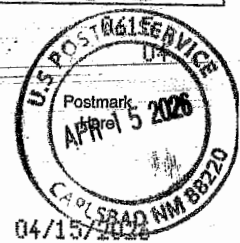
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Alto, NM 88312

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48



Sent To **STAFFORD DANNY C**
 Street and Apt. No., or PO Box No. **174 CONDO CASSA**
 City, State, ZIP+4® **ALTO NM 88312**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3761 8551 52

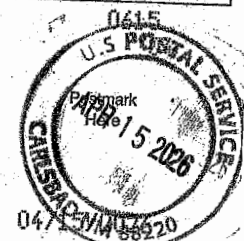
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Hamilton, TX 76531

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48



Sent To **LYNN DOUGLAS CLK**
 Street and Apt. No., or PO Box No. **381 COUNTY RD 105**
 City, State, ZIP+4® **HAMILTON TX 76531**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3761 8550 84

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Boston, MA 02210

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48



Sent To **LONGROAD LAND HOLDINGS II LLC**
 Street and Apt. No., or PO Box No. **330 CONGRESS ST 6TH FL**
 City, State, ZIP+4® **BOSTON, MA 02210**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
WALTERSCHEID, RONALD
Street and Apt. No., or PO Box No.
3226 Tidwell Rd
City, State, ZIP+4®
CARLSBAD, NM, 88220

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

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

Rio Rancho, NM 87124

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
GREEN PG 3 E LLC
Street and Apt. No., or PO Box No.
333 Rio Rancho De Ste 401
City, State, ZIP+4®
RIO RANCHO NM 87124

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
OROSCO PROPERTIES LLC.
Street and Apt. No., or PO Box No.
1401 OROSCA ST.
City, State, ZIP+4®
CARLSBAD, NM, 88220

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

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

Roswell, NM 88202

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
HINKLE RR CO INC.
Street and Apt. No., or PO Box No.
PO Box 2292
City, State, ZIP+4®
ROSWELL, NM, 88202-2292

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
LYNN DOUGLAS C JR / KIRKOS BENJAM
Street and Apt. No., or PO Box No.
6207 OLD CANYON HWY
City, State, ZIP+4®
CARLSBAD, NM, 88220

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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
☐ Return Receipt (hardcopy)	\$0.00
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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

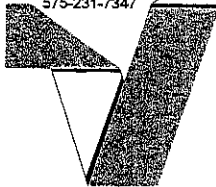
Sent To
ANDERSON JAMES
Street and Apt. No., or PO Box No.
6306 VAST Rd
City, State, ZIP+4®
CARLSBAD, NM, 88220

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SquareRoot
services

Engineering | Surveying
Materials Testing

7921 N. World Dr.
Hobbs, NM 88242
Squarerootservices.net
575-231-7347

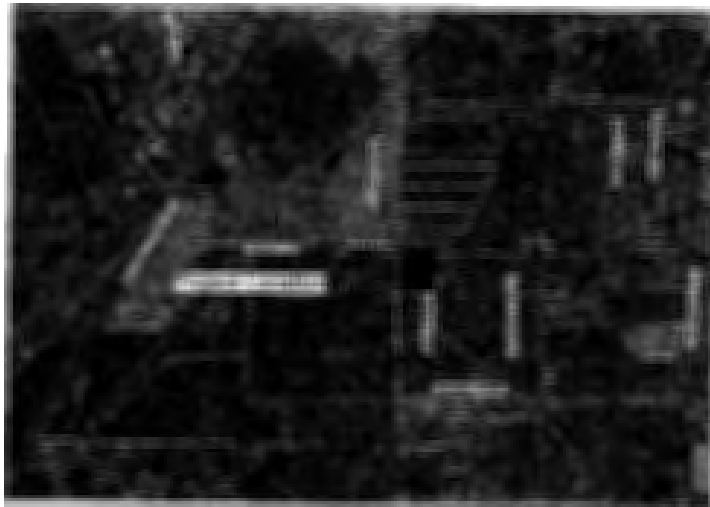


CIVIL PLANS

BRANSON PROPERTIES

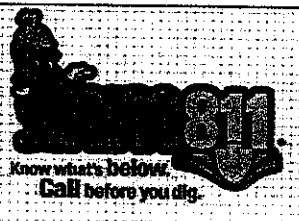
BRANSON INDUSTRIAL SUBDIVISION PHASE 1

CITY OF CARLSBAD
SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST
N.M.P.M., EDDY COUNTY, NEW MEXICO



VICINITY MAP
N.T.S.

INDEX OF SHEETS		
SHEET	SHEET TITLE	DESCRIPTION
1	C-100	COVER SHEET
2	SU-100	TOPOGRAPHIC SURVEY
3	CS-501	CONSTRUCTION DETAILS
4	CS-101	OVERALL SITE PLAN
5	CS-102	SITE PLAN
6	CS-101	DUSK STREET PLAN & PROFILE STA. 1+00 TO 9+00
7	CU-401	CULVERT 1 DUSK PLAN & PROFILE
8	CU-402	CULVERT 2 DUSK PLAN & PROFILE
9	CU-101	UTILITY PLAN
10	CU-501	WATER UTILITY DETAILS
11	CU-502	WATER UTILITY DETAILS
12	TCP-101	TRAFFIC CONTROL PLAN

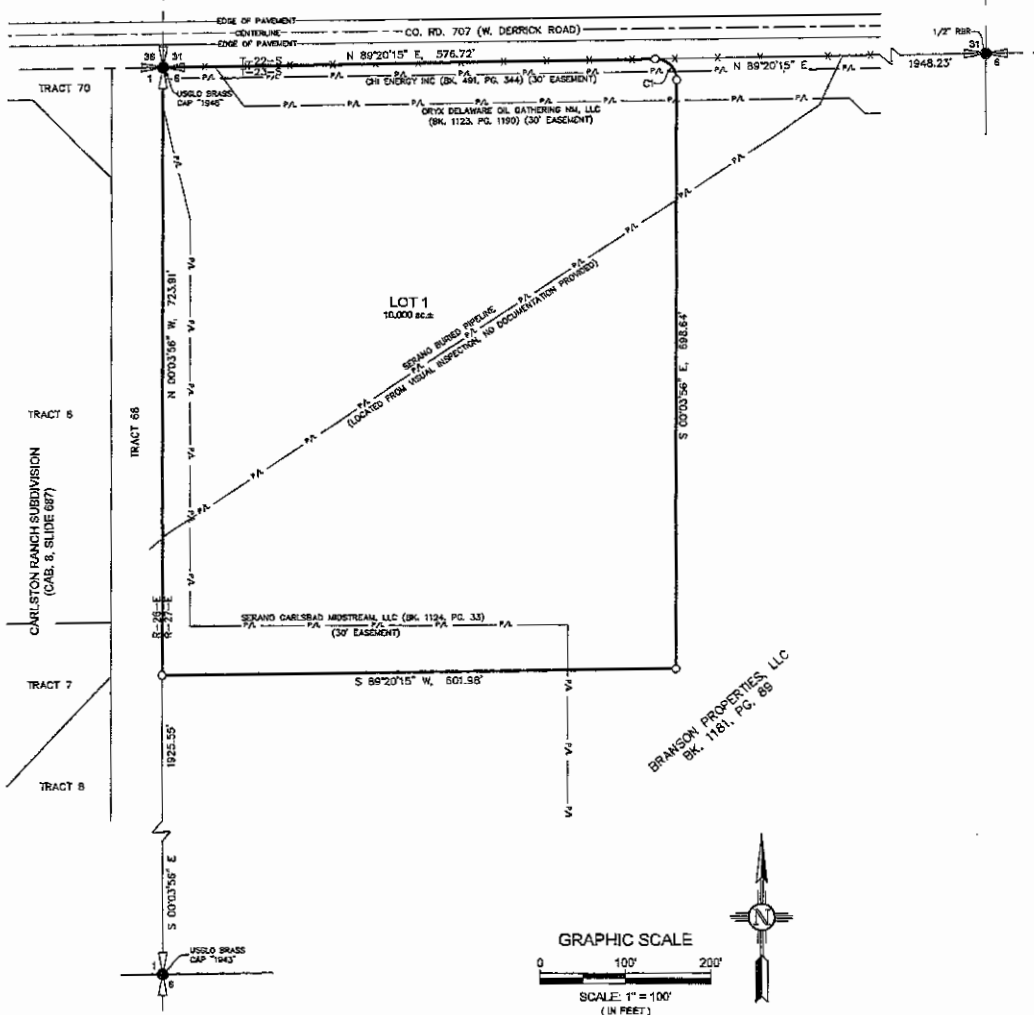


(505)-254-7310

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

BRANSON INDUSTRIAL SUBDIVISION, PHASE 1

THE FOREGOING SUBDIVISION OF A TRACT OF LAND AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN BOOK 1181, PAGE 89, EDDY COUNTY RECORDS, EDDY COUNTY, NEW MEXICO, SITUATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, N.M.P.M., CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, N.M.P.M., CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A USSLO BRASS CAP "1943" FOUND FOR THE NORTHWEST CORNER OF SAID SECTION AND THE NORTHWEST CORNER OF THIS TRACT; THENCE N.89°20'15"E. ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 576.72 FEET TO A 5/8\"/>

OWNERS STATEMENT AND AFFIDAVIT

STATE OF NEW MEXICO:

COUNTY OF EDDY:

THE UNDERSIGNED FIRST DULY SWORN ON OATH, STATE, ON BEHALF OF THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS TO BE PLATTED WITH, THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO.

BY

VALERIE BRANSON, MANAGER
BRANSON PROPERTIES, LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO:

COUNTY OF EDDY:

ON THIS _____ DAY OF _____, 2026, BEFORE ME, VALERIE BRANSON, TO ME KNOWN 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 AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

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

THIS _____ DAY OF _____, 2026.

CHAIRMAN

SECRETARY

SURVEYOR'S CERTIFICATION

I, EVAN J. POINTER, NEW MEXICO PROFESSIONAL SURVEYOR NO. 25965, DO HEREBY CERTIFY THAT THIS SURVEY PLAT IS BASED UPON A 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.

EVAN J. POINTER, N.M.P.S. 25965

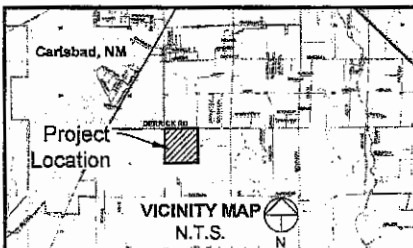
DATE



CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	39.33	25.00	90°35'49\"	54°21'31\"E
				33.54

NOTE:
1) THE NORTHWEST QUARTER OF THIS SECTION PREVIOUSLY ANNEXED TO THE CITY OF CARLSBAD ON JULY 7, 2025. PLAT FILED IN CABINET 8, SLIDE 84 OF THE EDDY COUNTY RECORDS, EDDY COUNTY, NEW MEXICO.

2) FLOOD ZONE INFORMATION PER FLOOD INSURANCE RATE MAP #5000171325D, EFFECTIVE JUNE 10, 2010, ZONE X



7821 N World Dr.
Hobbs, NM 88242-9032
SquareRootservices.net
575-231-7347

TYPE OF SURVEY:

SUBDIVISION

PROJECT NAME:

BRANSON INDUSTRIAL
SUBDIVISION, PHASE 1

CLIENT:

BRANSON PROPERTIES, LLC

PROJECT NUMBER:

25073

PROJECT SURVEYOR:

Even J. Pointer, PS

DRAWN BY:

Kendall Good

INDEXING INFORMATION
FOR COUNTY CLERK

OWNER:

BRANSON PROPERTIES, LLC

LOCATION:

NW/4 of Section 6,
Township 23 South, Range 27 East,
N.M.P.M., City of Carlsbad,
Eddy County, New Mexico

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

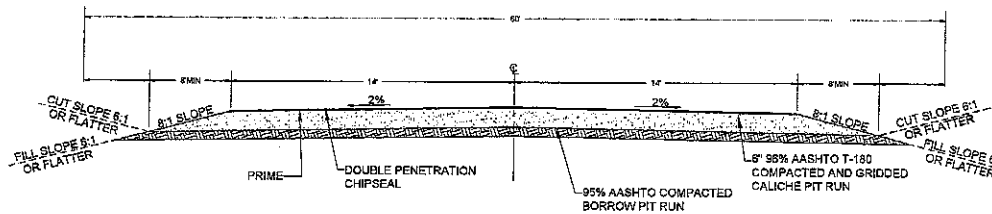
Cabinet _____ Slide _____

LEGEND

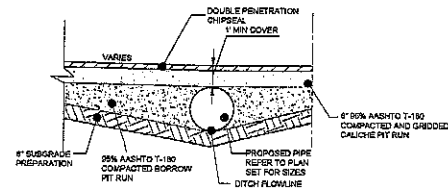
- Set 5/8 inch view of cap marked "Pointer PS 25965" unless otherwise noted
- Found monument as noted
- Edge of Road
- Centerline Road
- Fence
- Canceled centerline of pipeline right of way
- Found Section Corner
- Found Quarter Corner
- Building, Setback Lines
- Measured bearing and distance
- Record bearing and distance

SHEET:
2 of 12

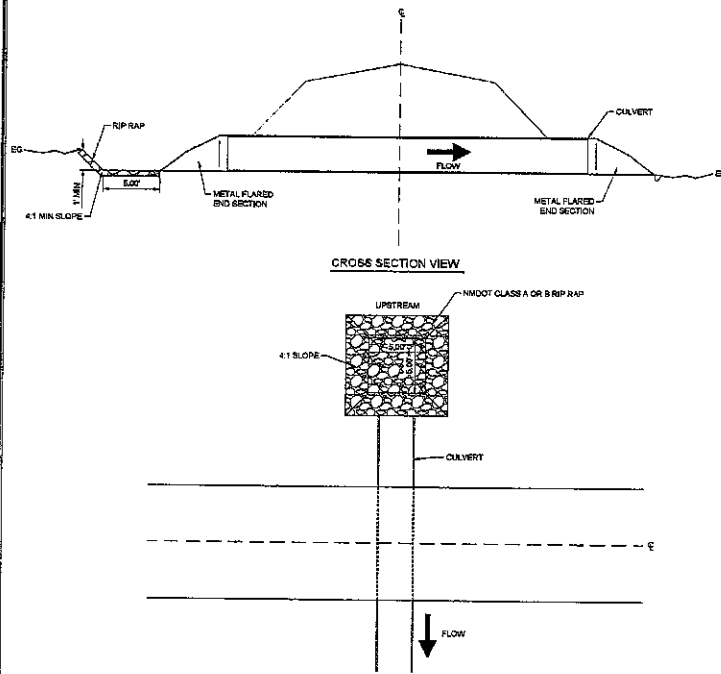
SU - 101



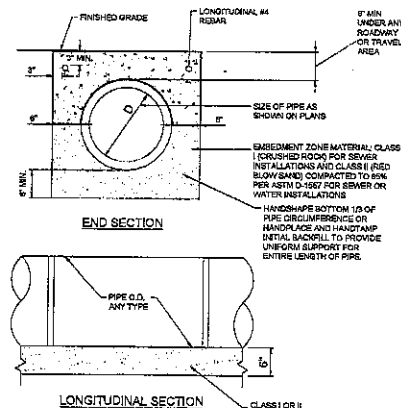
1 TYPICAL ROAD CROSS SECTION
SCALE: N.T.S.



2 TYPICAL CULVERT DETAIL
SCALE: N.T.S.

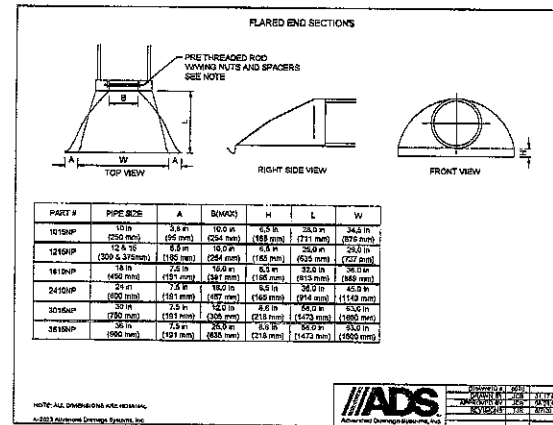


3 RIP RAP BASIN DETAIL
SCALE: N.T.S.



- NOTES:
- THIS DETAIL SHALL BE REQUIRED WHEN NEW OR EXISTING PIPE INSTALLATIONS WILL BE SUBJECT TO DAMAGE ANYTIME IN THE FUTURE DUE TO LACK OF PROPER COVER, AS DETERMINED BY THE ENGINEER.
 - FOR ALL SITUATIONS WHERE SIDE FORMS ARE USED, TRENCH WALLS SHALL BE OVER-EXCAVATED TO ALLOW SUFFICIENT ROOM TO OPERATE PROPER MECHANICAL COMPACTION EQUIPMENT.
 - CONCRETE WHICH SPILLS BEYOND 12" FROM THE SIDES OF THE PIPE FOR ANY REASON SHALL BE REMOVED BACK TO THE PROPER LINE PRIOR TO BACKFILLING.
 - SEE SECTION 801 FOR TRENCH PREPARATION.
 - CONCRETE TO BE CLASS 'A'.
 - ALL TRENCHING SHALL BE IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2006 EDITION, SECTION 1201 UNLESS OTHERWISE NOTED ON THIS DETAIL.
 - BOTTOM OF TRENCH IS TO BE EXCAVATED TO A SMOOTH, UNIFORM GRADE TO SECURE AN EVEN BEARING SURFACE FOR THE PIPE. IF THE TRENCH IS OVER-EXCAVATED, THE FOUNDATION SHALL BE COMPACTED TO 90% MODIFIED PROCTOR PER ASTM D-1557.
 - ALL NEW MATERIALS SHALL COMPLY WITH CITY OF HOBBBS REQUIREMENTS AND BE NEW, UNUSED, AND OF THE BEST QUALITY AVAILABLE.
 - THE CONTRACTOR SHALL SCHEDULE EROSION INSPECTION PRIOR TO INSTALLING PIPE AND PLACING ANY EMBEDEDMENT AND BACKFILL MATERIALS.

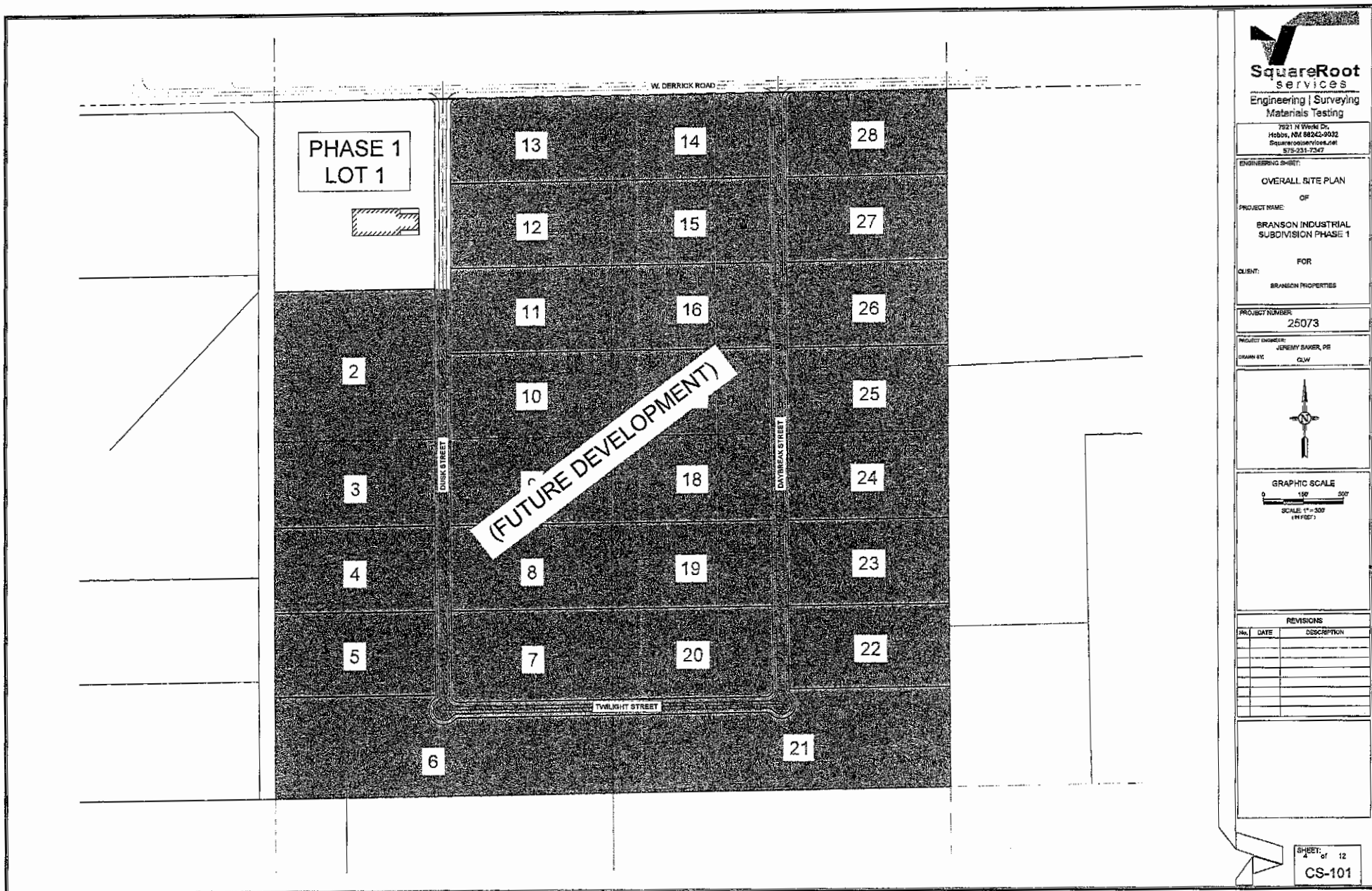
4 ENCASED CONCRETE PIPE (FOR SHALLOW INSTALLATION)
SCALE: N.T.S.



5 FLARED END SECTIONS
SCALE: N.T.S.



REVISIONS		
No.	DATE	DESCRIPTION



Engineering | Surveying
Materials Testing

7921 N WINDY DR.
HOBBS, NM 88240-9032
SquareRootServices.com
575-231-7247

ENGINEERING SHEET:

OVERALL SITE PLAN

OF

PROJECT NAME:

BRANSON INDUSTRIAL
SUBDIVISION PHASE 1

FOR

CLIENT:

BRANSON PROPERTIES

PROJECT NUMBER:

25073

PROJECT ENGINEER:

JEREMY BAKER, P.E.

DRAWN BY:

CLW



GRAPHIC SCALE

0 100 200

SCALE: 1" = 300'

(IN FEET)

REVISIONS

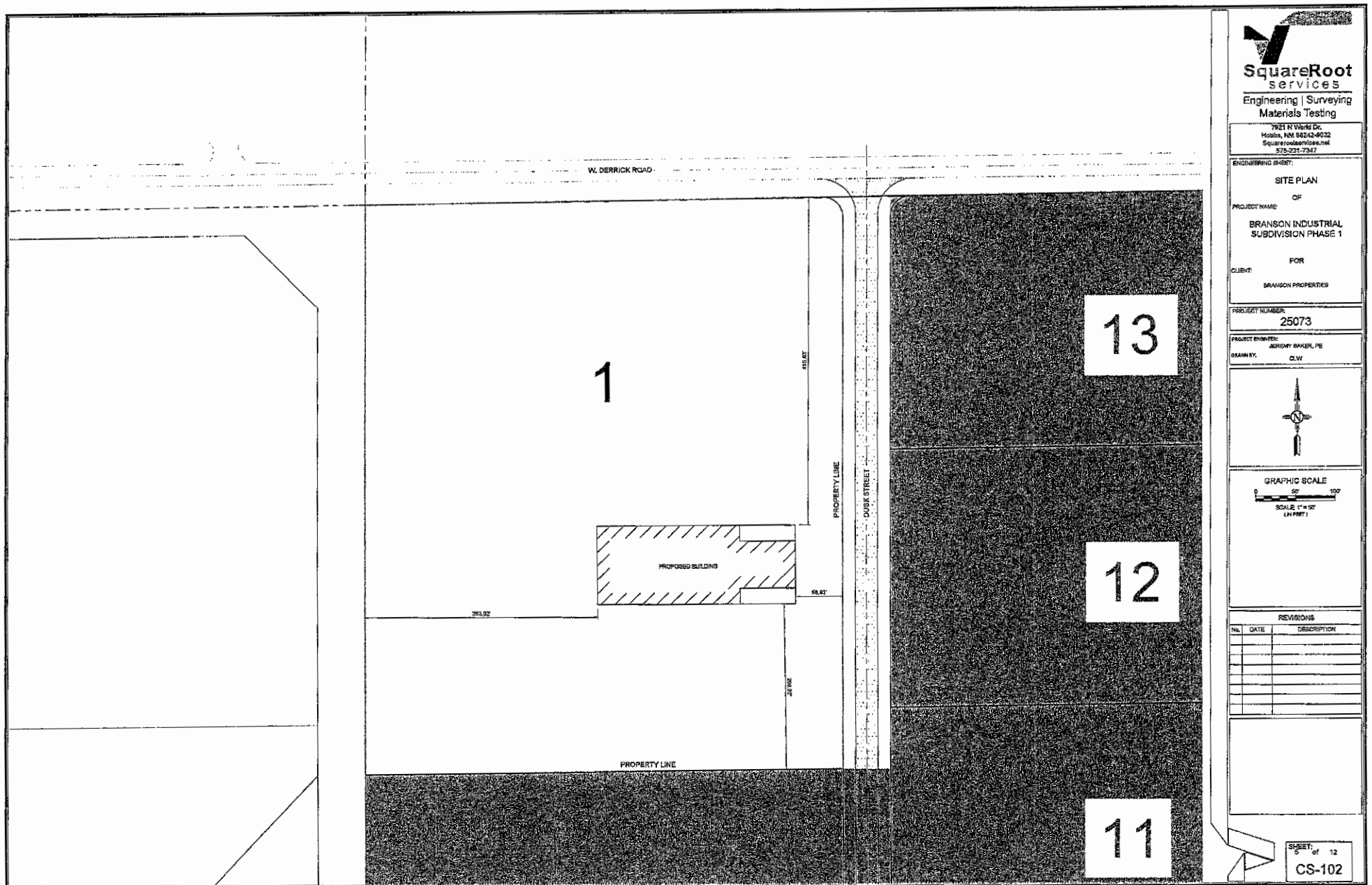
NO.	DATE	DESCRIPTION



SHEET:

4 of 12

CS-101



SquareRoot
services
Engineering | Surveying
Materials Testing

7621 N Wong Dr.
Molokai, HI 96740-4032
SquareRoot@square-root.net
575-221-7347

ENGINEERING SHEET:

SITE PLAN
OF
PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION PHASE 1**
FOR
CLIENT:
BRANSON PROPERTIES

PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
CLW



GRAPHIC SCALE
0 50' 100'
SCALE: 1" = 50'
(UNITS)

REVISIONS

NO.	DATE	DESCRIPTION

SHEET: 5 of 12
CS-102

ENGINEERING SHEET
**DUSK STREET PLAN &
PROFILE STA. 1+00 TO 9+00**
OF
PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION PHASE 1**

FOR
CLIENT:
BRANSON PROPERTIES

PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, P.E.
DRAWN BY:
CLW



GRAPHIC SCALE

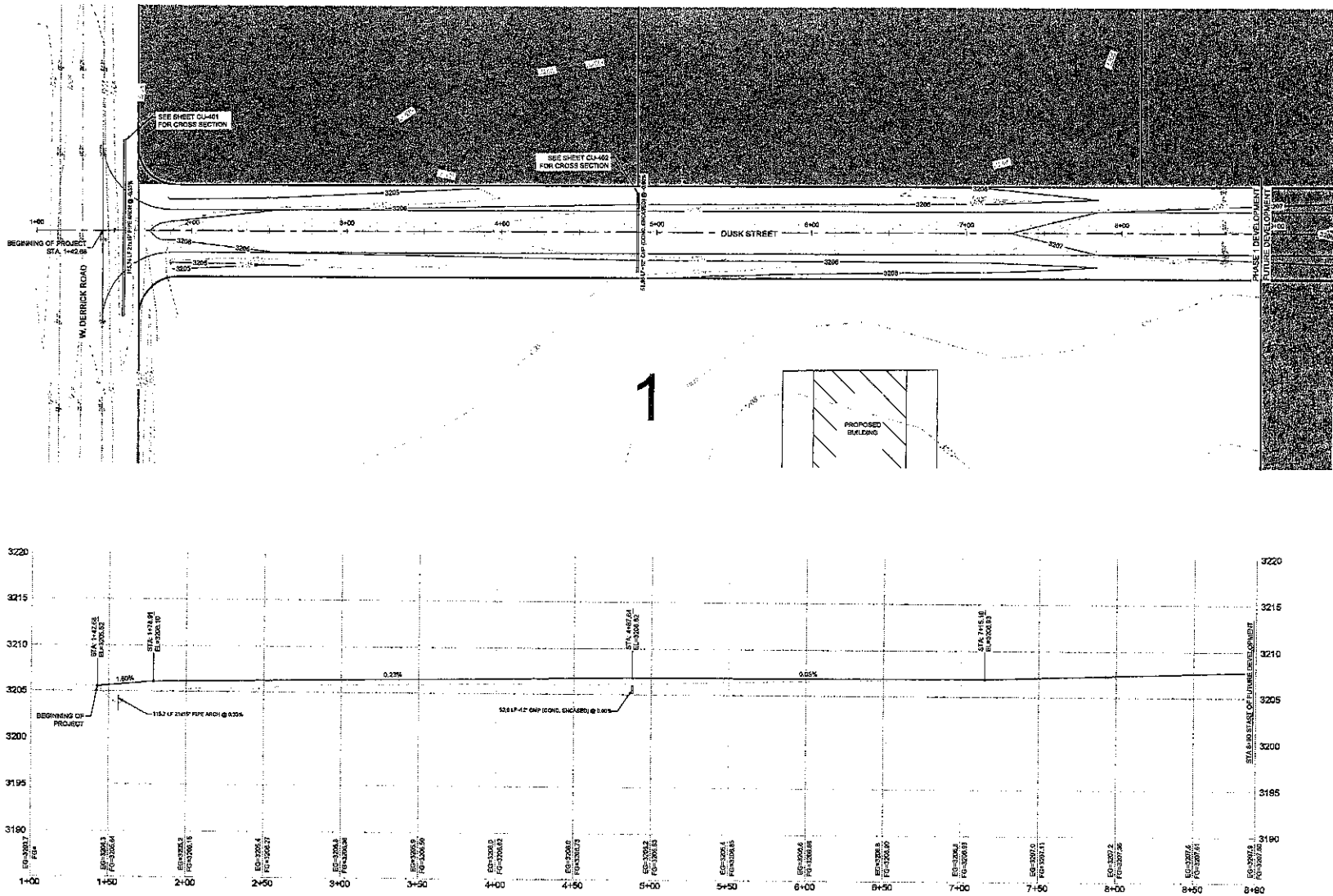
HORIZONTAL
0 30 60
SCALE: 1" = 30'
(IN FEET)

GRAPHIC SCALE
VERTICAL
0 5 10
SCALE: 1" = 5'
(IN FEET)

REVISIONS

No.	DATE	DESCRIPTION

SHEET:
6 of 12
CG-101



ENGINEERING SHEET:
**CULVERT 1 DUSK
PLAN & PROFILE**
OF
PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION PHASE 1**
FOR
CLIENT:
BRANSON PROPERTIES

PROJECT NUMBER:
25073

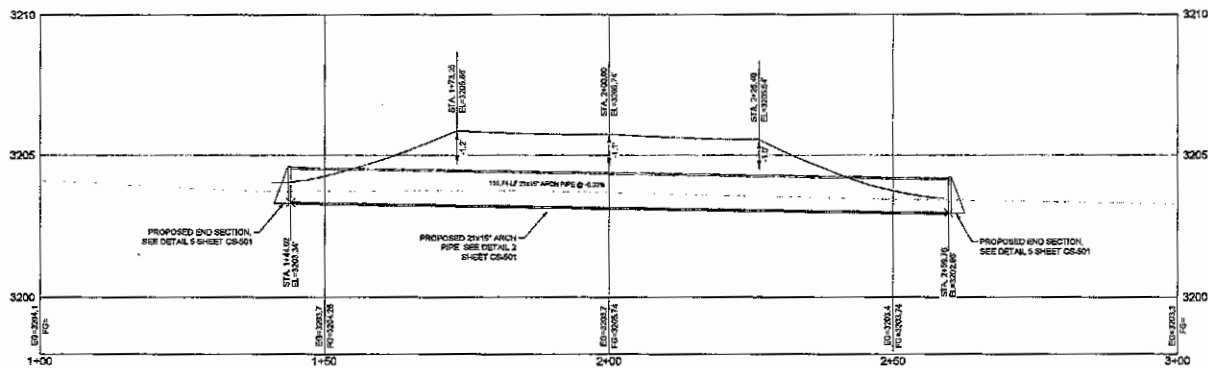
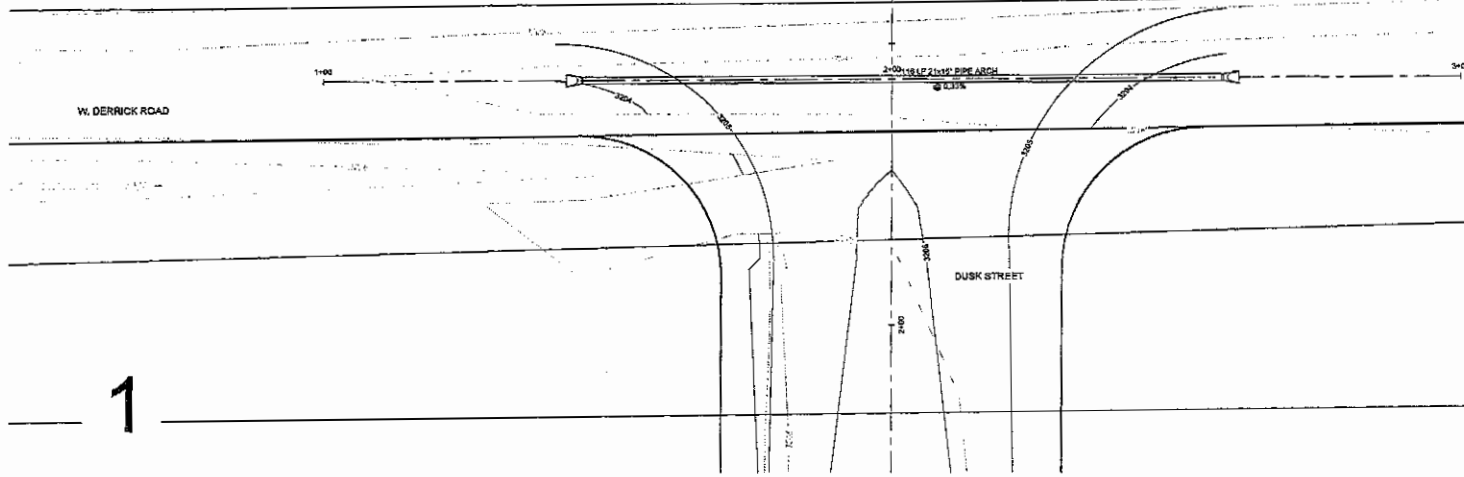
PROJECT ENGINEER:
JERRY RAYNER, PE
DRAWN BY:
CLW



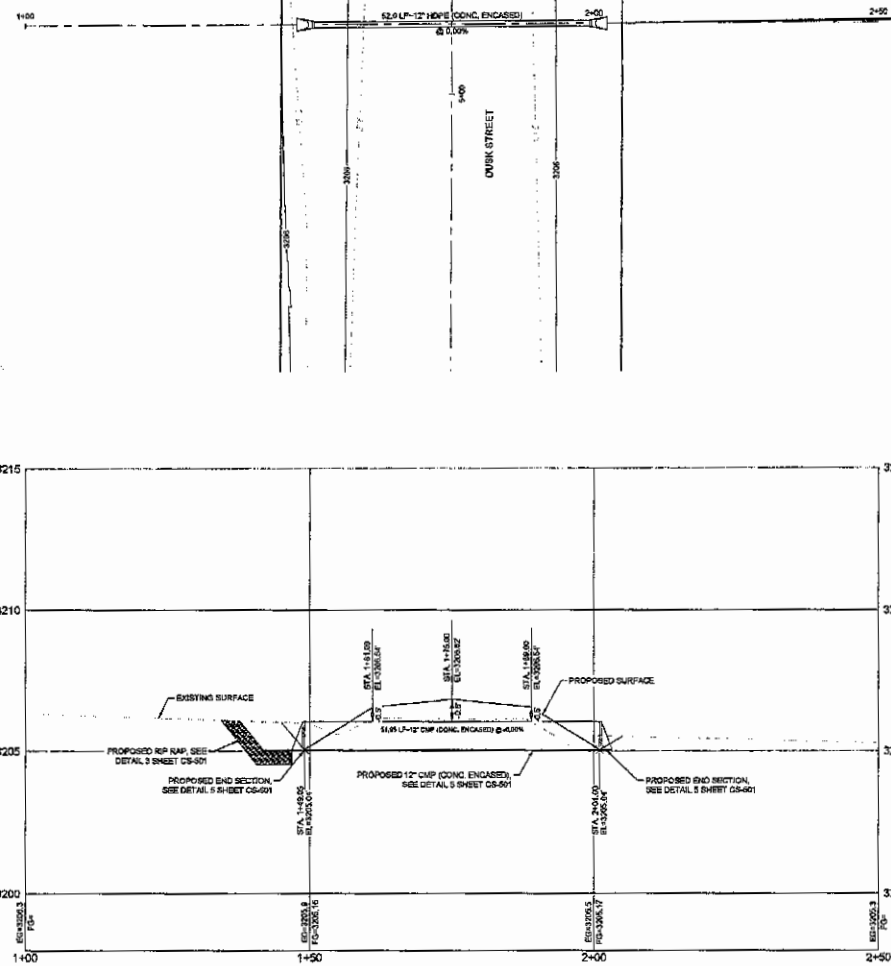
GRAPHIC SCALE
HORIZONTAL
0 10 20
SCALE: 1" = 10'
(IN FEET)
VERTICAL
0 2
SCALE: 1" = 2'
(IN FEET)

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET: 1 of 12
CU-401



1



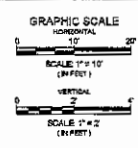
7021 N. WARD Dr.
Hobbs, NM 88242-9032
SquareRootServices.net
575-231-7347

ENGINEERING SHEET:
**CULVERT 2 DUSK
PLAN & PROFILE**
OF
PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION PHASE 1**

FOR
BRANSON PROPERTIES

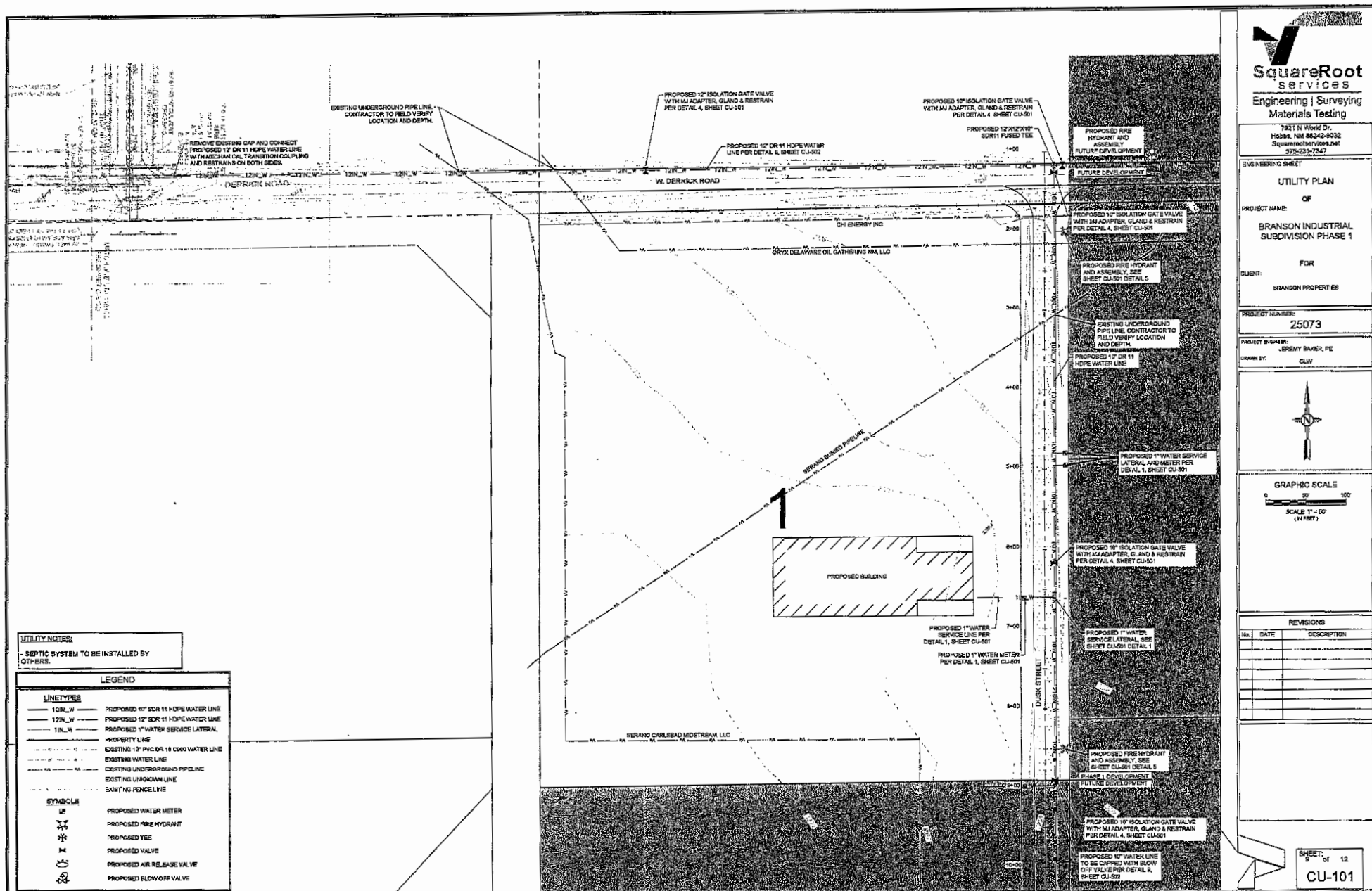
PROJECT NUMBER:
25073

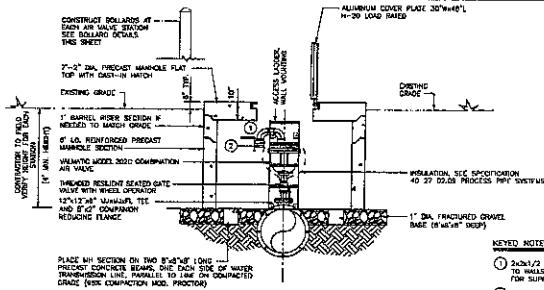
PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
CLW



REVISIONS		
NO.	DATE	DESCRIPTION

SHEET:
0 of 12
CU-402

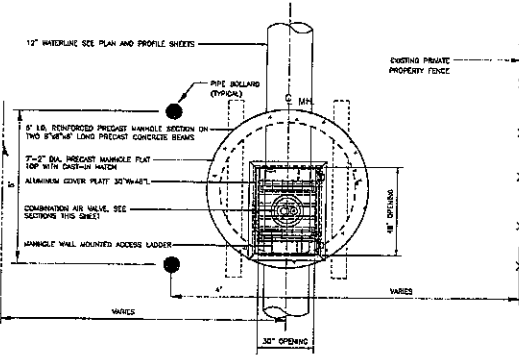




- KEYED NOTES**
1. 3/4\"/>

2\"/>

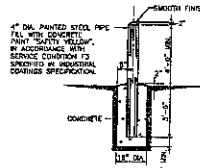
SCALE: NONE



SINGLE BODY WATER COMBINATION AIR VALVE STATION -- PLAN

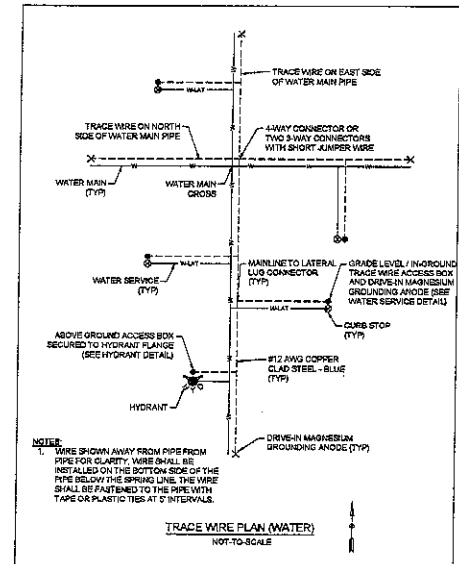
SCALE: NONE

7\"/>



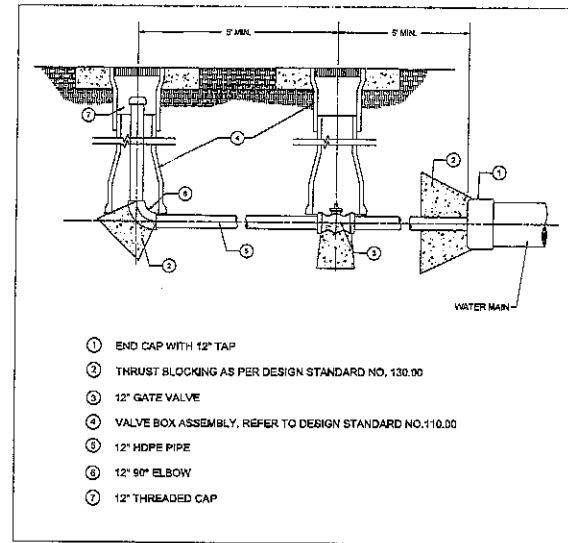
BOLLARD DETAILS

SCALE: NONE



- NOTES**
1. WIRE SHOWN AWAY FROM PIPE FROM PIPE FOR CLARITY. WIRE SHALL BE INSTALLED ON THE BOTTOM SIDE OF THE PIPE BELOW THE SPRING LINE. THE WIRE SHALL BE FASTENED TO THE PIPE WITH TAPE OR PLASTIC TIES AT 5' INTERVALS.

TRACE WIRE PLAN (WATER)
NOT TO SCALE



1. END CAP WITH 12\"/>

5\"/>

REVISIONS		
NO.	DATE	DESCRIPTION

Date: 4/15/26

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: BRANSON PROPERTIES, LLC See Below

Subject Site Location: 785, 785A W DERRICK, CARLSBAD, NM

The proposed action is a:

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

☒ Variance/Appeal from Sec. 47-1547-62 in accordance with Sec. 56-150(c).

The purpose of the variance/appeal is:

To Allow Septic Tank Instead of
Sanitary Sewer on Lot 1 Phase 2 Branson
Industrial Subdivision

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

☐ Home Occupation: _____

☐ Other Use: _____

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

Date: May 4, 2026Time: 5:00pmPlace: City Annex Planning Room114 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,

GEORGE DUNAGANPhone 575 706 2951Applicant/Agent CONSULTANT

✓ **Owner Name** LONGROAD LAND HOLDINGS II LLC
In Care Of Name LONGROAD ENERGY HOLDINGS LLC
Owner Address 330 CONGRESS ST 6TH FL
BOSTON, MA 02210

✓ **Owner Name** A & R ENERGY SERVICES CORPORATION
Owner Address PO BOX 23606
WACO, TX 76702

✓ **Owner Name** MONTCLAIR DEVELOP CORP
Owner Address 3241 E SHEA BLVD STE 1-486
PHOENIX, AZ 85028

✓ **Owner Name** GREEN P G AND E LLC
Owner Address 333 RIO RANCHO DR STE 401
RIO RANCHO, NM 87124

✓ **Owner Name** HINKLE, R R CO INC
Owner Address PO BOX 2292
ROSWELL, NM 88202-2292

✓ **Owner Name** OROSCO PROPERTIES LLC
Owner Address 1401 ORTEGA ST
CARLSBAD, NM 88220

✓ **Owner Name** ANDERSON, JAMES
Owner Address 6306 VEST RD
CARLSBAD, NM 88220

✓ **Owner Name** TWT CAPITAL LP
Owner Address 3100 W 7TH ST STE 240
FORT WORTH, TX 76107

✓ **Owner Name** LYNN, DOUGLAS C JR
In Care Of Name KIRKES, BENJAMIN & DESIREE K/S
Owner Address 6207 OLD CAVERN HWY
CARLSBAD, NM 88220

✓ **Owner Name** LYNN, DOUGLAS C JR
Owner Address 587 COUNTY RD 105
HAMILTON, TX 76531

✓ Owner Name WALTERSCHEID, RONALD
Owner Address 3226 TIDWELL ROAD
CARLSBAD, NM 88220

✓ Owner Name STAFFORD, DANNY C
Owner Address 176 CORVO CRISTA
ALTO, NM 88312

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

For delivery information, visit our website at www.usps.com®.

Fort Worth, TX 76107

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
TWT CAPITAL LP
Street and Apt. No., or PO Box No.
5100 W TR ST STE 200
City, State, ZIP+4®
FORT WORTH TX 76107

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Albino NM 88312

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
STAFFORD DANNY C
Street and Apt. No., or PO Box No.
174 CARDO CIRCLE
City, State, ZIP+4®
ALBUQUERQUE NM 88312

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Waco TX 76702

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
AJR ENERGY SERVICES CORPORATION
Street and Apt. No., or PO Box No.
PO BOX 23606
City, State, ZIP+4®
CARLSBAD, NM. 88220

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Hamilton, TX 76531

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
LYNN DOUGLAS C JR
Street and Apt. No., or PO Box No.
581 COUNTY RD 105
City, State, ZIP+4®
HAMILTON TX 76531

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Phoenix AZ 85028

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
MONTCLAIR DEVELOP CORP.
Street and Apt. No., or PO Box No.
3291 E. SUN BOWL ST 1-486
City, State, ZIP+4®
PHOENIX, AZ 85028

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U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Boston MA 02210

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
LONGROAD LAND HOLDINGS II LLC
Street and Apt. No., or PO Box No.
330 CONGRESS ST 6TH FL
City, State, ZIP+4®
Boston, MA 02210

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3761 8551 69

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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
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
 WALTERSCHEID RONALD
 Street and Apt. No., or PO Box No.
 3226 Tidwell Rd
 City, State, ZIP+4®
 Carlsbad, NM, 88220

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3761 8551 07

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Rio Rancho, NM 87124

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
 GREEN PG 3 E LLC
 Street and Apt. No., or PO Box No.
 333 Rio Rancho De Ste 401
 City, State, ZIP+4®
 Rio Rancho NM 87124

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3761 8551 21

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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
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
 OROSCO PROPERTIES LLC.
 Street and Apt. No., or PO Box No.
 1401 OROSCA ST.
 City, State, ZIP+4®
 Carlsbad, NM, 88220

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

Roswell, NM 88202

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
 HINKLE RR CO INC.
 Street and Apt. No., or PO Box No.
 PO Box 2292
 City, State, ZIP+4®
 Roswell, NM, 88202-2292

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3761 8551 45

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 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
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
 LYNN DOUGLAS C JR / KIRKOS BENJAM
 Street and Apt. No., or PO Box No.
 6207 OLD CANYON HWY
 City, State, ZIP+4®
 Carlsbad, NM, 88220

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3761 8551 38

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

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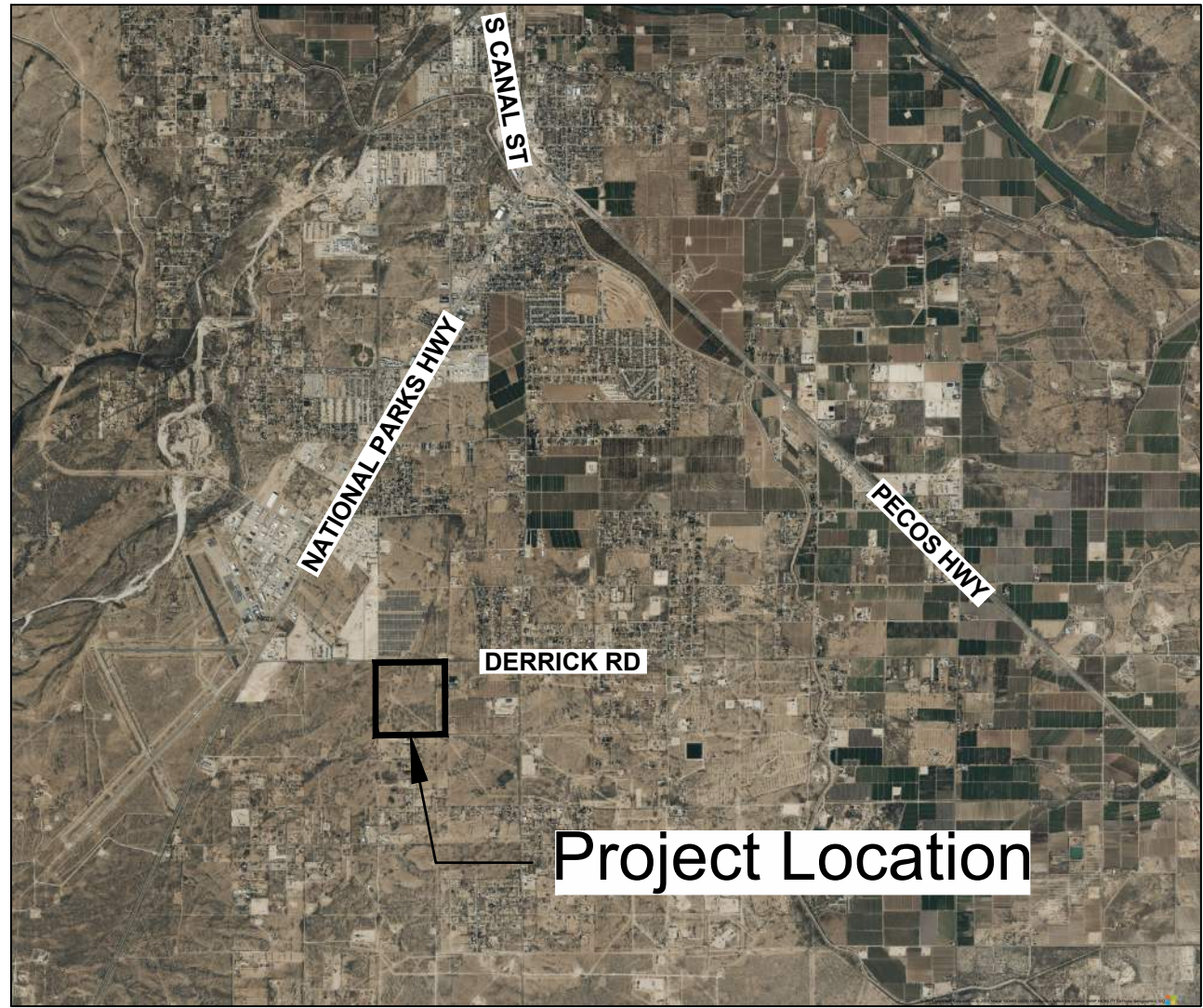
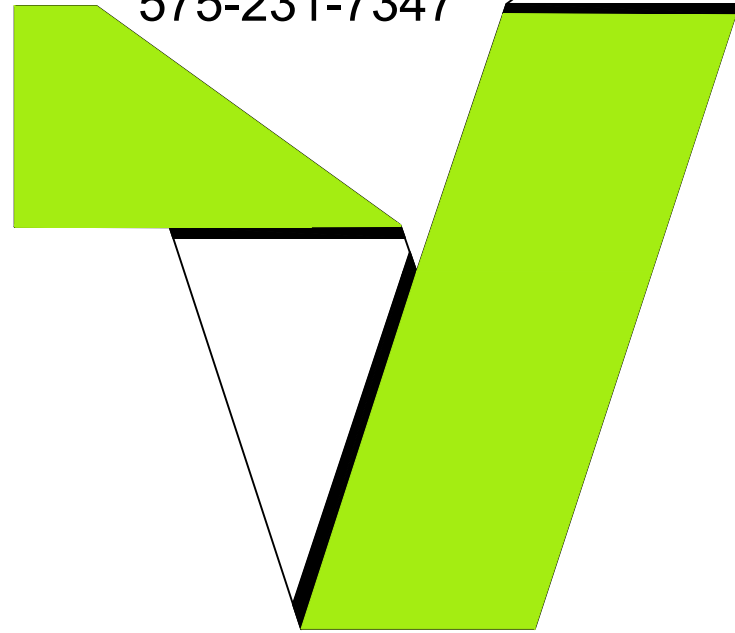
Carlsbad, NM 88220

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To
 ANDERSON JAMES
 Street and Apt. No., or PO Box No.
 6306 VAST Rd
 City, State, ZIP+4®
 Carlsbad, NM, 88220

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



VICINITY MAP
N.T.S.

CIVIL PLANS
BRANSON PROPERTIES

BRANSON INDUSTRIAL SUBDIVISION

CITY OF CARLSBAD
SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST
N.M.P.M., EDDY COUNTY, NEW MEXICO

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2	SU-101	TOPOGRAPHIC SURVEY
3	CS-501	CONSTRUCTION DETAILS
4	CG-101	SHEET INDEX
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6	CG-103	DUSK STREET PLAN & PROFILE STA. 12+50 TO 24+00
7	CG-104	TWILIGHT STREET PLAN & PROFILE STA. 24+00 TO 35+00
8	CG-105	DAYBREAK STREET PLAN & PROFILE STA. 38+00 TO 51+00
9	CG-106	DAYBREAK STREET PLAN & PROFILE STA. 51+00 TO 61+33
10	CG-107	POND AND CULVERT OVERALL LAYOUT
11	CG-108	CULVERT 1 DUSK PLAN & PROFILE
12	CG-109	CULVERT 2 DUSK PLAN & PROFILE
13	CG-110	CULVERT 3 DAYBREAK PLAN & PROFILE
14	CG-111	CULVERT 4 DAYBREAK PLAN & PROFILE
15	CU-100	OVERALL WATER UTILITY PLAN
16	CU-101	WATER UTILITY PLAN
17	CU-102	WATER UTILITY PLAN
18	CU-103	WATER UTILITY PLAN
19	CU-104	WATER UTILITY PLAN
20	CU-105	WATER UTILITY PLAN
21	CU-106	WATER UTILITY PLAN
22	CU-107	WATER UTILITY PLAN
23	CU-108	OVERALL SEWER UTILITY LAYOUT

24	CU-109	W DERRICK ROAD SEWER PLAN AND PROFILE STATIONS 1+00 TO 13+00
25	CU-110	DUSK STREET SEWER PLAN AND PROFILE STATIONS 1+00 TO 15+00
26	CU-111	DUSK STREET SEWER PLAN AND PROFILE STATIONS 15+00 TO 25+00
27	CU-112	TWILIGHT STREET SEWER PLAN AND PROFILE STATIONS 25+00 TO 37+00
28	CU-113	DAYBREAK STREET SEWER PLAN AND PROFILE STATIONS 37+00 TO 50+00
29	CU-114	DAYBREAK STREET SEWER PLAN AND PROFILE STATIONS 50+00 TO 60+25
30	CU-115	DUSK TO DAYBREAK SEWER PLAN AND PROFILE STATIONS 1+00 TO 13+91
31	CU-200	FORCE MAIN PATH LOCATION
32	CU-201	FORCE MAIN KEYED NOTE SITE
33	CU-202	FORCE MAIN PLAN & PROFILE - STA 1+00 TO 9+00
34	CU-203	FORCE MAIN PLAN & PROFILE - STA 9+00 TO 14+00
35	CU-204	FORCE MAIN PLAN & PROFILE - STA 14+00 TO 20+00
36	CU-205	FORCE MAIN PLAN & PROFILE - STA 20+00 TO 26+00
37	CU-206	FORCE MAIN PLAN & PROFILE - STA 26+00 TO 31+90
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39	CU-502	WATER UTILITY DETAILS
40	CU-503	SEWER UTILITY DETAILS
41	CU-504	TYPICAL LIFT STATION DETAILS
42	CU-505	TYPICAL LIFT STATION DETAILS
43	CU-506	TYPICAL LIFT STATION DETAILS
44	CU-507	TYPICAL LIFT STATION DETAILS
45	CU-508	TYPICAL LIFT STATION DETAILS
46	CU-509	TYPICAL LIFT STATION DETAILS
47	CU-510	TYPICAL LIFT STATION DETAILS
48	TCP-101	TRAFFIC CONTROL PLAN



(505)-254-7310

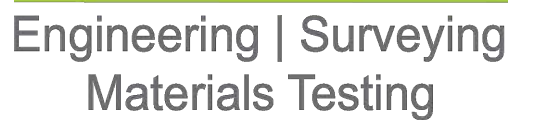
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

BRANSON PROPERTIES, LLC,

UTILITIES DEPICTED WERE OBTAINED THROUGH EVIDENCE: FROM FIELD OBSERVATIONS, PLANS AND/OR REPORTS PROVIDED BY THE CLIENT, AND MARKINGS COORDINATED BY THE NEW MEXICO 811. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURE CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

THE TOPOGRAPHY SHOWN HEREIN IS A COMBINATION OF UAV DATA AND CONVENTIONAL/GPS DATA. THE UAV DATA WAS GENERATED USING INDUSTRY STANDARD QUALITY CHECKS AND IS **WITHIN** THE INDUSTRY RECOGNIZED GROUND SAMPLING DISTANCE (GSD) STANDARD OF BELOW 2.5 CM (1 IN / 0.08 FT). THE ABSOLUTE ACCURACY LEVEL IN STANDARD UAV DATA IS EQUAL TO 3 X GSD (3 X 0.08 FT = 0.24 FT). UAV DATA WAS USED FOR MEASUREMENTS ON NATURAL GROUND AND SUPPLEMENTAL FEATURES.

BEARINGS SHOWN HEREON ARE FROM GPS/GNSS OBSERVATIONS AND CONFORM TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM **"NEW MEXICO EAST ZONE"** NORTH AMERICAN DATUM OF 1983. TRUE NORTH CAN BE OBTAINED BY APPLYING A CONVERGENCE ANGLE OF **0.0013680** AT A FOUND GOVERNMENT BEARING CAP BEARING THE NORTHWEST CORNER OF SECTION 6, LOCATED AT N. 487.843.51, E. 570.881.18. DISTANCES SHOWN HEREON ARE IN GROUND AND WERE OBTAINED BY APPLYING A COMBINED GRID TO GROUND SCALE FACTOR OF **1.000113680** AT N. 0.00, E. 0.00. THE VERTICAL DATUM IS THE MEAN SEA LEVEL DATUM OF 1988. BEARINGS AND DISTANCES ARE CONSISTENT WITH THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



TYPE OF SURVEY:

PROJECT NAME:

CLIENT: BRANSON PROPERTIES LLC

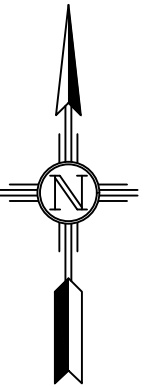
PROJECT NUMBER:

PROJECT SURVEYOR:

Evan J. Pointer, PS

DRAWN BY:

Vanessa Munoz



SCALE: 1" = 200'
(IN FEET)

	FOUND MONUMENT AS NOTED
	POWER POLE
	FENCE
	OVERHEAD ELECTRIC
	MAJOR CONTOUR (5FT)
	MINOR CONTOUR (1FT)
	EDGE OF PAVEMENT
	ROAD CENTERLINE

PRELIMINARY

SHEET: 1 of 1

SU - 100



Engineering | Surveying
Materials Testing

7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

ENGINEERING SHEET:

CONSTRUCTION DETAILS

OF
PROJECT NAME:

BRANSON INDUSTRIAL
SUBDIVISION

FOR
CLIENT:

BRANSON PROPERTIES

PROJECT NUMBER:

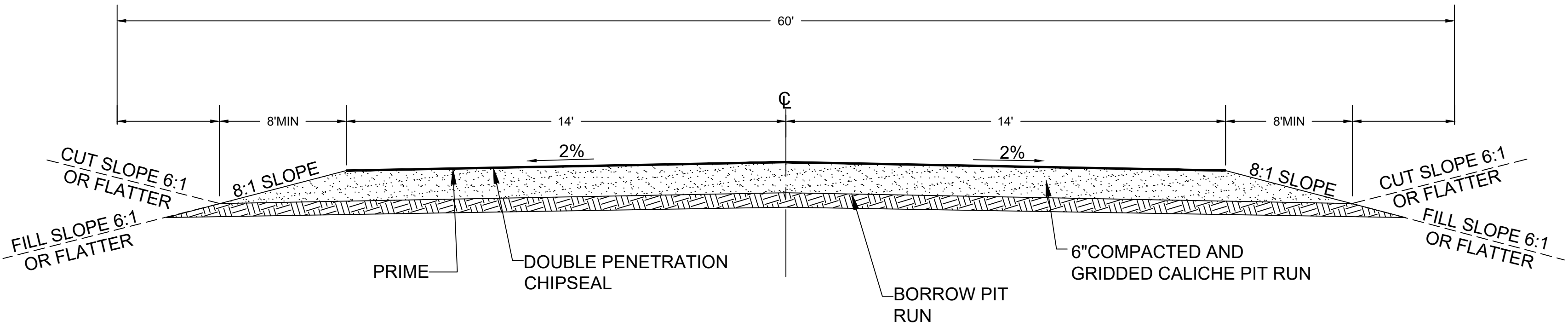
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
X. CLARK

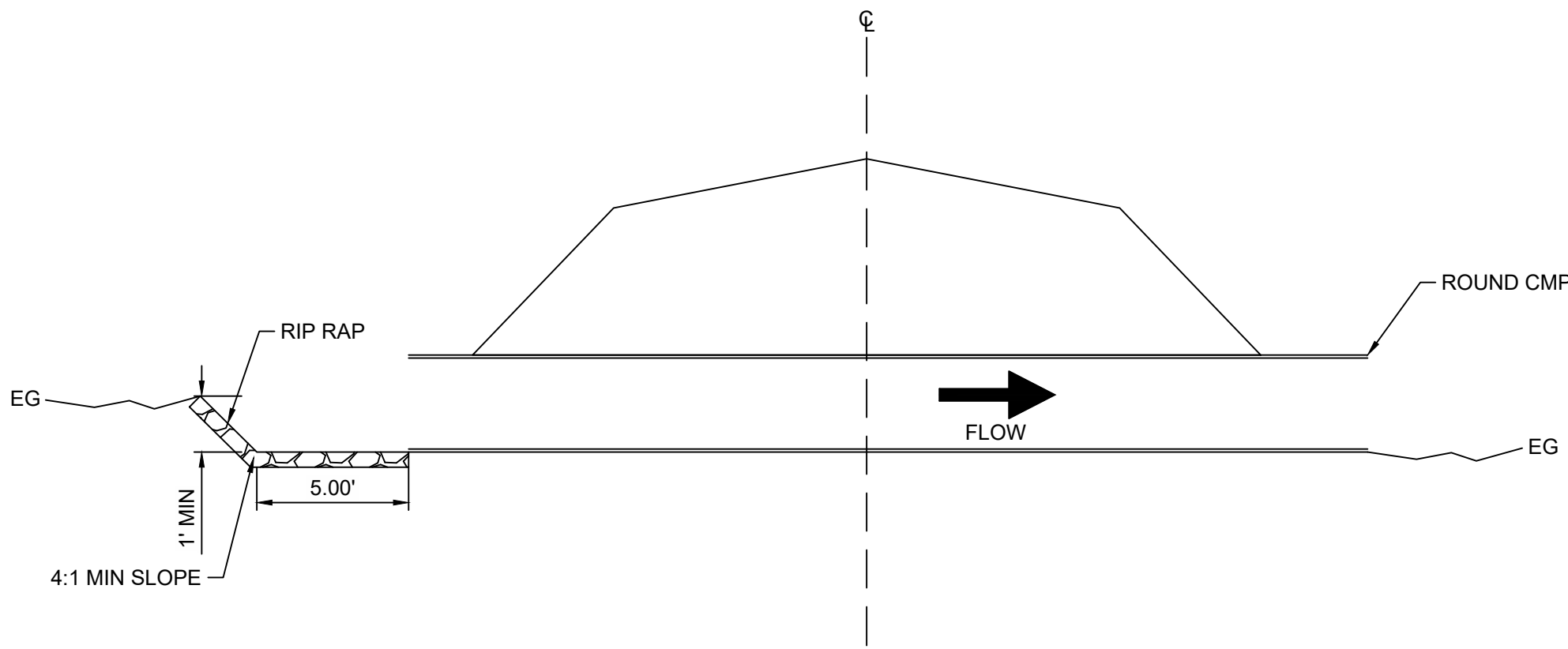
REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

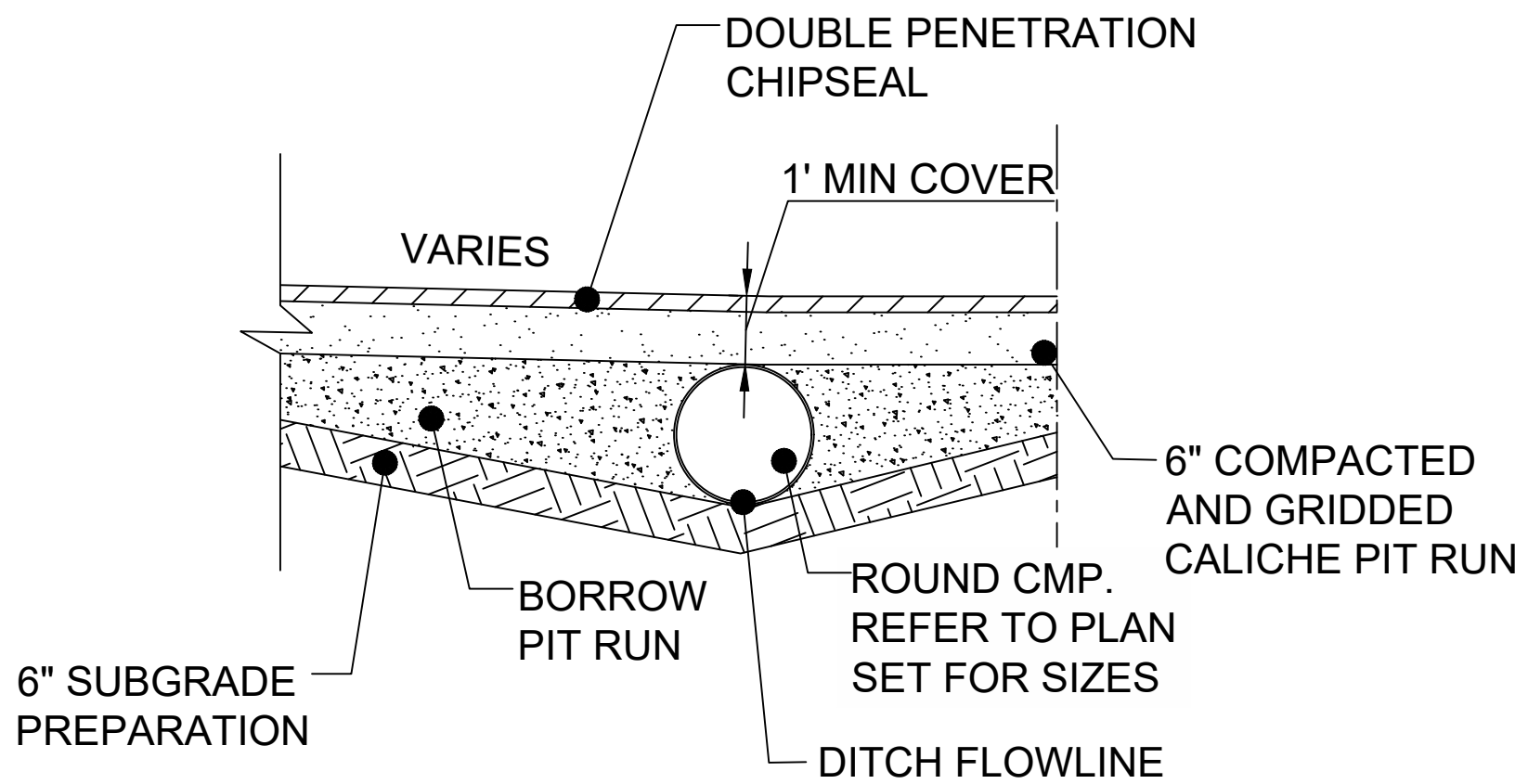
SHEET:
3 of 48
CS-501



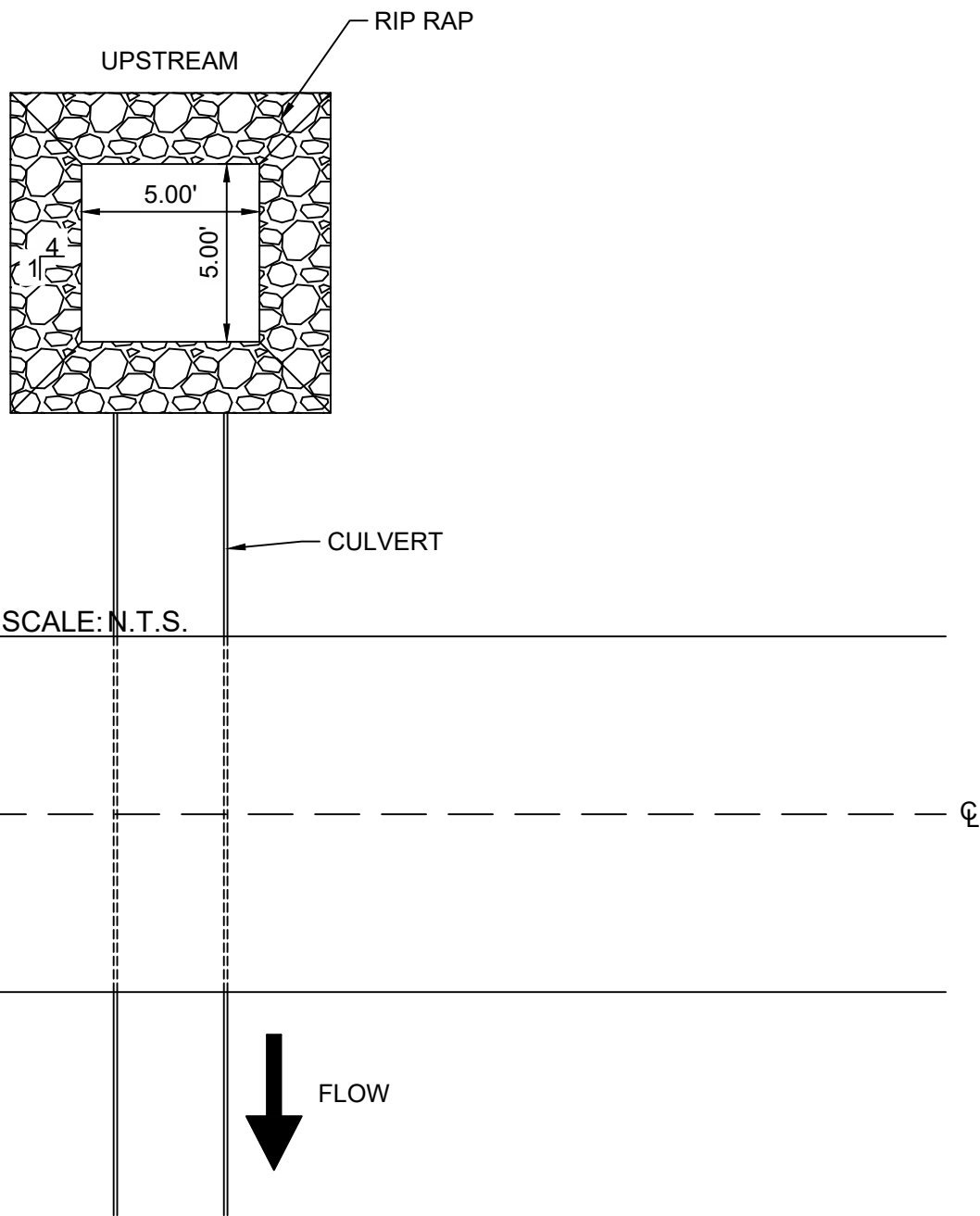
1 TYPICAL ROAD CROSS SECTION
SCALE: N.T.S



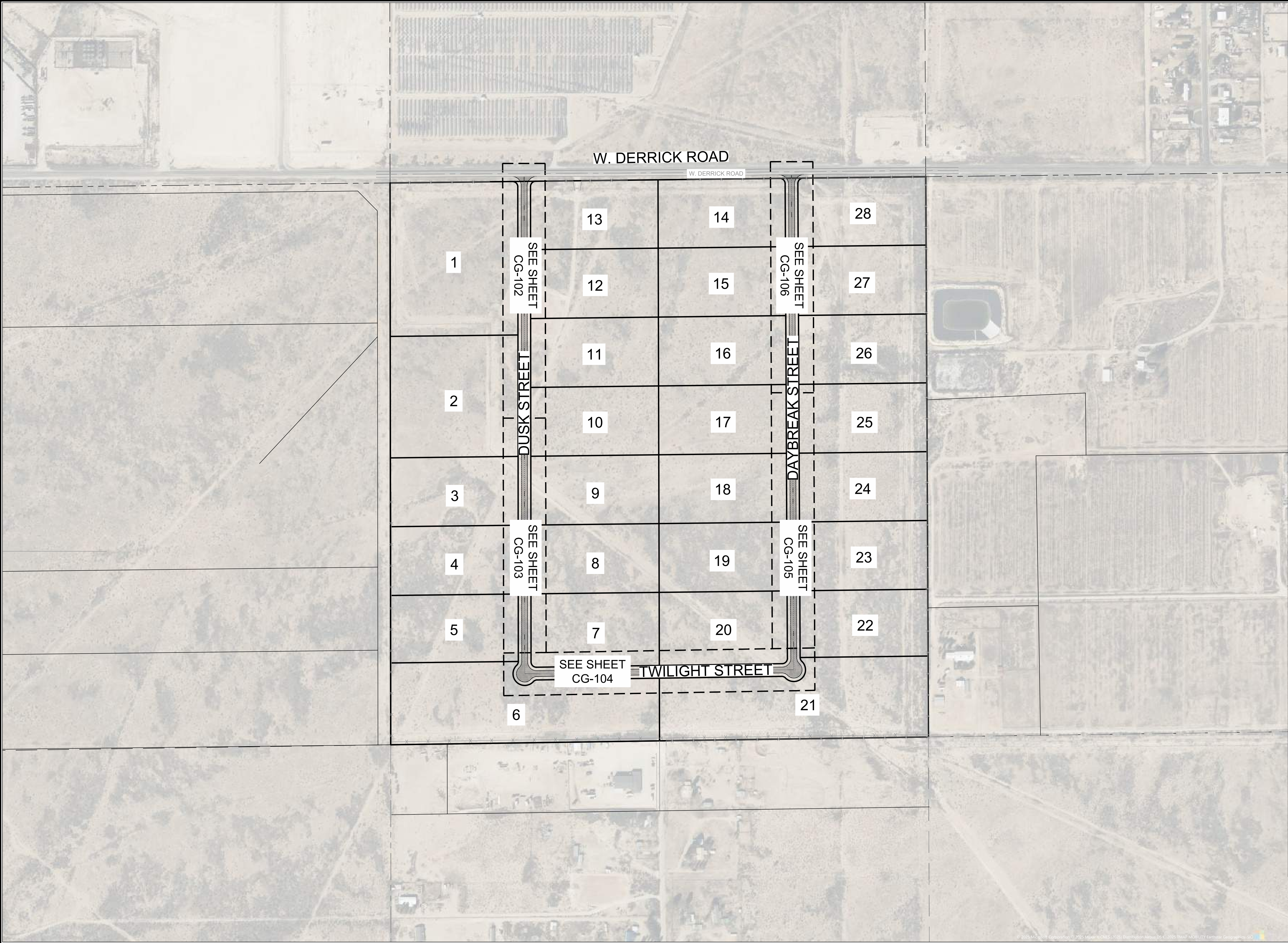
CROSS SECTION VIEW



2 TYPICAL CULVERT DETAIL
SCALE: N.T.S



3 RIP RAP BASIN DETAIL
SCALE: N.T.S



7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

ENGINEERING SHEET:

SHEET INDEX

OF

PROJECT NAME:

**BRANSON INDUSTRIAL
SUBDIVISION**

CLIENT:

FOR

BRANSON PROPERTIES

PROJECT NUMBER:

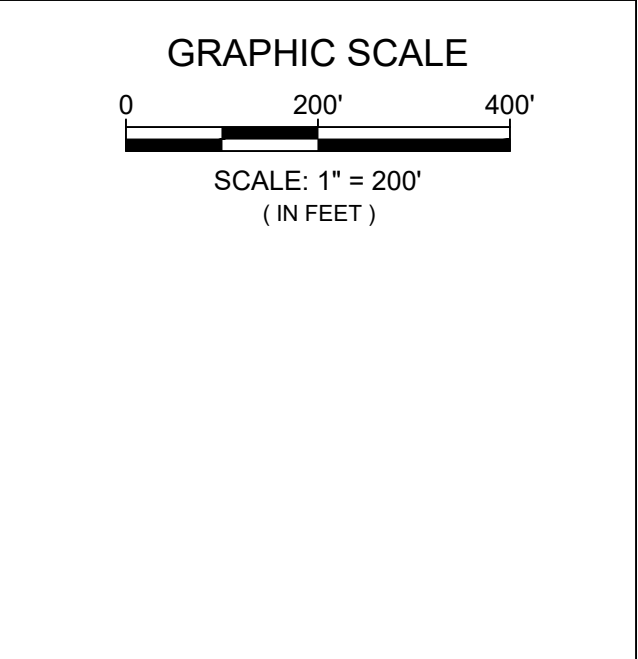
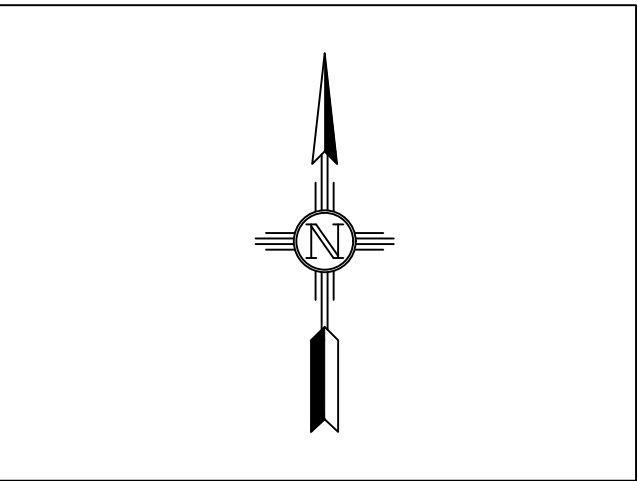
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PROJECT ENGINEER:

JEREMY BAKER, PE

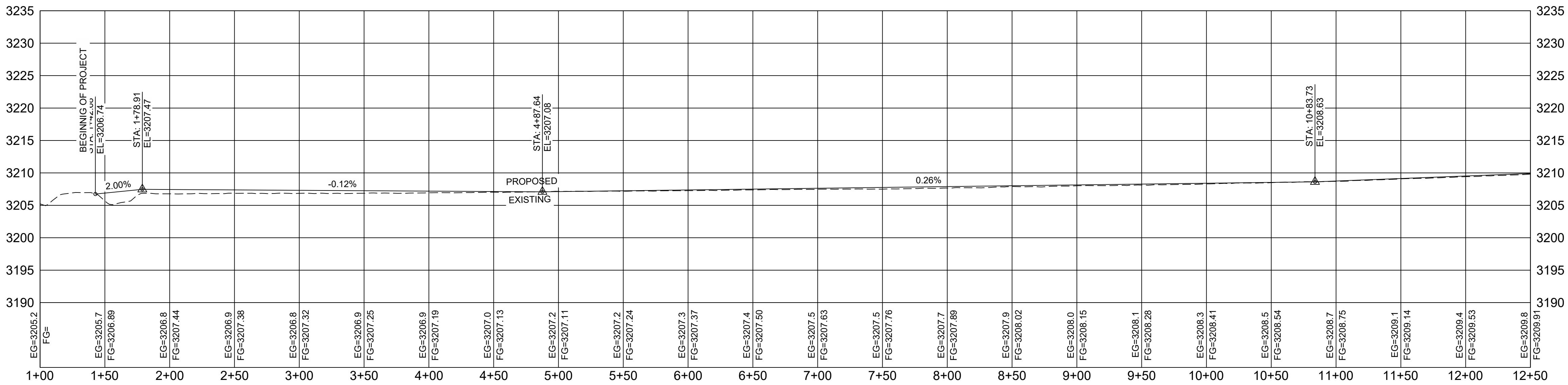
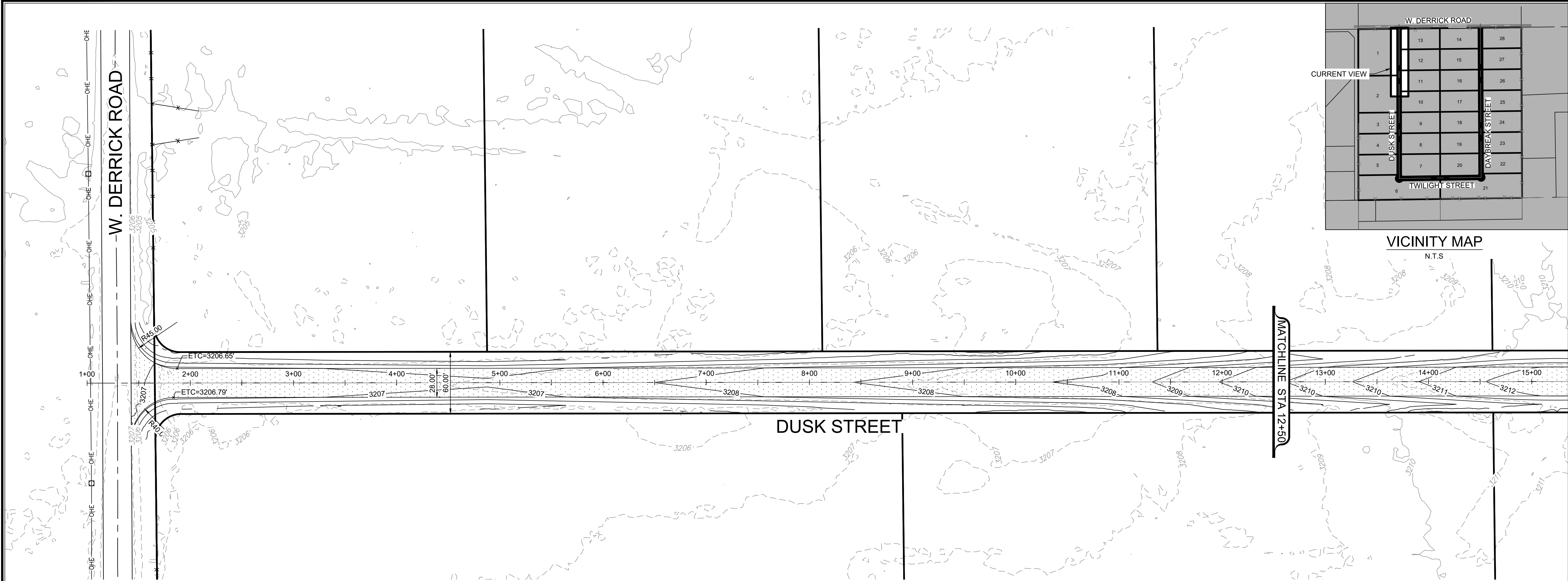
DRAWN BY:

CLW



REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY



Engineering | Surveying
Materials Testing

7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

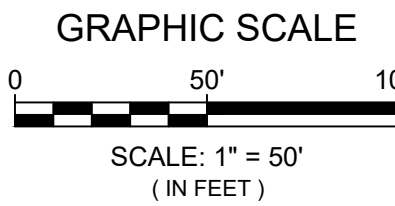
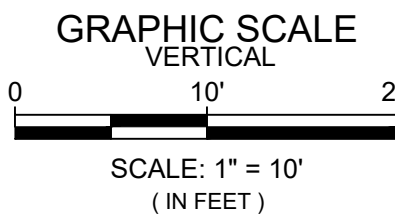
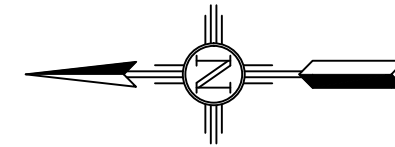
ENGINEERING SHEET:
DUSK STREET PLAN & PROFILE
STA. 1+00 TO 12+50

OF
PROJECT NAME:
BRANSON INDUSTRIAL
SUBDIVISION

FOR
CLIENT:
BRANSON PROPERTIES

PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
CLW

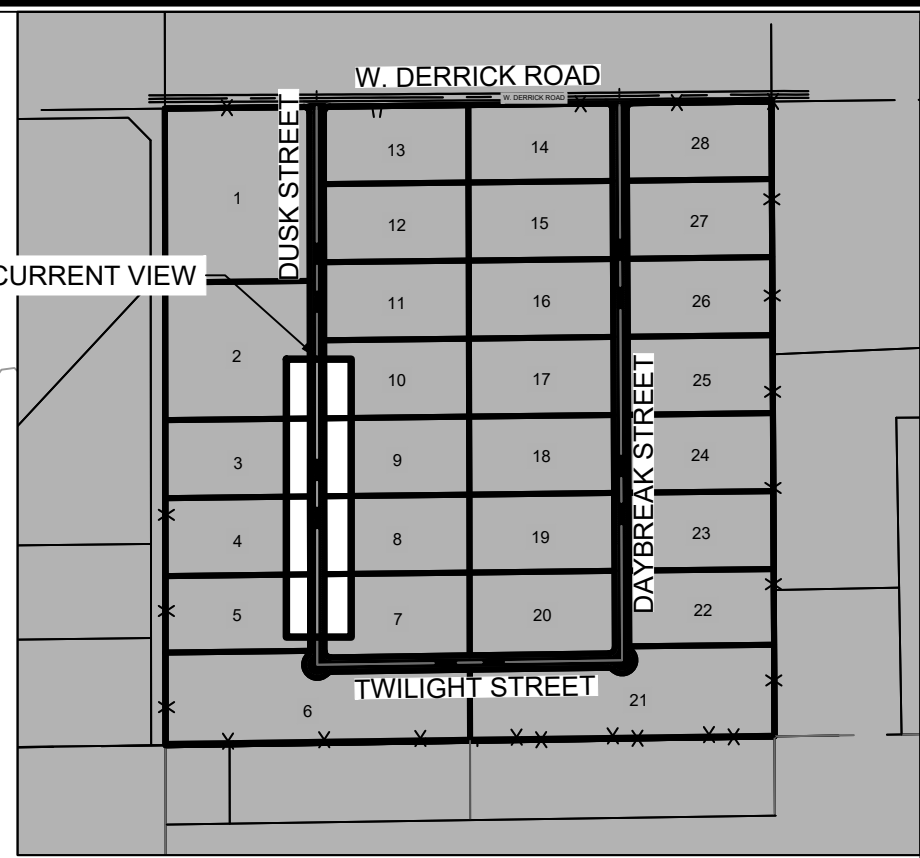
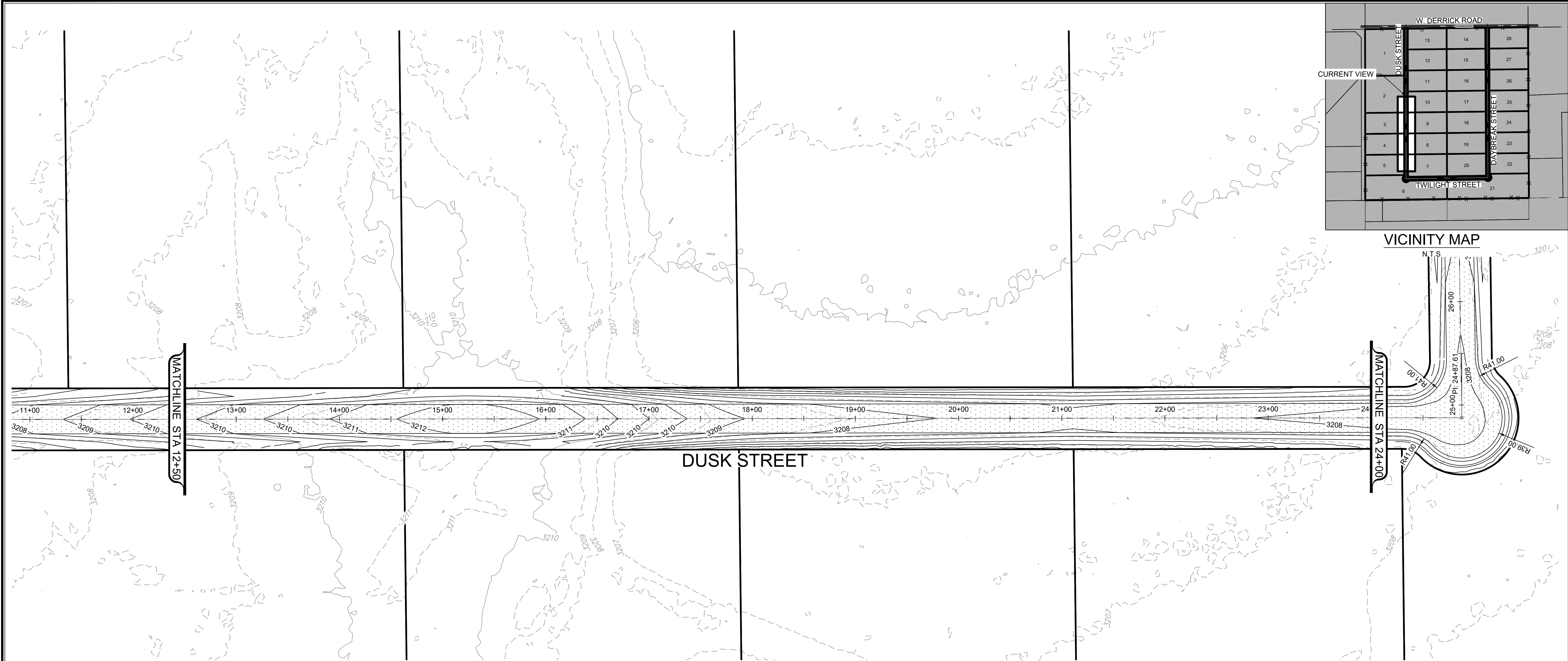


REVISIONS

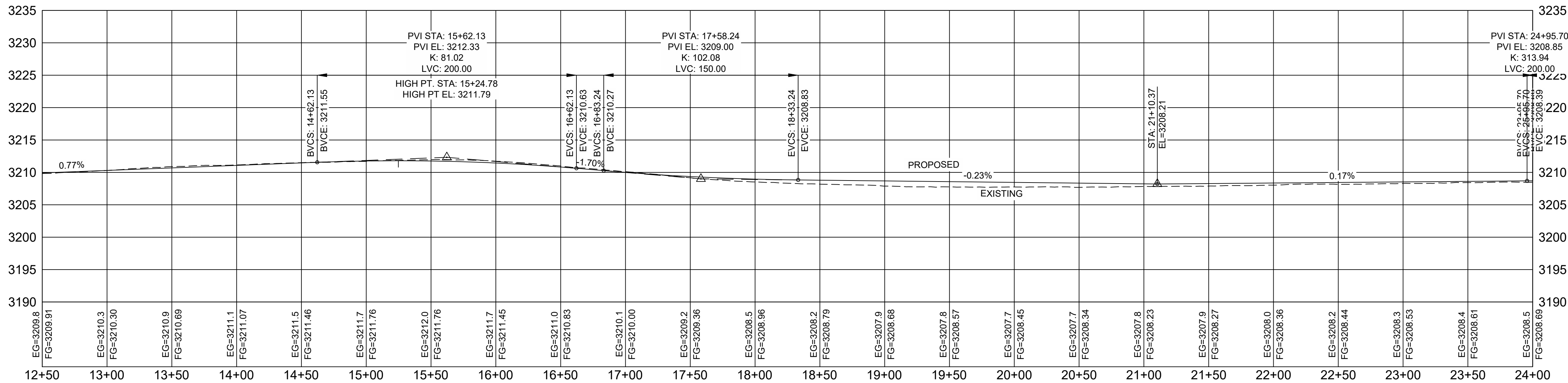
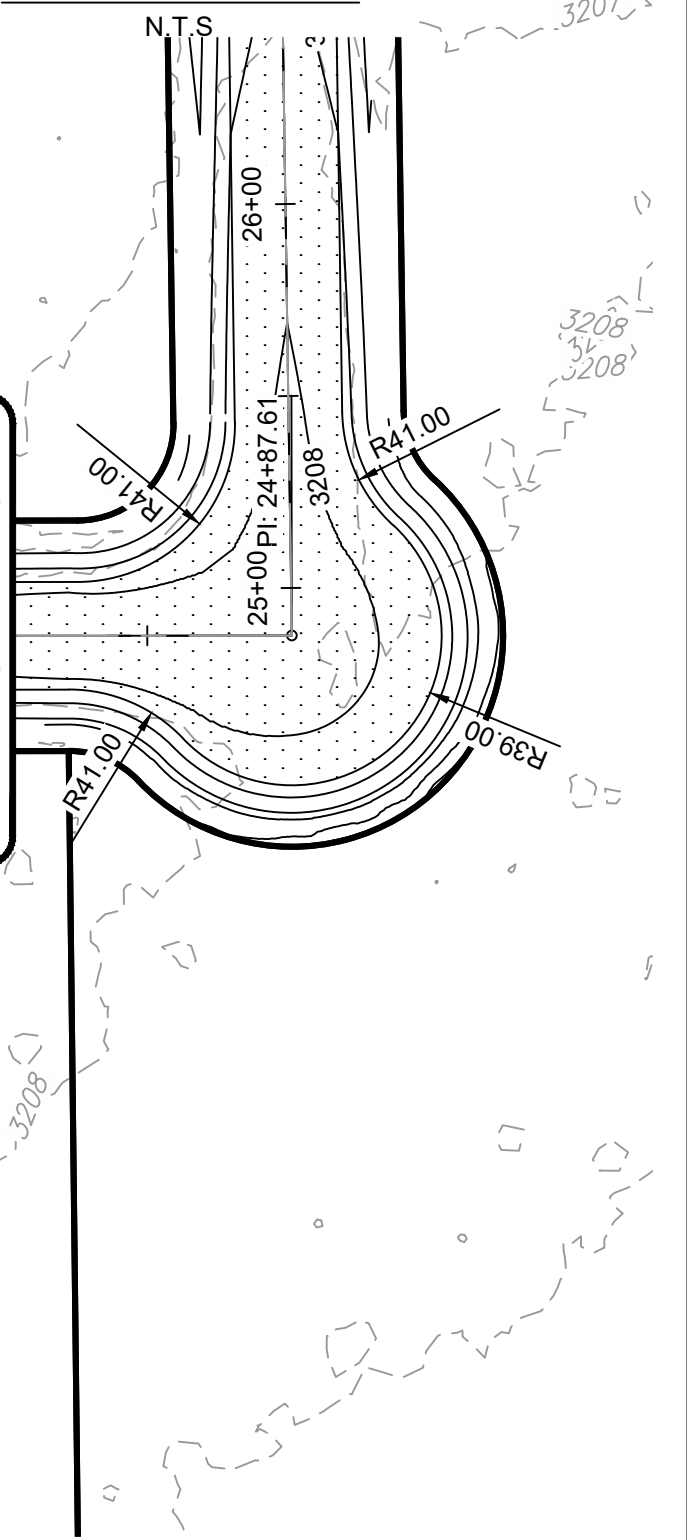
No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
5 of 48
CG-102



VICINITY MAP



7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

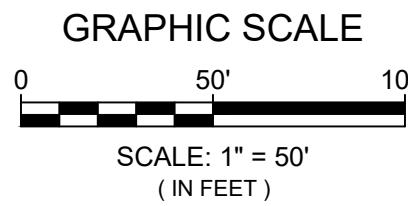
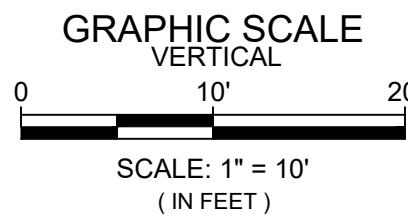
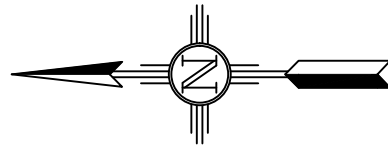
ENGINEERING SHEET:
DUSK STREET PLAN & PROFILE
STA. 12+50 TO 24+00

OF
PROJECT NAME:
BRANSON INDUSTRIAL
SUBDIVISION

FOR
CLIENT:
BRANSON PROPERTIES

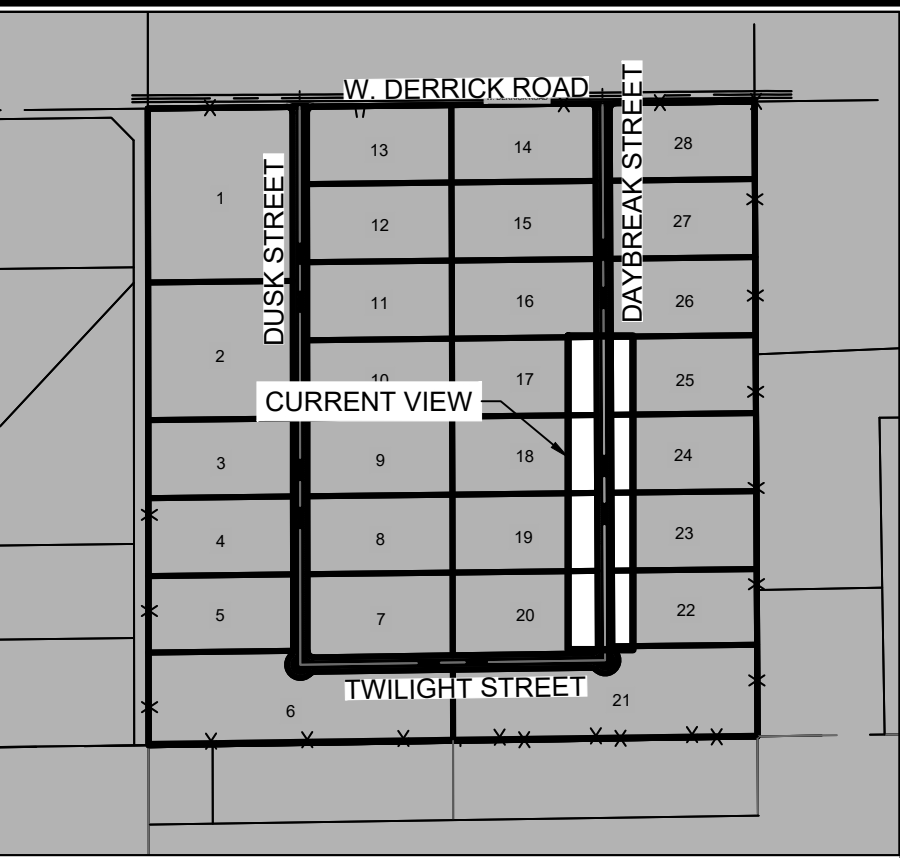
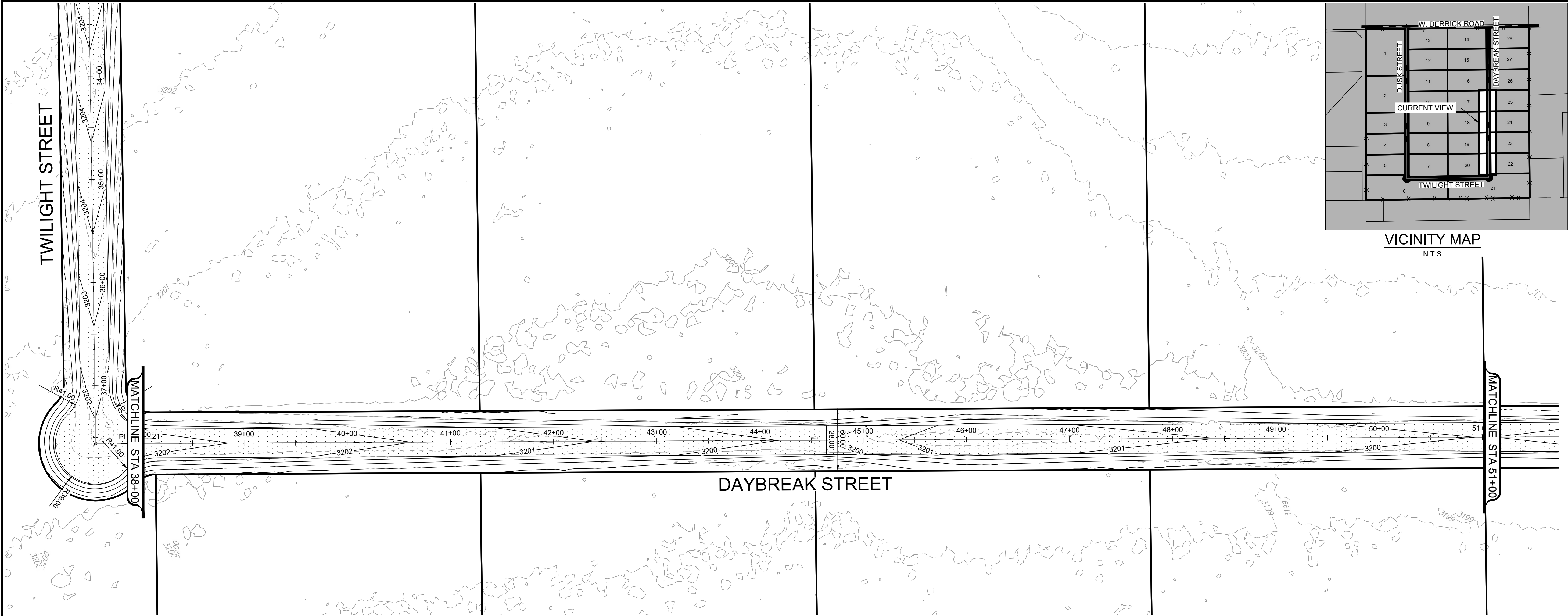
PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
CLW



REVISIONS		
No.	DATE	DESCRIPTION

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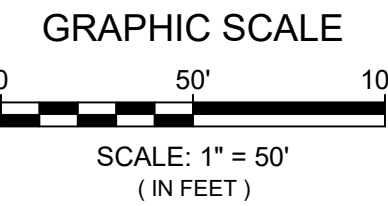
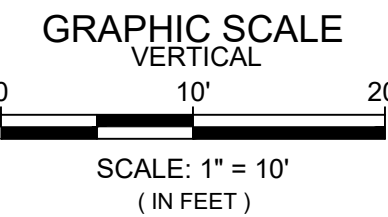
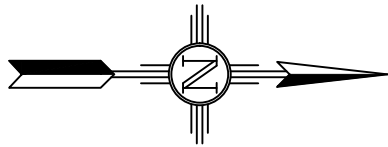
ENGINEERING SHEET:
**DAYBREAK STREET PLAN &
PROFILE STA. 38+00 TO 51+00**
OF

PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION**

CLIENT:
FOR
BRANSON PROPERTIES

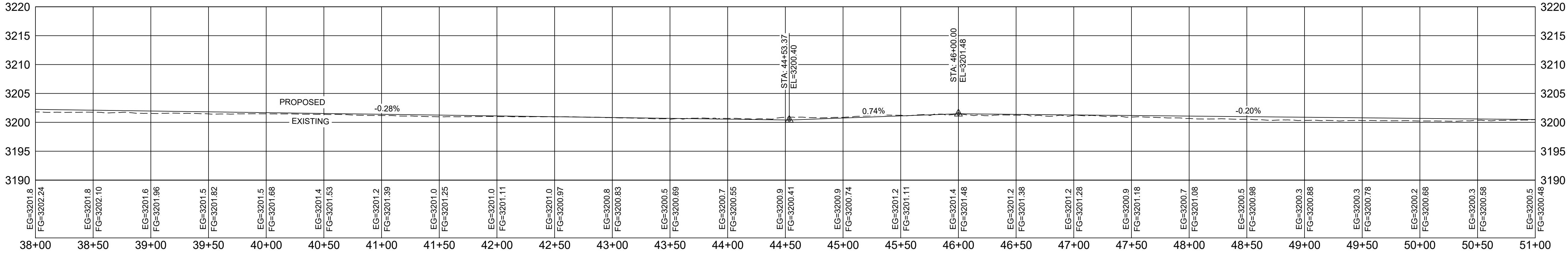
PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
CLW

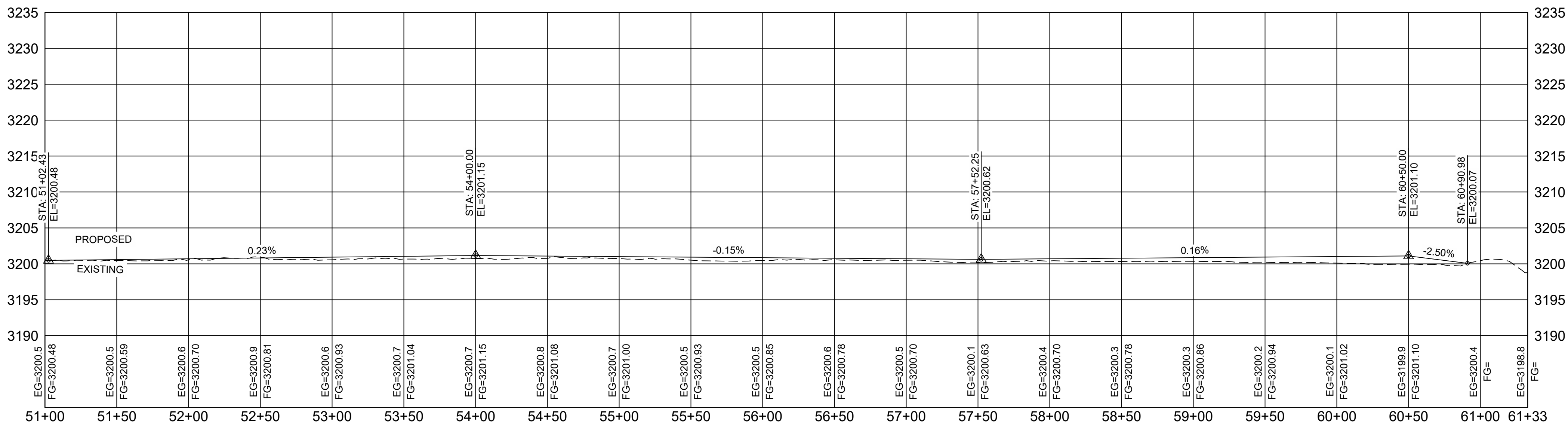
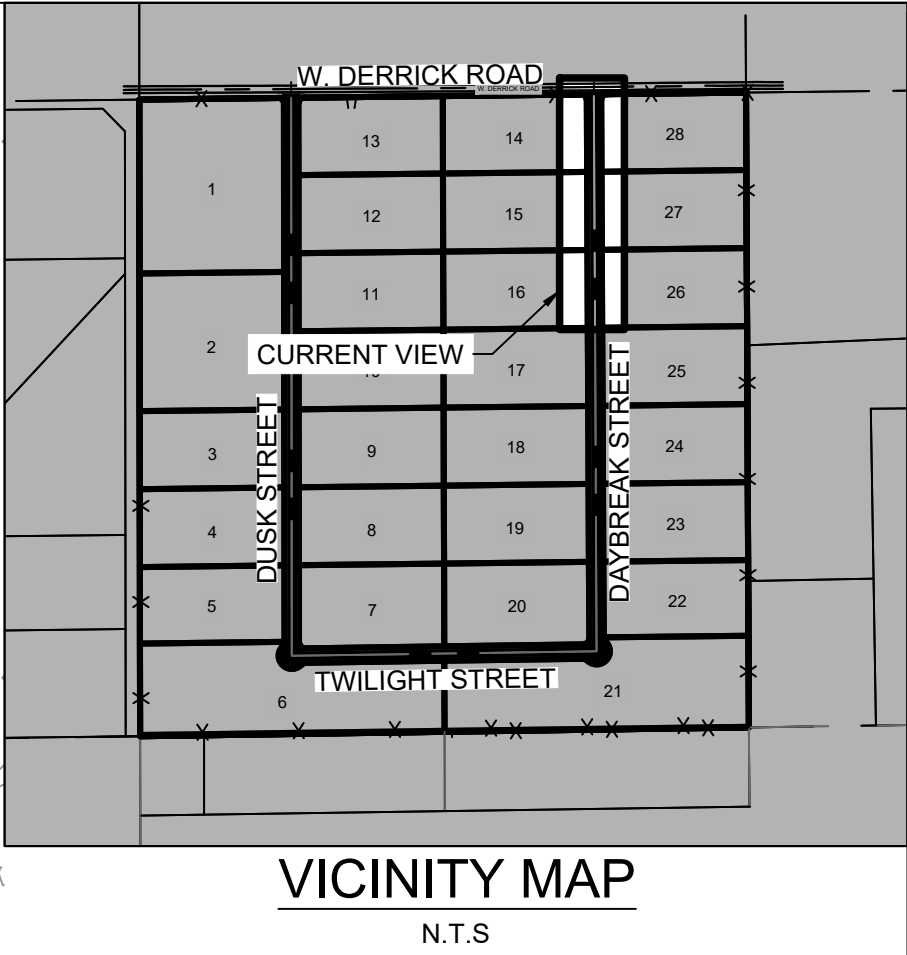
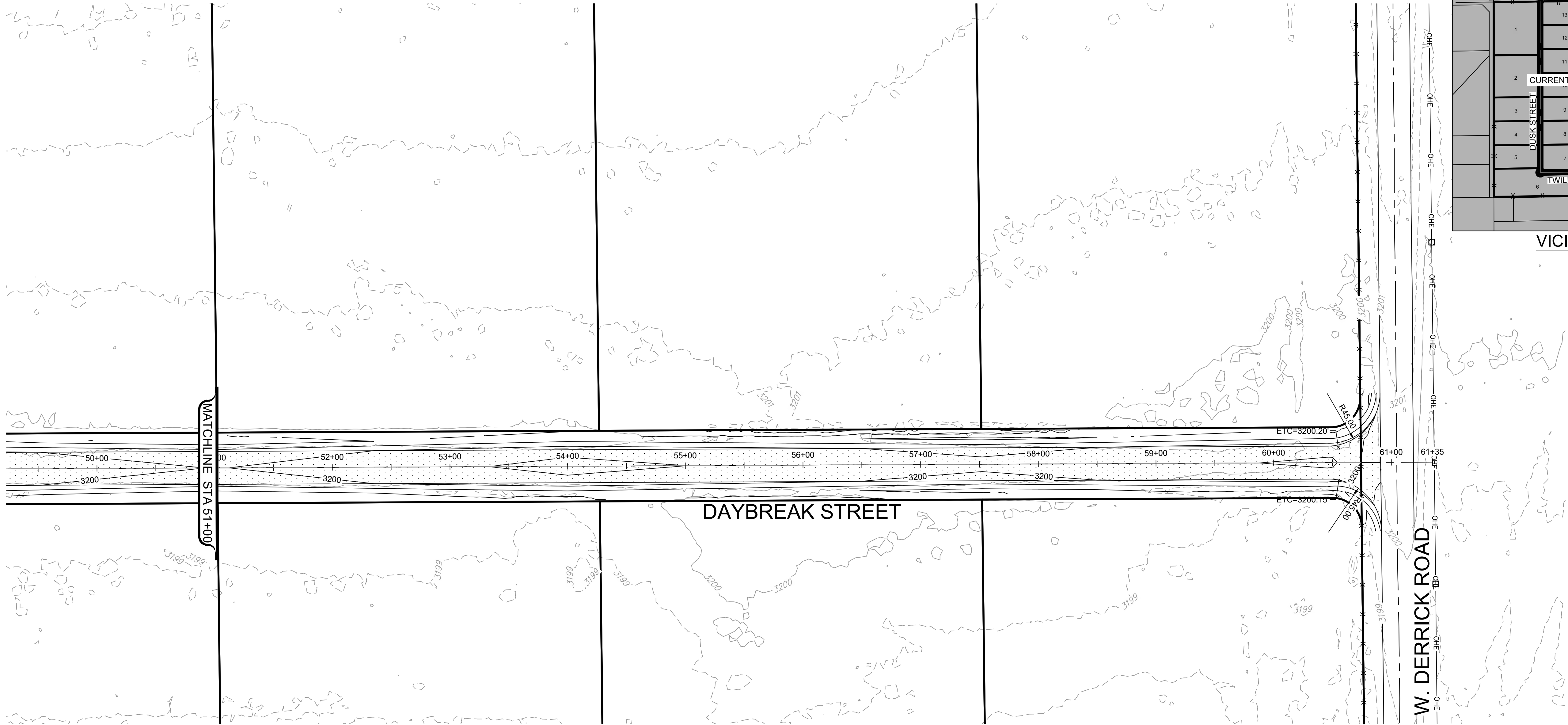


REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY



SHEET:
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CG-105



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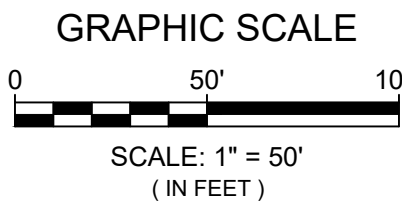
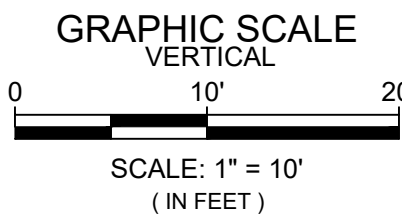
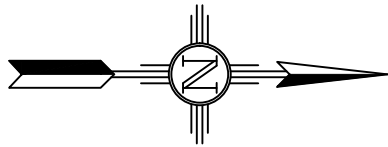
ENGINEERING SHEET:
**DAYBREAK STREET PLAN &
PROFILE STA. 51+00 TO 61+33**
OF

PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION**

CLIENT:
FOR
BRANSON PROPERTIES

PROJECT NUMBER:
25073

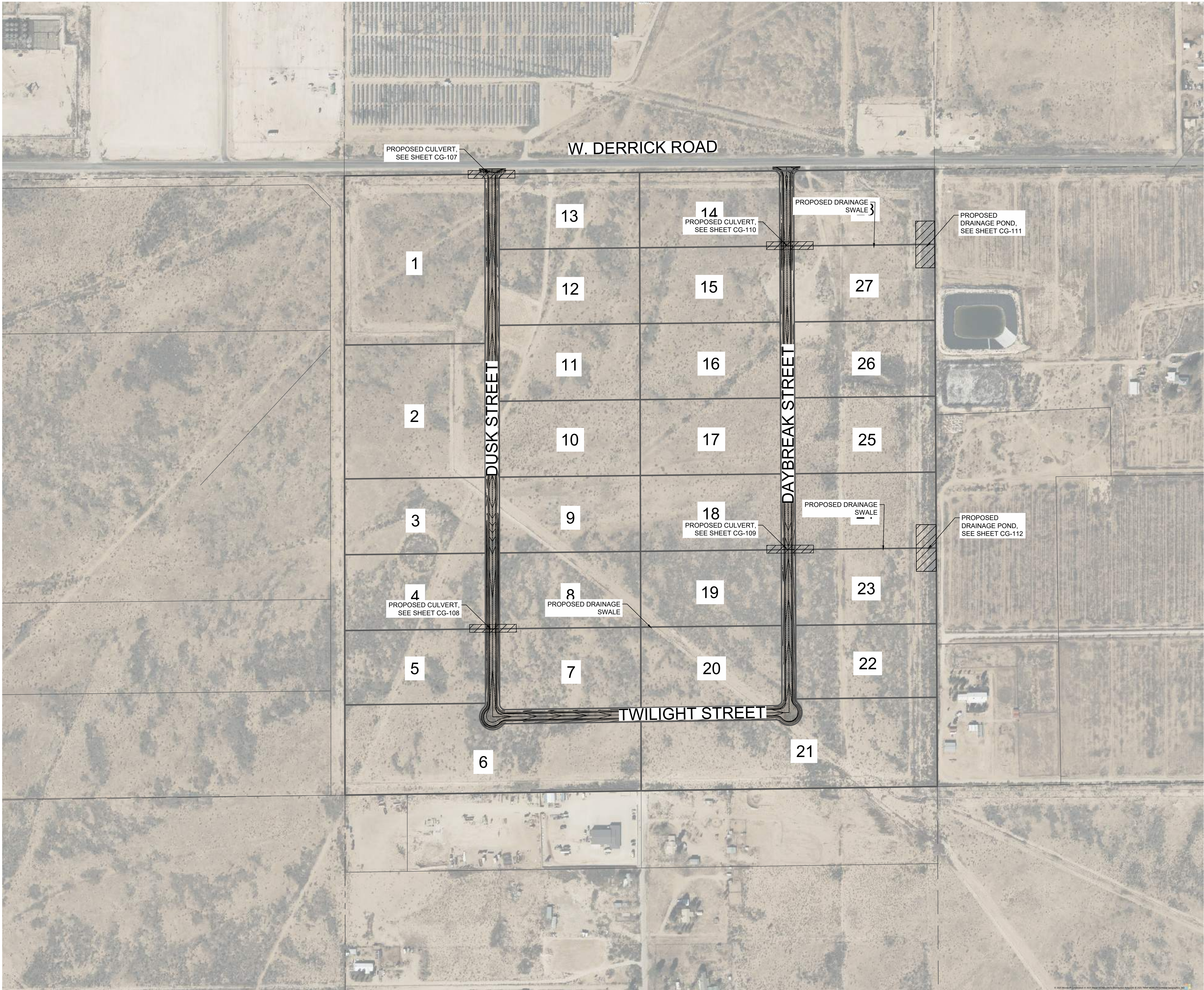
PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
CLW



REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

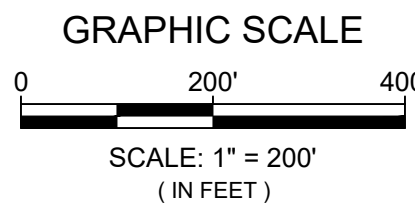
SHEET:
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CG-106



ENGINEERING SHEET:
**POND AND CULVERT
OVERALL LAYOUT**
OF
PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION**
CLIENT: FOR
BRANSON PROPERTIES

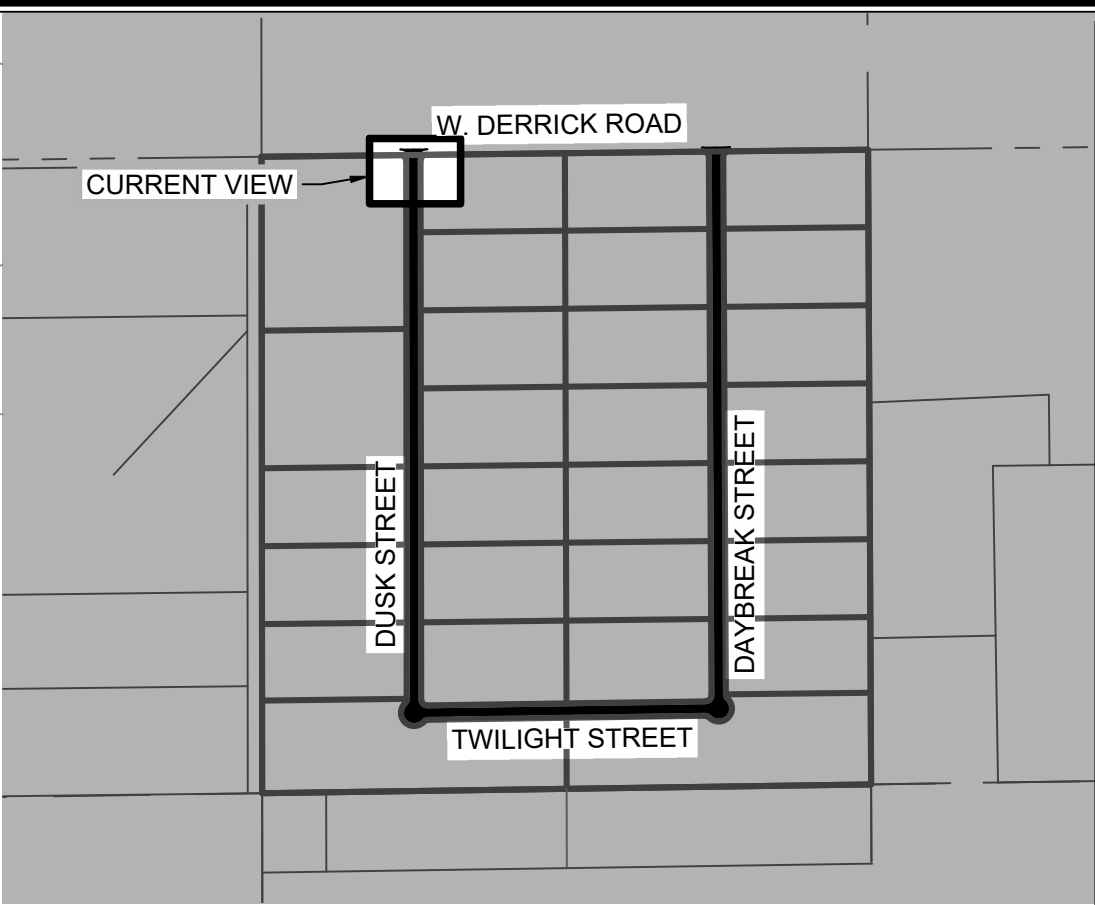
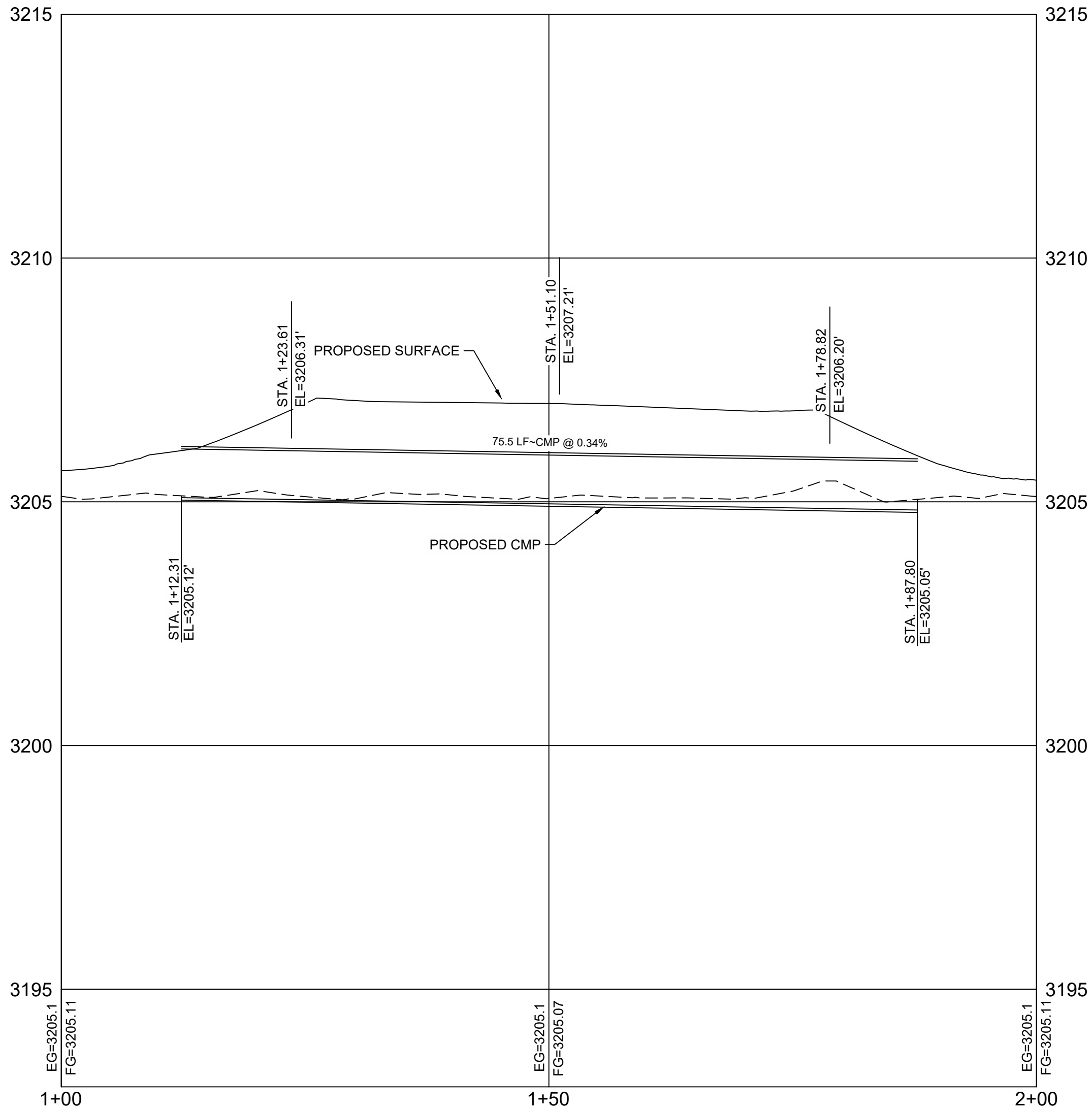
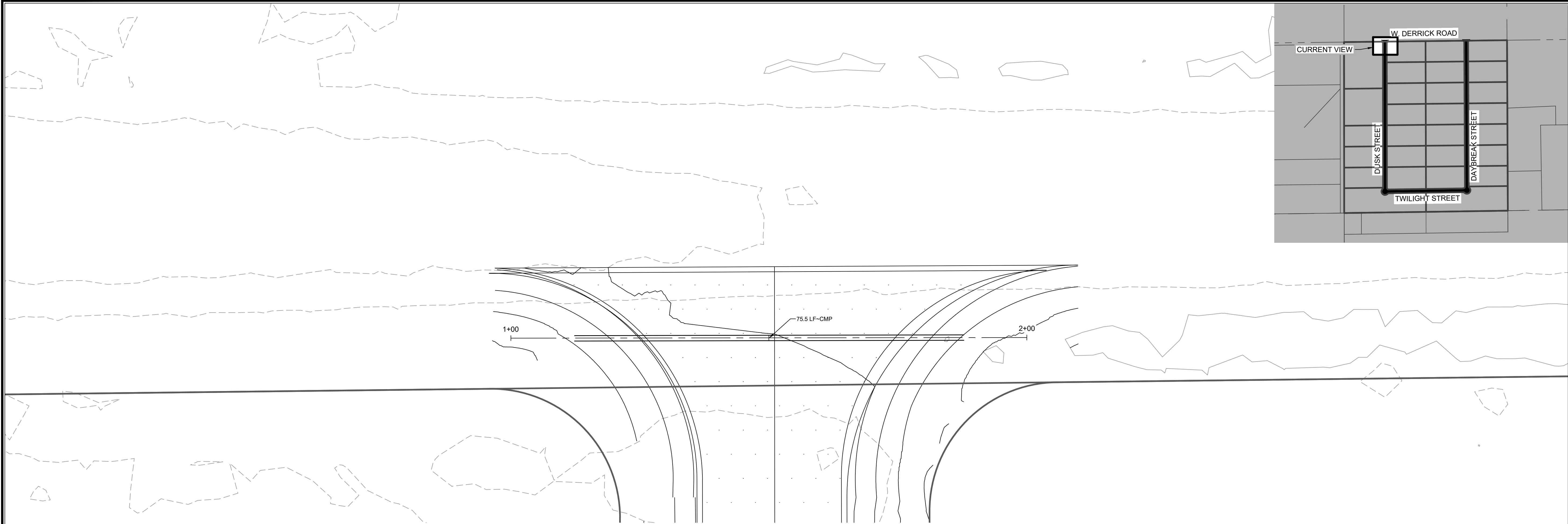
PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
X. CLARK



REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY



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Materials Testing

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ENGINEERING SHEET:
**CULVERT 1 DUSK
PLAN & PROFILE**
OF
PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION**
FOR
CLIENT:
BRANSON PROPERTIES

PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
X. CLARK



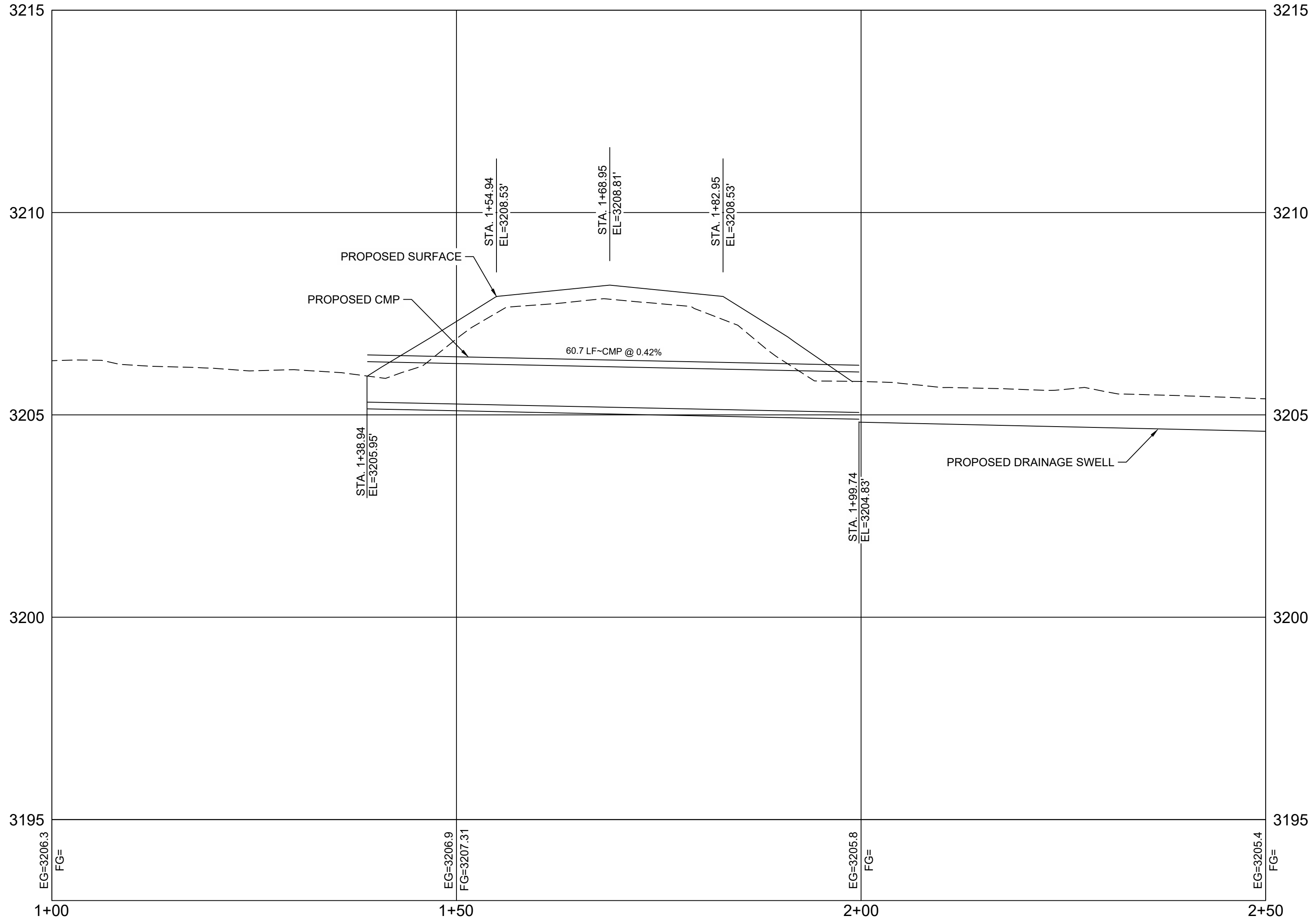
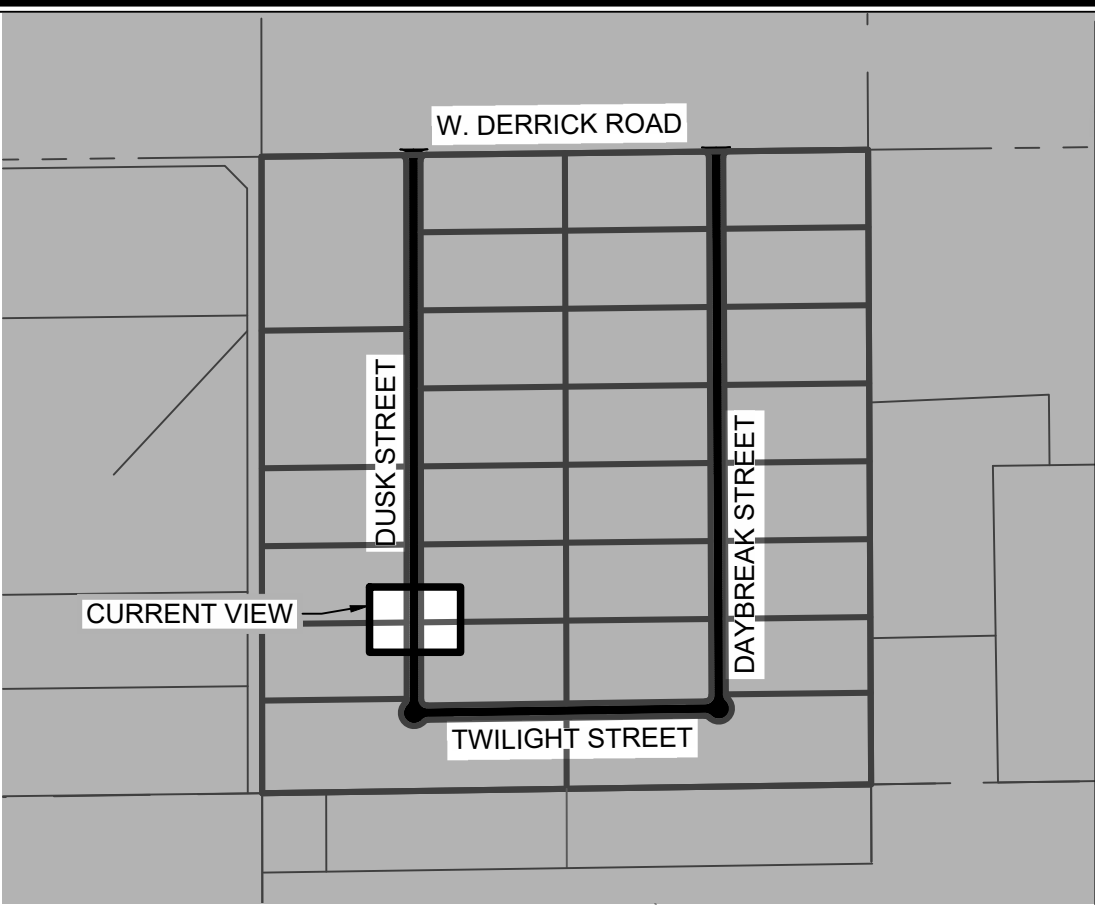
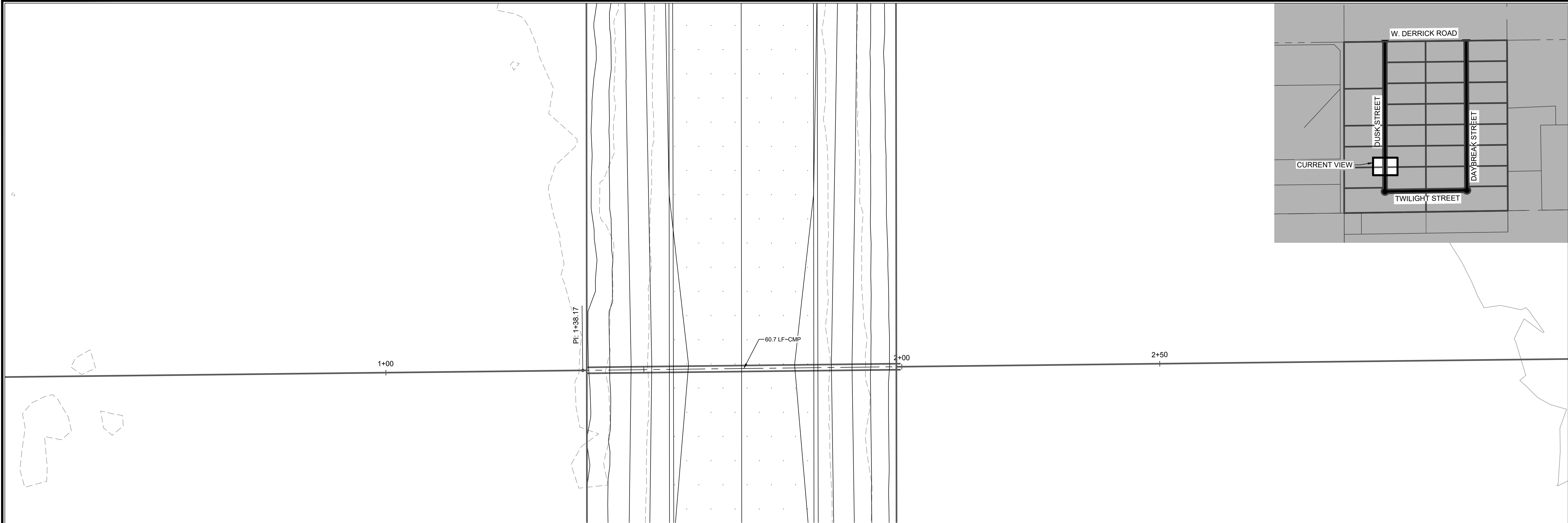
GRAPHIC SCALE
HORIZONTAL
0 10' 20'
SCALE: 1" = 10'
(IN FEET)

GRAPHIC SCALE
VERTICAL
0 2' 4'
SCALE: 1" = 2'
(IN FEET)

REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
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CG-108



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ENGINEERING SHEET:
**CULVERT 2 DUSK
PLAN & PROFILE**
OF
PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION**

CLIENT:
FOR
BRANSON PROPERTIES

PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
X. CLARK



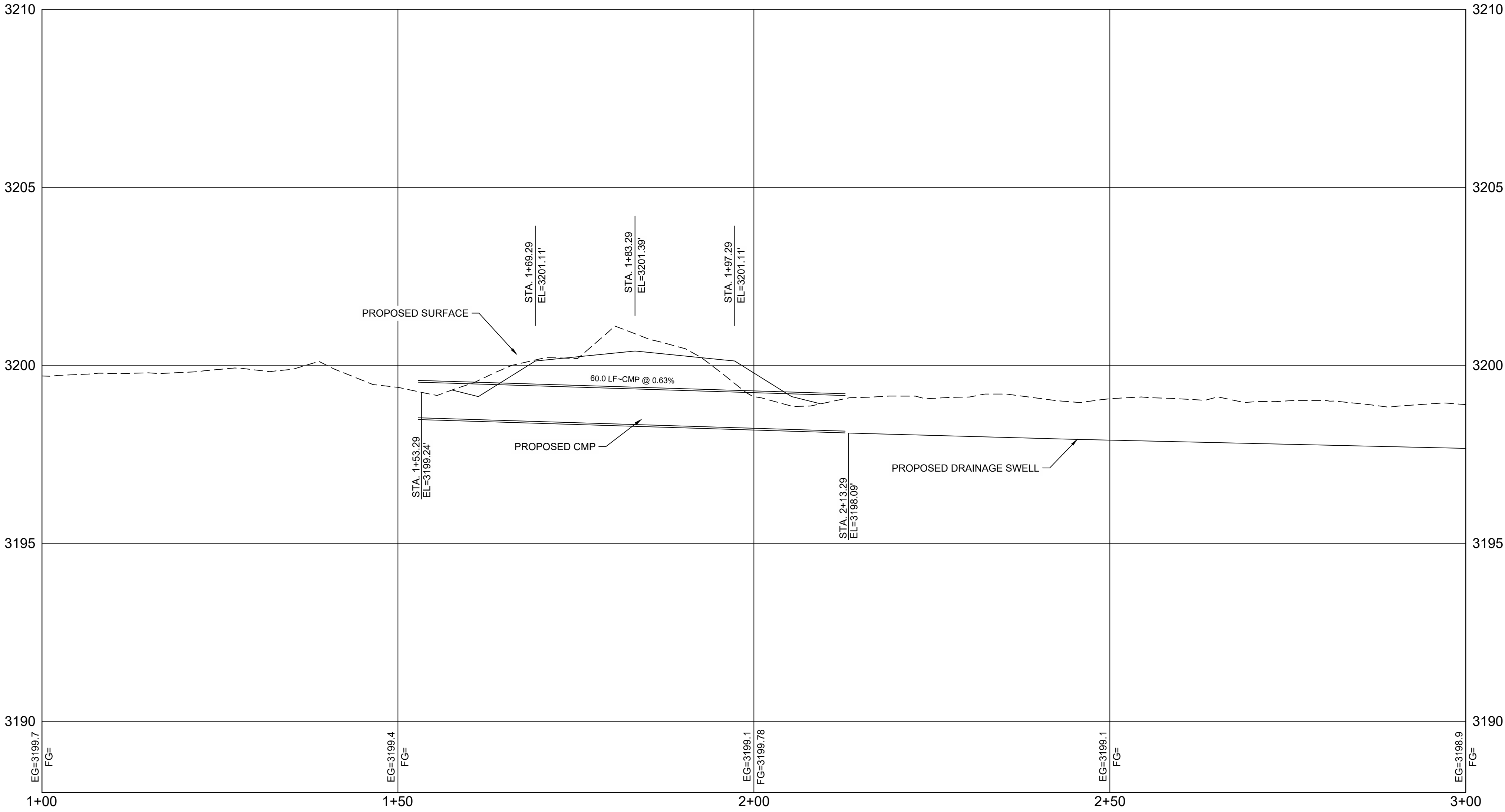
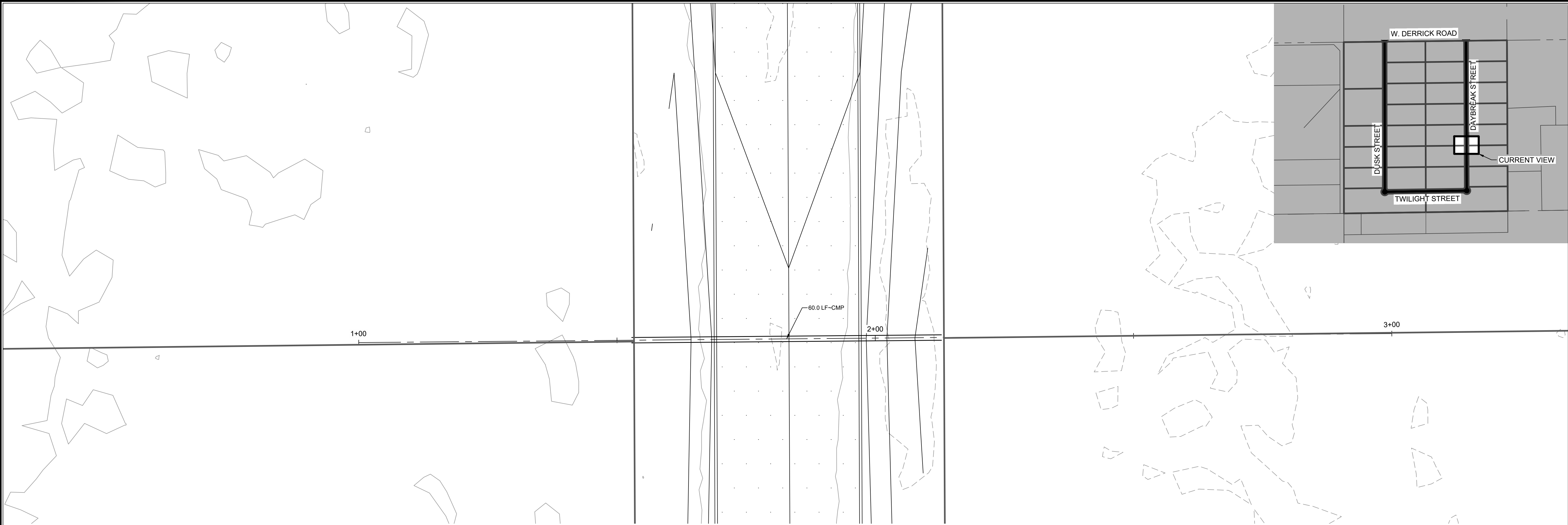
GRAPHIC SCALE
HORIZONTAL
0 10' 20'
SCALE: 1" = 10'
(IN FEET)

GRAPHIC SCALE
VERTICAL
0 2' 4'
SCALE: 1" = 2'
(IN FEET)

REVISIONS		
No.	DATE	DESCRIPTION

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SHEET:
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CG-109



Engineering | Surveying
Materials Testing

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ENGINEERING SHEET:
**CULVERT 3
DAYBREAK PLAN &
PROFILE
OF**

PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION**

CLIENT:
**FOR
BRANSON PROPERTIES**

PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
X. CLARK



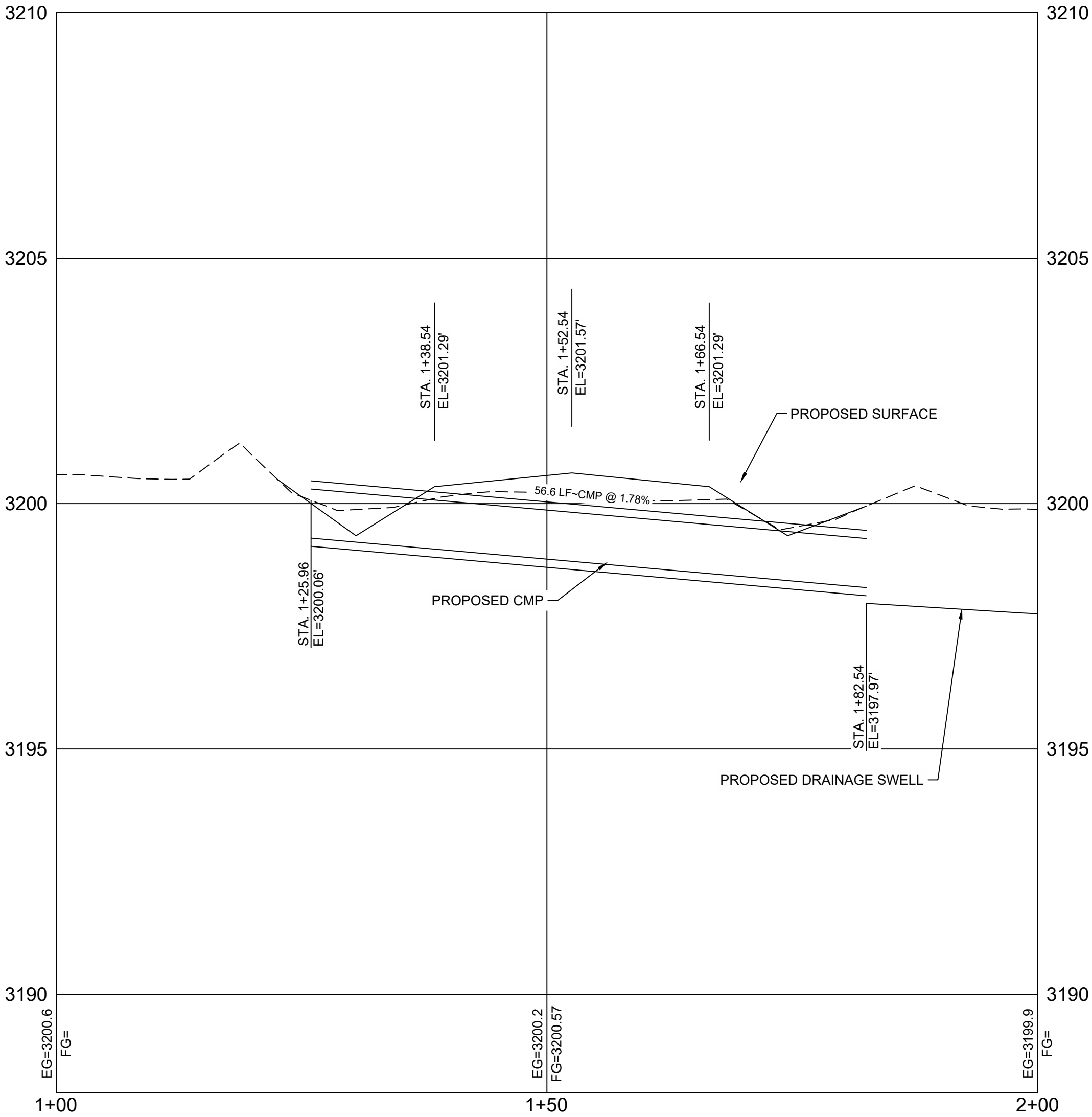
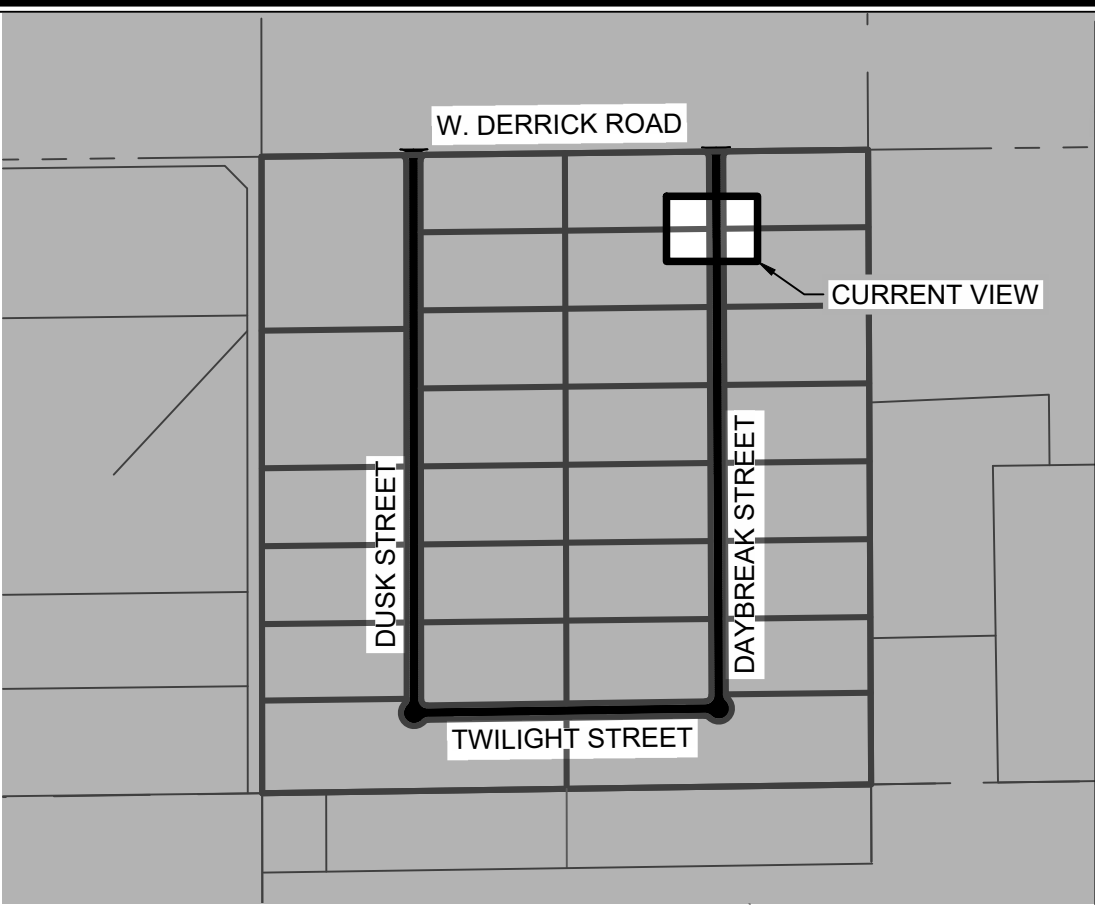
GRAPHIC SCALE
HORIZONTAL
0 10' 20'
SCALE: 1" = 10'
(IN FEET)

GRAPHIC SCALE
VERTICAL
0 2' 4'
SCALE: 1" = 2'
(IN FEET)

REVISIONS		
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Engineering | Surveying
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ENGINEERING SHEET:
**CULVERT 4
DAYBREAK PLAN &
PROFILE
OF**

PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION**

CLIENT:
**FOR
BRANSON PROPERTIES**

PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
X. CLARK



GRAPHIC SCALE
HORIZONTAL
0 10' 20'
SCALE: 1" = 10'
(IN FEET)

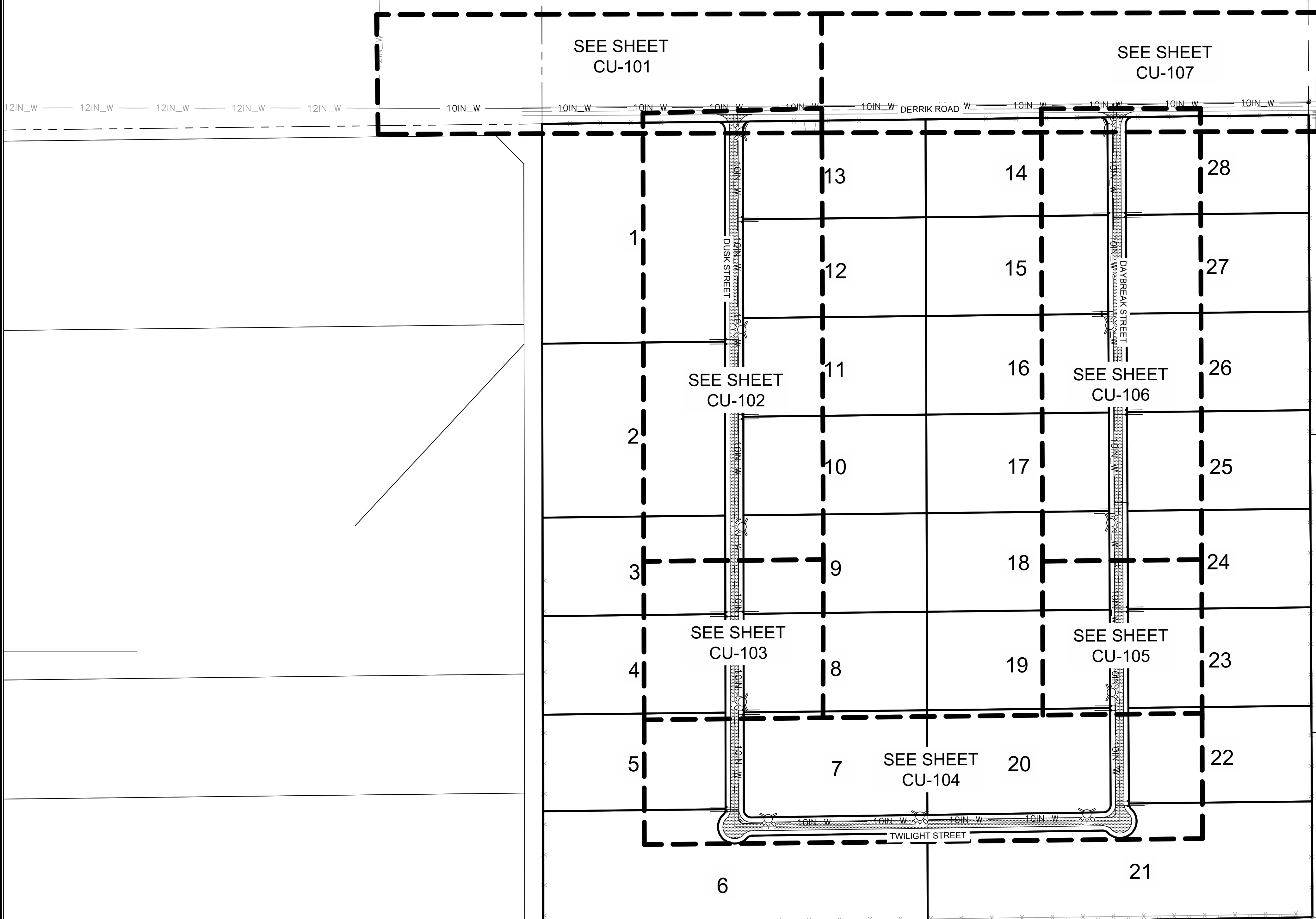
GRAPHIC SCALE
VERTICAL
0 2' 4'
SCALE: 1" = 2'
(IN FEET)

REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
14 of 48
CG-111

WATER LINE QUANTITIES	
10 IN HDPE PIPE	8,525 FT
FIRE HYDRANT & ASSEMBLIES	11 EA
10" GATE VALES	2 EA
10" IRON TEE	2 EA
10" AIR RELEASE VALVE	4 EA



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ENGINEERING SHEET:
OVERALL WATER UTILITY
PLAN
OF

PROJECT NAME:

BRANSON INDUSTRIAL
SUBDIVISION

CLIENT:

FOR
BRANSON PROPERTIES

PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
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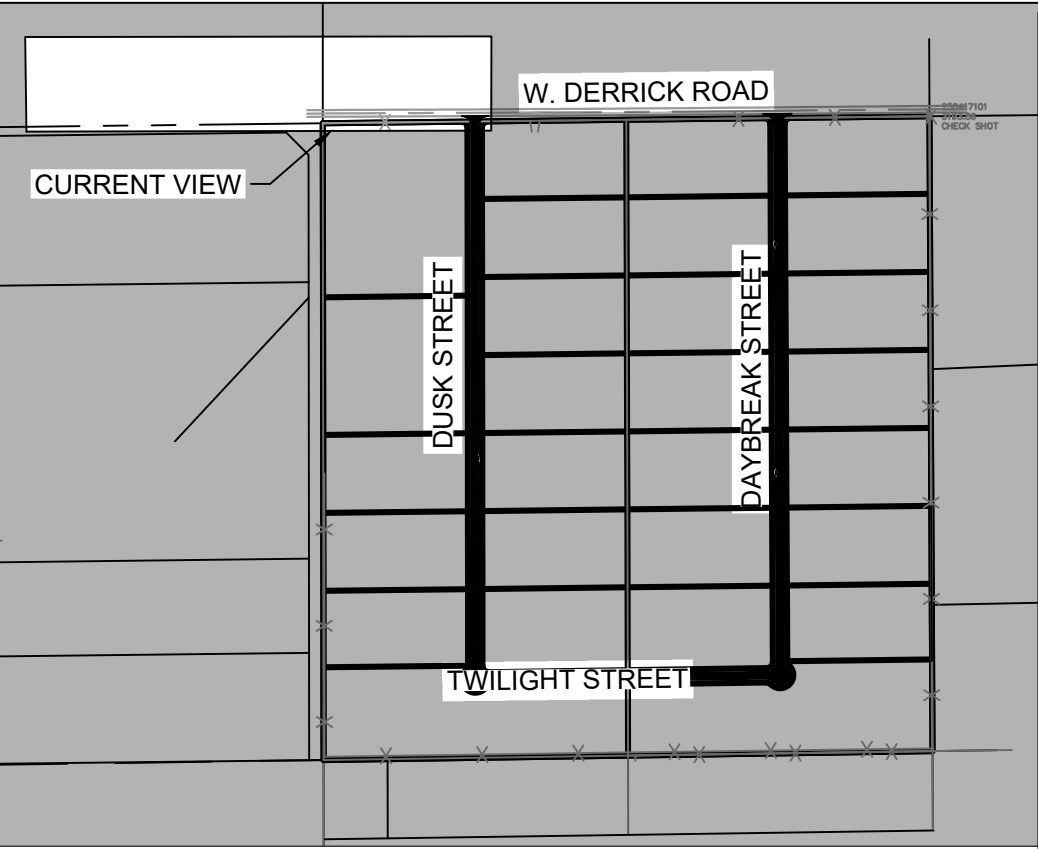
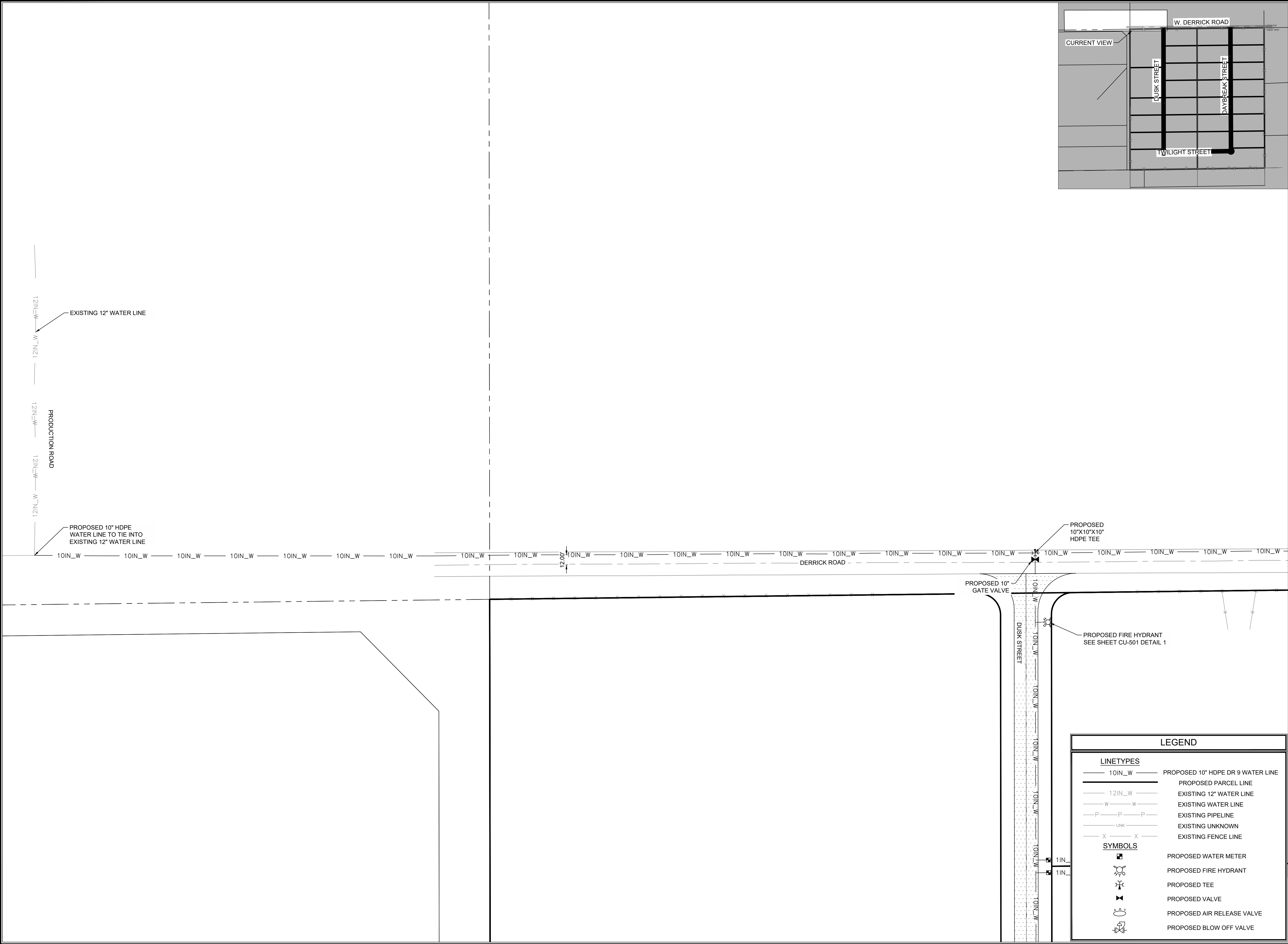


GRAPHIC SCALE
0 200' 400'
SCALE: 1" = 200'
(IN FEET)

REVISIONS		
No.	DATE	DESCRIPTION

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SHEET:
15 of 48
CU-100





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ENGINEERING SHEET:

WATER UTILITY PLAN

OF

PROJECT NAME:

BRANSON INDUSTRIAL
SUBDIVISION

FOR

CLIENT:

BRANSON PROPERTIES

PROJECT NUMBER:

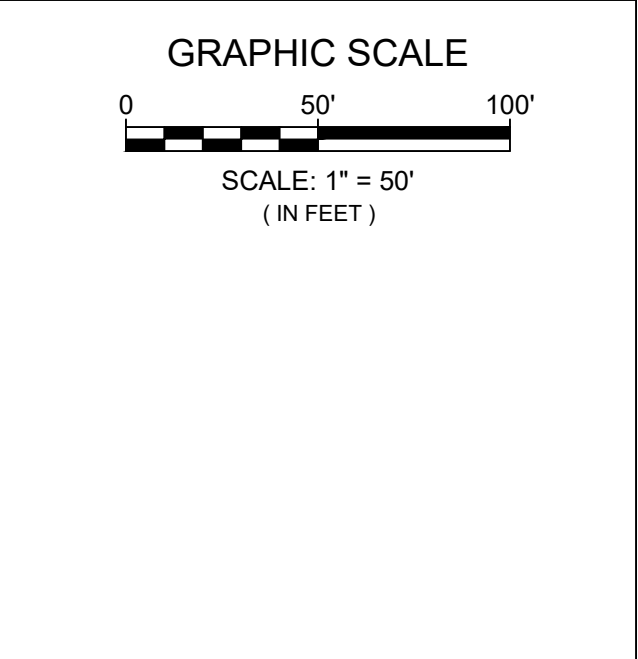
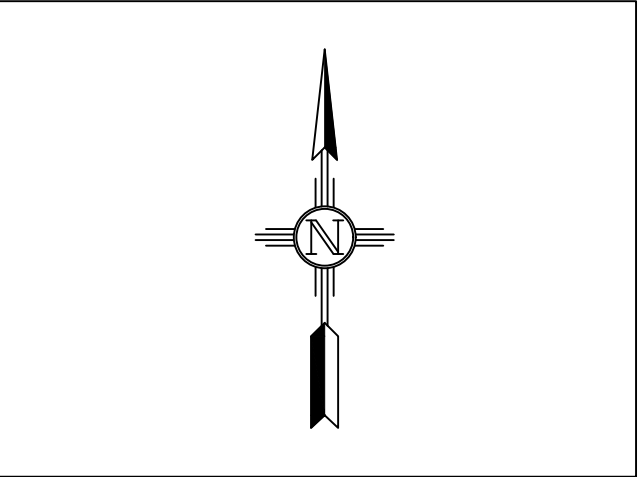
25073

PROJECT ENGINEER:

JEREMY BAKER, PE

DRAWN BY:

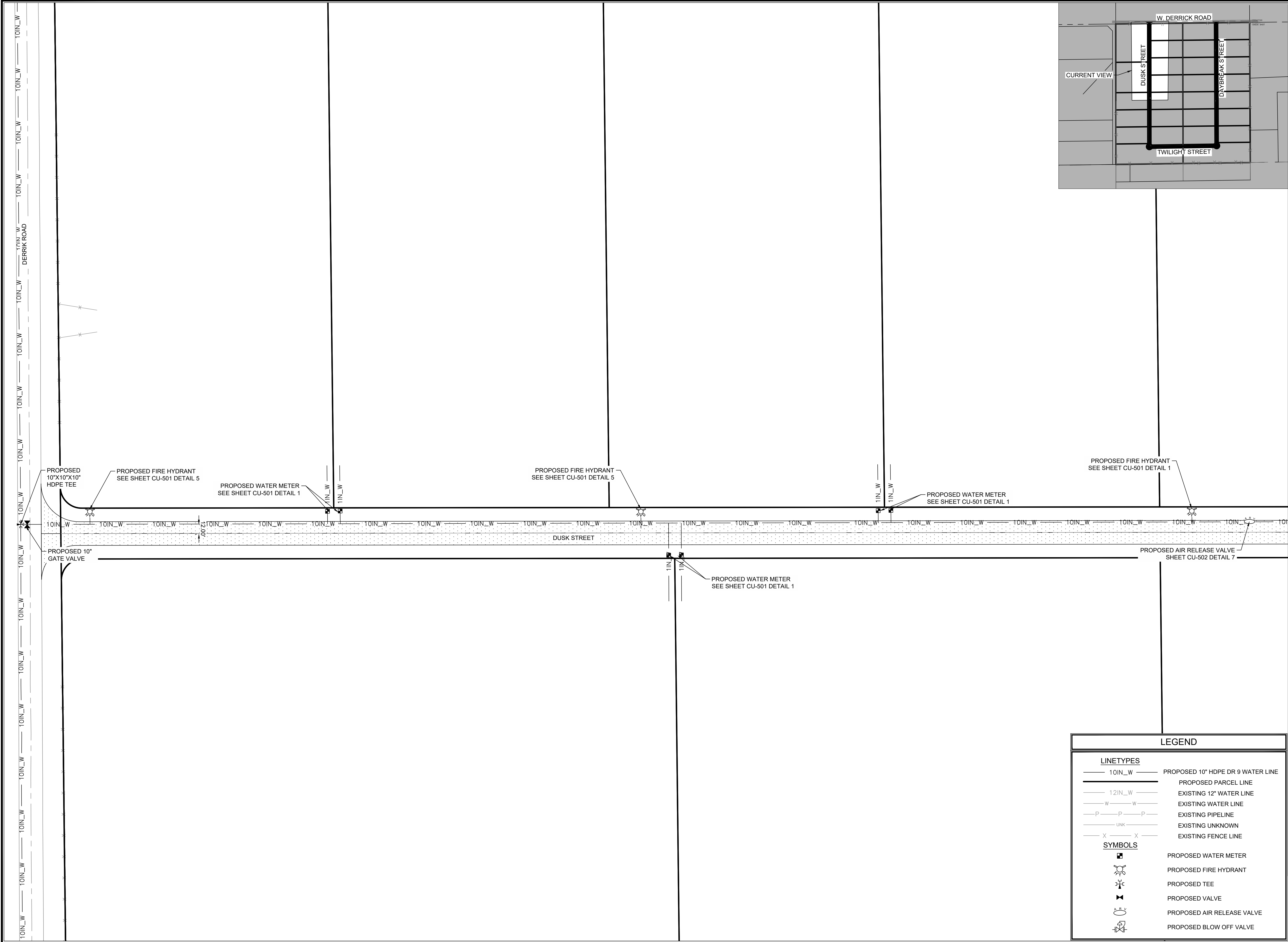
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REVISIONS		
No.	DATE	DESCRIPTION

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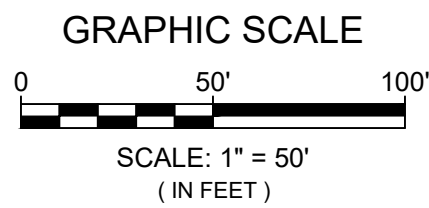
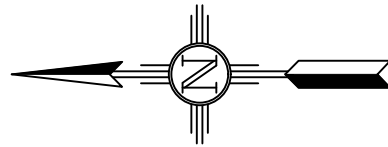
ENGINEERING SHEET:

WATER UTILITY PLAN
OF
PROJECT NAME:
BRANSON INDUSTRIAL
SUBDIVISION

FOR
CLIENT:
BRANSON PROPERTIES

PROJECT NUMBER:
25073

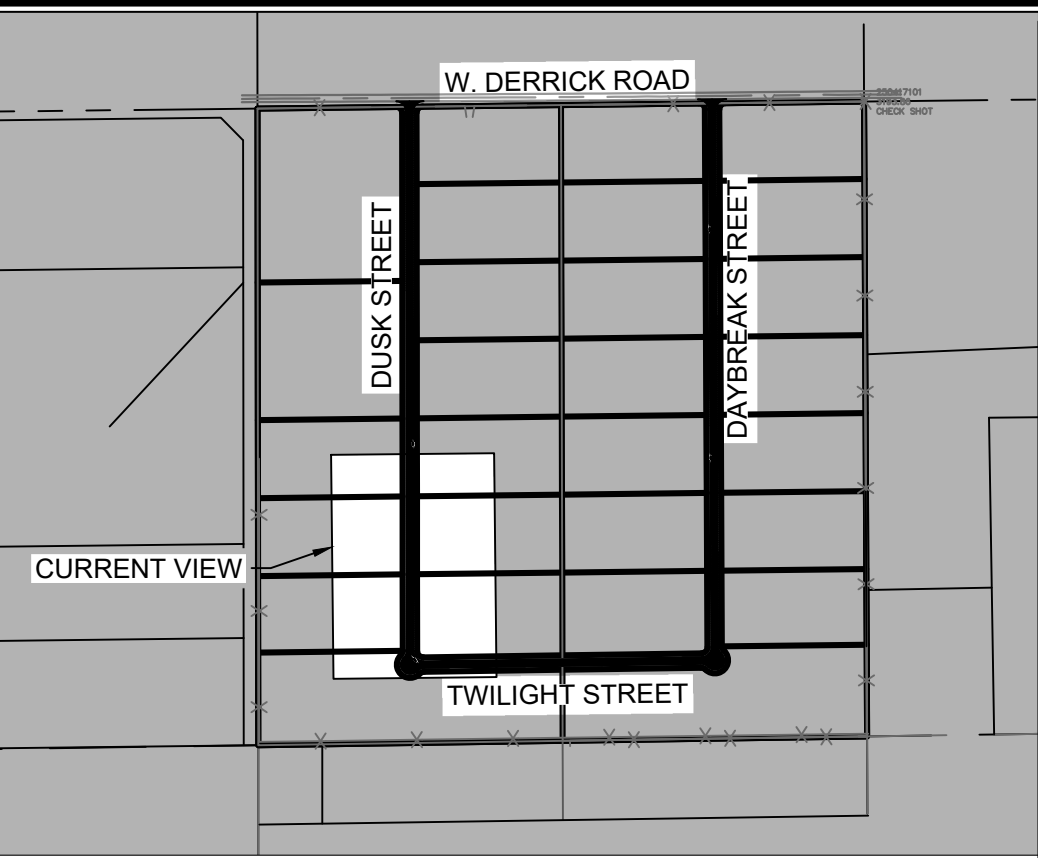
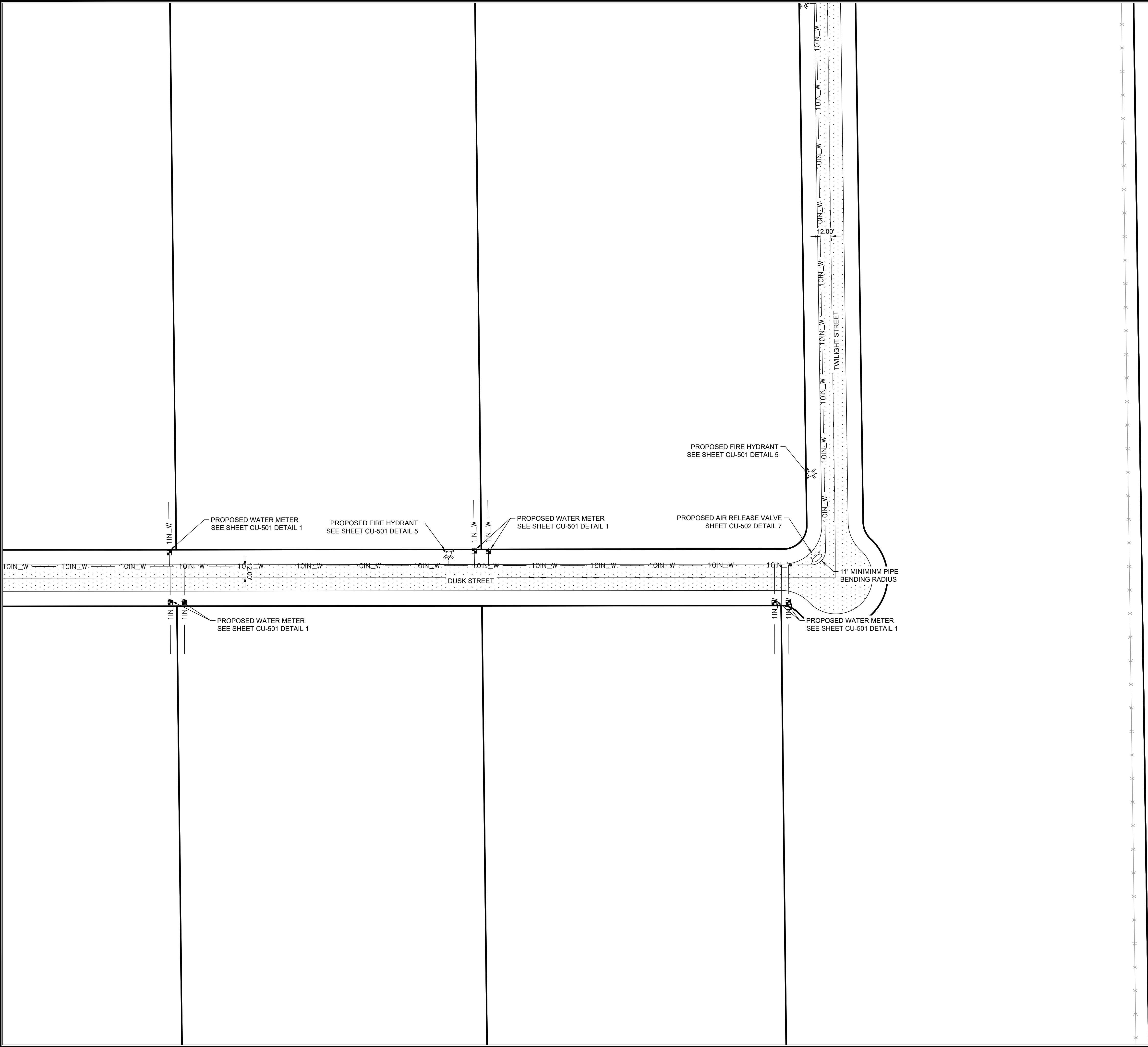
PROJECT ENGINEER:
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DRAWN BY:
X. CLARK



REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
17 of 48
CU-102



LEGEND

LINETYPES

10IN_W

12IN_W

W

P

UNK

X

PROPOSED 10" HDPE DR 9 WATER LINE

PROPOSED PARCEL LINE

EXISTING 12" WATER LINE

EXISTING WATER LINE

EXISTING PIPELINE

EXISTING UNKNOWN

EXISTING FENCE LINE

SYMBOLS

PROPOSED WATER METER

PROPOSED FIRE HYDRANT

PROPOSED TEE

PROPOSED VALVE

PROPOSED AIR RELEASE VALVE

PROPOSED BLOW OFF VALVE

Engineering | Surveying
Materials Testing

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ENGINEERING SHEET:

WATER UTILITY PLAN

OF

PROJECT NAME:

BRANSON INDUSTRIAL
SUBDIVISION

CLIENT:

FOR

BRANSON PROPERTIES

PROJECT NUMBER:

25073

PROJECT ENGINEER:

JEREMY BAKER, PE

DRAWN BY:

X. CLARK

GRAPHIC SCALE

0

50'

100'

SCALE: 1" = 50'
(IN FEET)

REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:

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CU-103

ENGINEERING SHEET:

WATER UTILITY PLAN

OF

PROJECT NAME:

BRANSON INDUSTRIAL
SUBDIVISION

FOR

CLIENT:

BRANSON PROPERTIES

PROJECT NUMBER:

25073

PROJECT ENGINEER:

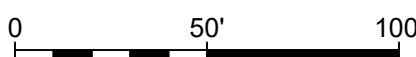
JEREMY BAKER, PE

DRAWN BY:

X. CLARK



GRAPHIC SCALE



SCALE: 1" = 50'
(IN FEET)

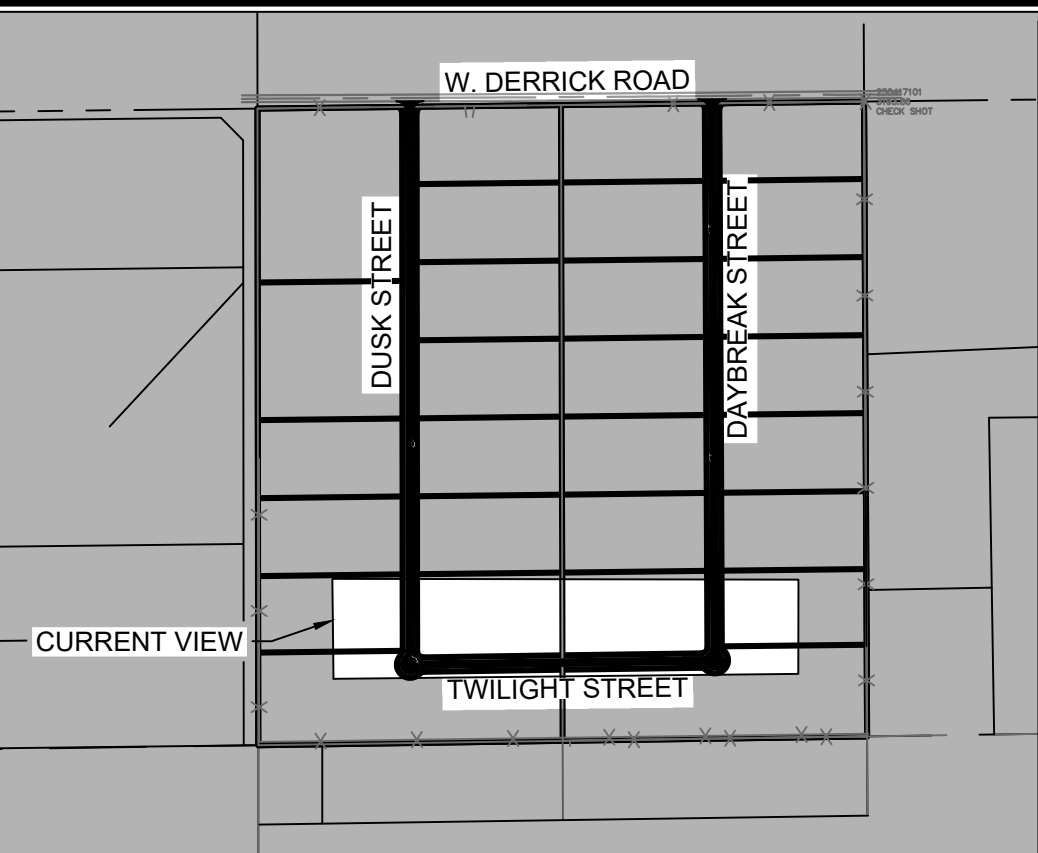
REVISIONS

No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
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CU-104



PROPOSED FIRE HYDRANT
SEE SHEET CU-501 DETAIL 5

1IN_W

1IN_W

PROPOSED WATER METER
SEE SHEET CU-501 DETAIL 1

PROPOSED FIRE HYDRANT
SEE SHEET CU-501 DETAIL 5

1IN_W

1IN_W

PROPOSED WATER METER
SEE SHEET CU-501 DETAIL 1

DUSK STREET

12.00'

PROPOSED AIR RELEASE
VALVE SHEET CU-502
DETAIL 7

PROPOSED FIRE HYDRANT
SEE SHEET CU-501 DETAIL 5

PROPOSED FIRE HYDRANT
SEE SHEET CU-501 DETAIL 5

PROPOSED FIRE HYDRANT
SEE SHEET CU-501 DETAIL 5

PROPOSED WATER METER
SEE SHEET CU-501 DETAIL 1

1IN_W

1IN_W

11' MINIMUM RADIUS
ELECTROFUSION BEND

11' MINIMUM RADIUS
ELECTROFUSION BEND

PROPOSED WATER METER
SEE SHEET CU-501 DETAIL 1

1IN_W

1IN_W

TWILIGHT STREET

12.00'

12.00'

1IN_W

1IN_W

1IN_W

1IN_W

1IN_W

1IN_W

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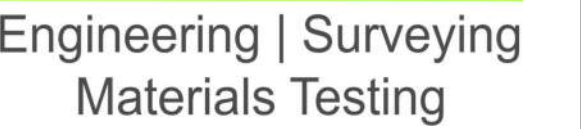
1IN_W

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1IN_W

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1IN_W



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Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

ENGINEERING SHEET:

WATER UTILITY PLAN

OF

PROJECT NAME:

BRANSON INDUSTRIAL
SUBDIVISION

OR

CLIENT:

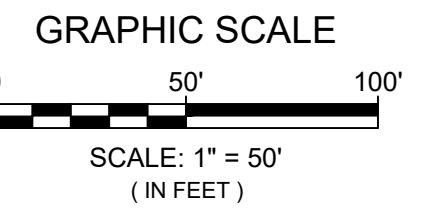
BRANSON PROPERTIES

PROJECT NUMBER:

25073

PROJECT ENGINEER:

JEREMY BAKER, PE



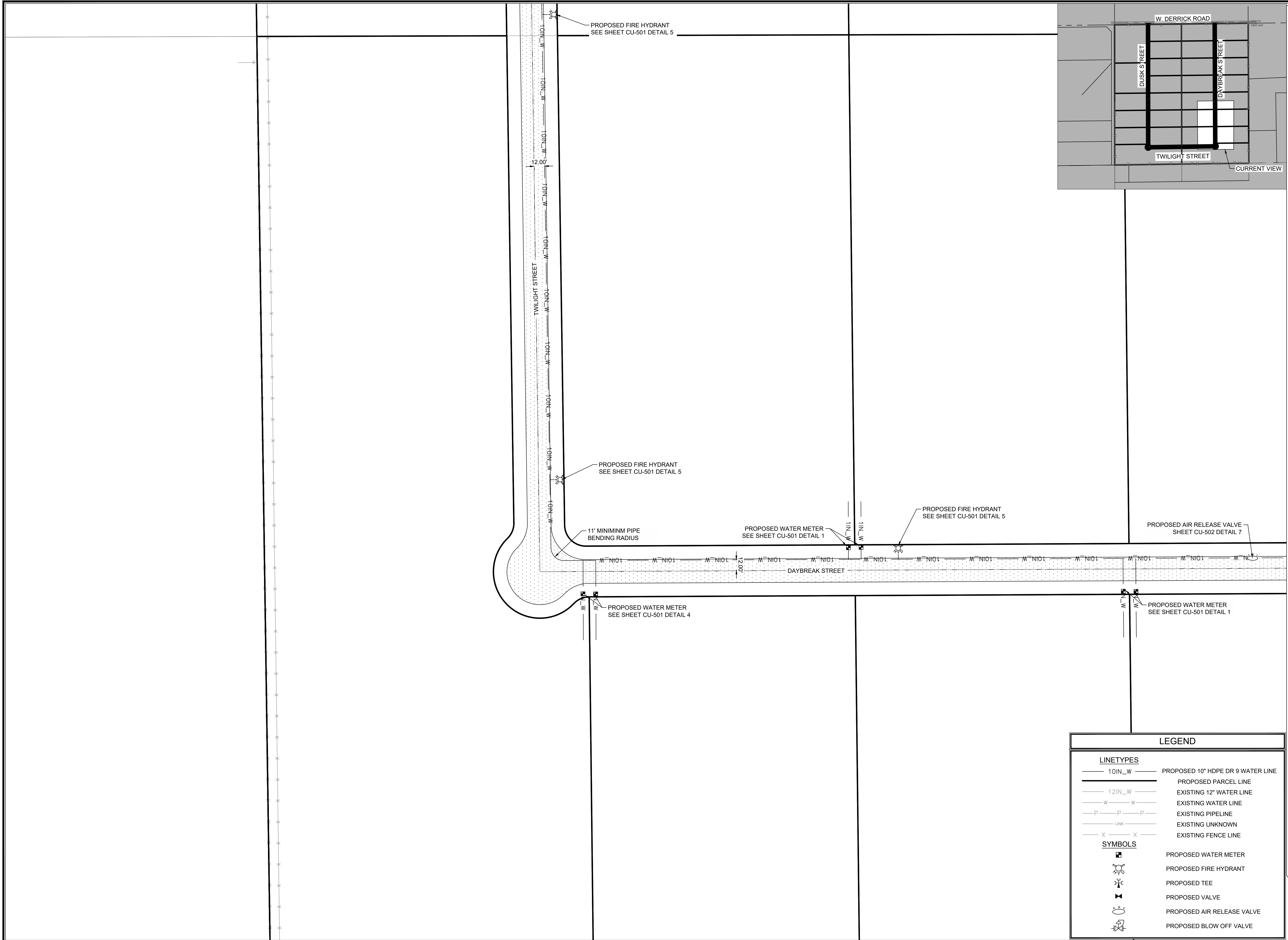
REVISIONS

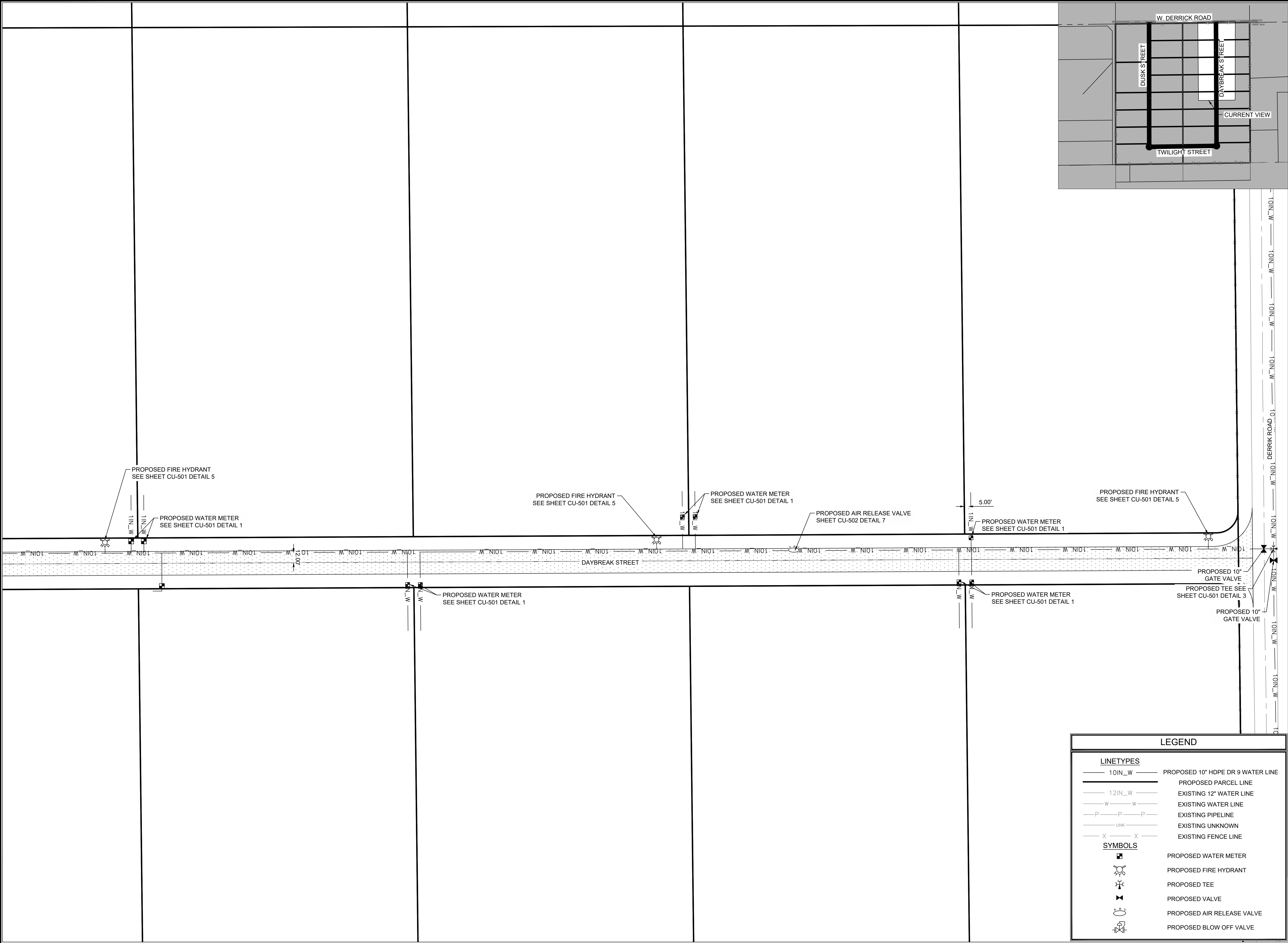
[illegible]

PRELIMINARY

SHEET:
20 of 48

CU-105





LEGEND

LINETYPES

10IN_W

12IN_W

W

P

UNK

X

PROPOSED 10" HDPE DR 9 WATER LINE

PROPOSED PARCEL LINE

EXISTING 12" WATER LINE

EXISTING WATER LINE

EXISTING PIPELINE

EXISTING UNKNOWN

EXISTING FENCE LINE

SYMBOLS

PROPOSED WATER METER

PROPOSED FIRE HYDRANT

PROPOSED TEE

PROPOSED VALVE

PROPOSED AIR RELEASE VALVE

PROPOSED BLOW OFF VALVE

Engineering | Surveying
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ENGINEERING SHEET:

WATER UTILITY PLAN

OF

PROJECT NAME:

BRANSON INDUSTRIAL
SUBDIVISION

FOR

CLIENT:

BRANSON PROPERTIES

PROJECT NUMBER:

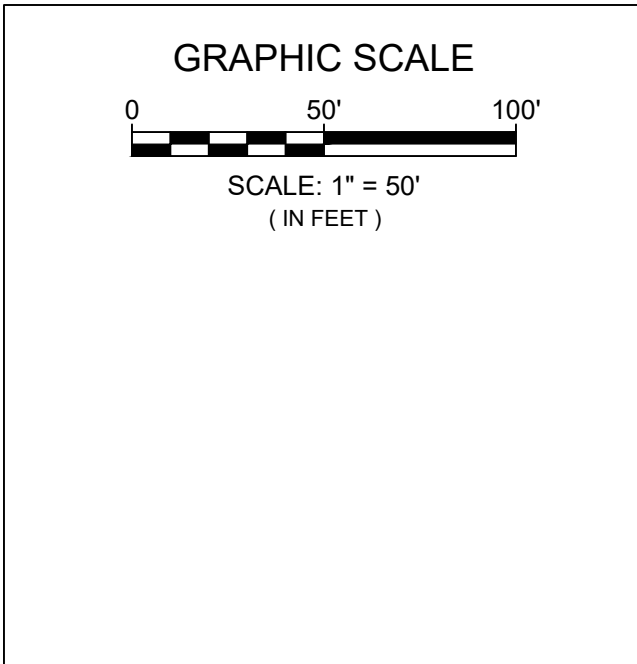
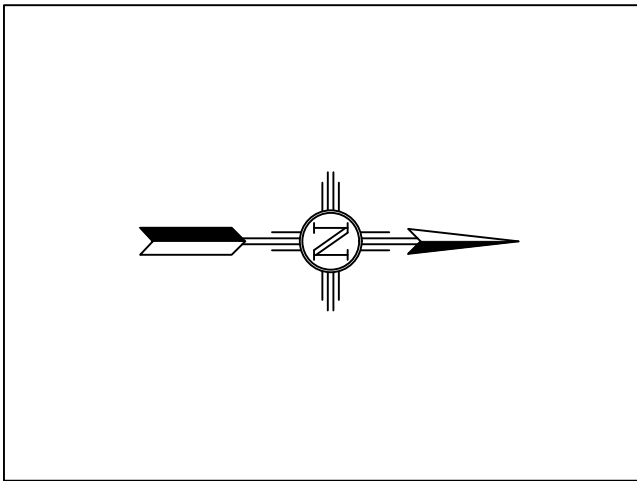
25073

PROJECT ENGINEER:

JEREMY BAKER, PE

DRAWN BY:

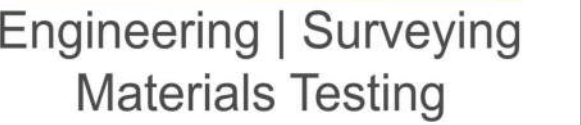
X. CLARK



REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
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CU-106



ENGINEERING SHEET:

WATER UTILITY PLAN

OF

PROJECT NAME:

BRANSON INDUSTRIAL
SUBDIVISION

OR

CLIENT:

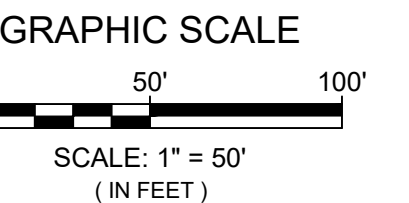
BRANSON PROPERTIES

PROJECT NUMBER:

25073

PROJECT ENGINEER:

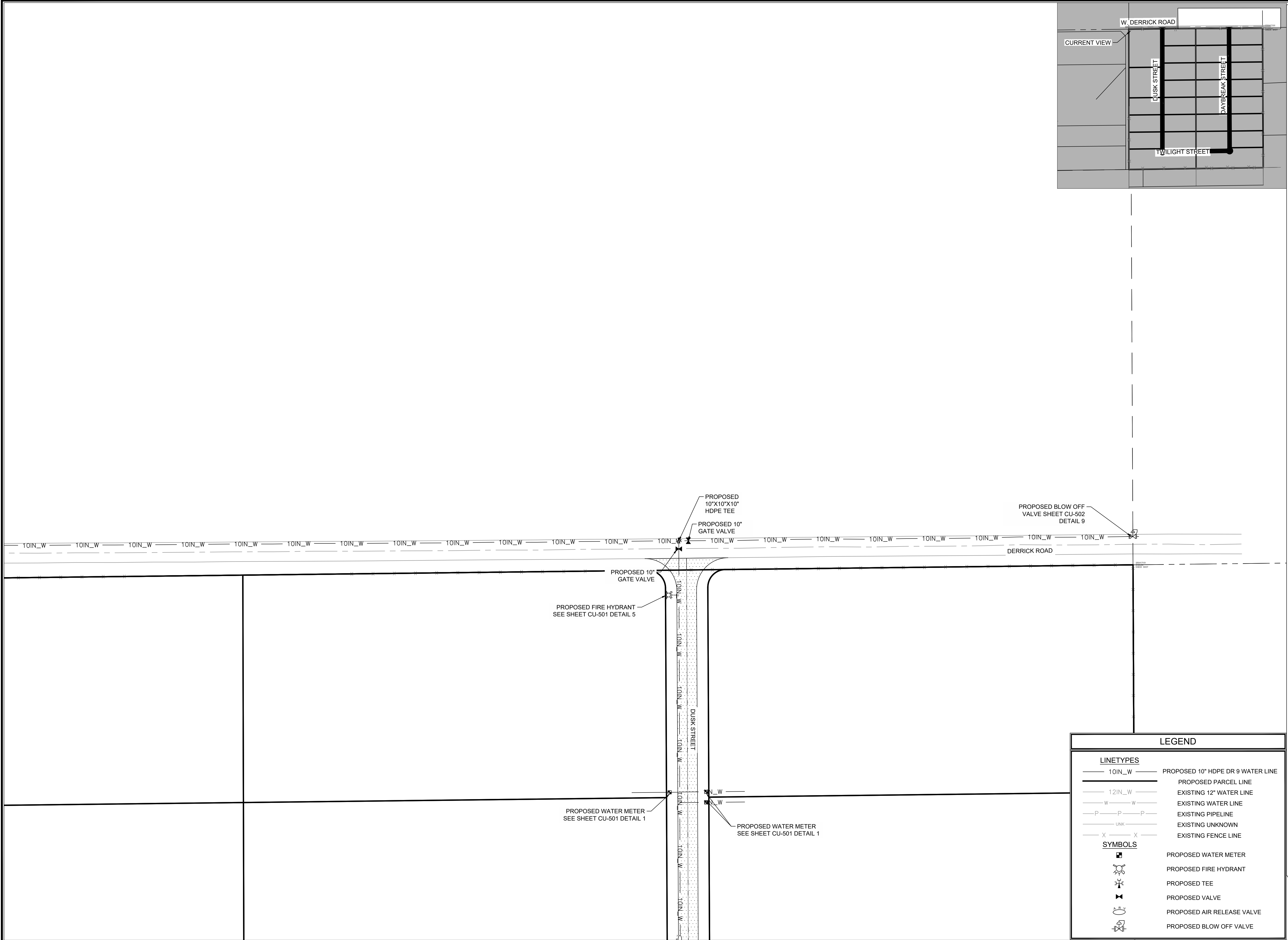
JEREMY BAKER, PE

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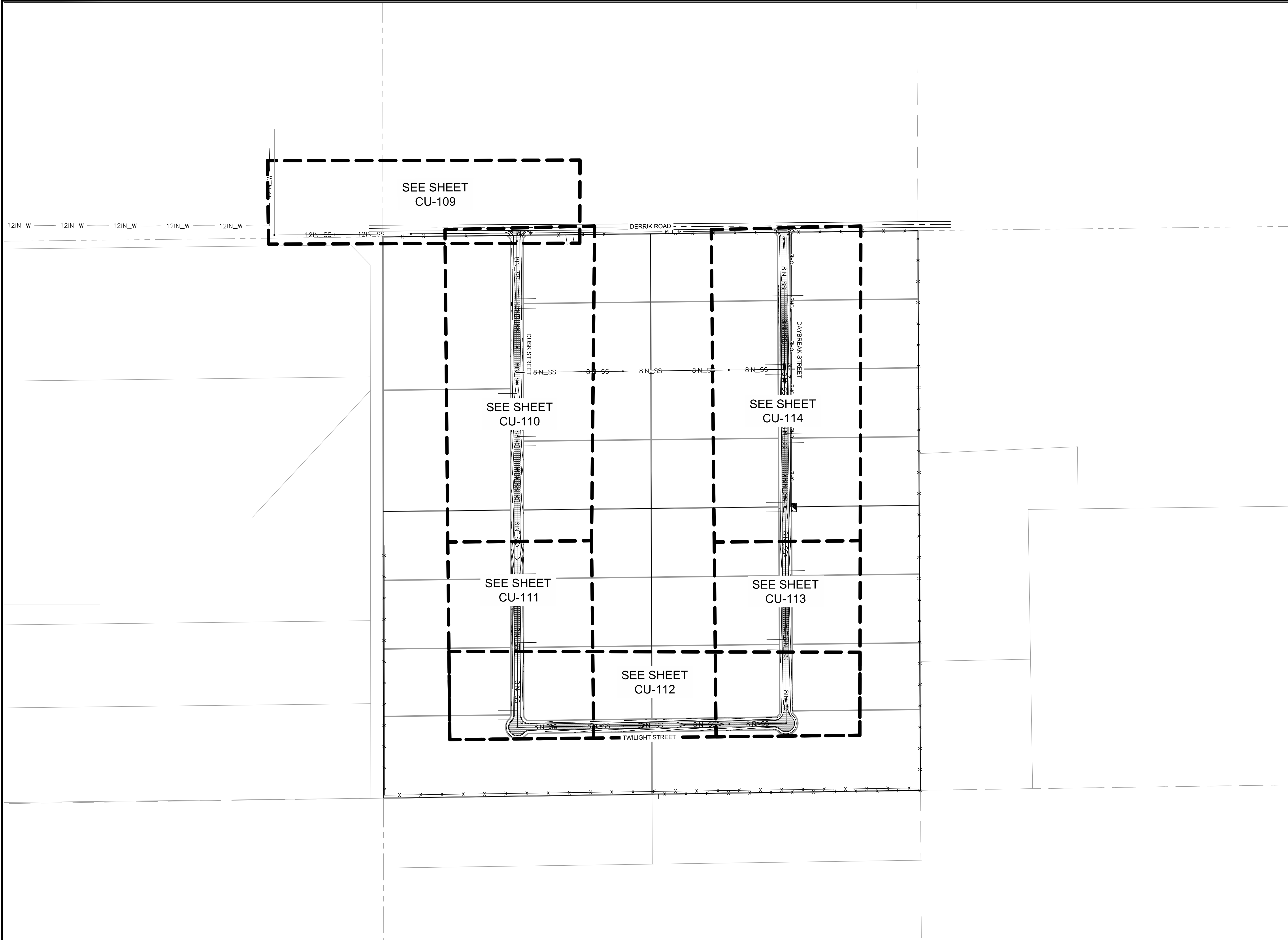
PRELIMINARY

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LEGEND	
<u>LINETYPES</u>	
	PROPOSED 10" HDPE DR 9 WATER LINE
	PROPOSED PARCEL LINE
	EXISTING 12" WATER LINE
	EXISTING WATER LINE
	EXISTING PIPELINE
	EXISTING UNKNOWN
<u>SYMBOLS</u>	
	PROPOSED FENCE LINE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED TEE
	PROPOSED VALVE
	PROPOSED AIR RELEASE VALVE
	PROPOSED BLOW OFF VALVE



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ENGINEERING SHEET:
OVERALL SEWER UTILITY
LAYOUT
OF

PROJECT NAME:

BRANSON INDUSTRIAL
SUBDIVISION

CLIENT:

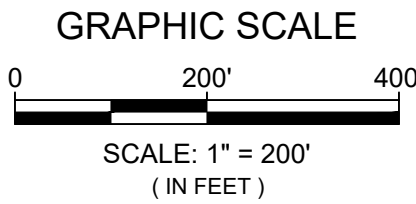
FOR

BRANSON PROPERTIES

PROJECT NUMBER:

25073

PROJECT ENGINEER:
JEREMY BAKER, PE
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REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
23 of 48
CU-108

LEGEND

LINETYPES

10IN_W

1IN_W

8IN_SS

4IN_SS

FM

12IN_SS

12IN_W

PROPOSED 10" HDPE WATERLINE

PROPOSED 1" HDPE WATERLINE

PROPOSED 8" PVC SDR 35 SANITARY SEWER

PROPOSED 4" PVC SDR 35 SANITARY SEWER

PROPOSED FORCE MAIN

EXISTING 12" SANITARY SEWER

EXISTING 12" WATERLINE

SYMBOLS



PROPOSED SEWER CLEANOUT

PROPOSED SEWER MANHOLE

PROPOSED WATER METER

PROPOSED FIRE HYDRANT

PROPOSED WATER VALVE

Plan view of the sewer system showing proposed and existing lines, manholes, and street crossings. The system runs along W. DERRICK ROAD, crossing DUSK STREET and DAYBREAK STREET. Key features include:

- Proposed 10" HDPE Waterline (10IN_W)
- Proposed 1" HDPE Waterline (1IN_W)
- Proposed 8" PVC SDR 35 Sanitary Sewer (8IN_SS)
- Proposed 4" PVC SDR 35 Sanitary Sewer (4IN_SS)
- Proposed Force Main (FM)
- Existing 12" Sanitary Sewer (12IN_SS)
- Existing 12" Waterline (12IN_W)
- Manholes: MH - 43, MH - 44, MH - 45, MH - 1
- Stationing: 1+00 to 13+00
- Vertical Curve Data: 284.5 LF - 12" SDR 35 @ -0.20%, 360.0 LF - 12" SDR 35 @ -0.20%
- Proposed 4" HDPE Force Main (FL=3201.2')

Inset map showing the project location relative to W. DERRICK ROAD, DUSK STREET, and DAYBREAK STREET. The map highlights the 'CURRENT VIEW' area.



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ENGINEERING SHEET:
W DERRICK ROAD SEWER
PLAN AND PROFILE STATIONS
1+00 TO 13+00
OF

PROJECT NAME:

BRANSON INDUSTRIAL
SUBDIVISION

FOR

CLIENT:

BRANSON PROPERTIES

PROJECT NUMBER:
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PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
X. CLARK

North arrow pointing North.

GRAPHIC SCALE
HORIZONTAL
0 50' 100'
SCALE: 1" = 50'
(IN FEET)

GRAPHIC SCALE
VERTICAL
0 10' 20'
SCALE: 1" = 10'
(IN FEET)

REVISIONS		
No.	DATE	DESCRIPTION

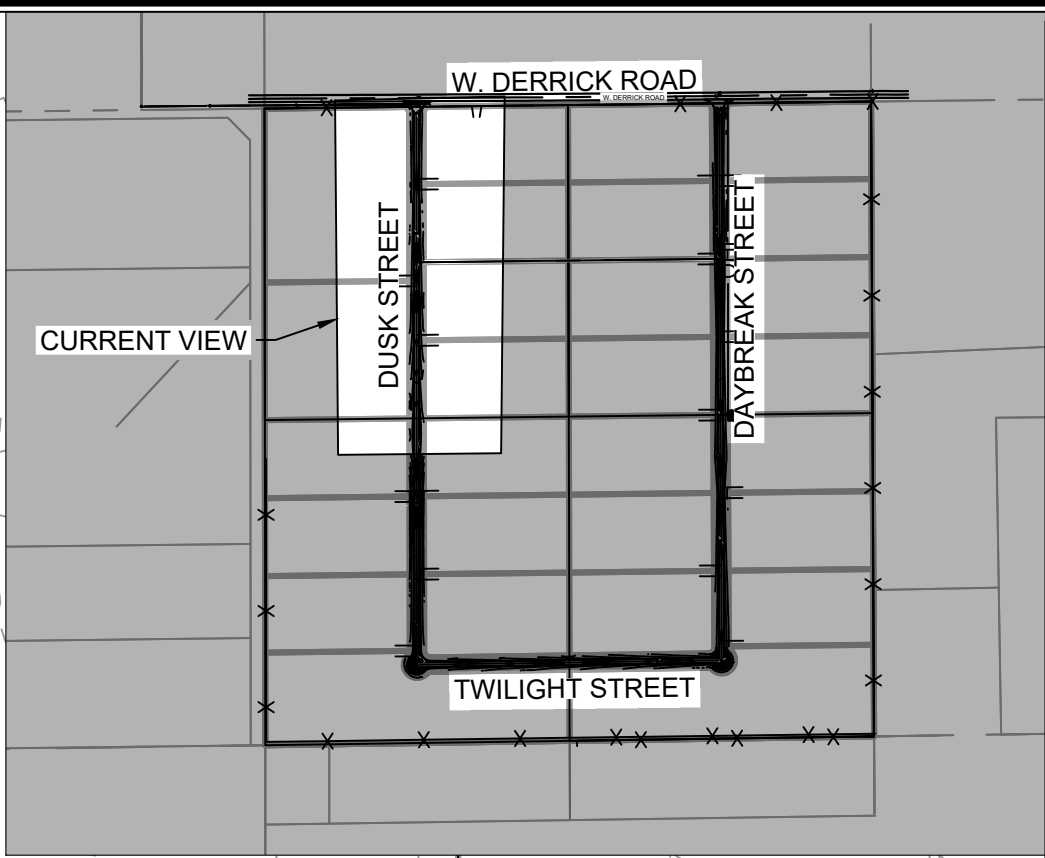
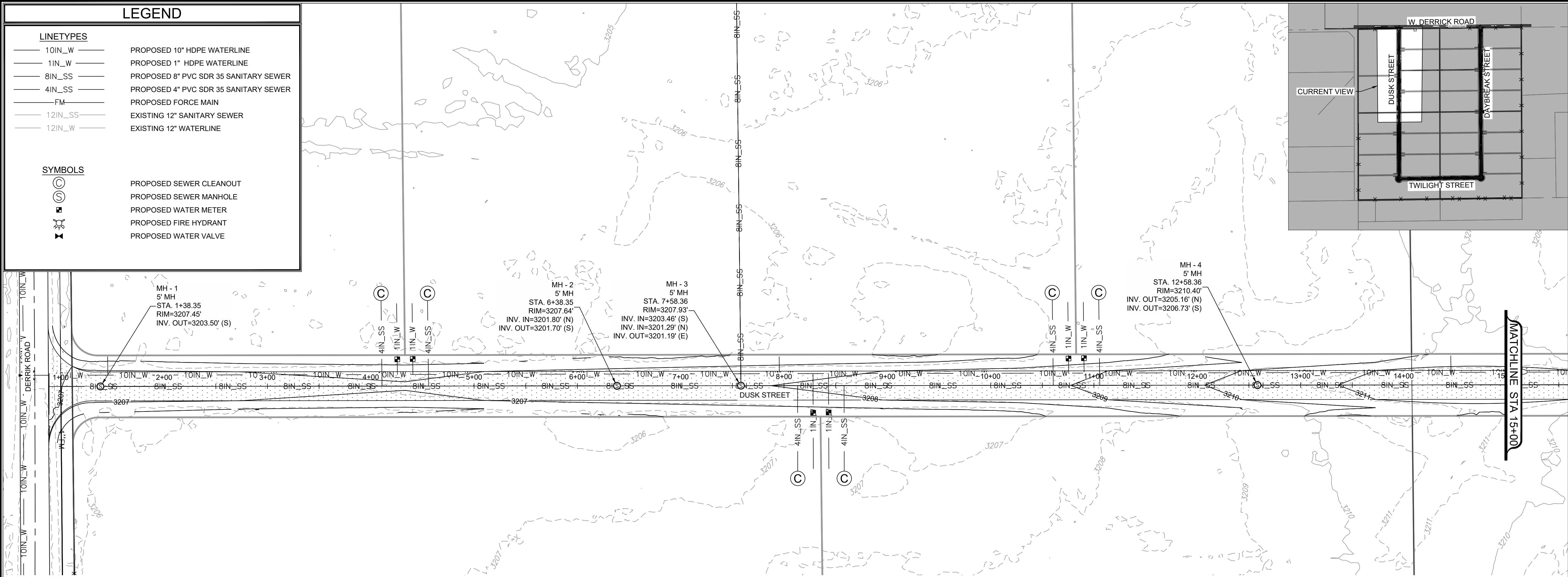
PRELIMINARY

SHEET:
24 of 48
CU-109

Profile view of the sewer system showing elevations and stationing. The vertical axis represents elevation in feet (3190 to 3225), and the horizontal axis represents stationing (1+00 to 13+00). Key features include:

- Existing Manhole 5' MH (STA. 1+00.00, RIM=3205.22', INV. OUT=3201.20' (E))
- Existing Surface (dashed line)
- Proposed 4" HDPE Force Main (solid line, FL=3201.2')
- Manholes: MH - 44, MH - 45, MH - 1
- Stationing: 1+00 to 13+00
- Vertical Curve Data: 284.5 LF - 12" SDR 35 @ -0.20%, 360.0 LF - 12" SDR 35 @ -0.20%

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ENGINEERING SHEET:
**DUSK STREET SEWER PLAN
AND PROFILE STATIONS 1+00
TO 15+00
OF**

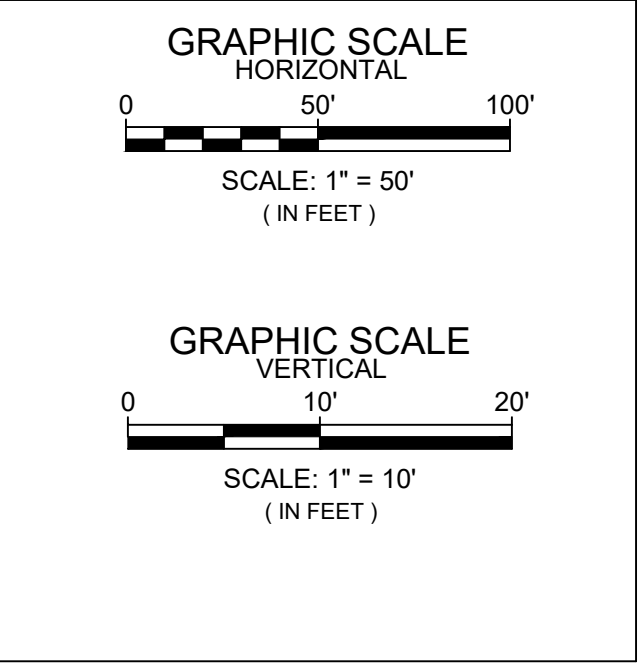
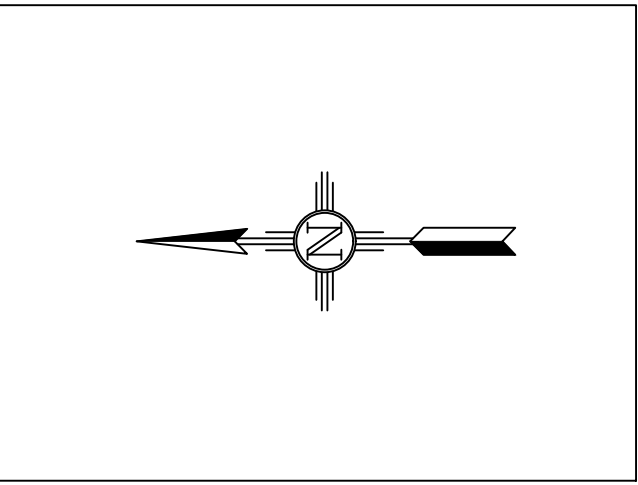
PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION**

CLIENT:
**FOR
BRANSON PROPERTIES**

PROJECT NUMBER:
25073

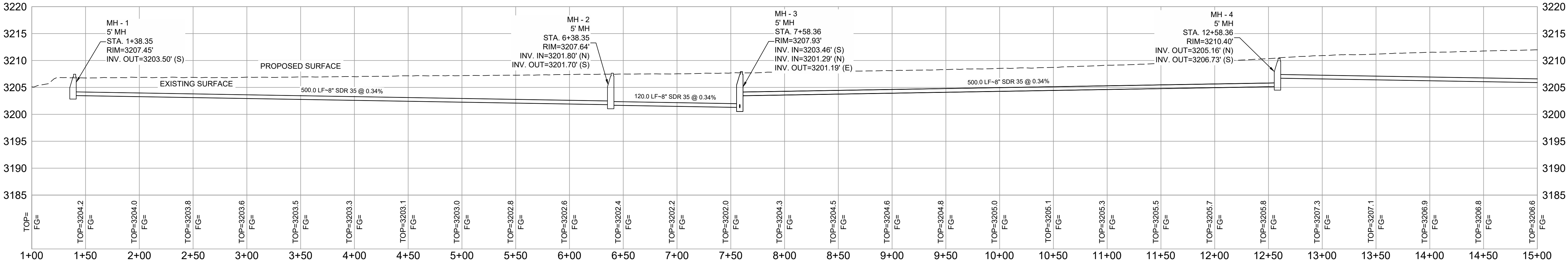
PROJECT ENGINEER:
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REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY



SHEET:
25 of 48
CU-110

LEGEND

LINETYPES

10IN_W

1IN_W

8IN_SS

4IN_SS

FM

12IN_SS

12IN_W

PROPOSED 10" HDPE WATERLINE

PROPOSED 1" HDPE WATERLINE

PROPOSED 8" PVC SDR 35 SANITARY SEWER

PROPOSED 4" PVC SDR 35 SANITARY SEWER

PROPOSED FORCE MAIN

EXISTING 12" SANITARY SEWER

EXISTING 12" WATERLINE

SYMBOLS

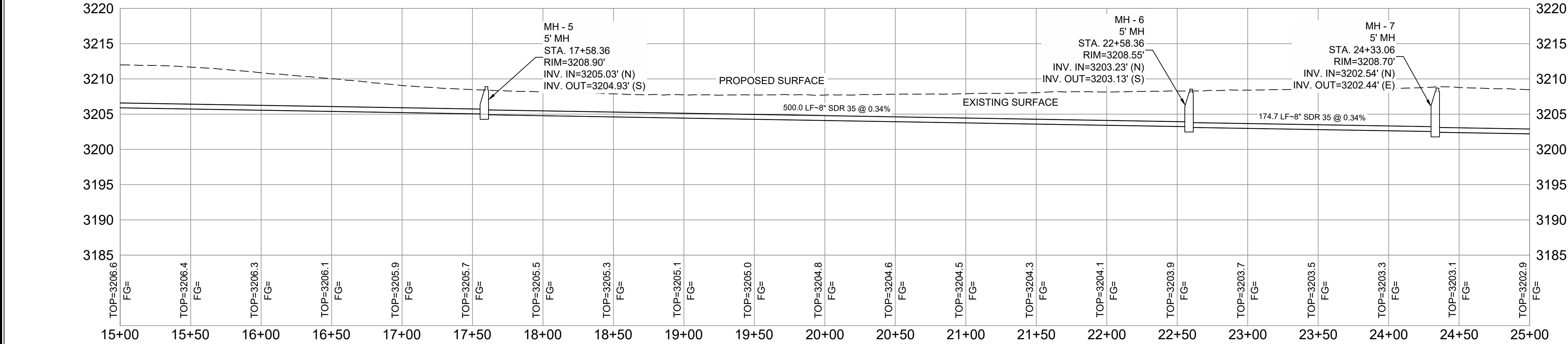
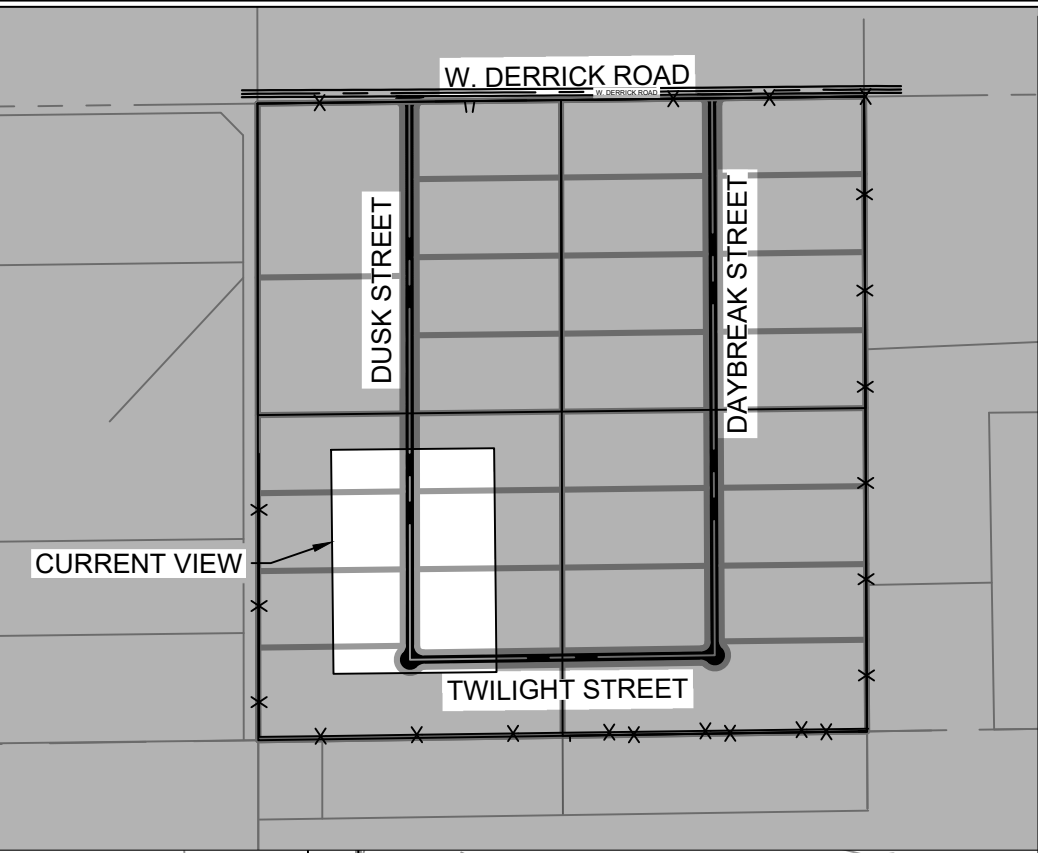
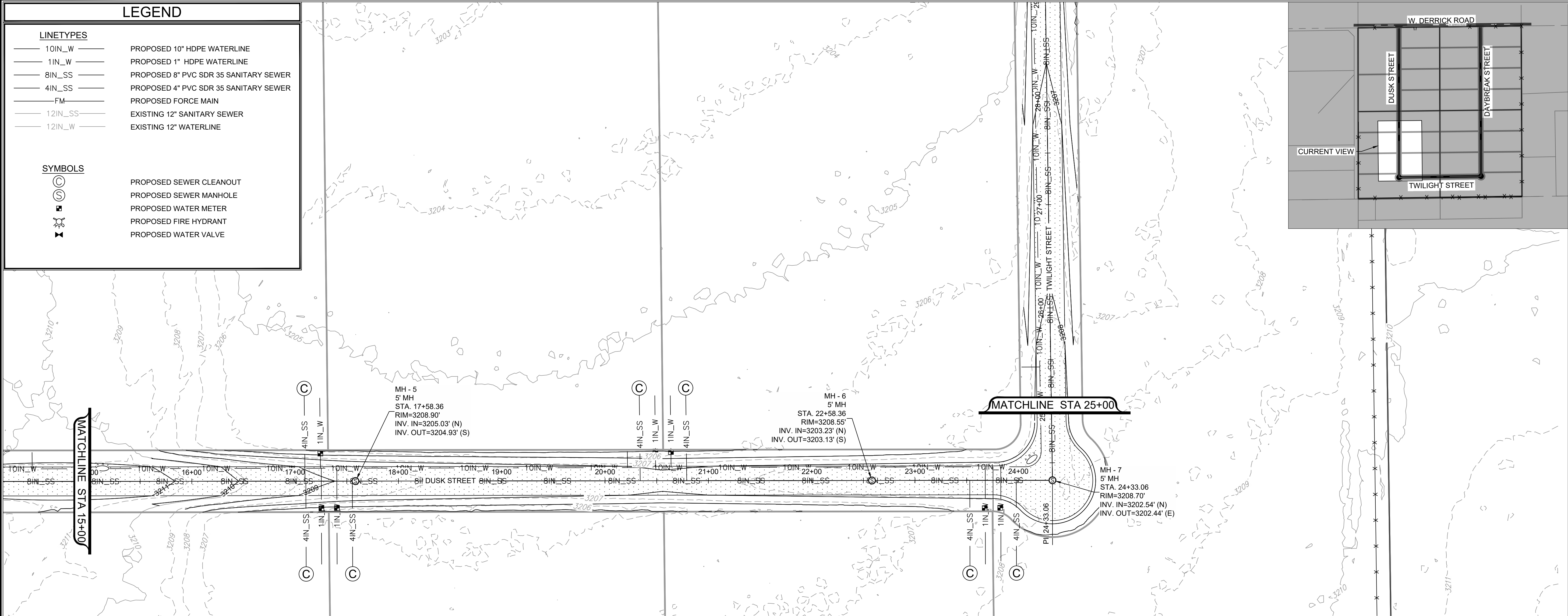
PROPOSED SEWER CLEANOUT

PROPOSED SEWER MANHOLE

PROPOSED WATER METER

PROPOSED FIRE HYDRANT

PROPOSED WATER VALVE



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ENGINEERING SHEET:
DUSK STREET SEWER PLAN
AND PROFILE STATIONS 15+00
TO 25+00
OF

PROJECT NAME:

BRANSON INDUSTRIAL
SUBDIVISION

CLIENT:

FOR

BRANSON PROPERTIES

PROJECT NUMBER:

25073

PROJECT ENGINEER:
JEREMY BAKER, PE

DRAWN BY:
X. CLARK

GRAPHIC SCALE
HORIZONTAL
0 50' 100'
SCALE: 1" = 50'
(IN FEET)

GRAPHIC SCALE
VERTICAL
0 10' 20'
SCALE: 1" = 10'
(IN FEET)

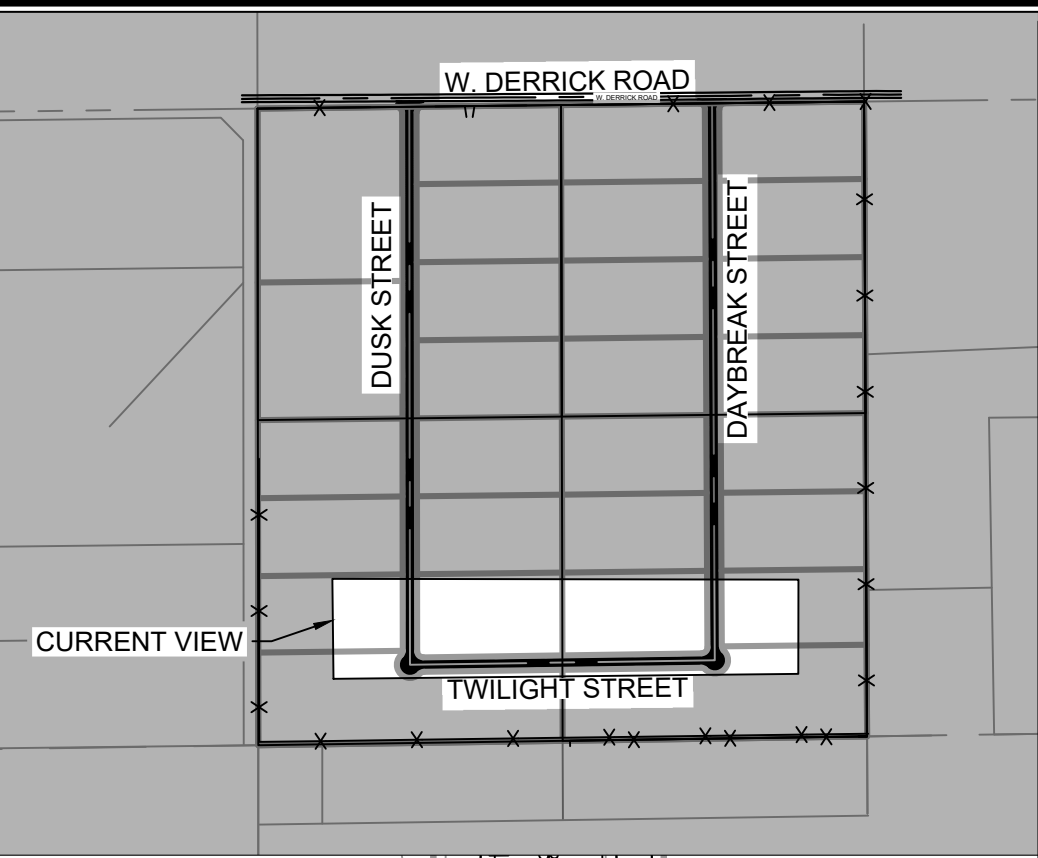
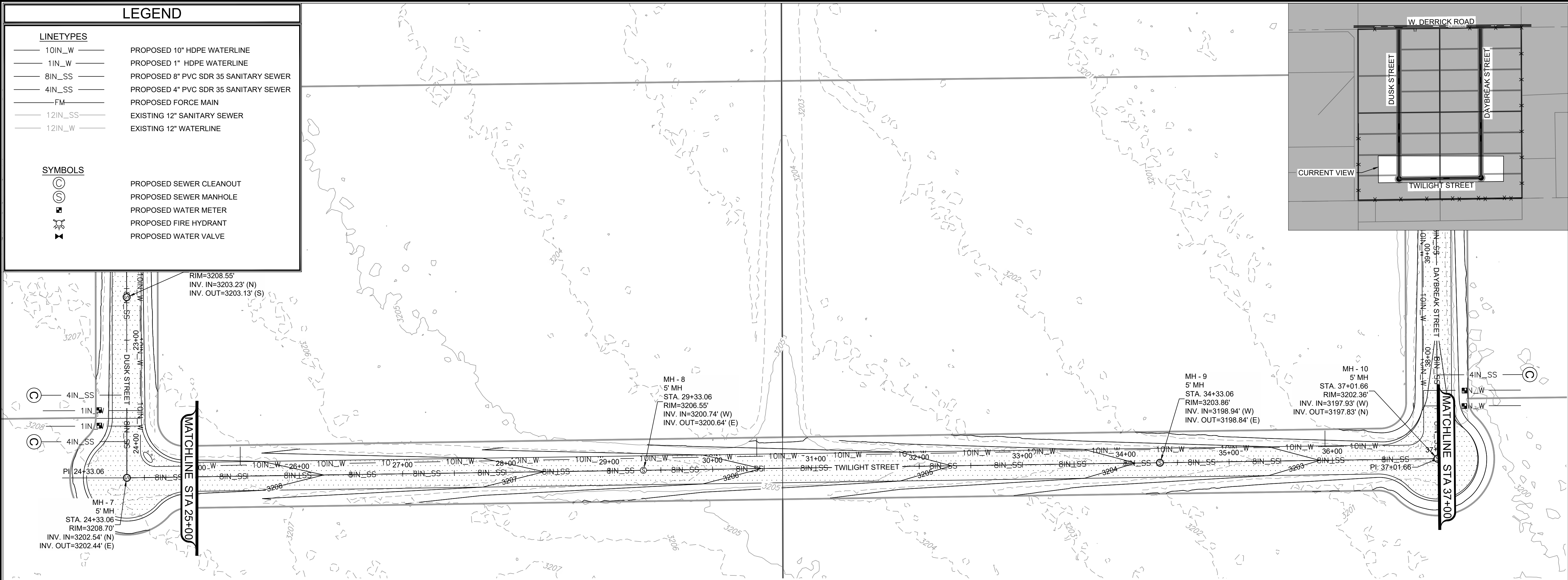
REVISIONS

No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
26 of 48
CU-111

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ENGINEERING SHEET:
**TWILIGHT STREET SEWER
PLAN AND PROFILE**
STATIONS 25+00 TO 37+00
OF

PROJECT NAME:

**BRANSON INDUSTRIAL
SUBDIVISION**

CLIENT:

FOR

BRANSON PROPERTIES

PROJECT NUMBER:

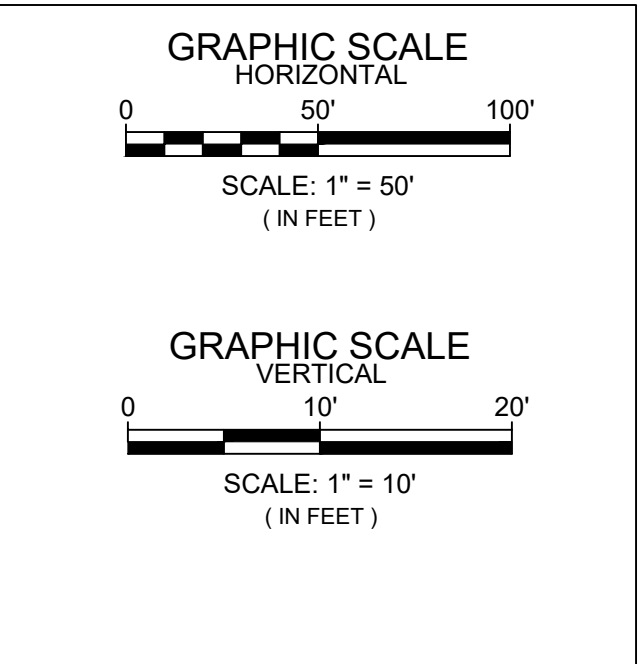
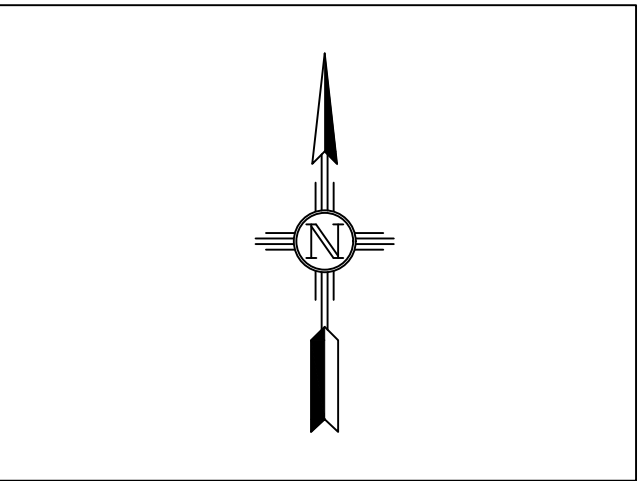
25073

PROJECT ENGINEER:

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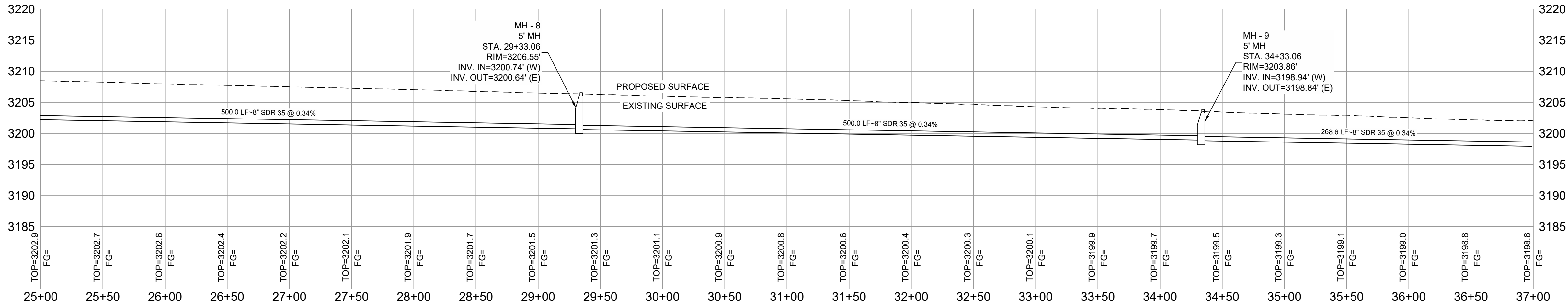
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REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY



LEGEND

LINETYPES

10IN_W

1IN_W

8IN_SS

4IN_SS

FM

12IN_SS

12IN_W

PROPOSED 10" HDPE WATERLINE

PROPOSED 1" HDPE WATERLINE

PROPOSED 8" PVC SDR 35 SANITARY SEWER

PROPOSED 4" PVC SDR 35 SANITARY SEWER

PROPOSED FORCE MAIN

EXISTING 12" SANITARY SEWER

EXISTING 12" WATERLINE

SYMBOLS

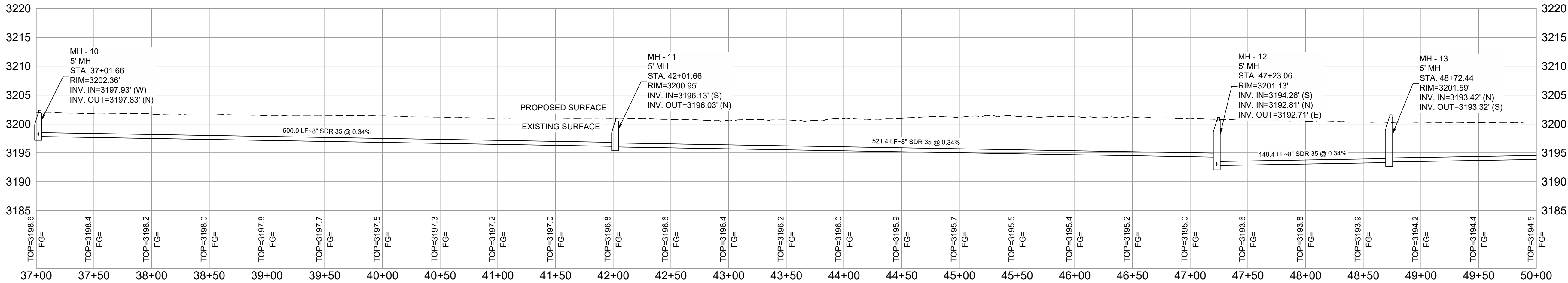
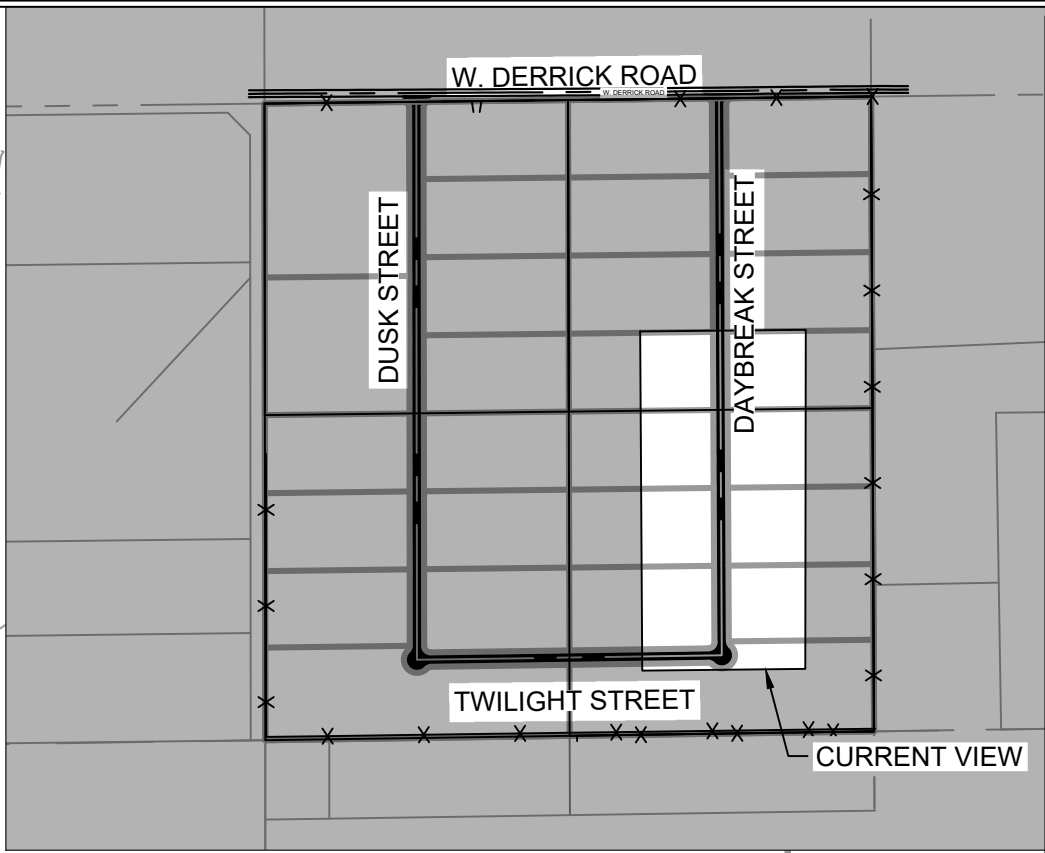
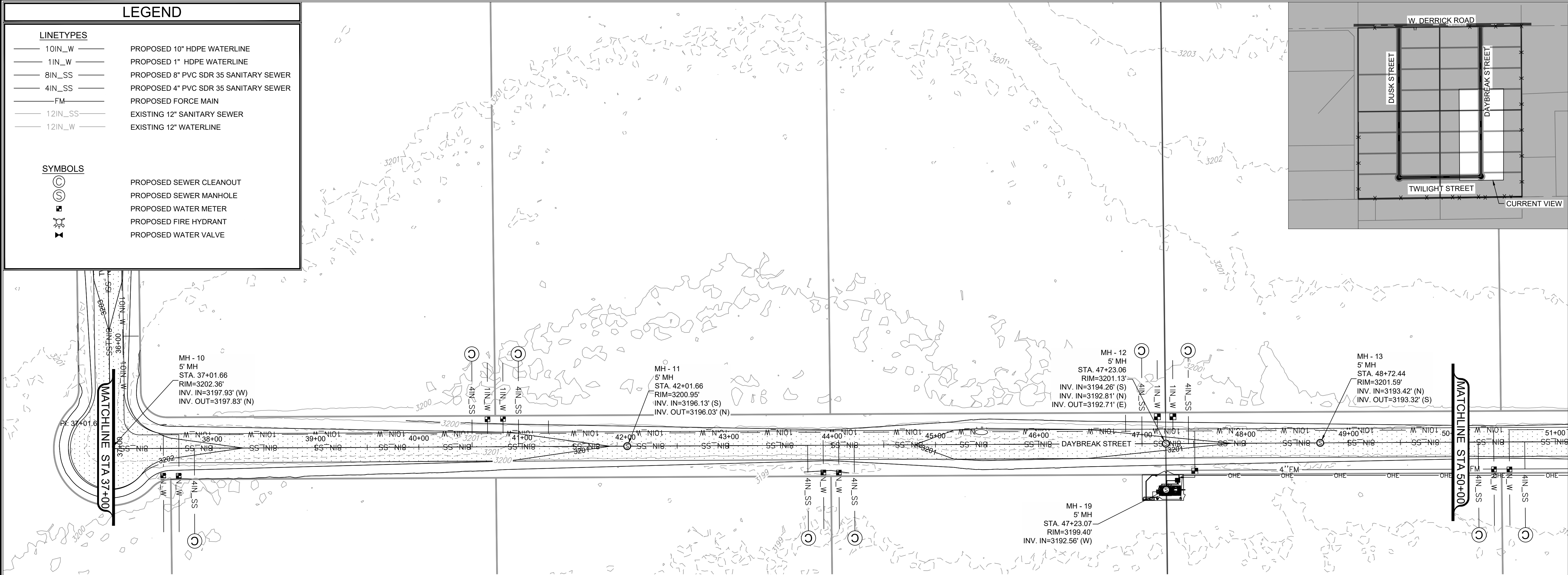
PROPOSED SEWER CLEANOUT

PROPOSED SEWER MANHOLE

PROPOSED WATER METER

PROPOSED FIRE HYDRANT

PROPOSED WATER VALVE



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ENGINEERING SHEET:
**DAYBREAK STREET SEWER
PLAN AND PROFILE STATIONS
37+00 TO 50+00
OF**

PROJECT NAME:

**BRANSON INDUSTRIAL
SUBDIVISION**

CLIENT:

FOR
BRANSON PROPERTIES

PROJECT NUMBER:

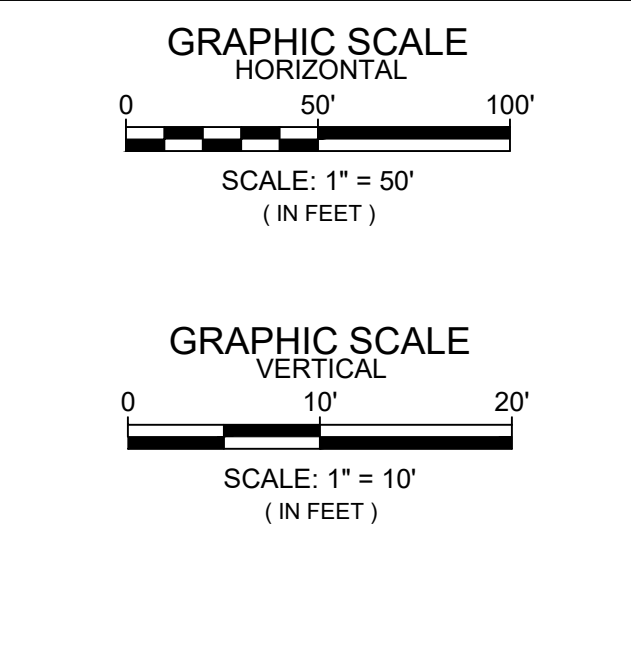
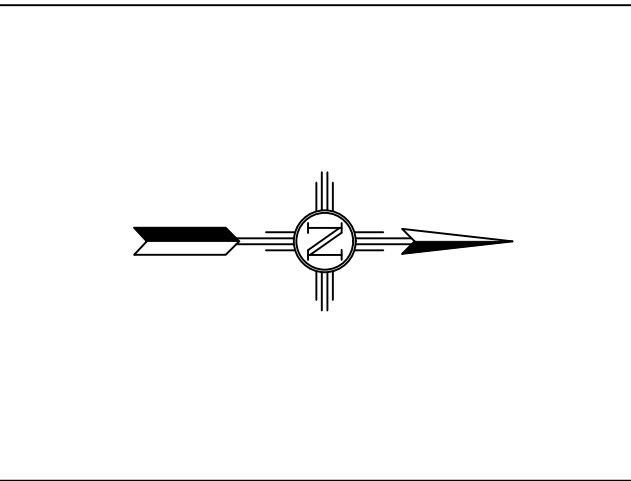
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PROJECT ENGINEER:

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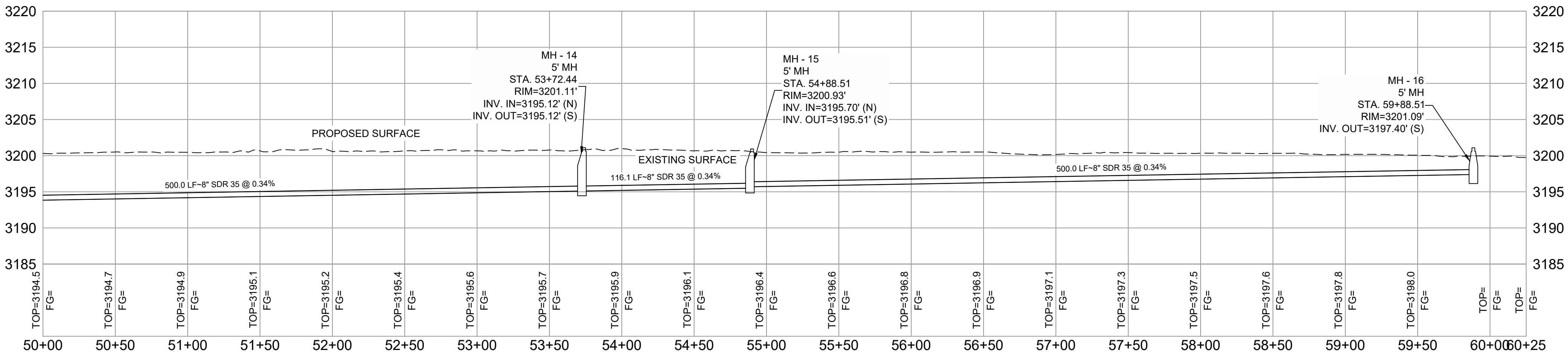
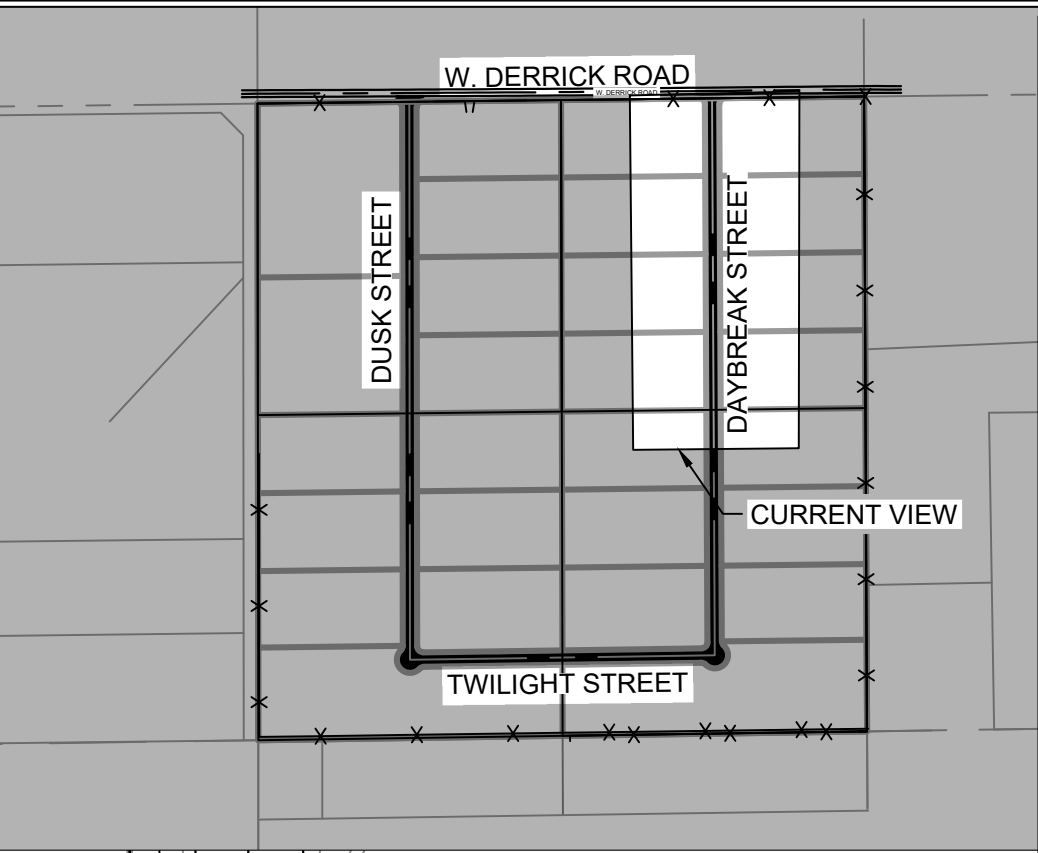
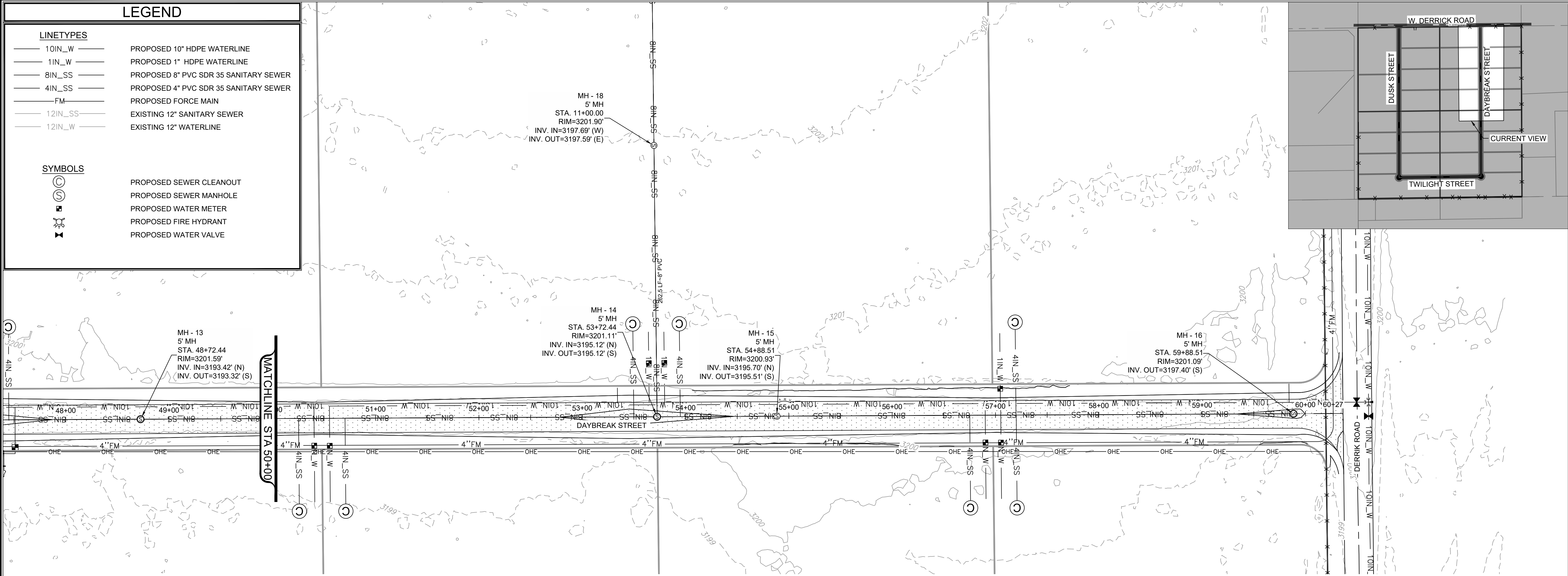
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REVISIONS		
No.	DATE	DESCRIPTION

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ENGINEERING SHEET:
**DAYBREAK STREET SEWER
PLAN AND PROFILE**
STATIONS 50+00 TO 60+25
OF

PROJECT NAME:

**BRANSON INDUSTRIAL
SUBDIVISION**

CLIENT: FOR

BRANSON PROPERTIES

PROJECT NUMBER:

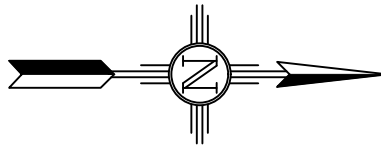
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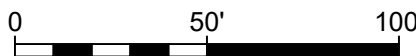
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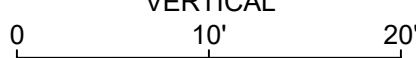


GRAPHIC SCALE
HORIZONTAL



SCALE: 1" = 50'
(IN FEET)

GRAPHIC SCALE
VERTICAL



SCALE: 1" = 10'
(IN FEET)

REVISIONS

No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
29 of 48

CU-114

LEGEND

LINETYPES

10IN_W

1IN_W

8IN_SS

4IN_SS

FM

12IN_SS

12IN_W

PROPOSED 10" HDPE WATERLINE

PROPOSED 1" HDPE WATERLINE

PROPOSED 8" PVC SDR 35 SANITARY SEWER

PROPOSED 4" PVC SDR 35 SANITARY SEWER

PROPOSED FORCE MAIN

EXISTING 12" SANITARY SEWER

EXISTING 12" WATERLINE

SYMBOLS

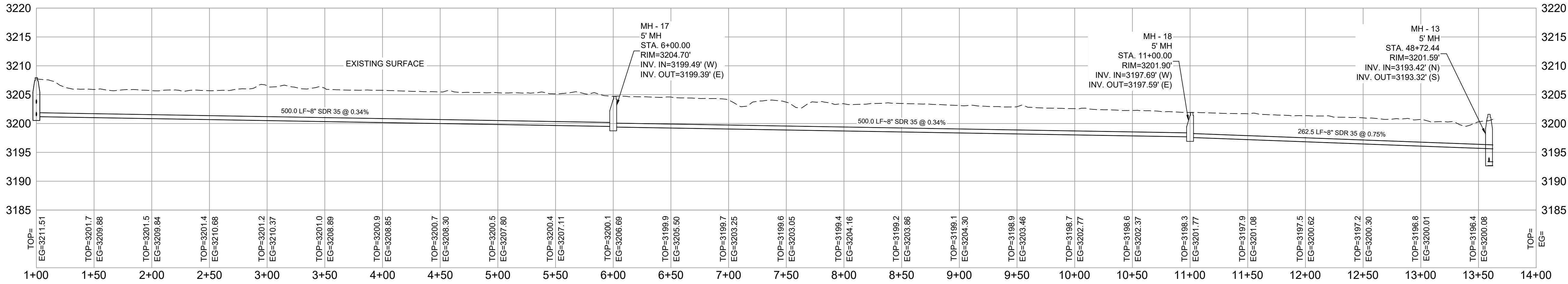
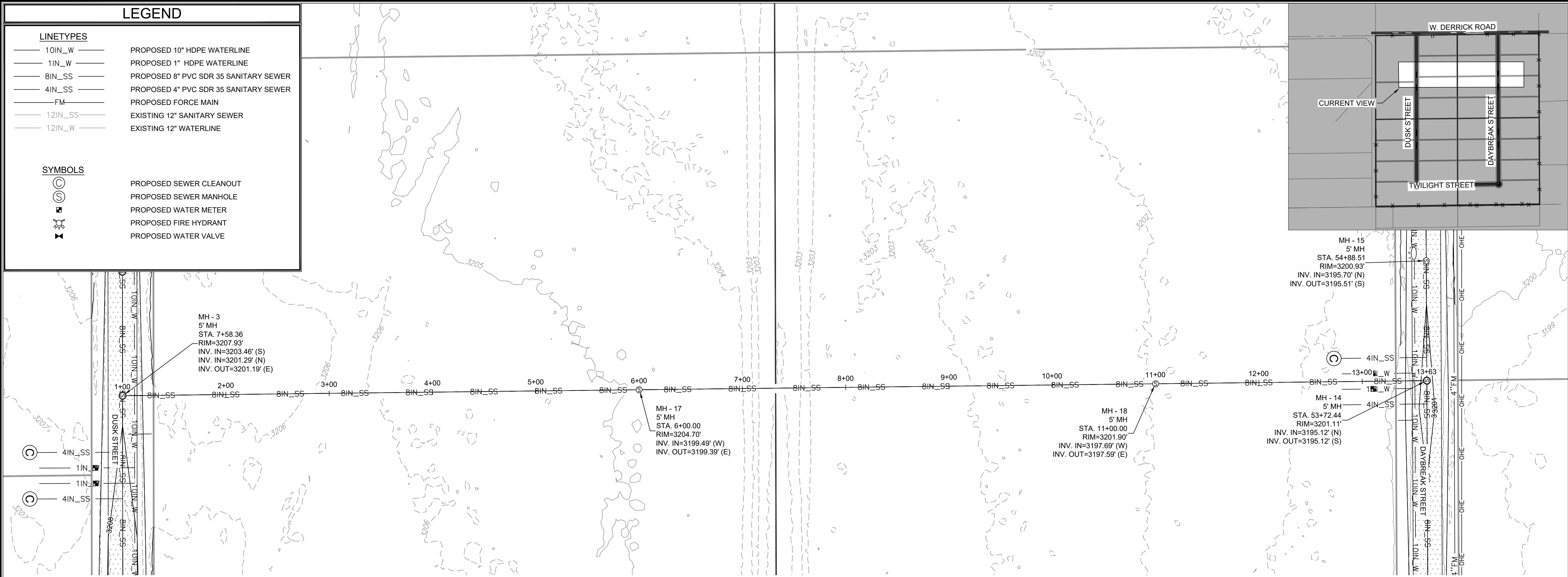
PROPOSED SEWER CLEANOUT

PROPOSED SEWER MANHOLE

PROPOSED WATER METER

PROPOSED FIRE HYDRANT

PROPOSED WATER VALVE



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ENGINEERING SHEET:
DUSK TO DAYBREAK SEWER
PLAN AND PROFILE STATIONS
1+00 TO 13+91
OF

PROJECT NAME:

BRANSON INDUSTRIAL
SUBDIVISION

CLIENT:

FOR

BRANSON PROPERTIES

PROJECT NUMBER:

25073

PROJECT ENGINEER:
JEREMY BAKER, PE

DRAWN BY:
X. CLARK

GRAPHIC SCALE
HORIZONTAL

SCALE: 1" = 50'
(IN FEET)

GRAPHIC SCALE
VERTICAL

SCALE: 1" = 10'
(IN FEET)

REVISIONS

No.	DATE	DESCRIPTION

PRELIMINARY

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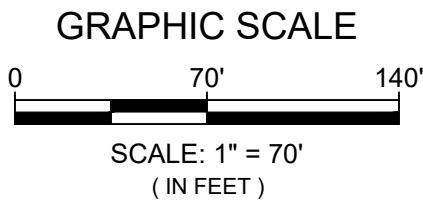
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ENGINEERING SHEET:
**FORCE MAIN PATH
LOCATION**
OF
PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION**
FOR
CLIENT:
BRANSON PROPERTIES

PROJECT NUMBER:
25073

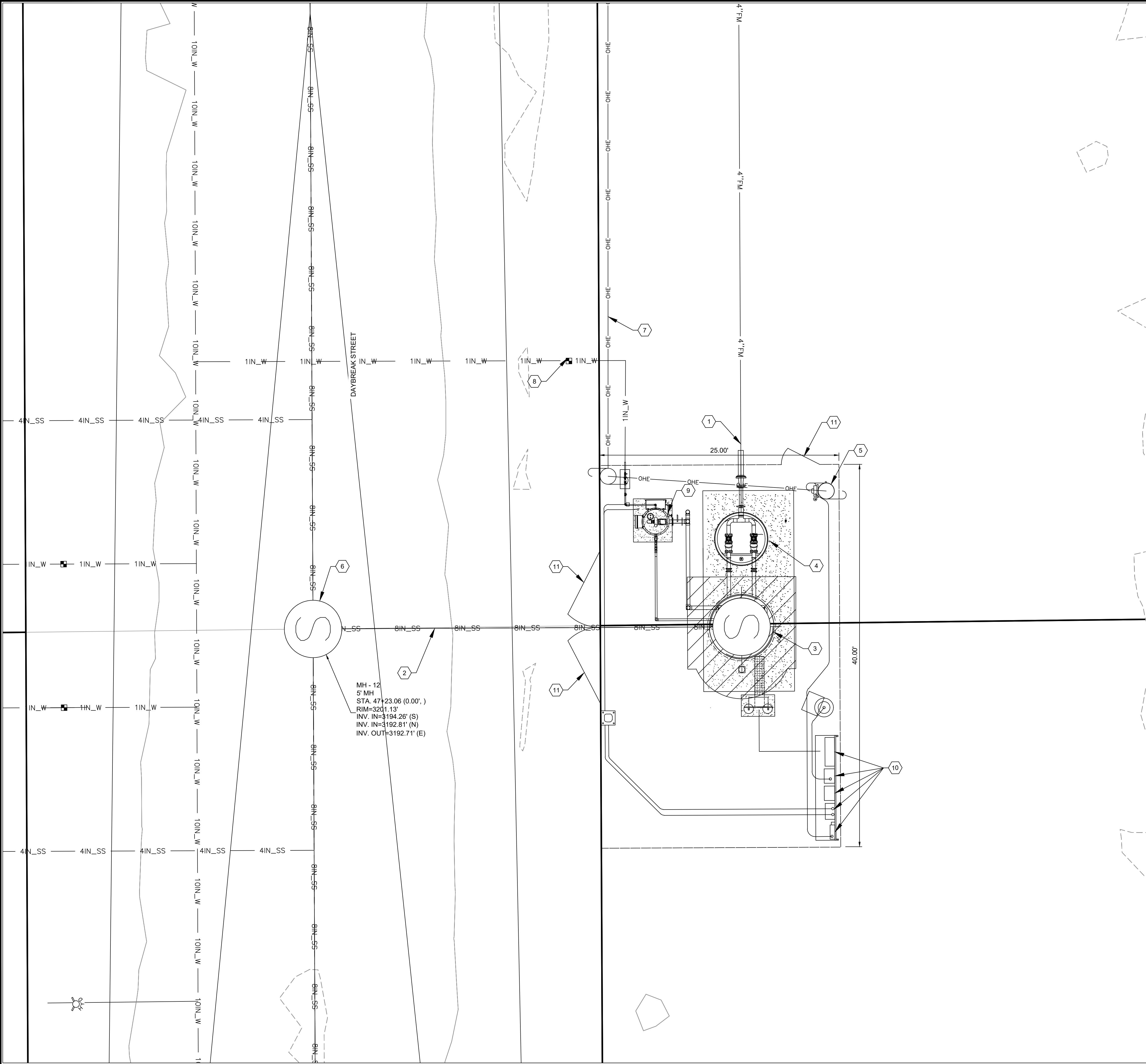
PROJECT ENGINEER:
JEREMY BAKER, PE
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REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
31 of 48
CU-200



KEY NOTES:

- 1 PROPOSED 4" FORCE MAIN
- 2 PROPOSED 8" SDR11 HDPE PIPE
- 3 PROPOSED WET WELL, SEE SHEET CU-504
- 4 PROPOSED VALVE VAULT, SEE CU-505
- 5 PROPOSED ELECTRIC PANEL PER ELECTRICAL PLAN
- 6 PROPOSED MANHOLE
- 7 PROPOSED ELECTRIC LINE
- 8 PROPOSED WATER METER
- 9 PROPOSED ODOR CONTROL SYSTEM
- 10 PROPOSED PUMP CONTROL PANELS
- 11 PROPOSED GATE



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ENGINEERING SHEET:
**FORCE MAIN KEYED
NOTE SITE**
OF
PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION**
FOR
CLIENT:
BRANSON PROPERTIES

PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
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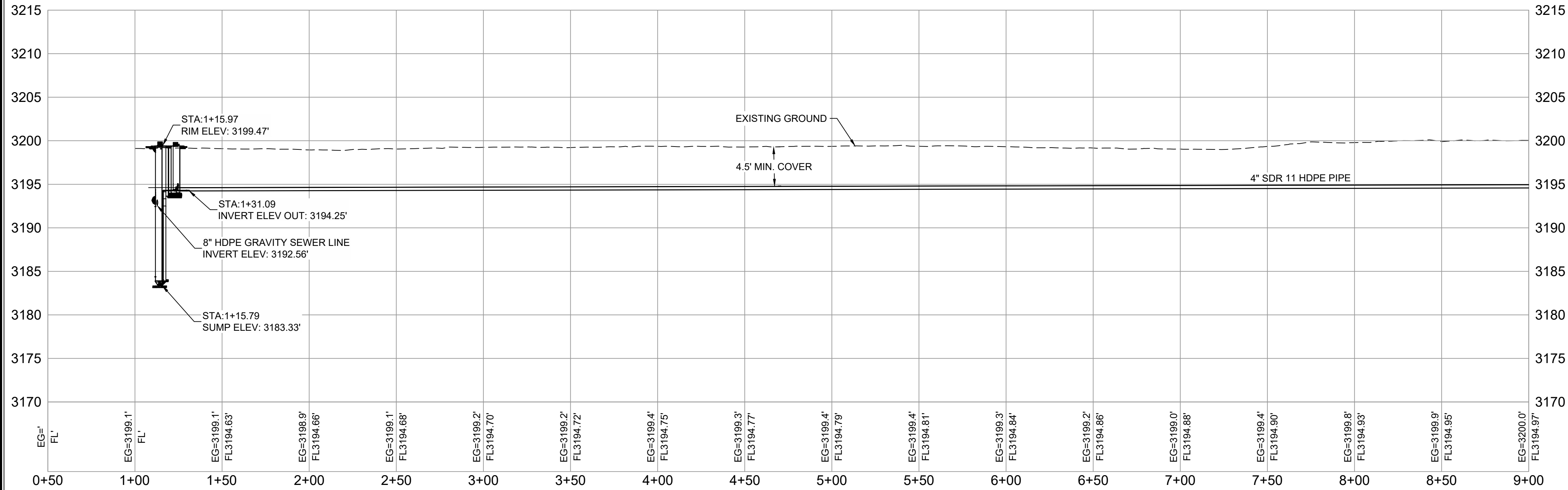
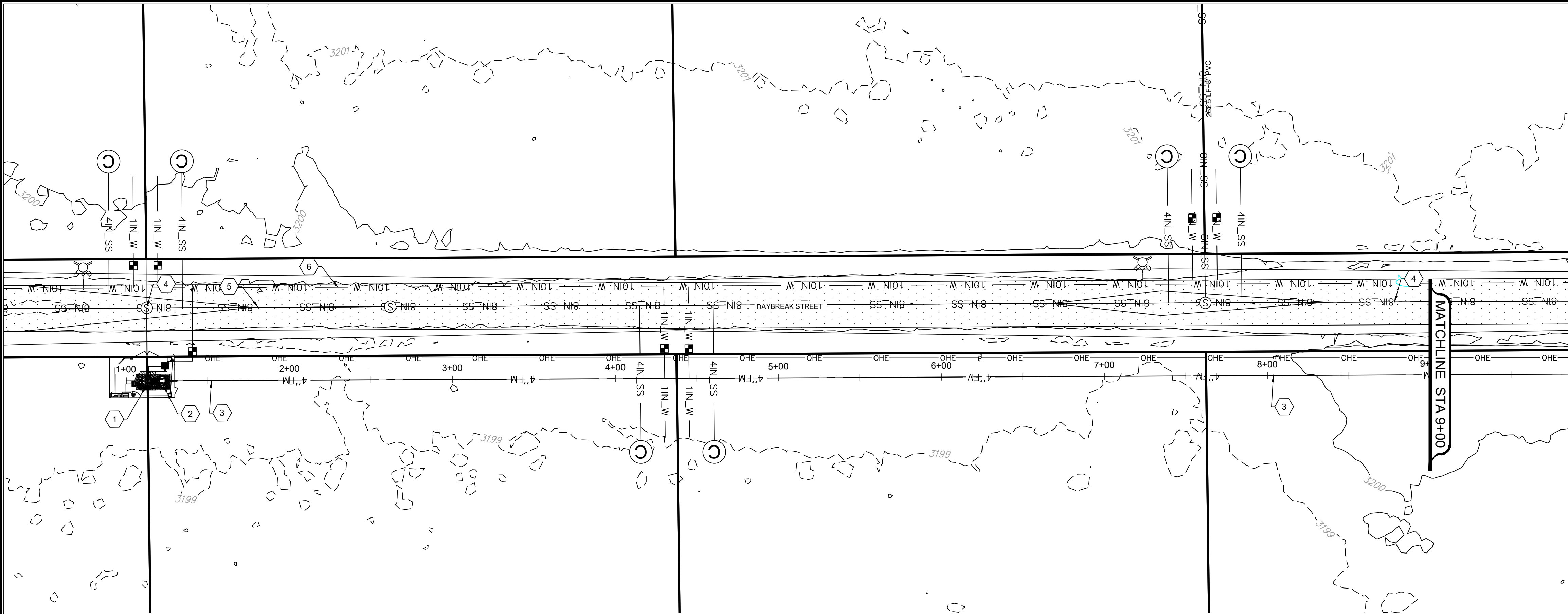


GRAPHIC SCALE
0 5' 10'
SCALE: 1" = 5'
(IN FEET)

REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
32 of 48
CU-201



GENERAL NOTES

- 1. DEFLECT PIPE JOINTS AS NECESSARY TO MAINTAIN ALINMENT SHOWN. MAXIMUM DEFLECTION SHALL BE NO MORE THAN 50% OF PIPE MANUFACTURES RECOMMENDATION.
- 2. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING WORK. CONTRACTORS SHALL CALL 811 (NM ONE-CALL) TO VERIFY UTILITY LOCATIONS PRIOR TO EXCAVATION.
- 3. ALL UNDERGROUND GAS, WATER,AND ELECTRIC UTILITIES ARE ASSUMED TO BE AT STANDARD DEPTHS. CONTRACTOR SHALL USE CAUTION WHEN EXPOSING UTILITIES.
- 4. CONTRACTOR SHALL RESTOR EXSITING SURFACES TO ORIGINAL CONDITIONS AFTER CONSTRUCTION.

KEYNOTES (NOT ALL KEYNOTES APPLY TO EVERY SHEET)

- 1. INSTALL WET WELL, SEE SHEET CU-504
- 2. INSALL VALVE VAULT, SEE SHEET CU-505
- 3. INSTALL NEW 4" SDR 11 HDPE PIPE
- 4. PROPOSED MANHOLE
- 5. PROPOSED 8" HDPE SEWER LINE
- 6. PROPOSED 10" HDPE WATER LINE

CONSTRUCTION NOTES

- 1. CONTRACTOR SHALL ENSURE THAT ALL PIPING IS SEATED PER MANUFACTURES RECOMENDATION. IF REQUIRED TO AVOID OVER-SEATING, CONTRACTOR SHALL SECURE PREVIOUSLY INSTALLED LENGHTS OF PIPE IN ORDER TO ENSURE THAT PIPE IS NOT OVER-SEATED.
- 2. FORCE MAIN SHALL BE RESTRAINED PER MECHANICAL RESTRAINT JOINT TABLE ON SHEET C-505
- 3. ALL PIPE SHALL BE JOINT THROUGH THERMAL FUSION PER MANUFACTURER'S RECOMMENDATION.

LEGEND

LINETYPES	
FM	PROPOSED 4" HDPE FORCE MAIN
OHE	PROPOSED ELECTRIC LINE
10IN_W	PROPOSED 10" WATERLINE
8IN_SS	PROPOSED 8" SANITARY SEWER
ABBREVIATIONS	
FL	FLOW LINE ELEVATION
EG	EXISTING GROUND ELEVATION
SYMBOLS	
	PROPOSED SEWER MANHOLE
	PROPOSED POWER POLE
	PROPOSED SEWER CLEANOUT
	PROPOSED SEWER MANHOLE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE



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ENGINEERING SHEET:
FORCE MAIN PLAN & PROFILE
- STA 1+00 TO 9+00
OF

PROJECT NAME:

BRANSON INDUSTRIAL SUBDIVISION

CLIENT:

FOR

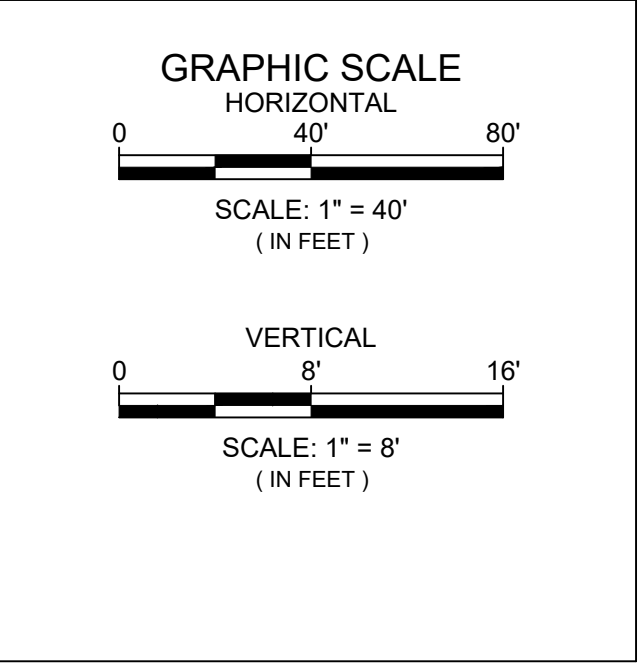
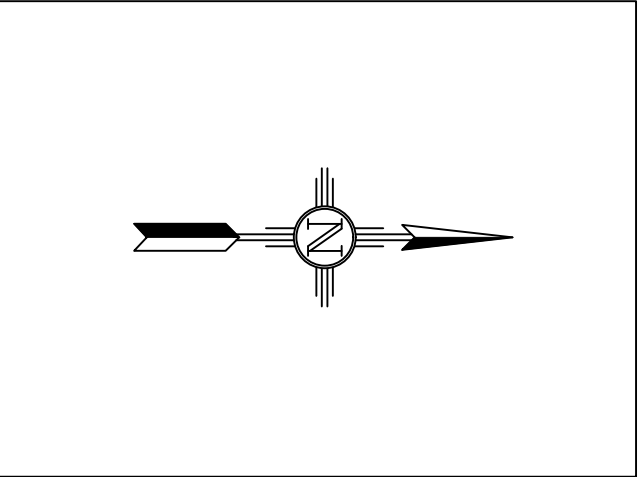
BRANSON PROPERTIES

PROJECT NUMBER:

25073

PROJECT ENGINEER:
JEREMY BAKER, PE

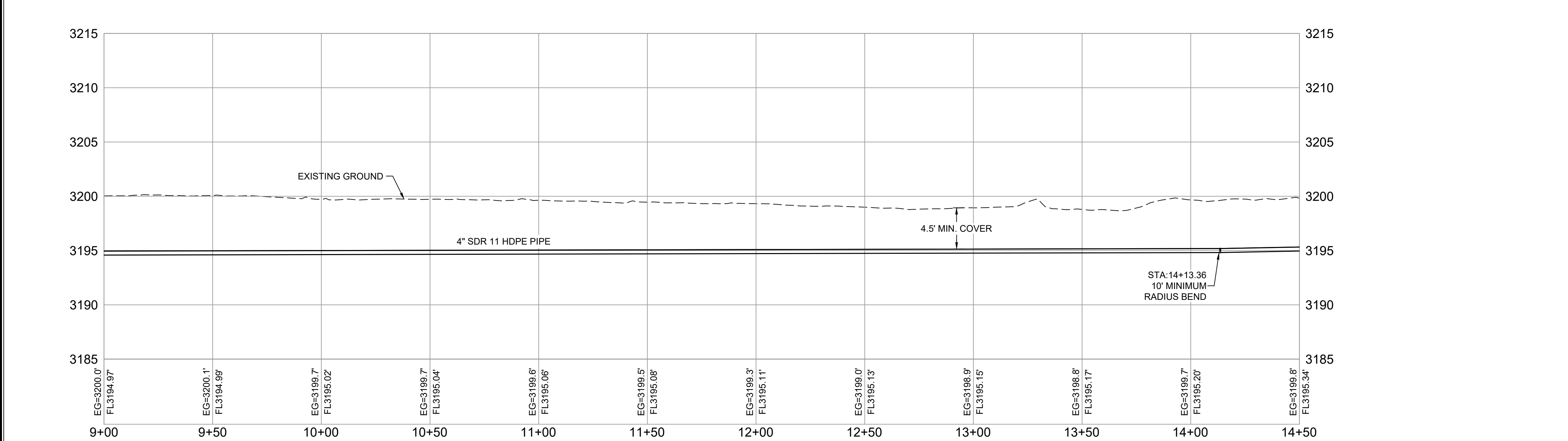
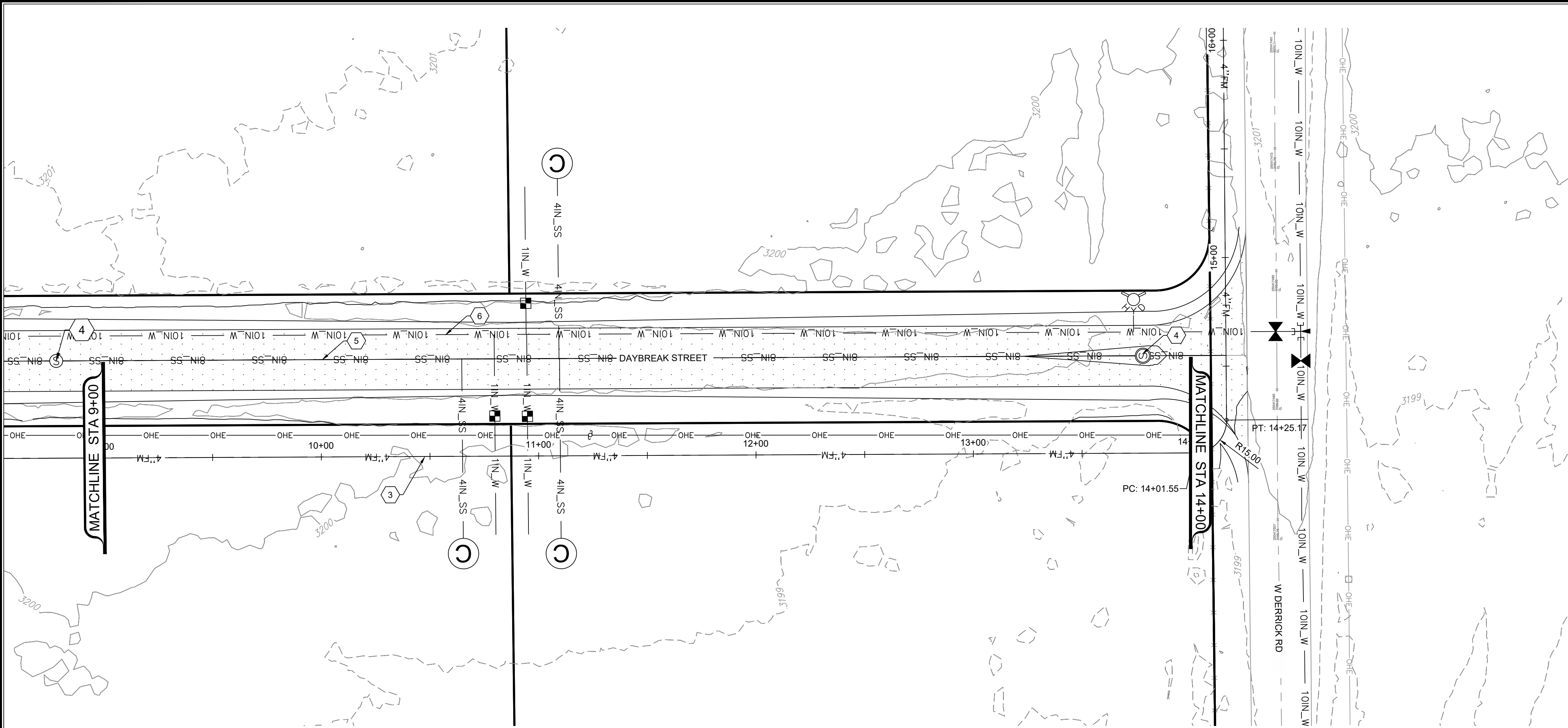
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X. CLARK



REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
34 of 48
CU-202



GENERAL NOTES

1. DEFLECT PIPE JOINTS AS NECESSARY TO MAINTAIN ALINMENT SHOWN. MAXIMUM DEFLECTION SHALL BE NO MORE THAN 50% OF PIPE MANUFACTURES RECOMMENDATION.
2. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING WORK. CONTRACTORS SHALL CALL 811 (NM ONE-CALL) TO VERIFY UTILITY LOCATIONS PRIOR TO EXCAVATION.
3. ALL UNDERGROUND GAS, WATER,AND ELECTRIC UTILITIES ARE ASSUMED TO BE AT STANDARD DEPTHS. CONTRACTOR SHALL USE CAUTION WHEN EXPOSING UTILITIES.
4. CONTRACTOR SHALL RESTOR EXSITING SURFACES TO ORIGINAL CONDITIONS AFTER CONSTRUCTION.

KEYNOTES (NOT ALL KEYNOTES APPLY TO EVERY SHEET)

1. INSTALL WET WELL, SEE SHEET CU-504
2. INSAALL VALVE VAULT, SEE SHEET CU-505
3. INSTALL NEW 4" SDR 11 HDPE PIPE
4. PROPOSED MANHOLE
5. PROPOSED 8" HDPE SEWER LINE
6. PROPOSED 10" HDPE WATER LINE

CONSTRUCTION NOTES

1. CONTRACTOR SHALL ENSURE THAT ALL PIPING IS SEATED PER MANUFACTURES RECOMMENDATION. IF REQUIRED TO AVOID OVER-SEATING, CONTRACTOR SHALL SECURE PREVIOUSLY INSTALLED LENGHTS OF PIPE IN ORDER TO ENSURE THAT PIPE IS NOT OVER-SEATED.
2. FORCE MAIN SHALL BE RESTRAINED PER MECHANICAL RESTRAINT JOINT TABLE ON SHEET C-505
3. ALL PIPE SHALL BE JOINT THROUGH THERMAL FUSION PER MANUFACTURER'S RECOMMENDATION.

LEGEND

LINETYPES	
FM	PROPOSED 4" HDPE FORCE MAIN
OHE	PROPOSED ELECTRIC LINE
10IN_W	PROPOSED 10" WATERLINE
8IN_SS	PROPOSED 8" SANITARY SEWER
ABBREVIATIONS	
FL	FLOW LINE ELEVATION
EG	EXISTING GROUND ELEVATION
SYMBOLS	
(S)	PROPOSED SEWER MANHOLE
(P)	PROPOSED POWER POLE
(C)	PROPOSED SEWER CLEANOUT
(M)	PROPOSED SEWER MANHOLE
(W)	PROPOSED WATER METER
(F)	PROPOSED FIRE HYDRANT
(V)	PROPOSED WATER VALVE



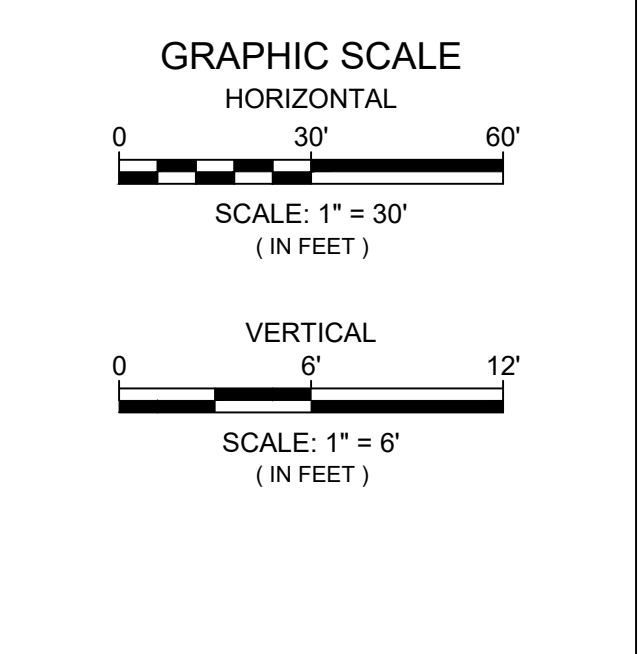
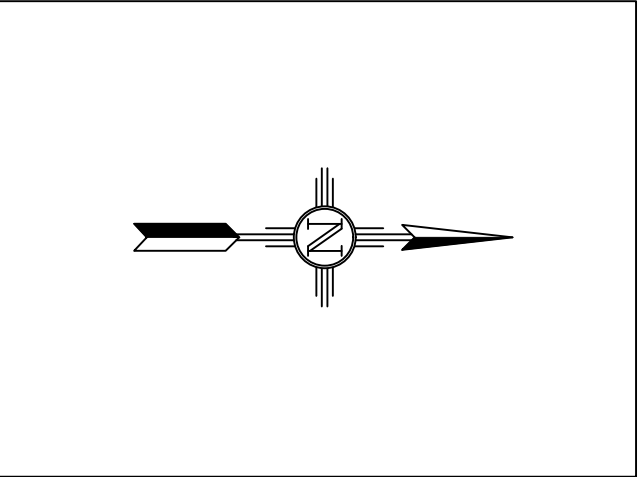
7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

ENGINEERING SHEET:
FORCE MAIN PLAN & PROFILE
- STA 9+00 TO 14+00
OF
PROJECT NAME:
BRANSON INDUSTRIAL SUBDIVISION

CLIENT:
FOR
BRANSON PROPERTIES

PROJECT NUMBER:
25073

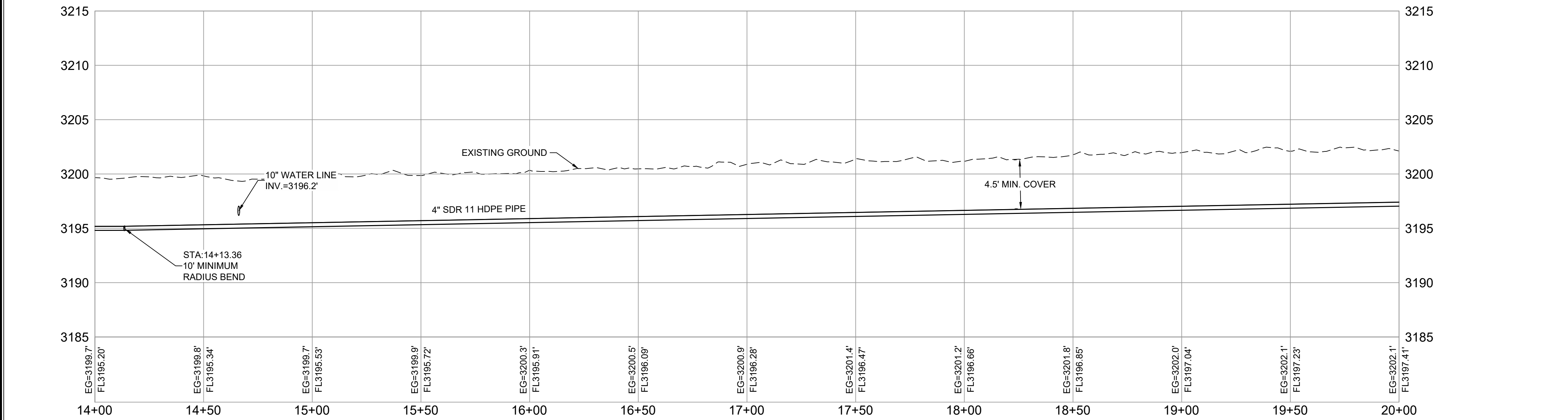
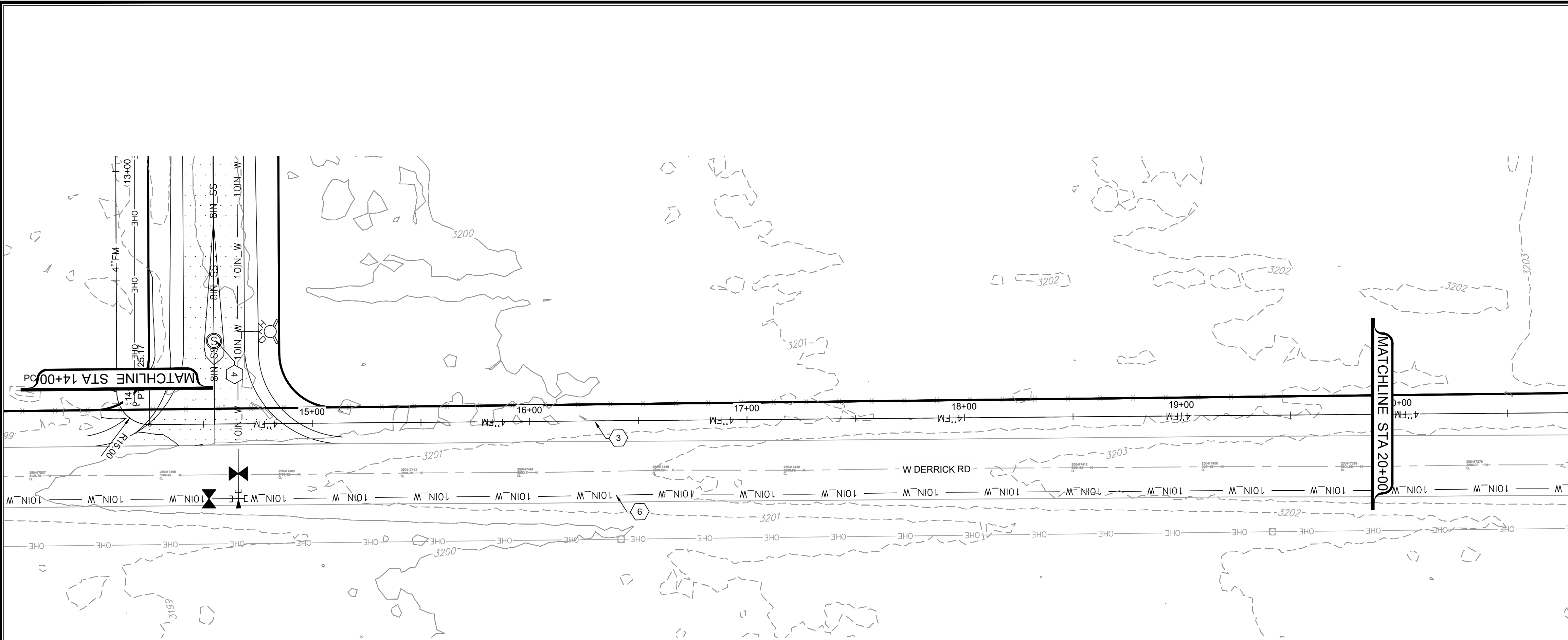
PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
X. CLARK



REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
34 of 48
CU-203



GENERAL NOTES

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	PROPOSED SEWER MANHOLE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE



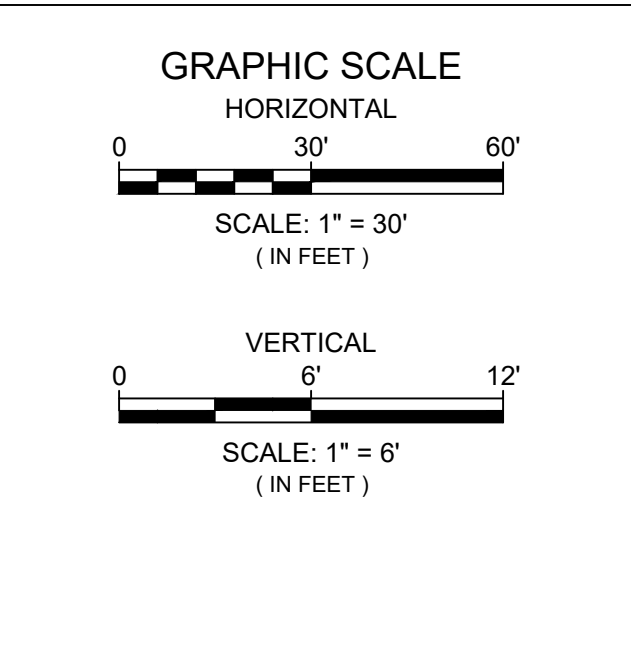
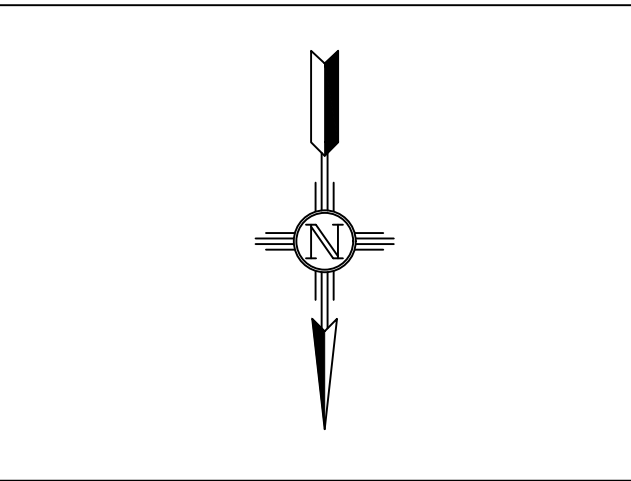
7921 N World Dr.
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575-231-7347

ENGINEERING SHEET:
FORCE MAIN PLAN & PROFILE
- STA 14+00 TO 20+00
OF
PROJECT NAME:
BRANSON INDUSTRIAL SUBDIVISION

CLIENT:
FOR
BRANSON PROPERTIES

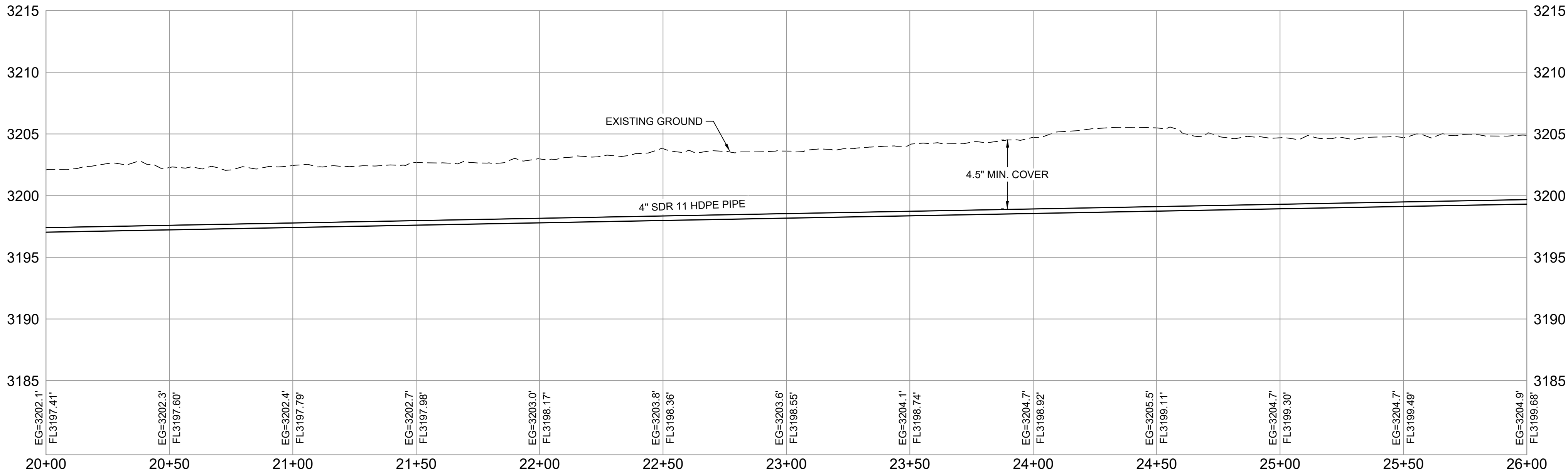
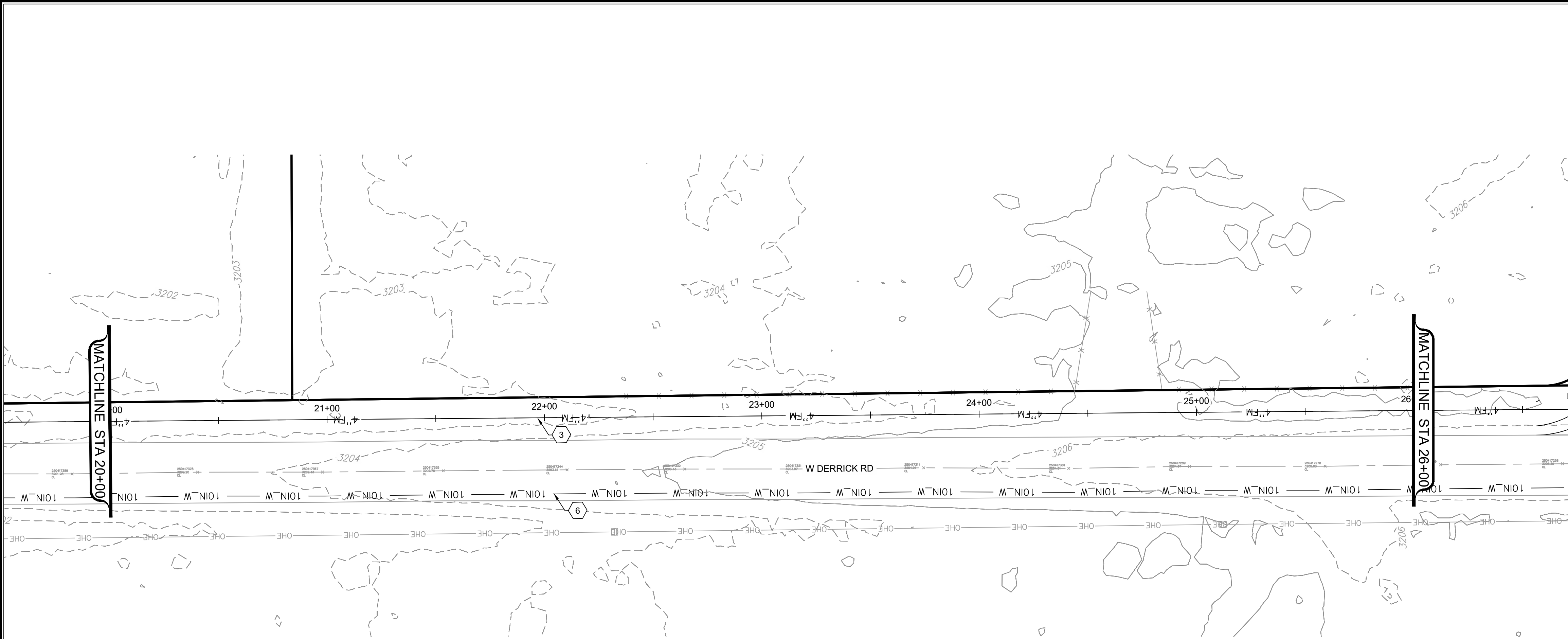
PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
X. CLARK



REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY



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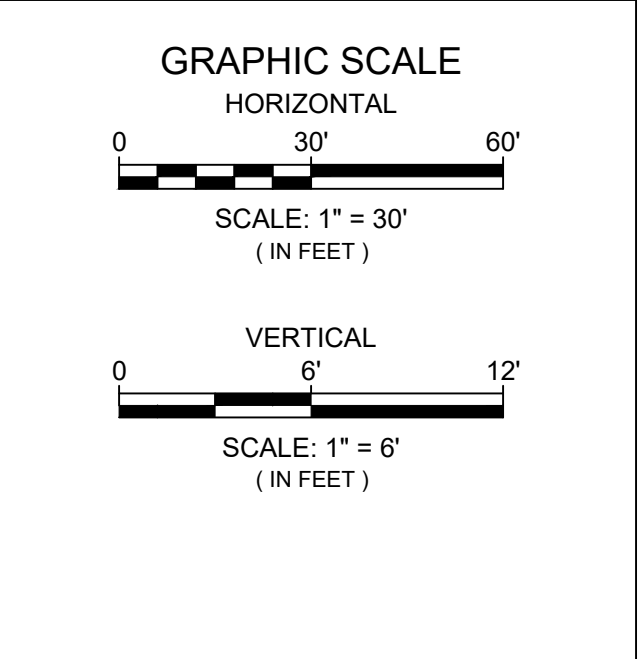
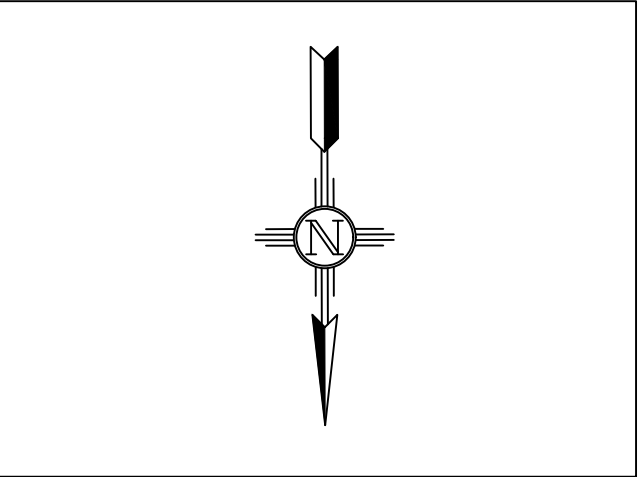
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ENGINEERING SHEET:
FORCE MAIN PLAN & PROFILE
- STA 20+00 TO 26+00
OF
PROJECT NAME:
BRANSON INDUSTRIAL
SUBDIVISION

CLIENT:
FOR
BRANSON PROPERTIES

PROJECT NUMBER:
25073

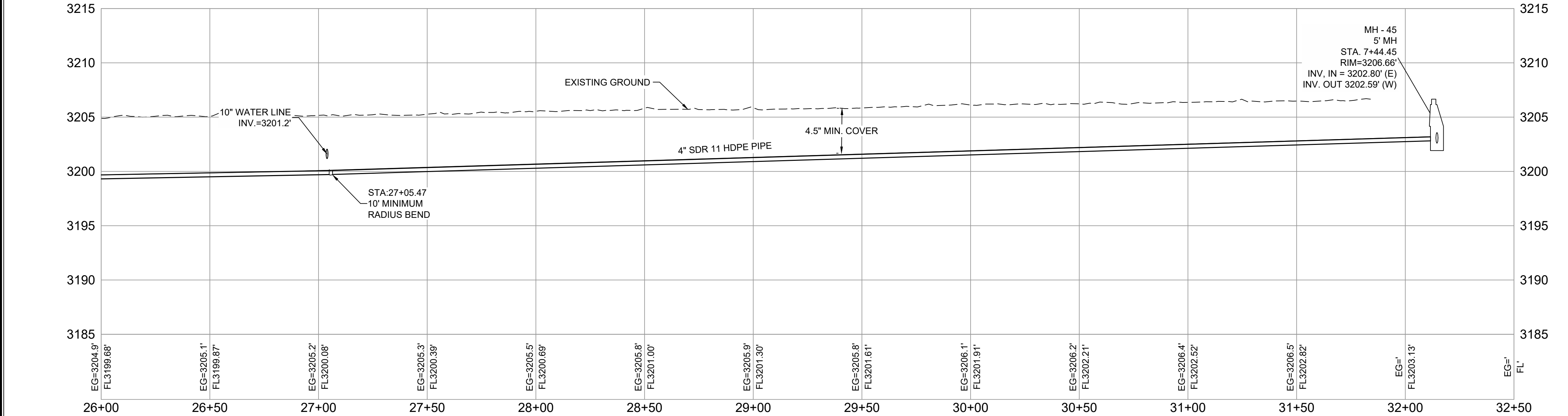
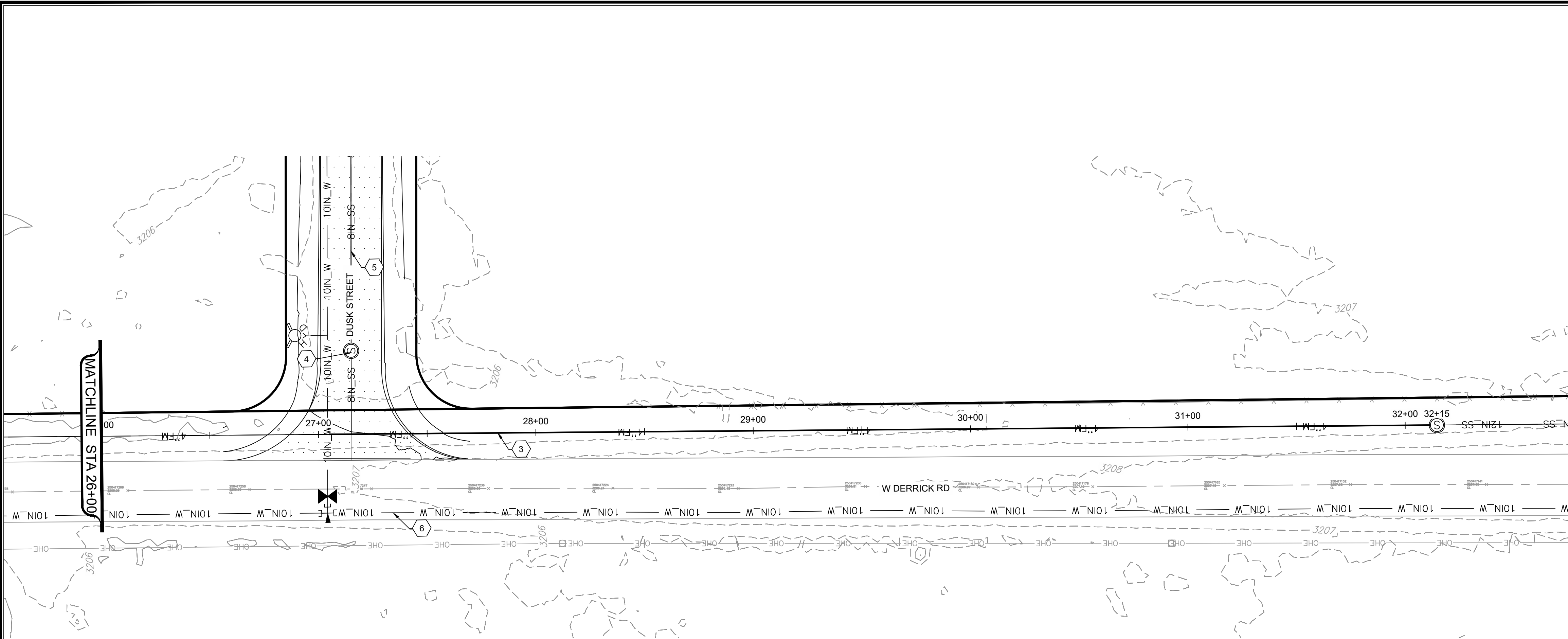
PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
X. CLARK



REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
36 of 48
CU-205



GENERAL NOTES

1. DEFLECT PIPE JOINTS AS NECESSARY TO MAINTAIN ALINMENT SHOWN. MAXIMUM DEFLECTION SHALL BE NO MORE THAN 50% OF PIPE MANUFACTURES RECOMMENDATION.
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	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE



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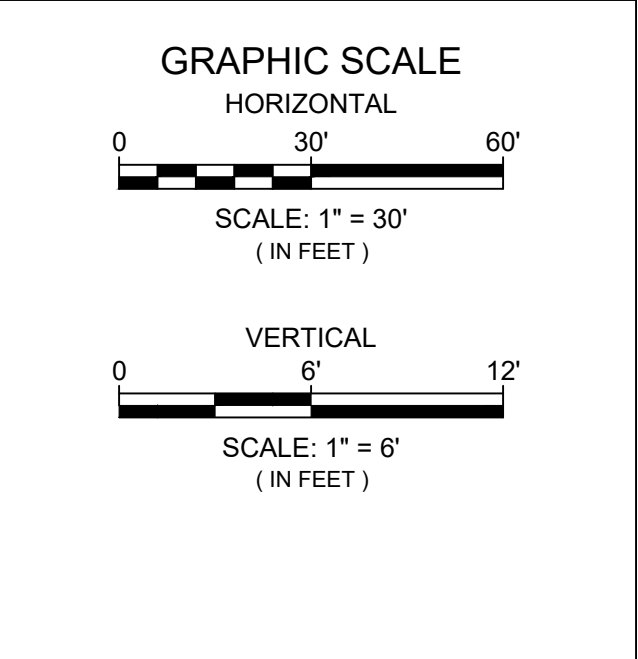
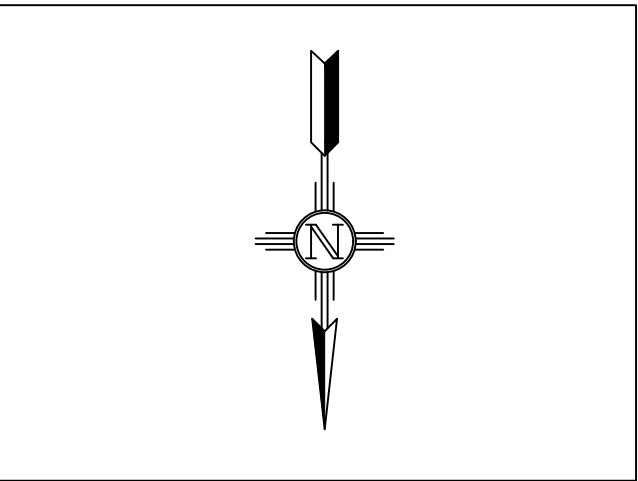
ENGINEERING SHEET:
FORCE MAIN PLAN & PROFILE
- STA 26+00 TO 31+90
OF
PROJECT NAME:
BRANSON INDUSTRIAL SUBDIVISION

CLIENT:
FOR
BRANSON PROPERTIES

PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE

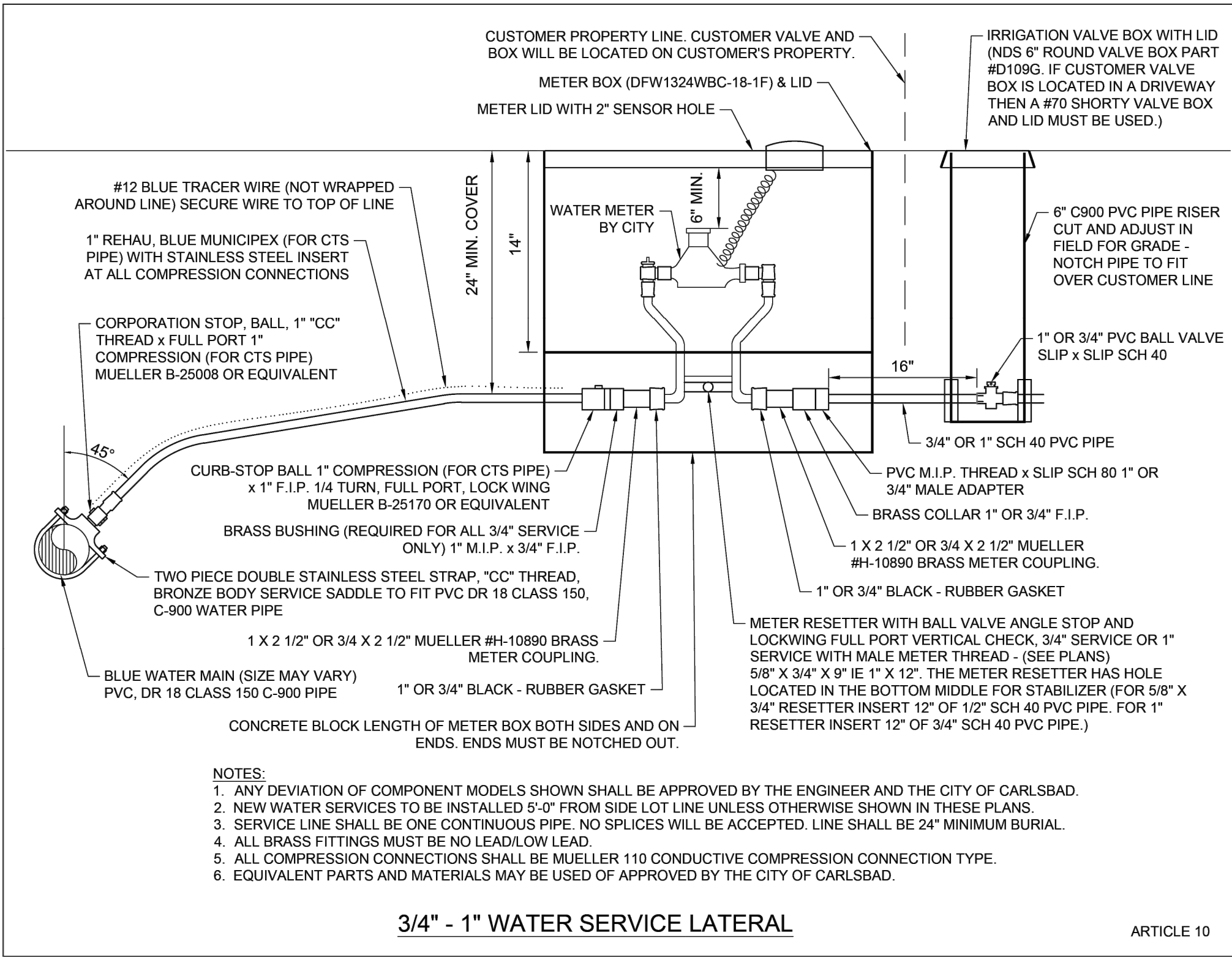
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X. CLARK



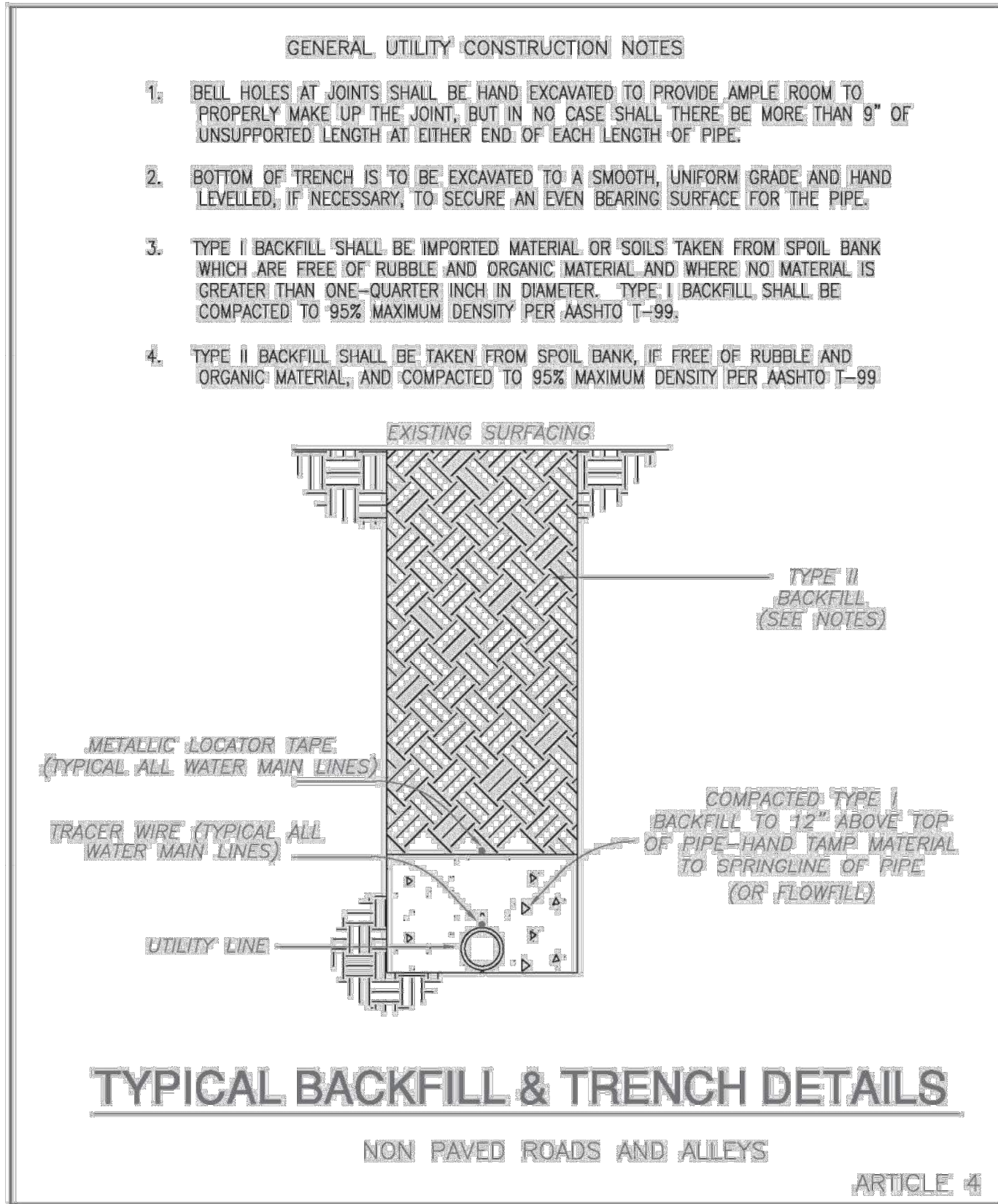
REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
37 of 48
CU-206



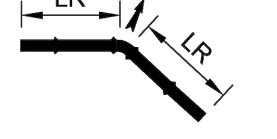
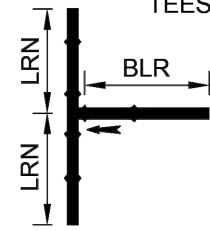
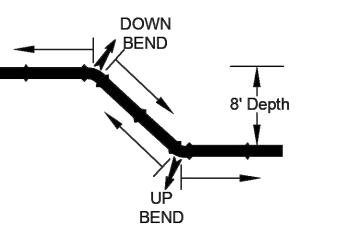
1 TYPICAL WATER SERVICE DETAIL
NOT TO SCALE



2 TYPICAL TRENCH AND BACKFILL DETAIL
NOT TO SCALE

CITY OF CARLSBAD
MEGALUG RESTRAINT CHART
LENGTH OF RESTRAINT (LR) FOR C-900 PVC PIPE

PAGE 1 of 2

NOMINAL PIPE SIZE  If Soil Type unknown, use Type ML Soil Condition	HORIZONTAL BENDS 		TEES 		VERTICAL OFFSETS 				
	90° LR =	45° LR =	22.5° LR =	LRN = 5'	LRN = 10'	45° BEND FITTING DOWN BEND	UP BEND	22.5° BEND FITTING DOWN BEND	UP BEND
Soil Type: CL									
3"	11'	5'	2'	4'	1'	13'	4'	6'	2'
4"	14'	6'	3'	8'	1'	16'	5'	8'	2'
6"	20'	8'	4'	19'	1'	23'	7'	11'	3'
8"	26'	11'	5'	32'	13'	30'	9'	14'	4'
10"	31'	13'	6'	41'	23'	36'	10'	17'	5'
12"	37'	15'	7'	53'	34'	43'	12'	21'	6'
Soil Type: ML									
3"	14'	6'	3'	11'	1'	14'	3'	7'	1'
4"	16'	7'	3'	18'	1'	16'	3'	8'	2'
6"	23'	10'	5'	33'	13'	23'	5'	11'	2'
8"	30'	12'	6'	51'	30'	30'	6'	15'	3'
10"	36'	15'	7'	64'	43'	37'	8'	18'	4'
12"	42'	18'	8'	79'	58'	43'	9'	21'	4'

DESIGN PARAMETERS:

SOIL TYPE= CL, CLAY W/ LOW LIQUID LIMIT
SOIL TYPE= ML, SILT LOW W/ LOW LIQUID LIMIT
TRENCH TYPE= 3
TEST PRESSURE= 150 PSI
SAFETY FACTOR= 1.5
MINIMUM BURY DEPTH= 4'
VERTICAL CALCULATIONS BASED ON 8' LOW SIDE DEPTH.

LRN= SHORTEST LENGTH OF PIPE RESTRAINED TO THE RUN OF THE TEE FITTING(BOTH SIDES OF TEE).

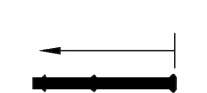
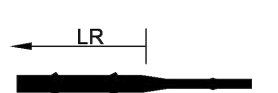
➡ = DIRECTION OF THRUST

ARTICLE 10

3 TYPICAL PIPE RESTRAINT CHART
NOT TO SCALE

CITY OF CARLSBAD
MEGALUG RESTRAINT CHART
LENGTH OF RESTRAINT (LR) FOR C-900 PVC PIPE

PAGE 2 of 2

NOMINAL PIPE SIZE 	DEAD ENDS 	REDUCERS 			
	(and valves each side.)	PIPE SIZE	TO	PIPE SIZE	LR=
Soil Type: CL					
3"	22'				
4"	27'	4"	➡	3"	9'
6"	38'	6"	➡	4"	20'
8"	50'	8"	➡	6"	21'
10"	61'	10"	➡	8"	20'
12"	72'	12"	➡	10"	35'
Soil Type: ML					
3"	33'				
4"	40'	4"	➡	3"	13'
6"	55'	6"	➡	4"	29'
8"	73'	8"	➡	6"	31'
10"	88'	10"	➡	8"	30'
12"	104'	12"	➡	10"	51'

DESIGN PARAMETERS:

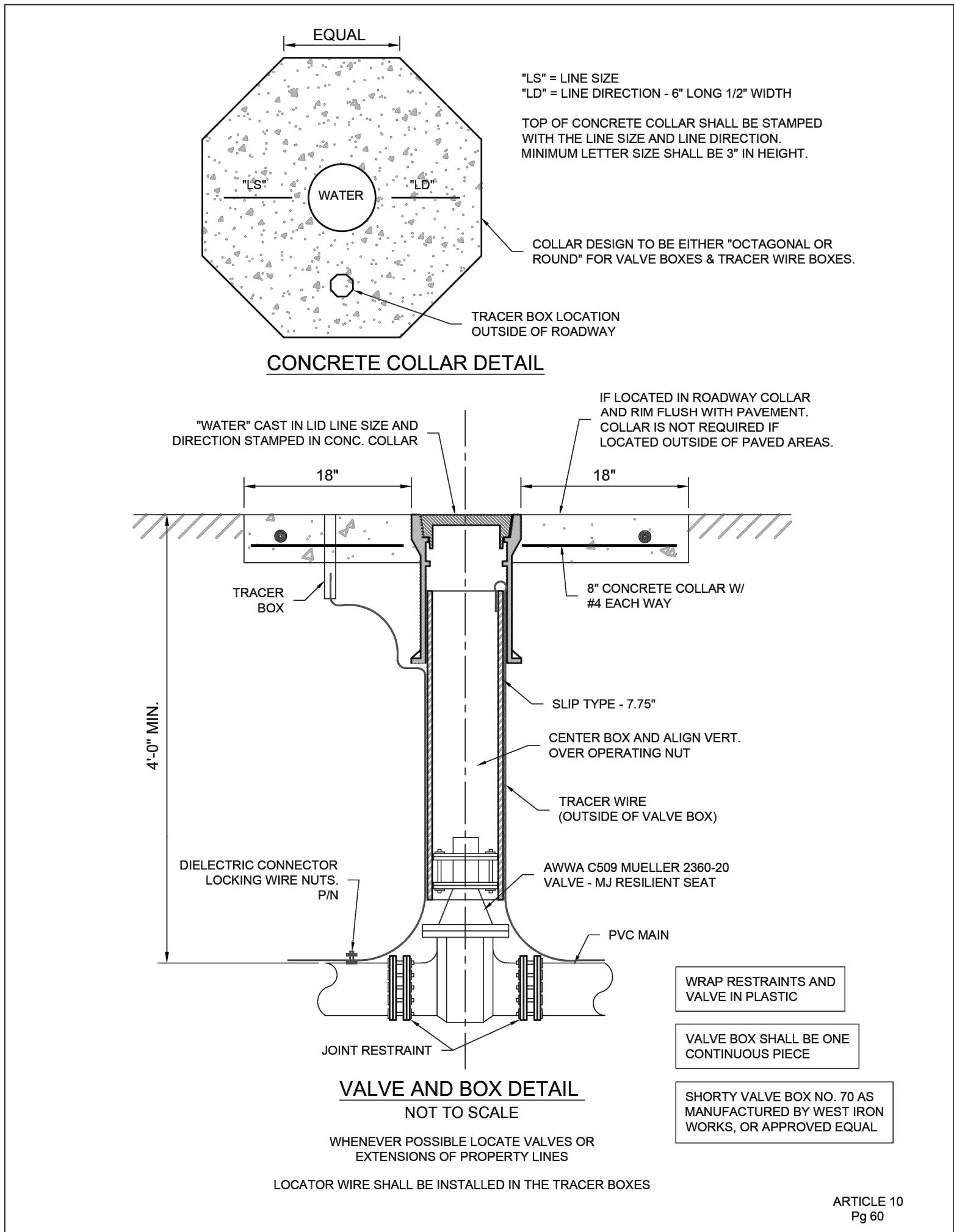
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TRENCH TYPE= 3
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VERTICAL CALCULATIONS BASED ON 8' LOW SIDE DEPTH.

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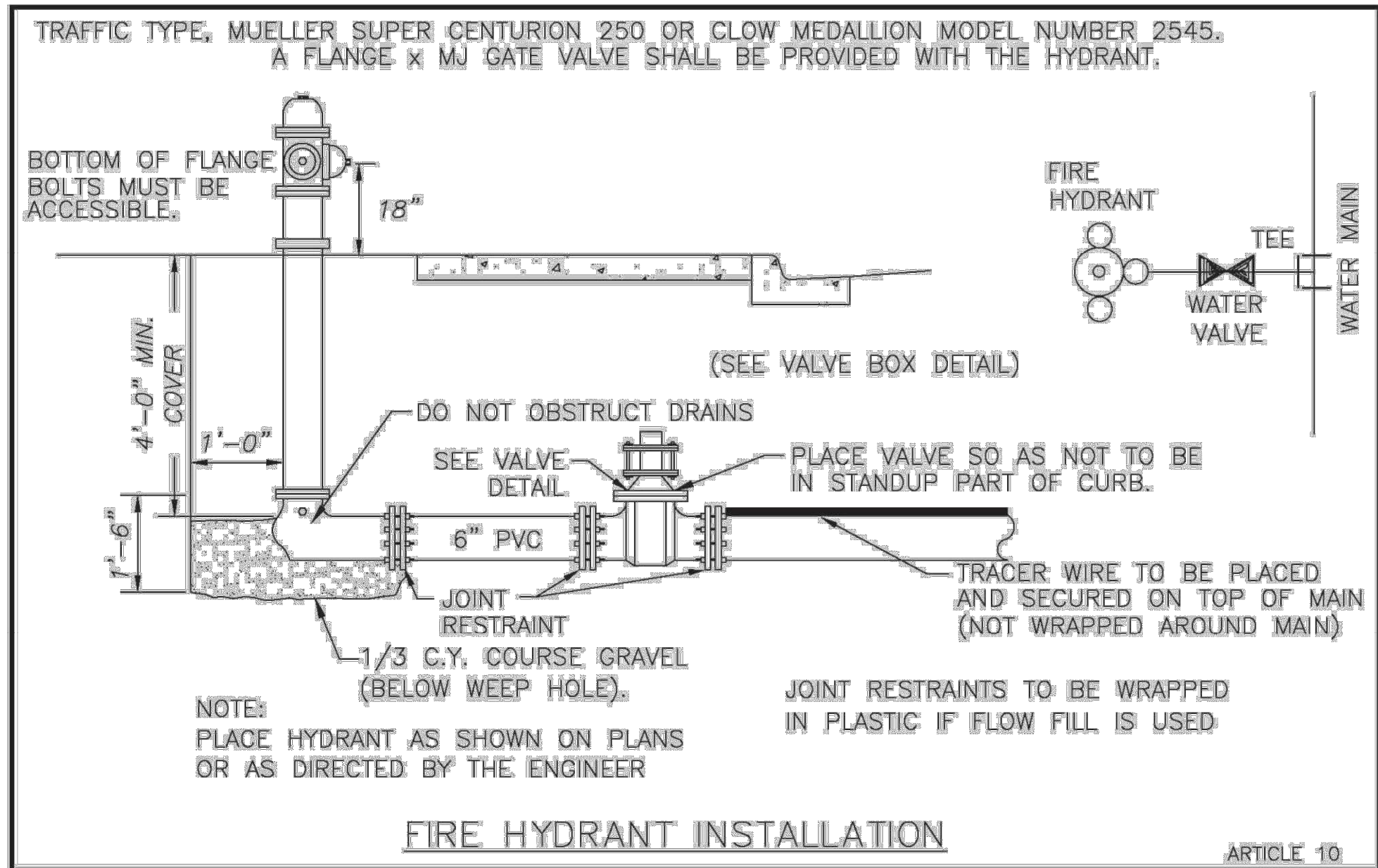
➡ = DIRECTION OF THRUST

ARTICLE 10

6 TYPICAL DEAD END & REDUCER DETAIL
NOT TO SCALE



4 TYPICAL VALVE & BOX DETAIL
NOT TO SCALE



5 FIRE HYDRANT ASSEMBLY
NOT TO SCALE

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Hobbs, NM 88242-9032
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575-231-7347

ENGINEERING SHEET:

WATER UTILITY DETAILS

OF
PROJECT NAME:

BRANSON INDUSTRIAL
SUBDIVISION

FOR

CLIENT:

BRANSON PROPERTIES

PROJECT NUMBER:

25073

PROJECT ENGINEER:

JEREMY BAKER, PE

DRAWN BY:

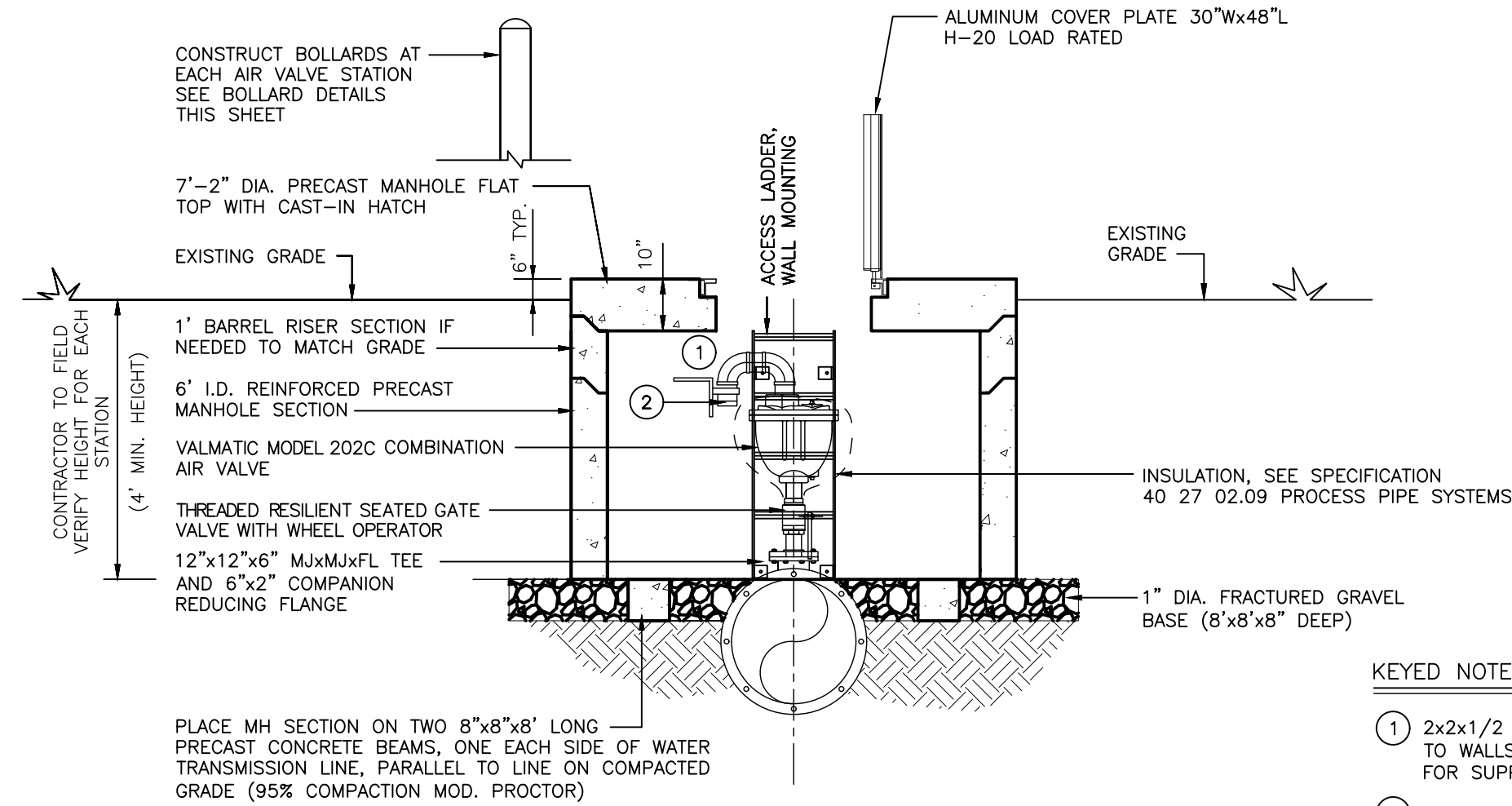
X. CLARK

REVISIONS

No.	DATE	DESCRIPTION

PRELIMINARY

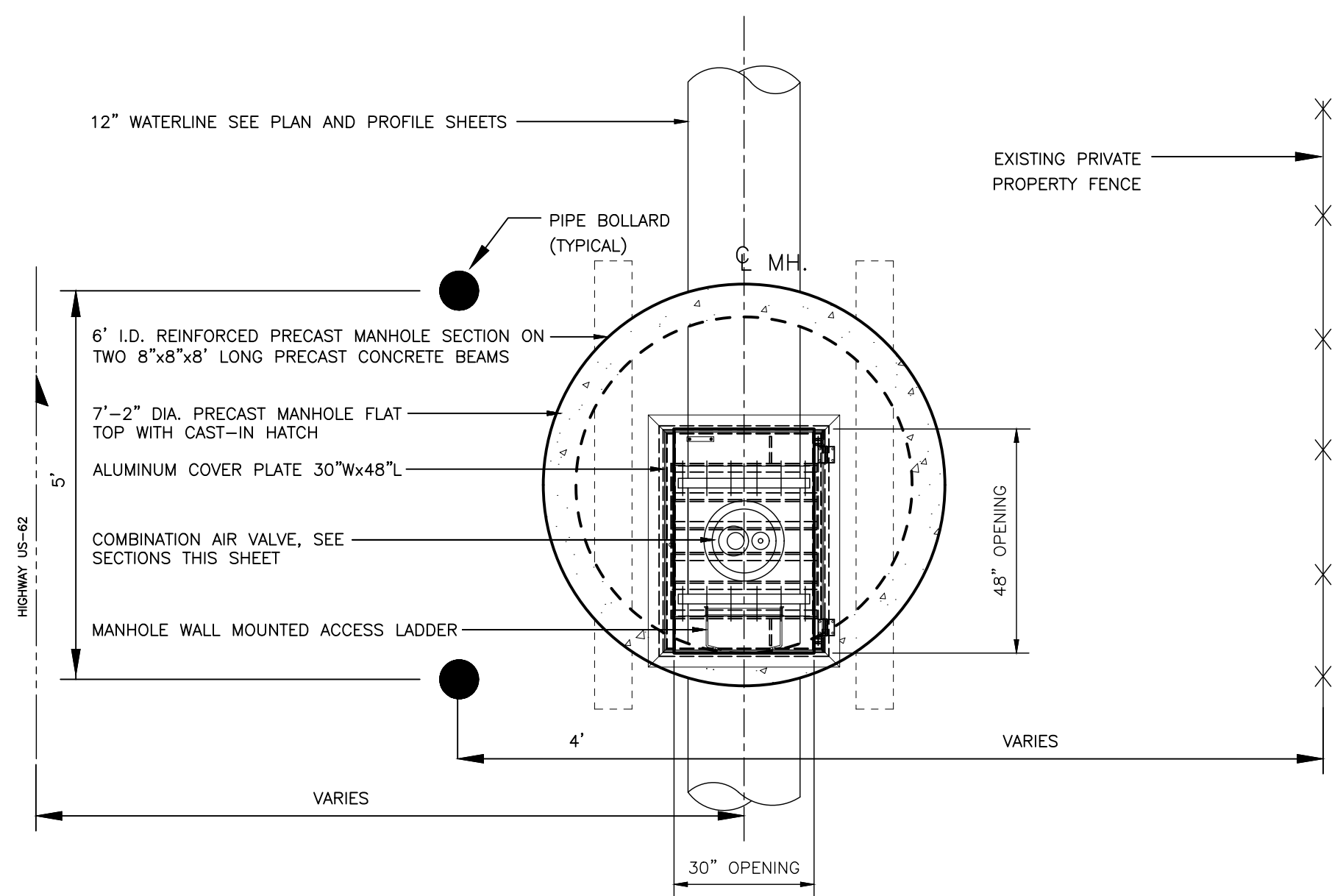
SHEET:
38 of 48
CU-501



- KEYED NOTES
- 1 2x2x1/2 GALVANIZED ANGLE WITH CLIPS BOLTED TO WALLS AND 1/2" GALVANIZED U-BOLT STRAP FOR SUPPORTING INFLOW PREVENTOR
 - 2 VENT INFLOW PREVENTOR, SEE SPECIFICATION 40 27 02.09

2" SINGLE BODY WATER COMBINATION AIR VALVE STATION – SECTION

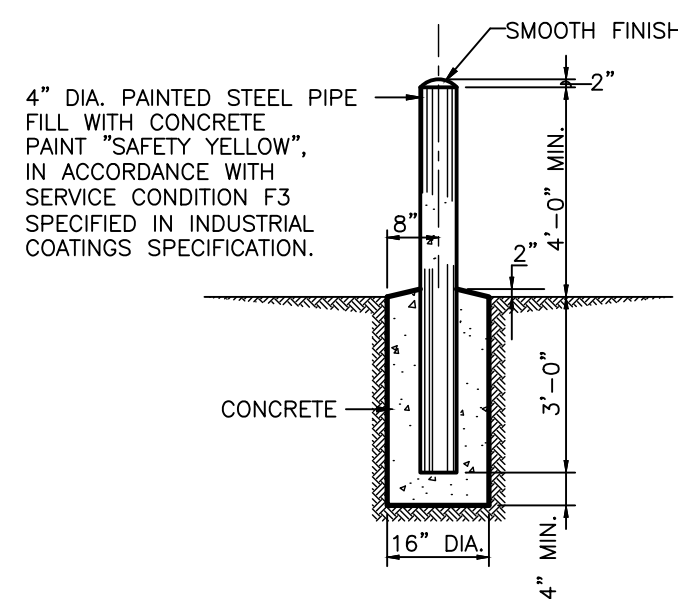
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SINGLE BODY WATER COMBINATION AIR VALVE STATION – PLAN

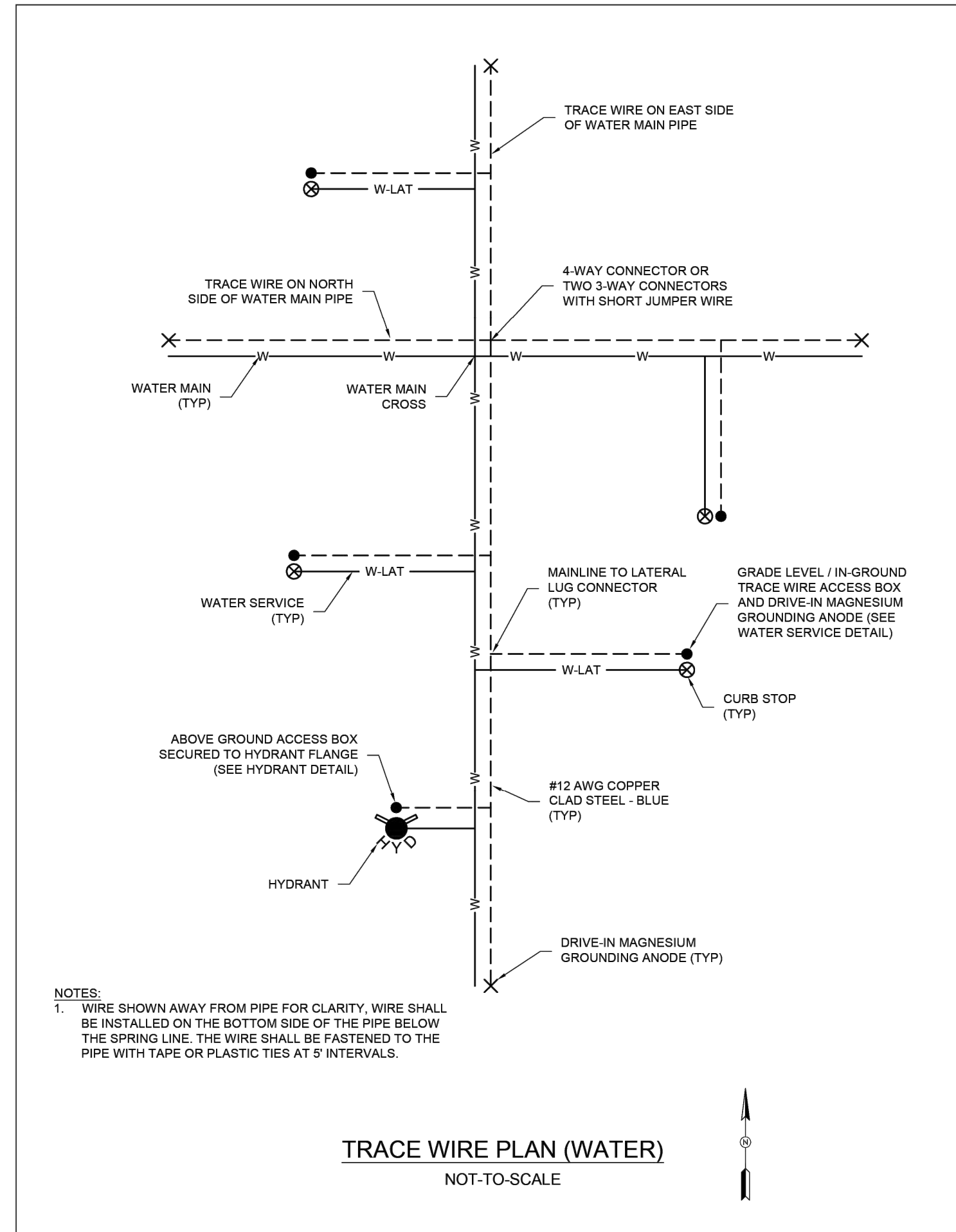
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7 AIR RELEASE VALVE
NOT TO SCALE

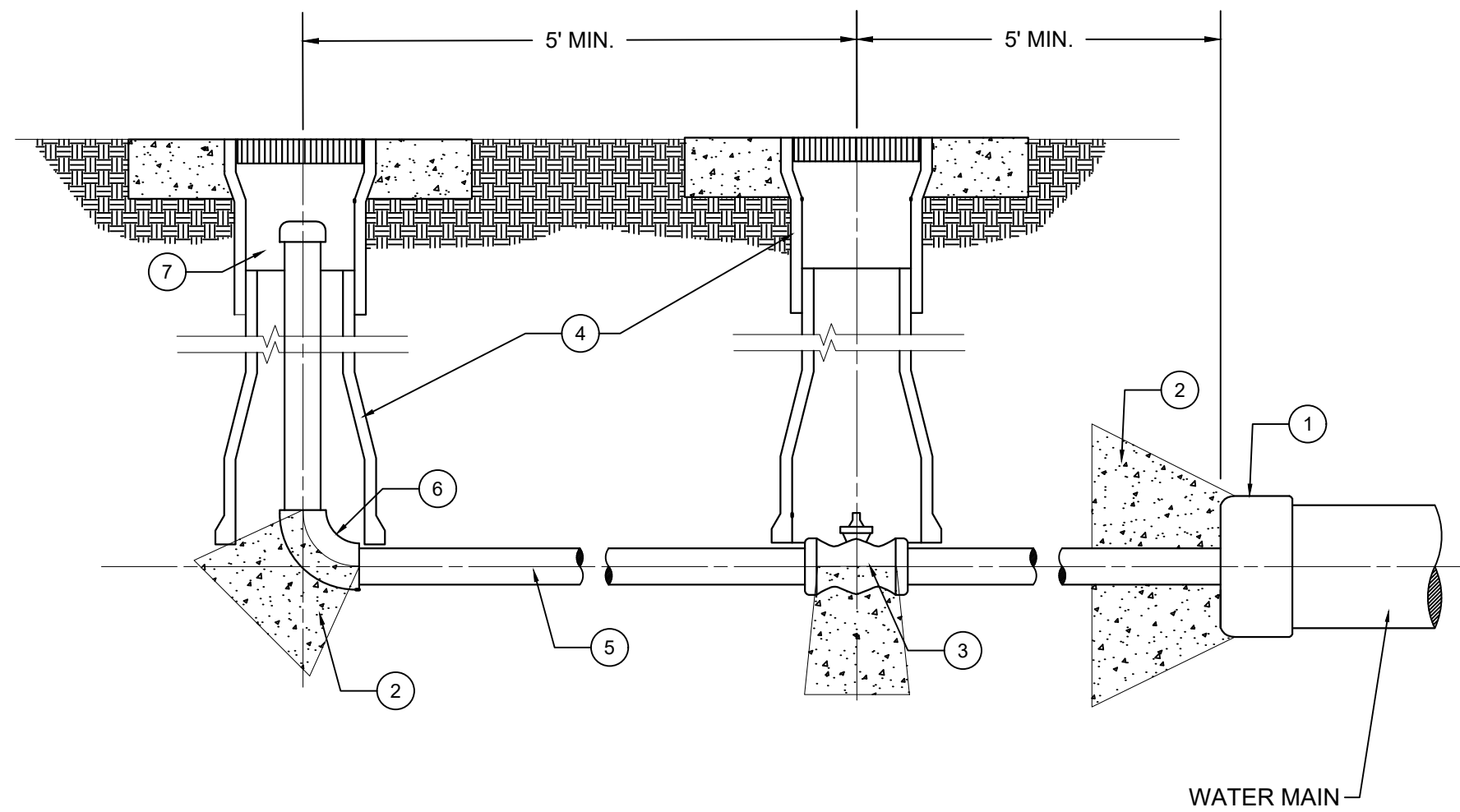


BOLLARD DETAILS

SCALE: NONE



8 TRACE WIRE PLAN WATER DETAIL
NOT TO SCALE



- 1 END CAP WITH 10" TAP
- 2 THRUST BLOCKING AS PER DESIGN STANDARD NO. 130.00
- 3 10" GATE VALVE
- 4 VALVE BOX ASSEMBLY, REFER TO DESIGN STANDARD NO. 110.00
- 5 10" GALVANIZED PIPE
- 6 10" 90° ELBOW
- 7 10" THREADED CAP

9 BLOW OFF VALVE
NOT TO SCALE

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Hobbs, NM 88242-9032
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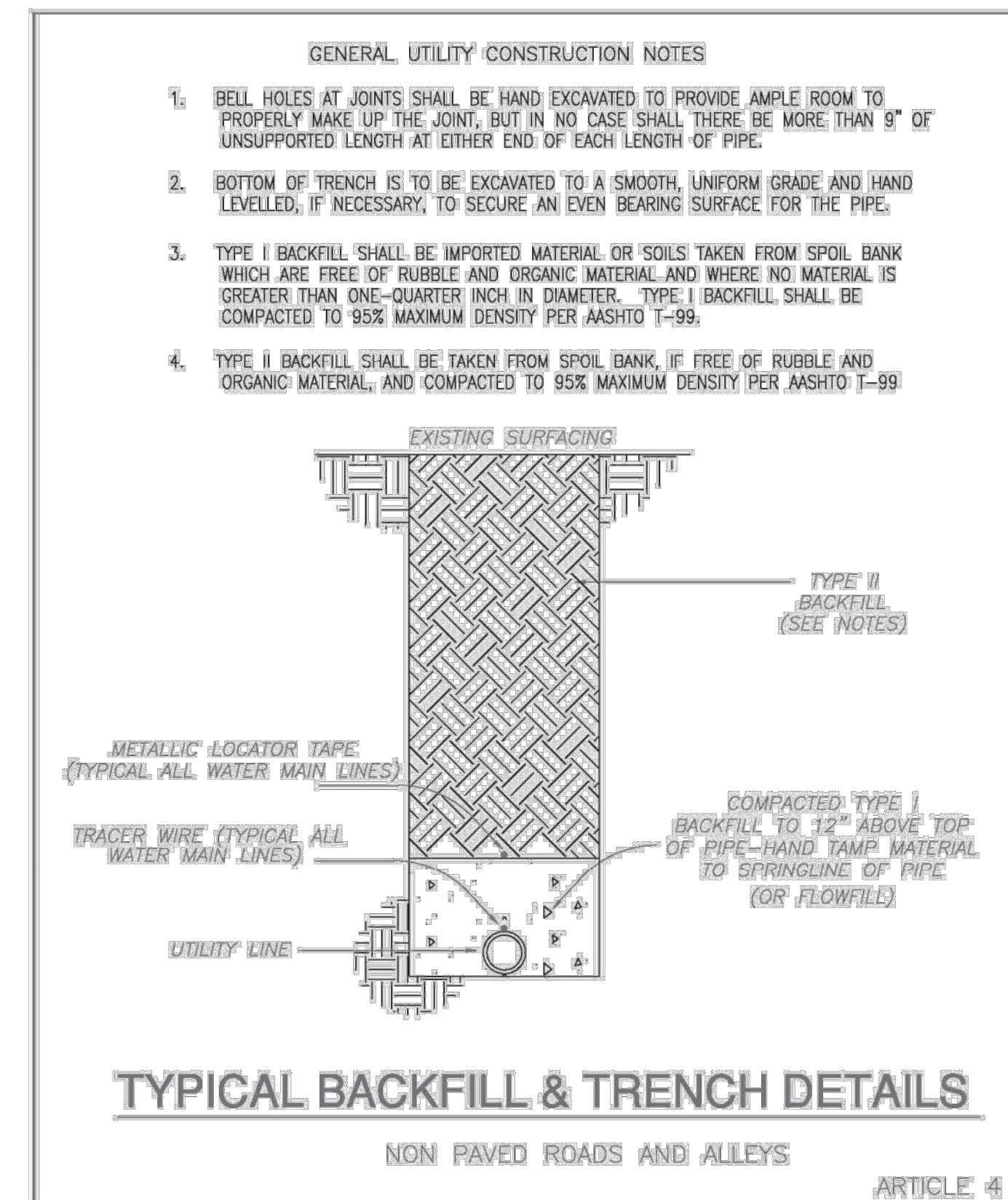
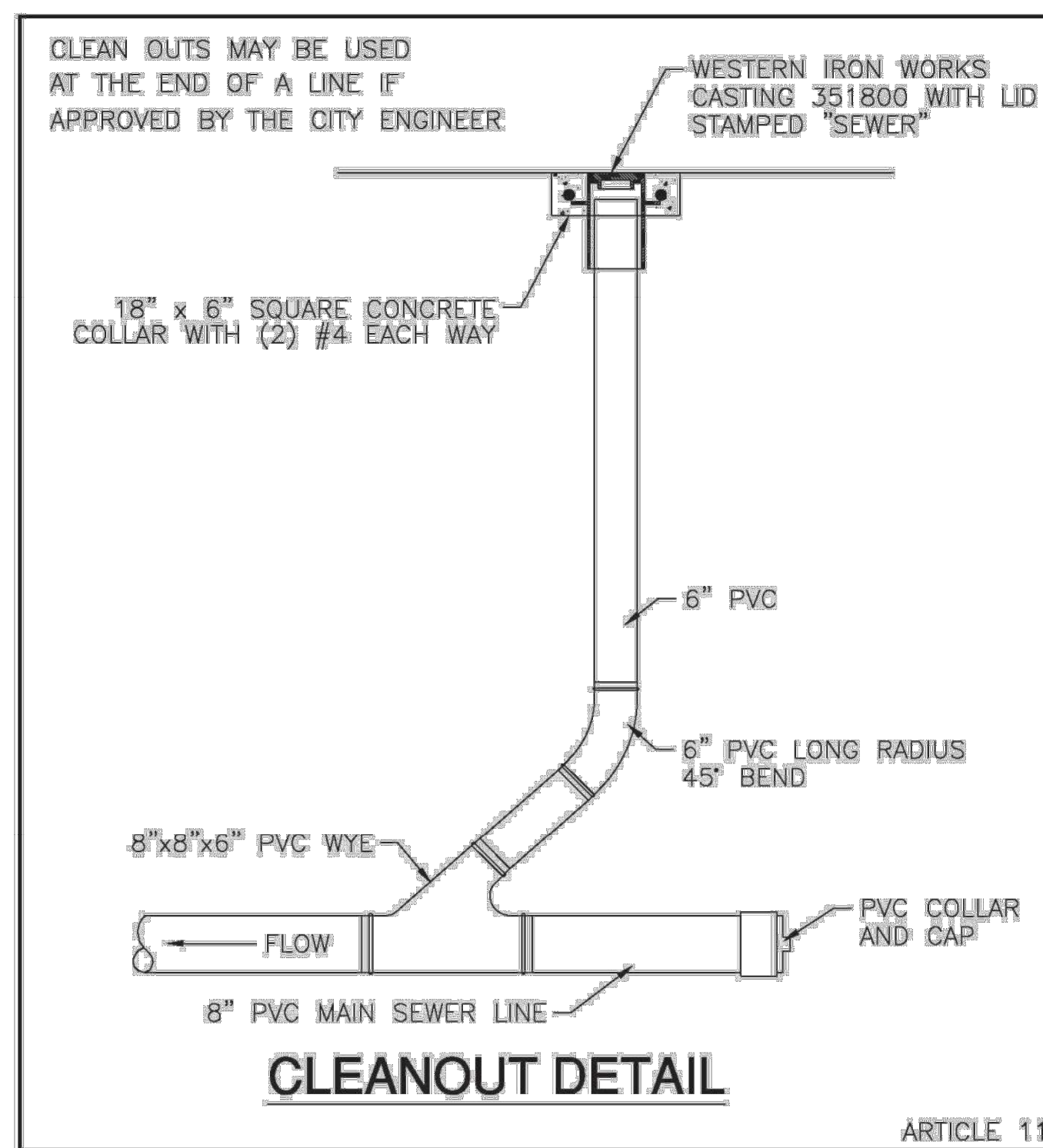
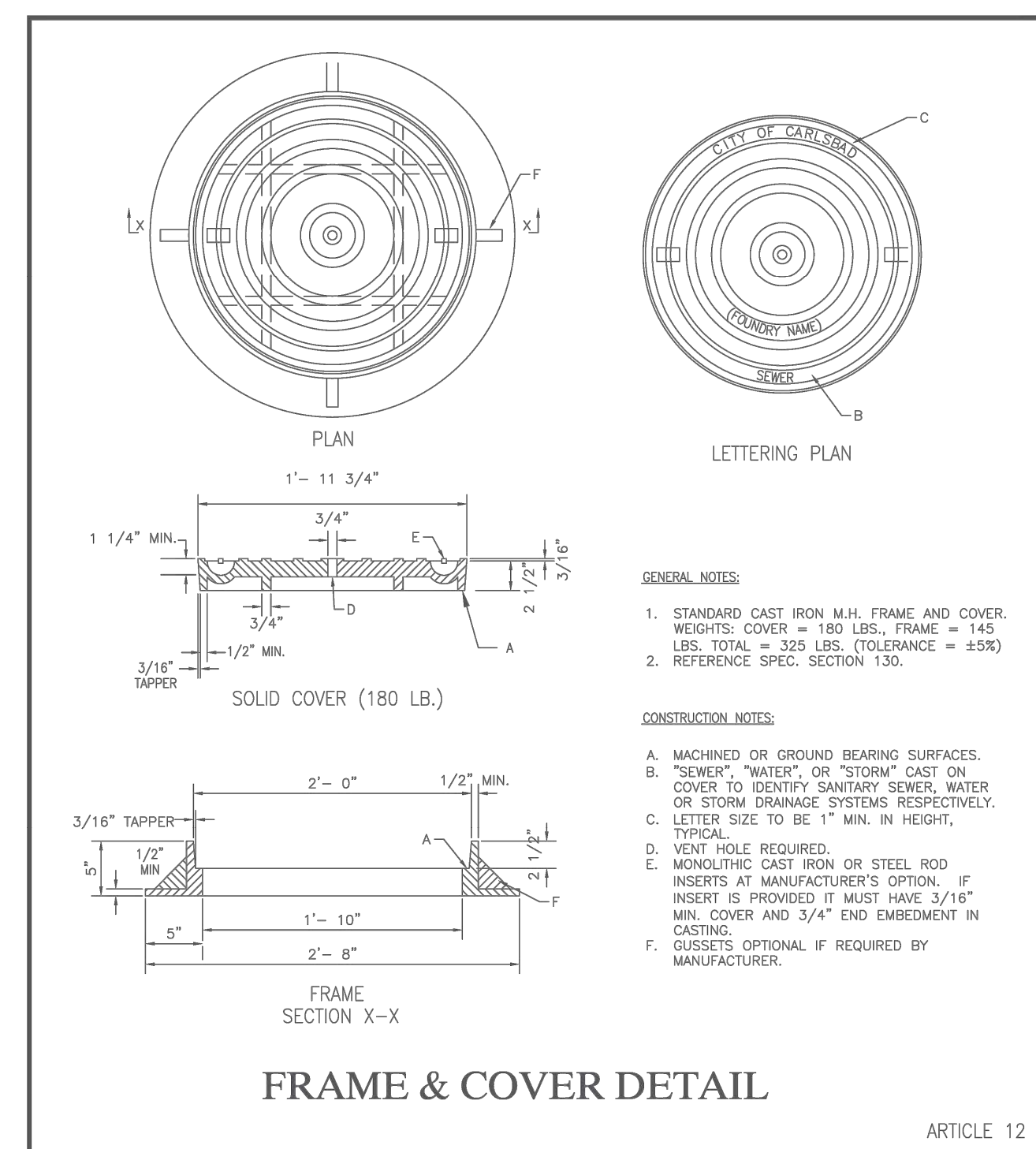
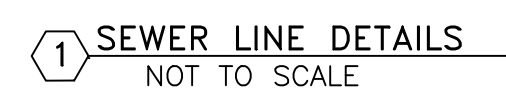
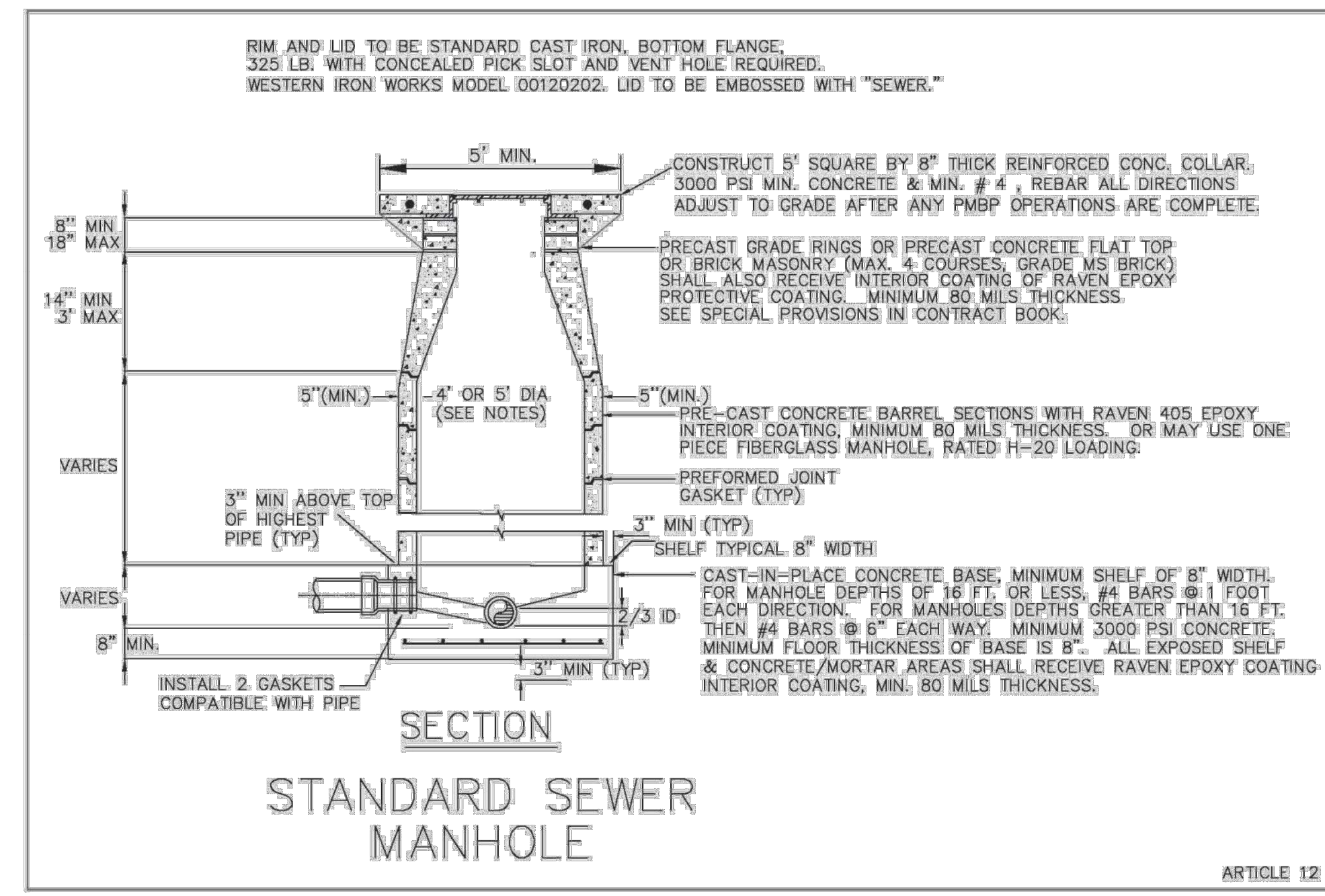
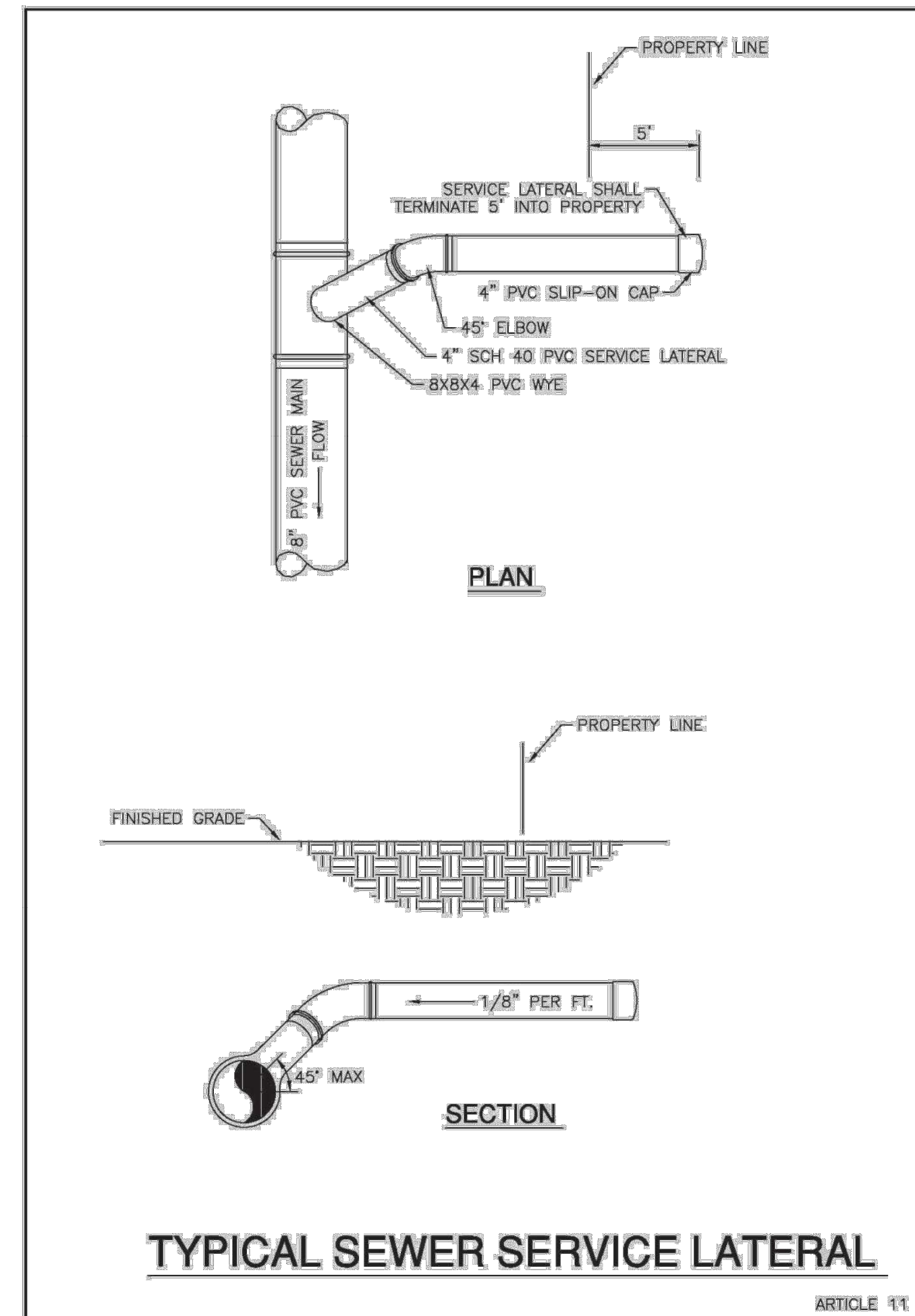
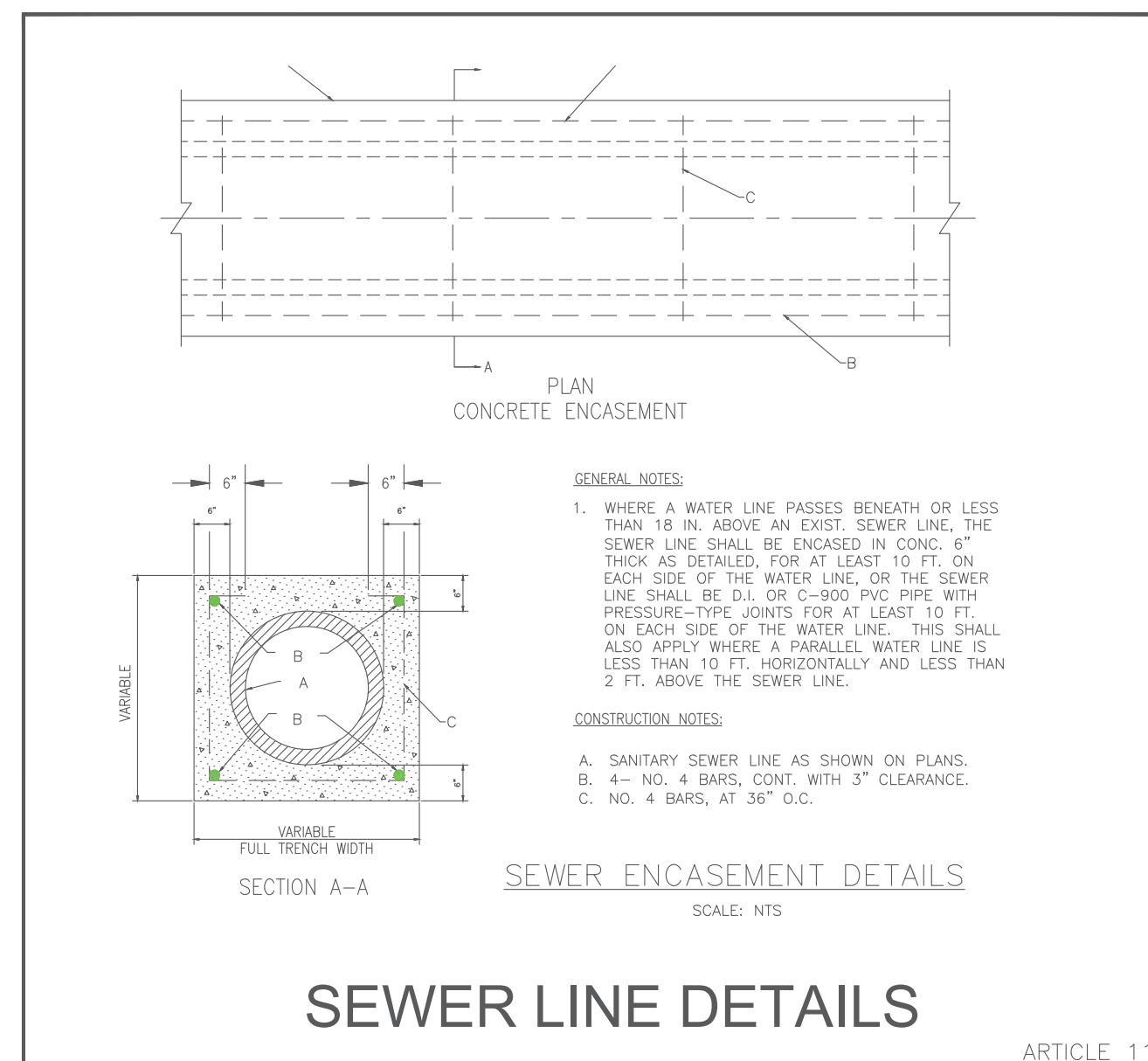
PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
X. CLARK

REVISIONS

No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
39 of 48
CU-502

[illegible]

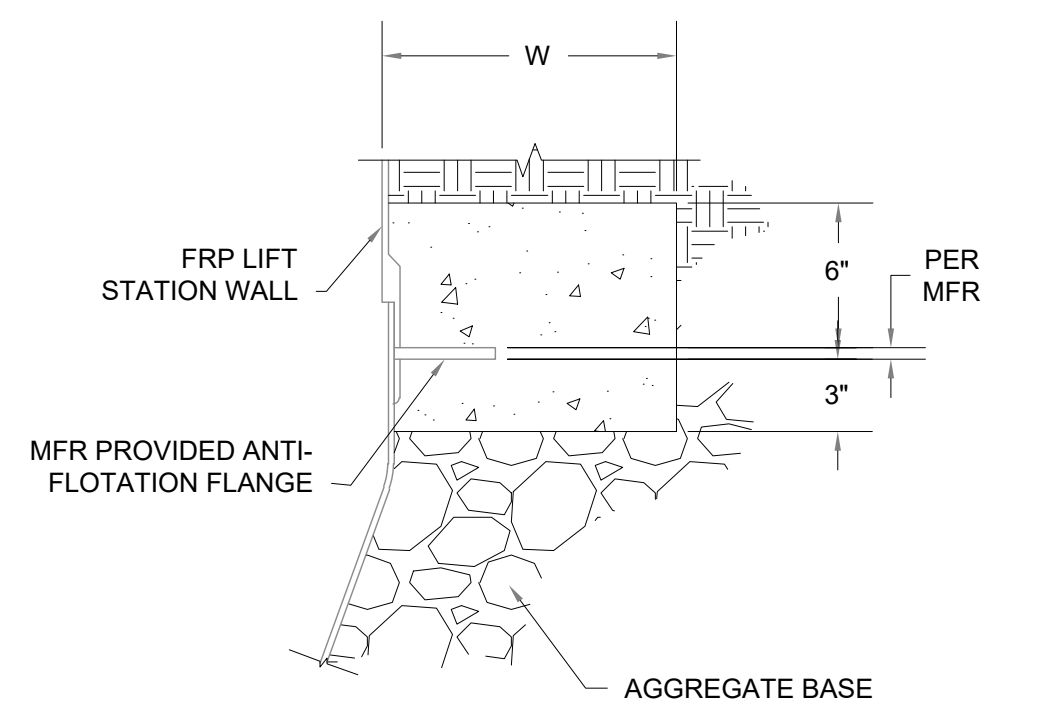


1. THIS STANDARD LIFT STATION SITE PLAN IS A TYPICAL LAYOUT, AND IS INTENDED TO SHOW WHAT SHALL BE INCLUDED AT EACH LIFT STATION SITE. EACH LIFT STATION SITE SHALL BE DESIGNED AND LAID OUT ACCORDINGLY TO ACCOMMODATE PROJECT SPECIFICS AND SHALL BE SUBMITTED FOR CITY OF CARLSBAD APPROVAL.
2. NO PIPES WITHIN THE LIFT STATION SITE SHALL CROSS OR OVERLAP.

SHEET:
41 of 48

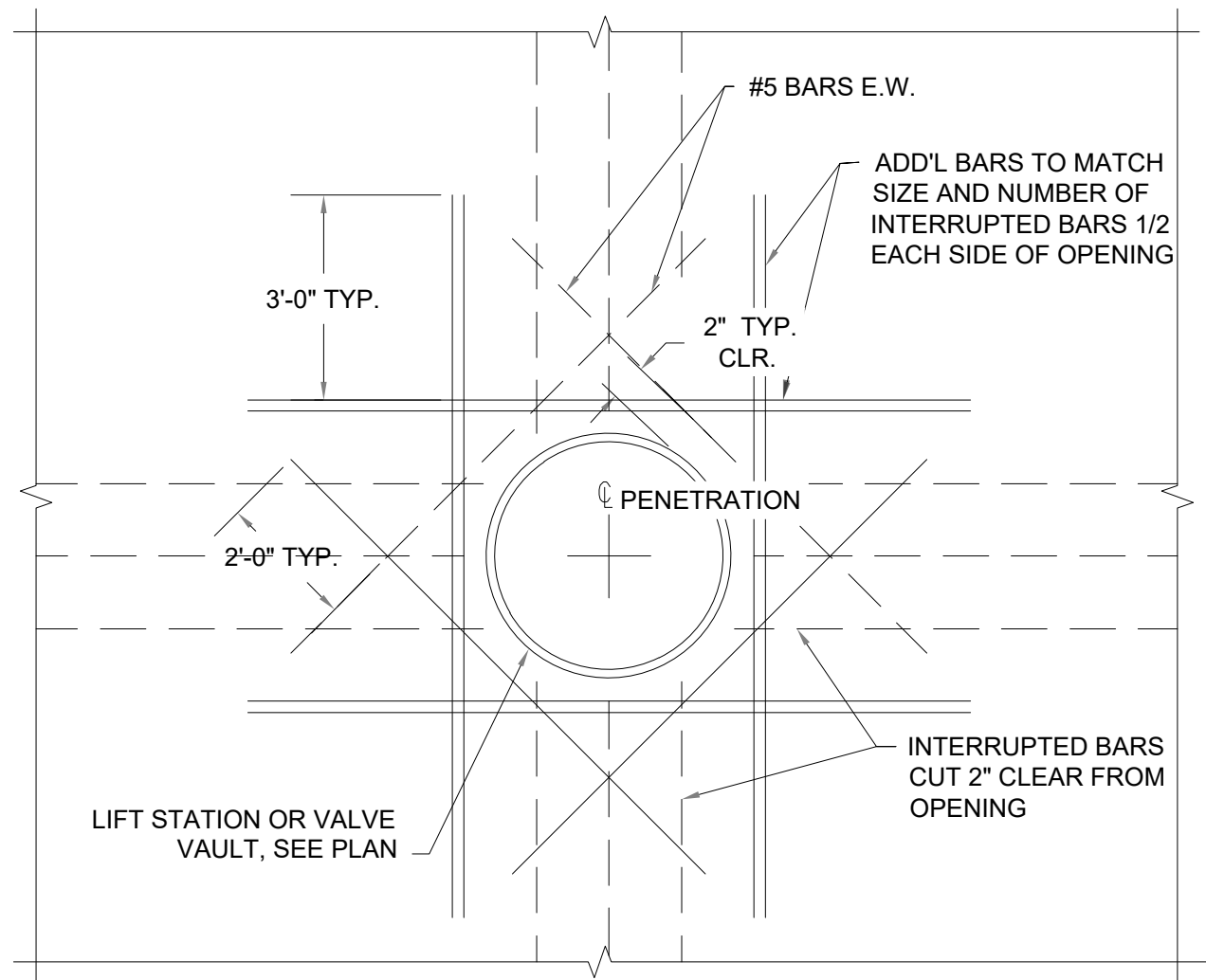
CU-504

ARTICLE 16-A

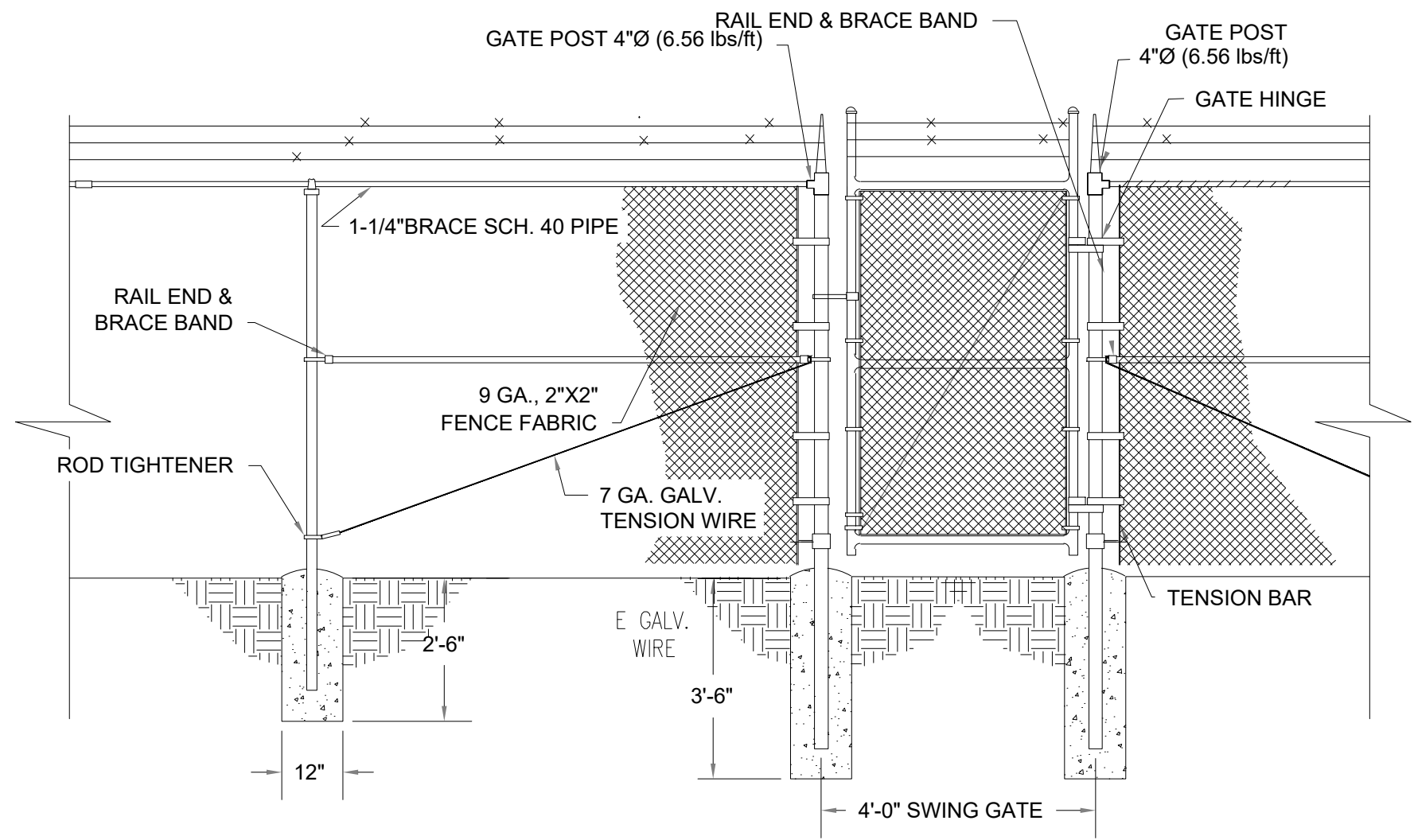


CONCRETE BALLAST SCHEDULE		LIFT STATION DEPTH, INCHES															
DIMENSION "W"	INCHES	60	72	84	96	108	120	132	144	156	168	180	192	204	216	228	240
LIFT STATION	DIAMETER	48	N/A	N/A	N/A	N/A	3	4	5	5	6	6	7	7	8	8	9
LIFT STATION	DIAMETER	60	N/A	N/A	3	4	5	6	6	7	8	9	9	10	10	11	12
LIFT STATION	DIAMETER	72	N/A	4	5	6	6	7	8	9	10	10	11	11	12	13	14
LIFT STATION	DIAMETER	84	5	6	7	7	8	9	10	11	11	12	13	14	15	15	16

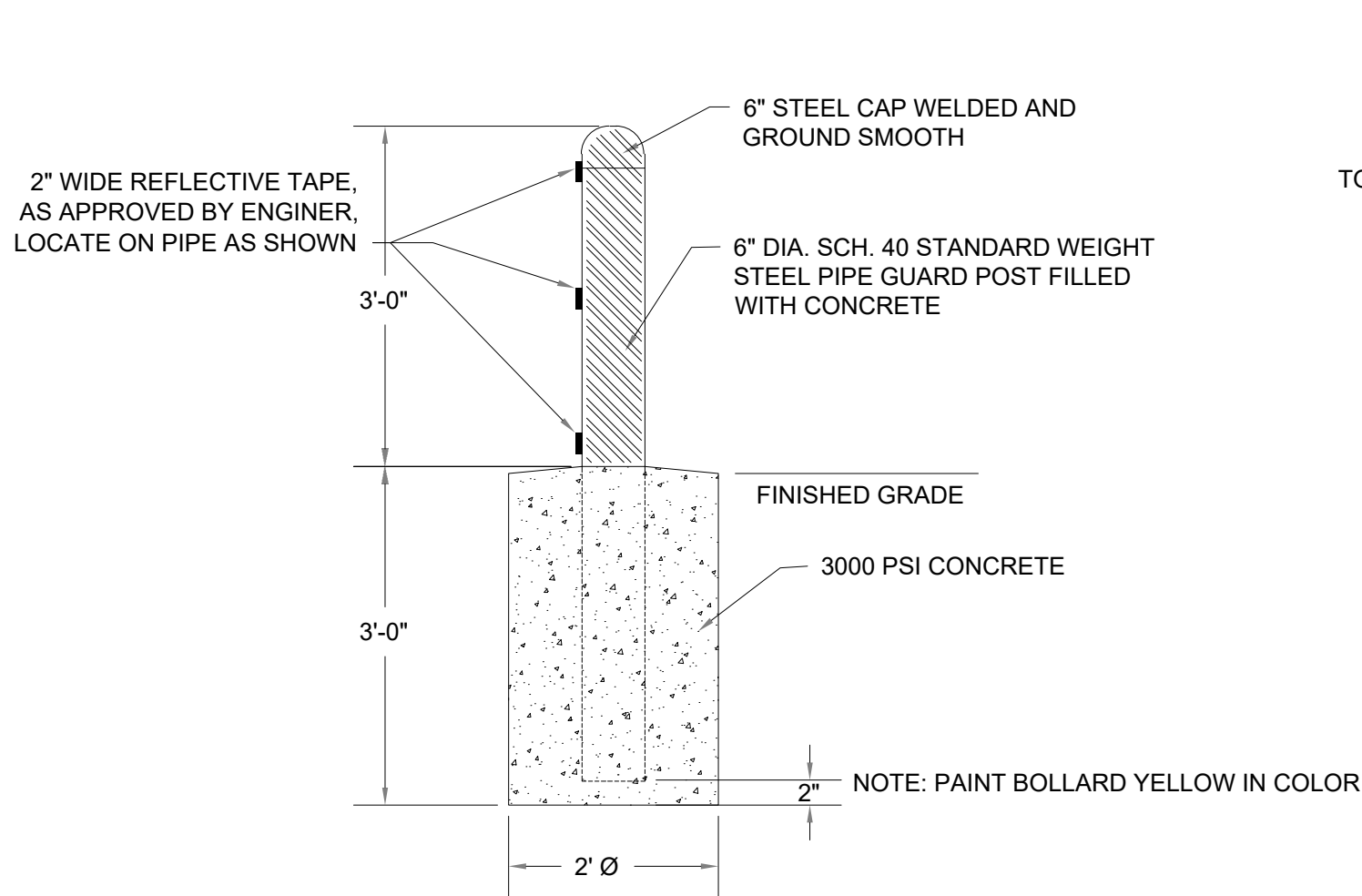
1
16-C
CONCRETE BALLAST DETAIL
NOT TO SCALE



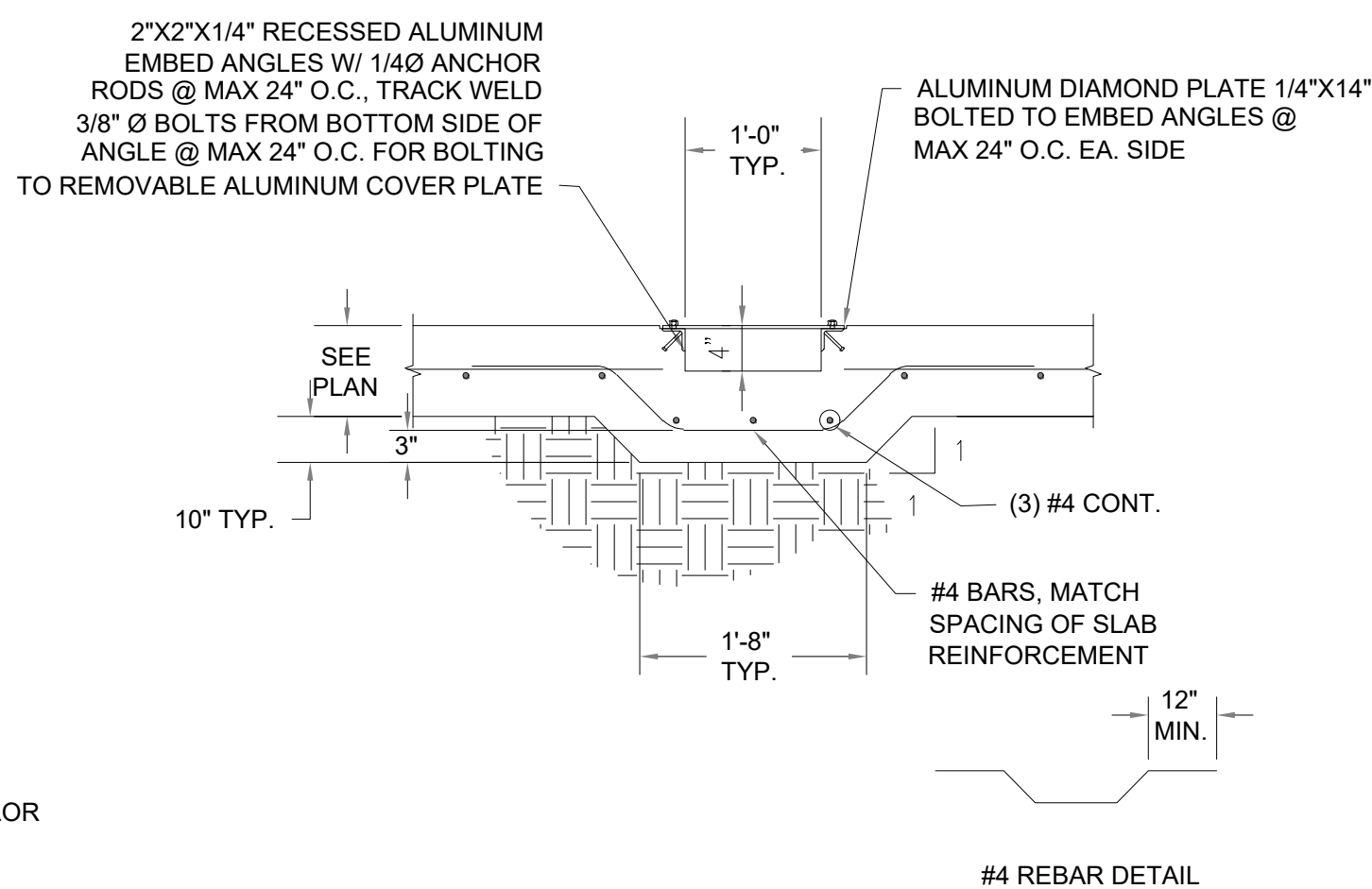
2
16-C
TYPICAL SLAB PENETRATION DETAIL
NOT TO SCALE



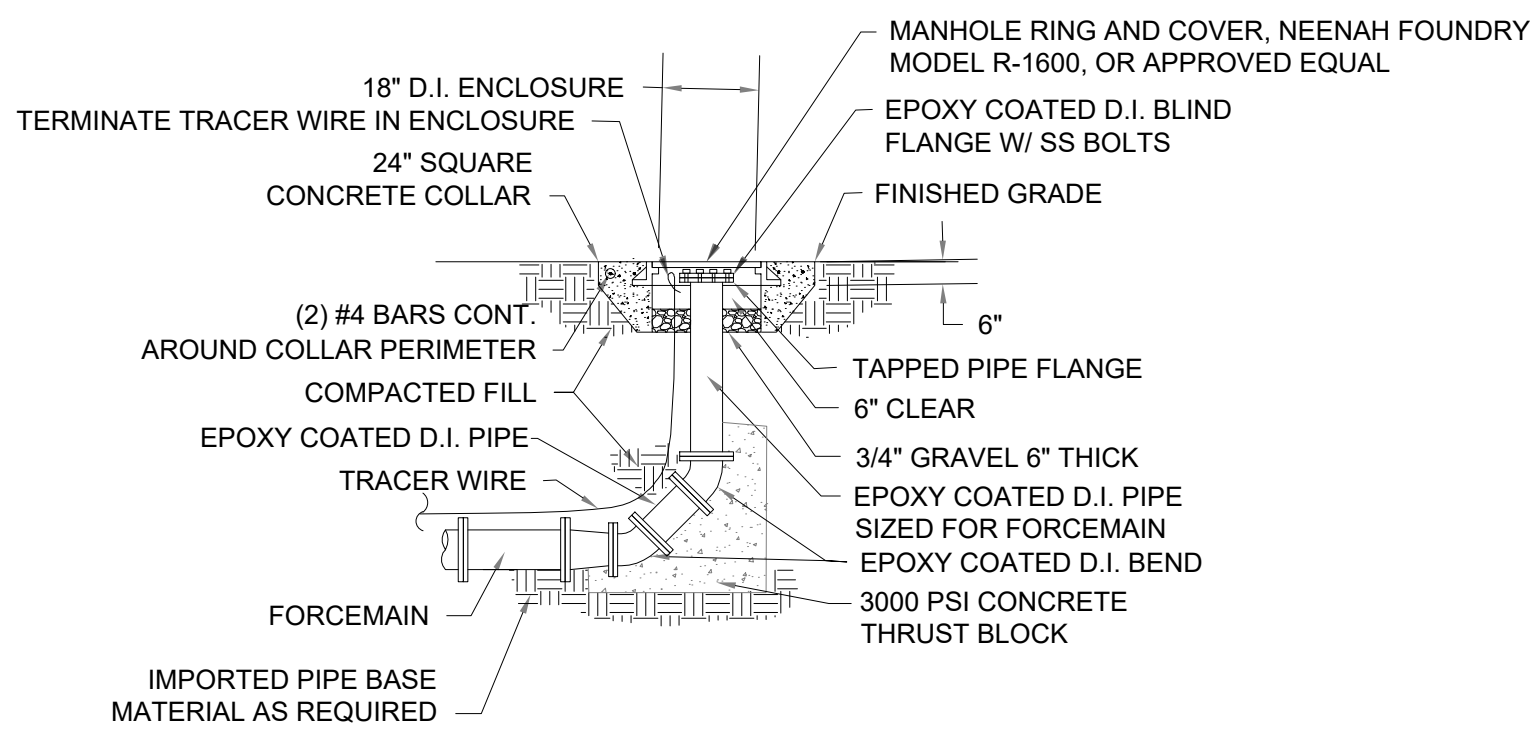
3
16-C
4' WIDE SWING GATE DETAIL
NOT TO SCALE



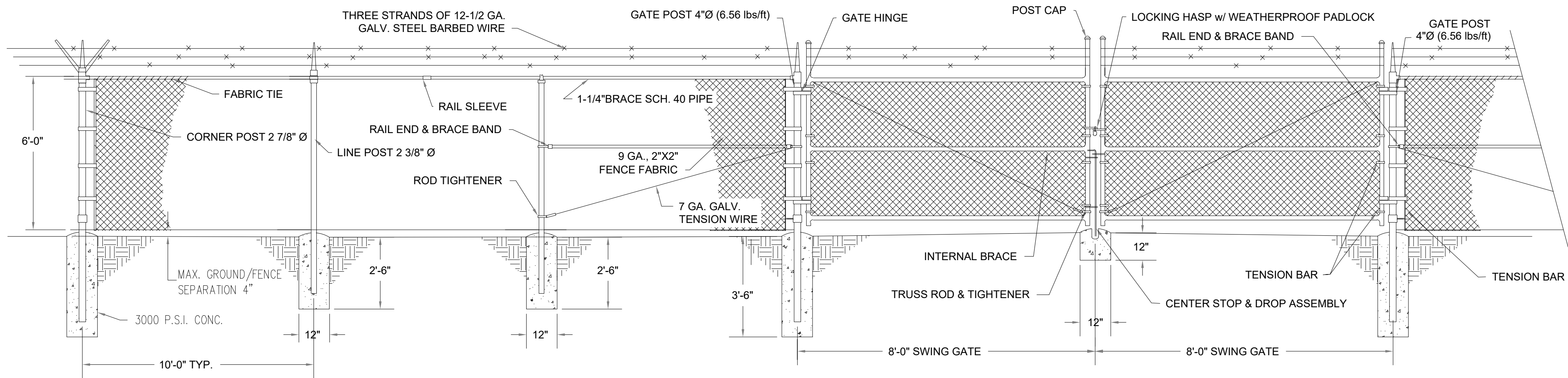
4
16-C
BOLLARD DETAIL
NOT TO SCALE



5
16-C
TYPICAL CONDUIT TRENCH DETAIL
NOT TO SCALE



7
16-C
FORCE MAIN SINGLE CLEANOUT DETAIL
SCALE 1/2" = 1'-0"

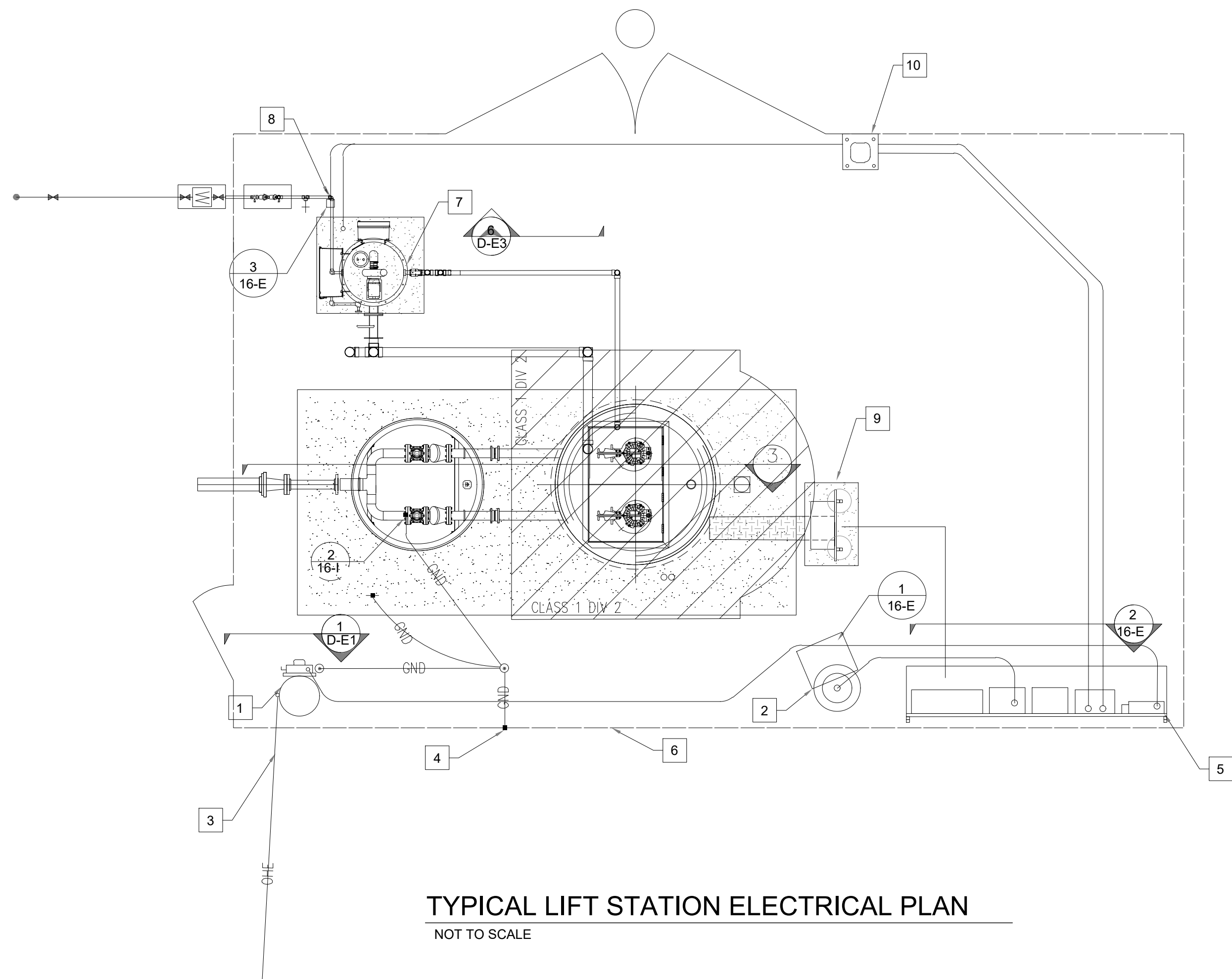


6
16-C
TYPICAL CHAINLIKE FENCE AND 16' SWING GATE ELEVATION
NOT TO SCALE

REVISIONS

No.	DATE	DESCRIPTION

PRELIMINARY



X KEYED NOTES

1. INSTALL NEW METER POLE WITH SECONDARY RISER AND WEATHERHEAD, METER SOCKET PER XCEL ENERGY STANDARD SC-80, AND SERVICE DISCONNECT SWITCH. FIELD LOCATE FINAL LOCATION OF METER POLE AND COORDINATE WITH XCEL ENERGY DISTRIBUTION DEPARTMENT FOR LOCATION APPROVAL. EXTEND SERVICE CONDUCTORS FROM SERVICE ENTRANCE TO UTILITY POINT OF DELIVERY.
2. INSTALL POLE MOUNTED LIGHT FIXTURE AND FOUNDATION AND LIGHT FIXTURE PER DETAIL. ADJUST FIXTURE SO AREA OF GREATEST LUMINOUS INTENSITY IS AT THE CENTER OF WET WELL. INSTALL EXTERIOR RATED SWITCH AND BOX COVER ON EQUIPMENT RACK WITH LABEL "FLOODLIGHT". CONNECT TO POWER FROM SERVICE PANEL.
3. COORDINATE WITH XCEL ENERGY FOR INSTALLATION OF NEW SECONDARY OVERHEAD CONDUCTOR SET TO UTILITY TRANSFORMER POLE
4. INSTALL TWO 3/4"x10' CU CLAD STEEL GROUND RODS SEPARATED BY 10' MIN. BOND TO FENCE, REINFORCING STEEL, PIPE FLANGE, MAIN DISCONNECT SWITCH, AND EQUIPMENT RACK.
5. INSTALL ELECTRICAL EQUIPMENT RACK WITH DOUBLE THROW DISCONNECT SWITCH, GENERATOR RECEPTACLE, PUMP CONTROL PANEL, POWER PANEL PPE CELLULAR AUTODIALER ENCLOSURE, AND COMMUNICATOR CONTROL PANEL ON BACK TO BACK GALVANIZED STEEL FRAMING CHANNEL RACK WITH SUN SHADE PER CONSTRUCTION DRAWINGS. EQUIPMENT RACK SHALL BE SIZED AND ADJUSTED FOR COMMUNICATOR CONTROL PANEL AS NECESSARY AND TO ACCOMMODATE ADDITIONAL CONTROL PANEL.
6. INSTALL CONDUIT AND CONDUCTORS AT 24" BFG MIN WITH RED METALLIC WARNING TAPE AT 12" BFG FROM MAIN DISCONNECT SWITCH TO DOUBLE THROW SWITCH.
7. CONNECT ODOR CONTROL UNIT CONTROL PANEL TO POWER FROM PPE. COORDINATE WITH MANUFACTURER AND INSTALL ALL CONDUIT, FIELD WIRING AND ASSOCIATED LOOSE APPURTENANCES NECESSARY FOR CORRECT OPERATION. (EXTEND LFMC FROM SLAB CONDUIT PENETRATION TO UNIT CONDUIT ENTRANCE.) ROUTE CONDUIT THROUGH PULL BOX AS NECESSARY.
8. INSTALL NEMA 4X HEAT POWER CONNECTION BOX WITH AND DISCONNECT SWITCH ON SST POST ADJACENT TO ODOR CONTROL SKID. INSTALL HEAT TRACE ON ALL EXPOSED WATERLINES AND COVER WITH FOIL TAPE. FIELD VERIFY FINAL LENGTH OF HEAT. INSTALL END SEAL KIT ON HEAT TRACE. ROUTE CONDUIT THROUGH PULL BOX AS NECESSARY.
9. INSTALL PUMP JUNCTION BOX SST FRAMING CHANNEL RACK. BOLT RACK SUPPORTS TO CONCRETE STRUCTURE. EXTEND POWER AND CONTROL CONDUITS TO PUMP CONTROL PANEL AT 24" BFG WITH RED METALLIC WARNING TAPE AT 12" BFG. ROUTE CONDUIT THROUGH PULL BOX AS NECESSARY. SEALS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF CARLSBAD SPECIFICATION ARTICLE 16.
10. INSTALL 24"x24" UL LISTED TIER 15 BOX WITH LOGO "ELECTRIC". CONTRACTOR SHALL FIELD COORDINATE SIZE AFTER ALL CONDUIT IS ACCOUNTED FOR.

REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

ENGINEERING SHEET:

**TYPICAL LIFT STATION
DETAILS**
OF

PROJECT NAME:

**BRANSON INDUSTRIAL
SUBDIVISION**

CLIENT:

FOR
BRANSON PROPERTIES

PROJECT NUMBER:

25073

PROJECT ENGINEER:

JEREMY BAKER, PE

DRAWN BY:

X. CLARK

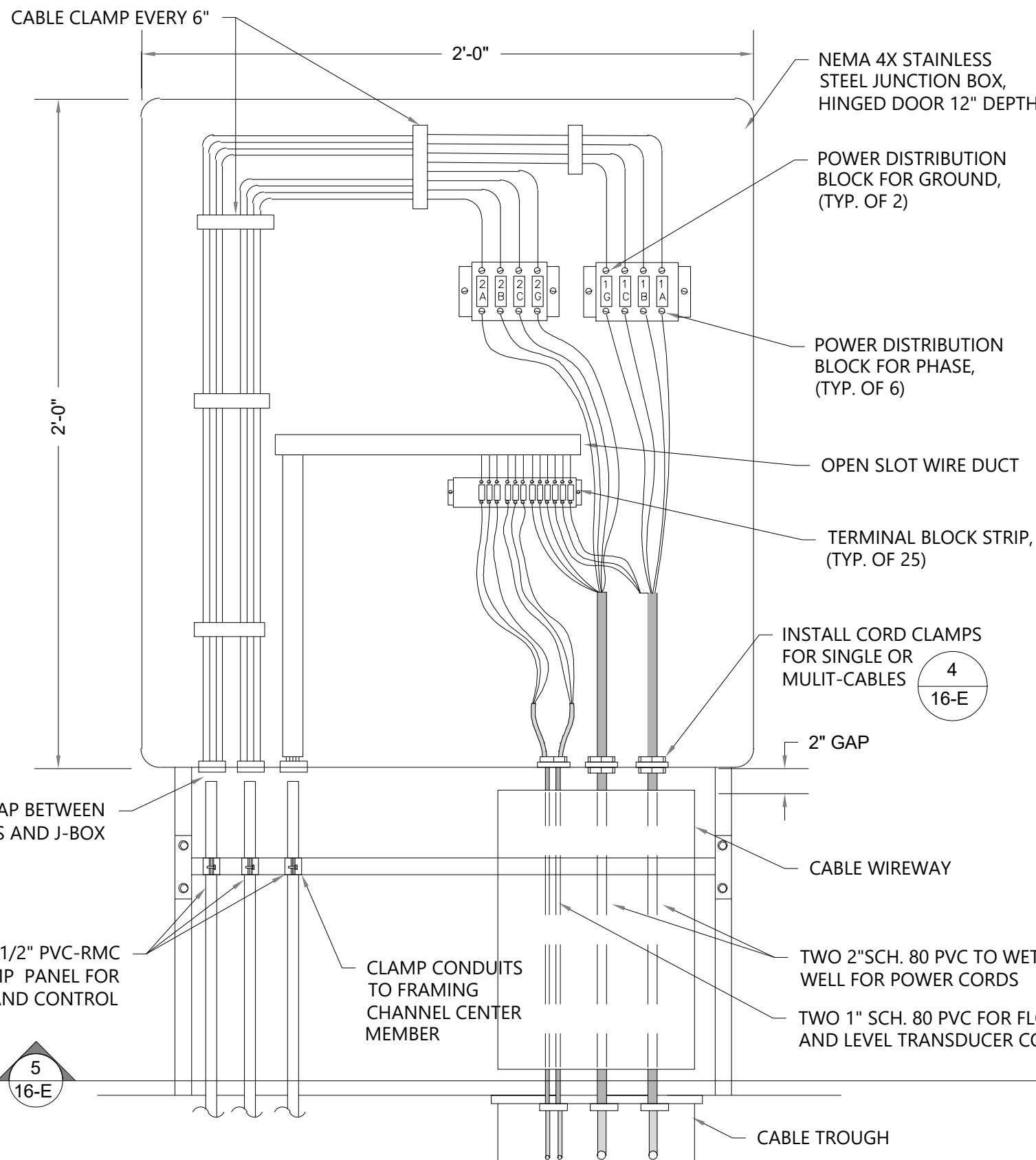
REVISIONS

No.	DATE	DESCRIPTION

PRELIMINARY

GENERAL NOTES:

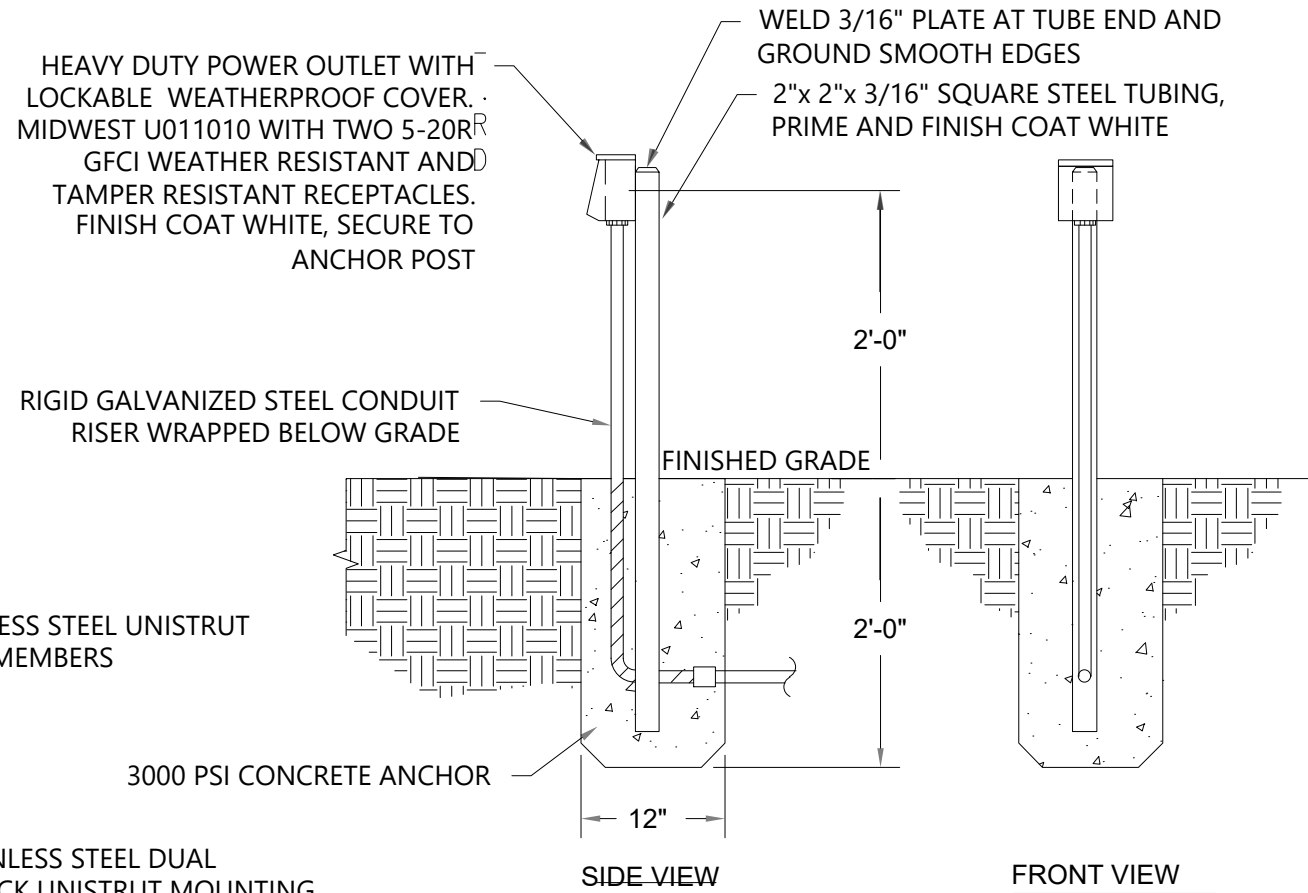
1. ALL HARDWARE TO BE GALVANIZED TO ASTM A153. ALL HARDWARE TO BE GALVANIZED TO ASTM A153.
2. INTERIOR AND EXTERIOR POLE ASSEMBLY TO BE EITHER GALVANIZED PER ASTM A123 AND/OR POWDER COAT FINISHED AND WRAPPED. ALL WELDING TO CONFORM TO AWS D1.1 MOST RECENT EDITION.
3. POLE DESIGN WIND SPEEDS ARE FOR 90 MPH WIND POLE DESIGN WIND SPEEDS ARE FOR 90 MPH WIND SPEED INCLUDING 1.3 GUST FACTOR WITH LUMINAIRE SIZE OF 2.0 FT. SQ. E.P.A. AND 52 POUNDS.
4. DESIGNS ARE BASED AGAINST COMMERCIAL GRADE DESIGNS ARE BASED AGAINST COMMERCIAL GRADE STANDARDS.
5. INSTALLATION OF POLES/LUMINAIRES TO CONFORM INSTALLATION OF POLES/LUMINAIRES TO CONFORM TO MANUFACTURERS INSTALLATION INSTRUCTIONS.
6. AREAS OF GREATEST LUMINOUS INTENSITY SHALL BE MEASURED AT GROUND LEVEL AS GREATER THAN 60 FOOT CANDLES



CORD CONNECTION DETAIL
NOT TO SCALE



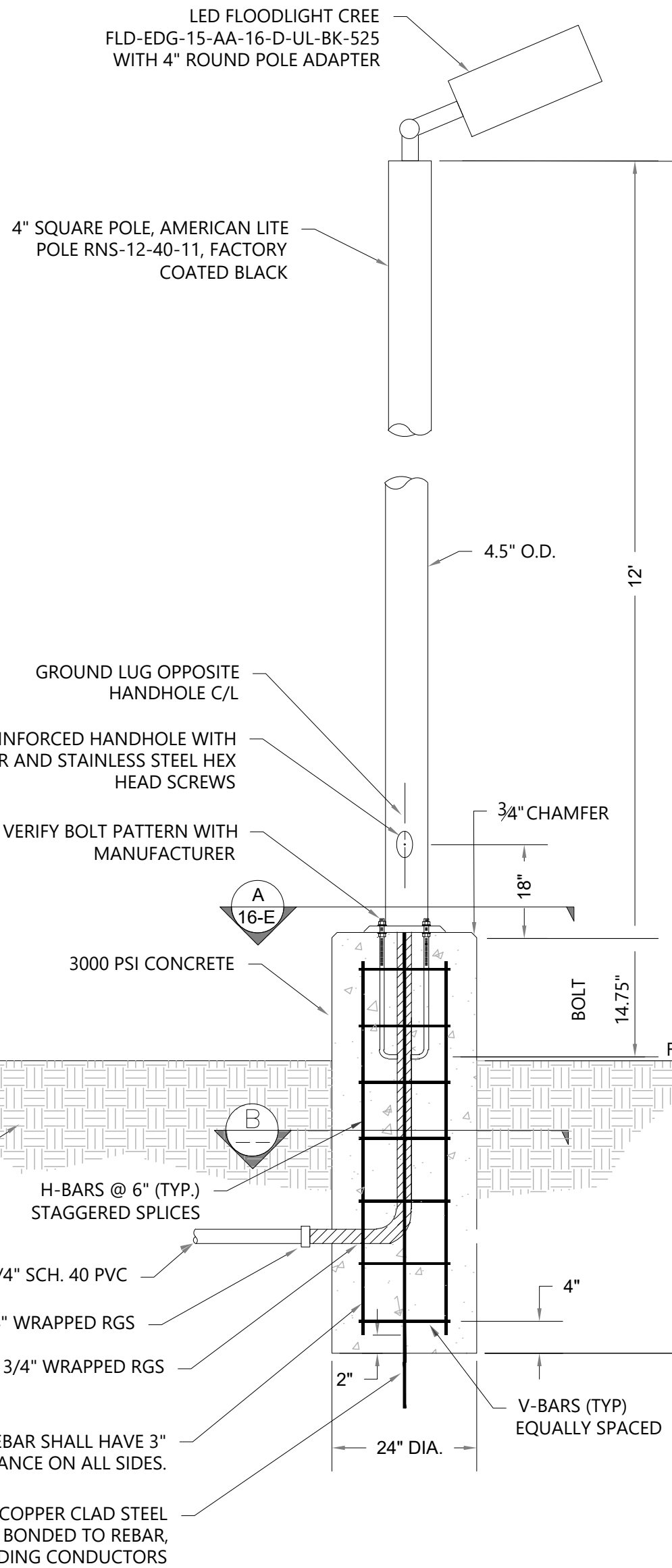
JUNCTION BOX DETAIL
NOT TO SCALE



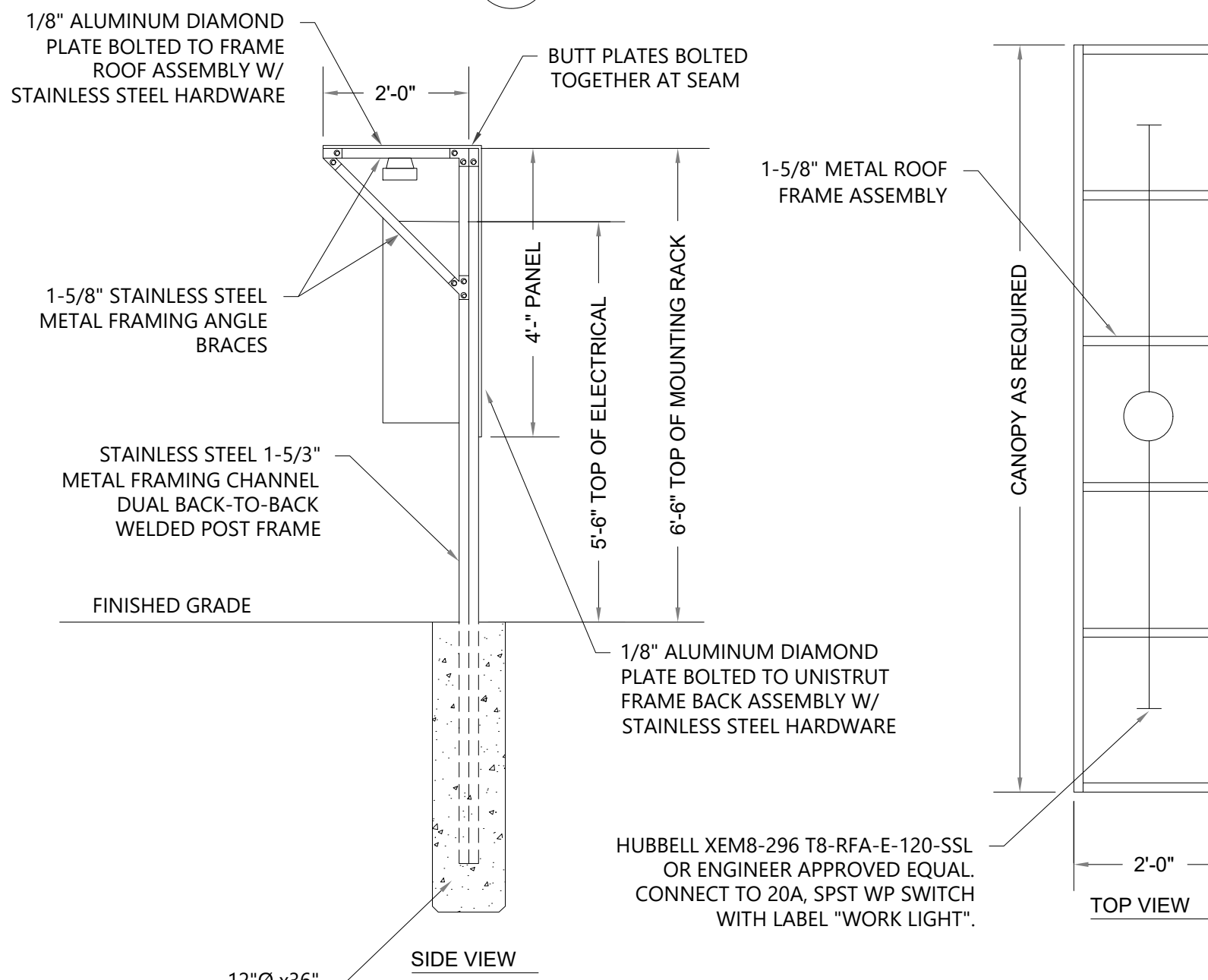
HEAT TRACE POWER CONNECTION DETAIL
NOT TO SCALE



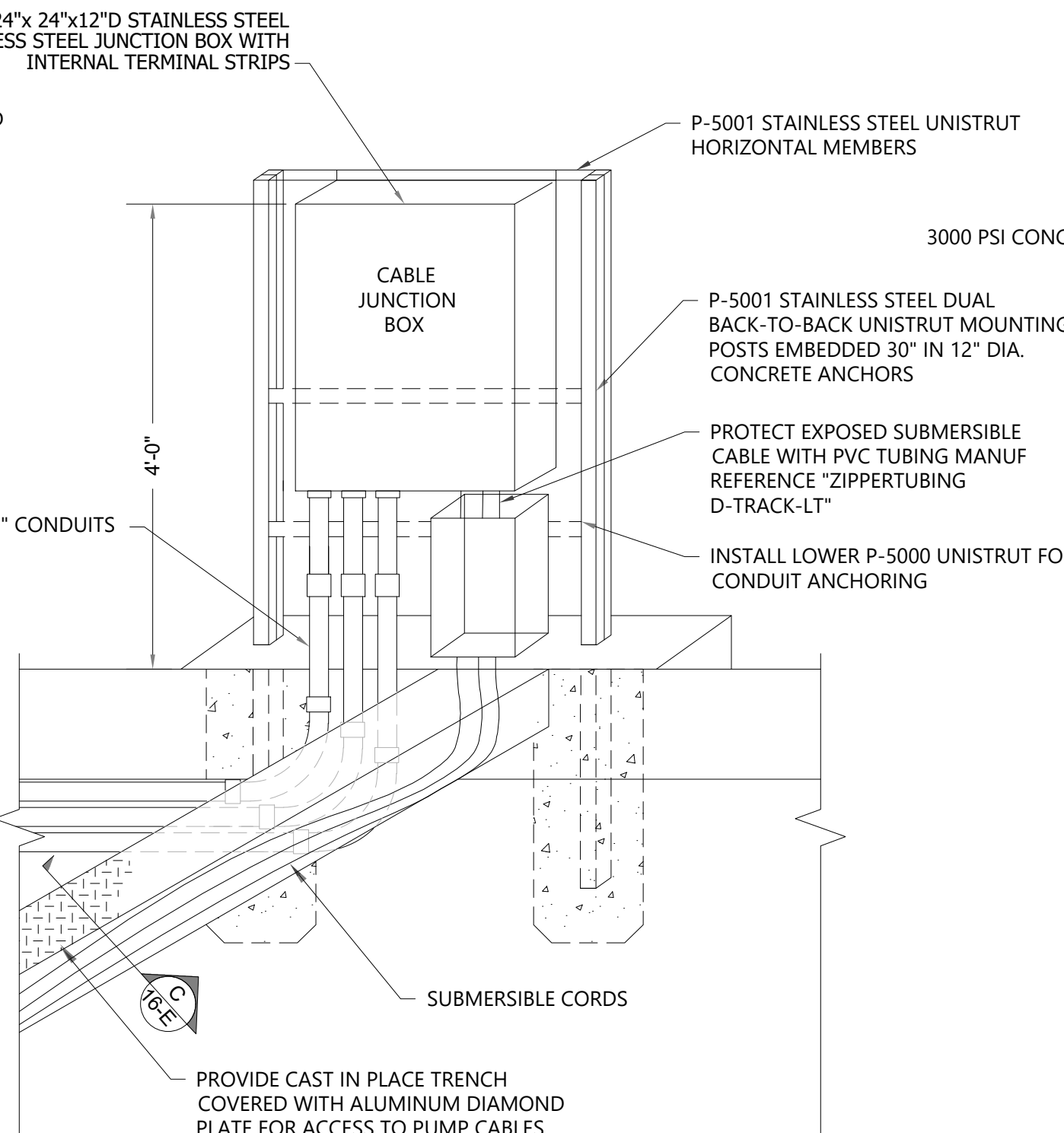
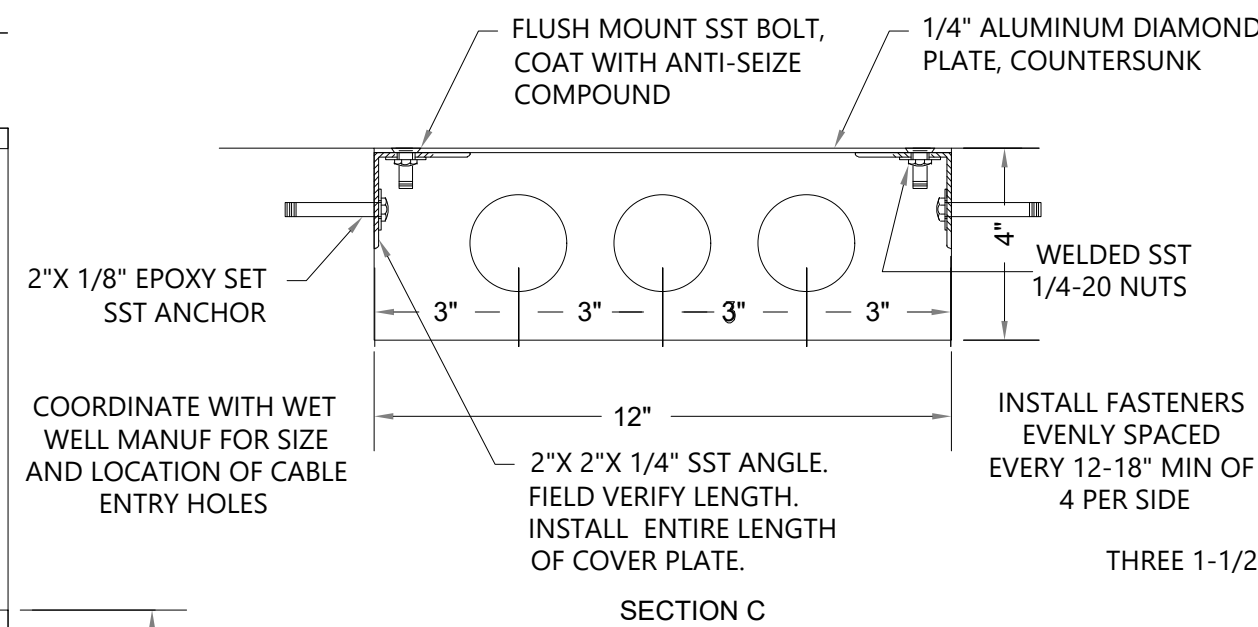
PUMP CORD JUNCTION BOX MOUNTING DETAIL
SCALE 1/2" = 1'-0"



LIGHT FIXTURE MOUNTING DETAIL
NOT TO SCALE



SERVICE RACK ELEVATION
SCALE 1/2" = 1'-0"



7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

ENGINEERING SHEET:
**TYPICAL LIFT STATION
DETAILS**
OF
PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION**
FOR
CLIENT:
BRANSON PROPERTIES

PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
X. CLARK

REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
46 of 48
CU-509

BILL OF MATERIALS

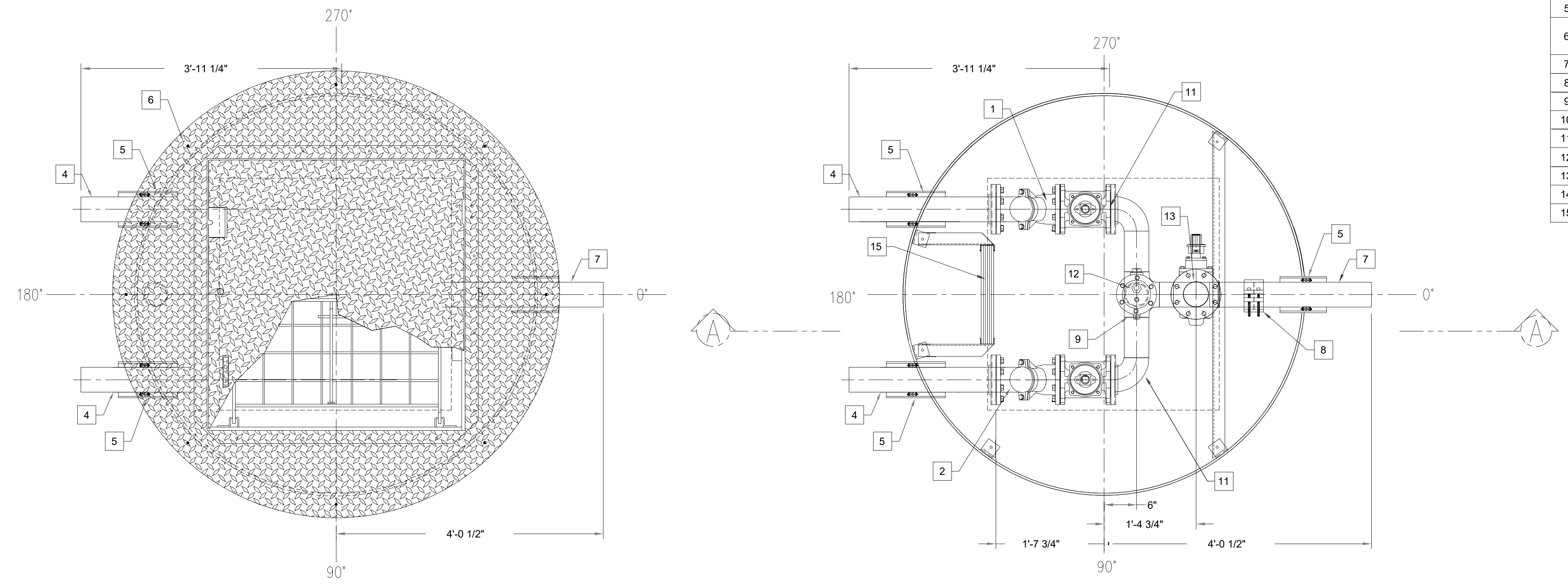
ITEM	DESCRIPTION	QTY.
1	4" Ø HDL 5087 BALLCHECK VALVE	2
2	4" Ø-150# FLANGE, 316 SS	5
3	4" Ø THREADED FRP COUPLER, (VV DRAIN CONNECTION TO WW), PLUMBING TO WW BY OTHERS	1
4	4" Ø INLET #1-2, SCH.10, 316 SS	2
5	6" I.D. FRP SLEEVE c/w WRAP-IT LINK WL-300, 10 LINK	3
6	81" O.D. ALUMINUM COVER c/w EJ SAFE HATCH, PEDESTRAIN RATED, DOUBLE DOOR, COVER STAY, SS HARDWARE, SLAM LOCK, HANDLE, VENT, (MODEL FBC-42x42AOSH-72R)	1
7	4" Ø FORCEMAIN SCH.10, 316SS	1
8	4" Ø AXILOCK COUPLER	1
9	4" Ø TEE, SCH.10 316SS	2
10	4" Ø 90 ELBOW, SCH.10 316S	3
11	4" Ø VALMATIC 5804RN PLUG VALVE	3
12	2" Ø VALMATIC 48A AIR RELEASE VALVE, c/w 2" ISOLATION VALVE, 2" WELDOLET	1
13	4" Ø CAMLOCK TYPE F, c/w DC	1
14	4" Ø-150# NPT FLANGE, 316 SS	1
15	MARINE GRADE ALUMINUM LADDER	1

FABRICATION DESIGN STANDARDS:

1. FLYGT SPECIFICATION GE-1008-04, REVISION MAY 2002
2. AMEC 4S-10.01 MANUFACTURE AND INSTALLATION FOR FRP STRUCTURES
3. AMEC 4S-10.02 FRP PRESSURE PIPE, FITTINGS AND FLANGES

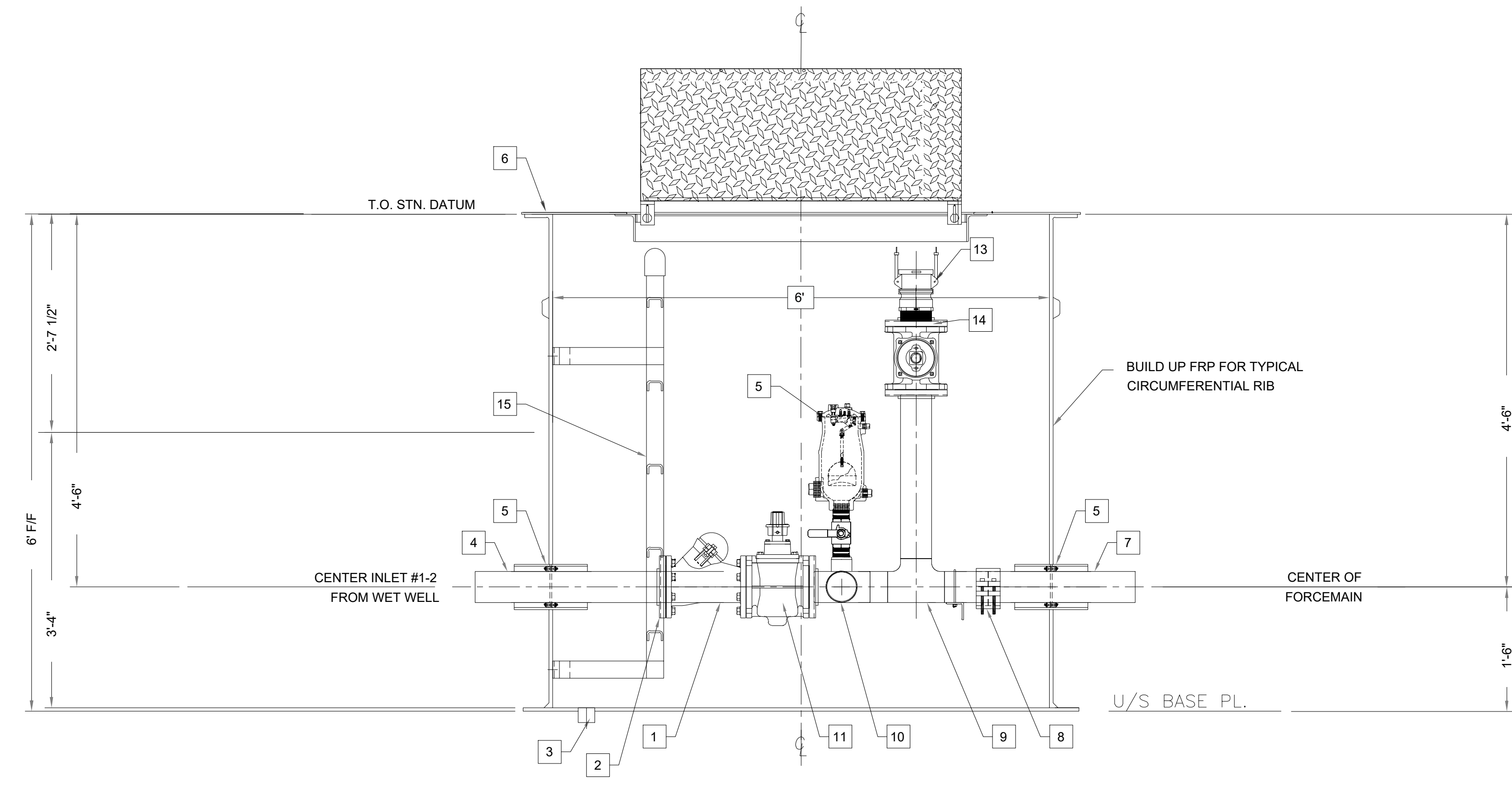
GENERAL NOTES:

1. WINDING ANGEL - 75°
2. TANK WALL - VARIES WITH ELEVATION
3. LINER - C-GLASS VEIL AND (2) 1-1/2 oz. MATT
4. RESIN - ISOPHTHALIC
5. INTERIOR FINISH - WHITE ISOPHTHALIC NPG GELCOAT
6. EXTERIOR (ABOVE GRADE) TO HAVE DARK GREEN GELCOAT
7. DIMENSIONS ARE IN MILLIMETERS U.N.O.
8. APPROX. SHIPPING WEIGHT: 1,800 lbs

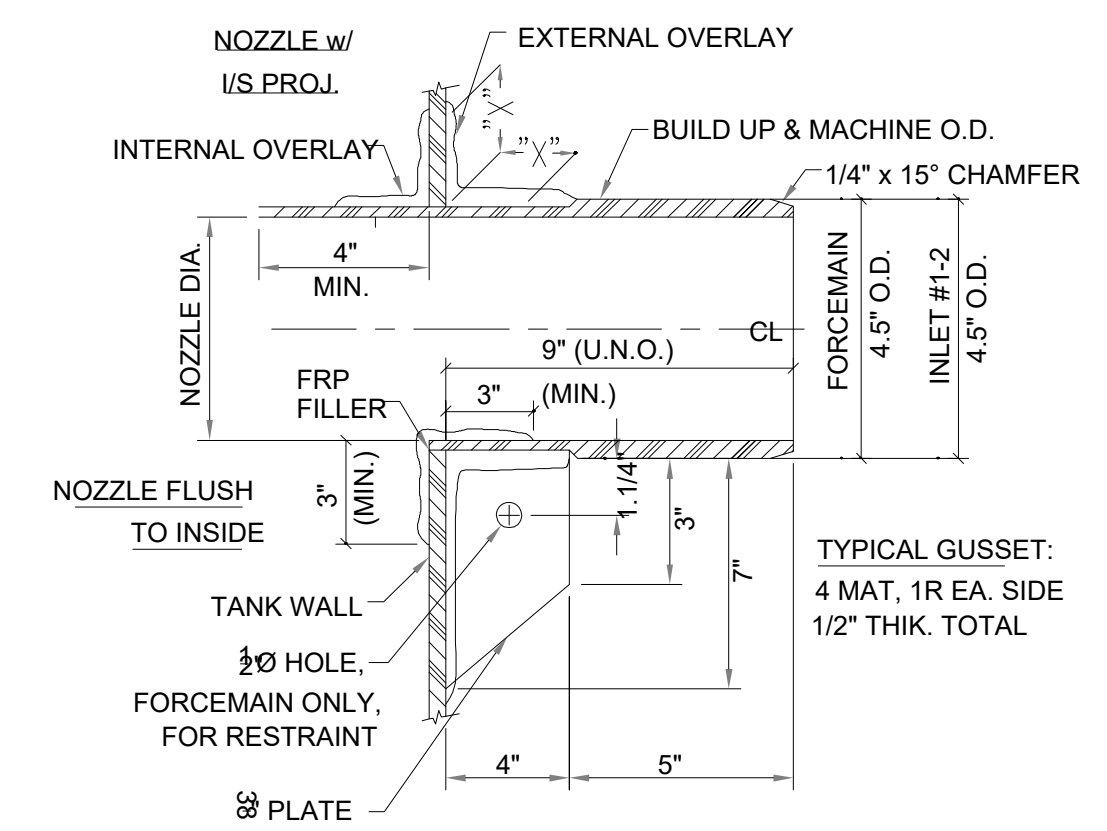


1 PLAN VIEW
16-F N.T.S.

2 PLAN VIEW
16-F N.T.S.



3 SECTION "A-A"
16-F N.T.S.



NOZZLE NOTES:

A MINIMUM OF 2 LAYERS OF WOVEN ROVING IS REQUIRED FOR NOZZLE PORTION OF OVERLAY. TANK PORTION OF OVERLAY SHALL BE SAME THICKNESS AS TANK WALL. DIMENSION "X" SHALL BE GREATER THAN ONE HALF THE NOZZLE DIAMETER. INTERNAL OVERLAY TO HAVE A MINIMUM OF 2 LAYERS MATT. FRP REINFORCING MATERIAL TO BE CUT TO A SHAPE TO ENSURE A SMOOTH LAMINATE.
O.D.'s REPRESENT THICKNESSES REQUIRED FOR ADEQUATE NOZZLE STRENGTH. TO BE CONNECTED TO EXTERIOR PIPING WITH A FLEXIBLE COUPLER.

4 TYPICAL NOZZLE, MACHINED
16-F N.T.S.

ARTICLE 16-F

ENGINEERING SHEET:
**TYPICAL LIFT STATION
DETAILS**
OF
PROJECT NAME:
**BRANSON INDUSTRIAL
SUBDIVISION**
CLIENT:
FOR
BRANSON PROPERTIES

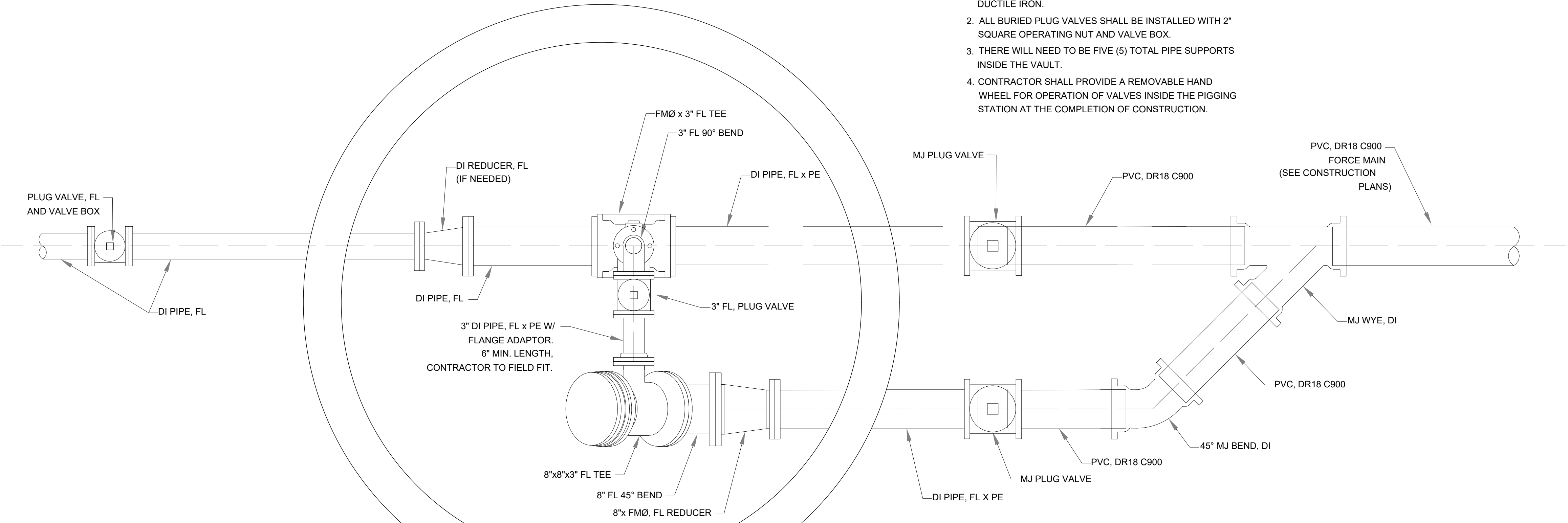
PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
X. CLARK

REVISIONS		
No.	DATE	DESCRIPTION

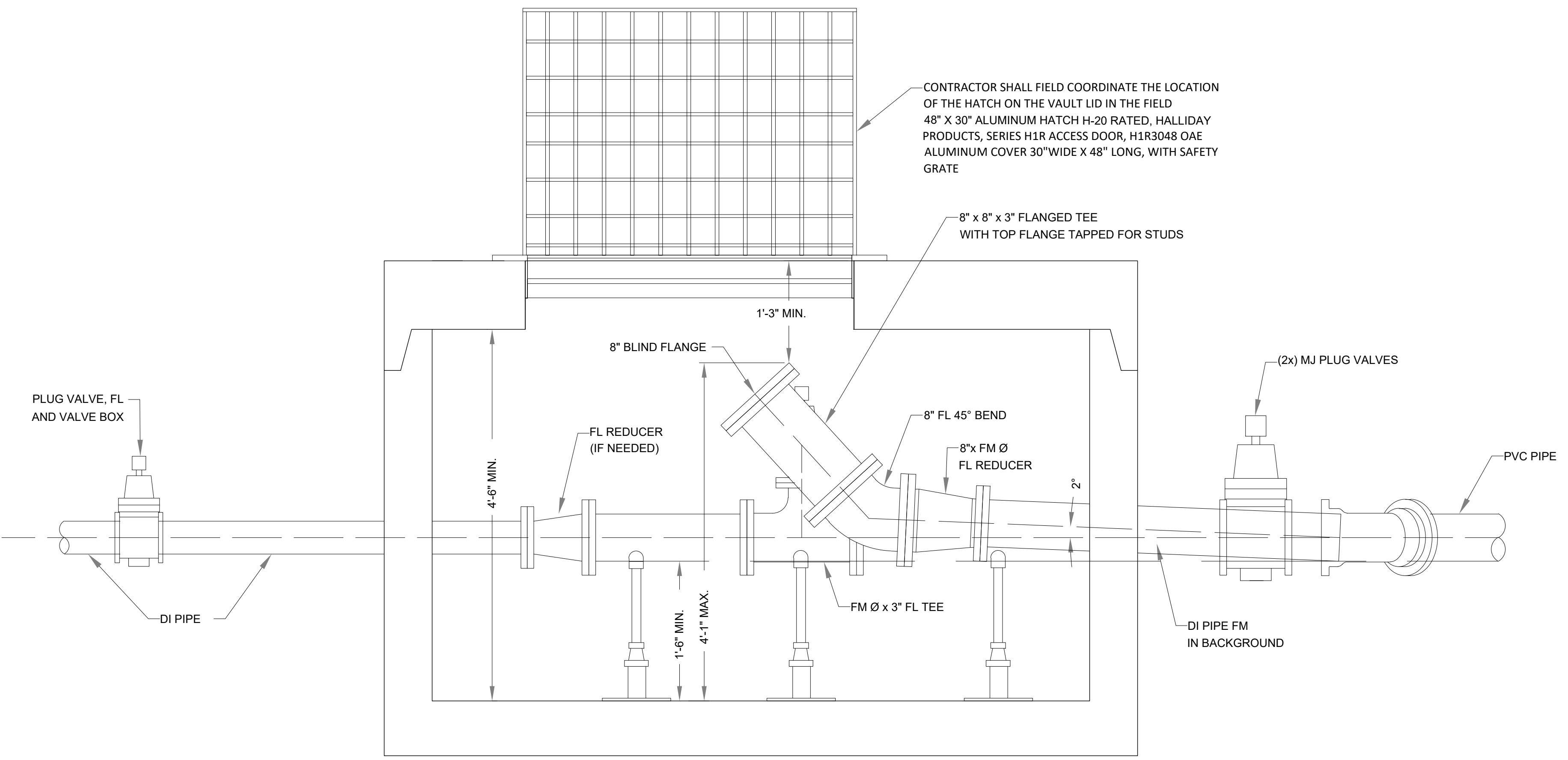
PRELIMINARY

- NOTES
1. ALL NEW PIPE AND FITTINGS FOR THE PIG CATCHING AND PIG LAUNCHING STATION ASSEMBLY SHALL BE CLASS 350 DUCTILE IRON.
 2. ALL BURIED PLUG VALVES SHALL BE INSTALLED WITH 2" SQUARE OPERATING NUT AND VALVE BOX.
 3. THERE WILL NEED TO BE FIVE (5) TOTAL PIPE SUPPORTS INSIDE THE VAULT.
 4. CONTRACTOR SHALL PROVIDE A REMOVABLE HAND WHEEL FOR OPERATION OF VALVES INSIDE THE PIGGING STATION AT THE COMPLETION OF CONSTRUCTION.



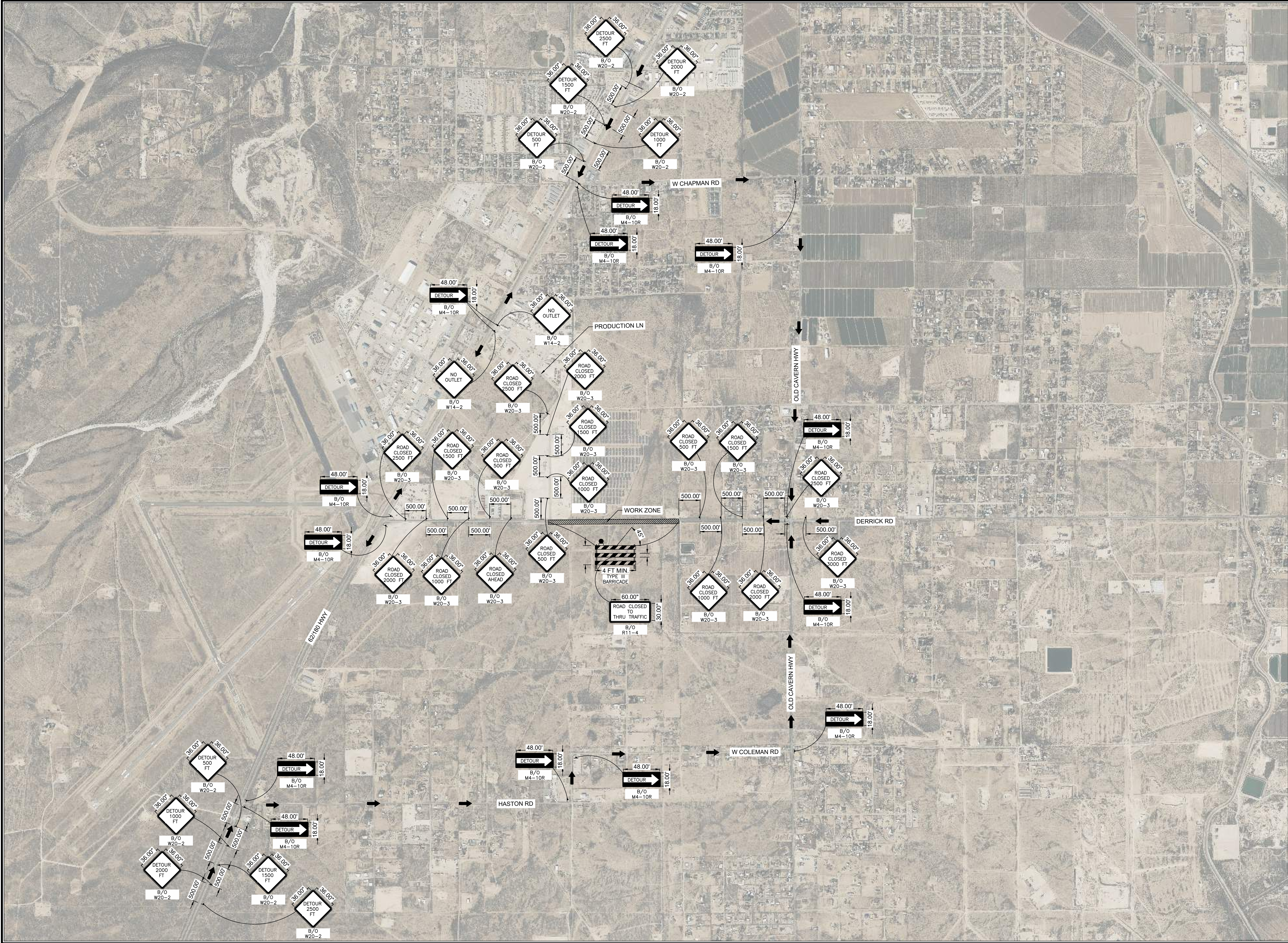
PIG LAUNCHING STATION
8' Ø MANHOLE x 7' DEEP (MIN.)
SEE SECTION FOR BASE DETAILS

PLAN



PROFILE
PIG PORT DETAIL
NTS

ARTICLE 16-G



7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

ENGINEERING SHEET:

TRAFFIC CONTROL PLAN

OF
PROJECT NAME: BRANSON INDUSTRIAL
SUBDIVISION

FOR
CLIENT: BRANSON PROPERTIES

PROJECT NUMBER:
25073

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
X. CLARK



GRAPHIC SCALE
0 1000' 2000'
SCALE: 1" = 1000'
(IN FEET)

REVISIONS		
No.	DATE	DESCRIPTION

PRELIMINARY

MINUTES OF THE REGULAR MEETING OF THE

**City of Carlsbad
Planning & Zoning Commission**

Monday, June 2, 2025 at 5:00 p.m.

**Meeting Held in the Janell Whitlock Municipal Complex Council Chambers
114 S. Halagueno St.**



CITY OF CARLSBAD
CARLSBAD, NEW MEXICO

PLANNING AND ZONING COMMISSION

Monday, June 2, 2025 at 5:00 PM
Janell Whitlock Municipal Complex Council Chambers
114 S. Halagueno Street Carlsbad, NM 88220
GoToMeeting ID: 969-811-309
US Phone: +1 (224) 501-3412 Access Code: 969-811-309

1. Roll call of voting members and determination of quorum
2. Approval of Minutes from the Meeting held May 5, 2025
3. Consider a recommendation to the City Council regarding a petition to annex approximately 153.56 acres of property lying in the NW ¼ of Section 6, Township 23 South, Range 27 East, along West Derrick Road
4. Consider a recommendation to the City Council regarding a request to apply "I" Industrial Zoning to an approximately 153.56 acre parcel lying in the NW ¼ of Section 6, Township 23 South, Range 27 East, along West Derrick Road
5. Consider approval of a preliminary subdivision plan for the Branson Industrial Subdivision, a plan to create 30 new industrial lots for development, located in the NW ¼ of Section 6, Township 23 South, Range 27 East, along west Derrick Road
6. Consider approval of a Variance from Sec. 56-90(b) of the Carlsbad Zoning Ordinance to allow a carport for the property located at 906 N Richard St., zoned "R-1" Residential 1 District
7. Consider approval of a Variance from Sec. 56-90(b) of the Carlsbad Zoning Ordinance to allow a carport to encroach into the 5' side property setback at 926 Solana Rd., zoned "R-1" Residential 1 District
8. Consider approval of a Variance from Sec. 56-90(b) of the Carlsbad Zoning Ordinance to allow a storage building within the required 10' rear yard setback for the property located at 1204 S Country Club Cir., zoned "R-1" Residential 1 District
9. Consider a recommendation to City Council regarding a request to change the zoning of an approximately 1 acre property located at 2108 Standpipe Rd., legally described

10. Consider a recommendation to City Council regarding a request for Temporary Housing at 5216 National Parks Highway, a property approximately 5 acres in size, legally described as Lot 1, Lavery Rodney or Sharon Land Division

Agendas and Planning and Zoning Commission meeting minutes are available on the City website:
cityofcarlsbadnm.com

PLANNING AND ZONING COMMISSION MEETING SCHEDULE

- If you require hearing interpreter, language interpreters or auxiliary aids in order to attend and participate in the above meeting, please contact the City Administrator'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 & ZONING OF THE
CITY OF CARLSBAD, NEW MEXICO, HELD IN THE JANELL WHITLOCK MUNICIPAL
COMPLEX BUILDING ON JUNE 2, 2025, AT 5:00 P.M.**

PRESENT: JAMES MCCORMICK
 TRENT CORNUM
 LINDA WILSON
 VALERIE BRANSON
 BRAD NESSER

CHAIRPERSON
COMMISSIONER
COMMISSIONER
COMMISSIONER
COMMISSIONER (5:03 PM)

ABSENT:

ALSO PRESENT:

JEFF PATTERSON
TRYSHA ORTIZ
AYANA ESTRADA
KEN AHRENS
MIGUEL MARTINEZ
K. C. CASS
BO BOWEN
GEROGE DUNAGAN
SCOTT BRANSON
GARY LANE
KERRI FOWLER
ADELIA ENGRAM
LARRY ENGRAM
BRUCE JACKS
DANIEL JACKS
TIM OLIVER
FRED SCHEEL
JO SCHEEL
A DOMINIC LONGORIA
KARN SANDHU
BANI SANDHU
LARRY MITCHELL
ROOSEVELT ARMENDARIZ
HAN CHUAN SU
LUIS BUSTOS
ROSALIE BUSTOS

PLANNING DIRECTOR
DEPUTY PLANNING DIRECTOR
DEPUTY CITY ATTORNEY
DEPUTY CITY ADMINISTRATOR
CITY ASSOCIATE PLANNER
CHIEF OPERATING OFFICER
CITIZEN
212 W. STEVENS
600 ELORA
CITIZEN
CITIZEN
CITIZEN
CITIZEN
206 N 9TH ST
206 N 9TH ST
1204 S COUNTRY CLUB CIR.
926 SOLANA
926 SOLANA
CITIZEN
5012 NATIONAL PARKS HWY
5012 NATIONAL PARKS HWY
102 N CANYON
73 COMMANCHE
1207 BRYAN CIR
906 N RICHARD
906 N RICHARD

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

0:00:00 **Call Meeting to Order**

0:00:05 **1. Roll call of Voting Members and Determination of Quorum**

Roll was called, confirming the presence of a quorum of commission members. The following members were present— Mr. McCormick, Mr. Cornum, Ms. Wilson, and Ms. Branson. Absent— Mr. Nesser.

0:00:29 **2. Approval of Minutes from the Meeting held May 5, 2025**

0:00:40 **MOTION**

The motion was made by Mr. Cornum and seconded by Ms. Wilson to approve the minutes.

0:00:45 **VOTE**

The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, Ms. Wilson, and Ms. Branson.
No—None. Absent—Mr. Nesser. Abstained—None. The motion carried.

0:01:00 **3. Consider a recommendation to the City Council regarding a petition to annex approximately 153.56 acres of property lying in the NW ¼ of Section 6, Township 23 South, Range 27 East, along West Derrick Road**

0:03:00 **Brad Nesser Arrives**

0:04:50 **Ms. Branson recuses herself**

Mr. Patterson provided details about the applicant's request for the annexation of approximately 153.56 acres of property located on the south side of W. Derrick Rd. The legal description for this property is provided in the attached legal description document. The applicant is requesting the property be zoned "I" Industrial District with the plan to subdivide the property into industrial properties for development. The proposed property is contiguous to the City boundary. The applicant will need to work with the City's Utilities Department to determine the availability of water to serve the development. The City has requested that the applicant provide modeling data indicating the use and load capacities needed to develop the property moving forward. Planning staff recommends approval of this request based on the following findings:

1. The proposed amendment will not adversely impact the public health, safety or general welfare and will not promote the original purposes of the Zoning Ordinance; and
2. The proposed amendment does 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
3. The proposed amendment is not necessary in order to respond to State and/or Federal legislation; and
4. The proposed amendment does provide additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance; and
5. The proposed amendment is in substantial compliance with the City's Comprehensive Plan or other City Master Plan; and
6. 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; and
7. The proposed amendment is not justified in order to correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance; and
8. The proposed amendment is not 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.

Mr. Dunagan explains this is the third time going in front of the board with the matter due to an error made in the last submission. He says the property owners agree with the recommendations by the city to annexation. **Mr. Lane** says he provided a letter to the board about the issues with the annexation. He speaks about the guidelines of the comprehensive plan of the City of Carlsbad for annexation. He also states that the guidelines of the annexation process have not been met. He suggest Branson Properties should use land in the city that has been zoned as Industrial before trying to annex this property. **Mr. McCormick** says he is unable to answer questions regarding

compliance issues but that the city has made a statement saying the proposed amendment does not affect the city's comprehensive plan. **Mr. Cornum** asks Mr. Patterson if the city recommends approval and if the conditions of approval have been met. **Mr. Dunagan** says that the proposed amendment complies with the city's comprehensive plan and requests for approval of the annexation.

0:23:40 **MOTION**

The motion was made by Mr. Cornum and seconded by Ms. Wilson to approve this request

0:23:45 **VOTE**

The vote was as follows: Yes— Mr. McCormick, Mr. Nesser, Mr. Cornum, and Ms. Wilson. No—Mr. Nesser. Absent—None. Abstained—Ms. Branson. The motion carried.

0:23:58 **4. Consider a recommendation to the City Council regarding a request to apply "I" Industrial Zoning to an approximately 153.56 acre parcel lying in the NW ¼ of Section 6, Township 23 South, Range 27 East, along West Derrick Road**

Mr Patterson provided details about the application of "I" Industrial District zoning to approximately 153.56 acres of property along W. Derrick Rd. The properties to the west are zoned "PUD" Planned Unit Development. The properties to the north, south, and east currently lie outside the Carlsbad City Limits. This request would create a spot-zone, but fits within the current surrounding uses. The City has requested that the applicant provide models showing the use and load capacities needed to carry water and sewer services for this development. Planning staff recommends approval of this request with the following conditions:

1. The applicant shall provide models indicating the use and load capacities for water and sewer services within the development

Mr. Dunagan requests the approval of the application based on the city's recommendations. **Mr. McCormick** asks Mr. Patterson to show him a map of the property. **Mr. Patterson** says the property in question would not be considered a spot zone if approved to be zoned as "I" Industrial Zone. **Mr. Lane** has an issue with the application not having a traffic study and says that the sewer would not be able to handle the volume of Carlston Ranch and the proposed new property. **Mr. Dunagan** addresses the issues Mr. Lane has with the application and invites Ms. Fowler and Mr. Bowen to speak in favor of the application. **Ms. Fowler** says that many people approach her about leasing and buying industrial land, and how the city would benefit from the approval of the application. **Mr. Bowen** says the approval of the application would increase revenue for the city and once approved Branson properties is ready to start the development of the land. **Ms. Wilson** talks about the benefit of having a developer who can start as soon as possible. **Mr. Cornum** speaks on the need for Industrial land in the city.

0:41:15 **MOTION**

The motion was made by Mr. Cornum and seconded by Ms. Wilson to approve this request.

0:41:20 **VOTE**

The vote was as follows: Yes— Mr. McCormick, Mr. Nesser, Mr. Cornum, and Ms. Wilson. No—None. Absent—None. Abstained—Ms. Branson. The motion carried.

0:41:35 **5. Consider approval of a preliminary subdivision plan for the Branson Industrial Subdivision, a plan to create 30 new industrial lots for development, located in the NW ¼ of Section 6, Township 23 South, Range 27 East, along west Derrick Road**

Mr. Patterson provided details about the request for approval of a preliminary plat showing the plans for 30 lots for Industrial development. The property is located on the south side of W. Derrick Rd. Lots will vary in size, from 4.5 acres to 10 acres. City utility services are located along Derrick Rd. and are available to serve this new development. Approval of this request will allow for the potential creation of 30 new lots for industrial development. The applicant has not submitted construction plans or infrastructure design plans. City water services are located along W. Derrick Rd. adjacent to the subject property. City sewer services will soon be available along Derrick Rd. The applicant will need to provide the City with models outlining their estimated use and load capacities when connection to City services is complete. The applicant will also need to provide plans for connection to the water and sewer services along Derrick Rd. **Mr. Dunagan** says Branson Properties will be in compliant with the requests made by the city. Asks Mr. Cass to speak about the sewer line in the area of the proposed industrial subdivision. **Mr. Cass** states the sewer line was installed and funded only by the City of Carlsbad. **Mr. Dunagan** says the sewer and water line is not dedicated to anyone and can be used by anyone. **Mr. Lane** says the water and sewer lines are supposed to be dedicated to Carlston Ranch which the City of Carlsbad agreed to. **Mr. Cass** says he is unable to speak about an agreement made with Carlston Ranch and the City of Carlsbad about water and sewer lines.

1:01:00 **MOTION**

The motion was made by Mr. Nesser and seconded by Mr. Cornum to approve this request.

1:01:05 **VOTE**

The vote was as follows: Yes— Mr. McCormick, Mr. Nesser, Mr. Cornum, and Ms. Wilson. No—None. Absent—None. Abstained—Ms. Branson. The motion carried.

1:01:24 **6. Consider approval of a Variance from Sec. 56-90(b) of the Carlsbad Zoning Ordinance to allow a carport for the property located at 906 N Richard St., zoned "R-1" Residential 1 District**

Mr. Patterson provided details about the request to allow a carport for the property located at 906 N Richard St. The applicant would like to place a carport within the required setback. The Planning Department recommends denial of this request based on the following findings:

- a. The stated hardship is not one that is unique to the applicant rather than one suffered by the neighbors or the general public, and
- b. The hardship does not relate to the applicant's land, rather than personal circumstances, and
- c. The hardship is the result of the applicant's own actions, and
- d. The granting of the variance is not consistent with the City's Comprehensive Plan or other City master plan, and
- e. The granting of the variance is not in harmony with the purpose and intent of the Zoning Ordinance, and
- f. The variance granted is not the minimum necessary to make possible the reasonable use of the land or structure, and

- g. The granting of the variance will be injurious to adjacent property or the neighborhood or detrimental to the public health, safety or general welfare, and
- h. The variance will neither result in the extension or expansion of a non-conforming structure or use in violation of Article VII but will authorize the initiation of a non-conforming use of land.

Mr. Bustos says he wants to build a carport in line with the building behind his driveway. **Mr. McCormick** wants to know the requested side setback and the materials that will be used to build the carport. **Ms. Bustos** states the carport will be made out of wood. **Mr. Bustos** says the side setback is about two and a half feet.

1:09:05 **MOTION**

The motion was made by Ms. Wilson and seconded by Ms. Branson to approve this request.

1:09:10 **VOTE**

The vote was as follows: Yes— Mr. McCormick, Mr. Nesser, Mr. Cornum, Ms. Wilson and Ms. Branson. No—None. Absent—None. Abstained—None. The motion carried.

1:09:23 **7. Consider approval of a Variance from Sec. 56-90(b) of the Carlsbad Zoning Ordinance to allow a carport to encroach into the 5' side property setback at 926 Solana Rd., zoned "R-1" Residential 1 District**

Mr. Patterson provided details about the request for variance to allow a carport to encroach in the side property setback from the required 10' & exceed the maximum width of 20' for the property located at 926 Solana Rd. The Planning Department recommends approval of this request based on the following findings:

- a. The stated hardship is not one that is unique to the applicant rather than one suffered by the neighbors or the general public, and
- b. The hardship does not relate to the applicant's land, rather than personal circumstances, and
- c. The hardship is the result of the applicant's own actions, and
- d. The granting of the variance is not consistent with the City's Comprehensive Plan or other City master plan, and
- e. The granting of the variance is not in harmony with the purpose and intent of the Zoning Ordinance, and
- f. The variance will neither result in the extension or expansion of a non-conforming structure or use in violation of Article VII but will authorize the initiation of a non-conforming use of land.

Mr. Scheel describes how the carport will be built on the property.

1:13:30 **MOTION**

The motion was made by Ms. Wilson and seconded by Mr. Cornum to approve this request.

0:13:35 **VOTE**

The vote was as follows: Yes— Mr. McCormick, Mr. Nesser, Mr. Cornum, Ms. Wilson, and Ms. Branson. No—None. Absent—None. Abstained—None. The motion carried

1:13:45 **8. Consider approval of a Variance from Sec. 56-90(b) of the Carlsbad Zoning Ordinance to allow a storage building within the required 10' rear yard setback for the property located at 1204 S Country Club Cir., zoned "R-1" Residential 1 District**

Mr. Patterson provided details about the request to allow a storage building within the required 10' rear yard setback for the property located at 1204 S Country Club Cir. The applicant would like to place a carport within the required setback. The applicant provided a hand drawn diagram showing approximately where he is requesting to place this structure. The structure plans submitted by the applicant indicate the new structure will be a metal building. It is unclear if the structure will be enclosed or open on all sides. the Planning Department recommends approval of this request with the following condition:

- a. The applicant shall not place the new structure any closer than five (5) feet from the rear property wall

Mr. McCormick asks questions about the property. **Mr. Patterson** answers the questions about the property. **Mr. Oliver** says he will comply with the conditions set by the city. **Mr. Su** says that if Mr. Oliver is allowed to build a storage building, it could bring the value of his property down due to the view of a metal storage building of this size in a residential area. **Ms. Wilson** asks if Mr. Oliver would want to build the storage building within the 10' setback. **Mr. Cornum** explains to Mr. Su that Mr. Oliver could still build the storage building with the approval of the variance as long as it is built within the 10' rear setback. **Mr. Su** wants to know what the storage building would be used for. **Mr. Patterson** asks for one person to speak at the podium. **Mr. Oliver** explains his reasoning for wanting to build the storage building beyond the 10' rear setback. **Mr. McCormick** asks Mr. Oliver if he would like to withdrawal his variance request and build the storage building within the 10' setback. **Mr. Oliver** would like to see if the variance would get approved.

1:45:10 **MOTION**

The motion was made by Ms. Branson and seconded by Ms. Wilson for denial.

1:45:15 **VOTE**

The vote was as follows: Yes—Mr. McCormick, Mr. Nesser, Ms. Wilson, and Ms. Branson. No—Mr. Cornum. Absent—None. Abstained—None. The motion carried

1:45:33 **9. Consider a recommendation to City Council regarding a request to change the zoning of an approximately 1 acre property located at 2108 Standpipe Rd., legally described as Lot A1, London Jacks Replat, from "R-R" Rural Residential District to "C-1" Commercial 1 District**

Mr. Patterson provides details about the request for Zone Change from "R-R" Rural Residential District to "C-1" Commercial 1 District for the property located at 2108 Standpipe Rd. The properties to the north, south, east & west are zoned "R-R" Rural Residential District. This request would create a spot-zone. The planning staff recommends denial of this request based on the following findings:

- a. The proposed amendment will adversely impact the public health, safety or general welfare and will not promote the original purposes of the Zoning Ordinance; and
- b. The proposed amendment 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 not necessary in order to respond to State and/or Federal legislation; and
- d. The proposed amendment 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 not in substantial compliance with the City's Comprehensive Plan or other City Master Plan; and
- f. 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; and
- g. The proposed amendment will not correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance; and
- h. The proposed amendment does not 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.

Mr. Longoria says the request to rezone the property as "C-1" Commercial 1 District is to help the property owner Mr. Jacks increase the value of the property to which would benefit him. He brings up that the approval would create a spot zone but that on the street there are properties zoned as commercial as well. **Mr. McCormick** explains what could happen if the board approves the zone change and the unpredictability of what could be done with the property that has neighboring properties zoned as residential. **Mr. Longoria** talks about a nearby property that is being used by a business. **Mr. McCormick** explains that the property has a temporary use permit and cannot be transferred if the property is sold. **Mr. Patterson** explains the conditions of a temporary use permit and says that a property zoned as "C-1" is limited in what can be done commercially on the property. **Ms. Engram** explains her reasoning for not wanting the board to approve the request for rezoning the property. **Mr. Longoria** says Ms. Engram's worries about the possibilities if the property is rezoned would be avoided by a change of entrance to the property. **Mr. Cornum** speaks about the inevitability of Standpipe Rd becoming a commercial district. **Mr. Longoria** speaks about the several surrounding properties that are being used by businesses. **Mr. Cornum** asks Mr. Patterson the intended use for a property zoned as "C-1". **Mr. Patterson** explains what a property zoned as "C-1" can be used for. **Mr. Jacks** talks about the business activity going on in the area. **Ms. Ortiz** asks where the boundaries are for city and county in this area. **Mr Patterson** explains the city and county boundaries in this area.

2:12:40 **MOTION**

The motion was made by Mr. McCormick and seconded by Ms. Branson for denial.

2:12:45 **VOTE**

The vote was as follows: Yes— Mr. McCormick, Mr. Nesser, Ms. Wilson, and Ms. Branson. No—Mr. Cornum. Absent—None. Abstained—None. The motion carried

2:13:03 **10. Consider a recommendation to City Council regarding a request for Temporary Housing at 5216 National Parks Highway, a property approximately 5 acres in size, legally described as Lot 1, Lavery Rodney or Sharon Land Division**

Mr. Patterson provides details about the application for Temporary Housing as a Temporary Use at a property along National Parks Hwy. The applicant has submitted a site plan showing 40 RV spaces. The site plan shows the general layout of the park, however, the ingress/egress locations for National Parks Hwy, are not clearly indicated on the plan. The applicant plans to connect to

the water main on the east side of National Parks Hwy., and plans should be provided to show how water will be provided to each RV space indicated on the plan. The applicant has yet to provide a septic plan for the RV development. The applicant has stated they plan to connect a sewer service line to the sewer main currently being installed on Production Ln. to the east of the subject site. The applicant will need provide a copy of the construction plans for this service line and an easement agreement with the neighboring property owners allowing the applicant to cross neighboring properties with this service line. The applicant will also need to provide electrical plans from a New Mexico licensed electrical engineer showing how electricity will be provided to each RV space. Recent predictions are that the regional economy is expected to continue to grow for many more years. The proposed use is intended to address the need for housing temporary workers that have relocated to Carlsbad. The Planning Department recommends denial of this request based on the following staff comments below:

- a. Staff has not been given adequate time with the plan submitted to properly review
- b. The electrical and plumbing site plans do not match the plan submitted for approval.

Mr. Patterson asks the board to table the item until further information is provided. **Mr. McCormick** asks the applicants if they understood why the item has been requested to be tabled. **Ms. Sandhu** says she understands.

2:17:40 **MOTION**

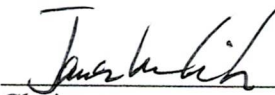
The motion was made by Ms. Wilson and seconded by Ms. Branson to table this request.

2:17:45 **VOTE**

The vote was as follows: Yes— Mr. McCormick, Mr. Nesser, Mr. Cornum, Ms. Wilson, and Ms Branson. No—None. Absent—None. Abstained—None. The motion carried

2:18:00 **Adjourn**

There being no further business, the meeting was adjourned at 7:20 p.m.



Chairman

7-7-25
Date

TRACT 1 RODRIGO HERNANDEZ LAND DIVISION

SUBJECT PROPERTY.
THE FOREGOING SURVEY OF TRACT 1, AARON & MONICA KIDD LAND DIVISION NO AS DESCRIBED BY PLAT IN CABINET 5, SLIDE 457, AND WARRANTY DEED FILED IN BOOK 1098, PAGE 681, OFFICIAL RECORDS OF EDDY COUNTY, NEW MEXICO. TO THE COUNTY OF EDDY IN SECTION 6, TOWNSHIP 23 S, RANGE 27 E

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

FLOOD ZONE:
THIS PROPERTY IS IN FLOOD ZONE (X) as shown on the FEMA Flood Insurance Rate Map, Community-Panel Number: 35015C1325D, Map Effective: June 4, 2010.

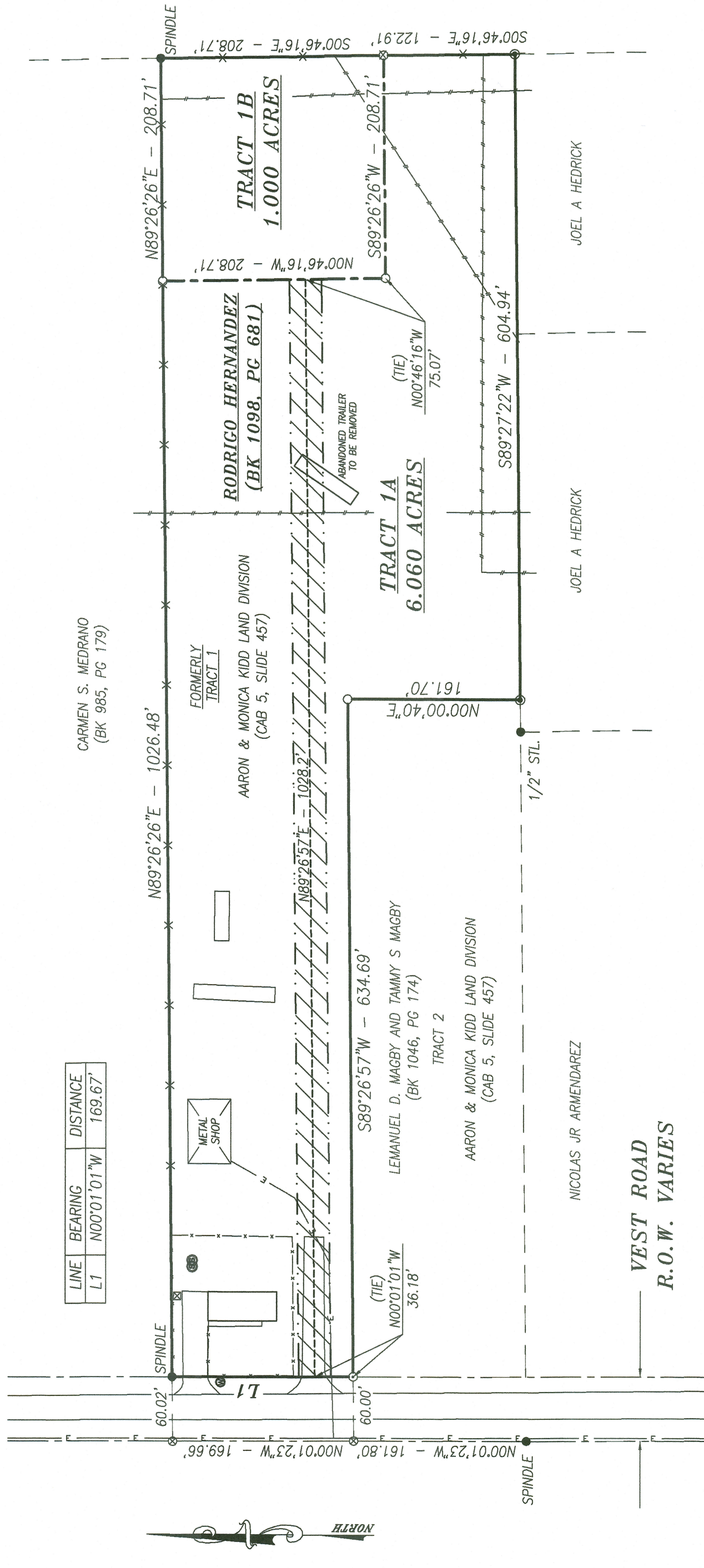
THIS PLAT IS EXEMPT FROM THE NEW MEXICO SUBDIVISION ACT AND THE EDDY COUNTY SUBDIVISION REGULATIONS UNDER §47-6-2 NMSA 1978 P J 13 DEFINITIONS EFFECTIVE JULY 7, 1996.

EXEMPTION REASON USED:
(13) THE SALE, LEASE OR OTHER CONVEYANCE OF A SINGLE PARCEL FROM A TRACT OF LAND, EXCEPT FROM A TRACT WITHIN A PREVIOUSLY APPROVED SUBDIVISION, WITHIN ANY FIVE (5) YEAR PERIOD PROVIDED THAT A SECOND OR SUBSEQUENT SALE, LEASE OR OTHER CONVEYANCE FROM THE SAME TRACT OF LAND WITHIN FIVE (5) YEARS OF THE FIRST SALE, LEASE OR OTHER CONVEYANCE SHALL BE SUBJECT TO THE PROVISIONS OF THE NEW MEXICO SUBDIVISION ACT AND THESE REGULATIONS; PROVIDED FURTHER THAT A SURVEY SHALL BE FILED WITH THE COUNTY CLERK INDICATING THE FIVE(5) YEAR HOLDING PERIOD FOR BOTH THE ORIGINAL TRACT AND THE NEWLY CREATED TRACT.

DOCUMENTS USED FOR THIS SURVEY:
AARON & MONICA KIDD LAND DIVISION (CAB. 5, SLIDE 457)
WARRANTY DEED (BK. 1098, PG. 681)

LEGEND

●	WATER METER	---	FENCE
●	SEPTIC TANK	---	ELECTRIC LINE W/POWER POLE
●	FOUND MONUMENT AS NOTED	---	BURIED PIPELINE
○	SET 1/2" STL W/ORANGE CAP MKD: "HARCROW PLS 17777"	---	CONCRETE
●	FOUND 1/2" STL W/YELLOW CAP MKD: "MDN 17821"	---	30' ACCESS & UTILITY EASEMENT PER THIS PLAT



OWNERS STATEMENT AND AFFIDAVIT
STATE OF NEW MEXICO)
COUNTY OF EDDY)

THE UNDERSIGNED BEING FIRST DULY SWORN ON OATH, STATE:

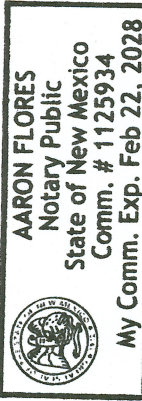
AS OWNER AND PROPRIETOR I HAVE OF MY OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS AND EXISTING ROAD RIGHT-OF-WAY, EASEMENTS, AND DEDICATIONS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF ARTESIA, EDDY COUNTY, NEW MEXICO.

Rodrigo Hernandez
RODRIGO HERNANDEZ

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF EDDY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF April, 2026 BY
RODRIGO HERNANDEZ.

Aaron Flores
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 15 DAY OF April, 2026.

Commission Designee

NOTES:
1) LOCATIONS OF UTILITIES ARE BASED ON ABOVE GROUND PHYSICAL EVIDENCE.
2) RECORD AND FIELD MEASUREMENTS ARE SIMILAR UNLESS OTHERWISE NOTED.

BASIS OF BEARING:
BEARINGS SHOWN ARE GRID SPC, NEW MEXICO EAST ZONE (3001), NAD 1983. DISTANCES ARE SURFACE VALUES.
CONVERGENCE = -00°03'04.0"

EDDY COUNTY APPROVAL
APPROVED AND ACCEPTED BY THE EDDY COUNTY BOARD OF COUNTY COMMISSIONER'S OR AGENT THIS

THE DAY OF 2026.

BY: AGENT ATTEST: COUNTY CLERK

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 AFFIX MY OFFICIAL SEAL

THIS 1st DAY OF April, 2026.



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

ENTITLEMENT EXEMPTION FILED ON

THE DAY OF 2026

IN BOOK PAGE OF THE OFFICIAL RECORDS OF EDDY COUNTY.

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: RODRIGO HERNANDEZ

SECTION: SECTION 6, TOWNSHIP 23 S, RANGE 27 E

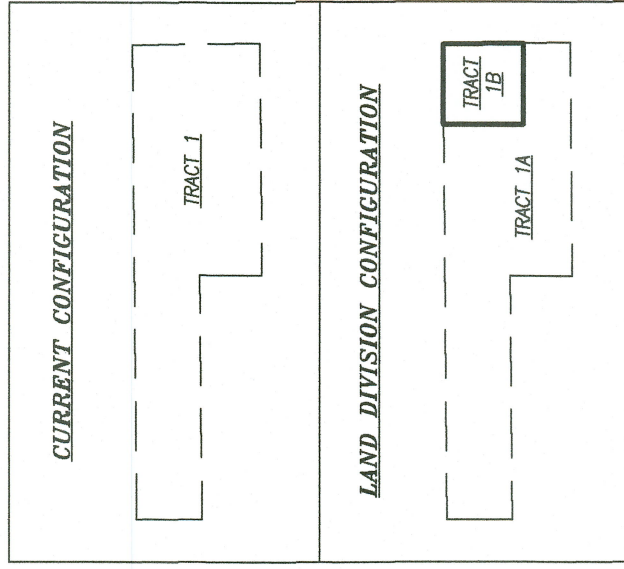
ACREAGE: TRACT 1A: 6.060 ACRES

TRACT 1B: 1.000 ACRES

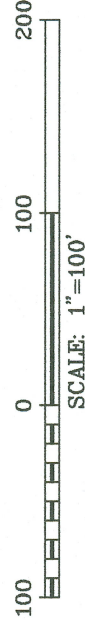
TOTAL: 7.060 ACRES

CONFIGURATION MAP

NOT TO SCALE

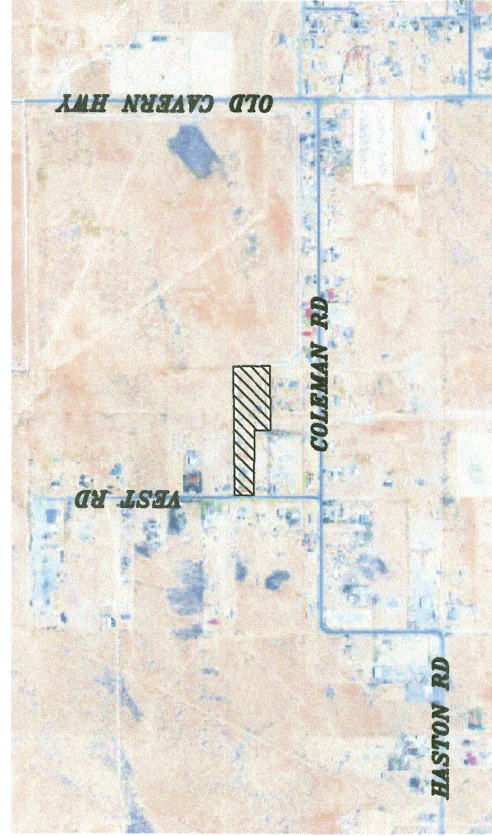


HARCROW SURVEYING, LLC
2316 W. MAIN ST. ARTESIA, N.M. 88210
PH: (975) 746-2158
c.harcrow@harcrowsurveying.com



FILING AND RECORDING

SURVEY DATE: FEBRUARY 11, 2026	LAND DIVISION
DRAFTING DATE: MARCH 2, 2026	PAGE: 1 OF 1
APPROVED BY: CH	DRAWN BY: VD
	FILE: 26-73



VICINITY MAP

NOT TO SCALE

GIBSON'S ADDITION
BLOCK 8, LOT 1, BLOCK 8 REPLAT
CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO

OWNERS 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 PROPOSED TRACTS AND EXISTING ROAD RIGHT-OF-WAYS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO.

Justin Angel
JUSTIN ANGEL

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF EDDY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 17th DAY OF April, 2026 BY JUSTIN ANGEL.

Amara Flores
NOTARY PUBLIC

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 20 DAY OF April, 2026.

T. G. H. Deputy Planning Director
COMMISSION DESIGNEE

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 HEREUNTO SET

HAND AND AFFIX MY OFFICIAL SEAL THIS 15th DAY OF April, 2026.

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



INDEXING INFORMATION FOR COUNTY CLERK
OWNER: JUSTIN ANGEL (BK. 1172, PG. 709)

SECTION: SECTION 1, TOWNSHIP 22 S, RANGE 26 E, N.M.P.M.

ACREAGES: LOT 1A: 0.173 ACRES
LOT 1B: 0.092 ACRES
TOTAL: 0.265 ACRES

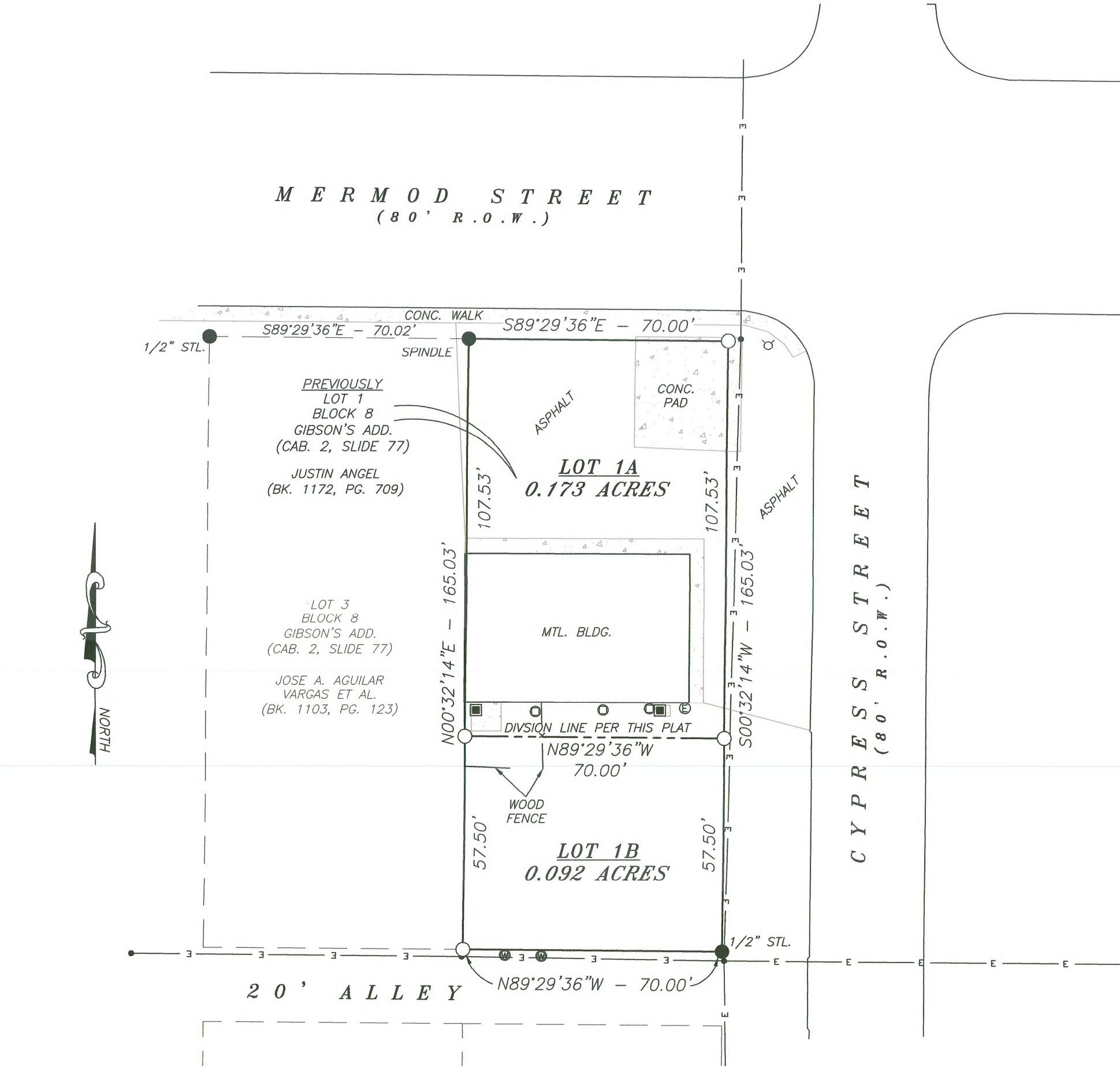
HARCROW SURVEYING, LLC
2316 W. MAIN ST, ARTESIA, N.M. 88210
PH: (575) 746-2158
c.harcrow@harcrowsurveying.com



30 0 30 60
SCALE: 1"=30'

FILING AND RECORDING

SURVEY DATE: MARCH 30, 2026	REPLAT
DRAFTING DATE: APRIL 8, 2026	PAGE: 1 OF 1
APPROVED BY: CH	DRAWN BY: SP
FILE: 26-238	



LEGEND

- - FOUND MONUMENT AS NOTED
- - SET 1/2" STL. W/O.C. MKD: "HARCROW PLS 17777" OR PK NAIL W/WASHER
- ⊙ - WATER METER
- - CLEANOUT
- - A/C UNIT
- ⊕ - ELECTRIC METER
- ⌘ - FIRE HYDRANT
- - UTILITY LINE W/POLE
- ▭ - CONCRETE

SUBJECT PROPERTY:
THE FOREGOING LAND DIVISION OF LOT 1, BLOCK 8, GIBSON'S ADDITION AS SHOWN BY PLAT IN CABINET 2, SLIDE 77 AND FURTHER DESCRIBED BY DEED FILED IN BOOK 1172, PAGE 709, OFFICIAL RECORDS OF EDDY COUNTY, NEW MEXICO. TO THE CITY OF CARLSBAD, COUNTY OF EDDY IN SECTION 1, TOWNSHIP 22 S, RANGE 26 E, N.M.P.M.

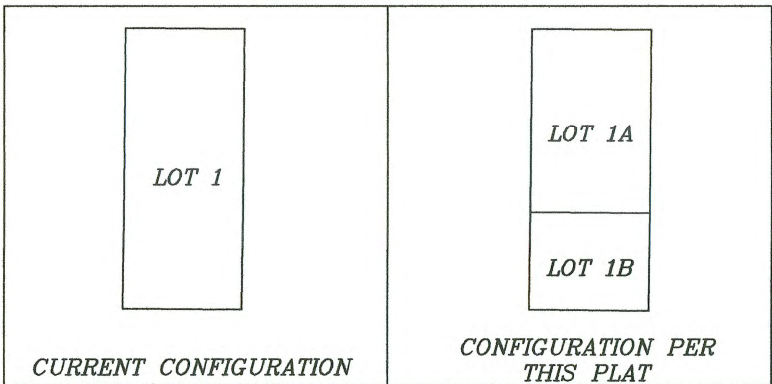
SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS OF RECORD AND IN OPEN VIEW AND EDDY COUNTY PROPERTY TAXES.

FLOOD ZONE:
THIS PROPERTY IS IN FLOOD ZONE X as shown on the FEMA, Flood Insurance Rate Map, Community-Panel Number: 35015C1065D, Map Effective: June 4, 2010.

DOCUMENTS USED FOR THIS SURVEY:
GIBSON'S ADDITION (CAB. 2, SLIDE 77)

BASIS OF BEARING:
BEARINGS SHOWN ARE GRID SPC, NEW MEXICO EAST ZONE (3001), NAD 1983. DISTANCES ARE SURFACE VALUES.
CONVERGENCE = 00°03'10.0"

CONFIGURATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GREENE STREET SUBDIVISION,
REPLAT OF TRACT 18

A REPLAT OF TRACT 18, FINAL GREENE STREET SUBDIVISION AMENDED
CITY OF CARLSBAD, NEW MEXICO

OWNERS STATEMENT AND AFFIDAVIT
STATE OF NEW MEXICO
COUNTY OF EDDY

THE UNDERSIGNED BEING FIRST DULY SWORN ON OATH, STATE:

AS OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS
PROPOSED TRACTS AND EXISTING ROAD RIGHT-OF-WAY TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT
LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO.

Ralph R. Culver

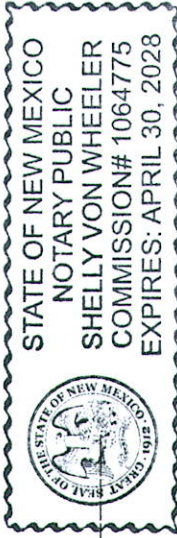
RALPH R. CULVER
MEMEBER - CULVER CARLSBAD PROPERTIES 1, LLC

GARTH GOODEY
MEMBER - PARCO INVESTMENTS, LLC

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF EDDY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE
R. CULVER MEMEBER, CULVER CARLSBAD PROPERTIES 1, LLC.

9th DAY OF April, 2026 BY RALPH

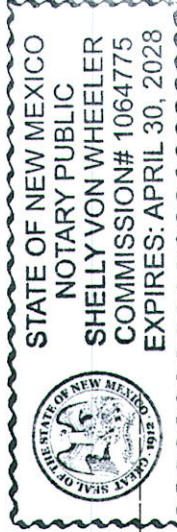


Shelly von Wheeler
NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF EDDY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE
GARTH GOODEY MEMBER - PARCO INVESTMENTS, LLC.

9th DAY OF April, 2026 BY



Shelly von Wheeler
NOTARY PUBLIC

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 10th DAY OF April, 2026.

Myra P. Dwyer
COMMISSION DESIGNEE

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 HEREUNTO SET HAND AND AFFIX MY OFFICIAL SEAL THIS 7th DAY OF April, 2026.



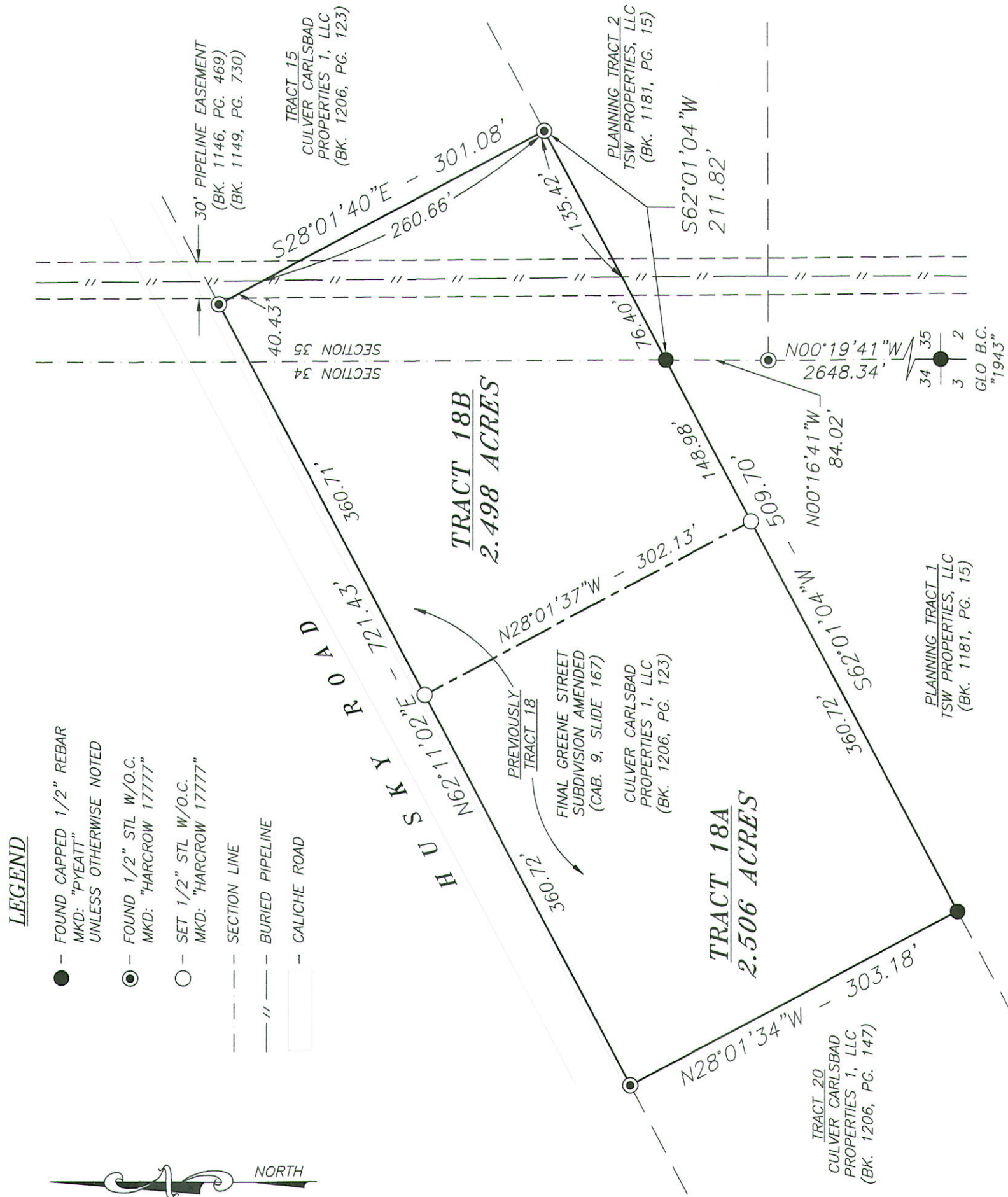
Chad Harcrow
CHAD HARCROW N.M.P.S. NO. 17777

FILING AND RECORDING

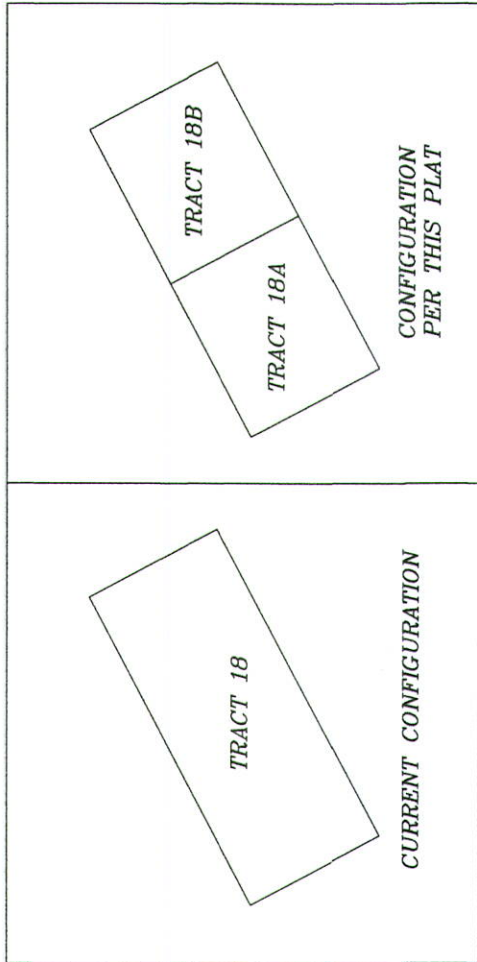


HARCROW SURVEYING, LLC
2316 W. MAIN ST. ARTESIA, N.M. 88210
PH: (575) 746-2158
c.harcrow@harcrowsurveying.com

SURVEY DATE: JANUARY 2026
DRAFTING DATE: MARCH 13, 2026
APPROVED BY: CH DRAWN BY: SP
REPLAT
PAGE: 1 OF 1
FILE: 26-236



CONFIGURATION MAP
NOT TO SCALE



SUBJECT PROPERTIES:
THE FOREGOING REPLAT OF TRACT 18, FINAL GREENE STREET SUBDIVISION
AMENDED AS SHOWN BY PLAT IN CABINET 9, SLIDE 167 AND FURTHER
DESCRIBED BY DEED FILED IN BOOK 1206, PAGE 123, OFFICIAL RECORDS OF
EDDY COUNTY, NEW MEXICO. TO THE CITY OF CARLSBAD, COUNTY OF EDDY
IN SECTIONS 34 & 35, TOWNSHIP 21 S, RANGE 27 E, N.M.P.M.
SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS OF RECORD AND IN
OPEN VIEW AND EDDY COUNTY PROPERTY TAXES.

FLOOD ZONE:
THIS PROPERTY IS IN FLOOD ZONE (X) as shown on the FEMA, Flood
Insurance Rate Map, Community-Panel Number: 35015C1075D, Map
Effective: June 4, 2010.

DOCUMENTS USED FOR THIS SURVEY:

FINAL GREENE STREET SUBDIVISION AMENDED (CAB. 9, SLIDE 167)

BASIS OF BEARING:

BEARINGS SHOWN ARE GRID SPC. NEW MEXICO EAST ZONE (3001),
NAD 1983. DISTANCES ARE SURFACE VALUES.
CONVERGENCE = 00°04'50.0"

INDEXING INFORMATION FOR COUNTY CLERK
OWNERS: CULVER CARLSBAD PROPERTIES 1, LLC
PARCO INVESTMENTS, LLC.

SECTIONS: 34 & 35, TOWNSHIP 21 S, RANGE 27 E, N.M.P.M.

ACREAGES: TRACT 18A: 2.506 ACRES
TRACT 18B: 2.498 ACRES

TOTAL: 5.004 ACRES

VICINITY MAP
NOT TO SCALE



GREENE STREET SUBDIVISION
REPLAT OF TRACT 20

A REPLAT OF TRACT 20, FINAL GREENE STREET SUBDIVISION AMENDED
CITY OF CARLSBAD, NEW MEXICO

OWNERS STATEMENT AND AFFIDAVIT
STATE OF NEW MEXICO)
COUNTY OF EDDY)

THE UNDERSIGNED BEING FIRST DULY SWORN ON OATH, STATE:

AS OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS
PROPOSED TRACTS AND EXISTING ROAD RIGHT-OF-WAYS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT
LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO.

Ralph R. Culver
RALPH R. CULVER - MEMEBER CULVER CARLSBAD PROPERTIES 1, LLC.

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF EDDY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 9th DAY OF April, 2026 BY
RALPH R. CULVER - MEMEBER CULVER CARLSBAD PROPERTIES 1, LLC.

Shelly von Wheeler
NOTARY PUBLIC
STATE OF NEW MEXICO
NOTARY PUBLIC
SHELLY VON WHEELER
COMMISSION# 1064775
EXPIRES: APRIL 30, 2028

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 10th DAY OF April, 2026.

Chad Harcrow
COMMISSION DESIGNEE

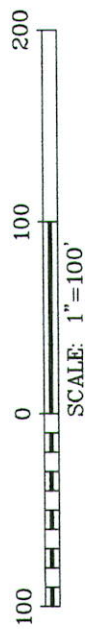
SURVEYOR'S CERTIFICATION

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 HEREUNTO SET HAND AND AFFIX MY OFFICIAL SEAL THIS 7th DAY OF April, 2026.



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

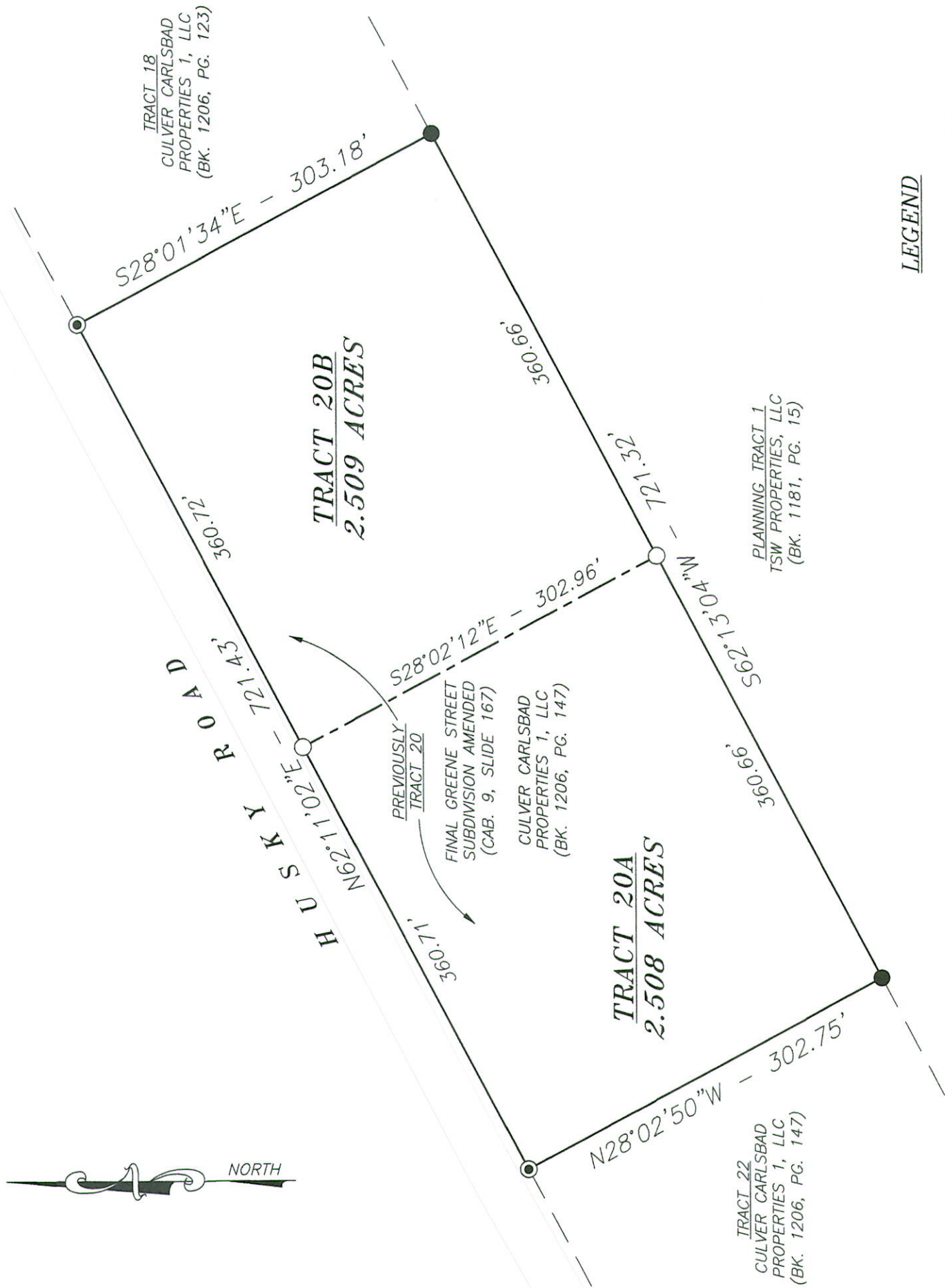


FILING AND RECORDING



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

SURVEY DATE: JANUARY 2026	REPLAT
DRAFTING DATE: MARCH 13, 2026	PAGE: 1 OF 1
APPROVED BY: CH	DRAWN BY: SP
	FILE: 26-237



LEGEND

- - FOUND CAPPED 1/2" REBAR
MKD: "PYEAT"
UNLESS OTHERWISE NOTED
- ⊙ - FOUND 1/2" STL W/O.C.
MKD: "HARCROW 17777"
- - SET 1/2" STL W/O.C.
MKD: "HARCROW 17777"
- CALICHE ROAD

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: CULVER CARLSBAD PROPERTIES 1, LLC

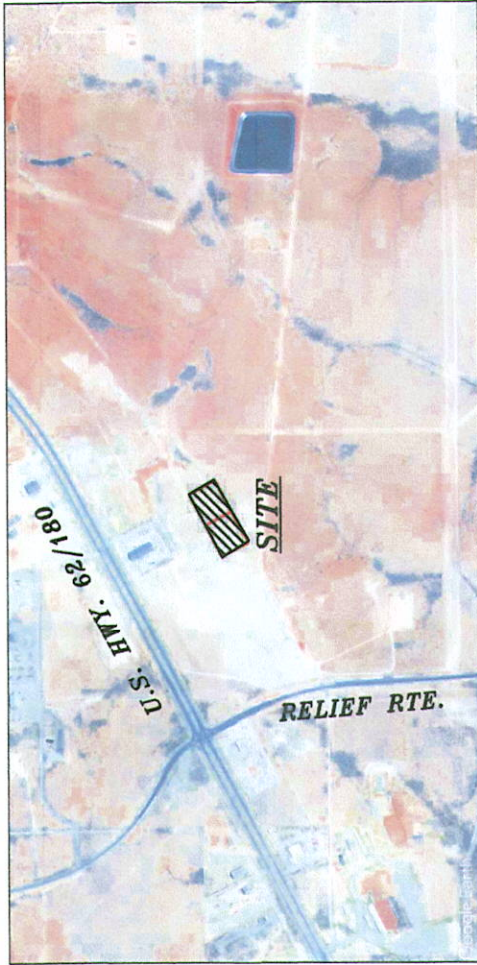
SECTION: 34, TOWNSHIP 21 S, RANGE 27 E, N.M.P.M.

ACREAGES: TRACT 20A: 2.508 ACRES

TRACT 20B: 2.509 ACRES

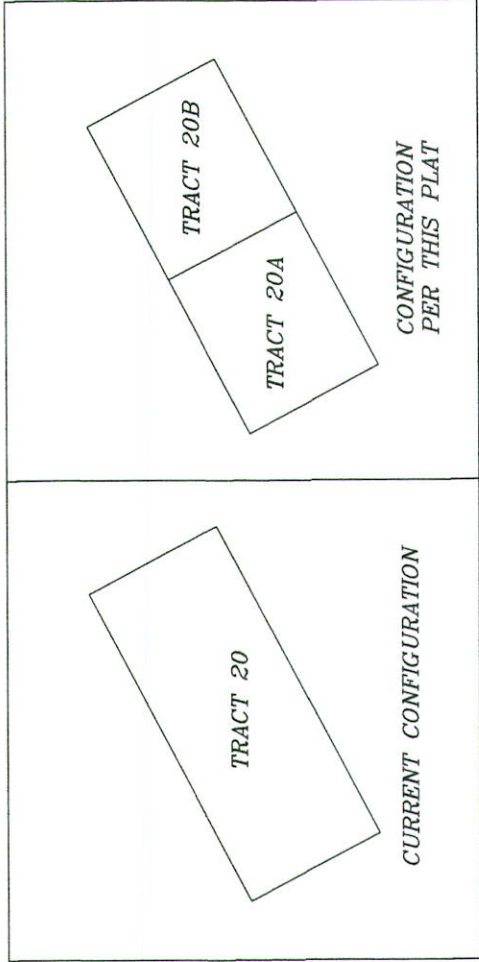
TOTAL: 5.017 ACRES

VICINITY MAP
NOT TO SCALE



CONFIGURATION MAP

NOT TO SCALE



SUBJECT PROPERTIES:
THE FOREGOING REPLAT OF TRACT 20, FINAL GREENE STREET SUBDIVISION
AMENDED AS SHOWN BY PLAT IN CABINET 9, SLIDE 167 AND FURTHER
DESCRIBED BY DEED FILED IN BOOK 1206, PAGE 147, OFFICIAL RECORDS OF
EDDY COUNTY, NEW MEXICO. TO THE CITY OF CARLSBAD, COUNTY OF EDDY
IN SECTION 34, TOWNSHIP 21 S, RANGE 27 E, N.M.P.M.

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

FLOOD ZONE:

THIS PROPERTY IS IN FLOOD ZONE (X) as shown on the FEMA, Flood
Insurance Rate Map, Community-Panel Number: 35015C1075D, Map
Effective: June 4, 2010.

DOCUMENTS USED FOR THIS SURVEY:

FINAL GREENE STREET SUBDIVISION AMENDED (CAB. 9, SLIDE 167)

BASIS OF BEARING:

BEARINGS SHOWN ARE GRID SPC, NEW MEXICO EAST ZONE (3001).
NAD 1983. DISTANCES ARE SURFACE VALUES.
CONVERGENCE = 00°04'50.0"

JOB SITE RENTALS LLC
REPLAT SURVEY

WITHIN SECTIONS 22, 23, 26, & 27,
T21S, R26E, N.M.P.M.
CARLSBAD, EDDY COUNTY, NEW MEXICO
MARCH, 2026

DESCRIPTION:

SEVEN (7) TRACTS OF LAND AS DESCRIBED IN WARRANTY DEED TO JOB SITE RENTALS LLC FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF EDDY COUNTY, NM ON SEPTEMBER 15, 2025 IN BK. 1200 PG. 286 AND COMPRISING OF THE FOLLOWING TRACTS: SE1/4 SE1/4 LYING WEST OF THE WEST R.O.W. OF US HWY 285 WITHIN SECTION 22, T21S, R26E, N.M.P.M.

W1/2 W1/2 LYING WEST OF THE WEST R.O.W. OF US HWY 285 WITHIN SEC. 23, T21S, R26E, N.M.P.M.
NW1/4 NW1/4 LYING WEST OF THE WEST R.O.W. OF US HWY 285, SW1/4 NW1/4 LYING WEST OF THE WEST R.O.W. OF US HWY 285, WITHIN SEC. 26, T21S, R26E N.M.P.M.

NE1/4 NE1/4, SE1/4 NW1/4 AND THE S1/2 NE1/4 WITHIN SECTION 27, T21S, R26E, N.M.P.M.

SAID SEVEN (7) TRACTS BEING REPLATTED AS SHOWN HEREON AND NOW TO BE KNOWN AS LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, AND LOT 7 OF THE "JOB SITE RENTALS LLC REPLAT SURVEY". CARLSBAD, EDDY COUNTY, NEW MEXICO, ALONG WITH THE FILLING DATE AND PLAT CABINET AND SLIDE NUMBER ASSIGNED TO THIS PLAT.

TOGETHER WITH A NEW 60' PRIVATE ACCESS AND UTILITY EASEMENT BEING PARALLEL AND ADJACENT TO THE WESTERLY R.O.W. OF U.S. HWY 285, ALSO TOGETHER WITH A NEW 30' PRIVATE ACCESS EASEMENT AND 30' ELECTRIC UTILITY EASEMENT BEING DESCRIBED AND DETECTED BY THE CENTERLINE DESCRIPTIONS SHOWN HEREON, THE SIDELINES OF BOTH CENTERLINE DESCRIPTIONS TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH THE WESTERLY RIGHT-OF-WAY OF U.S. HWY 285.

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SEVEN (7) LEGAL DESCRIPTIONS DESCRIBED IN WARRANTY DEED BK. 1200 PG. 286 INTO THE SEVEN (7) LOTS AS SHOWN HEREON; TO CREATE A NEW 60' PRIVATE ACCESS AND UTILITY EASEMENT PARALLEL AND ADJACENT TO THE WESTERLY R.O.W. OF U.S. HWY 285 (NOW TO BE KNOWN AS ARCADIA ROAD); TO CREATE A NEW 30' PRIVATE ACCESS EASEMENT FOR THE BENEFICIAL USE OF LOT 4 AND LOT 5, AND TO CREATE A NEW 30' ELECTRIC UTILITY EASEMENT WITHIN LOT 5 AS SHOWN.

CLAIM OF EXEMPTION:

THE HEREON DESCRIBED DIVISION IS EXEMPT FROM THE STATE SUBDIVISION ACT, AND THE COUNTY SUBDIVISION ORDINANCE PER THE EDDY COUNTY CLAIM OF SUBDIVISION EXEMPTION NO. 7, WHICH STATES: "the division of land resulting only in the alteration of parcel boundaries where parcels are altered for the purpose of increasing or reducing the size of contiguous parcels and where the number of parcels is not increased."

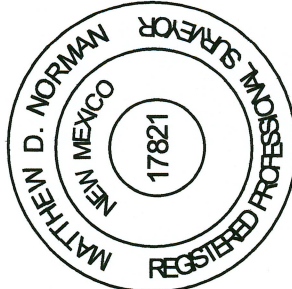
SURVEY NOTES:

1. Date of field survey February, 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 NAD 1983. True North can be obtained by applying a convergence angle of 00°03'28.35" at a set control nail located at N32°27'05.25", W104°13'32.37". Distances shown are GROUND; GRID can be obtained by applying a combined factor of 0.99976505 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 primarily within flood zone "X" (areas outside the 0.2% annual chance floodplain) as shown on F.E.M.A., F.I.R.M. community panel No. 35015C1035D, effective June 4, 2010.
6. DOT Access Permit US285M 37 38 Southbound, dated 2/3/2026 acquired and provided by property owner.
7. The 300' x 400' parcel within Sections 22 & 23 as described in Warranty Deed bk. 1200 pg. 286 overlaps other parcels described within the same deed, said legal description is now irrelevant and being vacated with the filing of this plat.
8. Course data in parenthesis is from plat of record (Cab. 7 Slide 789) when field measured data to found points differ by an amount exceeding accuracy prescribed by the Minimum Standards for Land Surveyors in NM.
9. File name: NORTHCUJ.ZAK, & TCMHP.CSV

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
Matthew D. Norman, P.S. 17821
Date 3/30/26



FILING AND RECORDING INFORMATION

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

THIS DAY OF 20

BY: AGENT ATTEST: COUNTY CLERK

ENTITLEMENT OF EXEMPTION FILED ON
THE DAY OF 2026 IN BOOK PAGE OF
THE OFFICIAL RECORDS OF EDDY COUNTY

SHAUNDRA BETH NORMAN
Notary Public - State of New Mexico
Commission # 1138370
My Comm. Expires Jun 28, 2026

Owner(s): Justin Northcutt, Member of Job Site Rentals LLC
State of NM
County of Eddy

The foregoing instrument was ACKNOWLEDGED before me this 2 day of April, 2026, by Justin Northcutt

My commission expires: June 28, 2026

Notary Public: Shaundra Norman

OWNERS STATEMENT AND AFFIDAVIT:

The undersigned being first duly sworn on oath, state:

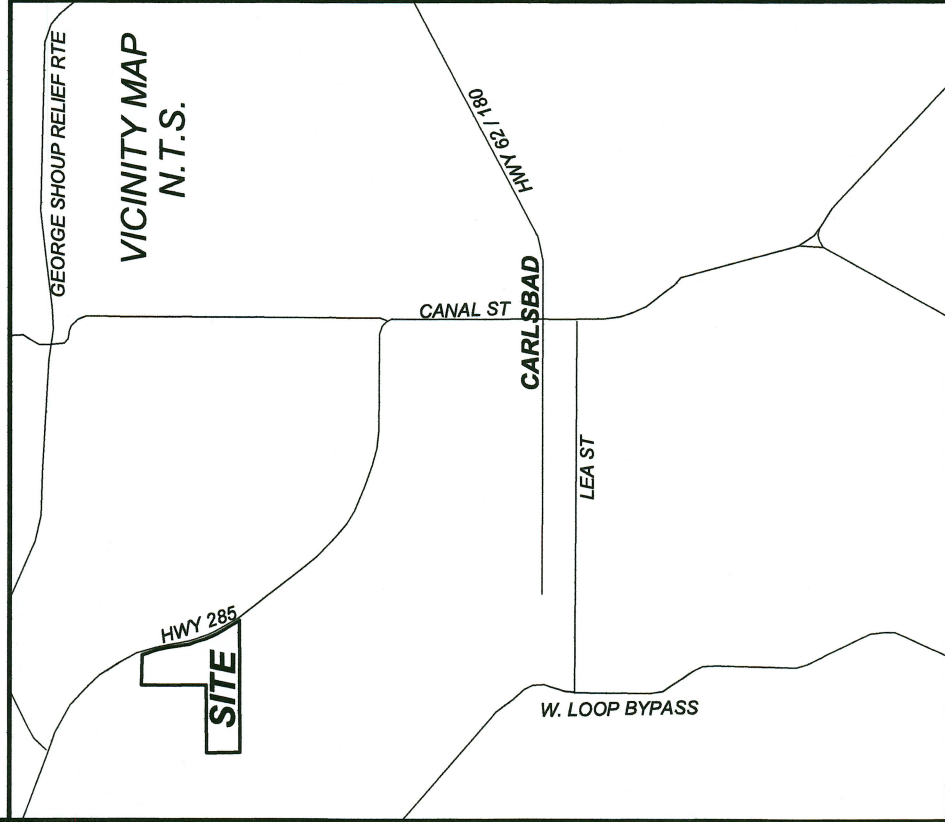
As owner and proprietor I have of my own free will and consent caused this plat with its lots, new access and utility easements and existing access to be platted. The property described hereon lies within the platting jurisdiction of CITY OF CARLSBAD and EDDY COUNTY PLANNING JURISDICTION, Eddy County,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

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 14 DAY OF April, 2026.

Shaundra Norman
COMMISSION DESIGNEE

STATE PARKS & RECREATION
BK. 203 PG. 275
B/S CAB. SL. 664



Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	1°59'17"	5803.00	104.42	97.99	191.41	S 14°07'29"E
2	4°14'02"	5803.00	414.02	207.11	413.53	S 15°29'55"E
3	6°54'18"	5803.00	705.85	353.35	705.42	S 17°50'54"E
4	17°47'39"	5857.00	1819.00	916.88	1811.70	S 12°38'18"E
5	1°11'04"	5857.00	50.54	121.07	121.07	S 12°38'18"E
6	5°55'12"	5857.00	506.60	253.46	506.44	S 29°34'32"E
7	4°57'21"	5857.00	479.62	239.95	479.49	S 34°23'58"E
8	4°41'31"	5857.00	219.59	108.81	219.58	N 26°01'25"W
9	2°08'53"	216.50	338.16	174.59	304.82	N 89°58'45"W
10	89°29'31"	216.50	345.91	178.91	345.91	N 89°58'45"W
11	3°52'25"	5857.00	306.80	158.92	306.80	S 18°01'42"E
12	1°50'45"	5857.00	188.69	94.35	188.68	S 20°03'45"E
13	2°13'22"	5857.00	227.23	113.63	227.21	S 20°03'45"E

Line	Bearing	Distance
1	S 82°03'50"W	44.12'
2	N 87°52'03"W	45.47'
3	N 79°40'17"W	139.78'
4	N 86°07'27"W	127.63'
5	N 89°58'45"W	150.78'
6	N 78°31'51"W	150.78'
7	S 0°23'40"W	146.21'
8	N 49°38'53"W	182.02'
9	S 40°57'36"W	100.45'
10	S 12°09'38"W	107.56'
11	S 74°12'17"E	55.61'

STATE PARKS & RECREATION
BK. 203 PG. 275
B/S CAB. SL. 664

