



AGENDA

Planning & Zoning Commission Regular Meeting
Janell Whitlock Municipal Complex Council Chambers
114 S. Halagueno Street
Carlsbad, New Mexico
June 1, 2026 at 6:00 PM

Agenda

1. Roll Call and Determination of Quorum
2. Approval of Meeting Minutes — May 4, 2026
3. Consider approval of a Conditional Use Permit to allow a multifamily complex at the property located at 2012 Standpipe Rd, zoned "R-R" Rural Residential District
4. Consider approval of a Variance from Ord. 56-90(b) to allow a one-foot (1') side setback instead of the required five-foot (5') side setback for the property located at 1105 W Bronson St, zoned "R-2" Residential 2 District
5. Consider a recommendation to City Council regarding a request to change the zoning to approximately 0.09 acres located at 103 S Cypress St, from "C-2" Commercial 2 District to "R-2" Residential 2 District
6. Consider a recommendation to City Council regarding a request to change the zoning at the property located at 302 W Pierce St, from "R-1" Residential 1 District to "C-1" Commercial 1 District
7. Consider a recommendation to City Council regarding a request to change the zoning to approximately 0.21 acres located at 922 Rex St, from "R-1" Residential 1 District to "R-2" Residential 2 District
8. Consider approval of a preliminary plat for the Southern Sky Subdivision, Unit 4, housing development, creating 24 new residential lots for development, zoned Planned Unit Development (PUD)
9. Consider approval of a variance from Ord. 47-7 to allow a septic system to be installed at the Branson Industrial Subdivision located on the south side of West Derrick Road, zoned "I" Industrial District
10. 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 — July 6, 2026

If you require a hearing interpreter, language interpreters or auxiliary aids in order to attend and participate in the above meeting, please contact the City 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 AND ZONING COMMISSION OF THE CITY OF CARLSBAD, NEW MEXICO, HELD IN THE JANELL WHITLOCK MUNICIPAL COMPLEX BUILDING ON MAY 4, 2026, AT 5:00 P.M.

Present:	Trent Cornum Valerie Branson Linda Wilson Denise Madrid-Boyea	Commissioner Commissioner Commissioner Commissioner
Absent:	James McCormick	Chairperson
Also Present:	Jeff Patterson Trysha Ortiz Ken Ahrens Josh Campbell Jalynn Dominguez Stephan Brown Julie Logsdon Maribel Parra Carolyn Gomez Waylon Barnes Patricia Barnes Betty Shan LaVern Shan Tony Dominguez Maritza Magana Joe Mecham Jake Johnson George Dunagan Amanda Mashaw	Planning Director Deputy Planning Director Deputy City Manager Fire Marshall Open Meetings Act Manager Compliance Clerk 403 E. Blodgett 3311 Sunnyview Citizen 1022 Pate Street 1022 Pate Street Citizen Citizen Citizen 3603 Selman Court 4003 Jesse James Court Project Manager Dunagan Associates Dunagan Associates

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

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

- 0:00:24 **1. ROLL CALL AND DETERMINATION OF QUORUM**
 Roll was called determining the presence of a quorum.

- 0:00:38 **2. APPROVAL OF MEETING MINUTES – APRIL 6, 2026**

0:00:46

MOTION

The motion was made by Commissioner Madrid-Boyea and seconded by Commissioner Wilson to approve the meeting minutes from April 6, 2026

0:00:51

VOTE

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

0:01:06

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

Julie Logsdon stated she was unaware of the current ordinance in place and said she already owns chickens. **Commissioner Madrid-Boyea** asked how many chickens are currently housed at the property. **Ms. Logsdon** responded that there are four chickens. **Commissioner Madrid-Boyea** asked if they are all hens, and **Ms. Logsdon** said yes. **Commissioner Madrid-Boyea** then asked how long the chickens have been on the property. **Ms. Logsdon** stated they have been there for more than five years. **Commissioner Madrid-Boyea** asked whether the chickens have ever left the property. **Ms. Logsdon** said no. **Commissioner Madrid-Boyea** asked what the chickens are housed in. **Ms. Logsdon** stated they are kept in a chicken coop and a larger storage building. **Commissioner Madrid-Boyea** asked how often the coop is cleaned **Ms. Logsdon** said it is cleaned weekly.

0:04:45

Commissioner Cornum 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.

0:08:40

MOTION

The motion was made by Commissioner Wilson and seconded by Commissioner Branson to approve a Conditional Use Permit to allow Chickens at the property located at 403 East Blodgett Street, zoned "R-1" Residential 1 District with the requirements that if and when the number of chickens fall to three or below the maximum allowed number of chickens will remain at three per Ordinance 56-42(b).

0:09:03

VOTE

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

0:09:26

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

Maribel Parra stated that she has three chickens housed in a chicken coop. She explained that fencing was installed to contain the chickens after experiencing problems with them running loose. She stated that the coop is cleaned daily and confirmed that

all three chickens are hens. **Commissioner Madrid-Boyea** asked how long ago the chickens were purchased. **Ms. Parra** stated they were purchased in April 2025. **Commissioner Madrid-Boyea** asked Ms. Parra to describe the structure where the chickens are housed. **Ms. Parra** explained that there is a wire fence surrounding the chickens, including chicken wire fencing on top to prevent them from escaping.

0:13:17 **Commissioner Cornum asked if anyone would like to speak regarding this item.**

Carolyn Gomez stated that she lives behind Sunnyview Avenue on Meadowlark Lane. She said that on one occasion she found a dead chicken in the alley and contacted animal control to have it removed.

Commissioner Madrid-Boyea asked Maribel Parra whether any of her chickens had died. **Ms. Parra** said no. **Commissioner Madrid-Boyea** asked whether any neighbors had complained about the chickens. **Ms. Parra** stated that a neighbor had complained that the chickens were on her property, which led to the installation of chicken wire around the coop. She said that the chickens' feathers had been trimmed so they cannot fly.

0:20:57 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Branson to approve a Conditional Use Permit to allow chickens at the property located at 3311 Sunnyview Avenue, zoned "R-1" Residential 1 District with the requirements that the chickens remain on the property, the area where they are housed is cleaned properly, and if a chicken passes away it has to be properly disposed of.

0:21:33 **VOTE**

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

0:21:48 **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**

Mr. Patterson stated that the request was for a conditional use permit to allow the operation of a home office for a mobile RV repair service. He explained that the applicant indicated the home office would generate no additional traffic and that no clients would visit the premises, with all work to be performed off site. **Mr. Patterson** stated that the Planning Department was requesting additional information regarding any business-related storage, equipment, or materials that would be kept at the subject property. He stated that the applicant would be required to obtain a city business license upon approval of the request. **Mr. Patterson** said the Planning Department recommended approval of the request.

Commissioner Madrid-Boyea asked about the Planning Department's concerns regarding operation of the business at the subject property. **Mr. Patterson** stated that the applicant had represented that only office work would occur at the property; however, the Planning Department has received an email and a phone call alleging that the applicant receives materials deliveries at the property.

Waylon Barnes stated that once a client contacts him, he orders parts and materials and has them delivered to the subject property. He stated that only smaller materials, if any, are kept at the property. **Commissioner Cornum** asked what types of vehicles are primarily repaired. **Mr. Barnes** responded that the business mainly repairs FedEx trucks.

Commissioner Madrid-Boyea asked whether the applicants own a separate shop or yard outside the subject property. **Mr. Barnes** stated they do not. **Commissioner Madrid-Boyea** also asked how long the business had been in operation. **Mr. Barnes** stated the business has operated since July 2025. **Commissioner Madrid-Boyea** asked whether the applicants had applied for a business license. **Patricia Barnes** stated that she had attempted to renew her business license and was informed by the Planning Department that a conditional use permit was required in order to continue operating the business.

0:30:56 **Commissioner Cornum** asked if anyone would like to speak regarding this item.

Betty Shan introduced LaVern Shan to speak on her behalf. **LaVern Shan** stated that traffic in the neighborhood has increased and that work can sometimes be heard coming from the shop located at the rear of the subject property. She stated that backing out of the driveway can be difficult, particularly because Pate Street is already heavily traveled. **Ms. Shan** also expressed concern that the business could negatively impact surrounding property values.

Commissioner Cornum asked Mr. Patterson to explain the difference between a zone change and a conditional use permit. **Mr. Patterson** stated that the applicant was requesting a conditional use permit, which allows limited modifications for a specific use on the subject property. He explained that the permit applies only to the current property owner and that if the property is sold or the owner relocates, a new owner would need to apply for a separate conditional use permit. **Mr. Patterson** stated that failure to comply with the permit requirements could result in revocation of the permit.

Tony Dominguez stated that he was concerned about traffic in the alley. He explained that he accesses his carport through the alley and that access is occasionally blocked by vehicles parked behind Mr. Barnes residence. **Commissioner Madrid-Boyea** asked Mr. Dominguez whether he had observed any repair work being performed at the subject property. **Mr. Dominguez** stated that he had not. **Commissioner Madrid-Boyea** asked whether he had known the business had been operating since July 2025. **Mr.**

Dominguez responded that he had not. **Commissioner Madrid-Boyea** also asked whether traffic on Pate Street had increased. **Mr. Dominguez** stated that it had not. **Commissioner Madrid-Boyea** asked what type of vehicles were blocking the alley. **Mr. Dominguez** stated that they were pickup trucks. **Commissioner Madrid-Boyea** asked how often the alley had been blocked since the business began operating in July 2025, and **Mr. Dominguez** responded that it had occurred periodically over the last year.

Waylon Barnes stated that family members occasionally come to the property to help remove trash and sometimes park in the alley while doing so. He stated that he has instructed them not to park in the center of the alley and is addressing the issue when it occurs. **Commissioner Wilson** asked whether the alley parking was related to the business. **Mr. Barnes** said it was not. **Commissioner Wilson** asked whether the family members were cleaning the residence or performing cleanup related to the business. **Mr. Barnes** stated that the cleanup pertained only to the residence and had no connection to the business. **Commissioner Wilson** asked whether the family members could park elsewhere. **Mr. Barnes** said yes.

Commissioner Madrid-Boyea asked whether any RV or large truck repairs had been conducted on the property. **Patricia Barnes** stated that no such repairs had been performed at the property. She added that her husband builds items in the shop located at the rear of the property.

0:50:24

MOTION

The motion was made by Commissioner Madrid-Boyea and seconded by Commissioner Wilson to approve 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 with the requirements that no repairs take place at the subject property, that no deliveries from Semi-Trucks made to the subject property, and that the ally will not be blocked by the applicant.

0:50:37

VOTE

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

0:51:11

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

Mr. Patterson stated that the request was for a porch addition with a five-foot rear setback. He explained that the subject property is zoned "R-1" Residential 1 District. He stated that the proposed addition consists of a 44-foot by 25-foot extension on the existing concrete slab. He said the Planning Department recommended denial of the request.

Maritza Magana stated that she had confirmed with the owner of the residence directly behind the property, who indicated support for the addition. She explained that a wall would be constructed along the rear portion of the porch to provide additional privacy, while the side portions would remain open. **Commissioner Cornum** asked what materials would be used for the addition. **Mrs. Magana** stated that the roof would match the existing house roof and that the remaining structural materials would be wood. She explained that when the contractor poured the concrete slab, she had been informed that the required setback was five feet. She stated that when she later applied for the permit, the Planning Department informed her that the actual required setback was ten feet, at which point the slab had already been poured.

Commissioner Madrid-Boyea asked how far the roof would extend. **Mrs. Magana** stated that the roof would attach directly to the house and extend to the rear of the porch. She explained that the sides would remain open while the rear wall would be enclosed for privacy and finished with stucco matching the house. **Commissioner Madrid-Boyea** asked whether the setback could be revised to comply with the required ten-foot setback. **Mrs. Magana** stated that it would be possible; however, the concrete slab had already been paid for and poured at the five-foot setback.

1:00:16 **Commissioner Cornum** 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.

Commissioner Wilson asked whether anything was located in the yard of the neighboring property behind the subject property. **Mrs. Magana** stated that the neighboring property owner has a porch in the backyard that complies with the required ten-foot setback.

Commissioner Madrid-Boyea asked whether a fence already exists on the property. **Mrs. Magana** stated that there is an existing cinderblock fence approximately five feet in height.

Commissioner Madrid-Boyea asked Mr. Patterson why the Planning Department was recommending denial of the request. **Mr. Patterson** stated that, upon review of the application, the proposed addition was determined not to meet the criteria established by the Ordinance. **Commissioner Madrid-Boyea** also asked whether the Planning Department had received any public comments regarding the request. **Mr. Patterson** stated that no comments had been received.

Commissioner Wilson asked why the additional five feet of the concrete slab needed to be covered. **Mrs. Magana** stated that she was seeking approval for the five-foot setback because the concrete slab had already been poured.

Commissioner Cornum noted that if the wall were moved inward by five feet to comply with the ten-foot setback requirement, the structure might not be structurally

sound. He stated that constructing the wall along the outer edge of the slab at the existing five-foot setback would likely be safer.

1:12:07 **MOTION**

The motion was made by commissioner Cornum to approve 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

Motion dies due to the lack of a second

Commissioner Branson stated that the fence could potentially be constructed at a greater height, which could eliminate the need for the proposed porch wall. **Mr. Patterson** noted that the maximum allowable fence height under the ordinance is seven feet.

1:16:49 **MOTION**

The motion was made by Commissioner Branson and seconded by Wilson to approve 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 with the requirements that the back of the porch remains open and the option to build the fence higher.

1:17:14 **VOTE**

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

1:17:40 **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**

Mr. Patterson stated that the request was for a carport addition with a ten-foot rear setback. He explained that the subject property is zoned "R-R" Rural Residential District. He stated that the proposed carport would be constructed of noncombustible metal materials and would measure 26 feet by 45 feet with a height of 14 feet. He stated that the Planning Department recommended denial of the request. **Commissioner Madrid-Boyea** asked whether any complaints had been received regarding the request. **Mr. Patterson** stated that none had been received.

Joe Mecham stated that the carport would be used to store a 40-foot recreational vehicle. He explained that he currently has a 20-foot setback and that maneuvering the RV into the proposed carport would be difficult due to the presence of a tree on the property, which he does not want to remove. **Commissioner Madrid-Boyea** asked how

access to the carport would be gained. **Mr. Mecham** stated that he has a gate providing access to the backyard. **Commissioner Madrid-Boyea** asked whether Mr. Mecham had obtained a permit for another structure on the property that appeared to be located closer to the wall than the required 20-foot setback. **Mr. Mecham** stated that he had obtained a permit approximately three years earlier for a structure with a ten-foot rear setback. **Commissioner Madrid-Boyea** asked why the tree would need to be removed if the carport were moved back an additional ten feet. **Mr. Mecham** stated that maneuvering the RV around the tree would likely become too difficult, requiring its removal. **Commissioner Madrid-Boyea** also asked whether the carport had already been purchased. **Mr. Mecham** stated that it had been purchased, although construction had not begun because the permit had not yet been approved.

1:25:27 **Commissioner Cornum 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.**

1:25:41 **Motion**

The motion was made by Commissioner Wilson and seconded by Commissioner Branson 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 4003 Jesse James Court, zoned "R-R" Rural Residential District

1:25:50 **Vote**

The vote was as follows; Yes - Cornum, Branson, Wilson; No - Madrid-Boyea; Absent - McCormick; the motion carried.

1:26:12 **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**

Commissioner Branson Recused herself from this agenda item

Mr. Patterson stated that the request was to allow septic service within Lot 1, Phase 1 of the Branson Industrial Subdivision development. He explained that the applicant has a client prepared to occupy the building located on Lot 1. He stated that connecting to the City sewer system along Derrick Road and Production Lane would require installation of a sewer lift station, resulting in significant additional cost. He further stated that a request had been submitted to allow septic systems for the remaining lots within the development. **Mr. Patterson** stated that, under the original plans presented to the Planning and Zoning Commission at the June 2, 2025 meeting, the development proposal included extension and connection to the City sewer system. He explained that the later request to install septic systems for the subdivision was determined to be a significant alteration of the originally approved proposal and therefore required Planning and Zoning Commission approval before proceeding. **Mr. Patterson** stated

that the Planning Department recommended denial of the request. **Commissioner Madrid-Boyea** asked what the process would look like if a temporary septic system were approved. **Mr. Patterson** stated that a temporary septic system could be installed for Lot 1. **Commissioner Madrid-Boyea** asked how long the septic system would remain operational. **Mr. Patterson** stated that it would remain in use until sewer service became available adjacent to the property.

George Dunagan stated that the original plan anticipated that the water line extending from Production Lane would adequately serve Lot 1 and the remaining lots within the subdivision, eliminating the need for a water line extension from National Parks Highway. He explained that the project would also require installation of a pressure reduction valve estimated to cost between \$750,000 and \$1,000,000. **Mr. Dunagan** stated that construction on the building located on Lot 1, Phase 1 has been underway since permits were issued in November 2025. He noted that variances allowing septic systems had previously been granted for developments on Greene Street and Production Lane.

Commissioner Madrid-Boyea asked whether the applicant would support approval of a temporary septic system until connection to the municipal sewer system became possible. **Mr. Dunagan** stated that the applicant was not requesting a temporary system. He explained that the intent was to install a permanent septic system without any future requirement to connect to municipal sewer service if it later became available.

Commissioner Cornum asked whether any timeframe existed for sewer service to become available to the property. **Mr. Patterson** stated that the City currently has no plans to extend sewer service to the subject property. He explained that the original development proposal indicated that the developer, rather than the City, would extend the sewer line. **Commissioner Cornum** asked whether the extension was intended to be funded by the developer. **Mr. Patterson** said yes.

Mr. Dunagan stated that when the sewer plans were originally developed, costs associated with the pressure reduction valve and lift station had been included in the project estimates. He explained that avoiding those installations through use of septic systems would create cost savings that could instead be applied toward water line expenses.

Commissioner Madrid-Boyea asked whether, when the original proposal was approved with the understanding that the developer would fund the sewer extension, any timeline for installation had been identified. **Mr. Patterson** stated that he was unaware of any plans to extend sewer service east along Derrick Road from Production Lane. He stated that the current request did not include a specific timeframe governing installation of a temporary septic system. **Commissioner Madrid-Boyea** also asked whether additional information was known regarding the Production Lane development that had previously received a variance approval. **Mr. Patterson** stated

that the nearest City connection point would be located on Airport Avenue, but he was uncertain whether the existing infrastructure was large enough to support a development of that scale. He stated that similar circumstances applied to the Greene Street development. **Commissioner Madrid-Boyea** asked whether any issues had been reported with the septic systems serving the Greene Street development. **Mr. Patterson** stated that no issues had been reported.

1:47:13 **Commissioner Cornum asked if anyone would like to speak regarding this item.**

Jake Johnson stated that he is the project manager for the development. He explained that extending the sewer line is difficult due to multiple existing gas lines in the area, including a 20-inch, 20,000 PSI high-pressure gas line. He stated that the sewer line could only be extended approximately 50 feet before requiring redirection to a lift station. He explained that the total extension would actually exceed 500 feet because the line would need to continue to the southeast side of the development, where the lift station is planned to be located.

Amanda Mashaw stated that, given the issues identified, the applicant is requesting consideration and approval of the request.

1:54:30 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to approve 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

1:57:39 **VOTE**

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

1:57:53 **9. REPORT OF SUMMARY REVIEW SUBDIVISIONS**

None to report.

1:59:09 **ADJOURNED**

With no further business to discuss, Chairman Cornum declared the meeting adjourned at 6:59 PM.

James McCormick, Chairperson

Date



**CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM**

Council Meeting Date: June 1, 2026

DEPARTMENT: Planning & Zoning	BY: Miguel Martinez	DATE: 05/20/2026
<p>SUBJECT: Consider approval of a Conditional Use Permit to allow a multifamily complex at the property located at 2012 Standpipe Rd, zoned “R-R” Rural Residential District</p>		
<p>BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) SUBJECT: Request for a Conditional Use Permit to allow a Multi-Family complex at the property located at 2012 Standpipe Road, a property zoned “R-R” Rural Residential District, in accordance with Sections 56-42 Table 1 of the Zoning Ordinance.</p> <p>Applicant/Owner: Angel De Leon 815 S Alameda St Carlsbad NM 88220</p> <p><i>*The applicant provided the required notification to property owners within 100’ and agreed to post the required sign 5-days prior to the public hearing as required by Sec. 56-140(i).</i></p> <p>SYNOPSIS: The applicant is requesting a Conditional Use Permit to allow a Multi-Family complex at the property located at 2012 Standpipe Road, a property zoned “R-R” Rural Residential District. According to Sec. 56-42 Table 1 of the Zoning Ordinance, Multi-Family is allowed in this zoning with the approval of a Conditional Use Permit. The applicant would like to open a multi-family complex at the property.</p> <p>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.</p> <p><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></p> <p>The following <i>City of Carlsbad Comprehensive Plan 2045</i> objectives apply to this request:</p> <p>Chapter 4: Housing & Neighborhoods Objectives:</p>		

- To preserve the character, identity, and integrity of established neighborhoods.
- To ensure public reinvestment and improvements in existing neighborhoods.

Chapter 5: Land Use

Objectives:

- To identify areas of opportunity for infill and redevelopment.
- To meet the commercial market demand and needs of existing and future Carlsbad residents.
- To encourage redevelopment of vacant or underutilized properties for residential, commercial, or mixed-use development.

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: Utilities Department: Recommend approval – may need new water service line installed. Building Department: Recommend approval – property is large enough to accommodate additional housing
 Fire Department: Recommend approval
 Legal Department: Recommend approval
 Police Department: Recommend approval
 Project Department: Recommend approval
 Planning Department: Recommend approval
 Code Enforcement:

BOARD/COMMISSION/COMMITTEE ACTION:

Planning & Zoning Commission -

Reviewed by:

City Manager:	Date:
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Attachments:

1. Conditional Use - 2012 Standpipe Rd - Application Items



City of Carlsbad
 Planning and Regulation Department
 PO Box 1569
 Carlsbad, New Mexico 88221
 Phone (575) 885-1185

CONDITIONAL USE PERMIT APPLICATION

(INCLUDING HOME OCCUPATIONS)

Sec. 56-150(f)

Application Date: May/17/20

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

APPLICANT INFORMATION:

Angel de Leon 815 S Alameda st
 NAME ADDRESS

Carlsbad Nm 88220 575-3613558 Angel_462462@hotmail.com
 CITY STATE ZIP PHONE EMAIL

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT):

2012 Standpipe
 NAME ADDRESS

CITY STATE ZIP PHONE EMAIL

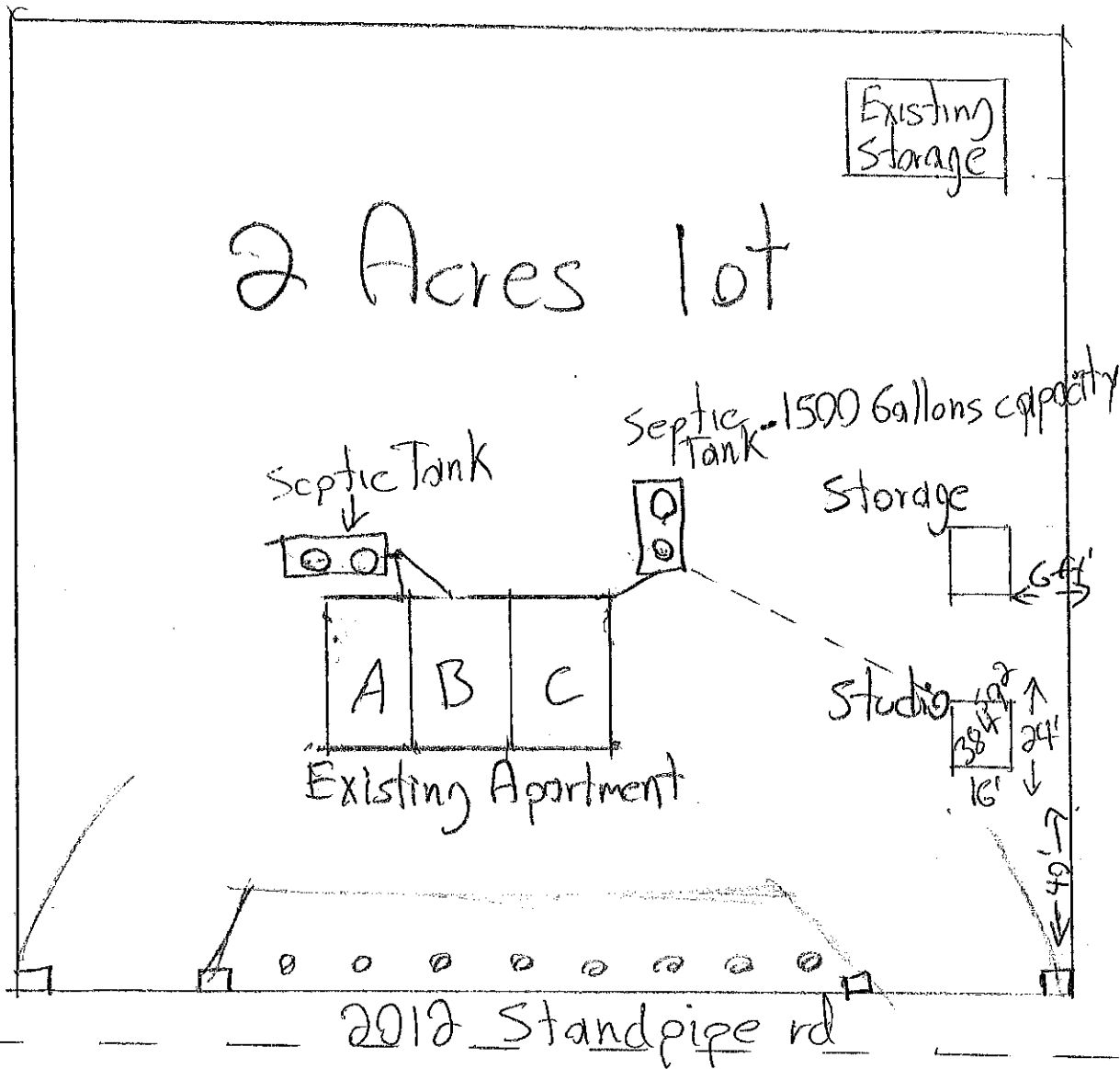
LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (FOR WHICH CONDITIONAL USE IS REQUESTED):

2012 Standpipe

ZONING OF PROPERTY: RR

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

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.)



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.

Angel de Leon
APPLICANT SIGNATURE

May/7/26
DATE

Sign issued by: _____
STAFF MEMBER

Date: May 17/26

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, excluding all streets and alleys.

Applicant: Angel de Leon 8155 Alameda 575-3613558
Name Address Phone

Subject Site Location: 2012 Standpipe

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: add studio

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

Date: June 1, 2026

Time: 5:00pm

Place: Janell Whitlock Municipal Complex
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

Angel de Leon

9589 0710 5270 3761 8427 01

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	05/07/2026

Sent To: Moonlight Electric LLC
 Street and Apt. No., or PO Box No.:
 1093 W Uval St
 City, State, ZIP+4®: Carlsbad Nm 88220

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Postage	\$0.78	
Total Postage and Fees	\$6.08	05/07/2026

Sent To: Neatherlin James Stanley
 Street and Apt. No., or PO Box No.:
 2018 Stagecoach rd
 City, State, ZIP+4®: Carlsbad Nm 88220

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	05/07/2026

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 Street and Apt. No., or PO Box No.:
 508 N Olive St
 City, State, ZIP+4®: Carlsbad Nm 88220

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Total Postage and Fees	\$6.08	05/07/2026

Sent To: Villagordo Fabian Salas
 Street and Apt. No., or PO Box No.:
 4300 Southwest Ln
 City, State, ZIP+4®: Carlsbad Nm 88220

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Carlsbad, NM 88221

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	05/07/2026

Sent To: Burnett Wesley
 Street and Apt. No., or PO Box No.:
 PO Box 320
 City, State, ZIP+4®: Carlsbad Nm 88221

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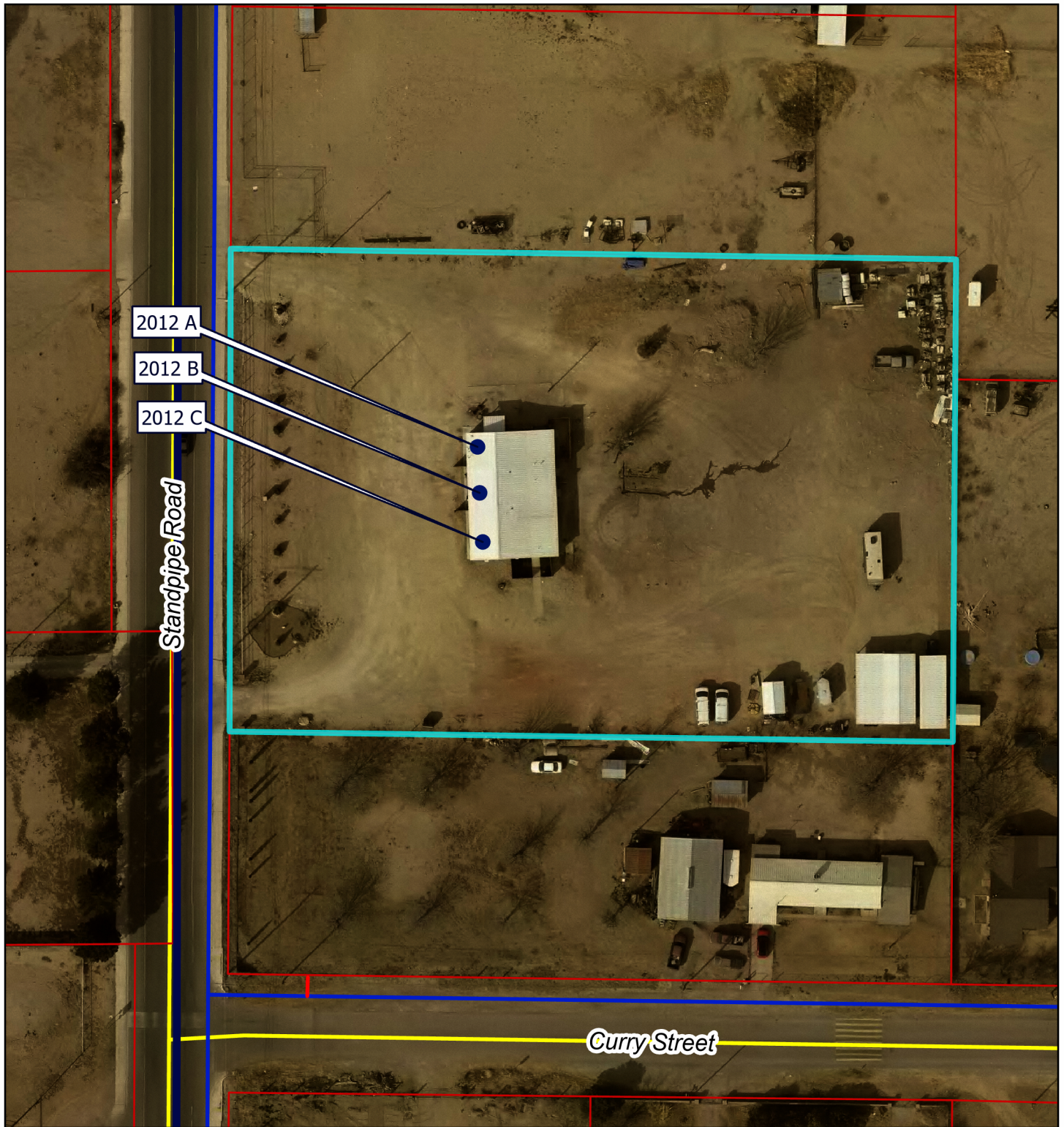
Carlsbad, NM 88220

OFFICIAL USE

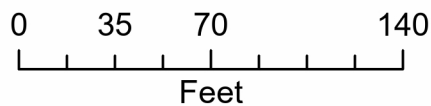
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 2117 Carry St
 City, State, ZIP+4®: Carlsbad Nm 88220

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- Carlsbad Address Water Lines
- ▭ Parcel
- Roads
- Fire Hydrant Line
- Water Main
- Transmission



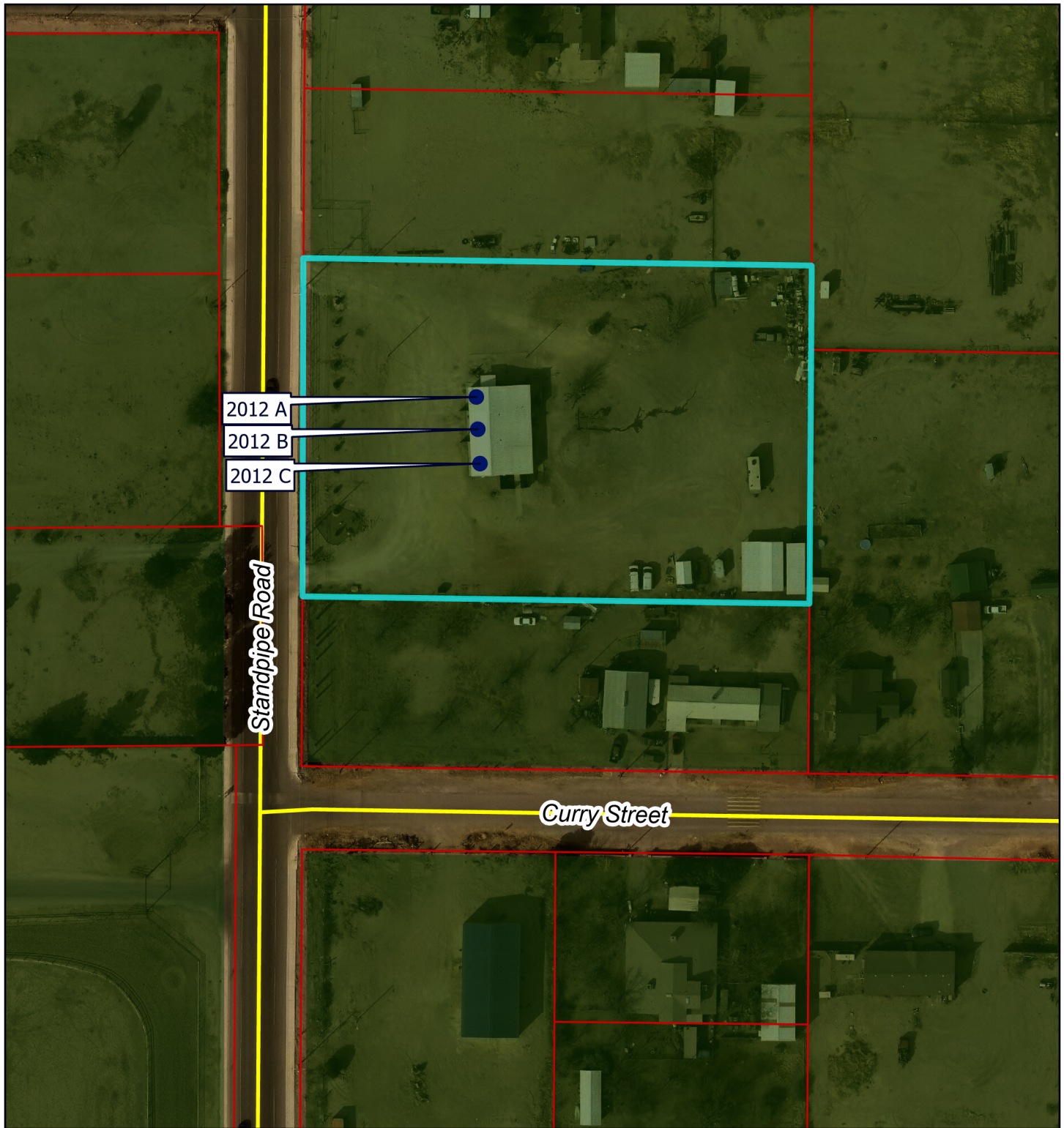
IMPORTANT: Maps and data are NOT survey quality, do not guarantee accuracy, and are only to be used as a reference.



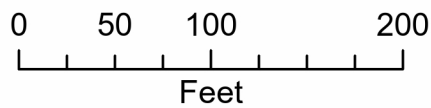
Scale: 1:1,200
1 inch = 100 feet

Conditional Use
Carlsbad, NM

Map # 3526_ed02
Date: 5/18/2026



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



IMPORTANT: Maps and data are NOT survey quality, do not guarantee accuracy, and are only to be used as a reference.





**CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM**

Council Meeting Date: June 1, 2026

DEPARTMENT: Planning & Zoning	BY: Miguel Martinez	DATE: 05/20/2026
<p>SUBJECT: Consider approval of a Variance from Ord. 56-90(b) to allow a one-foot (1') side setback instead of the required five-foot (5') side setback for the property located at 1105 W Bronson St, zoned "R-2" Residential 2 District</p>		
<p>BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) SUBJECT: Request for Variance from Ord. 56-90(b) to allow a 1-foot (1') side yard setback instead of the required five-foot (5') side yard setback for the property located at 1105 West Bronson Street, zoned "R-2" Residential 2 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:Dennis Griffin 1105 W Bronson St Carlsbad, NM 88220 *The applicant provided the required notification to property owners within 100' and agreed to post the required sign 5-days prior to the public hearing as required by Sec. 56-140(i). 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. SYNOPSIS/HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): The applicant has submitted a request to allow a porch addition to have a one-foot (1') side yard setback instead of the required five-foot (5') side yard setback. No new construction should encroach or expand beyond the property line. 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 2045 objectives apply to this request: Chapter 4: Housing & Neighborhoods. Objectives: To preserve the character, identity, and integrity of established neighborhoods.</p>		

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. Utilities Department: Recommend denial – Water service line runs down the property. Need to verify if utility easement has been filed. Building Department: Recommend denial – property is large enough to allow proper setbacks. 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 - 1105 W Bronson St - Application Items



City of Carlsbad
Planning and Regulation Department
PO Box 1569
Carlsbad, New Mexico 88220
Phone (575) 885-1185

BOARD OF APPEALS APPLICATION

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

1. The Planning and Zoning Commission's regularly scheduled meetings are on the **FIRST MONDAY OF THE MONTH**. Applicant should obtain an Application Packet for the particular type of request (Zone Change, Subdivision, Variance, Annexation, Conditional Use, etc.) from the City of Carlsbad, Planning and Regulation Office.
2. **Applicant must submit a completed Application to the Planning and Regulation Office on, or before, the FIRST FRIDAY OF THE MONTH prior to the desired Commission meeting.** The minimum application packet submittal is one (1) copy of the Application with original signatures and all required supporting documents. A letter of explanation or clarification may also be provided. The required non-refundable application fee is due with submittal of the application.

The minimum size for all documents is 8½" x 11". However, if the applicant wishes to support his or her application with larger size documents, **an original and three (3) copies** need to be provided. Separate arrangements for copying these large documents may be possible, but will incur additional costs.

3. The Planning and Regulation Office will give the Application an initial cursory review. If deficiencies or questions are noted, the Applicant will be advised and provided an opportunity to supplement the application. If the Applicant fails to complete and resubmit the application prior to the above deadline, the matter will not be heard until the next subsequent Commission meeting. The original application fee will be retained and will suffice for the specific original application for a period of 90-days from the date of the original application.
4. Applications appearing complete will be set for full evaluation by City Staff prior to the Commission meeting. The purpose of this evaluation is to develop and provide a full briefing report for the Commission. Applicants will be advised of deficiencies noted during this review and will be afforded opportunity to supplement their application during their presentation to the Commission, if they so desire.
5. The Planning and Zoning Commission will vote to approve or deny the request. Applicant or his/her representative must be present to address any questions that Planning and Zoning Commissioners may have. Appeals of Planning and Zoning Commission decisions will be heard by the City Council pursuant to Sec. 56-150(c).
6. **The applicant shall mail notice of the Planning and Zoning Commission hearing, via certified mail,** to all property owners within one-hundred feet (100') of the subject site, excluding all streets and alleys. **Evidence of such notification shall be provided with the application.** In addition, the applicant shall post a sign, provided by the City, at the property at least 5 days prior to the public hearing.



City of Carlsbad
 Planning and Regulation Department
 PO Box 1569
 Carlsbad, New Mexico 88220
 Phone (575) 885-1185

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

Application Date: 4-23-2026

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

APPLICANT INFORMATION:

DENNIS GRIFFIN 1105 W BRONSON ST
 NAME ADDRESS

CARLSBAD NM 88220 575-499-3662 GRIFF1257@YAHOO.COM
 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):

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.)

1 FOOT SIDEYARD SETBACK
~~25 FEET~~ 25 FEET FRONT
SETBACK

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: _____

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:**

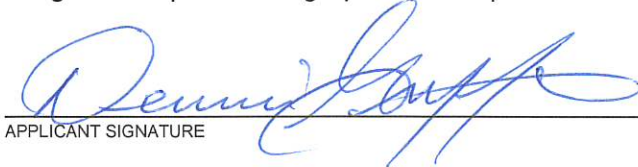
- 1. The variance will not be detrimental to the public health, safety and general welfare of the community;**
- 2. The variance will not adversely affect the reasonable development of adjacent property;**
- 3. The variance is justified because of topographic or other special conditions unique to the 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.**

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: 4-23-2026

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, excluding all streets and alleys.

Applicant: DENNIS GRIFFIN 1105 W. BROMSON 575-499-3662
Name Address Phone

Subject Site Location: 1105 W. BROMSON ST CARLSBAD NM 88220

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:

CARPORT 18X25 WITH 1 FT SETBACK
ON RIGHT SIDE

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: June 1, 2026

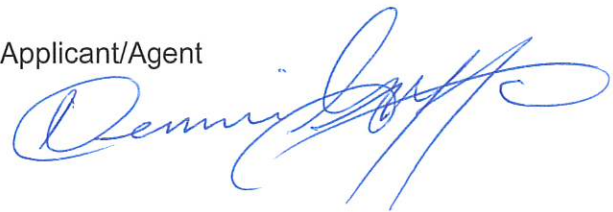
Time: 5:00pm

Place: **Janell Whitlock Municipal Complex**
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 8613 61
9589 0710 5270 4109 8613 47
9589 0710 5270 4109 8613 23
9589 0710 5270 4109 8613 30

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	

Sent To **BETH ARRINGTON**
Street and Apt. No., or PO Box No.
501 1/2 SELM ST
City, State, ZIP+4®
CARLSBAD

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	

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Street and Apt. No., or PO Box No.
1106 W BROMSON ST
City, State, ZIP+4®
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Total Postage and Fees	\$6.08	

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Street and Apt. No., or PO Box No.
412 S WALNUT ST
City, State, ZIP+4®
CARLSBAD

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Total Postage and Fees	\$6.08	

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Street and Apt. No., or PO Box No.
909 AVENIDA MANAMA
City, State, ZIP+4®
ROSWELL

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	

Sent To **MARVIN HERNANDEZ**
Street and Apt. No., or PO Box No.
506 S WALNUT ST
City, State, ZIP+4®
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	

Sent To **CERVANTES RODRUE**
Street and Apt. No., or PO Box No.
2702 DAVIS ST
City, State, ZIP+4®
CARLSBAD

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	04/24/2026
Total Postage and Fees	\$6.08	

Sent To
 STEFAN KLIMAS
 Street and Apt. No., or PO Box No.
 442 HARMON LN
 City, State, ZIP+4®
 CARLSBAD

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9589 0710 5270 4109 8612 86

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
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 JODY C VASQUEZ
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 505 S ELM ST
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Sent To
 KENNETH URQUIDEZ
 Street and Apt. No., or PO Box No.
 1714 SANDY LN
 City, State, ZIP+4®
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	04/24/2026
Total Postage and Fees	\$6.08	

Sent To
 GUADLUPE RODRIGUEZ
 Street and Apt. No., or PO Box No.
 407 S ELM ST
 City, State, ZIP+4®
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Postage	\$0.78	04/24/2026
Total Postage and Fees	\$6.08	

Sent To
 SHAWN CORRAL
 Street and Apt. No., or PO Box No.
 503 S ELM ST
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Carlsbad, NM 88221

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
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Postage	\$0.78	04/24/2026
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Sent To
 SHARON CLICK
 Street and Apt. No., or PO Box No.
 PO BOX 1503
 City, State, ZIP+4®
 CARLSBAD

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Carlsbad, NM 88220

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	04/24/2026
Total Postage and Fees	\$6.08	

Sent To
 MANUEL AGUILAR
 Street and Apt. No., or PO Box No.
 509 S ELM
 City, State, ZIP+4®
 CARLSBAD

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	04/24/2026
Total Postage and Fees	\$6.08	

Sent To
 MARTHA J SWITZER ESTATE
 Street and Apt. No., or PO Box No.
 1106 W. LEA ST
 City, State, ZIP+4®
 CARLSBAD

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Roswell, NM 88203

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here APR 24 2026
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	04/24/2026
Total Postage and Fees	\$6.08	

Sent To
 JULIO SANCHEZ
 Street and Apt. No., or PO Box No.
 909 AVENIDA MANANA
 City, State, ZIP+4®
 ROSWELL

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Postage	\$0.78	04/24/2026
Total Postage and Fees	\$6.08	

Sent To
 ROBERT TITTON
 Street and Apt. No., or PO Box No.
 1909 MAJAR
 City, State, ZIP+4®
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Carlsbad, NM 88221

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	04/24/2026
Total Postage and Fees	\$6.08	

Sent To
 JESUS TABERNACLE
 Street and Apt. No., or PO Box No.
 PO BOX BB
 City, State, ZIP+4®
 CARLSBAD

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

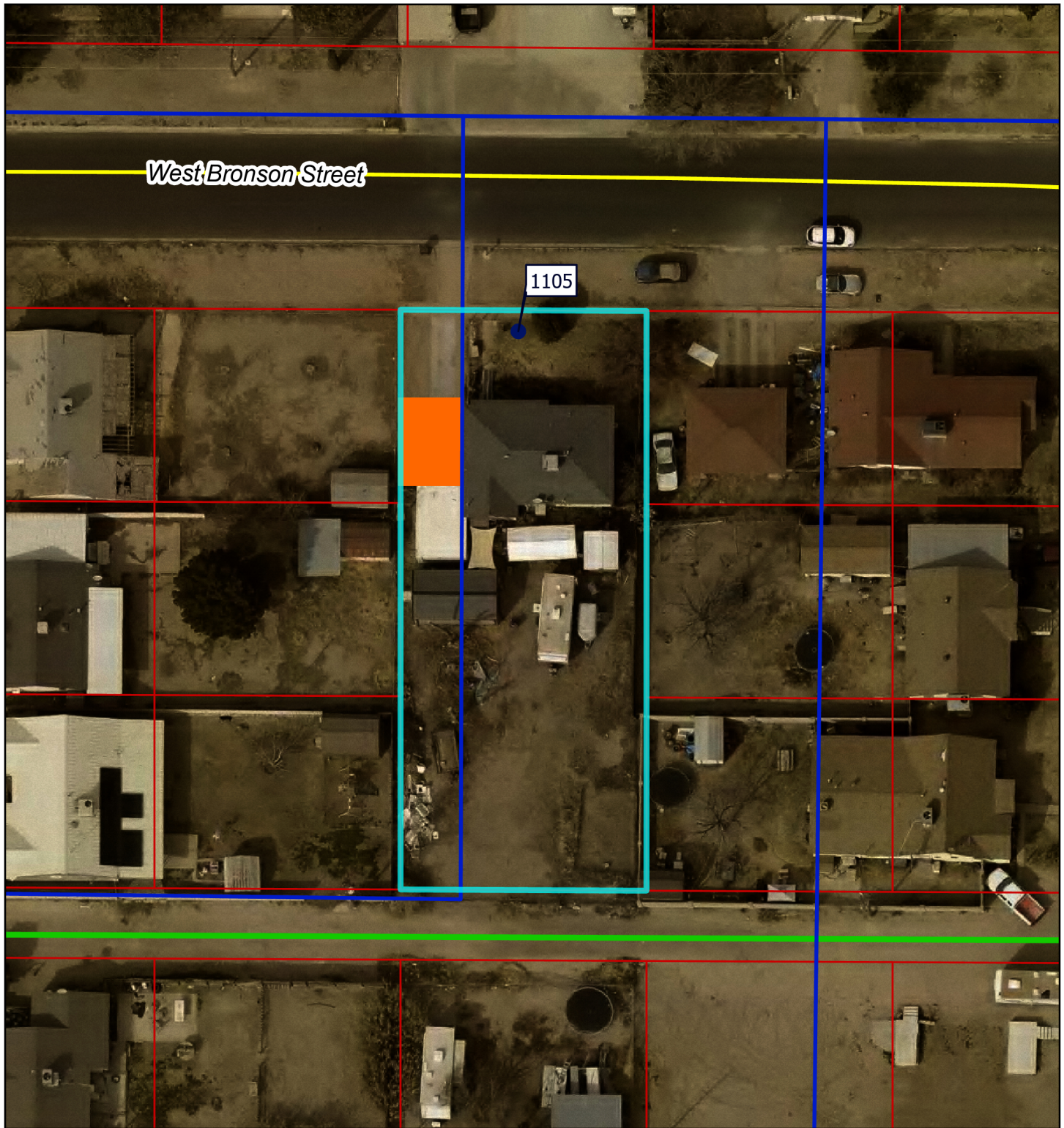


18x25 carport

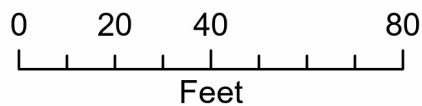
5' side set back

25' FRONT SET BACK

DENNIS GARFIELD
1105 W BRONSON ST



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



IMPORTANT: Maps and data are NOT survey quality, do not guarantee accuracy, and are only to be used as a reference.





**CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM**

Council Meeting Date: June 1, 2026

<p>DEPARTMENT: Planning & Zoning</p>	<p>BY: Miguel Martinez</p>	<p>DATE: 05/20/2026</p>
<p>SUBJECT: Consider a recommendation to City Council regarding a request to change the zoning to approximately 0.09 acres located at 103 S Cypress St, from “C-2” Commercial 2 District to “R-2” Residential 2 District</p>		
<p>BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) SUBJECT: Request for Zone Change from “C-2” Commercial 2 District to “R-2” Residential 2 District for approximately 0.09 acres located at 103 South Cypress Street, legally described as Subd: GIBSONS ADDITION BLOCK 8 REPLAT SUBDIVISION Lot: 1B Block: 8; pursuant to Section 3-21-1 et. Seq. NMSA 1978 and Sections 56-150(b) and 56-140(i), Carlsbad Code of Ordinances.</p> <p>Applicant/Owner: Justin Angel 1118 W Bonbright St Carlsbad, NM 88220</p> <p><i>*The applicant provided the required notification to property owners within 100’ and agreed to post the required sign 5-days prior to the public hearing as required by Sec. 56-140(i). The City will notify the property owners’ 15-days prior to the City Council hearing and publish notification in the newspaper 30-days prior to said hearing.</i></p> <p>SYNOPSIS, HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): Request for Zone Change from “C-2” Commercial 2 District to “R-2” Residential 2 District for the approx. 0.09 acres property located at 103 South Cypress Street.</p> <p>The properties to the north, east and west are zoned “C-2” Commercial 2 District. The properties to the south are zoned “R-2” Residential 2 District. This change would not create a spot zone.</p> <p>Sec. 56-40(c) of the Zoning Ordinance states:</p> <p>(c)</p>		

Residential 2 (R-2) district. The residential 2 district is intended to accommodate higher density single-family, duplex, multiple-family, and mobile home parks and subdivisions and to provide land-use protection for areas that develop in such a manner.

Comprehensive Plan: Strategy 2045 goals and policies that are applicable to this request are:

Chapter 4: Housing & Neighborhoods

Objectives:

- *To preserve the character, identity, and integrity of established neighborhoods.*
- *To encourage the on-going maintenance of rental and owner-occupied properties.*
- *To ensure public reinvestment and improvements in existing neighborhoods.*

Chapter 5: Land Use

Objectives:

- *To identify areas of opportunity for infill and redevelopment.*
- *To encourage redevelopment of vacant or underutilized properties for residential, commercial, or mixed-use development.*
- *To foster community pride through participation in Keep Carlsbad Beautiful and other property clean-up efforts.*

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

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

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

(b) The proposed amendment responds or does not respond to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance; and

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

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

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

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

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

(h) The proposed amendment is justified in order to respond to changes in the City's

Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

DEPARTMENT RECOMMENDATION:

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

DEPARTMENT COMMENTS:

Utilities Department: Recommend approval

Building Department: Recommend approval

Fire Department: Recommend approval

Legal Department: Recommend approval

Police Department: Recommend approval

Project Department: Recommend approval

Planning Department: Recommend approval

Code Enforcement: No Comments

BOARD/COMMISSION/COMMITTEE ACTION:

Planning & Zoning Commission -

Reviewed by:

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

Attachments:

1. Ordinance 2026-__ - Zone Change - 103 S Cypress St - C2 to R2
2. Zone Change - 103 S Cypress St - Application Items

ORDINANCE NO. 2026-_____

AN ORDINANCE REZONING PART OF “C-2” COMMERCIAL 2 DISTRICT TO “R-2” RESIDENTIAL 2 DISTRICT FOR APPROXIMATELY 0.092 ACRES, LOCATED AT 103 S. CYPRESS STREET, LEGALLY DESCRIBED AS LOT 1B, BLOCK 8, GIBSON’S ADDITION BLOCK 8 REPLAT SUBDIVISION, PURSUANT TO SECTION 3-21-1 ET. SEQ. NMSA 1978 AND SECTIONS 56-150(B) AND 56-140(I), CARLSBAD CODE OF ORDINANCES.

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

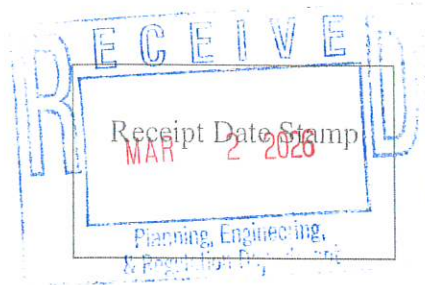
The official zoning map of the City is hereby amended to rezone part of "C-2" Commercial 2 District to "R-2" Residential 2 District, for approximately 0.092 acres, located at 103 S. Cypress St., legally described as:

LOT 1B, BLOCK 8, GIBSON’S ADDITION BLOCK 8 REPLAT SUBDIVISION
INTRODUCED, PASSED, ADOPTED AND APPROVED this 14th day of July, 2026.

RICHARD D. LOPEZ, MAYOR

ATTEST:

CITY CLERK



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

ZONING CHANGE APPLICATION

Sec. 56-150(b)

Application Date: 3/2/26
Existing Zoning: C-2

Fee Paid (\$100.00): 100.00
Proposed Zoning: R-2

APPLICANT INFORMATION:

Justin Angel 1118 w. Bonbright st
NAME ADDRESS
Carlsbad NM 88220 (575)3024397 bigdogfood1977@icloud.com
CITY STATE ZIP PHONE EMAIL

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

Justin Angel 1118 w. Bonbright st
NAME ADDRESS
Carlsbad NM 88220 575 302 4397 bigdogfood1977@icloud.com
CITY STATE ZIP PHONE EMAIL

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

LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (INCLUDE A MEETS AND BOUNDS DESCRIPTION FOR UNPLATTED LAND, ATTACH SEPARATE SHEET, IF NECESSARY):

1501 w. mermaid Gibsons 1 8 Gibsons
ADDRESS LOT BLOCK SUBDIVISION
103 S Cypress

REASON FOR THE REQUEST

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

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

FOR OFFICIAL USE ONLY:

Required prior to P & Z:

Complete Application Including: Map Fee Letter Notification Sign Agreement

Required prior to City Council:

Council Hearing Date: _____ Publication Date: _____

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

ABM Staff Comments Application Packet Draft Ordinance P&Z Minutes

Council Action: Approved Denied Other Ordinance No.: _____

CITY OF CARLSBAD
AFFIDAVIT BY PROPERTY OWNER(S)

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

APPLICATION TYPE:

ZONING CHANGE CONDITIONAL USE VARIANCE TEMPORARY USE

STATE OF NEW MEXICO)
COUNTY OF EDDY) SS

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

ADDRESS OF PROPERTY: STREET ADDRESS

LEGAL DESSCRPTION: SUBDIVISION BLOCK LOT OR TRACT

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

AGENT: NAME PHONE ADDRESS

I (WE) UNDERSTAND, CONCUR AND AFFIRM:

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

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

OWNER 1:

BY: SIGNATURE

BY: PRINTED NAME

ACKNOWLEDGED, SUBSCRIBED, AND SWORN

to before me this day of

20, by

Notary Public

My commission expires:

(ADDITIONAL OWNERS: ATTACH SEPARATE SHEETS AS NECESSARY)

NOTIFICATION SIGN POSTING AGREEMENT

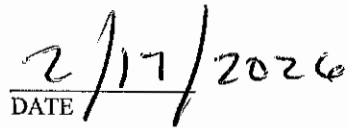
Notification of Public Hearings before the City of Carlsbad Planning and Zoning Commission is required pursuant to Sec. 56-140(i).

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

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



 APPLICANT SIGNATURE



 DATE

Sign issued by: _____
 Staff Member

Notification Agreement Rev. 10/11

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: Justin Angel 1118 W. Bonbright St 575 382 4397
Name Address Phone

Subject Site Location: 103 S Cypress

The proposed action is a:

Zoning Change from C2 to R2 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: _____

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

Date: _____

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

REZONING REQUEST PACKET COVER PAGE

Hello and thank you,

The main reason I'm asking for a zoning change is because my family needs a three bedroom house. The cost to buy a house is outrageous. Sub-dividing and rezoning allows me to build a duplex which adds a property for a renter. This complements our 20 year comprehensive plan. I have a goal and my goal is derived from the housing market. We have seen the market double twice in the past 20 years. If it happens again a two bedroom home is now close to 500K. I have three children, and my goal is to leave them two properties each before I die. This will help me get there. Please help me with my goal? Thank you and God Bless You All!

PAGE DESCRIPTIONS & DETAILS

PAGE 1: Legal description

PAGE 2: Drawing of existing lot and current structure. This lot already has a second address (103 S Cypress) and it already has a second water meter with water line and a second sewer tap which I've already located.

PAGE 3: Drawing of proposed subdivided and rezoned lot with proposed structure. Also showing proposed parking and existing water meter & sewer tap.

PAGE 4: Description of new structure

PAGE 5: Drawing and dimensions of proposed new structure

PAGE 6: An image of existing zoning three block to the west on S Olive street 104 & 106 Olive is a corner lot that is zoned R-2 directly behind C-2 just like I would like to do.

PROPERTY DIMENSIONS

L 160
W 70
A 11,200

EXISTING LOT
1501 W. Mermod

160'

1501 sewer & water

103 cypress
sewer & water

C-2

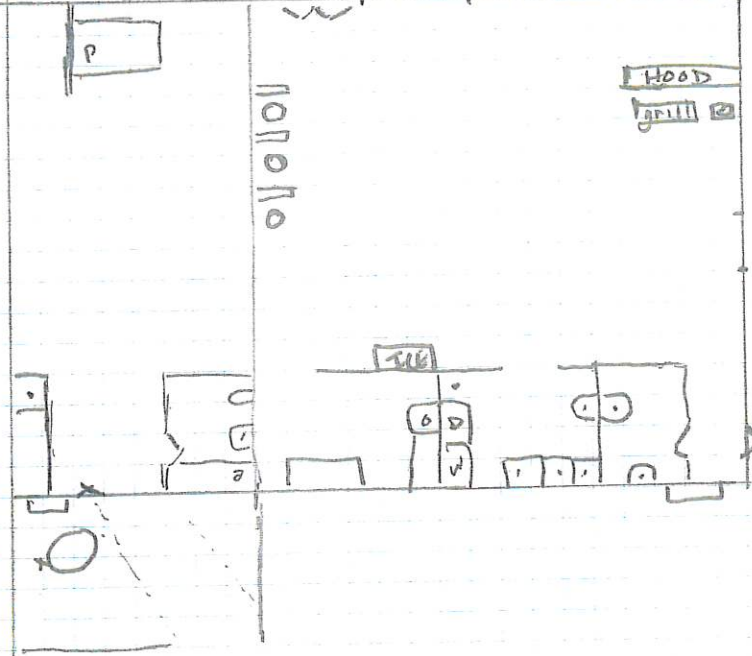
C-2

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY



FOOD TRUCK

HOOD

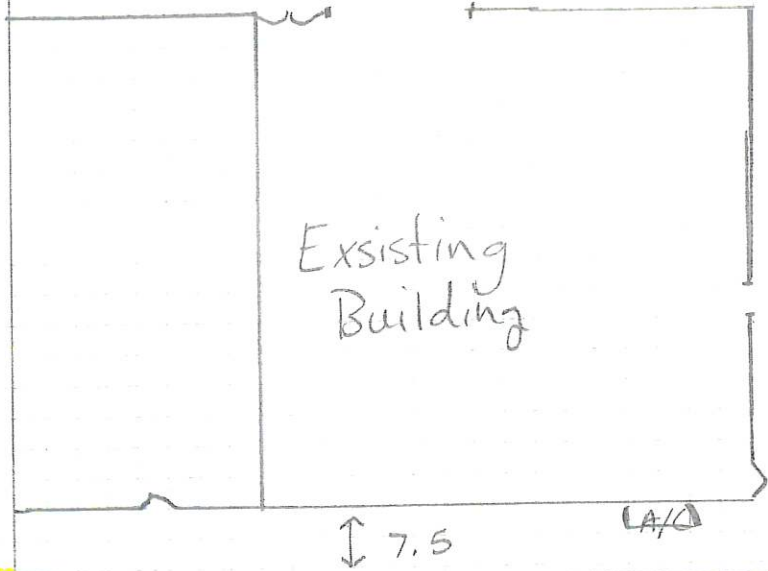
GRILL

70'

DRIVE WAY

N

C-2



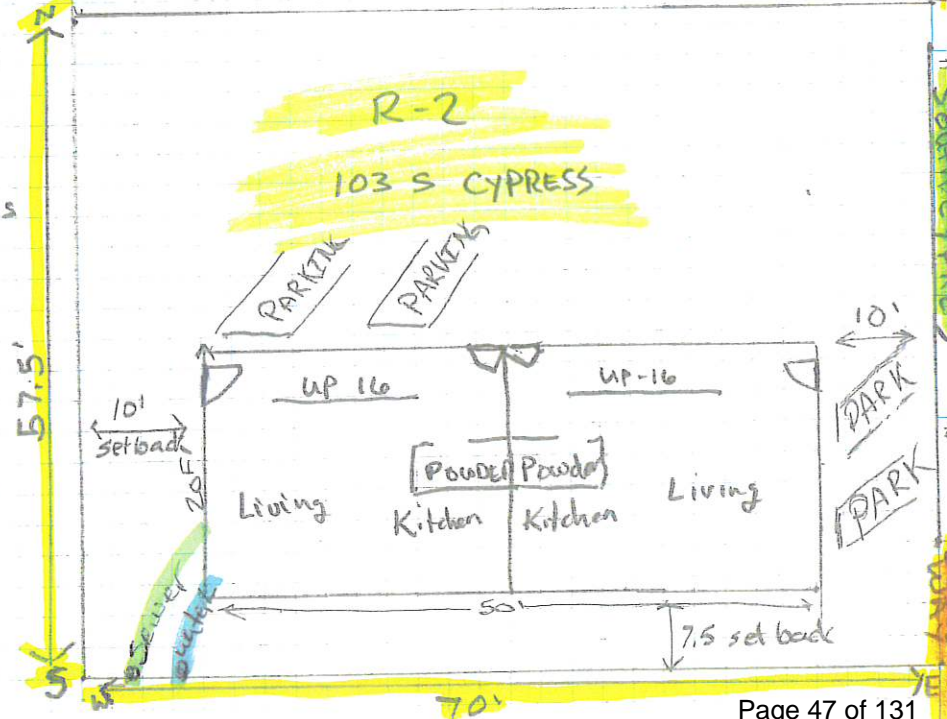
Property Dimensions
 L 70'
 W 57.5'
 A 4025'

Building Dimensions
 L 50'
 W 20'
 Wall Height 18'

Set Backs
 F 10'
 R 10'
 S 7.5'

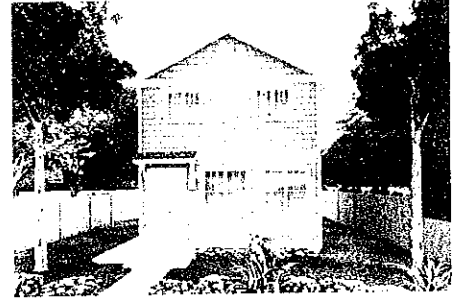
R-2

103 S CYPRESS



Customer Information

Name: Justin Angel
Phone #: +15753024397
Email: angel.justin@yahoo.com
CTB #: CTB-716730
Order #: 411967
Construction State: NM
Construction Zip: 88220
Material Class: Better



House Plan Basics

Plan Number: 67838MG
Plan Source: www.architecturaldesigns.com
Living Square Footage: 2000
Sq.Ft. 1st Floor: 1000
Sq.Ft. 2nd Level: 1000
Number of Bedrooms: 6
Number of Bathrooms: 5
Levels: 2

Garage Basics

Garage Square Footage: 0
Garage Type: No Garage
Garage Bays: 0 None

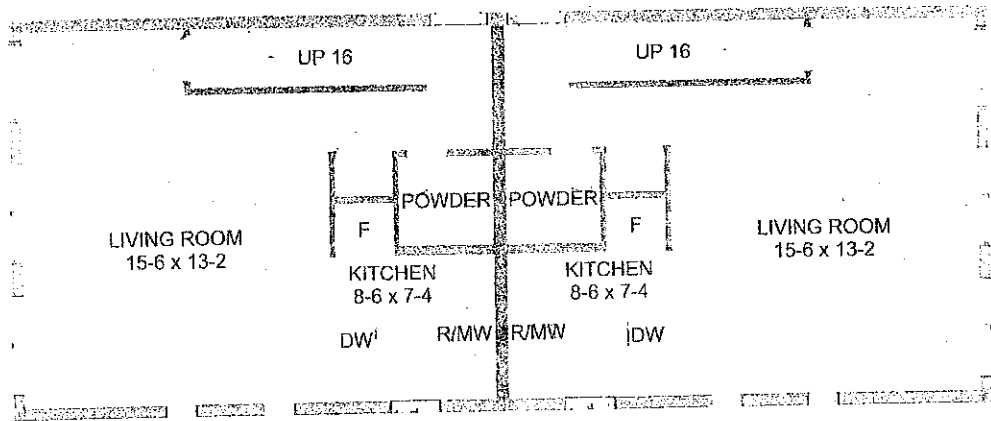
Construction Add Costs

House Corners: 4
Roof Pitch: 6/12
of Windows, Sliders, French Doors: 38
Number Of Fireplaces: 0
Balconies (SqFt): 0
Covered Porches (SqFt): 0
Finish Basement / Bonus Rooms (SqFt): 0
Decks (SqFt): 240

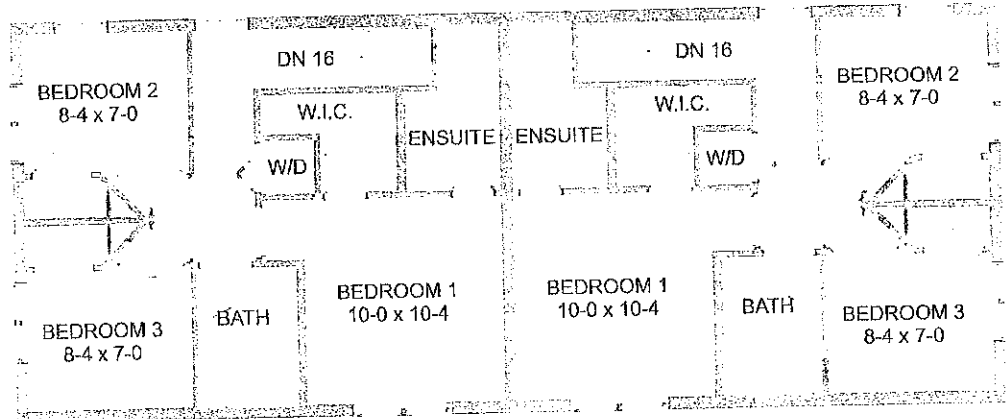
Building Lot Basics

Building Lot Status:
Size Of Lot:

Main Level



2nd Floor





CITY OF CARLSBAD

Planning, Engineering, and Regulation Department

PO Box 1569, Carlsbad, NM 88221

Phone (575) 885-1185

Fax (575) 628-8379

ZONING CHANGE APPLICATION

Sec. 56-150(b)

PROCESS FOR ACCEPTANCE AND REVIEW OF PLANNING AND ZONING COMMISSION MATTERS

1. The Planning and Zoning Commission's regularly scheduled meetings are on the **FIRST MONDAY OF THE MONTH**. Applicant should obtain an Application Packet for the particular type of request (Zone Change, Subdivision, Variance, Annexation, Conditional Use, etc.) from the City of Carlsbad, Planning, Engineering, and Regulation Office.
2. **Applicant must submit a completed Application to the Planning, Engineering, and Regulation Office on, or before, the FIRST FRIDAY OF THE MONTH prior to the desired Commission meeting.** The minimum application packet submittal is one (1) copy of the Application with original signatures and all required supporting documents. A letter of explanation or clarification may also be provided. The required non-refundable application fee is due with submittal of the application.

The desired maximum size for all documents is 11"x17". **However, if the applicant wishes to support his or her application with larger size documents, an original and eight (8) copies need to be provided.** Separate arrangements for copying these large documents may be possible, but will incur additional costs.

3. The Planning, Engineering, and Regulation Office will give the Application an initial cursory review. If deficiencies or questions are noted, the Applicant will be advised and provided an opportunity to supplement the Application. If the Applicant fails to complete and resubmit the application prior to the above deadline, the matter will not be heard until the next subsequent Commission meeting. The original application fee will be retained and will suffice for the specific original application for a period of 90-days from the date of the original application.
4. Applications appearing complete will be set for full evaluation by City Staff prior to the Commission meeting. The purpose of this evaluation is to develop and provide a full briefing report for the Commission. Applicants will be advised of deficiencies noted during this review and will be afforded opportunity to supplement their application during their presentation to the Commission, if they so desire.

ADDITIONAL PROCEDURAL REQUIREMENTS FOR ZONING CHANGES:

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

Date: 4/14/2026

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: Justin Angel 1118 W. Bonbright St 575 302 4397
Name Address Phone

Subject Site Location: 103 S Cypress

The proposed action is a:

Zoning Change from C2 to R2 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: _____

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

Date: June 1, 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 8558 72

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Certified Mail Fee	\$5.30	0615
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	04/15/2026

Sent To: Vober
 Street and Apt. No., or PO Box No.: 110 S Cypress St
 City, State, ZIP+4®: Carlsbad, NM 88220

PS Form 3800, January 2023 (SN 7530-02-000-9017) See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	04/15/2026

Sent To: Maria Hernandez
 Street and Apt. No., or PO Box No.: 1504 W Fox St
 City, State, ZIP+4®: Carlsbad, NM 88220

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	04/15/2026

Sent To: First Assembly of God
 Street and Apt. No., or PO Box No.: 1502 W. Mermod
 City, State, ZIP+4®: Carlsbad NM 88220

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	04/15/2026

Sent To: Burkham
 Street and Apt. No., or PO Box No.: 113 S Cypress St
 City, State, ZIP+4®: Carlsbad NM 88220

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	04/15/2026

Sent To: Derek Apodaca
 Street and Apt. No., or PO Box No.: 1008 N Guadalupe
 City, State, ZIP+4®: Carlsbad NM 88220

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	04/15/2026

Sent To: Andrew Miller
 Street and Apt. No., or PO Box No.: 1505 W. Mermod St
 City, State, ZIP+4®: Carlsbad NM 88220

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	

Postmark Here
04/15/2026

Sent To **Ray Campos**
 Street and Apt. No., or PO Box No. **1409 W. Mermod St**
 City, State, ZIP+4® **Carlsbad NM 88220**

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	

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Sent To **Ogden Family**
 Street and Apt. No., or PO Box No. **212 W. Rose**
 City, State, ZIP+4® **Carlsbad, NM 88220**

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<input type="checkbox"/> 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. **1504 W. Fox St**
 City, State, ZIP+4® **Carlsbad NM 88220**

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	

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Sent To **Tinney Family**
 Street and Apt. No., or PO Box No. **2309 Pebble Hill Rd**
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Postage	\$0.78	
Total Postage and Fees	\$6.08	

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Sent To **Aragon Construction**
 Street and Apt. No., or PO Box No. **1206 Michls Dr**
 City, State, ZIP+4® **Carlsbad, NM 88220**

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Postage	\$0.78	
Total Postage and Fees	\$6.08	

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Sent To **Ford Family**
 Street and Apt. No., or PO Box No. **1504 W. Fox St**
 City, State, ZIP+4® **Carlsbad NM 88220**

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

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.

Quinn Flowers
 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 10 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 HEREBY 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)

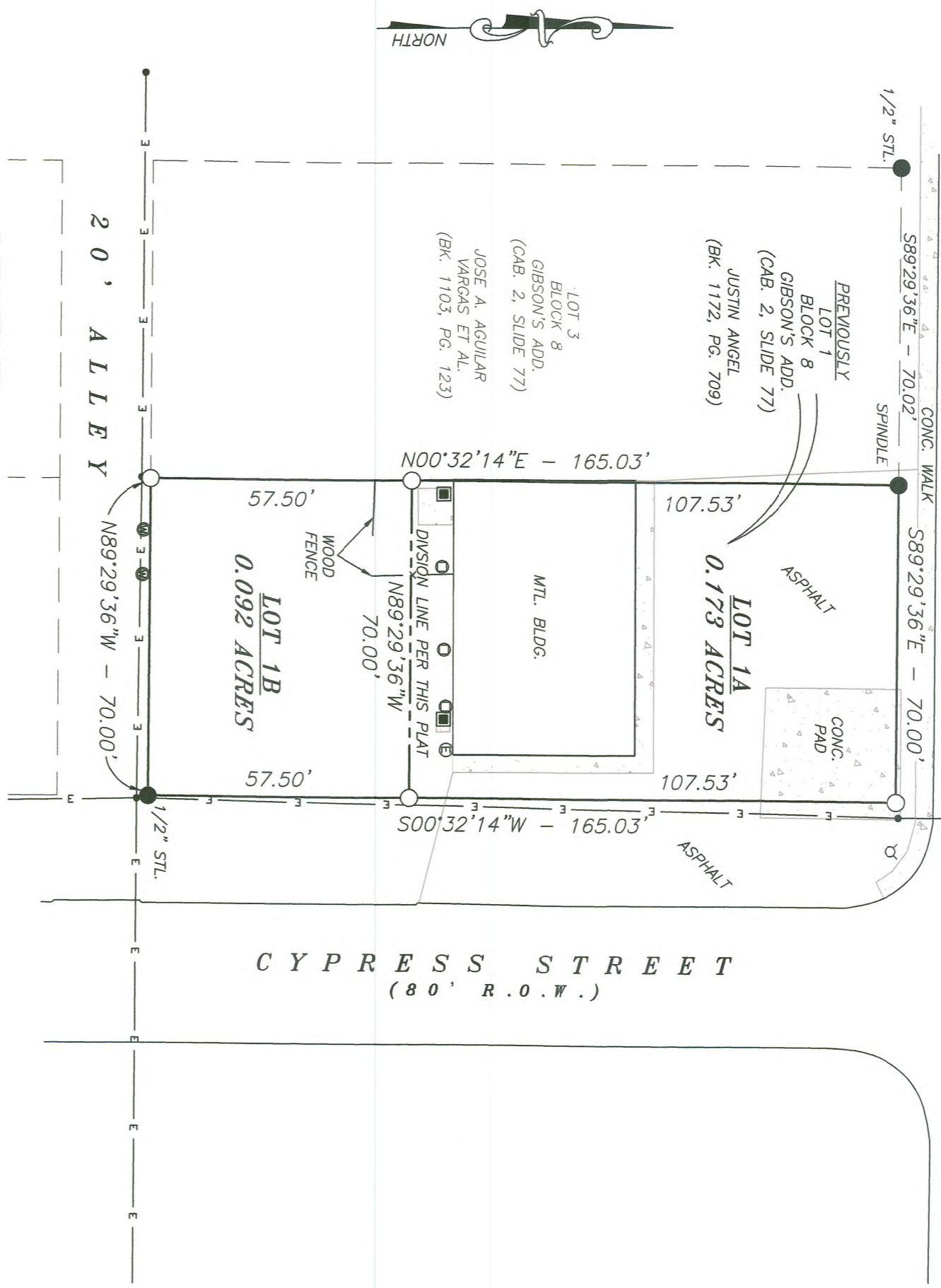
SECTION: SECTION 1, TOWNSHIP 22 S, RANGE 26 E, N.M.P.M.

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

TOTAL: 0.265 ACRES

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
 - ⊕ - ELECTRIC METER
 - ⊖ - A/C UNIT
 - - SET 1/2" STL. W/O.C. MKD: "HARCROW PLS 17777" OR PK NAIL W/WASHER
 - ⊕ - FIRE HYDRANT
 - UTILITY LINE W/POLE
 - WATER METER
 - CLEANOUT
 - 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:

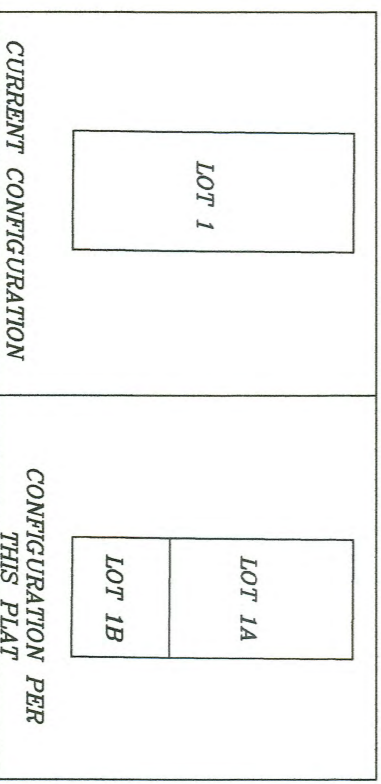
THIS PROPERTY IS IN FLOOD ZONE X as shown on the FEMA Flood Insurance Rate Map, Community-Panel Number: 35015C1065D, Map Effective: June 4, 2010.

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



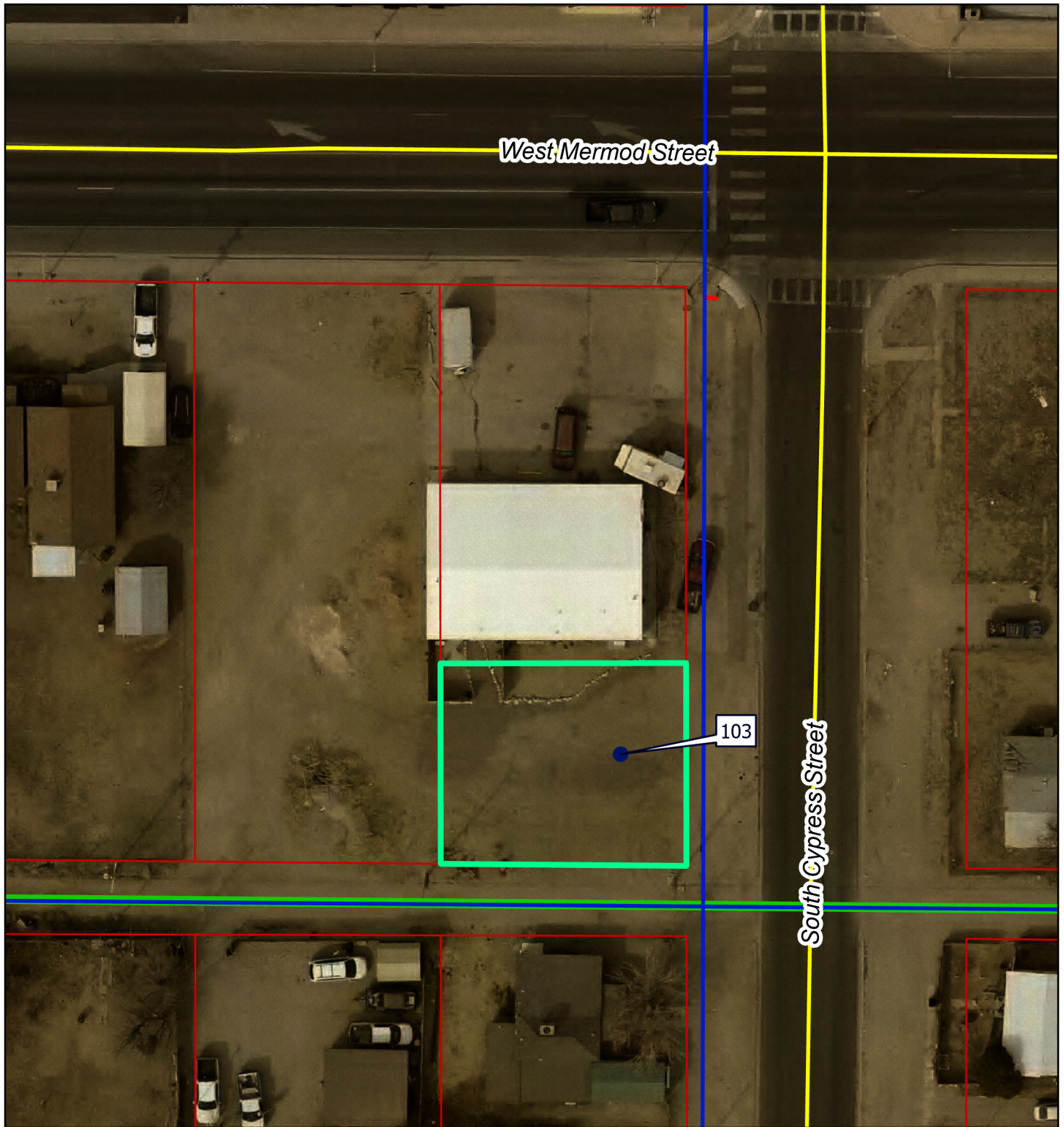
CURRENT CONFIGURATION



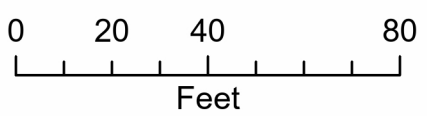
VICINITY MAP
 NOT TO SCALE



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

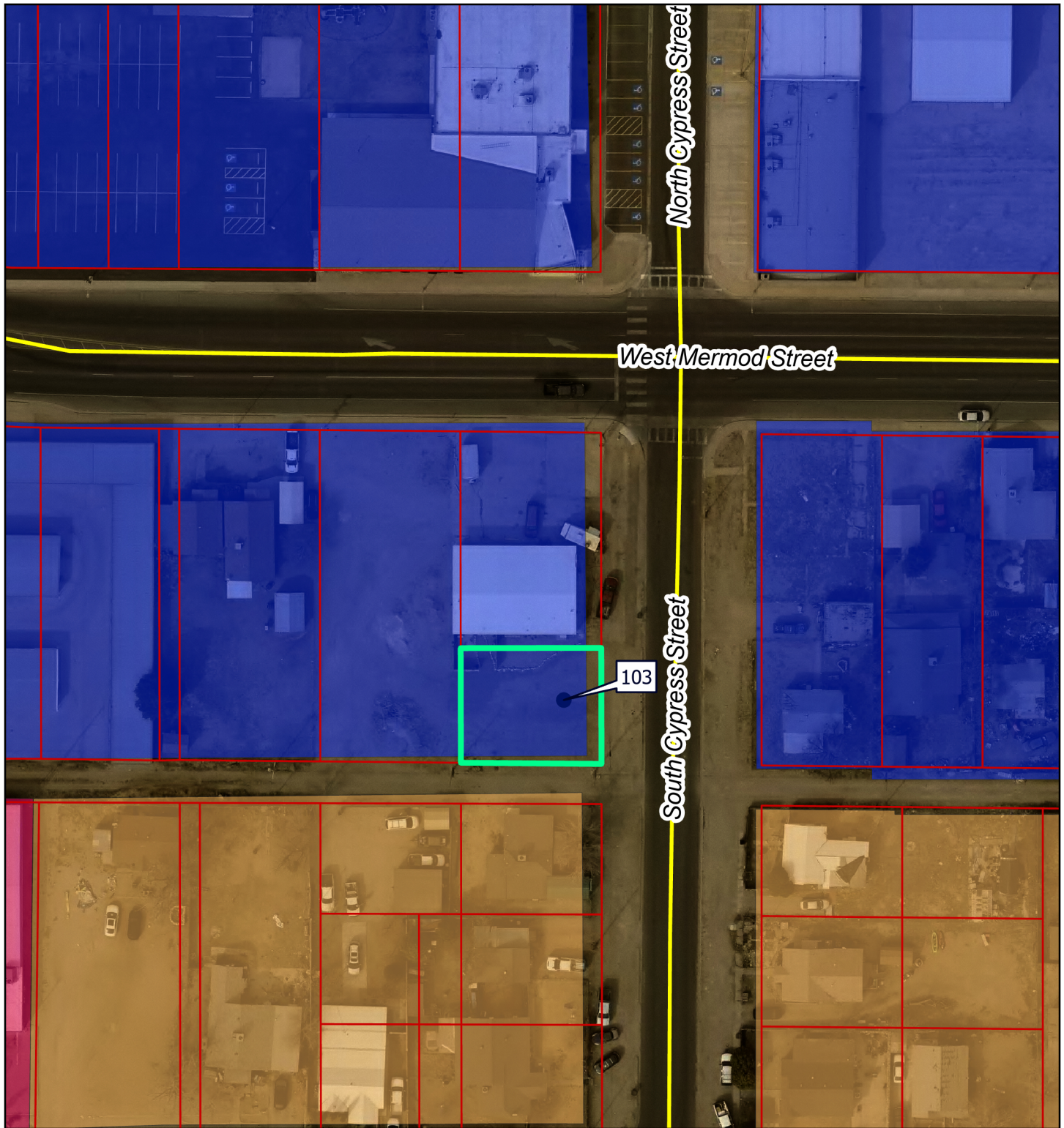


- Carlsbad Address
- Parcel
- Roads
- Water Lines
- Fire Hydrant Line
- Water Main
- Sewer Lines
- Sewer Main
- Area of Interest

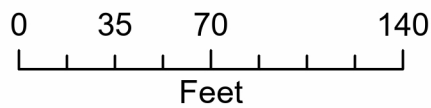


IMPORTANT: Maps and data are NOT survey quality, do not guarantee accuracy, and are only to be used as a reference.





- Carlsbad Address
- Parcel
- Zoning
- R-1
- R-2
- C-2
- Area of Interest



IMPORTANT: Maps and data are NOT survey quality, do not guarantee accuracy, and are only to be used as a reference.





**CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM**

Council Meeting Date: June 1, 2026

<p>DEPARTMENT: Planning & Zoning</p>	<p>BY: Miguel Martinez</p>	<p>DATE: 05/20/2026</p>
<p>SUBJECT: Consider a recommendation to City Council regarding a request to change the zoning at the property located at 302 W Pierce St, from “R-1” Residential 1 District to “C-1” Commercial 1 District</p>		
<p>BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) SUBJECT: Request for Zone Change from “R-1” Residential 1 District to “C-1” Commercial 1 District for the property located at 302 West Pierce Street, legally described as Subd: TRACY Lot: 9 & 34 Block: 211; pursuant to Section 3-21-1 et. Seq. NMSA 1978 and Sections 56-150(b) and 56-140(i), Carlsbad Code of Ordinances.</p> <p>Applicant/Owner: Shawn Mitchell 1095 N Canal St Carlsbad, NM 88220</p> <p><i>*The applicant provided the required notification to property owners within 100’ and agreed to post the required sign 5-days prior to the public hearing as required by Sec. 56-140(i). The City will notify the property owners’ 15-days prior to the City Council hearing and publish notification in the newspaper 30-days prior to said hearing.</i></p> <p>SYNOPSIS, HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): Request for Zone Change from “R-1” Residential 1 District to “C-1” Commercial 1 District for the property located at 302 West Pierce Street.</p> <p>The properties to the north, east and west are zoned “R-1” Residential 1 District. The properties to the south are zoned “C-2” Commercial 2 District. This change would create a spot zone.</p> <p>Sec. 56-40(d) of the Zoning Ordinance states:</p> <p>(d) <i>Commercial 1 (C-1) district. The commercial 1 district is intended to</i></p>		

accommodate neighborhood-scale retail, office, and customer service uses. Such uses are regulated in order to reduce adverse impacts on surrounding residential development.

Comprehensive Plan: Strategy 2045 goals and policies that are applicable to this request are:

Chapter 4: Housing & Neighborhoods

Objectives:

- *To preserve the character, identity, and integrity of established neighborhoods.*
- *To encourage the on-going maintenance of rental and owner-occupied properties.*
- *To ensure public reinvestment and improvements in existing neighborhoods.*

Chapter 5: Land Use

Objectives:

- *To identify areas of opportunity for infill and redevelopment.*
- *To encourage redevelopment of vacant or underutilized properties for residential, commercial, or mixed-use development.*
- *To foster community pride through participation in Keep Carlsbad Beautiful and other property clean-up efforts.*

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

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

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

(b) The proposed amendment responds or does not respond to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance; and

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

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

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

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

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

(h) The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land

use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

DEPARTMENT RECOMMENDATION:

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

DEPARTMENT COMMENTS:

Utilities Department: Recommend approval

Building Department: Recommend denial – requesting more information

Fire Department: Recommend approval

Legal Department: Recommend approval

Police Department: Recommend approval

Project Department: Recommend approval

Planning Department: Recommend approval

Code Enforcement:

BOARD/COMMISSION/COMMITTEE ACTION:

Planning & Zoning Commission -

Reviewed by:

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

Attachments:

1. Ordinance 2026-__ - Zone Change - 302 W Pierce St - R1 to C1
2. Zone Change - 302 W Pierce St - Application Items

ORDINANCE NO. 2026-_____

AN ORDINANCE REZONING PART OF "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT FOR APPROXIMATELY 0.78 ACRES, LOCATED AT 302 WEST PIERCE STREET, LEGALLY DESCRIBED AS LOTS 9 & 34, BLOCK 211, TRACY SUBDIVISION, PURSUANT TO SECTION 3-21-1 ET. SEQ. NMSA 1978 AND SECTIONS 56-150(B) AND 56-140(I), CARLSBAD CODE OF ORDINANCES.

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

The official zoning map of the City is hereby amended to rezone part of "R-1" Residential 1 District to "C-1" Commercial 1 District, for approximately 0.78 acres, located at 302 W. Pierce St., legally described as:

LOTS 9 & 34, BLOCK 211, TRACY SUBDIVISION

INTRODUCED, PASSED, ADOPTED AND APPROVED this 14th day of June, 2026.

RICHARD D. LOPEZ, MAYOR

ATTEST:

CITY CLERK



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

ZONING CHANGE APPLICATION

Sec. 56-150(b)

Application Date: 4.26.26
 Existing Zoning: R-1

Fee Paid (\$100.00): 100.00
 Proposed Zoning: C-1

APPLICANT INFORMATION:

Shawn Mitchell

NAME: Shawn Mitchell ADDRESS: 1095 N. Canal St
 CITY: Carlsbad STATE: NM ZIP: 88220 PHONE: 575-361-5626 EMAIL: Courtsysportingandpawm@windstream.net

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

Shawn Mitchell

NAME: Shawn Mitchell ADDRESS: 1095 N. Canal St
 CITY: Carlsbad STATE: NM ZIP: 88220 PHONE: 575-361-5626 EMAIL: Courtsysportingandpawm@windstream.net

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

LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (INCLUDE A MEETS AND BOUNDS DESCRIPTION FOR UNPLATTED LAND, ATTACH SEPARATE SHEET, IF NECESSARY):

302 W. Pierce St. 9 & 34 211 Tracy
 ADDRESS LOT BLOCK SUBDIVISION

Date: 4-26-26

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: Shawn Mitchell 1095 N. Canal 575-361-5626
Name Address Phone

Subject Site Location: 302 W. Pierce St. Carlsbad, NM 88220

The proposed action is a:

Zoning Change from R-1 Residential to C-1 Commercial 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: _____

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

Date: June 1, 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

REASON FOR THE REQUEST

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

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

FOR OFFICIAL USE ONLY:

Required prior to P & Z:

Complete Application Including: Map Fee Letter Notification Sign Agreement

Required prior to City Council:

Council Hearing Date: _____ Publication Date: _____

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

ABM Staff Comments Application Packet Draft Ordinance P&Z Minutes

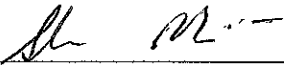
Council Action: Approved Denied Other Ordinance No.: _____

NOTIFICATION SIGN POSTING AGREEMENT

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

4.26.26

 DATE

Sign issued by: _____
 Staff Member

9589 0710 5270 4109 8615 38

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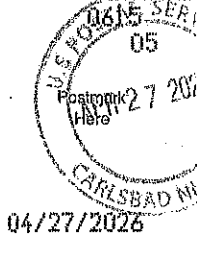
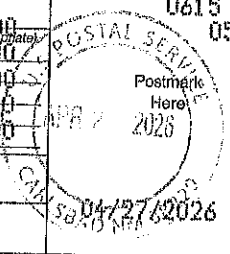
Carlsbad, NM 88221

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To: Assistants League
 Street and Apt. No., or PO Box No. PO Box 465
 City, State, ZIP+4® Carlsbad NM 88224

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



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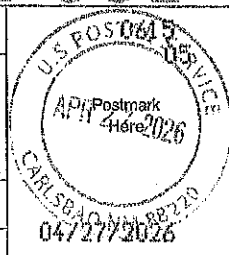
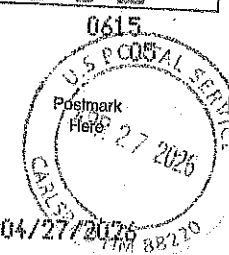
Carlsbad, NM 88220

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To: Lucia A Lopez
 Street and Apt. No., or PO Box No. 106 N. Canal
 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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Carlsbad, NM 88220

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Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To: Annela S. Marquez
 Street and Apt. No., or PO Box No. 1105 N. Canal 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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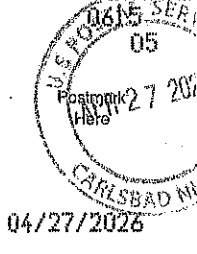
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OFFICIAL USE

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To: Cervantes Luis Moray Roque
 Street and Apt. No., or PO Box No. 1102 Tracy Pl
 City, State, ZIP+4® Carlsbad NM 88220

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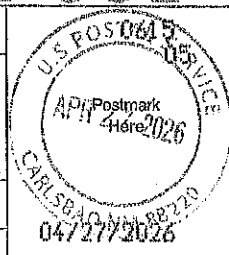
Carlsbad, NM 88220

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To: David Rodriguez
 Street and Apt. No., or PO Box No. 1104 Tracy Pl
 City, State, ZIP+4® Carlsbad NM 88220

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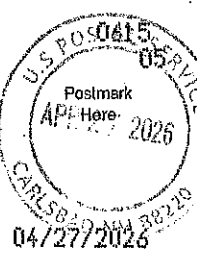
Carlsbad, NM 88220

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08

Sent To: Corcoran Connor Jay + Rachel
 Street and Apt. No., or PO Box No. 1106 Tracy Pl
 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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Carlsbad, NM 88220 **OPTIONAL USE**

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee to postage)	
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08



Sent To: Vivian L Devlin
 Street and Apt. No., or PO Box No.: 320 E Orchard Ln
 City, State, ZIP+4®: Carlsbad NM 88220

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

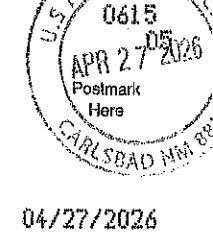
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U.S. Postal Service
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Carlsbad, NM 88220 **OPTIONAL USE**

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Extra Services & Fees (check box, add fee to postage)	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08



Sent To: Kingston K King
 Street and Apt. No., or PO Box No.: 1105 Tracy Pl
 City, State, ZIP+4®: Carlsbad NM 88220

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

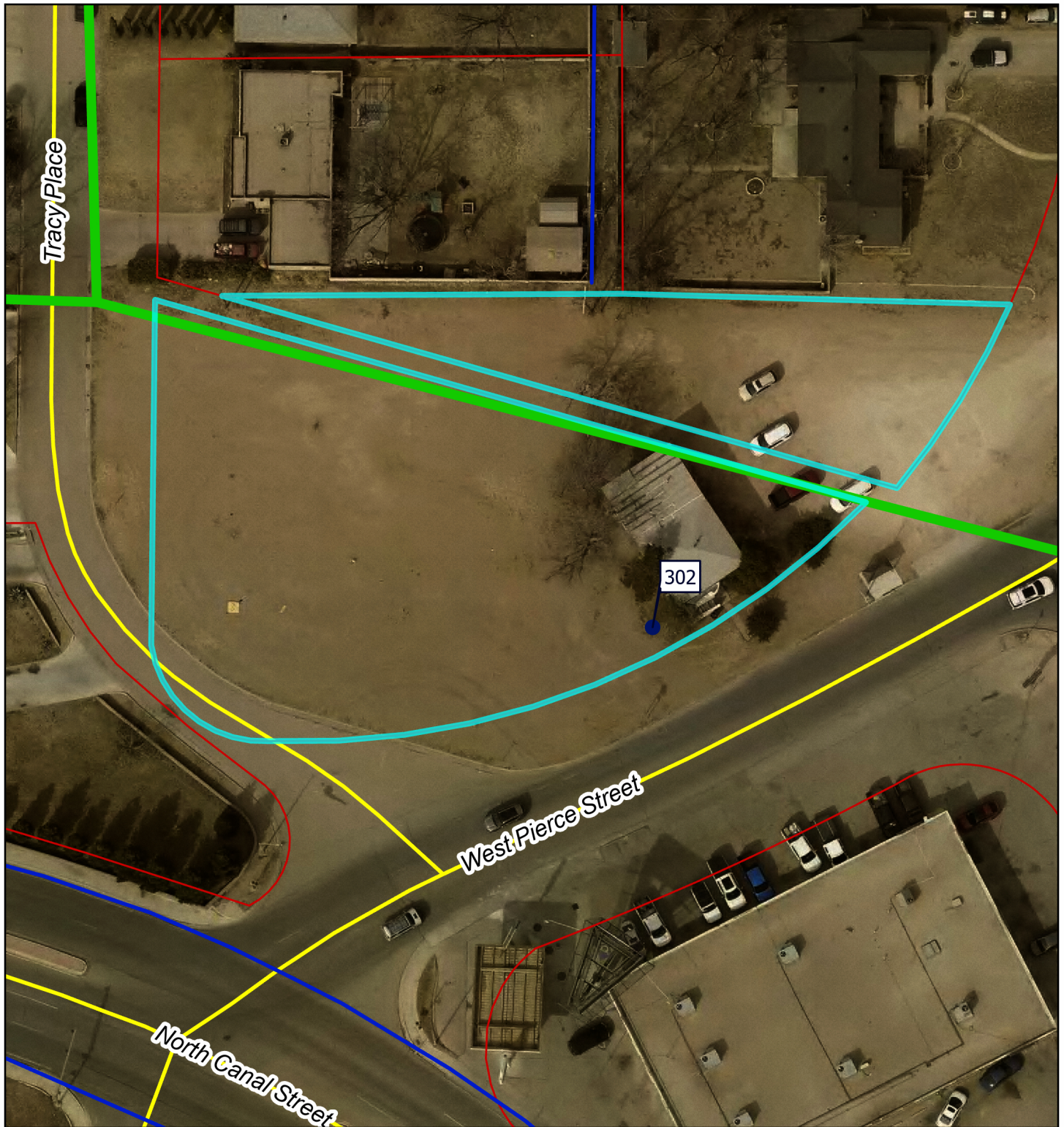
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1 inch = 50 feet

Zone Change Carlsbad, NM

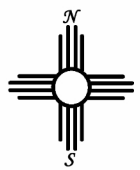
Map # 3530_ed01

Date: 5/18/2026



● Carlsbad Address	Water Lines	0	25	50	100
▭ Parcel	Water Main	----- ----- ----- -----			
▬ Roads	Sewer Lines	Feet			
	Sewer Main				

IMPORTANT: Maps and data are NOT survey quality, do not guarantee accuracy, and are only to be used as a reference.

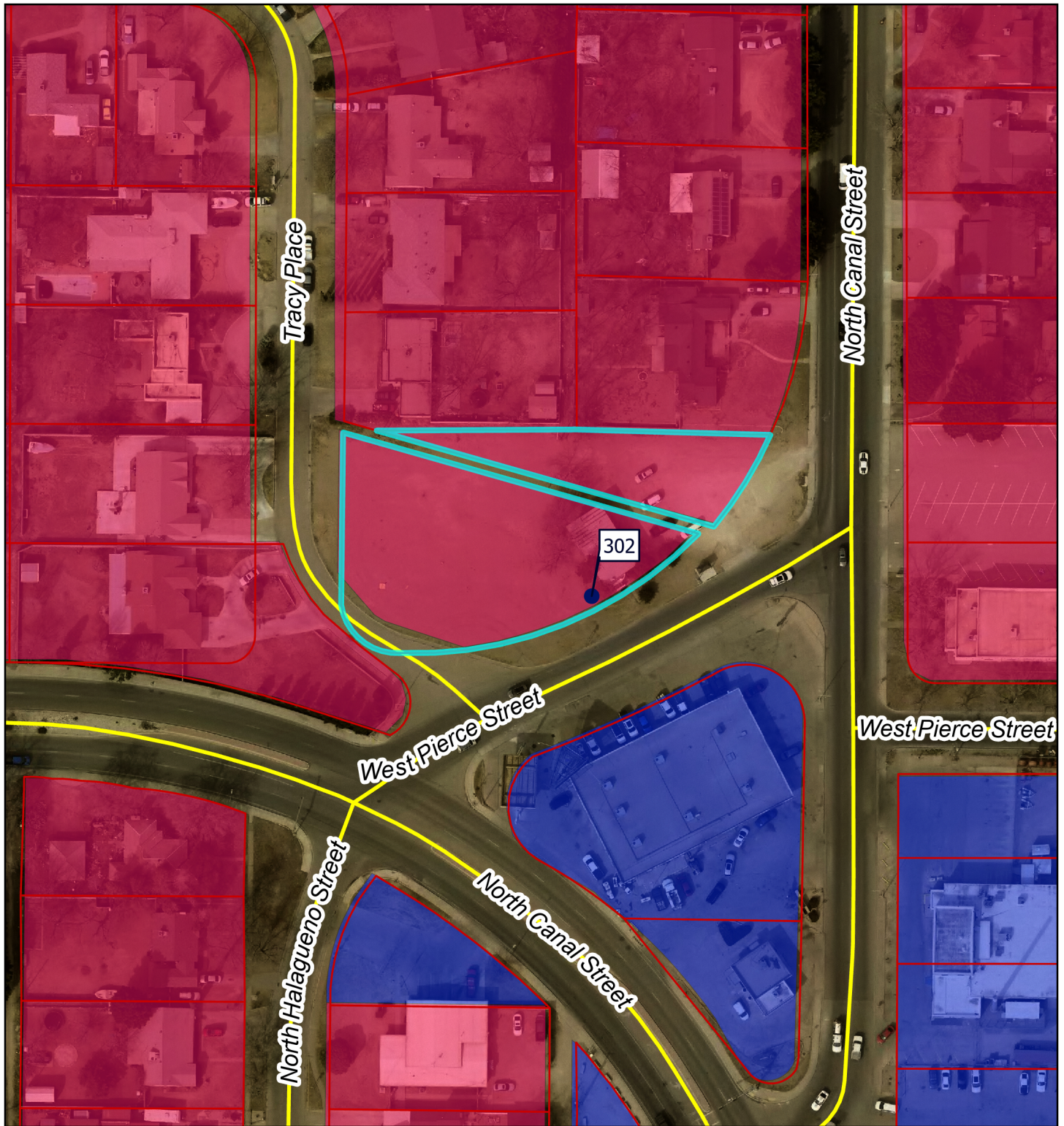


Scale: 1:1,200
1 inch = 100 feet

Zone Change
Carlsbad, NM

Map # 3530_ed02

Date: 5/18/2026



● Carlsbad Address ■ R-1 0 50 100 200
□ Parcel — Roads Feet

Zoning
■ C-2

IMPORTANT: Maps and data are NOT survey quality, do not guarantee accuracy, and are only to be used as a reference.





**CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM**

Council Meeting Date: June 1, 2026

<p>DEPARTMENT: Planning & Zoning</p>	<p>BY: Miguel Martinez</p>	<p>DATE: 05/20/2026</p>
<p>SUBJECT: Consider a recommendation to City Council regarding a request to change the zoning to approximately 0.21 acres located at 922 Rex St, from “R-1” Residential 1 District to “R-2” Residential 2 District</p>		
<p>BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) SUBJECT: Request for Zone Change from “R-1” Residential 1 District to “R-2” Residential 2 District for approximately 0.21 acres located at 922 Rex Street, legally described as Subd: CARTER UNIT #3 Lot: 9 Block: 17; pursuant to Section 3-21-1 et. Seq. NMSA 1978 and Sections 56-150(b) and 56-140(i), Carlsbad Code of Ordinances.</p> <p>Applicant/Owner: Ivan Sosa 922 Rex St Carlsbad, NM 88220</p> <p><i>*The applicant provided the required notification to property owners within 100’ and agreed to post the required sign 5-days prior to the public hearing as required by Sec. 56-140(i). The City will notify the property owners’ 15-days prior to the City Council hearing and publish notification in the newspaper 30-days prior to said hearing.</i></p> <p>SYNOPSIS, HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): Request for Zone Change from “R-1” Residential 1 District to “R-2” Residential 2 District for the property located at 922 Rex Street.</p> <p>The properties to the north, south, east and west are zoned “R-1” Residential 1 District. This change would create a spot zone.</p> <p>Sec. 56-40(c) of the Zoning Ordinance states:</p> <p>(c) <i>Residential 2 (R-2) district. The residential 2 district is intended to accommodate higher density single-family, duplex, multiple-family, and</i></p>		

mobile home parks and subdivisions and to provide land-use protection for areas that develop in such a manner.

Comprehensive Plan: Strategy 2045 goals and policies that are applicable to this request are:

Chapter 4: Housing & Neighborhoods

Objectives:

- *To preserve the character, identity, and integrity of established neighborhoods.*
- *To encourage the on-going maintenance of rental and owner-occupied properties.*
- *To ensure public reinvestment and improvements in existing neighborhoods.*

Chapter 5: Land Use

Objectives:

- *To identify areas of opportunity for infill and redevelopment.*
- *To encourage redevelopment of vacant or underutilized properties for residential, commercial, or mixed-use development.*
- *To foster community pride through participation in Keep Carlsbad Beautiful and other property clean-up efforts.*

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

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

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

(b) The proposed amendment responds or does not respond to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance; and

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

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

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

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

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

(h) The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption,

anticipated community needs or other factors.

DEPARTMENT RECOMMENDATION:

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

DEPARTMENT COMMENTS:

Utilities Department: Recommend denial

Building Department: Recommend denial

Fire Department: Recommend denial

Legal Department: Recommend denial

Police Department: Recommend denial

Project Department: Recommend denial

Planning Department: Recommend denial – this creates a spot zone

Code Enforcement:

BOARD/COMMISSION/COMMITTEE ACTION:

Planning & Zoning Commission -

Reviewed by:

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

Attachments:

1. Ordinance 2026-__ - Zone Change - 922 Rex St - R1 to R2
2. Zone Change - 922 Rex St - Application Items

ORDINANCE NO. 2026-_____

AN ORDINANCE REZONING PART OF "R-1" RESIDENTIAL 1 DISTRICT TO "R-2" RESIDENTIAL 2 DISTRICT FOR APPROXIMATELY 0.21 ACRES, LOCATED AT 922 REX STREET, LEGALLY DESCRIBED AS LOT 9, BLOCK 17, CARTER UNIT #3 SUBDIVISION, PURSUANT TO SECTION 3-21-1 ET. SEQ. NMSA 1978 AND SECTIONS 56-150(B) AND 56-140(I), CARLSBAD CODE OF ORDINANCES.

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

The official zoning map of the City is hereby amended to rezone part of "R-1" Residential 1 District to "R-2" Residential 2 District, for approximately 0.21 acres, located at 922 Rex St., legally described as:

LOT 9, BLOCK 17, CARTER UNIT #3 SUBDIVISION

INTRODUCED, PASSED, ADOPTED AND APPROVED this 14th day of June, 2026.

RICHARD D. LOPEZ, MAYOR

ATTEST:

CITY CLERK



CITY OF CARLSBAD

*Planning, Engineering, and
Regulation Department*

PO Box 1569, Carlsbad, NM 88221

Phone (575) 885-1185

Fax (575) 628-8379

ZONING CHANGE APPLICATION

Sec. 56-150(b)

Application Date: 4-27-26

Existing Zoning: R-1

Fee Paid (\$100.00): 100.00

Proposed Zoning: R-2

APPLICANT INFORMATION:

Ivan Sosa 922 Rex st
 NAME ADDRESS

Carlsbad NM 88220 575-499-3939
 CITY STATE ZIP PHONE EMAIL

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

Ivan Sosa 922 Rex st
 NAME ADDRESS

Carlsbad NM 88220 575-499-3939
 CITY STATE ZIP PHONE EMAIL

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

LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (INCLUDE A MEETS AND BOUNDS DESCRIPTION FOR UNPLATTED LAND, ATTACH SEPARATE SHEET, IF NECESSARY):

922 Rex st Carlsbad, NM 88220 9 17 Carter
 ADDRESS LOT BLOCK SUBDIVISION

REASON FOR THE REQUEST

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

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

FOR OFFICIAL USE ONLY:

Required prior to P & Z:

Complete Application Including: Map Fee Letter Notification Sign Agreement

Required prior to City Council:

Council Hearing Date: _____ Publication Date: _____

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

ABM Staff Comments Application Packet Draft Ordinance P&Z Minutes

Council Action: Approved Denied Other Ordinance No.: _____

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

4-27-26
 DATE

Sign issued by: _____
 Staff Member

Notification Agreement Rev. 10/11

Date: 4-27-26

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: Ivan Sosa 922 Rex St 575-499-3939
Name Address Phone
Subject Site Location: 922 Rex St

The proposed action is a:

Zoning Change from R-1 to R-2 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: _____

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

Date: 6/1/26

Time: **5:00pm**

Place: **City Annex Planning Room**

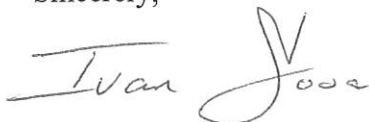
114 S. Halagueno St.

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

Property Owner Name

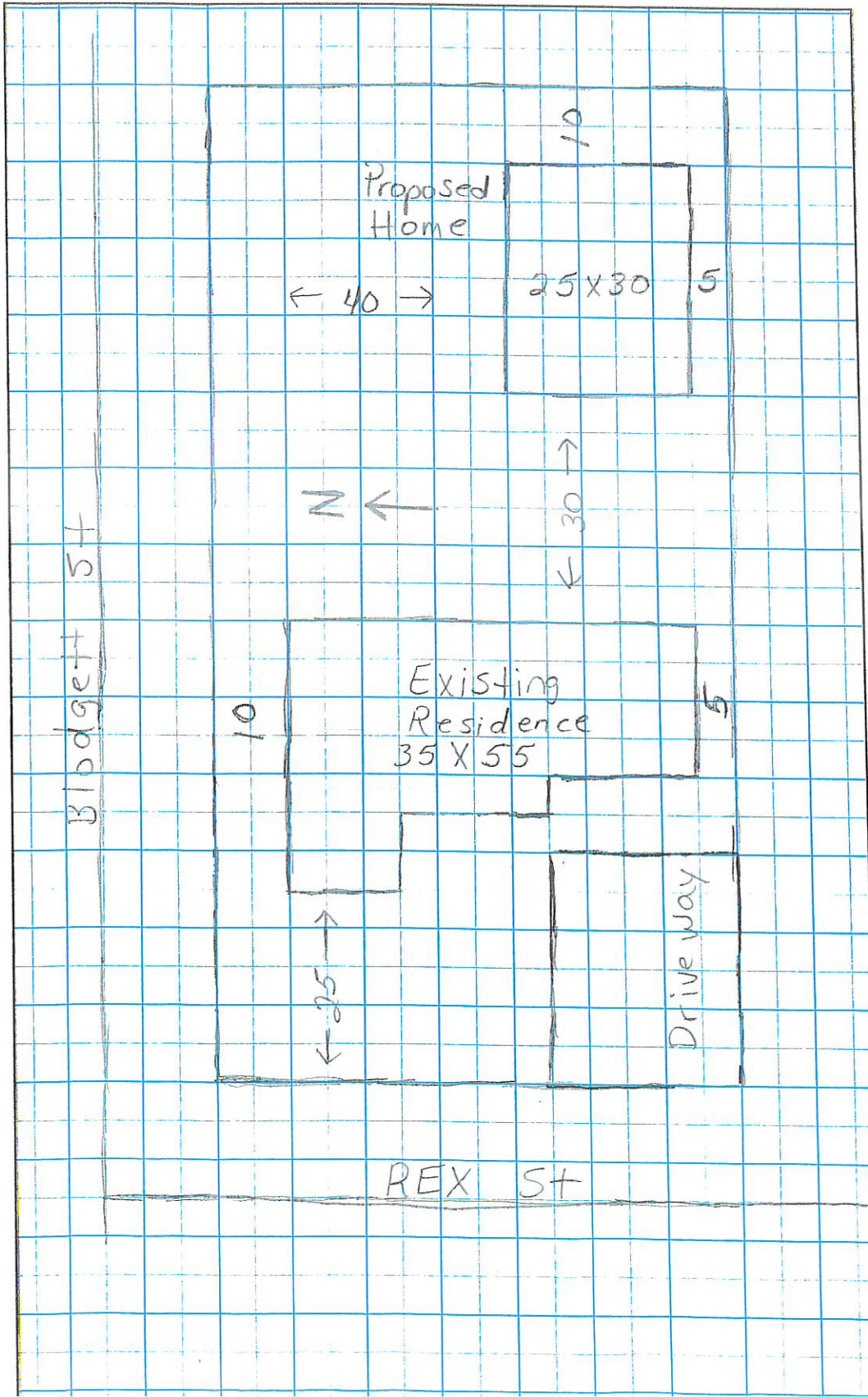
Site Plan

Property Description

Ivan Sosa

Carter B:17 L:9

Subdivision/Block/Lot/Tract - Parcel #



Property Dimensions

Length 130 Ft.

Width 70 Ft.

Area 9,100 Sq. Ft.

Building Dimensions

Length 25 Ft.

Width 30 Ft.

Wall Height 10 Ft.

Area 750 Sq. Ft.

Setbacks

Front 90 Ft.

Rear 10 Ft.

Sides 40 & 5 Ft.

Required Information

- Dimensions/Setbacks
- North Arrow
- Streets
- Driveway/Access location

Additional Information (if necessary)

- Onsite Parking
- Onsite Drainage Retention
- Storm Runoff Retention
- Elevation

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	04/28/2026

Sent To Dona Davis
 Street and Apt. No., or PO Box No.
1037 N. Edwards St
 City, State, ZIP+4®
Carlsbad, NM 88220

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Postage	\$0.78	
Total Postage and Fees	\$6.08	04/28/2026

Sent To Colin + Karen Clark
 Street and Apt. No., or PO Box No.
719 Rex St
 City, State, ZIP+4®
Carlsbad, NM 88220

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1406 Bloodgett
 City, State, ZIP+4®
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1308 W. Bloodgett
 City, State, ZIP+4®
Carlsbad, NM 88220

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Napa, CA 94557

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 Street and Apt. No., or PO Box No.
2069 S. Terrace Dr
 City, State, ZIP+4®
Napa, California 94559

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921 Albert St
 City, State, ZIP+4®
Carlsbad, NM 88220

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 Street and Apt. No., or PO Box No. 918 Rex St
 City, State, ZIP+4® Carlsbad, NM 88220

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 Street and Apt. No., or PO Box No. 930 Rex St
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 Street and Apt. No., or PO Box No. 921 Rex St
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 Street and Apt. No., or PO Box No. 2506 n. Crown Circle
 City, State, ZIP+4® Carlsbad, NM 88220

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Sent To Arthur Aaron & Betty Jeanne
 Street and Apt. No., or PO Box No. 917 Rex St
 City, State, ZIP+4® Carlsbad, NM 88220

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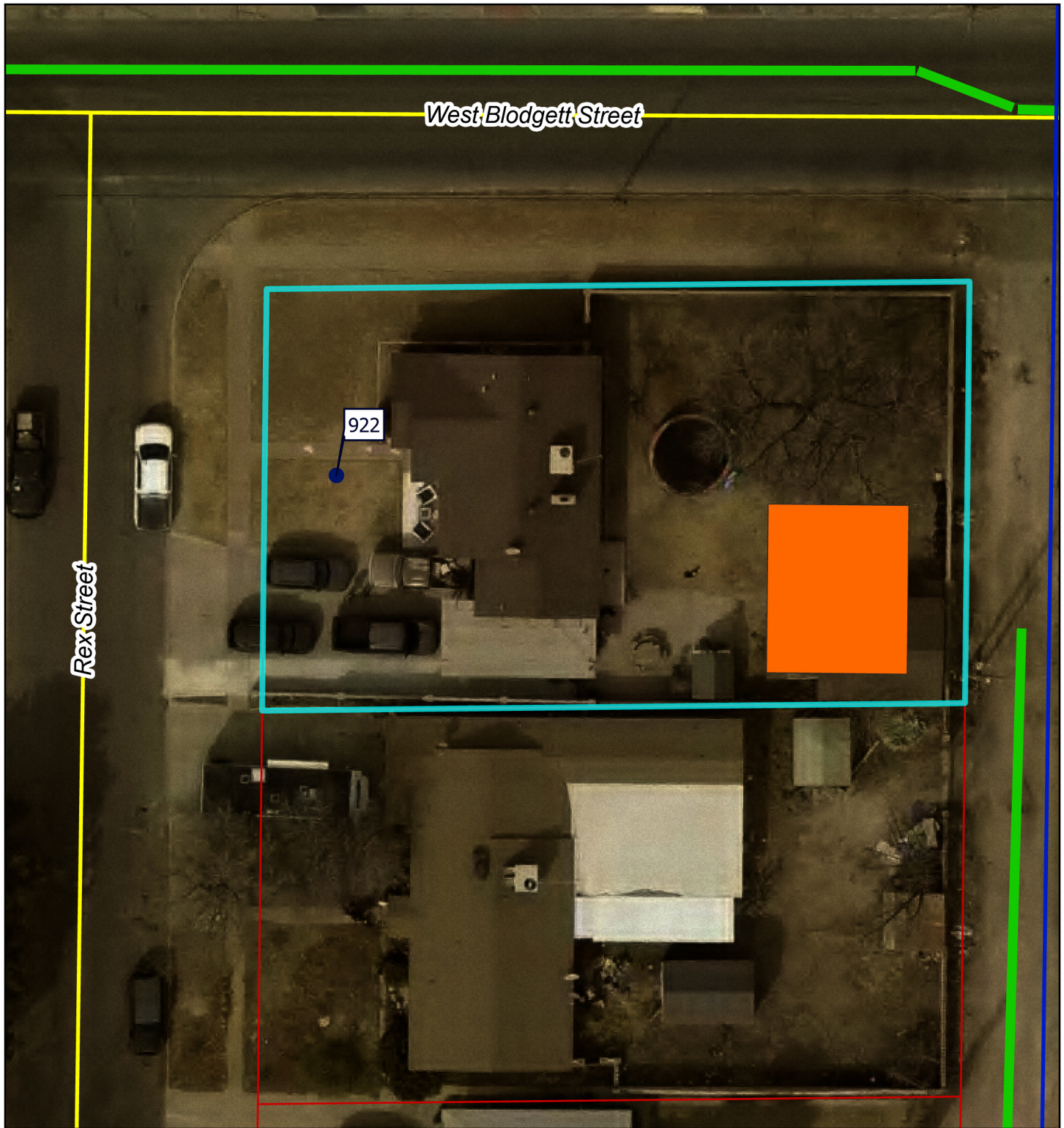
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 Street and Apt. No., or PO Box No. 1308 W. Blodgett St
 City, State, ZIP+4® Carlsbad, NM 88220

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

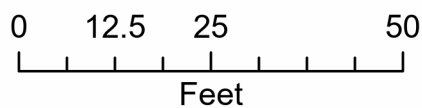
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1 inch = 25 feet

Zone Change
Carlsbad, NM

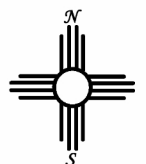
Map # 3531_ed01
Date: 5/18/2026



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



IMPORTANT: Maps and data are NOT survey quality, do not guarantee accuracy, and are only to be used as a reference.



Scale: 1:840

1 inch = 70 feet

Zone Change Carlsbad, NM

Map # 3531_ed02

Date: 5/18/2026



● Carlsbad Address

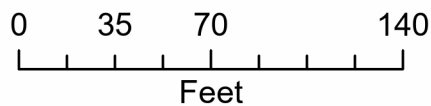
— Roads

□ Parcel

■ Proposed Structure

Zoning

■ R-1



IMPORTANT: Maps and data are NOT survey quality, do not guarantee accuracy, and are only to be used as a reference.





**CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM**

Council Meeting Date: June 1, 2026

DEPARTMENT: Planning & Zoning	BY: Jeff Patterson	DATE: 05/23/2026
<p>SUBJECT: Consider approval of a preliminary plat for the Southern Sky Subdivision, Unit 4, housing development, creating 24 new residential lots for development, zoned Planned Unit Development (PUD)</p>		
<p>BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) Owner/Applicant: Harcrow Surveying, LLC 2316 W. Main St. Artesia, NM 88210</p> <p>SYNOPSIS: The applicant is requesting approval of a preliminary plat showing the plans for 24 new lots for residential development. The property is located along Southern Sky St. west of San Jose Blvd. This development is the fourth unit in the Southern Sky housing development. The engineer has submitted construction plans for the development, and internal review by City staff is underway.</p> <p>IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): Approval of this request will allow for the creation of 24 new lots for residential development.</p> <p>The applicant has submitted construction plans and infrastructure design plans. The plans are under City review. City water and sewer services are available for connection at the property to service the development. The applicant will need to provide the City with models outlining their estimated use and load capacities when connection to City services is complete.</p> <p>The following City of Carlsbad Comprehensive Plan 2045 objectives apply to this request: Chapter 4: Housing & Neighborhoods Objectives:</p> <ul style="list-style-type: none"> • To encourage the development of market rate, workforce, and affordable housing to meet the needs of Carlsbad households. • To preserve the character, identity, and integrity of established neighborhoods. • To foster new single-family and multi-family residential development. <p>Chapter 5: Land Use Objectives:</p> <ul style="list-style-type: none"> • To identify alternatives to the expansion of temporary housing (RV parks and “man-camps”) in Carlsbad. 		

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

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

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

DEPARTMENT RECOMMENDATION:

Approval Denial n/a
 Approval Denial n/a
 Public Works X

Plng., Eng. & Reg. Dept:

Fire Department X

Code Enforcement Division

X

Legal Department

X Planning Division X/cond

Police Department

X Projects Department

X

Utilities Department X

Building Division

X

DEPARTMENT COMMENTS:

Public Works: Recommend approval.

Fire Department: Recommend approval.

Legal Department: No comments.

Police Department: No comments.

Utilities Department: Recommend approval – comments provided in review pages.

Planning Division: Recommend approval with conditions

Code Enforcement: No comments.

Building Department: No comments.

Projects Department: No comments.

DEPARTMENT RECOMMENDATION:

Based on City staff review, the Planning Department recommends approval with the following conditions:

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

BOARD/COMMISSION/COMMITTEE ACTION:

-

Reviewed by:

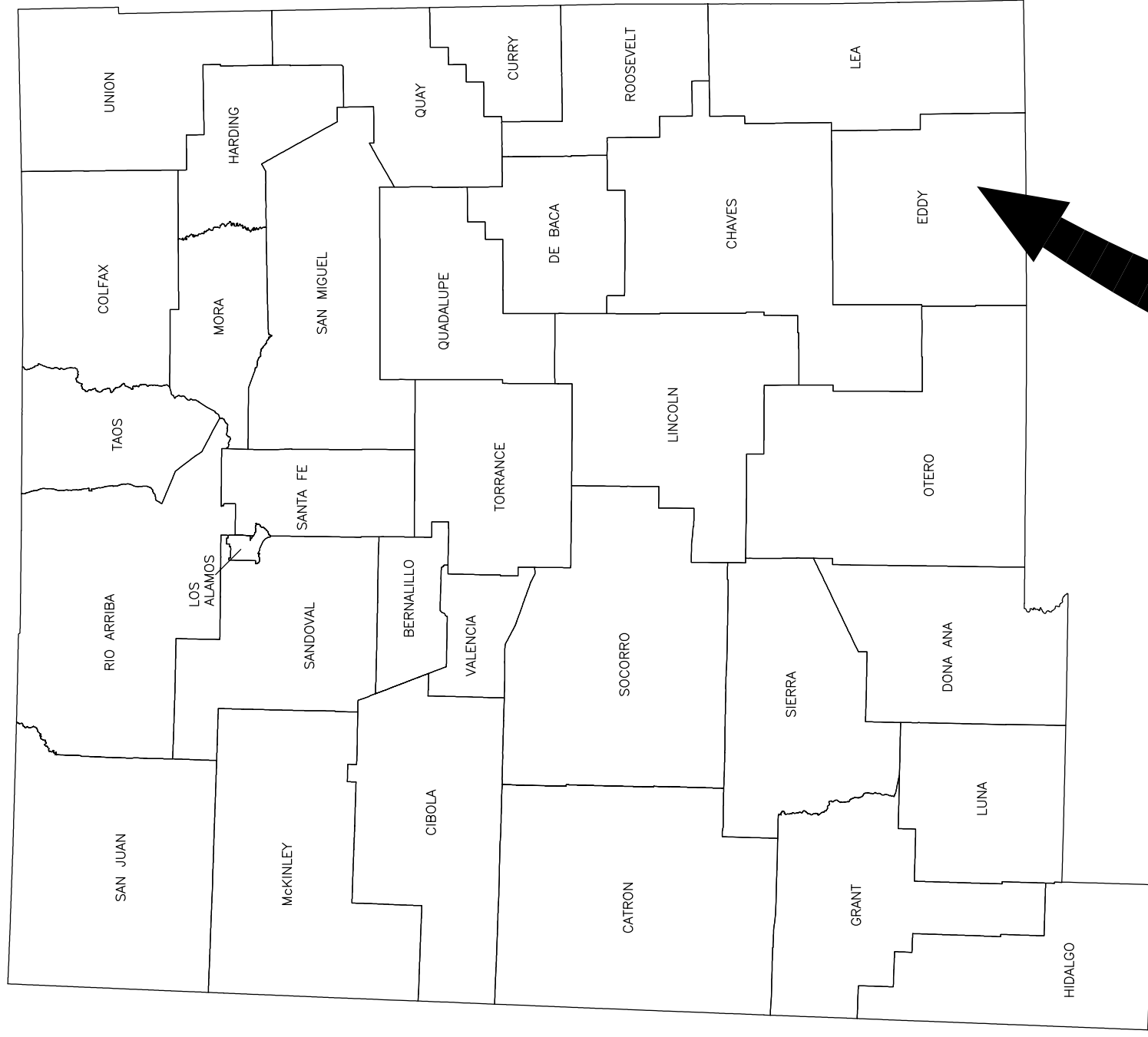
City Manager:	Date:
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Attachments:

1. SOUTHERN SKY UNIT 4_CIVIL PLANS_4.28.2026
2. 26-642_SOUTHERN SKY SUBDIVISION
3. Bluccor Subdivision - Southern Sky
4. Portrait2
5. Portrait3
6. Subdivision 2026 Fillable_Southern Sky 4

SOUTHERN SKY UNIT 4

CARLSBAD, NEW MEXICO



SHEET LIST

- CS101 - SITE PLAN
- CS102 - PLAN & PROFILE STA 0+00 TO STA 5+00
- CS103 - PLAN & PROFILE 5+00 TO 8+14.21
- CS501 - STANDARD DETAILS
- CS502 - TYPICAL SECTIONS
- CD101 - DRAINAGE PLAN
- CG501 - DRAINAGE DETAILS
- CU101 - UTILITY PLAN
- CU102 - SEWER PROFILE
- CU501 - UTILITY DETAILS

THIS PROJECT SHALL COMPLY WITH THE CITY OF CARLSBAD NEW MEXICO PUBLIC INFRASTRUCTURE SPECIFICATIONS ADOPTED JULY 2019

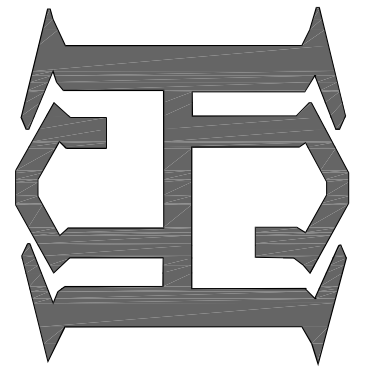
SOUTHERN SKY UNIT 4
 CARLSBAD, NM
 EDDY COUNTY

APPROVED BY: CF
 DRAWN BY: CF
 FILE: 26-642

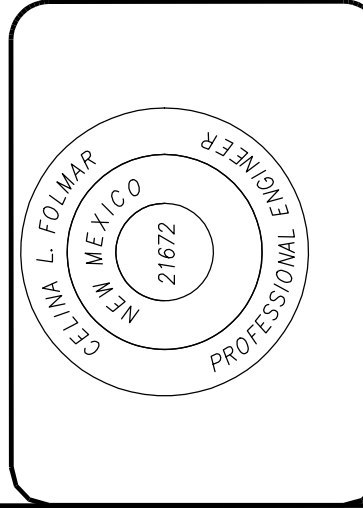
REVISIONS

DATE:	REV:

COVER SHEET



SOUTHERN SKY UNIT 4
CARLSBAD, NM
EDDY COUNTY

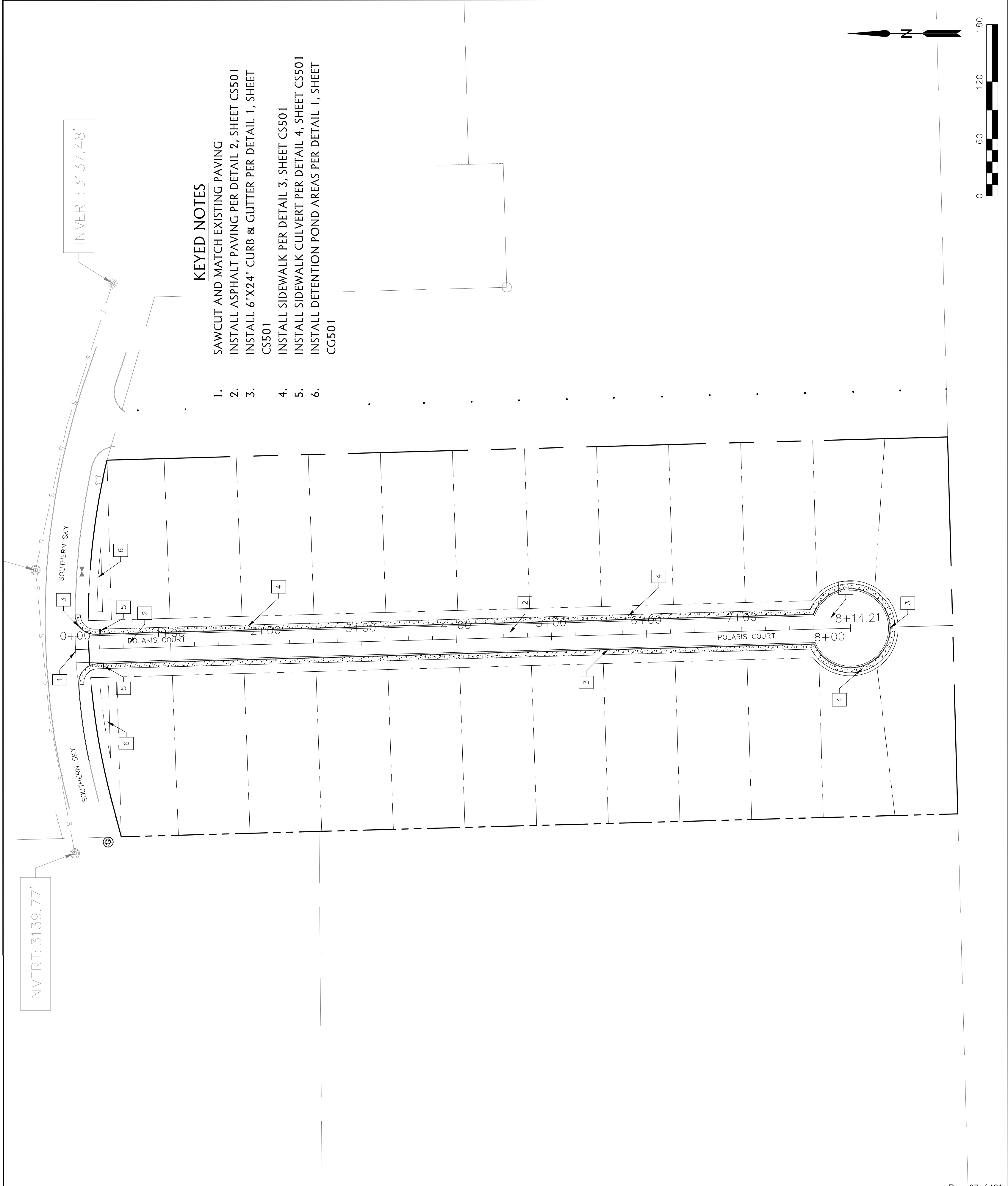


APPROVED BY: CF
DRAWN BY: CF
FILE: 26-642

REVISIONS	
DATE:	REV:
DATE:	REV:
DATE:	REV:
DATE:	REV:

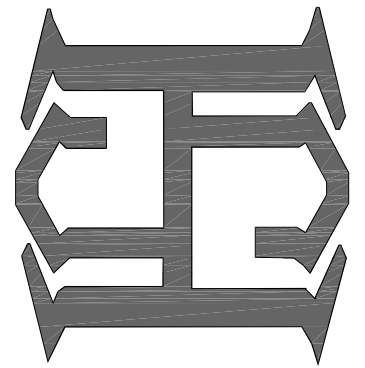
SITE PLAN

CS101



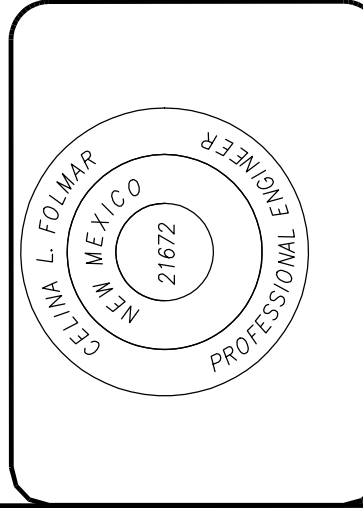
KEYED NOTES

1. SAWCUT AND MATCH EXISTING PAVING
2. INSTALL ASPHALT PAVING PER DETAIL 2, SHEET CS501
3. INSTALL 6"X24" CURB & GUTTER PER DETAIL 1, SHEET CS501
4. INSTALL SIDEWALK PER DETAIL 3, SHEET CS501
5. INSTALL SIDEWALK CULVERT PER DETAIL 4, SHEET CS501
6. INSTALL DETENTION POND AREAS PER DETAIL 1, SHEET CG501



2316 W. MAIN ST. ARTESIA, N.M. 88210
 PH: (575) 746-2158
 www.harcrowsurveying.com

SOUTHERN SKY UNIT 4
 CARLSBAD, NM
 EDDY COUNTY



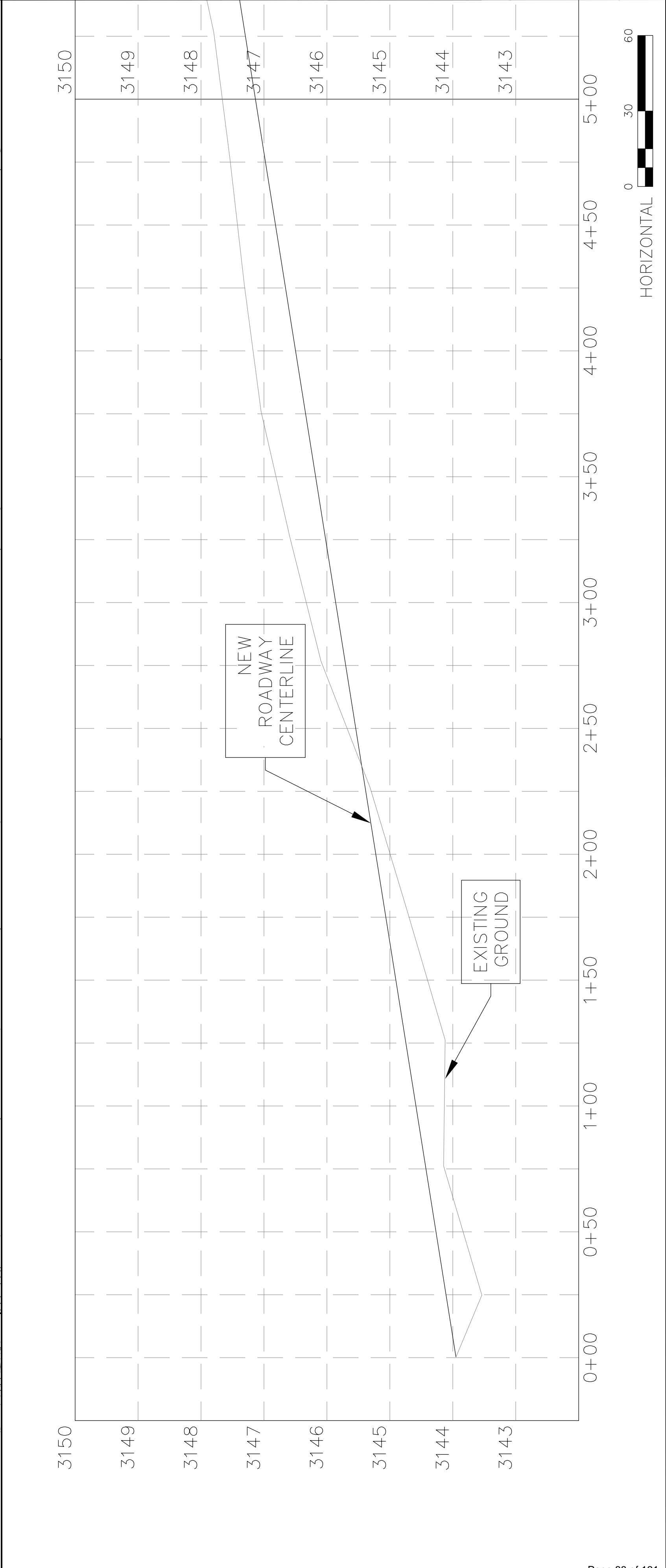
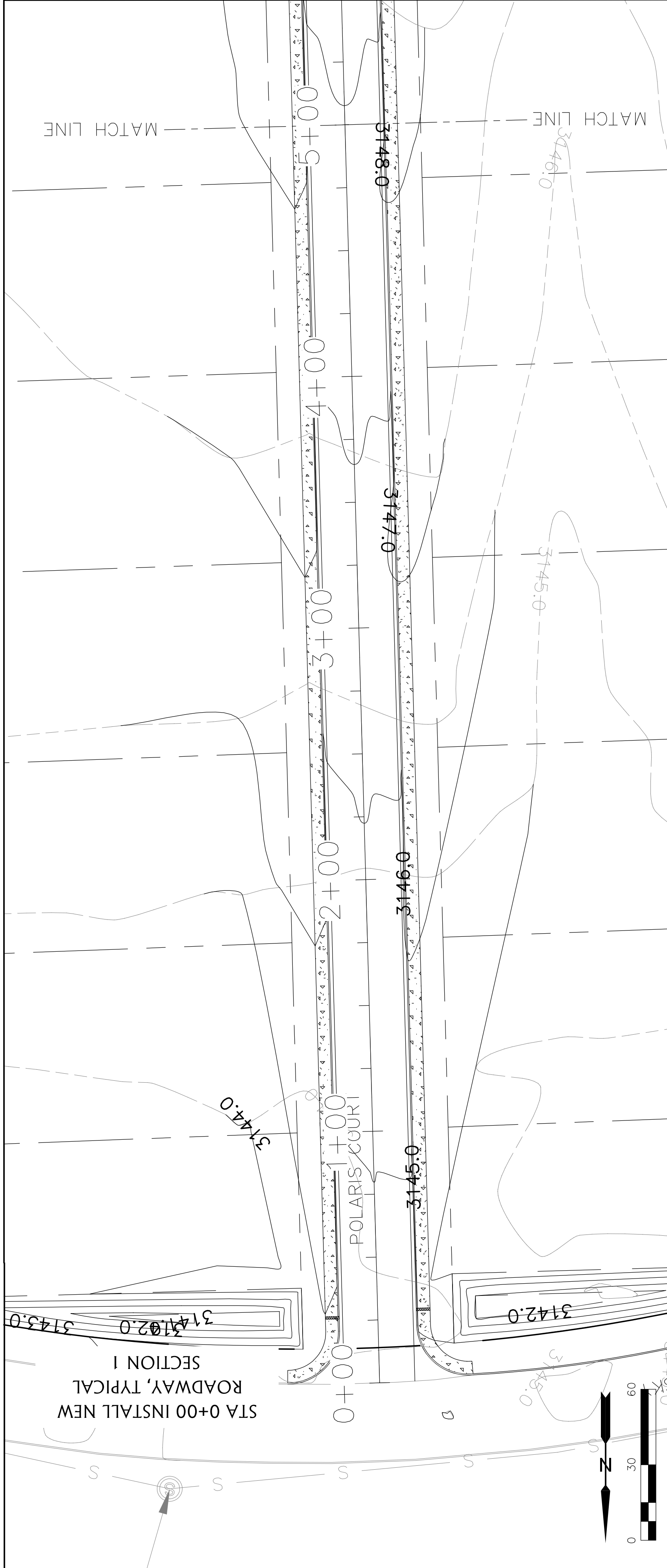
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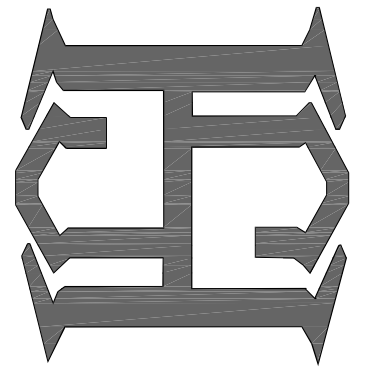
REVISIONS

DATE:	REV:

PLAN & PROFILE
 STA 0+00 TO 5+00

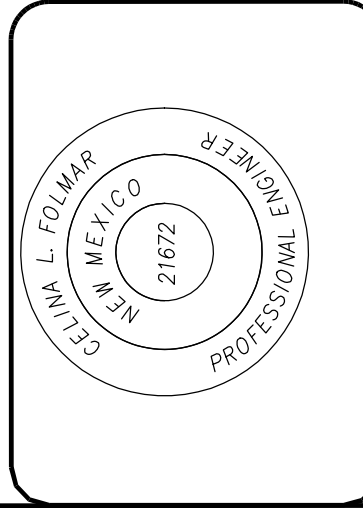
CS102





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 CARLSBAD, NM
 EDDY COUNTY



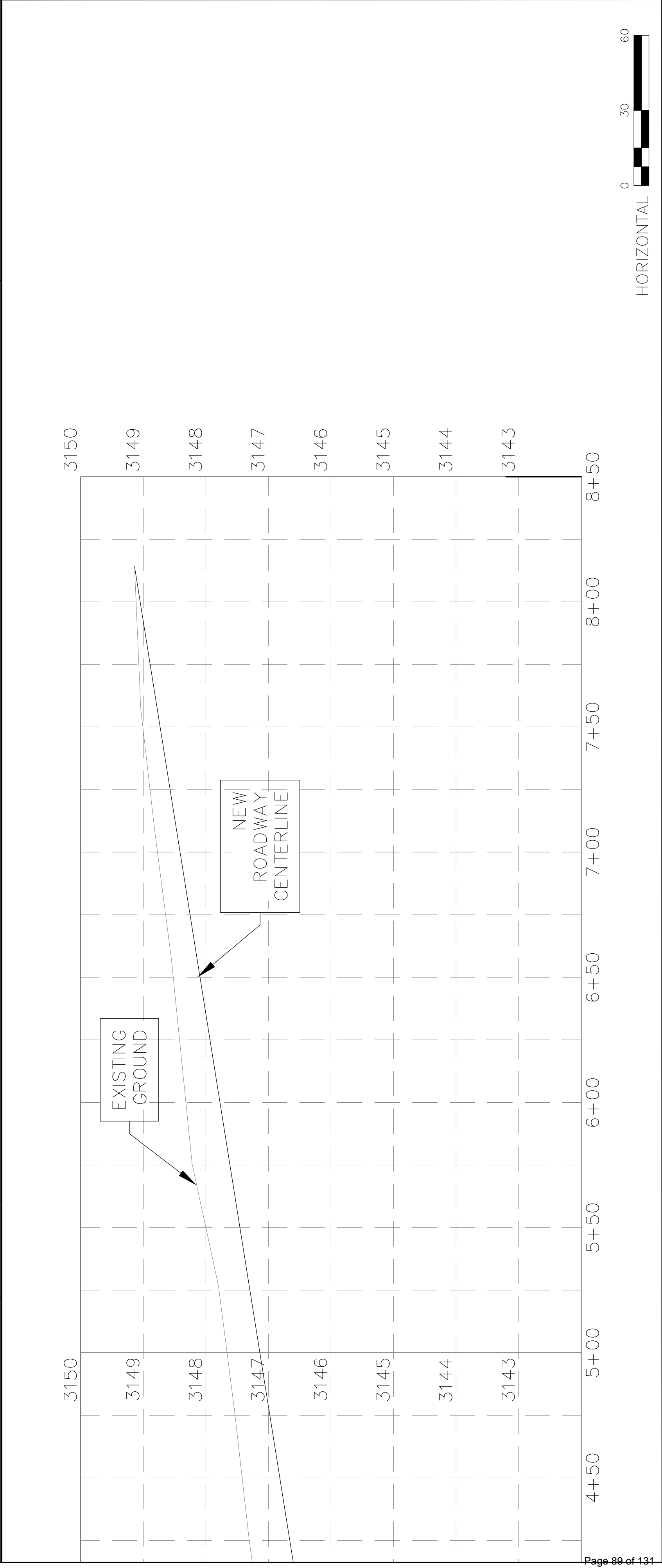
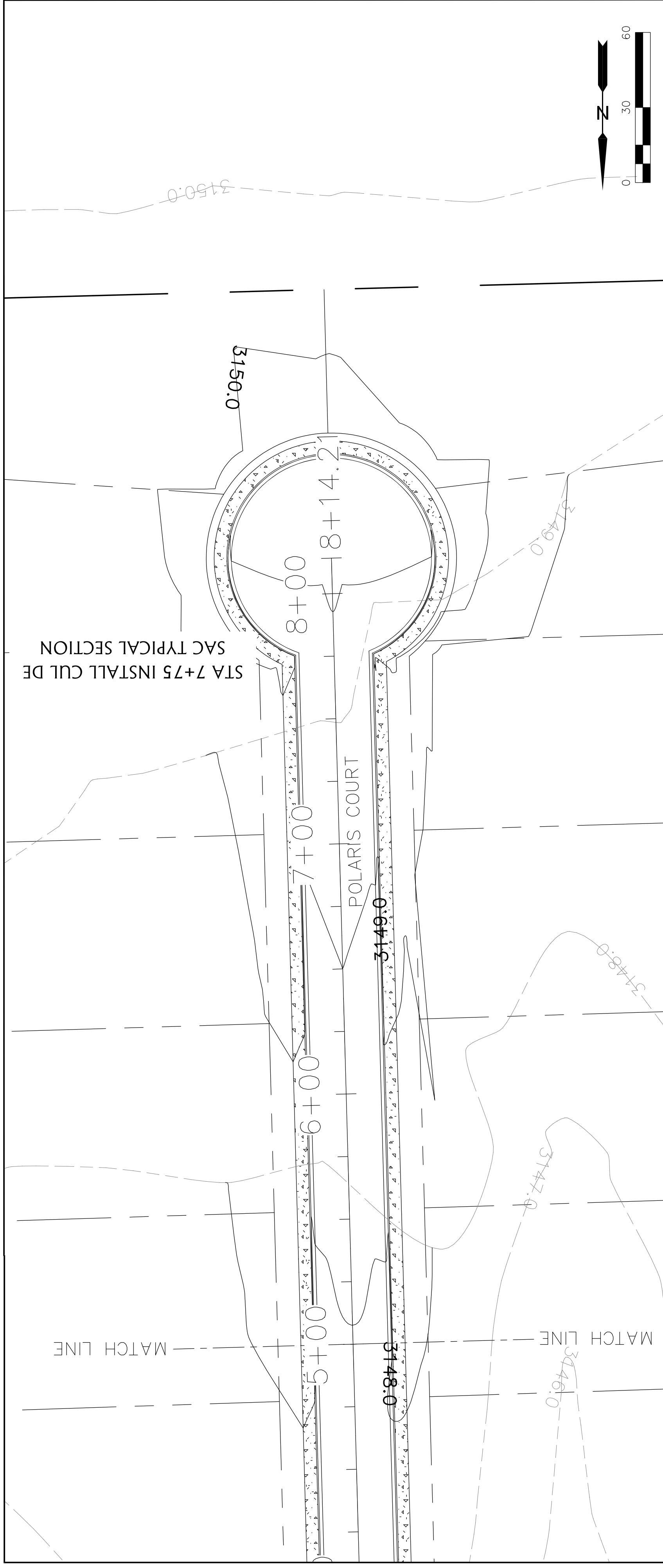
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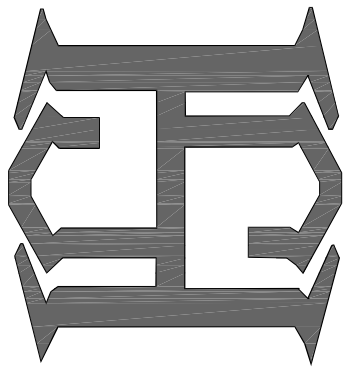
REVISIONS

DATE:	REV:

PLAN & PROFILE
 STA 5+00 TO
 8+14.21

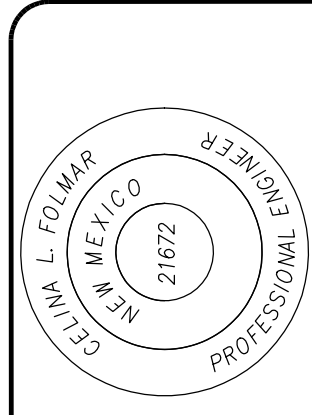
CS103





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SOUTHERN SKY UNIT 4
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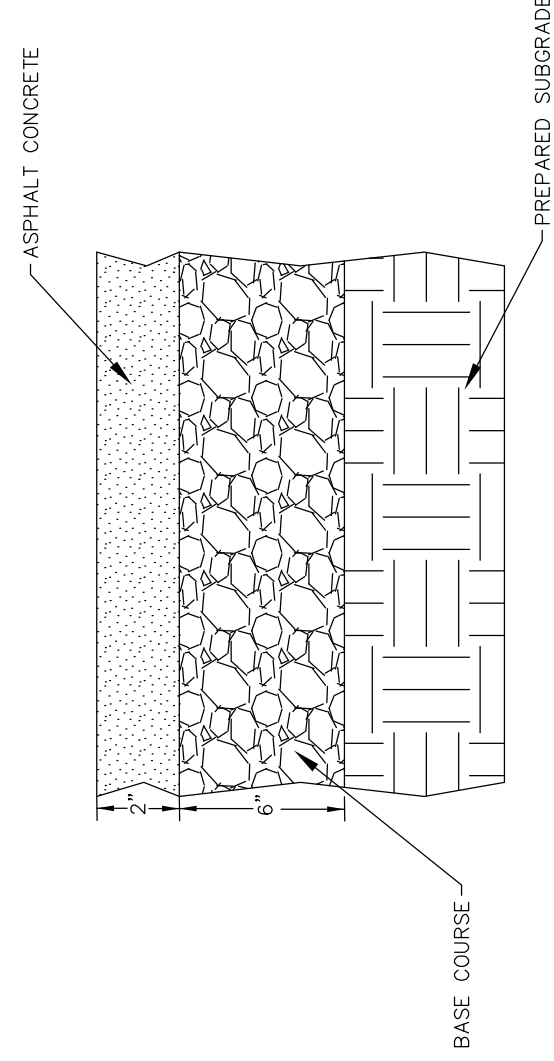


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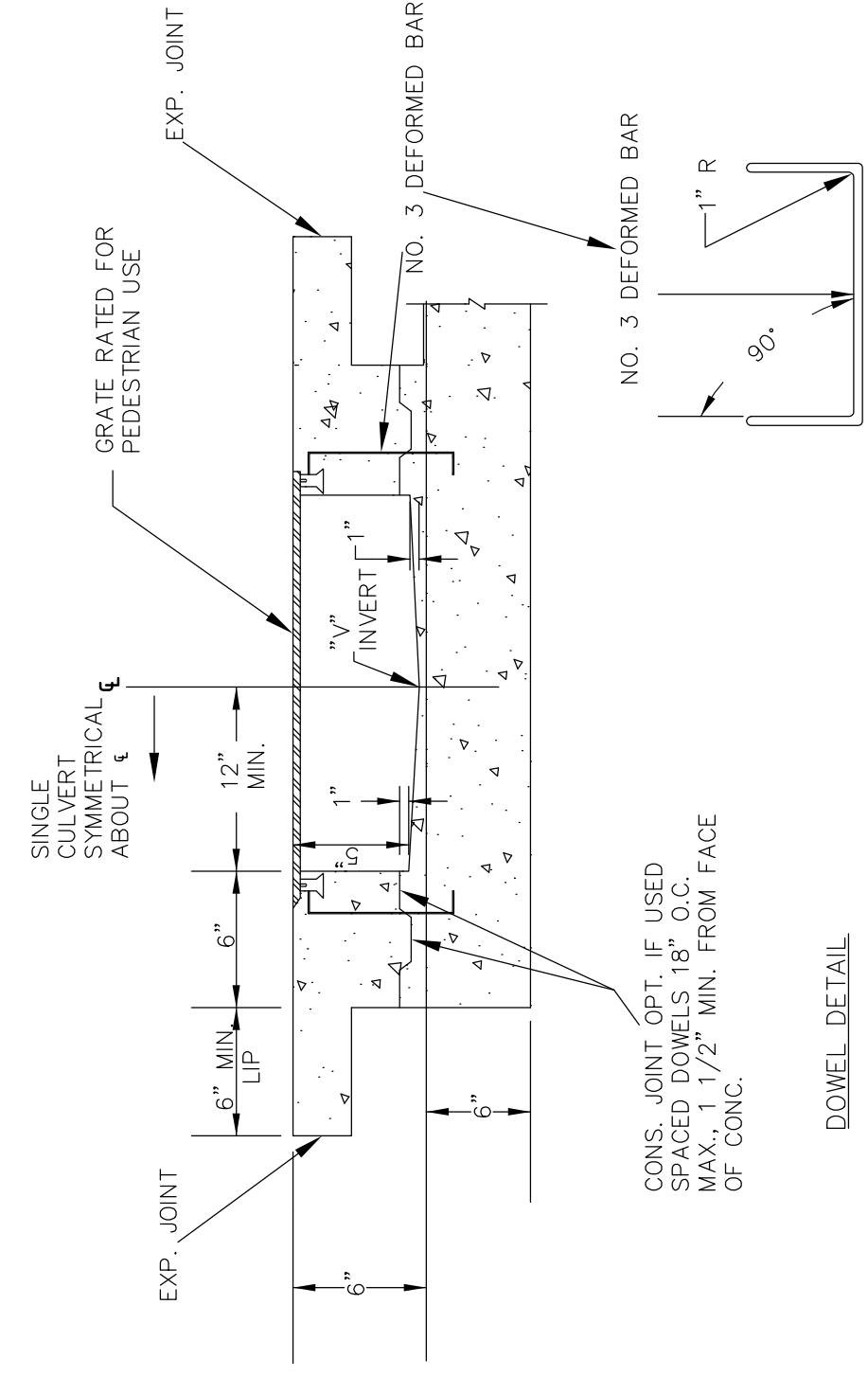
STANDARD DETAILS

CS501



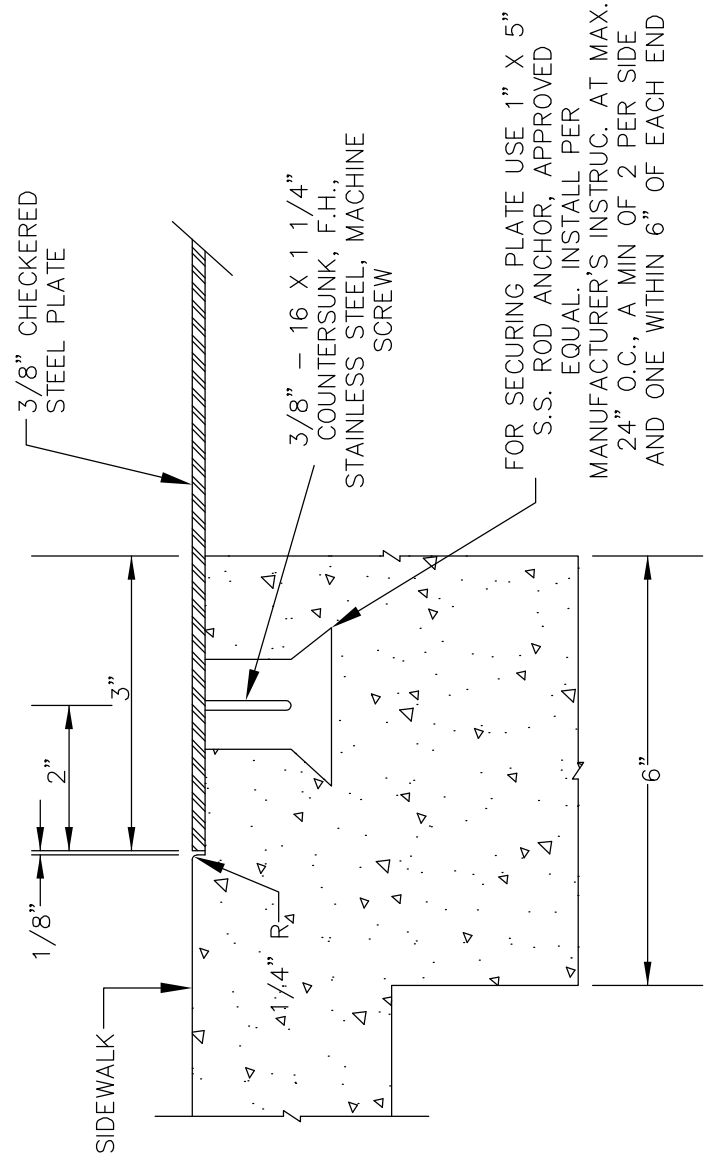
A — ASPHALT PAVING

2 — ASPHALT PAVING — N.T.S.



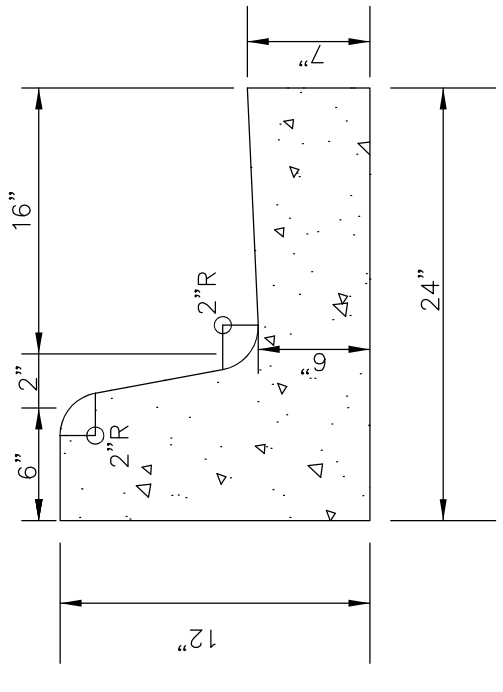
CONS. JOINT OPT. IF USED
 SPACED DOWELS 18" O.C.
 MAX., 1 1/2" MIN. FROM FACE
 OF CONC.

DOWEL DETAIL



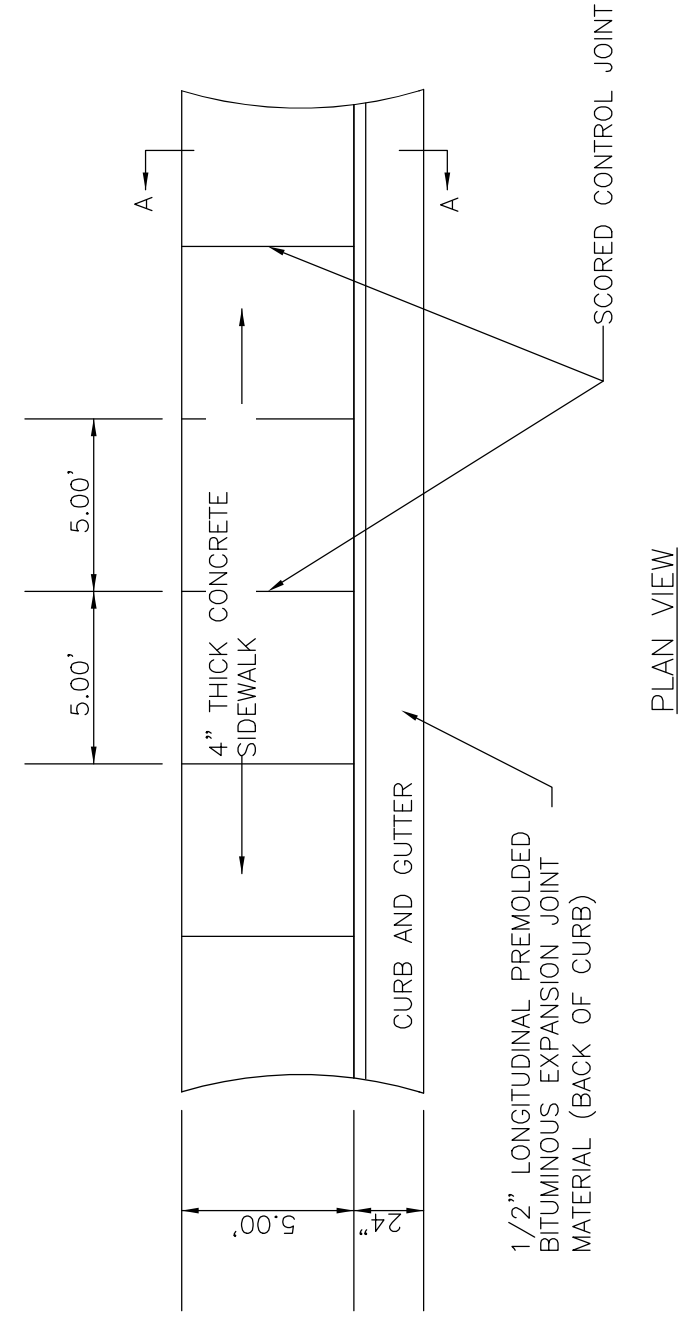
FOR SECURING PLATE USE 1" X 5"
 S.S. ROD ANCHOR, APPROVED
 EQUAL, INSTALL PER
 MANUFACTURER'S INSTRUCT. AT MAX.
 24" O.C., A MIN OF 2 PER SIDE
 AND ONE WITHIN 6" OF EACH END

4 — SIDEWALK CULVERT — N.T.S.

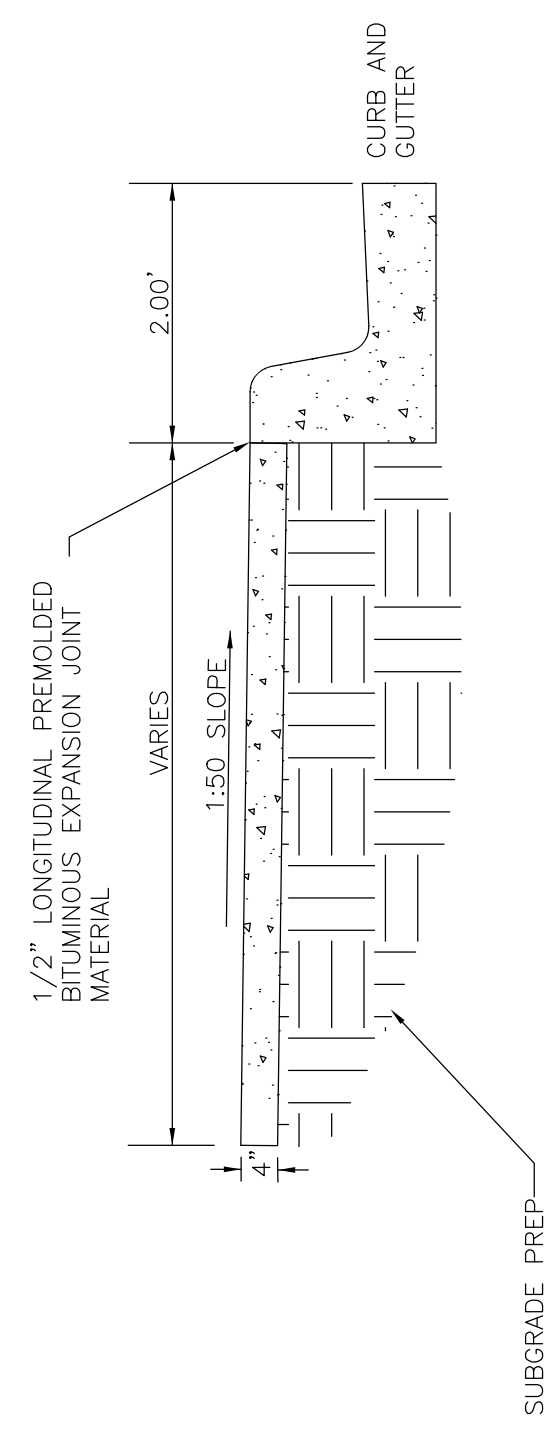


NOTES:
 1. CONSTRUCTION SHALL COMPLY WITH CITY OF CARLSBAD PUBLIC INFRASTRUCTURE SPECIFICATIONS.

1 — 6" X 24" CURB & GUTTER — N.T.S.



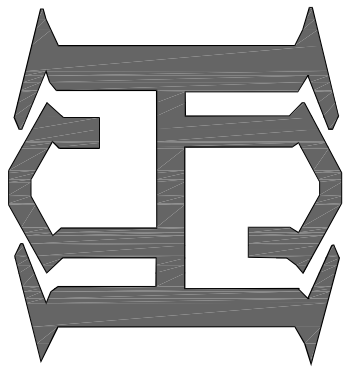
PLAN VIEW



SECTION A-A

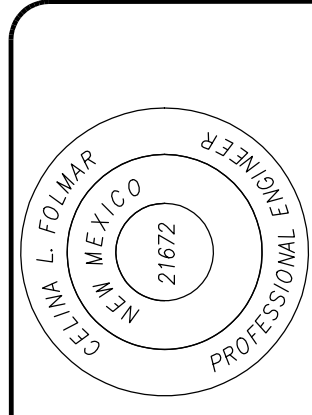
NOTES:
 1. CONSTRUCTION SHALL COMPLY WITH CITY OF CARLSBAD PUBLIC INFRASTRUCTURE SPECIFICATIONS.

3 — 4" SIDEWALK — N.T.S.



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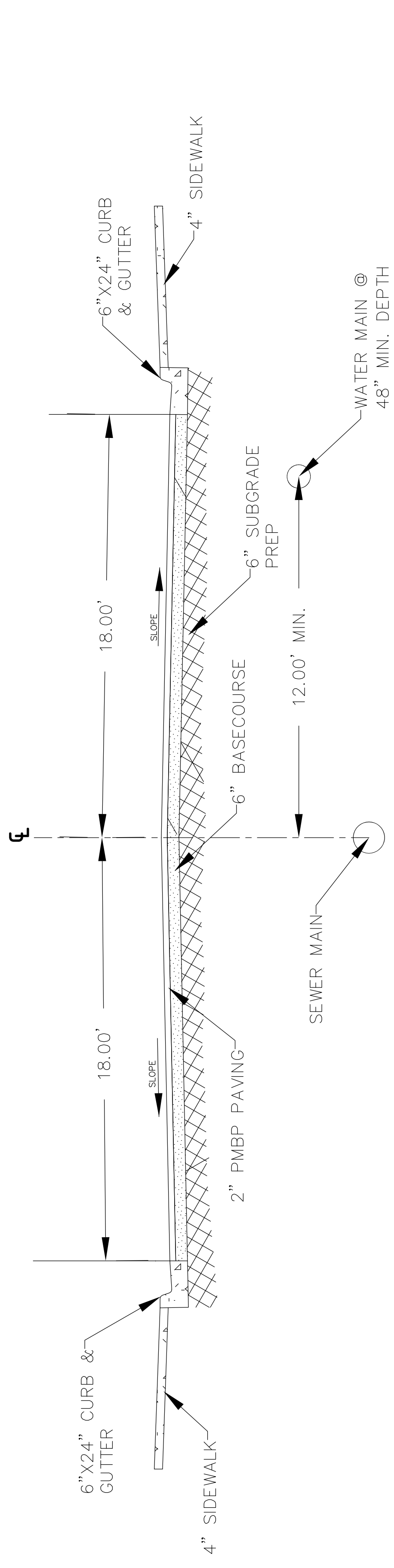


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 FILE: 26-642

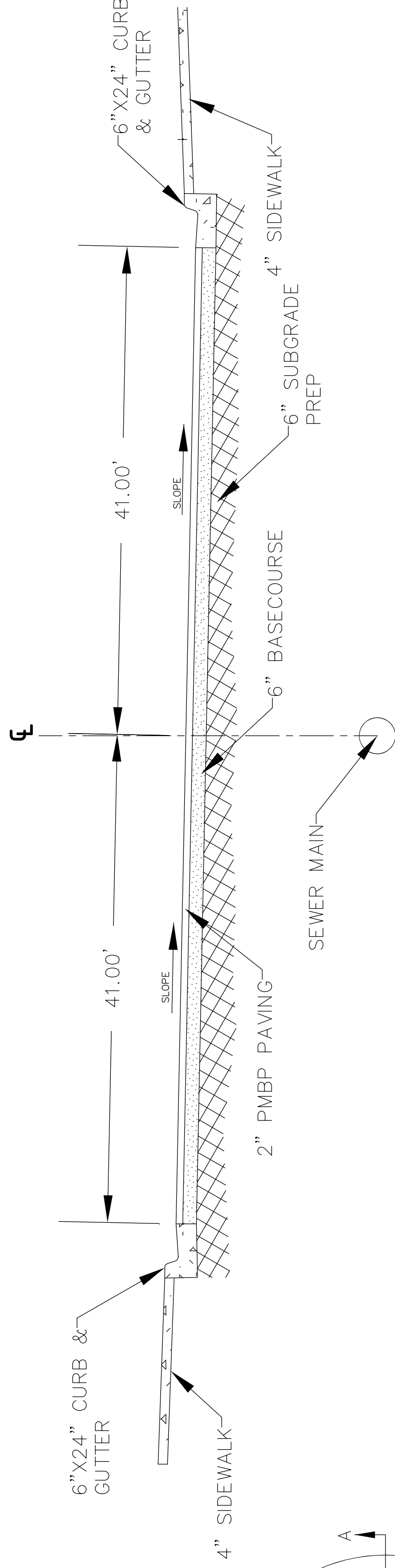
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DATE:	REV:

TYPICAL SECTIONS

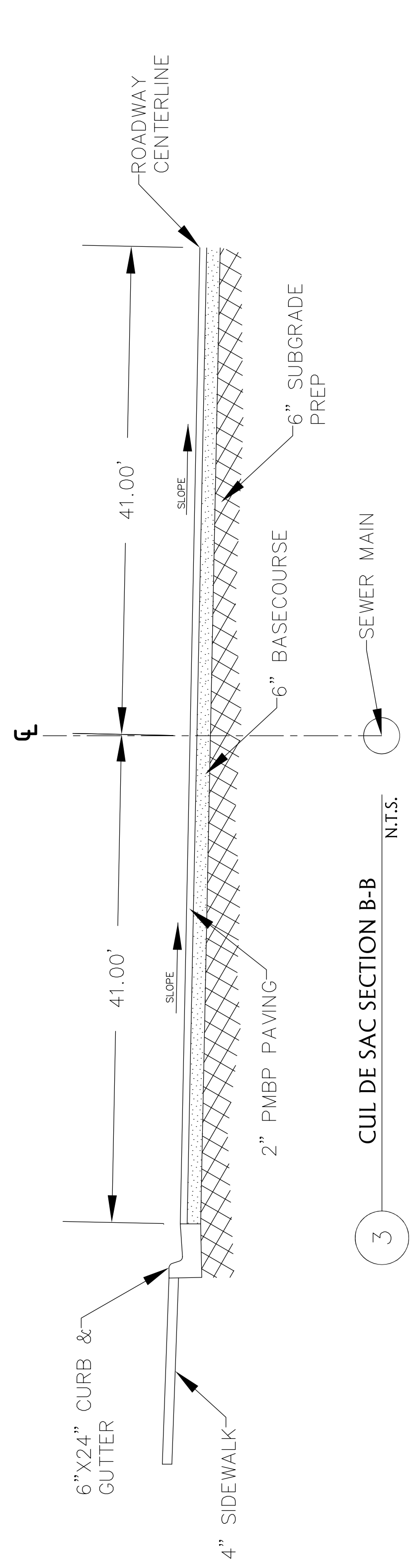
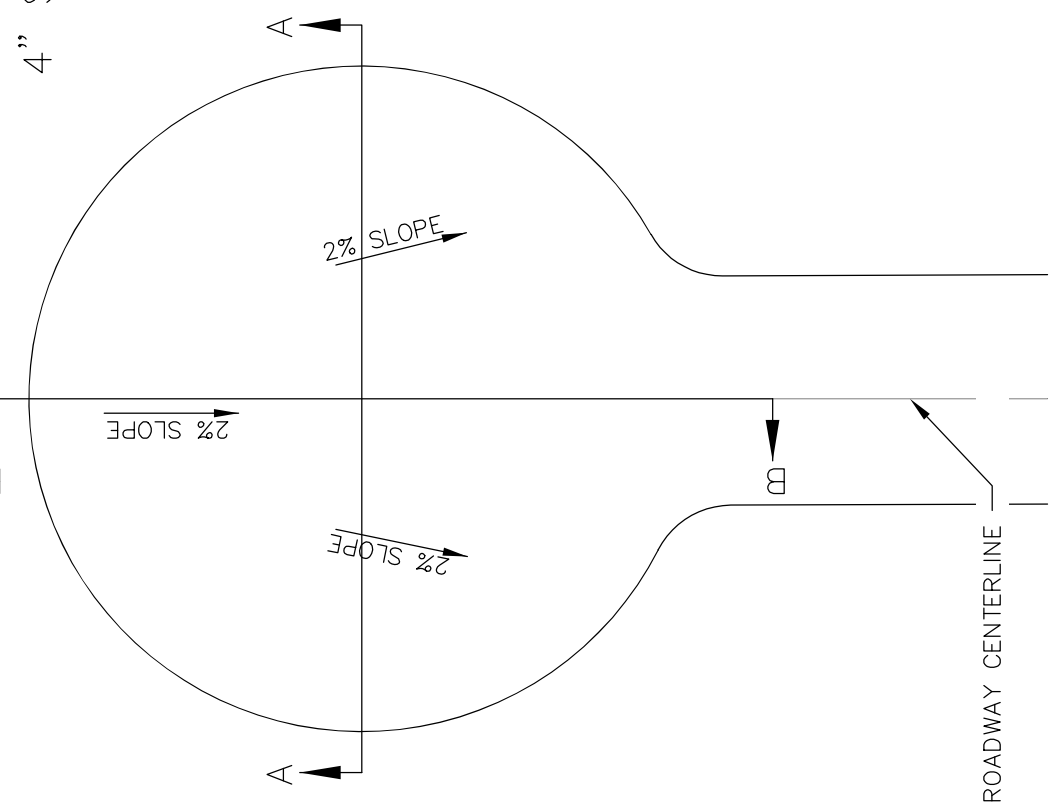
CS502



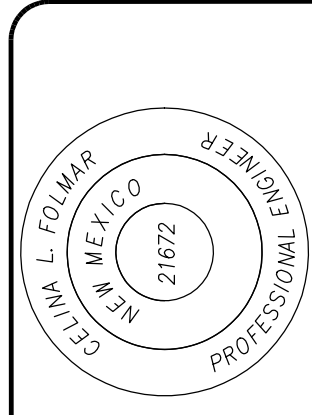
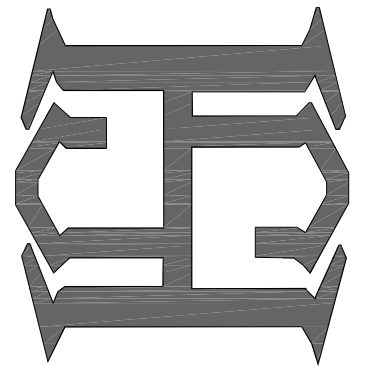
1 TYPICAL ROADWAY SECTION N.T.S.



2 CUL DE SAC SECTION A-A N.T.S.



3 CUL DE SAC SECTION B-B N.T.S.

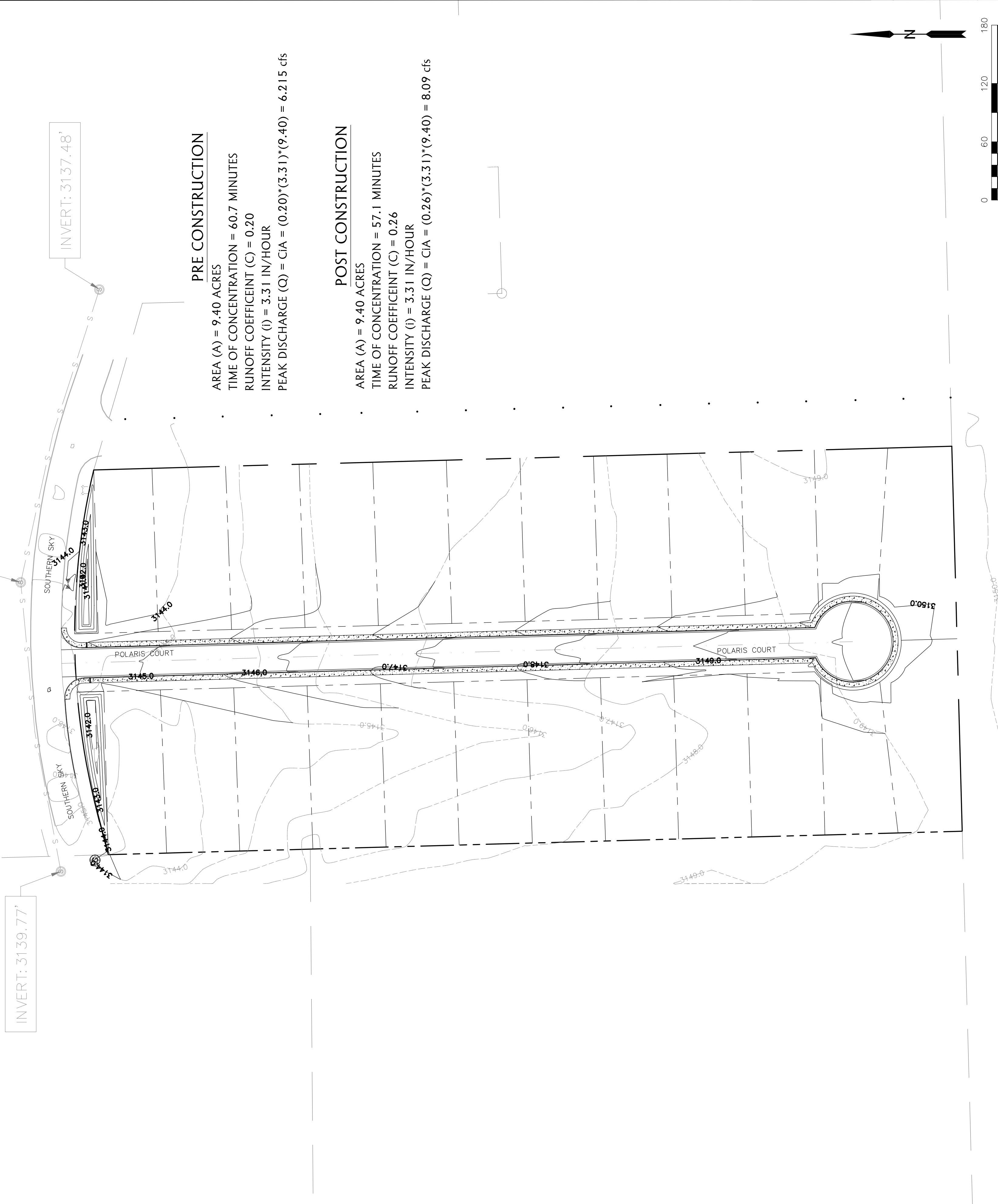


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DRAINAGE PLAN

CD101

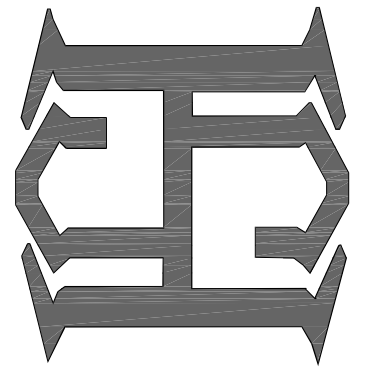


PRE CONSTRUCTION

AREA (A) = 9.40 ACRES
 TIME OF CONCENTRATION = 60.7 MINUTES
 RUNOFF COEFFICIENT (C) = 0.20
 INTENSITY (I) = 3.31 IN/HOUR
 PEAK DISCHARGE (Q) = CiA = (0.20)*(3.31)*(9.40) = 6.215 cfs

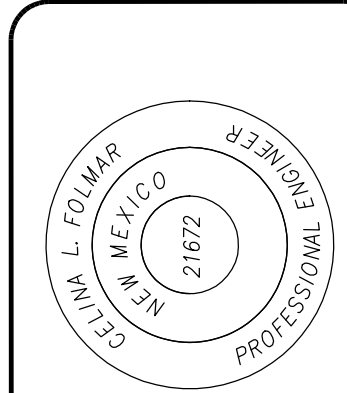
POST CONSTRUCTION

AREA (A) = 9.40 ACRES
 TIME OF CONCENTRATION = 57.1 MINUTES
 RUNOFF COEFFICIENT (C) = 0.26
 INTENSITY (I) = 3.31 IN/HOUR
 PEAK DISCHARGE (Q) = CiA = (0.26)*(3.31)*(9.40) = 8.09 cfs



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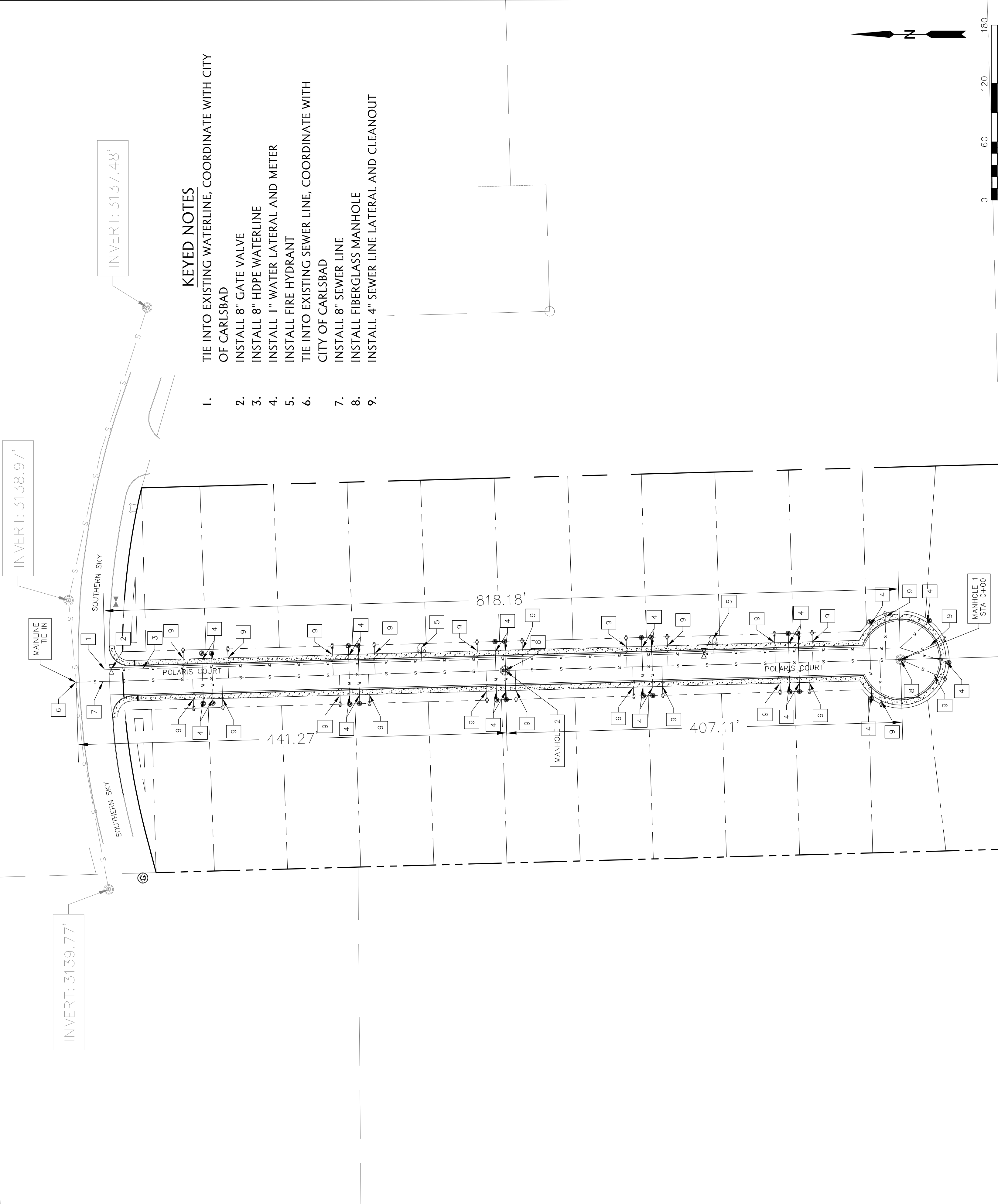


APPROVED BY: CF
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FILE: 26-642

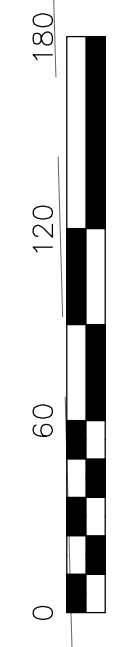
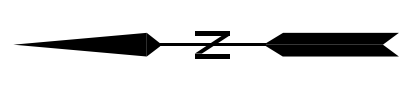
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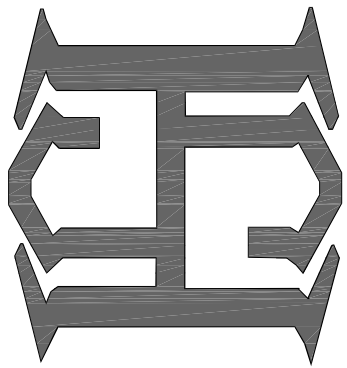
UTILITY PLAN

CU101

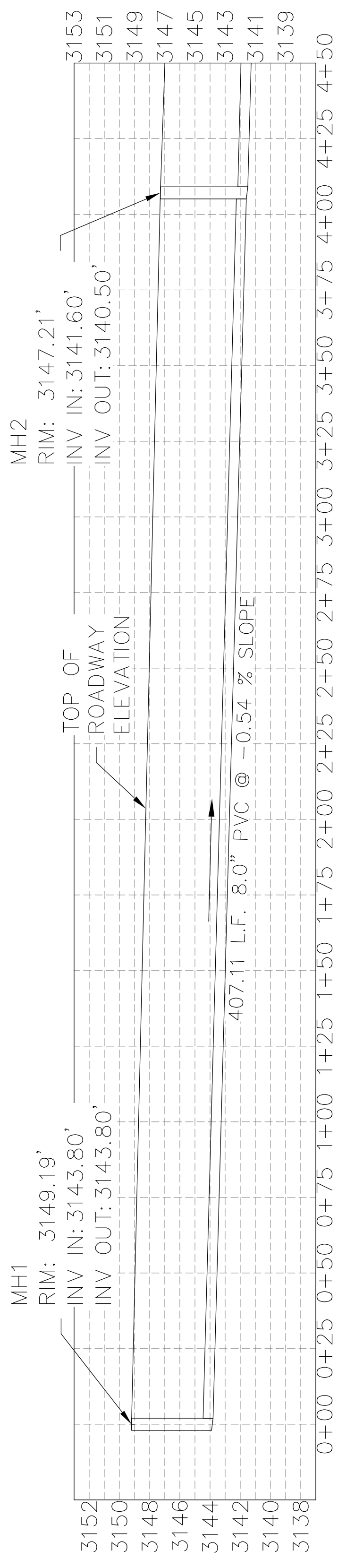


- KEYED NOTES**
1. TIE INTO EXISTING WATERLINE, COORDINATE WITH CITY OF CARLSBAD
 2. INSTALL 8" GATE VALVE
 3. INSTALL 8" HDPE WATERLINE
 4. INSTALL 1" WATER LATERAL AND METER
 5. INSTALL FIRE HYDRANT
 6. TIE INTO EXISTING SEWER LINE, COORDINATE WITH CITY OF CARLSBAD
 7. INSTALL 8" SEWER LINE
 8. INSTALL FIBERGLASS MANHOLE
 9. INSTALL 4" SEWER LINE LATERAL AND CLEANOUT

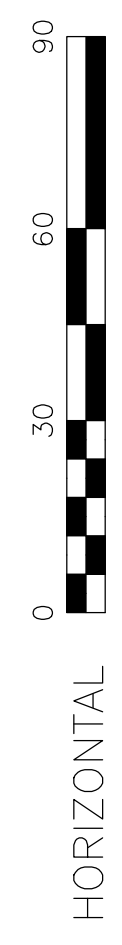
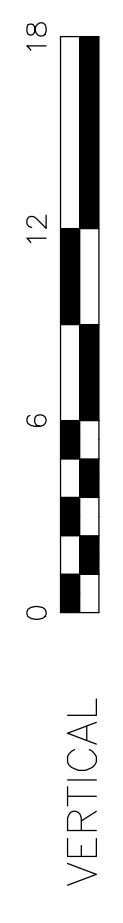
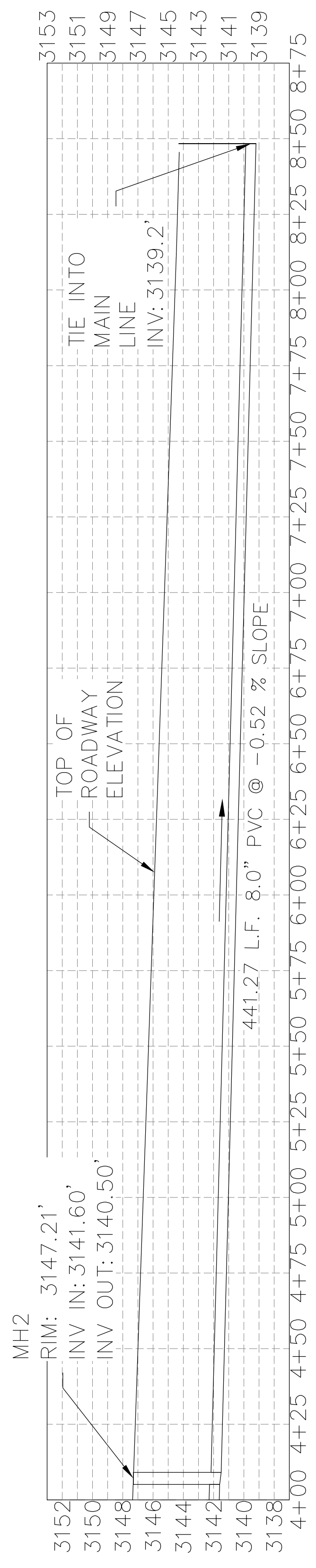




MANHOLE 1 TO MANHOLE 2

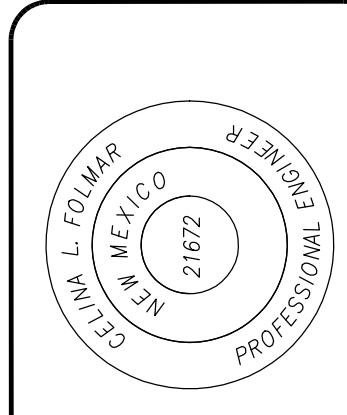


MANHOLE 2 TO MAINLINE TIE IN



SEWER PROFILE

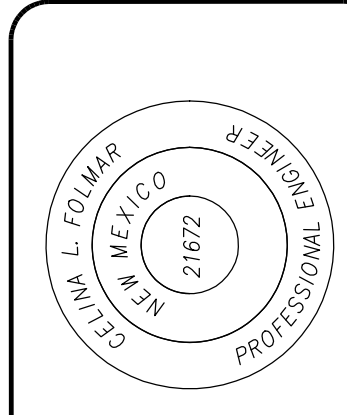
CU102



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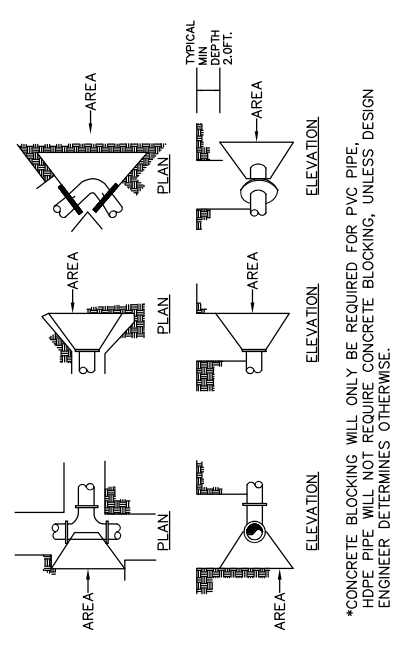


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 FILE: 25-642

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DATE:	REV:
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DATE:	REV:

UTILITY DETAILS
 CU501



*CONCRETE BLOCKING WILL ONLY BE REQUIRED FOR PVC PIPE HOPE PIPE WILL NOT REQUIRE CONCRETE BLOCKING UNLESS DESIGN ENGINEER DETERMINES OTHERWISE.

TABLE I
 MINIMUM BEARING SURFACE AREA (IN SQUARE FEET)

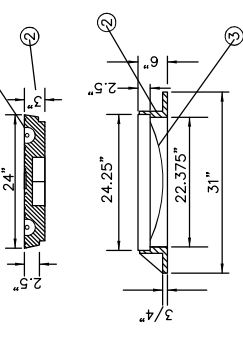
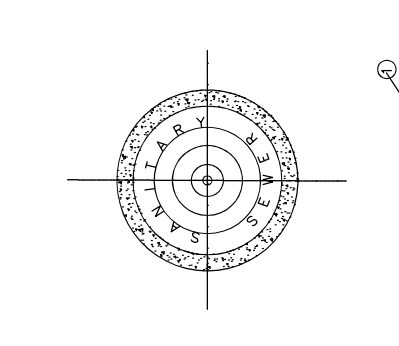
PIPE SIZE	BENDS				TEE OR DEAD END
	11	1/4	22	1/2	
6"	1	1.5	2.5	4.5	3.5
8"	1.5	2.5	4.5	8	6
10"	2	3.5	7	12.5	9
12"	2.5	5	10	18	13.0

TABLE II
 MAXIMUM ALLOWABLE SOIL BEARING VALUES

SOIL TYPE	FACTOR FOR AREAS IN TABLE I
LOOSE SAND	4
SOFT SANDY CLAY	2
COMPACT FINE SAND	2
COMPACT COARSE SAND	1
MEDIUM STIFF CLAY	1

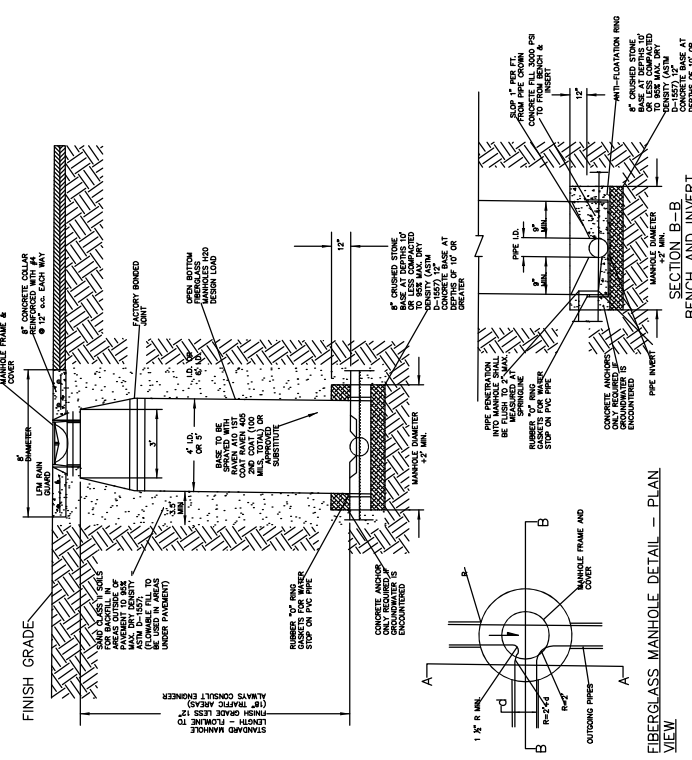
NOTES:
 1. BEARING VALUES SHOWN IN TABLE I ARE BASED ON 100 P.S.F. TESTING PRESSURE AND A SAFETY FACTOR OF 20.0 P.S.F.
 2. SOIL BEARING VALUES SHALL BE BASED ON THE SAFEST AVAILABLE SOIL BEARING VALUE FOR EACH PROJECT AND THE FACTORS AS SHOWN IN TABLE II FOR INCREASING AREAS IN TABLE I SHALL BE UTILIZED.
 3. BEARING SURFACE AREAS ARE TO BE ON UNDISTURBED SOIL.

3 CONCRETE BLOCKING N.T.S.

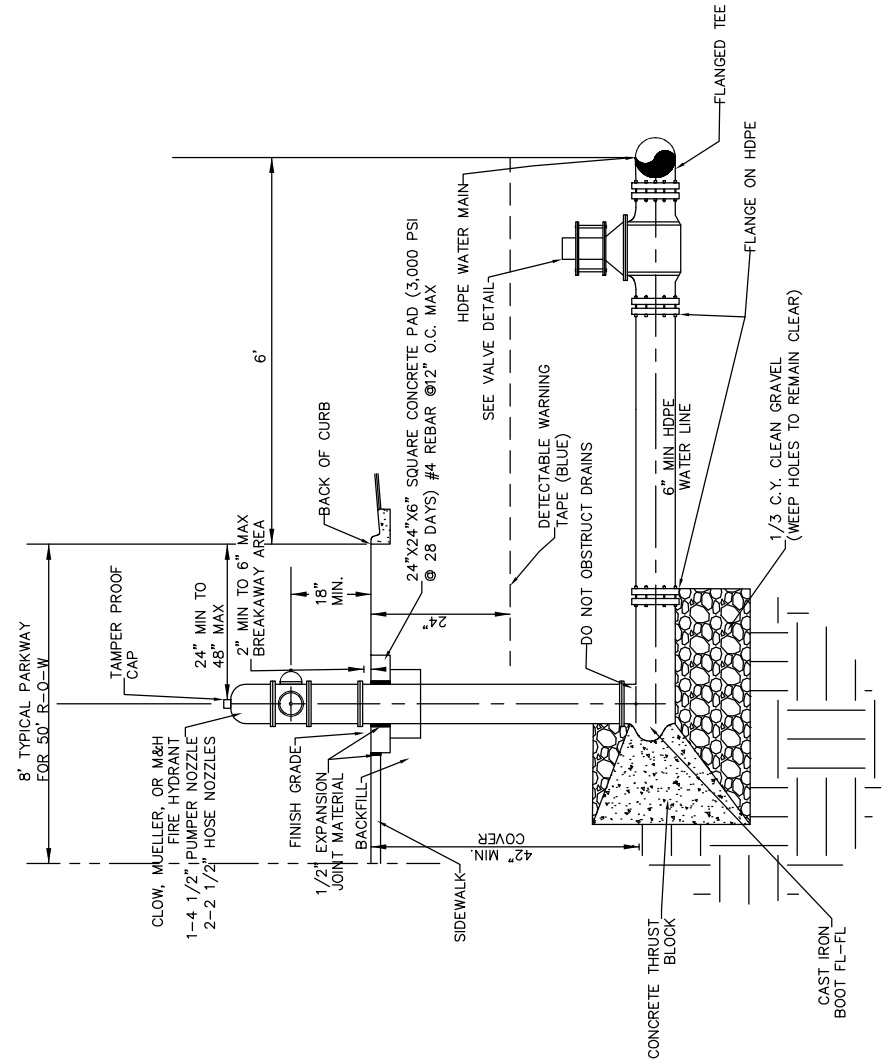


NOTES:
 1. MANHOLE SHALL BE SOLID AND BE PROVIDED WITH PICK SLOTS.
 2. MANHOLES (CONCRETE OR APPROVED SUBSTITUTE) SHALL BE PROVIDED ON ALL LINES.
 3. MANHOLES (CONCRETE OR APPROVED SUBSTITUTE) SHALL BE PROVIDED ON ALL LINES.
 4. H-20 (LOADING).
 5. "SEWER" OR "SANITARY" LETTERING TO BE PLACED ON MANHOLE COVER.

2 FIBERGLASS MAHOLE & LID N.T.S.

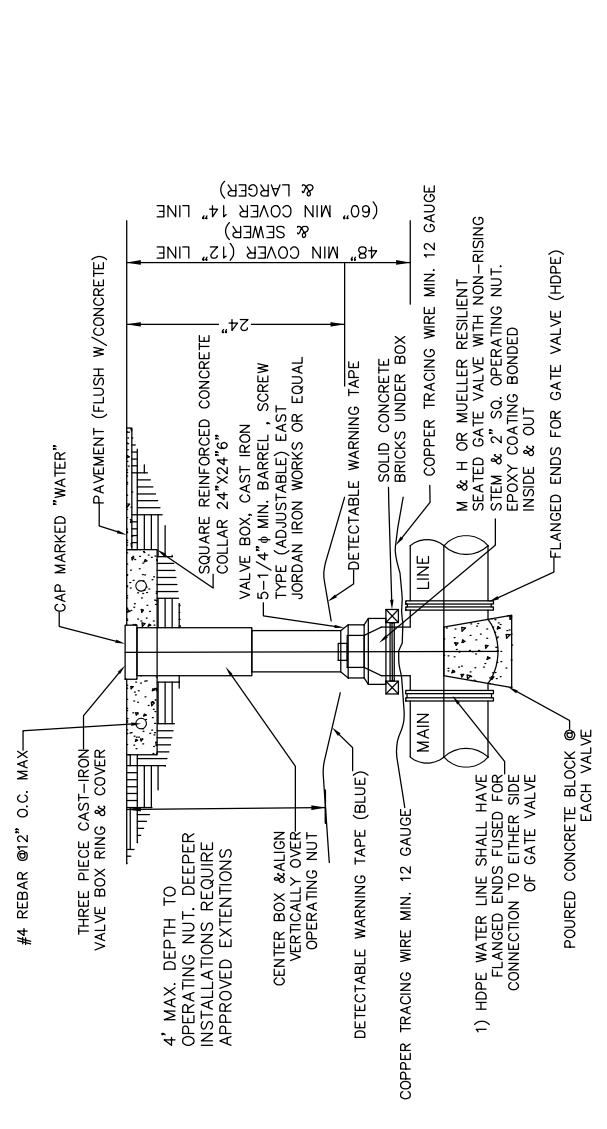


NOTES:
 1. CONCRETE ANCHOR WILL ONLY BE REQUIRED IF GROUNDWATER IS ENCOUNTERED.
 2. WHERE A SANITARY SEWER LINE ENTERS AND EXITS A MANHOLE IN A STRAIGHT LINE DEFLECTION IN THE SANITARY SEWER ALIGNMENT IS PROHIBITED AT THE MANHOLE. A DEFLECTION IS BETWEEN 0 AND 45. IF THE ANGLE OF DEFLECTION IS GREATER THAN 45, A MINIMUM OF TWO-TENTHS (0.20) OF A FOOT SHALL BE HELD BETWEEN THE SANITARY SEWER LINE AND THE MANHOLE. THE ANGLE OF DEFLECTION SHALL BE HELD BETWEEN 0 AND 45.
 3. WATER TIGHT FIBERGLASS (CLOSED BOTTOM) MANHOLES ARE MANUFACTURED WITH A CONCRETE ANCHOR AND SHALL BE PROVIDED WITH A CONCRETE ANCHOR TO CONFIRM PROJECT REQUIREMENTS PRIOR TO MANUFACTURING OF MANHOLES.



NOTES:
 1. NO OBSTRUCTIONS WILL BE PERMITTED WITHIN 3'0" OF FIRE HYDRANT.
 2. FIRE HYDRANTS SHALL NOT BE LOCATED IN SIDEWALKS OR PAVEMENT. PARKWAYS ARE PREFERRED.
 3. PUMPER NOZZLE SHOULD ALWAYS FACE ROADWAY OR TRAVEL PATH FOLLOWED BY FIRE PUMPER.
 4. FIRE HYDRANTS SHALL NOT BE LOCATED IN CURB RETURN AREAS FROM P.C. TO P.T.
 5. FIRE HYDRANTS LOCATED IN THE MID-BLOCK OF A SUBDIVISION SHOULD BE LOCATED AT A COMMON LOT LINE.
 6. FIRE HYDRANTS WILL BE PAINTED ACCORDING TO THEIR FLOW SUPPLY RATING. COLORS SHALL BE LIGHT BLUE PROVIDES > 1500 GPM, GREEN PROVIDES 1000-1499 GPM, ORANGE PROVIDES 500-999 GPM, RED PROVIDES < 500 GPM.

5 FIRE HYDRANT N.T.S.

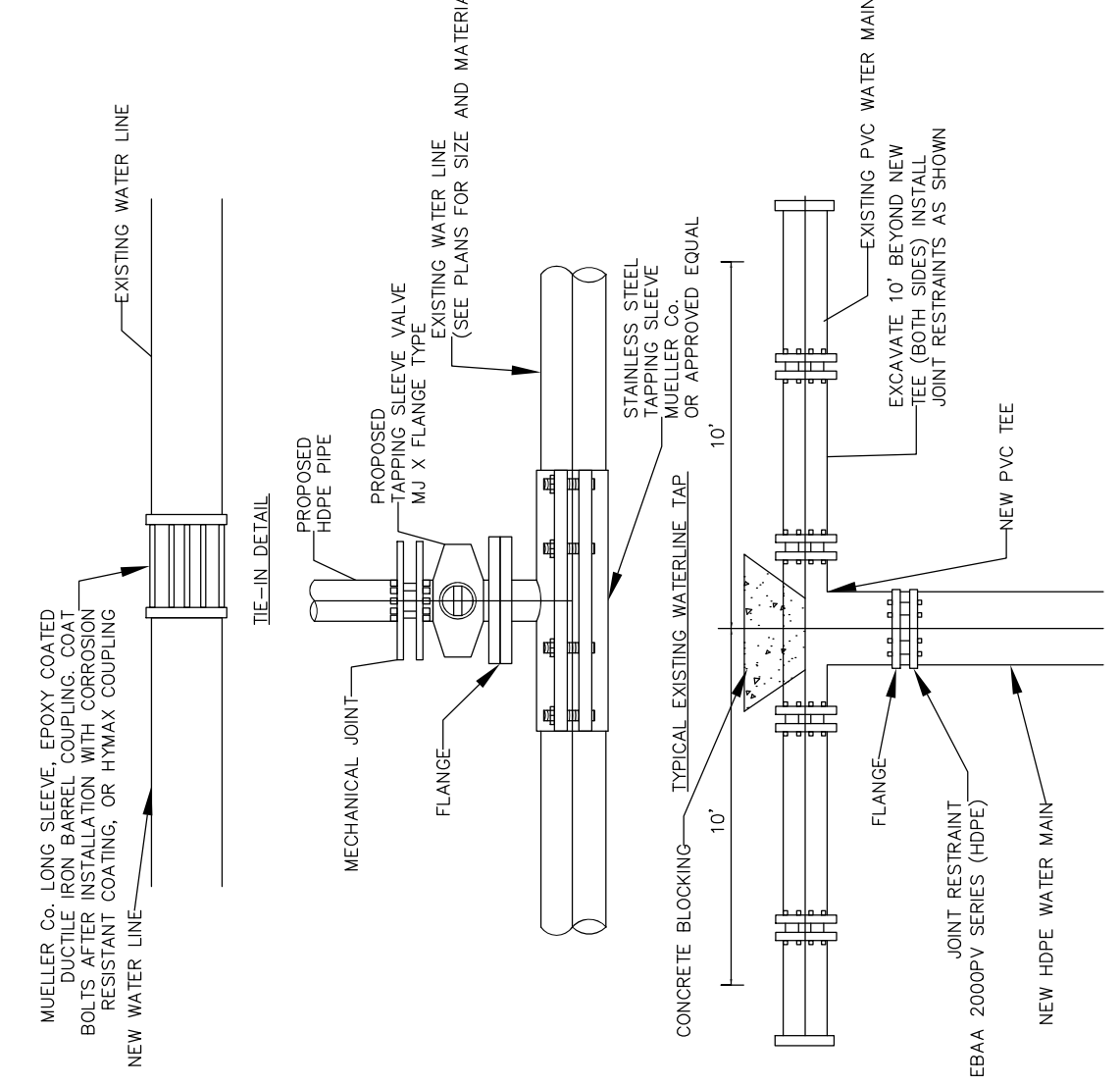


VALVE SUPPORT TABLE

VALVE SIZE	A	B	C	D
4"	10"	20"	4"	6"
6"	12"	22"	4"	8"
8"	14"	24"	4"	8"
10"	16"	26"	4"	8"
12"	18"	28"	4"	8"
14"	20"	30"	6"	10"
16"	24"	36"	6"	12"
18"	30"	42"	8"	18"

NOTE:
 1. CONCRETE STRENGTH 3000 PSI.

1 GATE VALVE N.T.S.



JOINT RESTRAINTS (PVC TO HDPE).

4 WATER CONNECTION N.T.S.

SUBJECT PROPERTY.
THE FOREGOING SUBDIVISION OF TRACT OF LAND AS DESCRIBED BY WARRANTY DEED FILED IN BOOK 1088, PAGE 1085, OFFICIAL RECORDS OF EDDY COUNTY, NEW MEXICO. TO THE COUNTY OF EDDY IN SECTION 19, TOWNSHIP 22 S, RANGE 27 E

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

OWNERSHIP
CORRALES CONSTRUCTION, LLC
WARRANTY DEED - (BOOK 1088, PAGE 1085)

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.

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°03'21.0"

DOCUMENTS USED FOR THIS SURVEY.
HUBER LAND DIVISION (CAB. 5, SLIDE 478)
N & N DEVELOPMENT SURVEY (CAB 4, SLIDE 805)

WARRANTY DEEDS
(BK. 1088, PG. 1085), (BK. 839, PG. 152), (BK. 1048, PG. 24), (BK. 714, PG. 635)

PUBLIC DEDICATION STATEMENT:
THE STREET (POLARIS COURT) AND DRAINAGE (LOTS A & B) AREAS SHOWN HEREON ARE BEING DEDICATED TO PUBLIC USE PER THIS PLAT

AREA REGULATIONS.
THE USE OF THE PROPERTY IN THIS SUBDIVISION SHALL CONFORM TO THE AREA REQUIREMENTS (SETBACKS) DEFINED FOR C-2 (SECTION 56-90 OF THE CITY OF CARLSBAD CODE OF ORDINANCES).

BUILDING SETBACKS:
FRONT: 20' BUILDING SETBACK
SIDE: MINIMUM OF 5' SETBACK, DEPENDING ON BUILDING WALL HEIGHT SEE CITY OF CARLSBAD ORDINANCE
REAR: 10' SETBACK

LEGEND

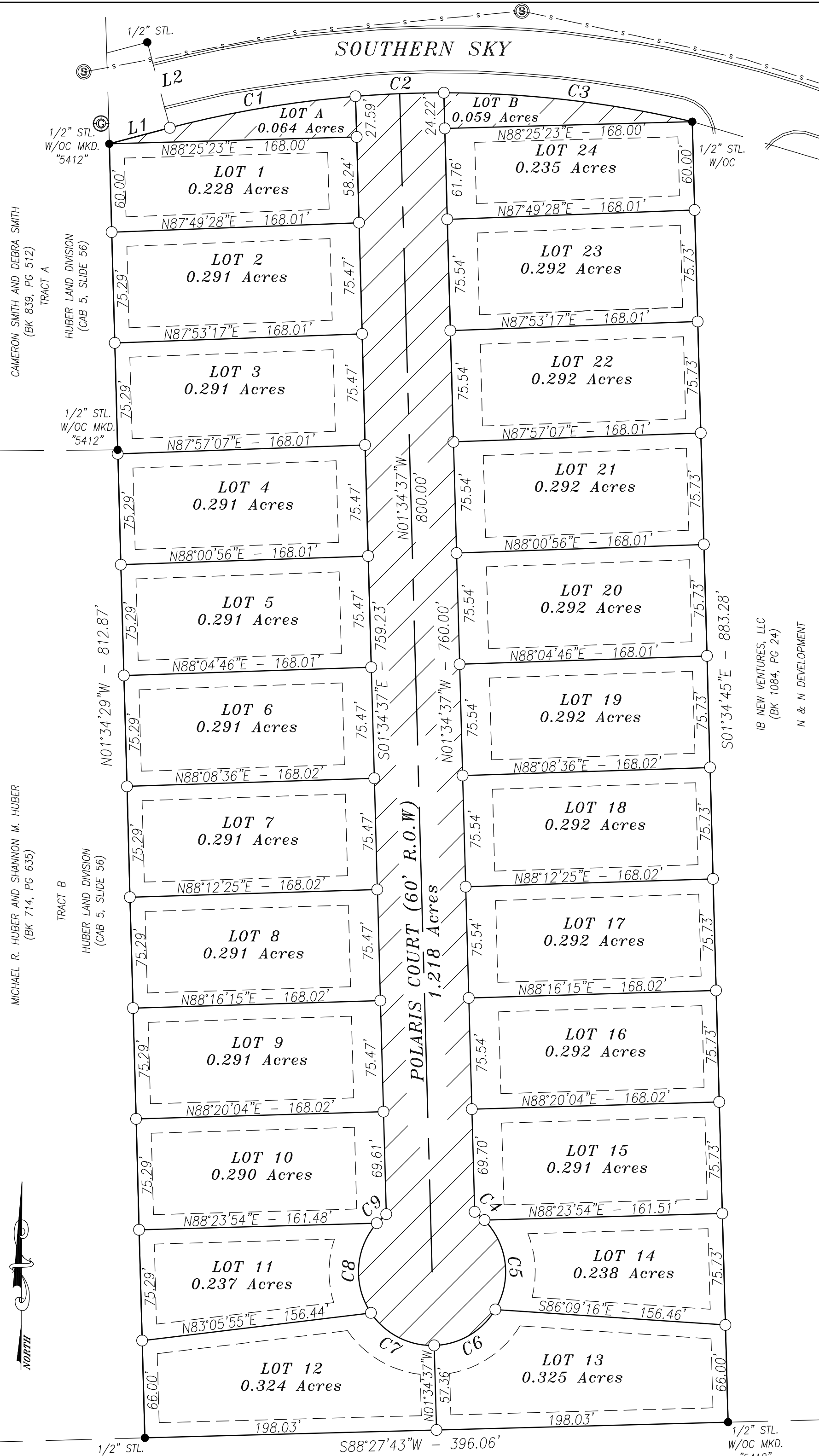
- - FOUND MONUMENT AS NOTED
- - SET 1/2" STL. W/ORANGE CAP MKD: "HARCROW PLS 17777"
- ▨ - AREA TO BE DEDICATED TO PUBLIC



VICINITY MAP
NOT TO SCALE

CONCURRENCE

XCEL ENERGY	DATE
TDS	DATE
CITY UTILITIES	DATE
NEW MEXICO GAS COMPANY	DATE



SOUTHERN SKY UNIT 4

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 AND DEDICATIONS 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.

CAMILE BLUTH - MANAGING MEMBER - CORRALES CONSTRUCTION, LLC

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF EDDY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026 BY
CAMILE BLUTH - MANAGING MEMBER - CORRALES CONSTRUCTION, LLC.

NOTARY PUBLIC

APPROVAL BY THE CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION 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

THE _____ DAY OF _____, 2026.

CHAIRMAN

SECRETARY

APPROVAL BY THE PLANNING AND DEVELOPMENT ADVISORY COMMITTEE

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

THE _____ DAY OF _____, 2026.

CHAIRMAN

SURVEYOR'S CERTIFICATION

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

HAND AND AFFIX MY OFFICIAL SEAL THIS _____ DAY OF _____, 2026.



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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	737.64'	127.95'	127.79'	N80°23'17"E	9°56'17"
C2	737.64'	60.02'	60.00'	N87°41'17"E	4°39'44"
C3	737.64'	170.11'	169.73'	S83°22'27"E	13°12'47"
C4	50.00'	8.76'	8.75'	S49°41'23"E	10°02'05"
C5	50.00'	65.79'	61.14'	S06°58'43"E	75°23'15"
C6	50.00'	50.36'	48.26'	S59°34'09"W	57°42'29"
C7	50.00'	50.36'	48.26'	N62°43'22"W	57°42'29"
C8	50.00'	65.74'	61.11'	N03°48'00"E	75°20'16"
C9	50.00'	8.80'	8.79'	N46°30'40"E	10°05'04"

INDEXING INFORMATION FOR COUNTY CLERK

OWNERS: CAMILE BLUTH
MANAGING MEMBER - CORRALES CONSTRUCTION, LLC

SECTION: SECTION 19, TOWNSHIP 22 S, RANGE 27 E

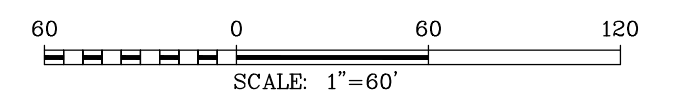
ACREAGES:	LOT A:	.064 ACRES	LOT B:	.059 ACRES
	LOT 1:	.228 ACRES	LOT 13:	.235 ACRES
	LOT 2:	.291 ACRES	LOT 14:	.238 ACRES
	LOT 3:	.291 ACRES	LOT 15:	.291 ACRES
	LOT 4:	.291 ACRES	LOT 16:	.292 ACRES
	LOT 5:	.291 ACRES	LOT 17:	.292 ACRES
	LOT 6:	.291 ACRES	LOT 18:	.292 ACRES
	LOT 7:	.291 ACRES	LOT 19:	.292 ACRES
	LOT 8:	.291 ACRES	LOT 20:	.292 ACRES
	LOT 9:	.291 ACRES	LOT 21:	.292 ACRES
	LOT 10:	.290 ACRES	LOT 22:	.292 ACRES
	LOT 11:	.237 ACRES	LOT 23:	.292 ACRES
	LOT 12:	.324 ACRES	LOT 24:	.294 ACRES

60' POLARIS COURT PUBLIC R.O.W. 1.218 ACRES

TOTAL: 8.170 ACRES

LINE	BEARING	DISTANCE
L1	N75°13'33"E	42.59'
L2	S14°49'51"E	60.05'

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



FILING AND RECORDING

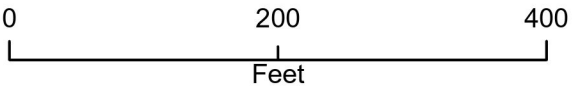
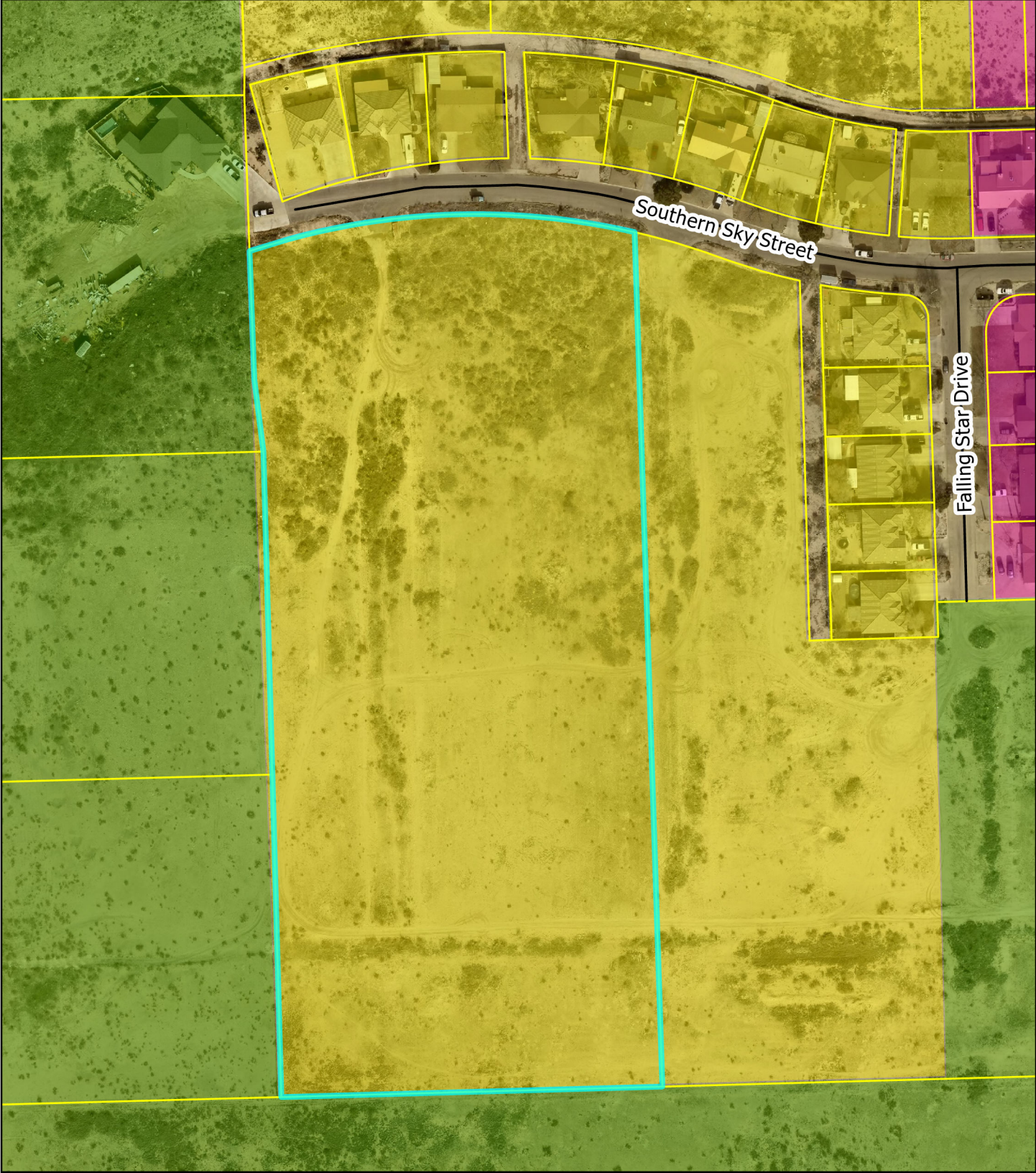
SURVEY DATE: JULY 22, 2025	SUBDIVISION
DRAFTING DATE: AUGUST 21, 2025	PAGE: 1 OF 1
APPROVED BY: CH	DRAWN BY: VD
FILE: 25-642	

N



Bluccor Subdivision - Southern Sky Development

3/27/2026



Legend

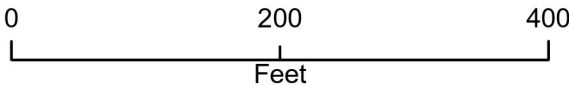
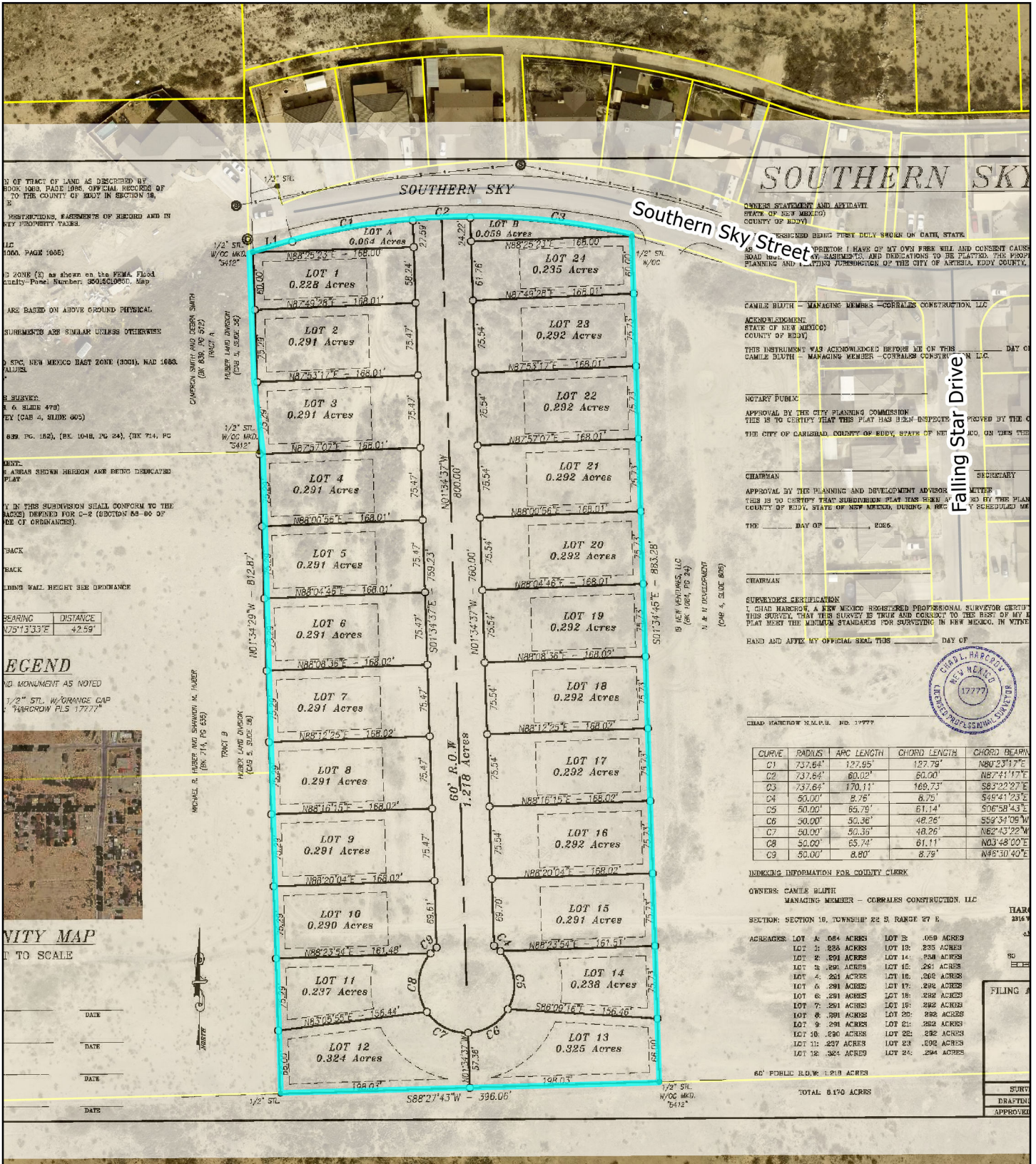
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Zoning	PUD
C-1	R-1
C-2	R-2
	R-R



N

Bluccor Subdivision - Southern Sky Development

3/27/2026

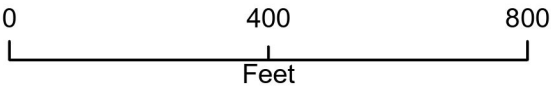
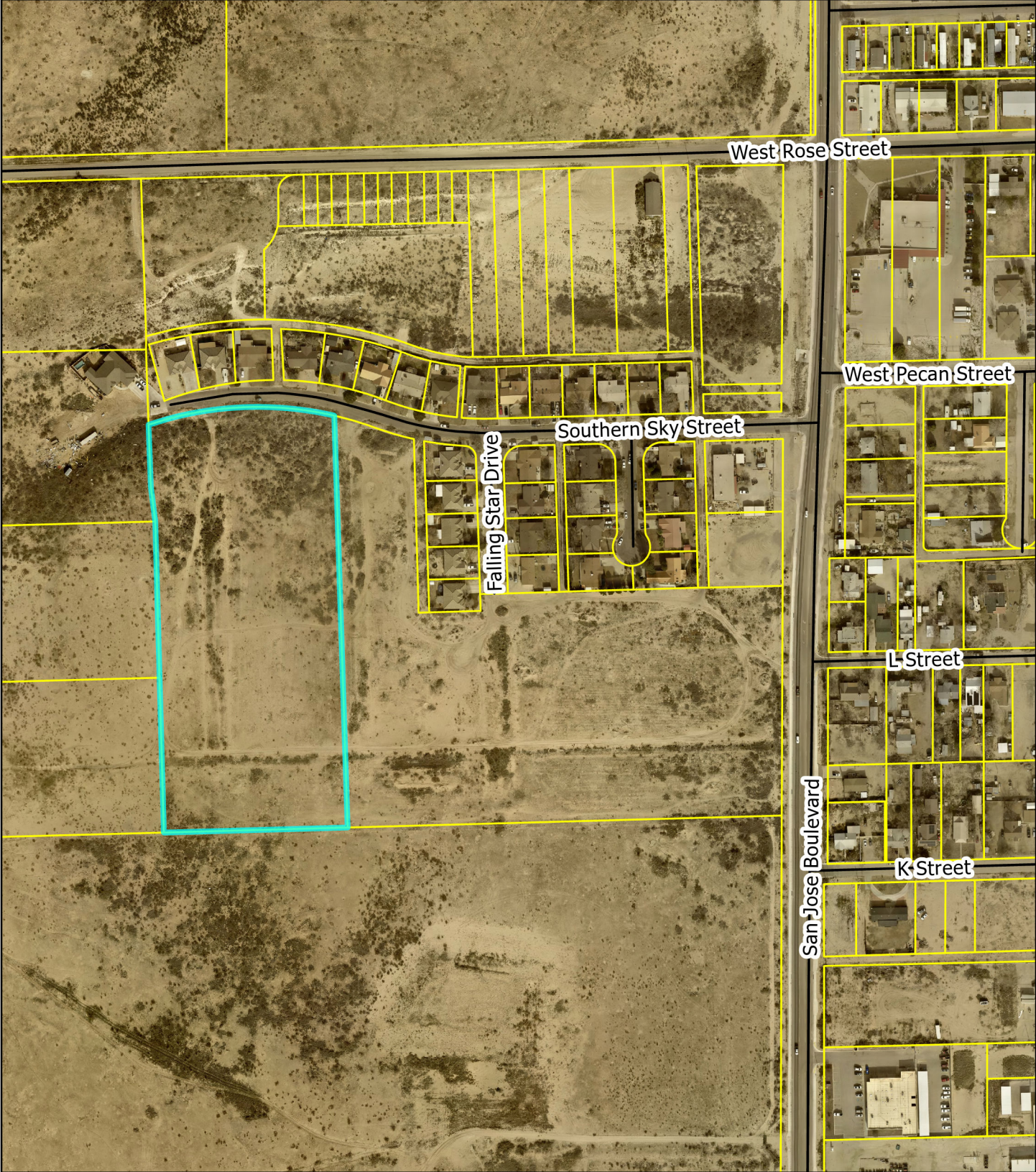


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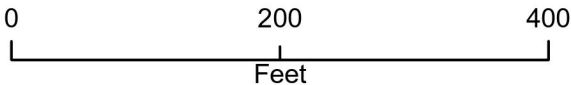
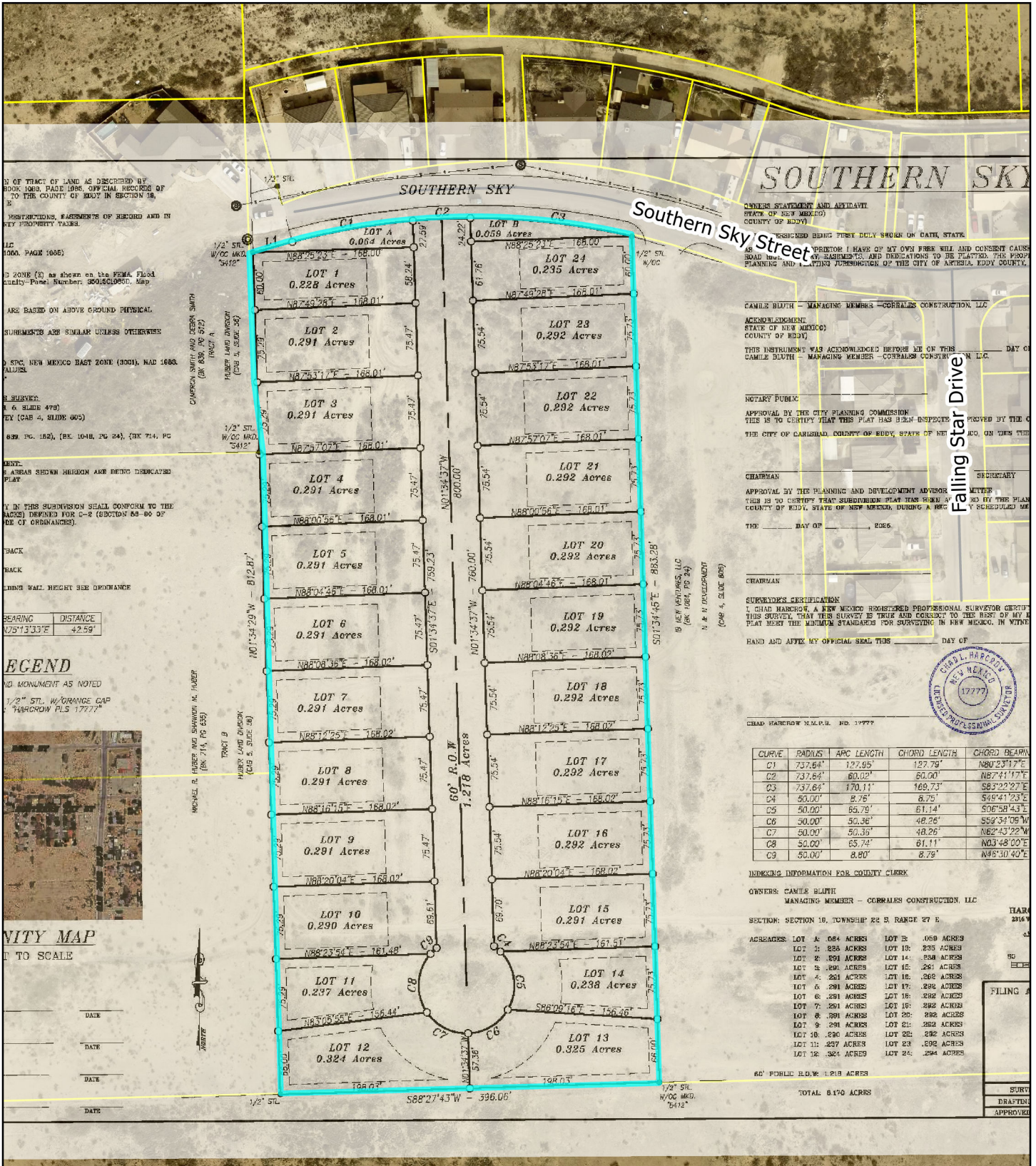
Bluccor Subdivision - Southern Sky Development

3/27/2026



Bluccor Subdivision - Southern Sky Development

3/27/2026

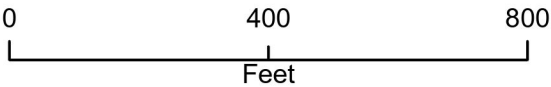
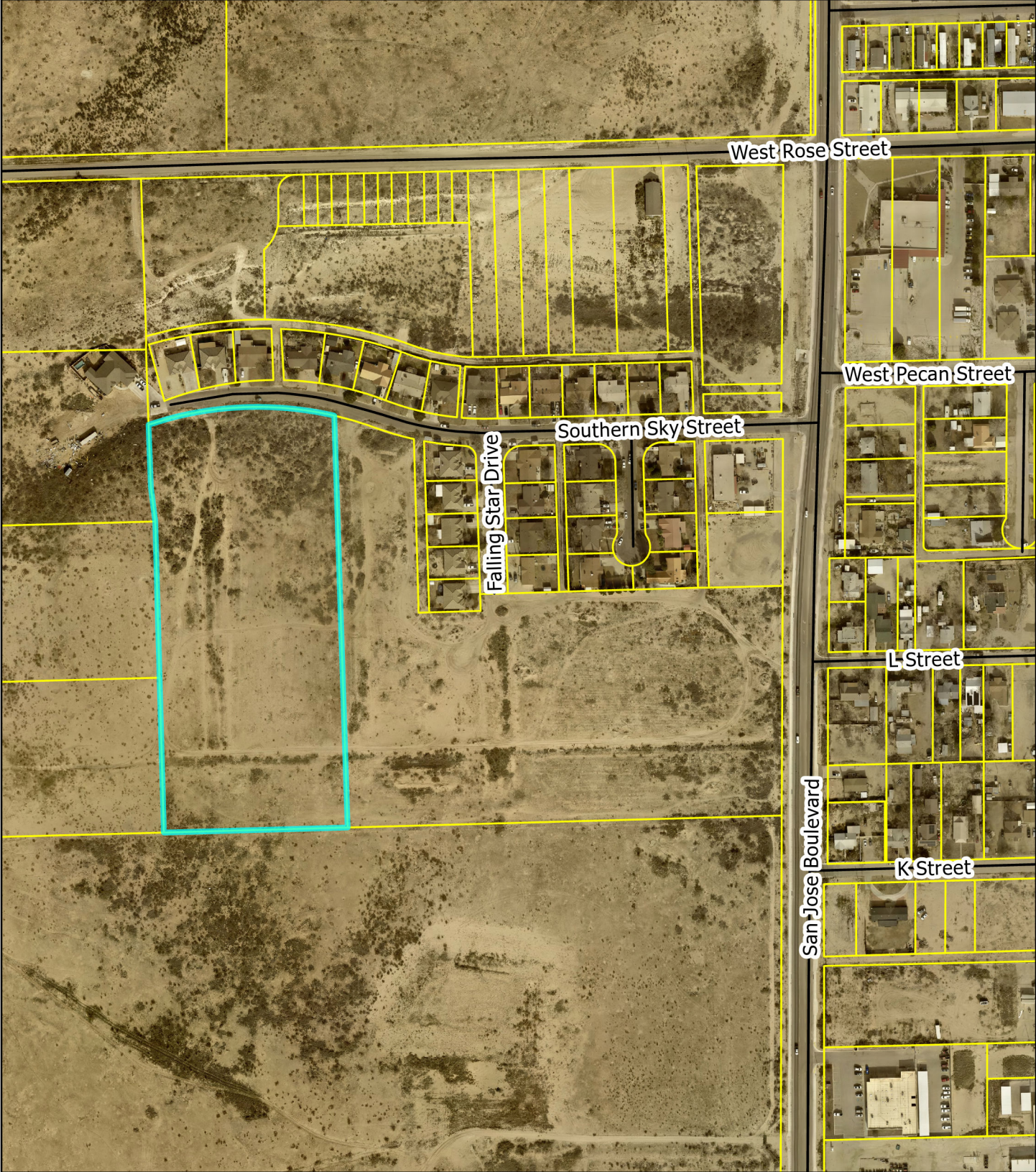


N



Bluccor Subdivision - Southern Sky Development

3/27/2026





City of Carlsbad
Planning and Regulation Department
PO Box 1569
Carlsbad, New Mexico 88221
Phone (575) 885-1185

SUBDIVISION APPROVAL APPLICATION

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

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

The minimum size for all documents is 8½" x 11". However, if the applicant wishes to support his or her application with larger size documents, **an original and three (3) copies** need to be provided. Separate arrangements for copying these large documents may be possible, but will incur additional costs.

3. The Planning and Regulation Office will give the Application an initial cursory review. If deficiencies or questions are noted, the Applicant will be advised and provided an opportunity to supplement the application. If the Applicant fails to complete and resubmit the application prior to the above deadline, the matter will not be heard until the next subsequent Commission meeting. The original application fee will be retained and will suffice for the specific original application for a period of 90-days from the date of the original application.
4. Applications appearing complete will be set for full evaluation by City Staff prior to the Commission meeting. The purpose of this evaluation is to develop and provide a full briefing report for the Commission. Applicants will be advised of deficiencies noted during this review and will be afforded opportunity to supplement their application during their presentation to the Commission, if they so desire.



Receipt Date Stamp

City of Carlsbad
Planning and Regulation Department
PO Box 1569
Carlsbad, New Mexico 88221
Phone (575) 885-1185

SUBDIVISION APPROVAL APPLICATION

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

Application Date: _____

Fee Paid: _____

Application Type and fee:

- Sketch Plat (no fee) Preliminary Plat (1-7 lots: \$150 + \$2.00/LOT; 8+ LOTS: \$300.00 + \$3.00/lot)
- Final Plat (no fee) Summary Review* (\$50.00)

PROPERTY OWNER INFORMATION:

NAME _____ ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE _____ EMAIL _____

DEVELOPER INFORMATION (IF DIFFERENT FROM OWNER):

NAME _____ ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE _____ EMAIL _____

Location of the property being subdivided: _____

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

Existing Use of the Property: _____

Proposed Use of the Property: _____

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

SIGNATURE OF PROPERTY OWNER

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

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

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

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

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

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

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

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



**CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM**

Council Meeting Date: June 1, 2026

DEPARTMENT: Planning & Zoning	BY: Miguel Martinez	DATE: 05/20/2026
<p>SUBJECT: Consider approval of a variance from Ord. 47-7 to allow a septic system to be installed at the Branson Industrial Subdivision located on the south side of West Derrick Road, zoned "I" Industrial District</p>		
<p>BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) SUBJECT: Request for Variance from Ord. 47-15, & Ord. 47-62 to allow septic service instead of sanitary sewer for the Branson Industrial Subdivision, property located along the south side of W. Derrick Rd, 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.</p> <p>Applicant/Owner: Branson Properties, LLC PO Box 1506 Carlsbad NM 88221</p> <p><i>*The applicant provided the required notification to property owners within 100' and agreed to post the required sign 5-days prior to the public hearing as required by Sec. 56-140(i). The City will notify the property owners' 15-days prior to the City Council hearing and publish notification in the newspaper 30-days prior to said hearing.</i></p> <p>SYNOPSIS/HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): The applicant has submitted a request to allow septic service to the property located along the south side of W. Derrick Rd. The applicant has submitted plans for the construction of the phased lot development.</p> <p>Sec. 47-15 Sanitary Sewer System: The system which transports liquid or water-carried wasted 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.</p>		

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.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):
The following *City of Carlsbad Comprehensive Plan 2045* objectives apply to this request:

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 – sewer is available with the use of a lift station

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

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: 4/9/26

Fee Paid (\$50.00): 50⁰⁰ pdy date

APPLICANT INFORMATION:

BRANSON PROPERTIES, LLC, PO Box 1506
 NAME ADDRESS

CARLSBAD, NM 88220, 575 706 3235
 CITY STATE ZIP PHONE EMAIL

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT):

SAME
 NAME ADDRESS

CITY STATE ZIP PHONE EMAIL

CONSULTANT: GEORGE DUNAGAN ASSOCIATES

LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (FOR WHICH VARIANCE IS REQUESTED): BRANSON INDUSTRIAL SUBD - 785 & 785A W. DERRICK ROAD

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: 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: _____

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

April 10, 2026

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

RE: Branson Industrial Subdivision, 785 W Derrick Road, 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 system for each of the 28 planned lots in the subdivision.

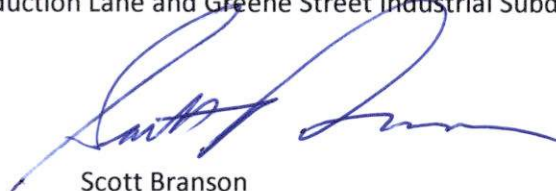
Since development of the subdivision commenced it was discovered that instead of tying into city water at Production Lane, apx. 2,355 linear feet (LF) to the west from Daybreak Street, a new city water line will need to be installed from National Parks Highway to Daybreak Street in Branson Industrial 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

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

7

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	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Fee	<input type="checkbox"/> Notification	<input type="checkbox"/> Letter of
	<input type="checkbox"/> Sign Posting Agreement			<input type="checkbox"/> Sign Posted
	<input type="checkbox"/> ABM	<input type="checkbox"/> Staff Comments	<input type="checkbox"/> Application Packet	
P & Z Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> 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 [X] TEMPORARY USE []

STATE OF NEW MEXICO)
COUNTY OF EDDY) SS

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

ADDRESS OF PROPERTY: 785 W DERRICK STREET ADDRESS

LEGAL DESSCRPTION: BRANSON INDUSTRIAL SUBD, ALL LOTS SUBDIVISION BLOCK LOT OR TRACT

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

AGENT: GEORGE DUNAGAN 575 706 2951 NAME PHONE
212 W STEVENS, CARLSBAD, NM 88220 ADDRESS

I (WE) UNDERSTAND, CONCUR AND AFFIRM:

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

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

OWNER 1:

BY: [Signature] ALLEN
SCOTT BRANSON
BRANSON PROPERTIES, LLC
PRINTED NAME

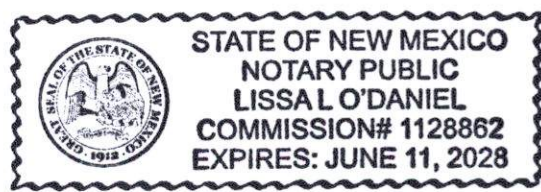
ACKNOWLEDGED, SUBSCRIBED, AND SWORN

to before me this 13 day of April, 2026, by Scott Allen Branson

Notary Public Lissa L. O'Daniel

My commission expires: 4/11/28

(ADDITIONAL OWNERS: ATTACH SEPARATE SHEETS AS NECESSARY)

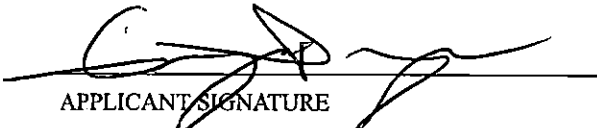


NOTIFICATION SIGN POSTING AGREEMENT

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

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

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



APPLICANT SIGNATURE

4/10/26
DATE

Sign issued by: _____
Staff Member

Date: 4/10/26

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

Name

Address

Phone

Subject Site Location: 785 W DERRICK ROAD

The proposed action is a:

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

Variance/Appeal from Sec. 48-1547-62 in accordance with Sec. 56-150(c).

The purpose of the variance/appeal is:

TO ALLOW SEPTIC TANKS INSTEAD OF SANITARY SEWER ON LOTS

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: June 1, 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,

GEORGE DUNAGAN

PHONE 535-706-2951

Applicant/Agent CONSULTANT

9589 0710 5270 3761 8554 97

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OFFICIAL USE
 Carlsbad, NM 88220

Certified Mail Fee	\$5.30	0615
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here
04/14/2026

Sent To
 LYNN DOUGLAS C JR
 Street and Apt. No., or PO Box No.
 6207 Old Cavalry 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 8554 80

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OFFICIAL USE
 Carlsbad, NM 88220

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Extra Services & Fees (check box, add fee as appropriate)	\$4.40	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here
04/14/2026

Sent To
 ANDERSON, JAMES
 Street and Apt. No., or PO Box No.
 6304 West 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 8555 10

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

OFFICIAL USE
 Hamilton, TX 74531

Certified Mail Fee	\$5.30	0615
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here
04/14/2026

Sent To
 LYNN DOUGLAS C JR
 Street and Apt. No., or PO Box No.
 587 COUNTRY RD 105
 City, State, ZIP+4®
 HAMILTON, TX 74531

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

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OFFICIAL USE
 Fort Worth, TX 76107

Certified Mail Fee	\$5.30	0615
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here
04/14/2026

Sent To
 TWT CAPITAL LP
 Street and Apt. No., or PO Box No.
 3100 W. 14th St Ste 240
 City, State, ZIP+4®
 NORTH WORTH, TX 76107

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

9589 0710 5270 3761 8555 34

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OFFICIAL USE
 Alto, NM 88312

Certified Mail Fee	\$5.30	0615
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here
04/14/2026

Sent To
 STAFFORD DANNY C
 Street and Apt. No., or PO Box No.
 176 CORVO CIRCLE
 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 8555 27

U.S. Postal Service™
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OFFICIAL USE
 Carlsbad, NM 88220

Certified Mail Fee	\$5.30	0615
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here
04/14/2026

Sent To
 WALTERSCHEID RONALD
 Street and Apt. No., or PO Box No.
 3224 Tiawah 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 8554 42

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Waco TX 76702

OFFICIAL USE

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

0615
04

Postmark
Here

Postage \$0.78

Total Postage and Fees \$10.48

04/14/2026

Sent To A & R ENERGY SERVICES CORPORATION

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

P.O. BOX 23606

City, State, ZIP+4®

WACO, TX 76702

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Rio Rancho NM 87124

OFFICIAL USE

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

0615
04

Postmark
Here

Postage \$0.78

Total Postage and Fees \$10.48

04/14/2026

Sent To Green PG 3 E LLC

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

333 Rio Rancho Dr Ste 401

City, State, ZIP+4®

Rio Rancho, NM 87124

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

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Carlsbad, NM 88220

OFFICIAL USE

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

0615
04

Postmark
Here

Postage \$0.78

Total Postage and Fees \$10.48

04/14/2026

Sent To Orosco Properties, LLC

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

1401 Ortega St.

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 8554 73

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)
 Return Receipt (hardcopy) \$4.40
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

0615
04

Postmark
Here

Postage \$0.78

Total Postage and Fees \$10.48

04/14/2026

Sent To LongRosa 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™
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Domestic Mail Only

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

Phoenix AZ 85028

OFFICIAL USE

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

0615
04

Postmark
Here

Postage \$0.78

Total Postage and Fees \$10.48

04/14/2026

Sent To Montclair Developer Corp.

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

3241 E. Swan Blvd Ste. 1-486

City, State, ZIP+4®

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

9589 0710 5270 3761 8554 72

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)
 Return Receipt (hardcopy) \$4.40
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

0615
04

Postmark
Here

Postage \$0.78

Total Postage and Fees \$10.48

04/14/2026

Sent To HINKLE, R R 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

✓ **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

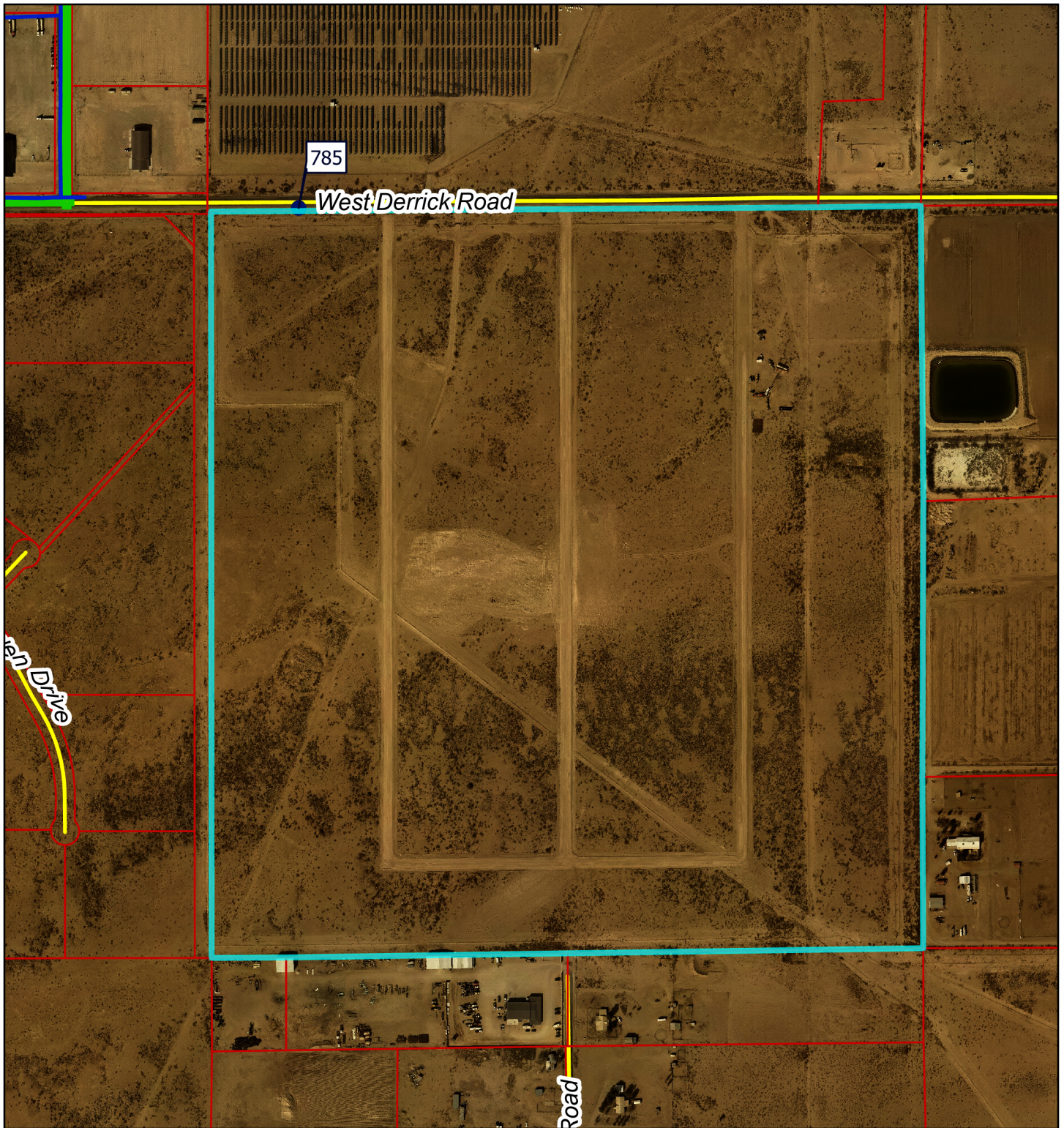
✓ **Owner Name** STAFFORD, DANNY C
Owner Address 176 CORVO CRISTA
ALTO, NM 88312

Scale: 1:6,000
1 inch = 500 feet

Variance Carlsbad, NM

Map # 3528_ed01

Date: 5/18/2026



● Carlsbad Address	Water Lines	0 250 500 1,000 Feet
▭ Parcel	Water Main	
▬ Roads	Sewer Lines	
	Sewer Main	

IMPORTANT: Maps and data are NOT survey quality, do not guarantee accuracy, and are only to be used as a reference.



CR DEVCO, LLC
3905 N. 7TH AVENUE, #33652
PHOENIX, ARIZONA 85013

CARLSTON RANCH SUBDIVISION

A TRACT OF LAND LOCATED IN SECTIONS 1,2,11,12,AND 14 TOWNSHIP 23 SOUTH RANGE 26 EAST,

N.M.P.M. OF THE U.S.G.L.O. SURVEYS
CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO

BULK PLAT

SUMMARY REPLAT NO. 5

April 2026
1231.26 AC +/-

INSTRUMENT OF OWNERSHIP

SPECIAL WARRANTY DEED RECEPTION NO.: 2303032 03/27/2023	SPECIAL WARRANTY DEED RECEPTION NO.: 2303037 03/27/2023	SPECIAL WARRANTY DEED RECEPTION NO.: 2303042 03/27/2023
SPECIAL WARRANTY DEED RECEPTION NO.: 2303033 03/27/2023	SPECIAL WARRANTY DEED RECEPTION NO.: 2303038 03/27/2023	SPECIAL WARRANTY DEED RECEPTION NO.: 2303043 03/27/2023
SPECIAL WARRANTY DEED RECEPTION NO.: 2303034 03/27/2023	SPECIAL WARRANTY DEED RECEPTION NO.: 2303039 03/27/2023	SPECIAL WARRANTY DEED RECEPTION NO.: 2303044 03/27/2023
SPECIAL WARRANTY DEED RECEPTION NO.: 2303035 03/27/2023	SPECIAL WARRANTY DEED RECEPTION NO.: 2303040 03/27/2023	SPECIAL WARRANTY DEED RECEPTION NO.: 2303045 03/27/2023
SPECIAL WARRANTY DEED RECEPTION NO.: 2303036 03/27/2023	SPECIAL WARRANTY DEED RECEPTION NO.: 2303041 03/27/2023	SPECIAL WARRANTY DEED RECEPTION NO.: 2303046 03/27/2023

I, THE UNDERSIGNED OWNER SET MY HAND AND SEAL THIS 22 DAY

OF April, 2026

Cheryl L. Carlson
CHERYL L. CARLSON, PRESIDENT, MONTCLAIR DEVELOPMENT CORPORATION, A NEW MEXICO CORPORATION, AUTHORIZED REPRESENTATIVE FOR CR DEVCO, LLC.

STATE OF Arizona

COUNTY OF Maricopa)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 22 DAY OF April, 2026 BY CHERYL L. CARLSON,

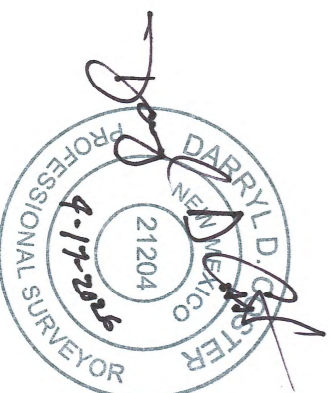
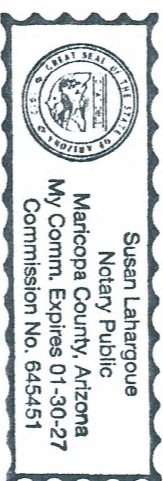
PRESIDENT, MONTCLAIR DEVELOPMENT CORPORATION, A NEW MEXICO CORPORATION,

AUTHORIZED REPRESENTATIVE FOR CR DEVCO, LLC.

MY COMMISSION EXPIRES 1-30-2027

NOTARY PUBLIC

Susan Lahaigoue



SOUDER, MILLER
& ASSOCIATES

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

CARLSTON RANCH SUBDIVISION
CARLSBAD NEW MEXICO

SUBMITTED BY :
MONTCLAIR DEVELOPMENT CORPORATION INC.
HERMES DEVELOPMENT NM, LLC
GREEN P, G & E

PROJECT NUMBER: 9E33182 DATE: APRIL 2026
DATE OF SURVEY: 03-01-2024
DRAWING FILE: 2
DRAWING NUMBER: 9 OF 9

MONUMENT NOTES

1. SET TAG MARKED "SMA PS 21204" AT FOUND MONUMENTS EXCEPT STATE OR FEDERAL MONUMENT UNLESS NOTED OTHERWISE.
2. SET MONUMENTS ARE 1/2 INCH REBAR WITH 1" PLASTIC CAP MARKED "SMA PS 21204" AT ALL INTERIOR LOT CORNERS UNLESS OTHERWISE NOTED.

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2" IRON ROD W/ 1" PLASTIC CAP MARKED "SMA PS 21204"
- FOUND U.S.G.L.O. BRASS CAP AS NOTED
- (M) MEASURED
- (R) RECORD
- MONUMENT SIGN EASEMENT

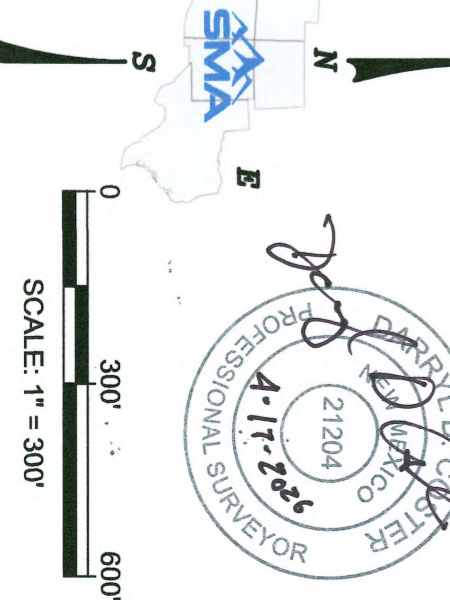
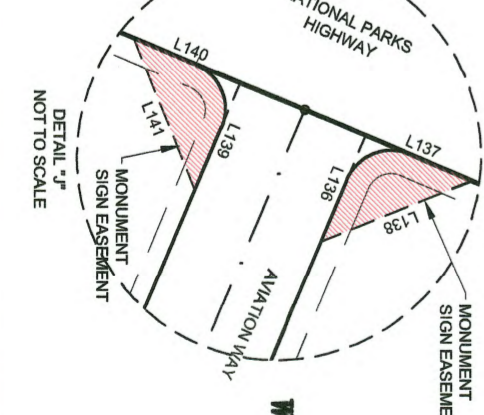
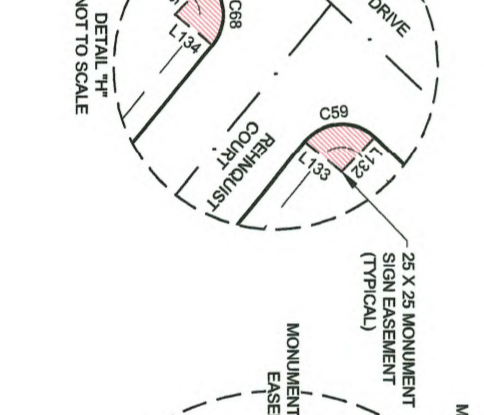
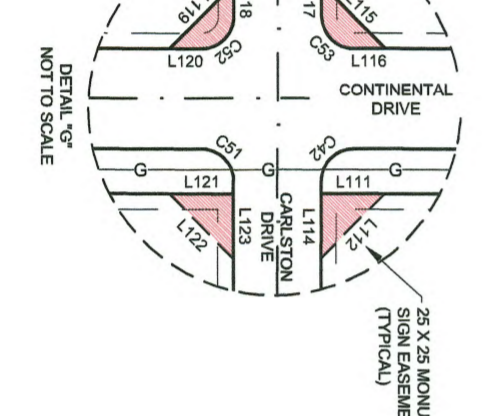
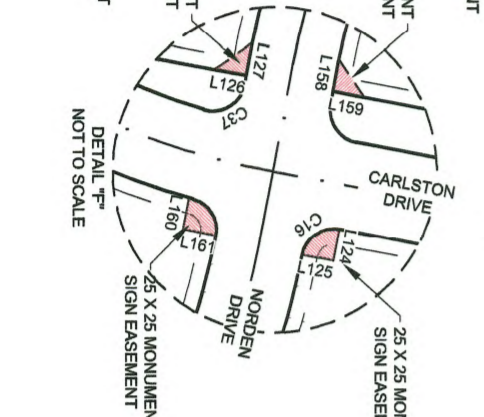
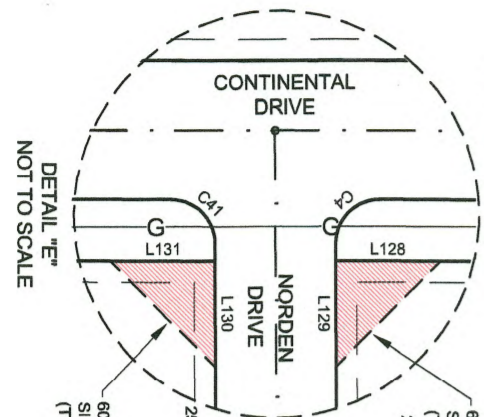
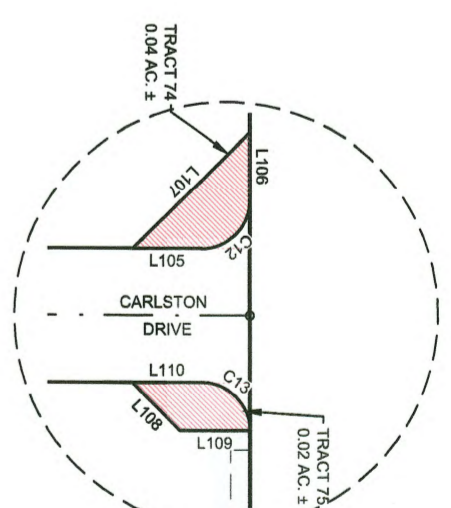
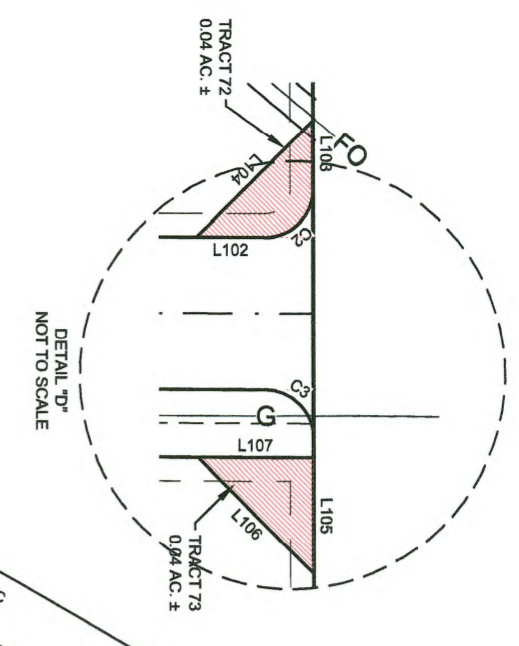
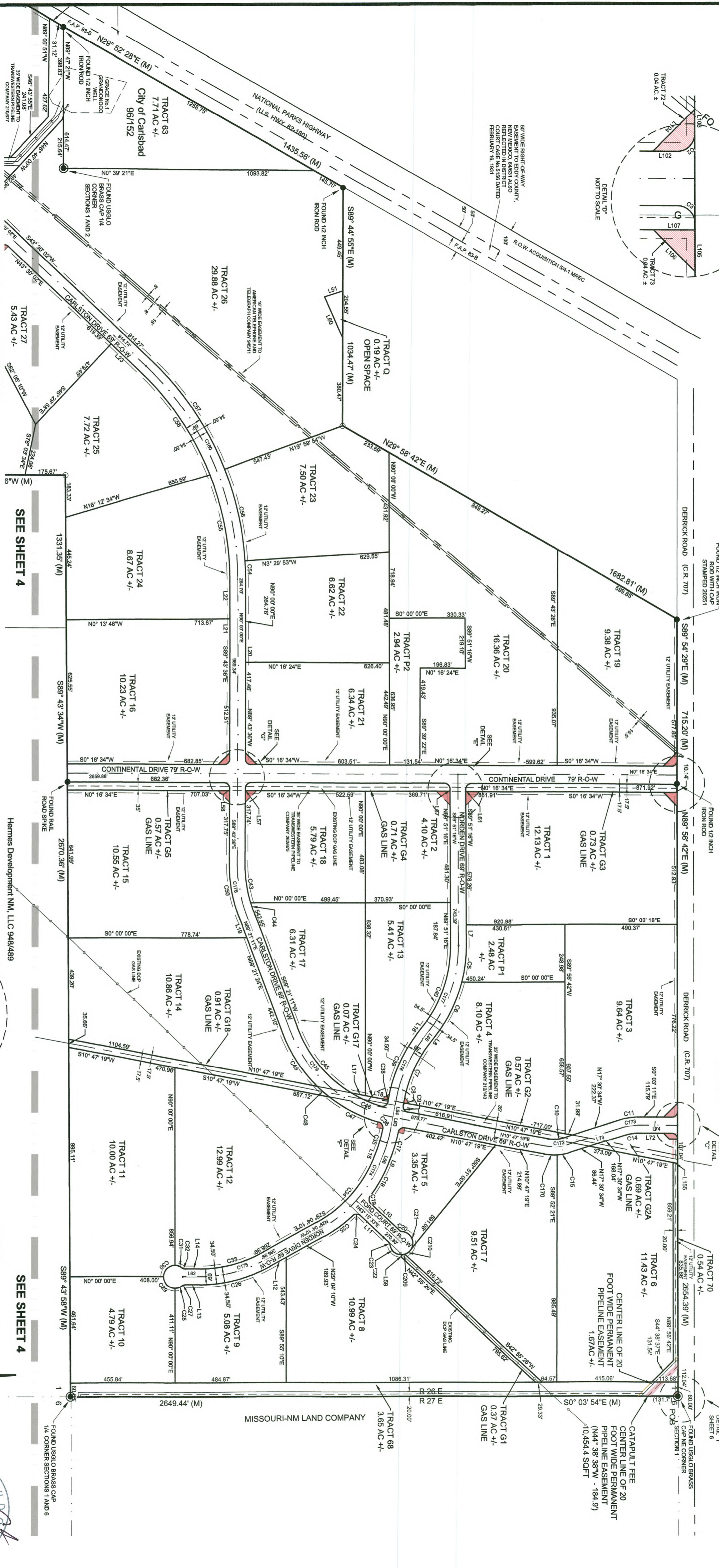
CARLSTON RANCH SUBDIVISION

A TRACT OF LAND LOCATED IN SECTIONS 1, 2, 11, 12 AND 14 TOWNSHIP 23 SOUTH RANGE 26 EAST, N.M.P.M. OF THE U.S.G.L.O. SURVEYS
 CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO
BULK PLAT
SUMMARY REPLAT NO. 5

April 2026
 1231.26 AC +/-

NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR (A) ALL EASEMENTS, MAIN LINE EXTENSIONS AND STUBBOUS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO EACH LOT AND (B) COMPLIANCE WITH ALL APPLICABLE UTILITY STANDARDS.
2. PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE INSURANCE RATE MAP 38015C1295 D, AND 38015C1300 G, EFFECTIVE DATE: JUNE 04, 2010.
3. TRACTS P1-P8, TRACTS G1-G18 AND TRACT Q ARE TO BE RETAINED BY DEVELOPER AND TRANSFERRED TO HOME OWNERS ASSOCIATION.
4. THIS SURVEY IS A COMPLIATION OF INFORMATION PROVIDED OR FOUND IN PUBLIC RECORD. THERE MAY BE OTHER DOCUMENTS SPECIFYING EASEMENTS, RESTRICTION, COVENANTS AND CODES THAT WERE NOT PROVIDED OR NOT KNOWN ABOUT AT THE TIME OF PREPARATION OF THIS PLAT.



SMA

SOUDER, MILLER & ASSOCIATES

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

CARLSTON RANCH SUBDIVISION
CARLSBAD, NEW MEXICO

SUBMITTED BY:
 MONTCLAIR DEVELOPMENT CORPORATION INC.
 HERMES DEVELOPMENT NM, LLC
 GREEN P, G & E

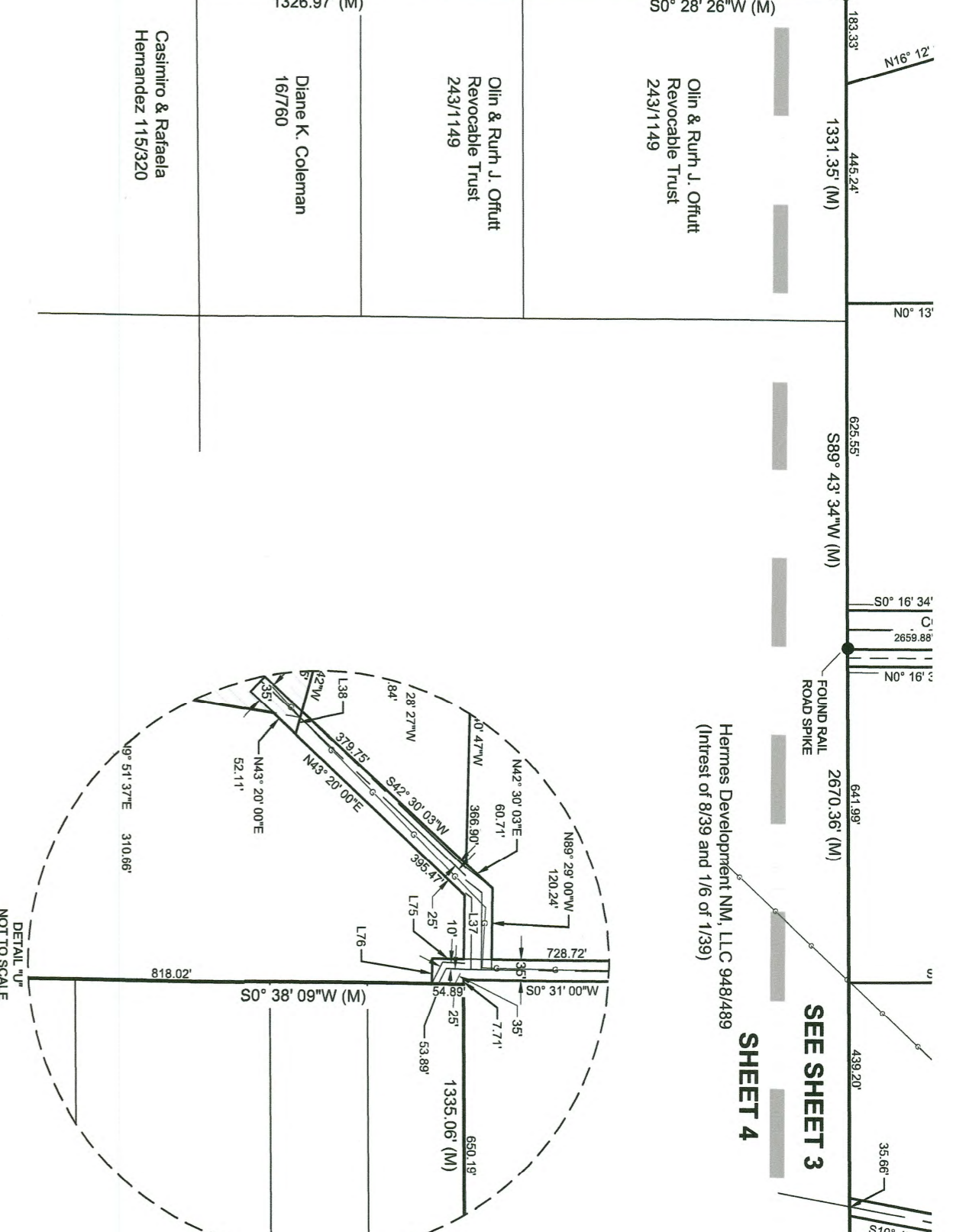
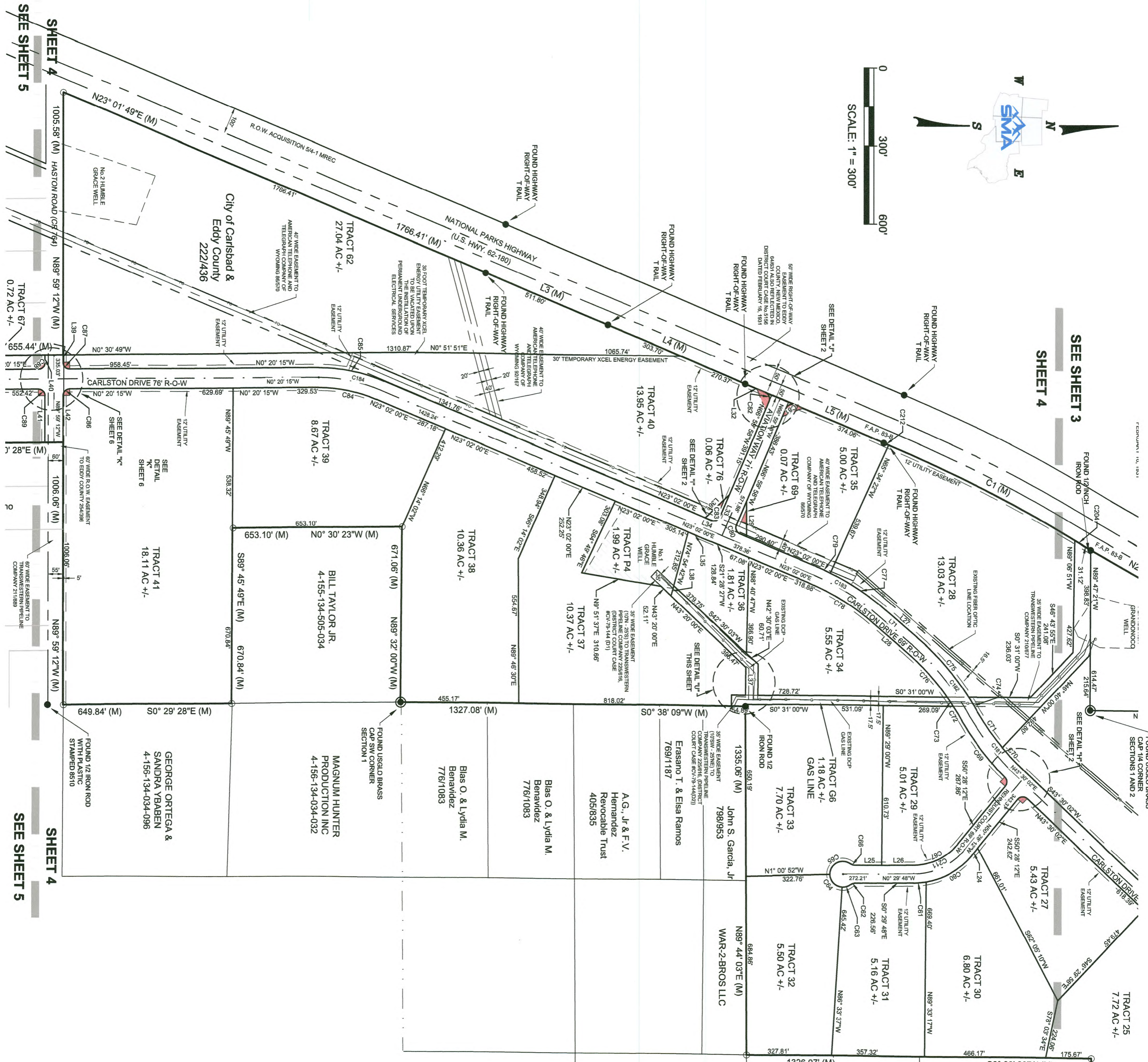
PROJECT NUMBER: **9E33182**
 DATE OF SURVEY: **APRIL 2026**
 DRAWING NUMBER: **3** OF **9**

DATE: **03-01-2024**

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SCALE: 1" = 300'



CARLSTON RANCH SUBDIVISION

A TRACT OF LAND LOCATED IN SECTIONS 1, 2, 11, 12 AND 14 TOWNSHIP 23 SOUTH RANGE 26 EAST,
N.M.P.M. OF THE U.S.G.L.O. SURVEYS
CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO

BULK PLAT

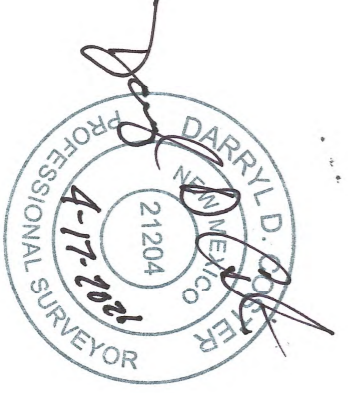
SUMMARY REPLAT NO. 5

April 2026
1231.26 AC +/-

- MONUMENT NOTES**
- SETTING MARKED SMA PS 21204* AT FOUND MONUMENTS EXCEPT STATE OR FEDERAL MONUMENT UNLESS NOTED OTHERWISE.
 - SET MONUMENTS ARE 1/2 INCH REBAR WITH 1" PLASTIC CAP MARKED SMA PS 21204* AT ALL INTERIOR LOT CORNERS UNLESS OTHERWISE NOTED.

- LEGEND**
- FOUND MONUMENT (AS NOTED)
 - SET 1/2" IRON ROD W/ 1" PLASTIC CAP MARKED SMA PS 21204*
 - FOUND U.S.G.L.O. BRASS CAP AS NOTED
 - (M) MEASURED
 - (R) RECORD
 - MONUMENT SIGN EASEMENT

- NOTES:**
- THE DEVELOPER IS RESPONSIBLE FOR (A) ALL EASEMENTS, MAIN LINE EXTENSIONS AND STUBOUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO EACH LOT AND (B) COMPLIANCE WITH ALL APPLICABLE UTILITY STANDARDS. PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500 - YEAR FLOOD PLAIN, SHOWN ON FLOOD INSURANCE RATE MAP 35015C1295 D, AND 35015C1390 G, EFFECTIVE DATE, JUNE 04, 2010.
 - TRACTS P-1-P8, TRACTS G1-G18 AND TRACT O ARE TO BE RETAINED BY DEVELOPER AND TRANSFERRED TO HOME OWNERS ASSOCIATION.
 - THIS SURVEY IS A COMPILATION OF INFORMATION PROVIDED OR FOUND IN PUBLIC RECORD. THERE MAY BE OTHER DOCUMENTS SPECIFYING EASEMENTS, RESTRICTIONS COVENANTS AND CODES THAT WERE NOT PROVIDED OR NOT KNOWN ABOUT AT THE TIME OF PREPARATION OF THIS PLAT.



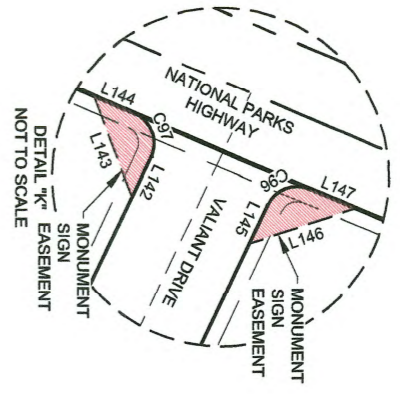
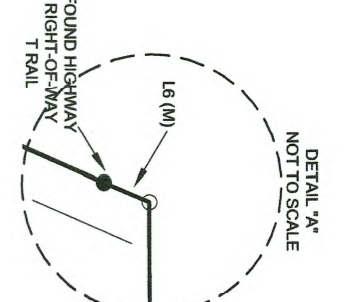
SOUDER, MILLER & ASSOCIATES

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

CARLSTON RANCH SUBDIVISION
CARLSBAD, NEW MEXICO

SUBMITTED BY :
MONTCLAIR DEVELOPMENT CORPORATION INC.
HERMES DEVELOPMENT NM, LLC
GREEN P. G & E

PROJECT NUMBER: **9E33182**
DATE: **APRIL 2026**
DATE OF SURVEY: 03-01-2024
DRAWING FILE: 4
DRAWING NUMBER: OF 9



SEE SHEET 4
SHEET 5

SEE SHEET 4
SHEET 5

CARLSTON RANCH SUBDIVISION

A TRACT OF LAND LOCATED IN SECTIONS 1, 2, 11, 12, AND 14 TOWNSHIP 23 SOUTH RANGE 26 EAST, N.M.P.M. OF THE U.S.G.L.O. SURVEYS CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO
BULK PLAT
SUMMARY REPLAT NO. 5
April 2026
1231.26 AC +/-

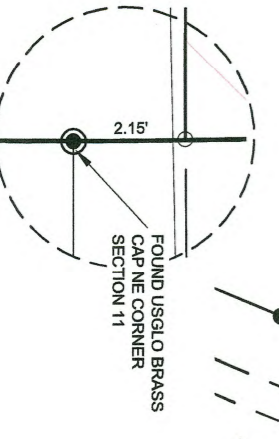
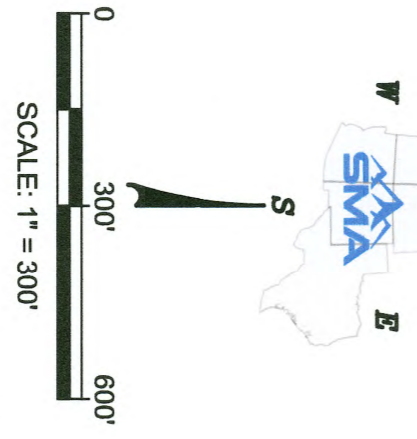
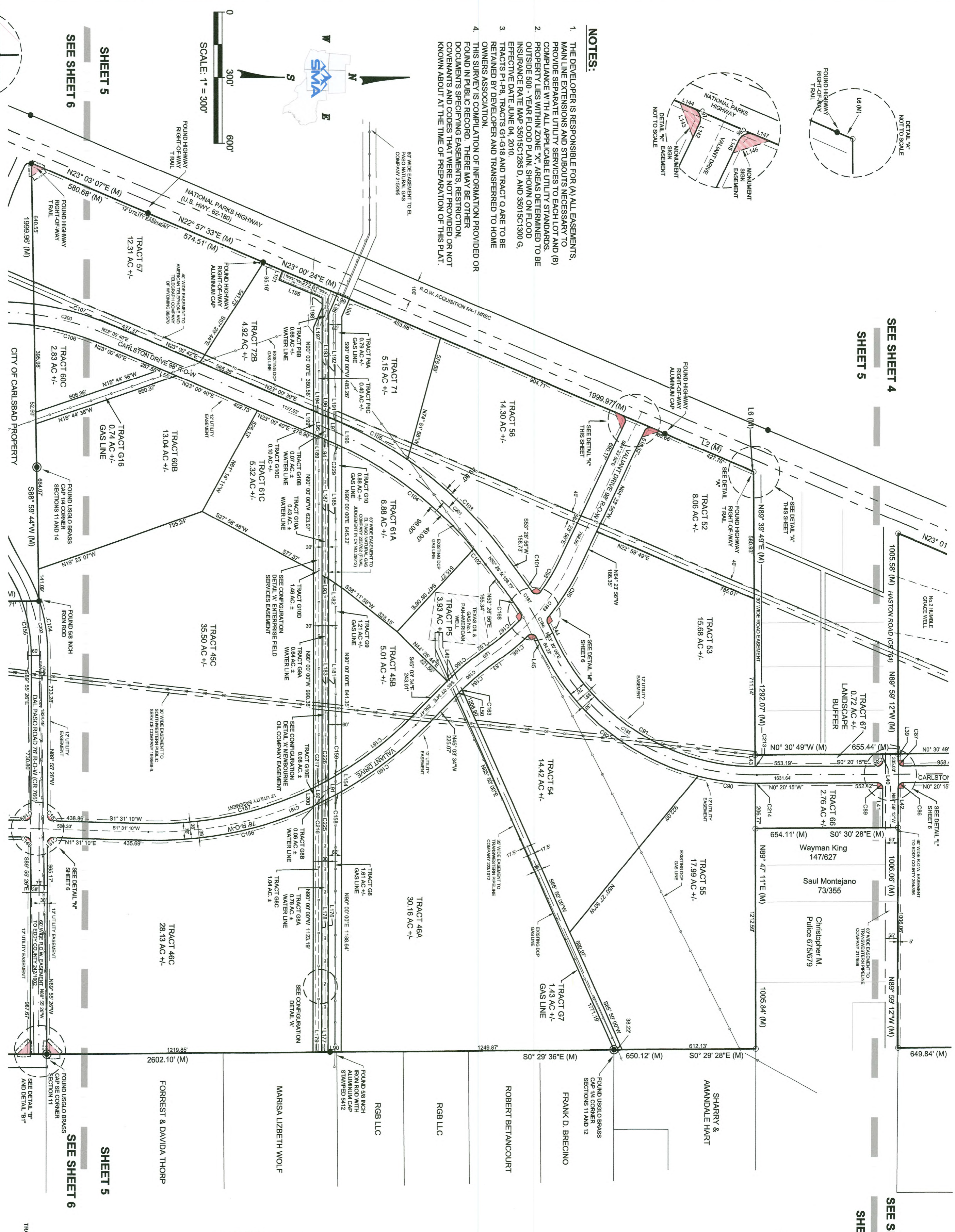
MONUMENT NOTES

- SET TAG MARKED SMA PS 21204* AT FOUND MONUMENTS EXCEPT STATE OR FEDERAL MONUMENT UNLESS NOTED OTHERWISE.
- SET MONUMENTS ARE 1/2 INCH REBAR WITH 1" PLASTIC CAP MARKED SMA PS 21204* AT ALL INTERIOR LOT CORNERS UNLESS OTHERWISE NOTED.

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2" IRON ROD W/ 1" PLASTIC CAP MARKED SMA PS 21204*
- FOUND U.S.G.L.O. BRASS CAP AS NOTED
- MEASURED
- RECORD
- MONUMENT SIGN EASEMENT

- ## NOTES:
- THE DEVELOPER IS RESPONSIBLE FOR (A) ALL EASEMENTS, MAIN LINE EXTENSIONS AND STUBOUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO EACH LOT AND (B) COMPLIANCE WITH ALL APPLICABLE UTILITY STANDARDS. PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500 - YEAR FLOOD PLAIN, SHOWN ON FLOOD INSURANCE RATE MAP 3901SC1285 D, AND 3901SC1300 G, EFFECTIVE DATE JUNE 04, 2010.
 - TRACTS P-18, TRACTS G-16 AND TRANSFERRED TO HOME OWNERS ASSOCIATION.
 - TRACTS P-18, TRACTS G-16 AND TRANSFERRED TO HOME OWNERS ASSOCIATION.
 - THIS SURVEY IS A COMPILATION OF INFORMATION PROVIDED OR FOUND IN PUBLIC RECORD. THERE MAY BE OTHER DOCUMENTS SPECIFYING EASEMENTS, RESTRICTIONS, COVENANTS AND CODES THAT WERE NOT PROVIDED OR NOT KNOWN ABOUT AT THE TIME OF PREPARATION OF THIS PLAT.

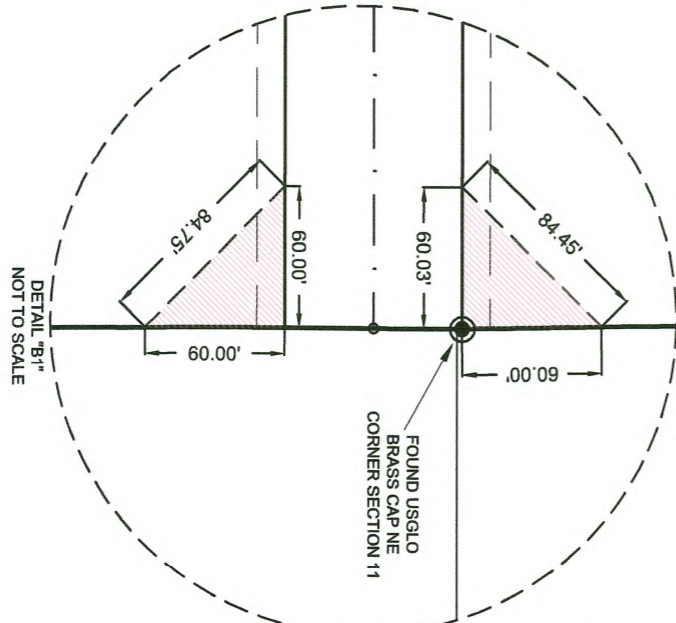
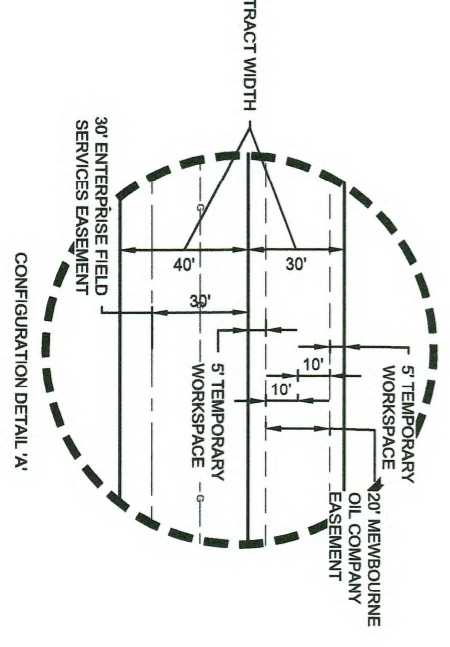


SHEET 5

SEE SHEET 6

SHEET 5

SEE SHEET 6



SOUDER, MILLER & ASSOCIATES

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Las Cruces, NM 88011
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Toll Free (800) 647-0799

**CARLSTON RANNCB SUBDIVISION
CARLSBAD, NEW MEXICO**

SUBMITTED BY:
MONTCLAIR DEVELOPMENT CORPORATION INC.
HERMES DEVELOPMENT NM, LLC
GREEN P, G & E

PROJECT NUMBER	9E33182	DATE	APRIL 2026
DATE OF SURVEY			03-01-2024
DRAWING FILE			5 OF
DRAWING NUMBER			9

SEE SHEET 5

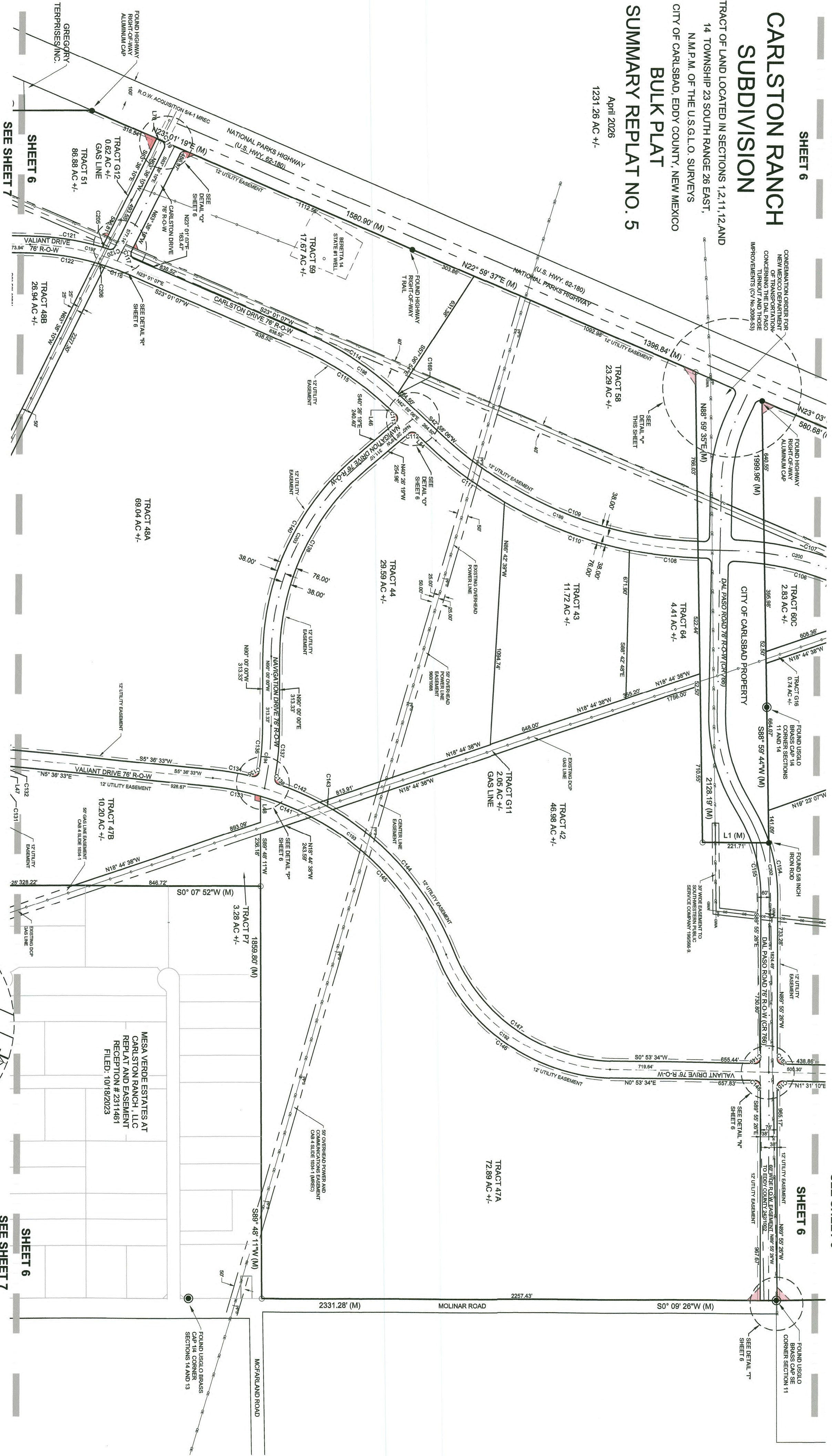
SHEET 6

CARLSTON RANCH SUBDIVISION

A TRACT OF LAND LOCATED IN SECTIONS 1, 2, 11, 12, AND 14 TOWNSHIP 23 SOUTH RANGE 26 EAST, N.M.P.M. OF THE U.S.G.L.O. SURVEYS CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO
BULK PLAT
SUMMARY REPLAT NO. 5
April 2026
1231.26 AC +/-

SEE SHEET 5

SHEET 6



LEGEND

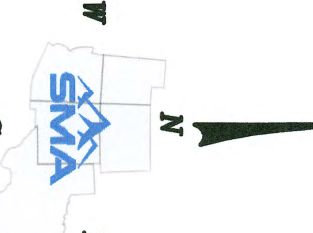
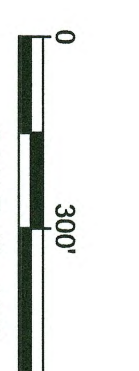
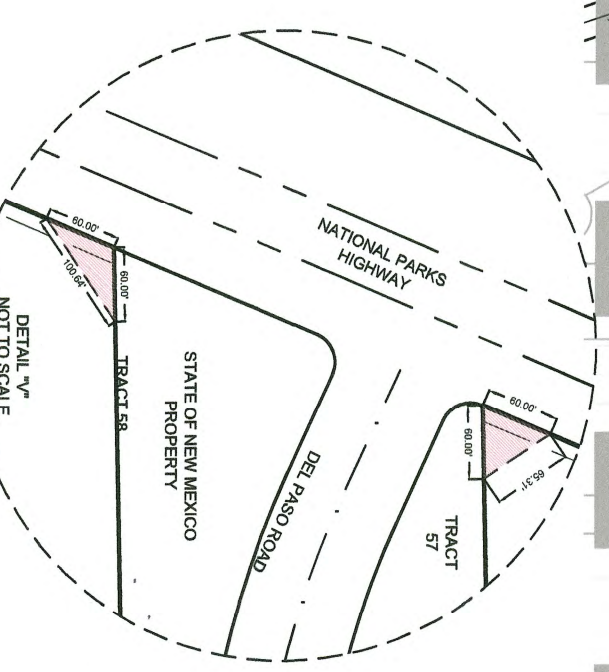
- FOUND MONUMENT (AS NOTED)
- SET 1/2" IRON ROD W/ 1" PLASTIC CAP MARKED "SMA PS 21204"
- FOUND U.S.G.L.O. BRASS CAP AS NOTED
- (M) MEASURED
- (R) RECORD
- MONUMENT SIGN EASEMENT

MONUMENT NOTES

1. SET TAG MARKED "SMA PS 21204" AT FOUND MONUMENTS EXCEPT STATE OR FEDERAL MONUMENT UNLESS NOTED OTHERWISE.
2. SET MONUMENTS ARE 1/2" INCH REBAR WITH 1" PLASTIC CAP MARKED "SMA PS 21204" AT ALL INTERIOR LOT CORNERS UNLESS OTHERWISE NOTED.

NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR (A) ALL EASEMENTS, MAIN LINE EXTENSIONS AND STUBOUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO EACH LOT AND (B) COMPLIANCE WITH ALL APPLICABLE UTILITY STANDARDS. PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 - YEAR FLOOD PLAN, SHOWN ON FLOOD INSURANCE RATE MAP 35015C1285 D, AND 35015C1300 G, EFFECTIVE DATE JUNE 04, 2010
2. TRACTS P1-P8, TRACTS G1-G18 AND TRACT Q ARE TO BE RETAINED BY DEVELOPER AND TRANSFERRED TO HOME OWNERS ASSOCIATION.
3. THIS SURVEY IS A COMPILATION OF INFORMATION PROVIDED OR FOUND IN PUBLIC RECORD. THERE MAY BE OTHER DOCUMENTS SPECIFYING EASEMENTS, RESTRICTIONS, COVENANTS AND CODES THAT WERE NOT PROVIDED OR NOT KNOWN ABOUT AT THE TIME OF PREPARATION OF THIS PLAT.



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CARLSTON RANCH SUBDIVISION CARLSBAD, NEW MEXICO

SUBMITTED BY:
MONTCLAIR DEVELOPMENT CORPORATION INC.
HERMES DEVELOPMENT NM, LLC
GREEN P, G & E

PROJECT NUMBER	9E33182	DATE	APRIL 2026
DATE OF SURVEY	03-01-2024	SHEET	6
DRAWING FILE		OF	9
DRAWING NUMBER			

Curve Table

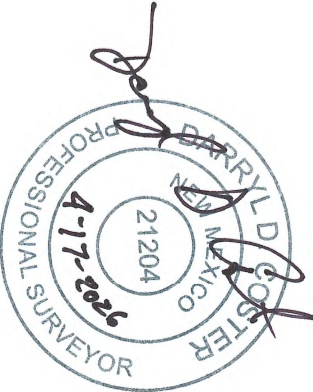
Curve #	Arc Length	Radius	Delta Angle	Chord Direction	Chord Length
C1	866.38'	5675.01'	8°44'13"	S27°03'39"W	864.54'
C2	39.11'	25.00'	89°38'01"	N45°05'22"W	35.24'
C3	39.13'	25.00'	89°40'08"	S45°06'38"W	35.25'
C4	39.45'	25.00'	90°25'18"	S44°56'05"E	35.49'
C5	159.82'	634.64'	14°28'44"	N82°55'49"W	159.40'
C6	260.60'	634.50'	23°31'57"	N63°56'51"W	258.77'
C7	281.67'	568.53'	28°23'11"	S66°24'38"E	278.80'
C8	11.10'	568.53'	1°07'08"	S81°09'48"E	11.10'
C9	38.17'	25.00'	87°29'19"	N54°31'58"E	34.57'
C10	81.74'	165.50'	28°17'52"	N3°21'38"W	80.91'
C11	71.45'	234.50'	17°27'23"	N8°46'52"W	71.17'
C12	39.27'	25.00'	90°00'08"	N45°03'14"W	35.36'
C13	39.27'	25.00'	89°59'52"	S44°56'46"W	35.35'
C14	50.42'	165.50'	17°27'23"	N8°46'52"W	50.23'
C15	57.81'	234.50'	14°07'26"	N10°26'51"W	57.66'
C16	39.06'	25.00'	89°31'11"	S33°58'17"E	35.21'
C17	123.92'	634.50'	11°11'24"	N73°08'11"W	123.72'
C18	158.18'	634.50'	14°17'01"	N60°23'58"W	157.77'
C19	36.43'	25.00'	83°28'59"	N85°00'02"E	33.29'
C20	16.36'	25.00'	37°30'07"	N24°30'29"E	16.07'
C21	109.34'	50.00'	125°17'59"	S69°21'04"W	88.82'
C22	71.62'	50.00'	82°04'34"	N39°44'50"E	65.66'
C23	16.36'	25.00'	37°30'07"	S62°00'36"W	16.07'
C24	37.60'	25.00'	86°09'41"	S0°10'42"W	34.15'
C25	153.19'	634.50'	13°48'59"	N35°59'09"W	152.82'
C26	322.78'	634.50'	29°08'51"	N14°29'45"W	319.31'
C27	16.44'	25.00'	37°41'00"	S18°45'49"E	16.15'
C28	32.82'	50.00'	37°36'19"	N18°48'09"W	32.23'
C29	78.54'	50.00'	90°00'00"	N45°00'00"E	70.71'
C30	78.54'	50.00'	90°00'00"	S45°00'00"E	70.71'
C31	32.64'	50.00'	37°23'52"	S18°41'56"W	32.06'
C32	16.28'	25.00'	37°19'11"	N18°44'17"E	16.00'
C33	287.68'	565.50'	29°08'51"	N14°29'45"W	284.59'
C34	379.71'	565.50'	38°28'19"	N48°18'19"W	372.62'
C35	112.21'	565.50'	11°22'09"	N73°13'34"W	112.03'
C36	37.14'	25.00'	85°07'26"	S58°31'39"W	33.82'
C37	42.83'	25.00'	98°09'41"	N32°00'36"W	37.78'
C38	5.94'	634.50'	0°32'10"	S80°49'22"E	5.94'
C39	314.21'	634.50'	28°22'24"	S66°22'05"E	311.01'
C40	374.70'	565.50'	37°57'52"	N71°09'48"W	367.89'
C41	39.09'	25.00'	89°34'42"	S45°03'55"W	35.22'
C42	39.27'	25.00'	90°00'10"	S44°43'31"E	35.36'
C43	170.31'	565.50'	17°15'19"	N81°38'45"E	169.66'

Curve Table

Curve #	Arc Length	Radius	Delta Angle	Chord Direction	Chord Length
C44	36.17'	565.50'	3°39'54"	N71°11'08"E	36.17'
C45	378.02'	565.50'	38°18'03"	N50°12'10"E	371.02'
C46	138.00'	565.50'	13°58'53"	N24°03'41"E	137.65'
C47	241.33'	634.50'	21°47'31"	N26°51'41"E	239.87'
C48	69.78'	634.50'	6°18'05"	N40°54'29"E	69.75'
C49	280.11'	634.50'	25°17'39"	N56°42'21"E	277.84'
C50	231.67'	634.50'	20°55'13"	N79°48'48"E	230.39'
C51	39.27'	25.00'	89°59'50"	S45°16'29"W	35.35'
C52	39.27'	25.00'	90°00'10"	N44°43'11"W	35.36'
C53	39.27'	25.00'	89°59'50"	N45°16'29"E	35.35'
C54	80.12'	1312.44'	3°29'53"	S88°15'04"W	80.11'
C55	465.89'	1243.44'	21°28'03"	S79°15'59"W	463.17'
C56	411.23'	1312.44'	17°57'10"	S77°31'33"W	409.55'
C57	573.78'	1312.44'	25°02'56"	S56°01'30"W	569.22'
C58	543.25'	1243.44'	25°01'55"	S56°01'00"W	538.94'
C59	41.00'	25.00'	93°58'14"	S3°29'05"E	36.56'
C60	206.02'	291.50'	40°29'38"	N30°12'21"W	201.76'
C61	48.53'	291.50'	9°32'20"	N5°12'22"W	48.47'
C62	16.36'	25.00'	37°30'07"	S19°14'52"E	16.07'
C63	36.16'	50.00'	41°28'19"	N17°16'46"W	35.38'
C64	74.65'	50.00'	85°32'44"	N46°12'46"E	67.91'
C65	111.72'	50.00'	128°01'10"	S27°00'17"E	89.89'
C66	16.36'	25.00'	37°30'07"	N18°15'15"E	16.07'
C67	194.37'	222.50'	50°03'05"	N25°26'37"W	188.25'
C68	37.54'	25.00'	86°01'46"	S66°30'55"W	34.11'
C69	270.40'	1052.35'	14°43'19"	N52°21'25"E	269.65'
C70	85.28'	984.09'	4°57'54"	N47°32'13"E	85.25'
C71	165.70'	984.09'	9°38'51"	N4°50'36"E	165.51'
C72	66.10'	975.44'	3°52'57"	S59°11'41"W	66.08'
C73	42.48'	975.44'	2°29'42"	S56°00'22"W	42.47'
C74	66.49'	1044.60'	3°38'49"	N59°15'45"E	66.48'
C75	306.67'	1044.60'	16°49'14"	N49°01'43"E	305.57'
C76	239.11'	975.44'	14°02'42"	S47°44'09"W	238.51'
C77	257.06'	1034.50'	14°14'15"	S33°32'47"W	256.40'
C78	297.12'	965.50'	17°37'54"	S31°50'57"W	295.94'
C79	61.29'	1034.50'	3°23'39"	S24°43'50"W	61.28'
C80	39.28'	25.00'	89°58'02"	N68°01'01"E	35.35'
C81	39.27'	25.00'	90°00'12"	S21°59'52"E	35.36'
C82	39.18'	25.00'	89°47'02"	S68°06'31"W	35.29'
C83	39.28'	25.00'	90°01'58"	N21°58'59"W	35.37'
C84	229.24'	562.00'	23°22'15"	S11°20'52"W	227.65'
C85	260.24'	638.00'	23°22'15"	S11°20'52"W	258.44'
C86	39.12'	25.00'	89°38'57"	S45°09'44"E	35.25'

Curve Table

Curve #	Arc Length	Radius	Delta Angle	Chord Direction	Chord Length
C87	39.42'	25.00'	90°21'03"	N44°50'16"E	35.46'
C88	39.12'	25.00'	89°38'57"	N45°09'44"W	35.25'
C89	39.42'	25.00'	90°21'03"	S44°50'16"W	35.46'
C90	265.26'	1088.00'	13°58'08"	N7°02'00"E	264.60'
C91	1117.20'	1012.00'	63°15'06"	N31°42'36"E	1061.33'
C92	936.51'	1088.00'	49°19'05"	N38°40'37"E	907.86'
C93	46.83'	25.00'	107°19'53"	S9°40'12"W	40.28'
C94	29.19'	25.00'	66°53'30"	S84°07'18"E	27.56'
C95	263.23'	1099.00'	13°43'23"	N57°32'14"W	262.60'
C96	38.14'	25.00'	87°24'17"	S20°41'47"E	34.55'
C97	40.40'	25.00'	92°35'40"	S69°18'14"W	36.15'
C98	171.91'	1001.00'	9°50'23"	N59°28'45"W	171.70'
C99	48.26'	25.00'	110°35'55"	N0°44'24"E	41.11'
C100	33.30'	25.00'	76°18'38"	N83°28'03"W	30.89'
C101	65.51'	1449.00'	2°35'26"	S54°44'39"W	65.51'
C102	90.23'	1731.00'	2°59'12"	S51°57'20"W	90.22'
C103	609.25'	1829.00'	19°05'08"	S43°54'22"W	606.44'
C104	770.44'	1731.00'	25°30'05"	S37°42'42"W	764.09'
C105	345.54'	1837.70'	10°46'23"	S28°57'50"W	345.03'
C106	331.27'	1256.00'	15°06'42"	S15°27'19"W	330.31'
C107	372.45'	1354.00'	15°45'39"	N15°07'51"E	371.28'
C108	314.45'	1861.96'	9°40'35"	N6°26'28"E	314.08'
C109	1285.93'	1785.96'	41°15'15"	N22°20'28"E	1258.34'
C110	607.35'	1861.96'	18°41'21"	N20°37'25"E	604.66'
C111	422.47'	1861.96'	13°00'00"	N36°28'06"E	421.56'
C112	36.39'	25.00'	83°24'25"	S1°15'53"W	33.26'
C113	42.15'	25.00'	96°35'35"	N88°44'07"W	37.33'
C114	504.65'	1468.95'	19°41'01"	S32°51'37"W	502.17'
C115	485.01'	1392.95'	19°56'59"	S32°59'36"W	482.56'
C116	110.89'	1190.81'	5°20'07"	S20°21'04"W	110.85'
C117	44.14'	25.29'	99°58'45"	N66°05'16"E	38.75'
C118	37.81'	25.00'	86°39'29"	S20°18'25"E	34.31'
C119	40.73'	25.00'	93°20'30"	S69°41'35"W	36.37'
C120	35.29'	25.00'	80°52'53"	N23°11'43"W	32.43'
C121	332.11'	1266.81'	15°01'16"	S8°24'20"W	331.16'
C122	298.16'	1190.81'	14°20'46"	S8°04'05"W	297.38'
C123	952.12'	598.99'	91°04'29"	S44°38'41"E	855.01'
C124	831.32'	522.99'	91°04'29"	S44°38'41"E	746.52'
C125	451.99'	621.01'	41°42'08"	N68°57'26"E	442.08'
C126	366.01'	545.00'	38°28'41"	N70°34'09"E	359.17'
C127	380.91'	545.00'	40°02'40"	N25°37'53"E	373.20'
C128	407.61'	621.01'	37°36'27"	N24°24'47"E	400.34'
C129	40.23'	25.00'	92°11'30"	S51°42'18"W	36.03'



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**CARLSTON RANCH SUBDIVISION
CARLSBAD, NEW MEXICO**

SUBMITTED BY:
**MONTCLAIR DEVELOPMENT CORPORATION INC.
HERMES DEVELOPMENT NM, LLC
GREEN P, G & E**

PROJECT NUMBER: **9E33182**
DATE: **APRIL 2026**

DATE OF SURVEY: 03-01-2024
DRAWING FILE: 8
DRAWING NUMBER: 9

Curve Table

Curve #	Arc Length	Radius	Delta Angle	Chord Direction	Chord Length
C130	87.33'	625.00'	8°00'21"	S86°12'08"E	87.26'
C131	58.35'	575.00'	5°48'51"	S87°17'53"E	58.32'
C132	39.27'	25.00'	90°00'00"	S39°23'27"E	36.36'
C133	224.65'	1238.39'	10°23'37"	S10°50'06"W	224.34'
C134	177.98'	1314.42'	7°45'29"	S9°30'59"W	177.84'
C135	41.27'	25.00'	94°34'33"	N33°53'33"W	36.74'
C136	208.80'	1356.50'	8°49'10"	N85°35'24"W	208.60'
C137	236.34'	1432.50'	9°27'10"	N85°16'24"W	236.07'
C138	35.18'	25.00'	80°37'32"	N59°08'24"E	32.35'
C139	957.05'	1106.41'	49°33'41"	S65°13'10"E	927.49'
C140	1022.79'	1182.41'	49°33'41"	S65°13'10"E	991.20'
C141	249.50'	1238.39'	11°32'36"	S21°48'12"W	249.08'
C142	204.12'	1314.42'	8°53'52"	S23°16'34"W	203.92'
C143	67.36'	1314.42'	2°56'10"	S29°11'35"W	67.35'
C144	857.83'	1314.42'	37°23'35"	S49°21'27"W	842.69'
C145	874.93'	1238.39'	40°28'48"	S47°48'54"W	856.85'
C146	1003.14'	867.12'	66°17'00"	N34°54'47"E	948.13'
C147	914.65'	791.12'	66°14'31"	N34°56'01"E	864.55'
C148	38.91'	25.00'	89°11'00"	S45°29'04"W	35.10'
C149	39.63'	25.00'	90°49'00"	N44°30'56"W	35.61'
C151	39.90'	25.00'	91°28'36"	S44°12'08"E	35.80'
C152	38.64'	25.00'	88°33'24"	N45°47'52"E	34.91'
C154	253.77'	788.00'	18°27'05"	N80°51'01"E	252.67'
C155	247.62'	712.00'	19°55'35"	N80°06'46"E	246.38'
C156	779.81'	1706.34'	26°11'05"	N11°34'22"W	773.04'
C157	780.16'	1630.34'	27°25'03"	N12°11'21"W	772.73'
C158	68.23'	1706.34'	2°17'28"	N28°25'32"W	68.23'
C159	69.21'	1630.34'	2°25'56"	S29°52'56"E	69.20'
C160	461.26'	1706.34'	15°29'18"	N31°18'55"W	459.86'
C161	397.26'	1630.34'	13°57'40"	N38°04'44"W	396.28'
C162	60.89'	600.00'	5°48'51"	N87°17'53"W	60.86'
C163	6.06'	1012.00'	0°20'34"	S44°53'16"E	6.06'
C164	156.31'	1012.00'	8°50'58"	S40°17'32"E	156.15'
C165	174.55'	1088.00'	9°11'31"	S40°27'48"E	174.36'
C166	154.35'	1088.00'	8°07'42"	N39°55'53"W	154.22'
C167	166.82'	1012.00'	9°26'42"	N40°35'23"W	166.64'
C168	116.21'	1351.00'	4°55'42"	S55°54'47"W	116.17'
C169	6.82'	1468.95'	0°15'58"	S42°50'07"W	6.82'
C170	58.01'	234.50'	14°10'27"	N3°42'05"E	57.86'
C172	98.78'	200.00'	28°17'52"	N3°21'38"W	97.78'
C173	60.93'	200.00'	17°27'23"	N8°46'52"W	60.70'
C174	402.88'	600.00'	38°28'19"	N48°18'19"W	395.35'
C175	305.23'	600.00'	29°08'51"	N14°29'45"W	301.95'

Curve Table

Curve #	Arc Length	Radius	Delta Angle	Chord Direction	Chord Length
C176	283.06'	600.00'	27°01'49"	N65°41'47"W	280.44'
C177	397.56'	600.00'	37°57'52"	N71°09'48"W	390.33'
C178	219.08'	600.00'	20°55'13"	S79°48'48"W	217.86'
C179	613.29'	600.00'	58°33'53"	N40°04'15"E	586.94'
C180	1037.13'	1277.94'	46°29'58"	N66°45'01"E	1008.91'
C181	260.21'	1018.59'	14°38'13"	N52°22'23"E	259.51'
C182	359.58'	1010.02'	20°23'52"	N50°54'41"E	357.68'
C183	307.73'	1000.00'	17°37'54"	N31°50'57"E	306.52'
C184	244.74'	600.00'	23°22'15"	N11°20'52"E	243.05'
C185	1166.88'	1050.00'	63°40'24"	N31°29'57"E	1107.75'
C186	75.95'	1400.00'	3°06'30"	N61°46'54"E	75.94'
C187	165.63'	1400.00'	6°46'42"	N56°50'18"E	165.53'
C188	522.87'	1050.00'	28°31'54"	S50°07'59"E	517.48'
C190	168.45'	1050.00'	9°11'31"	S40°27'48"E	168.27'
C191	1356.28'	1668.34'	46°34'44"	S21°46'12"E	1319.24'
C192	958.89'	829.12'	66°15'48"	S34°55'22"W	906.34'
C193	1390.49'	1276.40'	62°25'01"	S36°50'46"W	1322.74'
C194	284.53'	1394.50'	11°41'25"	N84°09'16"W	284.04'
C195	856.76'	583.01'	84°11'57"	S47°42'31"W	781.72'
C196	891.72'	560.99'	91°04'29"	N44°38'41"W	800.76'
C197	474.48'	1228.81'	22°07'25"	N11°57'25"E	471.54'
C198	498.24'	1430.95'	19°56'59"	N32°59'36"E	495.72'
C199	1315.10'	1823.96'	41°18'40"	N22°18'46"E	1286.80'
C200	351.86'	1305.00'	15°26'55"	N15°17'13"E	350.80'
C201	945.61'	1780.00'	30°26'17"	N38°13'48"E	934.53'
C202	247.15'	750.00'	18°52'52"	N80°38'08"E	246.04'
C203	989.92'	1144.41'	49°33'41"	N65°13'10"W	959.35'
C204	39.84'	5675.01'	0°24'08"	N31°13'41"E	39.84'
C205	29.39'	1266.81'	1°19'45"	S16°34'51"W	29.39'
C206	50.76'	1190.81'	2°26'32"	S16°27'44"W	50.76'
C207	54.00'	545.00'	5°40'36"	N48°29'31"E	53.98'
C208	52.99'	621.01'	4°53'21"	N45°39'41"E	52.98'
C209	14.06'	50.00'	16°06'34"	N9°19'02"W	14.01'
C210	27.63'	50.00'	31°39'28"	N33°11'21"W	27.28'
C211	224.46'	257.00'	50°02'27"	N25°26'56"W	217.39'
C212	19.51'	5675.01'	0°11'49"	N22°47'26"E	19.51'
C213	7.45'	1012.00'	0°25'18"	N0°07'36"W	7.45'
C214	7.34'	1088.00'	0°23'12"	N0°08'40"W	7.34'
C216	44.28'	1706.34'	1°29'13"	N25°24'31"W	44.28'
C217	44.77'	1630.34'	1°34'24"	N26°41'04"W	44.77'
C225	33.59'	1706.34'	1°07'40"	N26°42'58"W	33.59'
C226	34.00'	1630.34'	1°11'42"	N28°04'07"W	34.00'

Parcel Line Table

Line #	Direction	Length
L1 (M)	N0°00'45"E	299.95'
L2 (M)	N23°03'15"E	427.78'
L3 (M)	N23°01'56"E	511.80'
L4 (M)	N22°58'55"E	574.06'
L5 (M)	N23°00'11"E	579.75'
L6 (M)	N23°00'06"E	13.30'
L7	N89°51'16"E	90.38'
L8	S52°10'53"E	46.05'
L9	N67°32'29"W	21.80'
L10	S43°15'33"W	169.15'
L11	N43°15'33"E	166.37'
L12	N29°04'10"W	77.06'
L13	N0°04'41"E	63.34'
L14	S0°04'41"W	63.72'
L15	N67°32'29"W	21.80'
L16	N52°10'53"W	46.05'
L17	N10°47'19"E	60.02'
L18	N10°47'19"E	101.34'
L19	N69°21'11"E	100.53'
L20	S89°43'36"E	95.22'
L21	N90°00'00"E	94.31'
L22	N90°00'00"W	170.31'
L23	S43°30'02"W	177.06'
L24	S50°28'12"E	36.98'
L25	S0°29'48"E	104.57'
L26	N0°29'48"W	121.99'
L27	S40°39'54"W	158.71'
L28	N40°39'54"E	158.71'
L29	N90°00'00"W	136.89'
L32	N23°00'14"E	86.69'
L33	S66°59'58"E	92.71'
L34	N23°02'00"E	24.94'
L35	N23°02'21"E	55.85'
L36	N43°59'56"W	127.86'
L37	S89°26'48"E	107.64'
L38	S74°54'42"E	39.73'
L39	S89°59'12"E	29.39'

Parcel Line Table

Line #	Direction	Length
L40	S89°59'12"E	29.48'
L41	S69°59'12"E	179.86'
L42	N89°59'12"W	179.96'
L43	N89°54'57"W	52.51'
L44	S63°20'09"W	84.22'
L45	N63°00'09"E	71.54'
L46	S42°58'06"W	51.65'
L47	N84°23'27"W	24.86'
L48	S89°48'11"W	118.05'
L49	S45°03'34"E	13.47'
L50	S45°03'34"E	31.41'
L51	N18°09'16"W	83.99'
L52	S35°52'02"E	78.85'
L53	N35°52'02"W	78.85'
L54	S42°58'06"W	86.02'
L55	N23°00'40"E	75.08'
L57	N89°43'36"W	10.00'
L58	N89°43'36"W	10.00'
L60	S66°08'06"W	195.05'
L61	S89°51'16"W	9.82'
L62	S0°04'41"W	76.10'
L63	N79°12'41"W	53.97'
L64	N79°12'41"W	84.37'
L65	N52°10'53"W	46.05'
L67	S89°51'16"W	491.49'
L68	N84°23'27"W	87.86'
L69	S35°52'02"E	78.85'
L70	S23°01'19"W	23.58'
L71	N40°39'54"E	158.71'
L72	N0°03'11"W	151.49'
L73	N17°30'34"W	254.48'
L74	N0°03'11"W	176.47'
L75	S0°31'00"W	53.89'
L76	S89°26'48"E	42.60'

Parcel Line Table

Line #	Direction	Length
L90	S0°29'36"E	60.00'
L91	S90°00'00"W	86.05'
L92	N90°00'00"E	85.15'
L93	S27°58'48"W	33.97'
L94	N23°02'02"E	32.60'
L95	S90°00'00"W	106.47'
L96	N23°00'39"E	32.59'
L97	N90°00'00"E	106.49'
L98	N66°48'00"W	99.81'
L99	N23°12'00"E	60.00'
L100	N66°48'00"W	87.70'
L101	S89°05'48"E	44.69'
L102	N0°16'15"E	35.46'
L103	N88°10'46"W	35.37'
L104	N44°33'30"W	85.10'
L105	N0°16'15"E	35.70'
L105	S89°08'26"E	60.00'
L106	S89°56'16"W	34.85'
L106	N45°06'38"E	85.10'
L107	S44°33'30"E	85.10'
L107	N0°16'34"E	60.00'
L108	N45°06'38"E	35.13'
L109	N0°00'00"E	36.33'
L110	S0°08'30"E	36.10'
L111	N0°16'34"E	50.00'
L112	S44°43'31"E	70.71'
L114	N89°43'36"W	50.00'
L115	N45°16'29"E	70.71'
L116	S0°16'34"W	25.00'
L117	N89°43'36"W	25.00'
L118	N89°43'36"W	24.99'
L119	S44°43'41"E	70.71'
L120	N0°15'28"E	25.00'
L121	S0°16'34"W	50.00'
L122	N45°16'29"E	70.71'
L123	N89°43'36"W	50.00'
L124	N79°12'41"W	25.00'
L125	S11°16'08"W	25.00'
L126	N10°47'19"E	24.83'
L127	S79°25'33"E	25.00'
L128	N0°16'34"E	60.00'
L129	S89°51'16"W	60.00'
L130	S89°51'16"W	60.00'
L131	S0°16'34"W	60.00'
L132	S46°29'58"E	25.00'
L133	S39°31'48"W	25.00'
L134	S39°31'48"W	25.00'
L135	N46°29'58"W	25.00'

Parcel Line Table

Line #	Direction	Length
L136	N66°59'49"W	60.00'
L137	S23°00'02"W	60.00'
L138	S22°00'03"E	84.85'
L139	N66°59'49"W	60.01'
L140	N22°59'46"E	60.00'
L141	N68°00'07"E	84.85'
L142	S64°23'56"E	33.84'
L143	S89°18'14"W	82.91'
L144	N23°00'24"E	33.84'
L145	S64°23'56"E	33.84'
L146	N18°06'06"W	87.72'
L147	S22°50'57"W	37.33'
L148	S63°38'10"E	36.42'
L149	N20°18'25"W	87.29'
L150	S23°01'19"W	36.42'
L151	S23°01'19"W	60.00'
L152	N69°41'35"E	82.34'
L153	N63°38'10"W	60.00'
L154	S90°00'00"W	88.05'
L155	N10°47'19"E	20.36'
L156	S89°55'56"W	25.00'
L157	N0°03'54"W	25.00'
L158	N78°58'33"W	25.17'
L159	N10°24'38"E	25.00'
L160	S78°05'46"E	26.40'
L161	N11°54'14"E	26.29'
L176	S89°59'59"W	1156.68'
L177	S0°29'36"E	30.01'
L178	S90°00'00"W	1141.84'
L179	S0°29'36"E	40.00'
L181		

COALSON TRACTS REPLAT & BOUNDARY SURVEY OF PORTION OF NE1/4 OF SEC. 21, T22S, R27E N.M.P. EDDY COUNTY, NEW MEXICO APRIL, 2026

DESCRIPTION

TRACT A1 AND A2, COALSON TRACTS, EDDY COUNTY, NEW MEXICO AS SUCH TRACTS SO DESIGNATED ON SAID PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EDDY COUNTY, NEW MEXICO ON OCTOBER 15, 2020 IN CABINET 8 SLIDE 41-1; AND TRACTS 2 AND 3, BEING NE1/4 SE1/4 OF SEC. 21, T22S, R27E N.M.P. AS DESCRIBED IN QUITCLAIM DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EDDY COUNTY, NEW MEXICO ON MARCH 1, 2018 IN BK 1113 PG. 809 AND NOW TO BE KNOWN AS TRACT A1, TRACT A2, TRACT A2A, TRACT A2B, TRACT A2C, TRACT A2D, TRACT A2E, TRACT A2F, TRACT A2G, TRACT A2H, TRACT A2I, TRACT A2J, TRACT A2K, TRACT A2L, TRACT A2M, TRACT A2N, TRACT A2O, TRACT A2P, TRACT A2Q, TRACT A2R, TRACT A2S, TRACT A2T, TRACT A2U, TRACT A2V, TRACT A2W, TRACT A2X, TRACT A2Y, TRACT A2Z, TRACT A2AA, TRACT A2AB, TRACT A2AC, TRACT A2AD, TRACT A2AE, TRACT A2AF, TRACT A2AG, TRACT A2AH, TRACT A2AI, TRACT A2AJ, TRACT A2AK, TRACT A2AL, TRACT A2AM, TRACT A2AN, TRACT A2AO, TRACT A2AP, TRACT A2AQ, TRACT A2AR, TRACT A2AS, TRACT A2AT, TRACT A2AU, TRACT A2AV, TRACT A2AW, TRACT A2AX, TRACT A2AY, TRACT A2AZ, TRACT A2BA, TRACT A2BB, TRACT A2BC, TRACT A2BD, TRACT A2BE, TRACT A2BF, TRACT A2BG, TRACT A2BH, TRACT A2BI, TRACT A2BJ, TRACT A2BK, TRACT A2BL, TRACT A2BM, TRACT A2BN, TRACT A2BO, TRACT A2BP, TRACT A2BQ, TRACT A2BR, TRACT A2BS, TRACT A2BT, TRACT A2BU, TRACT A2BV, TRACT A2BW, TRACT A2BX, TRACT A2BY, TRACT A2BZ, TRACT A2CA, TRACT A2CB, TRACT A2CC, TRACT A2CD, TRACT A2CE, TRACT A2CF, TRACT A2CG, TRACT A2CH, TRACT A2CI, TRACT A2CJ, TRACT A2CK, TRACT A2CL, TRACT A2CM, TRACT A2CN, TRACT A2CO, TRACT A2CP, TRACT A2CQ, TRACT A2CR, TRACT A2CS, TRACT A2CT, TRACT A2CU, TRACT A2CV, TRACT A2CW, TRACT A2CX, TRACT A2CY, TRACT A2CZ, TRACT A2DA, TRACT A2DB, TRACT A2DC, TRACT A2DD, TRACT A2DE, TRACT A2DF, TRACT A2DG, TRACT A2DH, TRACT A2DI, TRACT A2DJ, TRACT A2DK, TRACT A2DL, TRACT A2DM, TRACT A2DN, TRACT A2DO, TRACT A2DP, TRACT A2DQ, TRACT A2DR, TRACT A2DS, TRACT A2DT, TRACT A2DU, TRACT A2DV, TRACT A2DW, TRACT A2DX, TRACT A2DY, TRACT A2DZ, TRACT A2EA, TRACT A2EB, TRACT A2EC, TRACT A2ED, TRACT A2EE, TRACT A2EF, TRACT A2EG, TRACT A2EH, TRACT A2EI, TRACT A2EJ, TRACT A2EK, TRACT A2EL, TRACT A2EM, TRACT A2EN, TRACT A2EO, TRACT A2EP, TRACT A2EQ, TRACT A2ER, TRACT A2ES, TRACT A2ET, TRACT A2EU, TRACT A2EV, TRACT A2EW, TRACT A2EX, TRACT A2EY, TRACT A2EZ, TRACT A2FA, TRACT A2FB, TRACT A2FC, TRACT A2FD, TRACT A2FE, TRACT A2FF, TRACT A2FG, TRACT A2FH, TRACT A2FI, TRACT A2FJ, TRACT A2FK, TRACT A2FL, TRACT A2FM, TRACT A2FN, TRACT A2FO, TRACT A2FP, TRACT A2FQ, TRACT A2FR, TRACT A2FS, TRACT A2FT, TRACT A2FU, TRACT A2FV, TRACT A2FW, TRACT A2FX, TRACT A2FY, TRACT A2FZ, TRACT A2GA, TRACT A2GB, TRACT A2GC, TRACT A2GD, TRACT A2GE, TRACT A2GF, TRACT A2GG, TRACT A2GH, TRACT A2GI, TRACT A2GJ, TRACT A2GK, TRACT A2GL, TRACT A2GM, TRACT A2GN, TRACT A2GO, TRACT A2GP, TRACT A2GQ, TRACT A2GR, TRACT A2GS, TRACT A2GT, TRACT A2GU, TRACT A2GV, TRACT A2GW, TRACT A2GX, TRACT A2GY, TRACT A2GZ, TRACT A2HA, TRACT A2HB, TRACT A2HC, TRACT A2HD, TRACT A2HE, TRACT A2HF, TRACT A2HG, TRACT A2HH, TRACT A2HI, TRACT A2HJ, TRACT A2HK, TRACT A2HL, TRACT A2HM, TRACT A2HN, TRACT A2HO, TRACT A2HP, TRACT A2HQ, TRACT A2HR, TRACT A2HS, TRACT A2HT, TRACT A2HU, TRACT A2HV, TRACT A2HW, TRACT A2HX, TRACT A2HY, TRACT A2HZ, TRACT A2IA, TRACT A2IB, TRACT A2IC, TRACT A2ID, TRACT A2IE, TRACT A2IF, TRACT A2IG, TRACT A2IH, TRACT A2II, TRACT A2IJ, TRACT A2IK, TRACT A2IL, TRACT A2IM, TRACT A2IN, TRACT A2IO, TRACT A2IP, TRACT A2IQ, TRACT A2IR, TRACT A2IS, TRACT A2IT, TRACT A2IU, TRACT A2IV, TRACT A2IW, TRACT A2IX, TRACT A2IY, TRACT A2IZ, TRACT A2JA, TRACT A2JB, TRACT A2JC, TRACT A2JD, TRACT A2JE, TRACT A2JF, TRACT A2JG, TRACT A2JH, TRACT A2JI, TRACT A2JJ, TRACT A2JK, TRACT A2JL, TRACT A2JM, TRACT A2JN, TRACT A2JO, TRACT A2JP, TRACT A2JQ, TRACT A2JR, TRACT A2JS, TRACT A2JT, TRACT A2JU, TRACT A2JV, TRACT A2JW, TRACT A2JX, TRACT A2JY, TRACT A2JZ, TRACT A2KA, TRACT A2KB, TRACT A2KC, TRACT A2KD, TRACT A2KE, TRACT A2KF, TRACT A2KG, TRACT A2KH, TRACT A2KI, TRACT A2KJ, TRACT A2KL, TRACT A2KM, TRACT A2KN, TRACT A2KO, TRACT A2KP, TRACT A2KQ, TRACT A2KR, TRACT A2KS, TRACT A2KT, TRACT A2KU, TRACT A2KV, TRACT A2KW, TRACT A2KX, TRACT A2KY, TRACT A2KZ, TRACT A2LA, TRACT A2LB, TRACT A2LC, TRACT A2LD, TRACT A2LE, TRACT A2LF, TRACT A2LG, TRACT A2LH, TRACT A2LI, TRACT A2LJ, TRACT A2LK, TRACT A2LL, TRACT A2LM, TRACT A2LN, TRACT A2LO, TRACT A2LP, TRACT A2LQ, TRACT A2LR, TRACT A2LS, TRACT A2LT, TRACT A2LU, TRACT A2LV, TRACT A2LW, TRACT A2LX, TRACT A2LY, TRACT A2LZ, TRACT A2MA, TRACT A2MB, TRACT A2MC, TRACT A2MD, TRACT A2ME, TRACT A2MF, TRACT A2MG, TRACT A2MH, TRACT A2MI, TRACT A2MJ, TRACT A2MK, TRACT A2ML, TRACT A2MN, TRACT A2MO, TRACT A2MP, TRACT A2MQ, TRACT A2MR, TRACT A2MS, TRACT A2MT, TRACT A2MU, TRACT A2MV, TRACT A2MW, TRACT A2MX, TRACT A2MY, TRACT A2MZ, TRACT A2NA, TRACT A2NB, TRACT A2NC, TRACT A2ND, TRACT A2NE, TRACT A2NF, TRACT A2NG, TRACT A2NH, TRACT A2NI, TRACT A2NJ, TRACT A2NK, TRACT A2NL, TRACT A2NM, TRACT A2NN, TRACT A2NO, TRACT A2NP, TRACT A2NQ, TRACT A2NR, TRACT A2NS, TRACT A2NT, TRACT A2NU, TRACT A2NV, TRACT A2NW, TRACT A2NX, TRACT A2NY, TRACT A2NZ, TRACT A2OA, TRACT A2OB, TRACT A2OC, TRACT A2OD, TRACT A2OE, TRACT A2OF, TRACT A2OG, TRACT A2OH, TRACT A2OI, TRACT A2OJ, TRACT A2OK, TRACT A2OL, TRACT A2OM, TRACT A2ON, TRACT A2OO, TRACT A2OP, TRACT A2OQ, TRACT A2OR, TRACT A2OS, TRACT A2OT, TRACT A2OU, TRACT A2OV, TRACT A2OW, TRACT A2OX, TRACT A2OY, TRACT A2OZ, TRACT A2PA, TRACT A2PB, TRACT A2PC, TRACT A2PD, TRACT A2PE, TRACT A2PF, TRACT A2PG, TRACT A2PH, TRACT A2PI, TRACT A2PJ, TRACT A2PK, TRACT A2PL, TRACT A2PM, TRACT A2PN, TRACT A2PO, TRACT A2PP, TRACT A2PQ, TRACT A2PR, TRACT A2PS, TRACT A2PT, TRACT A2PU, TRACT A2PV, TRACT A2PW, TRACT A2PX, TRACT A2PY, TRACT A2PZ, TRACT A2QA, TRACT A2QB, TRACT A2QC, TRACT A2QD, TRACT A2QE, TRACT A2QF, TRACT A2QG, TRACT A2QH, TRACT A2QI, TRACT A2QJ, TRACT A2QK, TRACT A2QL, TRACT A2QM, TRACT A2QN, TRACT A2QO, TRACT A2QP, TRACT A2QQ, TRACT A2QR, TRACT A2QS, TRACT A2QT, TRACT A2QU, TRACT A2QV, TRACT A2QW, TRACT A2QX, TRACT A2QY, TRACT A2QZ, TRACT A2RA, TRACT A2RB, TRACT A2RC, TRACT A2RD, TRACT A2RE, TRACT A2RF, TRACT A2RG, TRACT A2RH, TRACT A2RI, TRACT A2RJ, TRACT A2RK, TRACT A2RL, TRACT A2RM, TRACT A2RN, TRACT A2RO, TRACT A2RP, TRACT A2RQ, TRACT A2RR, TRACT A2RS, TRACT 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A2UY, TRACT A2UZ, TRACT A2VA, TRACT A2VB, TRACT A2VC, TRACT A2VD, TRACT A2VE, TRACT A2VF, TRACT A2VG, TRACT A2VH, TRACT A2VI, TRACT A2VJ, TRACT A2VK, TRACT A2VL, TRACT A2VM, TRACT A2VN, TRACT A2VO, TRACT A2VP, TRACT A2VQ, TRACT A2VR, TRACT A2VS, TRACT A2VT, TRACT A2VU, TRACT A2VV, TRACT A2VW, TRACT A2VX, TRACT A2VY, TRACT A2VZ, TRACT A2WA, TRACT A2WB, TRACT A2WC, TRACT A2WD, TRACT A2WE, TRACT A2WF, TRACT A2WG, TRACT A2WH, TRACT A2WI, TRACT A2WJ, TRACT A2WK, TRACT A2WL, TRACT A2WM, TRACT A2WN, TRACT A2WO, TRACT A2WP, TRACT A2WQ, TRACT A2WR, TRACT A2WS, TRACT A2WT, TRACT A2WU, TRACT A2WV, TRACT A2WW, TRACT A2WX, TRACT A2WY, TRACT A2WZ, TRACT A2XA, TRACT A2XB, TRACT A2XC, TRACT A2XD, TRACT A2XE, TRACT A2XF, TRACT A2XG, TRACT A2XH, TRACT A2XI, TRACT A2XJ, TRACT A2XK, TRACT A2XL, TRACT A2XM, TRACT A2XN, TRACT A2XO, TRACT A2XP, TRACT A2XQ, TRACT A2XR, TRACT A2XS, TRACT A2XT, TRACT A2XU, TRACT A2XV, TRACT A2XW, TRACT A2XX, TRACT A2XY, TRACT A2XZ, TRACT A2YA, TRACT A2YB, TRACT A2YC, TRACT A2YD, TRACT A2YE, TRACT A2YF, TRACT A2YG, TRACT A2YH, TRACT A2YI, TRACT A2YJ, TRACT A2YK, TRACT A2YL, TRACT A2YM, TRACT A2YN, TRACT A2YO, TRACT A2YP, TRACT A2YQ, TRACT A2YR, TRACT A2YS, TRACT A2YT, TRACT A2YU, TRACT A2YV, TRACT A2YW, TRACT A2YX, TRACT A2YY, TRACT A2YZ, TRACT A2ZA, TRACT A2ZB, TRACT A2ZC, TRACT A2ZD, TRACT A2ZE, TRACT A2ZF, TRACT A2ZG, TRACT A2ZH, TRACT A2ZI, TRACT A2ZJ, TRACT A2ZK, TRACT A2ZL, TRACT A2ZM, TRACT A2ZN, TRACT A2ZO, TRACT A2ZP, TRACT A2ZQ, TRACT A2ZR, TRACT A2ZS, TRACT A2ZT, TRACT A2ZU, TRACT A2ZV, TRACT A2ZW, TRACT A2ZX, TRACT A2ZY, TRACT A2ZZ

CLAIM OF EXEMPTION:

THE HERON DESCRIBED DIVISION IS EXEMPT FROM THE STATE SUBDIVISION ACT, AND THE STATES: "the division of land resulting only in the alteration of parcel boundaries where parcels are 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 March 12, 2026.
2. Unless otherwise noted all set property corners are 5/8" rebar with plastic I.D. caps impressed with the date of survey.
3. Basis of bearings is GRID NAD 1983, True North can be obtained by applying a combined factor of 0.99976909 at N 00° 05' 21.10" at a set control bench mark located at N32° 23' 41.73", W104° 10' 00.6" angle of 00° 05' 21.10" at a set control bench mark located at N32° 23' 41.73", W104° 10' 00.6" are GROUND. GRID can be obtained by applying a combined factor of 0.99976909 at N 00° 05' 21.10" at a set control bench mark located at N32° 23' 41.73", W104° 10' 00.6" angle of 00° 05' 21.10" at a set control bench mark located at N32° 23' 41.73", W104° 10' 00.6" are GROUND. GRID can be obtained by applying a combined factor of 0.99976909 at N 00° 05' 21.10" at a set control bench mark located at N32° 23' 41.73", W104° 10' 00.6" angle of 00° 05' 21.10" at a set control bench mark located at N32° 23' 41.73", W104° 10' 00.6" are GROUND.
4. The property shown hereon is subject to all Easements, Conditions, Restrictions, and Reservations in existence. No title commitment was provided for this survey and all easements may or may not be shown hereon.
5. The property shown hereon is within flood zone "X" (areas outside the 0.2% annual chance flood zone).
6. Course data in parenthesis is from plat of record (Cab 8 SL 41-1) when field measured data is from F.E.M.A., F.L.R.M., community panel No. 35015C1065D, effective June 4, 2010.
7. Additional Reference Used: Boundary Survey plat of subject recorded June 12, 2025 in Cab 8 SL 41-1 when field measured data is from F.E.M.A., F.L.R.M., community panel No. 35015C1065D, effective June 4, 2010.
8. File name: COALSREZAK, WALT1621.CSV Drafted by: M.N.

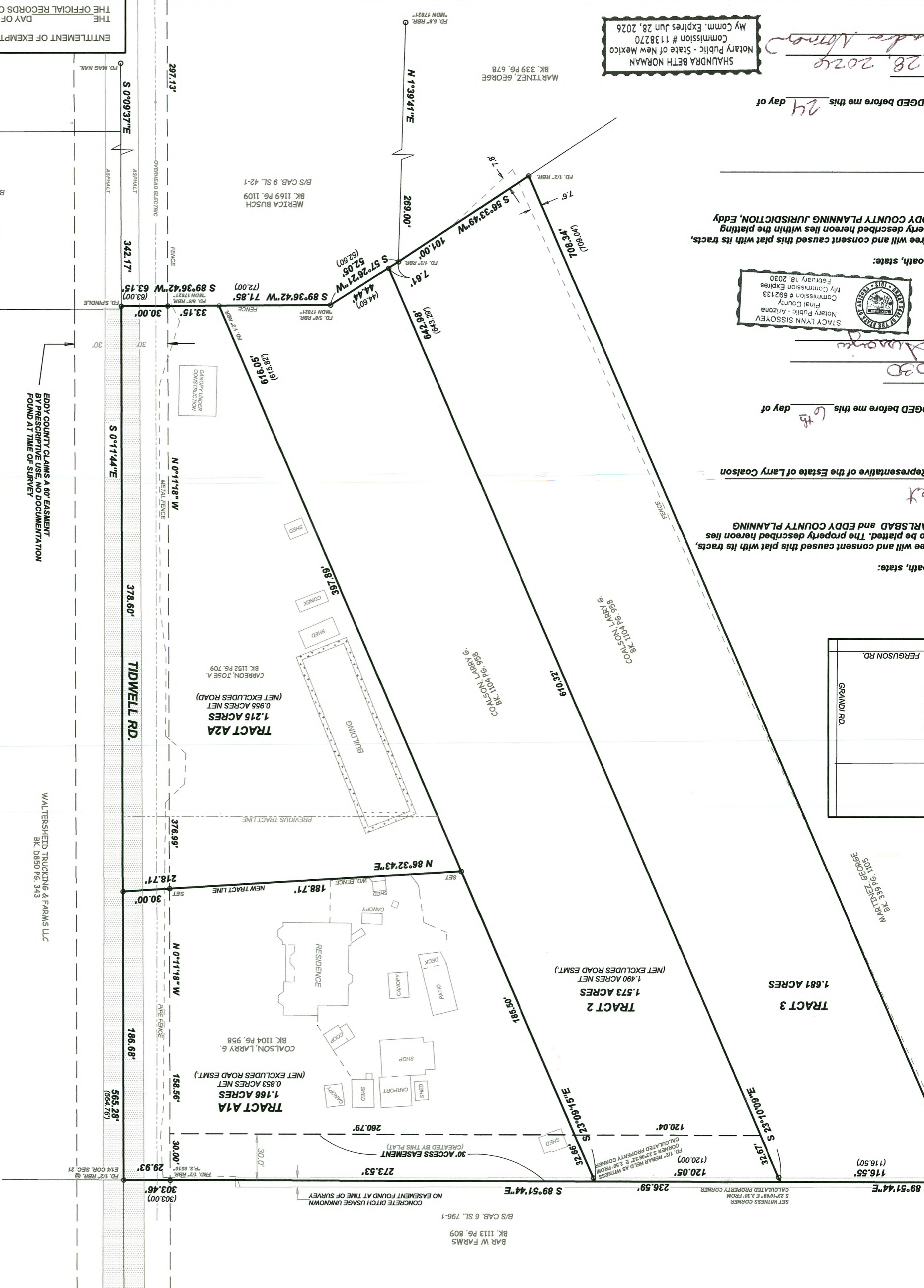
APPROVAL BY THE CITY PLANNING COMMISSION

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 18 DAY OF _____, 2026.

EDDY COUNTY APPROVAL
APPROVED AND ACCEPTED BY THE EDDY COUNTY BOARD OF COUNTY COMMISSIONERS OR AGENT
THIS DAY OF _____ 20
BY: _____ COUNTY CLERK

SURVEYORS CERTIFICATE
I, Matthew D. Norman, a New Mexico registered Professional Land Surveyor, certify that I conducted and am responsible for this survey, that the plat meets the Minimum Standards for Surveying in New Mexico and that the plat meets the Minimum Standards for Surveying in New Mexico.

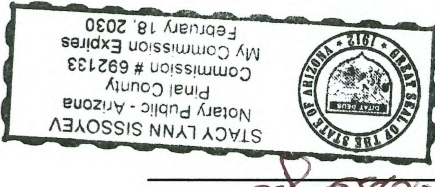
THE OFFICIAL RECORDS OF EDDY COUNTY
DAY OF _____ 2026 IN BOOK _____ OF _____
ENTITLEMENT OF EXEMPTION FILED ON _____
THE OFFICIAL RECORDS OF EDDY COUNTY
SUBDIVISION: COALSON TRACTS
TOTAL ACRES: 5.635 ACRES
SECTION(S): 21, T21S, R27E, N.M.P.M.
ASSESSOR: Jose A. Carreon
INDEXING INFORMATION FOR COUNTY CLERK



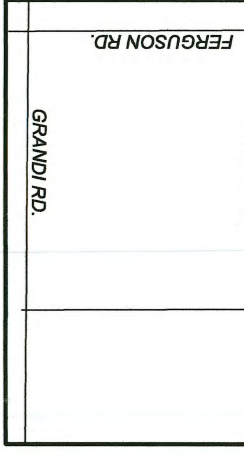
SHAUDRA BETH NORMAN
Notary Public - State of New Mexico
Commission # 138270
My Comm. Expires Jun 28, 2026

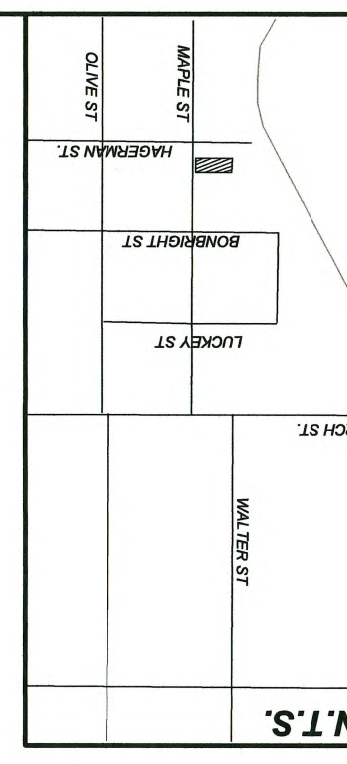
WITNESSED before me this 24 day of _____, 2026

WITNESSED before me this 18 day of _____, 2026



WITNESSED before me this 18 day of _____, 2026





SHAUDRA BETH NORMAN
 My Comm. Expires Jun 28, 2026
 Commission # 1138270
 Notary Public - State of New Mexico

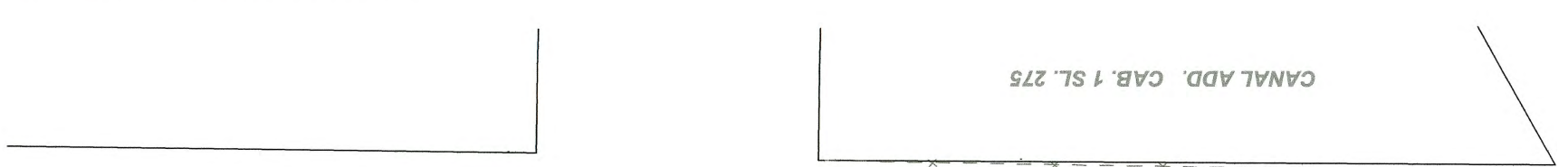
Notary Public: Shaudra Norman
 My commission expires: June 28 2026
 by Sergio Alberto Cardena Garcia
 The foregoing instrument was ACKNOWLEDGED before me this 12 day of May, 2026

Owners(s): Sergio Alberto Cardena Garcia
 State of NH
 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 access to be platted. The property described hereon lies within the platting jurisdiction of CITY OF CARLSBAD, Eddy County, NM.

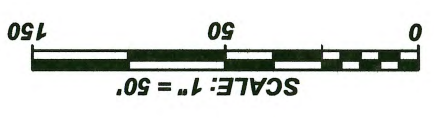
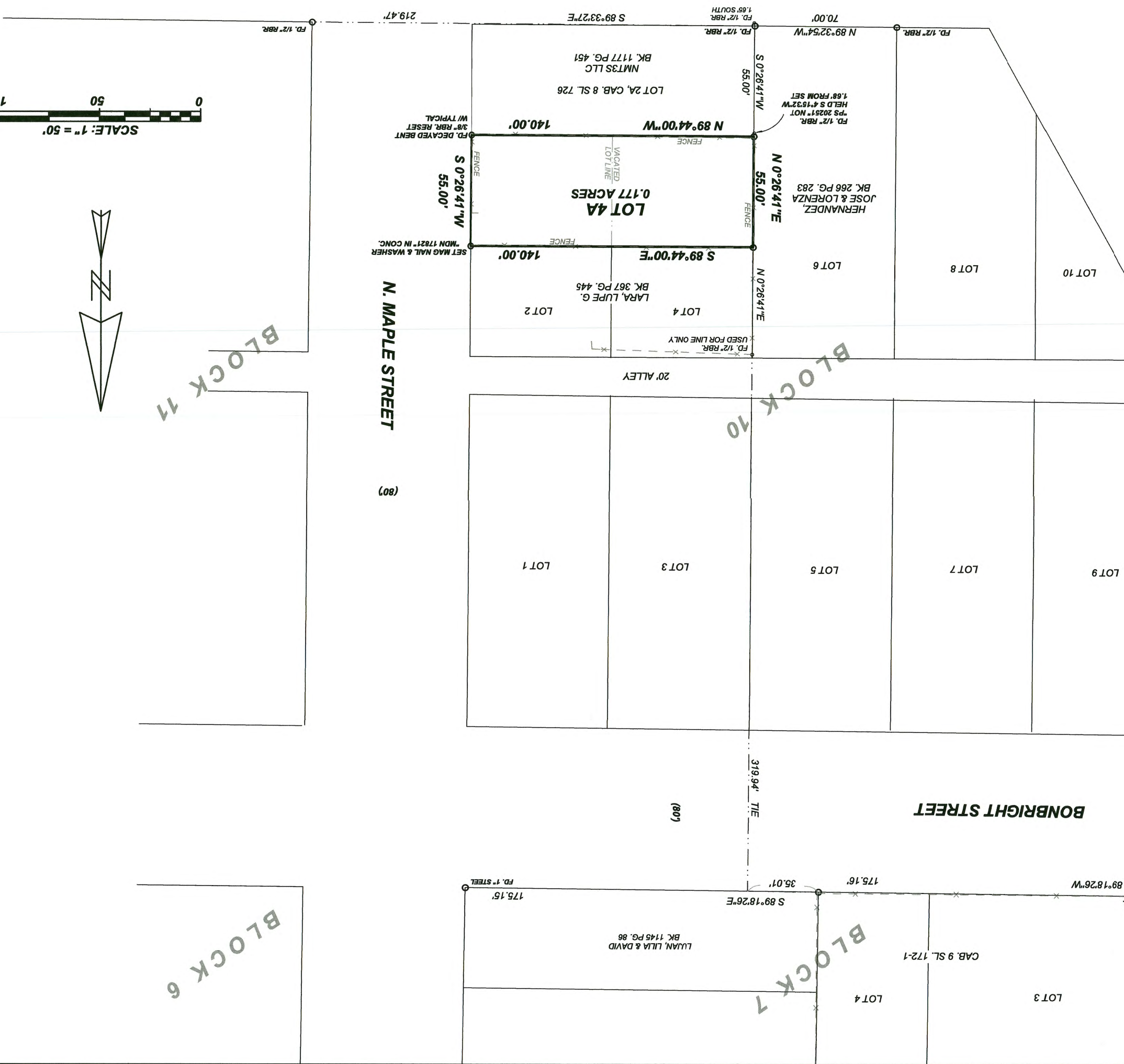
SHAUDRA BETH NORMAN
 My Comm. Expires Jun 28, 2026
 Commission # 1138270
 Notary Public - State of New Mexico

Notary Public: Shaudra Norman
 My commission expires: June 28 2026
 by Celina Rocio Ortiz Ortiz
 The foregoing instrument was ACKNOWLEDGED before me this 12 day of May, 2026

Owners(s): Celina Rocio Ortiz Ortiz
 State of NH
 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 access to be platted. The property described hereon lies within the platting jurisdiction of CITY OF CARLSBAD, 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 18 DAY OF May, 2026
 COMMISSION DESIGNEE
[Signature]



SURVEYORS CERTIFICATE
 I, Matthew D. Norman, a New Mexico registered Professional Land Surveyor, certify that 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 5/18/26

DESCRIPTION:
 THE CENTER 55 FEET OF LOTS 2 AND 4, BLOCK 10 AS SHOWN AND SO DESIGNATED ON THE ENTERED "GREENE'S WESTERN ADDITION" CARLSBAD, EDDY COUNTY, NEW MEXICO, SAID LOTS BEING REPLATED AS SHOWN HEREON AND NOW TO BE KNOWN AS LOT 4A, OF THE "GREENE'S WESTERN, BLOCK 10, REPLAT #2", CARLSBAD, EDDY COUNTY, NEW MEXICO, SAID LOTS BEING REPLATED AS SHOWN HEREON AND NOW TO BE KNOWN AS LOT 4A, RESULTING IN ONE LOT TOTAL, NOW TO BE KNOWN AS LOT 4A. No new easements being created hereon.
 PURPOSE:
 The purpose of this plat is to vacate the interior lot line common to the Center 55' of Lots 2 and 4, Block 10, as shown and so designated on the plat, and to create the interior lot line common to the Center 55' of Lots 2 and 4, Block 10, as shown and so designated on the plat.
 SURVEY NOTES:
 1. Date of field survey May 4, 2026.
 2. Unless otherwise noted all set property corners are 5/8" rebar with plastic I.D. caps impressed "M.D.N." in red.
 3. Basis of bearings is GRID NM East zone 3001, NAD 1983, True North can be obtained by applying an angle of 00°02'35.75" at a set control nail located at N32°25'13.53", W104°15'09.50". Distances are obtained by applying a combined factor of 0.99976333 at N 0.00, E 0.00.
 4. The property shown hereon is subject to all Easements, Restrictions, and Reservations or in existence. No title commitment was provided for this survey and all easements may not be shown.
 5. The property shown hereon is within flood zone "X" (areas outside the 0.2% annual chance flood) on F.E.M.A. F.I.R.M. community panel No. 35015C1065D, effective June 4, 2010.
 6. File name: GRNWS10.ZAK, POW15200.CSV. Drafted by: M.N.

GREENE'S WESTERN, BLOCK 10, REPLAT #2
WITHIN SECTION 1, T22S, R26E, N.M.P.M. CARLSBAD, EDDY COUNTY, NEW MEXICO
MAY, 2026

VETERANS CEMETERY #3

WITHIN SECTIONS 9, T22S, R27E, N.M.P.M. EDDY COUNTY, NEW MEXICO APRIL, 2026

DESCRIPTION:
A CERTAIN TRACT OF LAND COMPRISING OF TRACT B AS SHOWN ON THE PLAT ENTITLED "VETERANS CEMETERY 2" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF EDDY COUNTY, NEW MEXICO ON OCTOBER 4, 2022 IN CABINET 437, ALSO COMPRISING OF THE TRACT AS SHOWN ON THE PLAT ENTITLED "VETERANS CEMETERY" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF EDDY COUNTY, NEW MEXICO ON AUGUST 6, 2015 IN CABINET 6 SLIDE 353. REPLATED AS SHOWN HEREON AND NOW TO BE KNOWN AS TRACT B-1 AND TRACT B-2 AS SHOWN ON THE PLAT ENTITLED "VETERANS CEMETERY #3" EDDY COUNTY, NEW MEXICO ALONG AND TRACT B-2 AS SHOWN ON THE PLAT CABINET AND SLIDE NUMBER ASSIGNED TO THIS PLAT.

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO REPLAT THE PREVIOUS TRACT LINES BEING CREATED WITH THE FILING OF THIS PLAT. NO NEW EASEMENTS BEING CREATED WITH THE FILING OF THIS PLAT.

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 March 10, 2026.
2. Unless otherwise noted all set property corners are 5/8" rebar with plastic I.D. caps impressed "MDN 17821"
3. Base of bearings is GRID N.M. 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°23'41.73", W104°10'00.66", N 0.00, E0.00.
4. The property shown hereon is subject to all easements, conditions, restrictions, and Reservations of record or in existence. No the commitment was provided for this survey and all easements may not be shown hereon.
5. The property shown hereon is within flood zone "A" (within a Special Flood Hazard Area) as shown on F.E.M.A., F.I.R.M. community panel No. 35015C1065D, & 35015C1075D effective June 4, 2010.
6. Course data in parentheses is from plat of record (Cab. 8 Slide 437) when field measured data to found points differ by an amount exceeding accuracy prescribed by the Minimum Standards for Land Surveyors in N.M.
7. Additional References used: Special Masters Deed Bk. 800 Pg. 252, Quitclaim Deed Bk. 1171 Pg. 1066 & Correction to Quitclaim Deed Bk. 1173 Pg. 307
8. Utilities shown were located using above ground visible markers and previous plat evidence. This plat makes no guarantees as to the location of sub-surface utilities and are shown hereon for reference only.
9. File name: VETCEM.ZAK, & WALT1621.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.

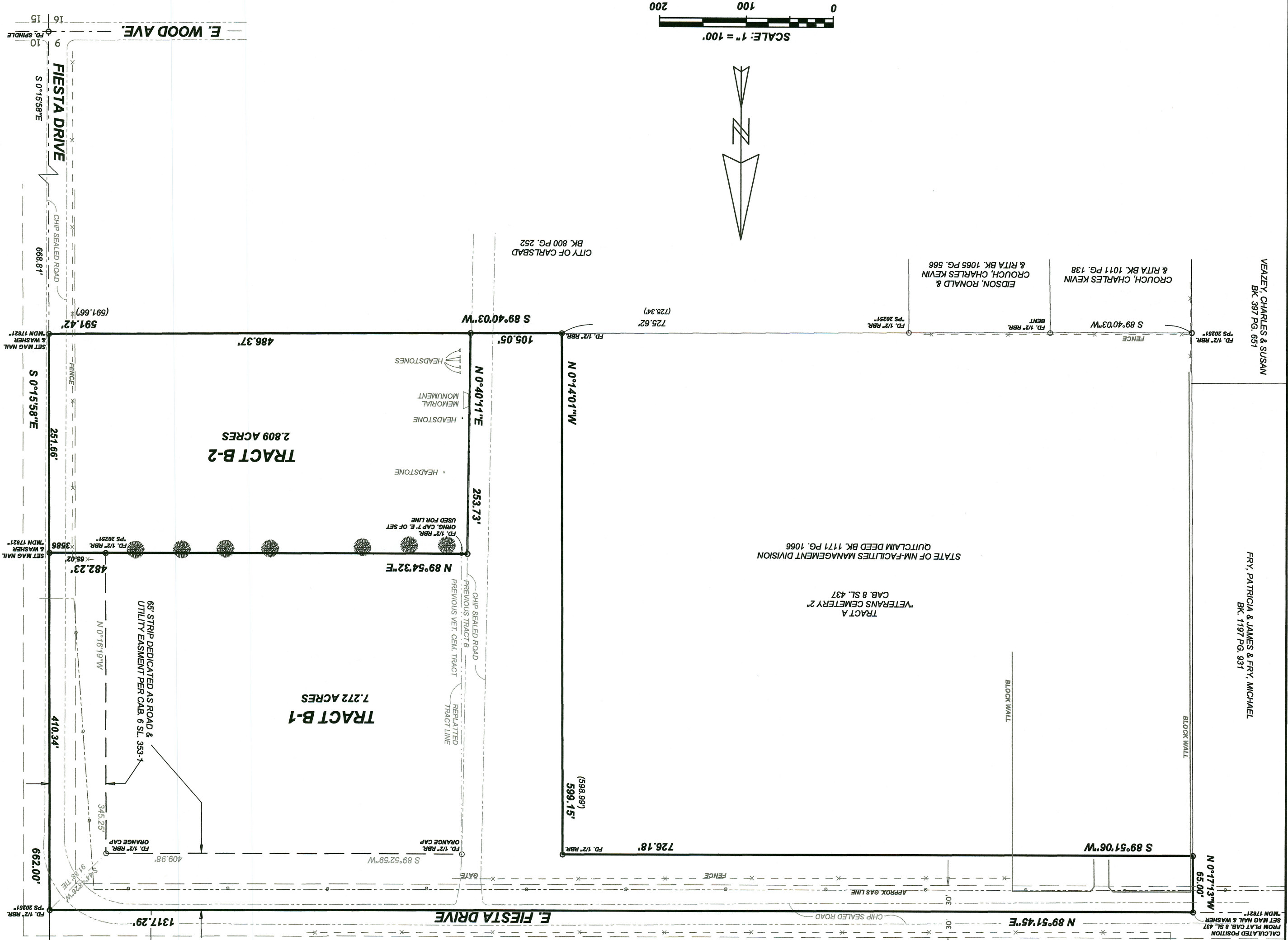
Matthew D. Norman, P.S. 17821
Date 4/14/26

APPROVAL BY THE CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO ON THIS 12th DAY OF May, 2026.

COMMISSION DESIGNEE
[Signature]

FILING AND RECORDING INFORMATION

Reception: 2606725 Cab: 0008 Slide: 0202 Pages: 1
Recorded: 05/15/2026 11:24 AM Fee: \$25.00
Eddy County, New Mexico - Cara Cooke, County Clerk



OWNERS STATEMENT AND AFFIDAVIT:
The undersigned being first duly sworn on oath, state:
As owner and proprietor I have of my own free will and consent caused this plat with its tracts, and existing access to be replated. The property described hereon lies within the platting jurisdiction of CITY OF CARLSBAD and EDDY COUNTY PLANNING JURISDICTION, Eddy County, NM.

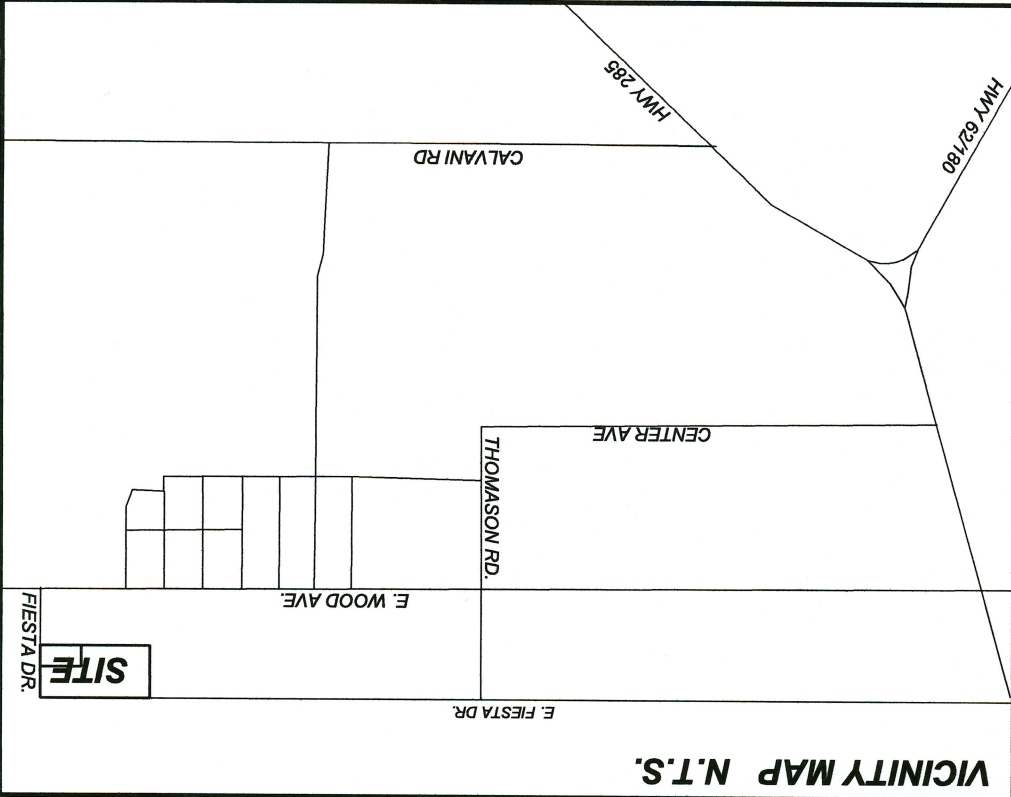
Owners: Richard D. Lopez, Mayor City of Carlsbad

State of NM
County of Eddy
SS
Wanda Cadedell Aguilar
Notary Public

Notary Public: Wanda Cadedell Aguilar
My commission expires: April 2026, by Richard D. Lopez

The foregoing instrument was ACKNOWLEDGED before me this 21st day of April, 2026.

STATE OF NEW MEXICO
NOTARY PUBLIC
Wanda Cadedell Aguilar
COMMISSION# 1440031
EXPIRES: March 31, 2027



EDDY COUNTY APPROVAL
APPROVED AND ACCEPTED BY THE EDDY COUNTY BOARD OF COUNTY COMMISSIONERS OR AGENT
THIS DAY OF May 20 2026
BY: AGENT [Signature]
COUNTY CLERK [Signature]

ENTITLEMENT OF EXEMPTION FILED ON THE 15th DAY OF May 2026 IN BOOK 2026 PAGE 1202 OF THE OFFICIAL RECORDS OF EDDY COUNTY

INDEXING INFORMATION FOR COUNTY CLERK
ASSESSOR OWNER(S): City of Carlsbad & CARLSBAD, NM 88220
SECTION(S): 9, T22S, R27E, N.M.P.M.
TOTAL ACRES: 10.081 ACRES
SUBDIVISION: previously "Veterans Cemetery 2"