

ORDINANCE NO. 2018-34

AN ORDINANCE REZONING PART OF "R-1" RESIDENTIAL 1 DISTRICT TO "R-2" RESIDENTIAL 2 DISTRICT FOR AN APPROXIMATELY 1.73 ACRE PROPERTY, LOCATED AT 710 HUECO ST., LEGALLY DESCRIBED AS LOTS 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, AND 30, BLOCK 212, OSBORN FOURTH 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 an approximately 1.73 acre property, located at 710 Hueco St., Carlsbad, NM, legally described as:

LOTS 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, AND 30, BLOCK 212, OSBORN  
FOURTH SUBDIVISION

INTRODUCED, PASSED, ADOPTED AND APPROVED this 13<sup>th</sup> day of November, 2018.

/s/Dale Janway

DALE JANWAY, MAYOR

ATTEST:

/s/Nadine Mireles

CITY CLERK

**MINUTES OF THE REGULAR MEETING OF THE**

**City of Carlsbad  
Planning & Zoning Commission**

**Monday, November 5, 2018, at 5:00 p.m.**

**Meeting Held in the Annex Planning Room  
114 S. Halagueno**



CITY OF CARLSBAD  
CARLSBAD, NEW MEXICO

**PLANNING AND ZONING COMMISSION**

Monday, November 5, 2018 at 5:00 PM  
Municipal Annex 114 S. Halagueno Street  
Planning Room

1. Roll call of voting members and determination of quorum.
2. Approval of Agenda.
3. Approval of Minutes from the Meeting held October 1, 2018.
4. Consider a Motion to remove from Table a request for approval of a Preliminary Plat for the Southeast Bypass Industrial Park, zoned "I" Industrial District.
5. Consider approval of a Preliminary Plat for the Southeast Bypass Industrial Park, zoned "I" Industrial District.
6. Consider a recommendation to Council for a Zone Change request for an approximately 0.40 acre parcel, located at 412 E. Church St., "R-1" Residential 1 District to "C-1" Commercial 1 District.
7. Consider a recommendation to Council for a Zone Change request for an approximately 0.30 acre parcel, located at 317 N. Sixth St., "R-1" Residential 1 District to "C-2" Commercial 2 District.
8. Consider a recommendation to Council for a Zone Change request for an approximately 1.73 acre parcel, located at 710 Hueco St., "R-1" Residential 1 District to "R-2" Residential 2 District.
9. Consider a recommendation to Council for a Zone Change request for an approximately 0.69 acre parcel, located at 309 Crestview St., legally described as Lots 1, 3, 5, 7, 9, Block 3 Southridge Subdivision, "R-1" Residential 1 District to "C-1" Commercial 1 District.
10. Consider a recommendation to Council for a Zone Change request for an approximately 16 acre parcel, located at 1200 W. Derrick Rd., "I" Industrial District to "C-2" Commercial 2 District.
11. Consider recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 4120 Cowboys Country Rd.
12. Consider a recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 4710 National Parks Highway.
13. Consider approval of a Variance request to reduce the required side setback from 10' to 2' at 3324 National Parks Hwy, zoned "C-2" Commercial 2 District.
14. Consider approval of a Variance request to reduce the required side setback from

- 5' to 3' at 604 Riviera Ct., zoned "PUD" Planned Unit Development District.
15. Consider approval of a Variance request to reduce the required side setback from 5' to allow a setback of less than 5' at 2202 Solana St., zoned "R-1" Residential 1 District.
  16. Consider approval of a Variance request to reduce the required side setback from 5' to 1' at 810 N Edward St., zoned "R-1" Residential 1 District.
  17. Consider approval of a Variance request to reduce the required side setback from 5' to 0' at 1307 W. Thomas St., zoned "R-1" Residential 1 District.
  18. Report regarding Summary Review Subdivisions.
  19. Adjourn.

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

**MINUTES OF A REGULAR MEETING OF THE CITY OF CARLSBAD PLANNING & ZONING COMMISSION HELD IN THE MUNICIPAL ANNEX PLANNING ROOM, 114 S. HALAGUENO STREET, NOVEMBER 5, 2018, AT 5:00 P.M.**

**VOTING MEMBERS PRESENT:**

**JAMES KNOTT  
JAMES MCCORMICK  
BRAD NESSER  
LASON BARNEY  
BRIGIDO GARCIA**

**CHAIRPERSON  
COMMISSION SECRETARY  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER**

**VOTING MEMBERS ABSENT: NONE**

**EX-OFFICIO MEMBERS PRESENT:**

**JEFF PATTERSON  
RON MYERS**

**PLANNING DIRECTOR  
DIRECTOR OF UTILITEIS**

**SECRETARY PRESENT:**

**CARI PICKENS**

**PLANNING AND REGULATION  
DEPARTMENT SECRETARY**

**OTHERS PRESENT:**

**EDDIE HERNANDEZ  
DANIEL DORADO  
ROBIN A. PELTON  
TINA & STEVE WALKER  
JEANNETTE HARRINGTON  
BRADLEY DORADO  
TREY HUGHES  
CHRIS HAMILL  
JAMES & TARA OLDS  
DEAN & DONNA HAMMER  
JIM RUTLEY  
SHANNA HAYCRAFT  
DANIEL GUZMAN  
ENO RODRIGUEZ  
WANDA WELCH  
MARIA KNITTEL  
JEFF MCLEAN  
WANDA DURHAM  
EVELYN & TED CORDOVA  
SANDY BALLARD  
PHILOU (LONI) & VICTOR L.  
CASTILLO  
PAUL & KAY HILL  
AMPARO LOPEZ  
ALEX LUCERO  
OWEN SMITH  
DON OUSON  
SUSAN CRENSHAW  
FRANK ROMERO  
BUZ SEXTON  
MARILYN & DAVID LOONEY**

**505 SIXTH ST.  
312 MONTCLAIR ST.  
510 W. AVENUE F LOVINGTON, NM  
4210 OLD CAVERN HWY  
2202 SOLANA RD.  
304 MONTCLAIR ST.  
4501 GRANDI RD.  
604 RIVIERA CT.  
807 E. RIVERSIDE DR.  
409 ROSDALE ST.  
403 ROSEDALE ST.  
1101 CALLAWAY DR.  
1101 CALLAWAY DR.  
810 N. EDWARD ST.  
1201 NORTH SHORE DR.  
1107 NORTH SHORE DR.  
1107 NORTH SHORE DR.  
1901 MOUNTAIN SHADOW DR.  
603 SPYGLASS DR.  
317 SIXTH ST.  
806 ORTEGA ST.  
  
607 RIVIERA CT.  
310 N. SIXTH ST.  
408 N. SIXTH ST.  
811 E. RIVERSIDE DR.  
408 N. CANYON ST.  
609 W. RIVERSIDE DR.  
609 W. RIVERSIDE DR.  
2408 MONTE VISTA ST.  
1307 W. THOMAS**

**ELOISA MUNOZ  
RAMON MUNOZ  
LORENZO MUNOZ  
OFFICER C. GARCIA**

**2312 HILLCREST**

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

0:00:09 Start Recording [4:53:08 PM]

1:07:07 **8. Consider a recommendation to Council for a Zone Change request for an approximately 1.73 acre parcel, located at 710 Hueco St., "R-1" Residential 1 District to "R-2" Residential 2 District.**

**Ms. Pelton**, from Chelsea Investment Corporation, attended the meeting to present the request. **Mr. Patterson** explained this request is to equate the zoning of all the units of the Mission La Posada apartments. The units located to the north of Hueco St. are zoned R-1 and the apartments located to the south are zoned R-2. There will be no change in use; it is an administrative step for their renovation. The Planning Department recommended approval as this would be changing to the correct zone for the current use. **Ms. Pelton** gave a brief history and synopsis of the project. She reiterated there would be no change in use, they are only renovating and improving the lifestyle of the residents. Since they are an affordable housing developer they will be using tax credits to renovate. Changing the zoning will assure their compliance with lenders, insurance agents, etc.

There was no public comment. **Mr. Barney** made a motion to approve the zone change; **Mr. Garcia** seconded the motion. The vote was as follows: **Yes– Mr. Garcia, Mr. Barney, Mr. Knott, Mr. McCormick, Mr. Nesser**; No–None; Abstained–None; Absent– None. The motion carried.

**Mr. Patterson** informed the applicant they would appear before the City Council on November 13<sup>th</sup>.

1:33:57 **11. Consider recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 4120 Cowboys Country Rd.**

(Address is incorrectly listed as 4210 Old Cavern Hwy in the Agenda Briefing Memorandum. Commissioners considered the correct property.)

**Mr. & Ms. Walker** came forward to answer questions about their request. **Mr. Patterson** introduced the item and explained the only aspect under review for this item is the sewer lift station's capacity. The Utilities Department approval is pending. If the applicant is unable to connect to the City's sewer main they will be able to find other means to dispose of the liquid waste. The Planning Department recommended approval based on the application materials provided, and the need for temporary worker housing.

There was no public comment. **Mr. Garcia** motioned to approve. **Mr. Nesser** seconded. The vote was as follows: **Yes– Mr. Garcia, Mr. Barney, Mr. Knott, Mr. McCormick, Mr. Nesser**; No–None; Abstained–None; Absent– None. The motion carried.

**Mr. Patterson** advised the applicant they would appear before the City Council on November 13<sup>th</sup>.

1:42:26

**12. Consider a recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 4710 National Parks Highway.**

**Mr. Romero & Ms. Crenshaw** came forward to present their request. **Mr. Patterson** explained the applicant has provided a site-plan which meets the zoning and size requirements for temporary housing, and the applicants have met with the City. However, there are a few conditions that still need to be arranged with the Utilities Department. The Planning Department recommended approval based on the following conditions:

1. The applicant needs to indicate where the required perimeter fence will be located.
2. The Utilities Dept. needs to approve of the connections to the water and sewer mains at this location, as well as the solid waste receptacle locations.
3. The City's electrical Inspector shall approve of the electrical plan prior to the start of development.

**Mr. Romero** stated the location will be ideal for workers. **Ms. Crenshaw & Mr. Romero** discussed their long term goals, stating they plan to convert to a permanent RV park after the temporary use permit expires.

There was no public comment. **Mr. Barney** motioned to approve. **Mr. Garcia** seconded. The vote was as follows: **Yes– Mr. Garcia, Mr. Barney, Mr. Knott, Mr. McCormick, Mr. Nesser**; No–None; Abstained–None; Absent– None. The motion carried.

**Mr. Patterson** informed the applicant they would appear before the City Council on November 13<sup>th</sup>.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

**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: 10/04/2018  
Existing Zoning: R-1

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

**APPLICANT INFORMATION:**

**Robin A. Pelton 6339 Paseo Del Lago**

NAME	ADDRESS
Carlsbad, CA 92011	(818) 408-9147 rpelton@chelseainvestco.com
CITY STATE ZIP	PHONE EMAIL

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

**Mission La Posada CIC, LLLP 6339 Paseo Del Lago**

NAME	ADDRESS
Carlsbad, CA 92011	(760) 456-6000 cheri@chelseainvestco.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):**

**Refer to attached sheet**

ADDRESS	LOT	BLOCK	SUBDIVISION
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**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) ) SS  
COUNTY OF EDDY )

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

ADDRESS OF PROPERTY: 710 Hueco Street Carlsbad, NM 88220

STREET ADDRESS

LEGAL DESSCRPTION: Refer to attached description.

SUBDIVISION

BLOCK

LOT OR TRACT

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

AGENT: Robin A. Pelton

(818) 408-9147

NAME \_\_\_\_\_

PHONE

6339 Paseo Del Lago Carlsbad, CA 92011 (work)

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:

Cheri Hoffman, President/Managing General Partner Mission La Posada CIC, LLLP

PRINTED NAME

**ACKNOWLEDGED, SUBSCRIBED, AND SWORN**

to before me this 5<sup>th</sup> day of October,

20 18, by N. St. Amour.

Notary Public [Signature]

My commission expires: 6.22.2020

\* see attached

**(ADDITIONAL OWNERS:  
ATTACH SEPARATE SHEETS  
AS NECESSARY)**

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- ☒ See Attached Document (Notary to cross out lines 1-6 below)  
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1  
2  
3  
4  
5  
6

*see attached*

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

Subscribed and sworn to (or affirmed) before me

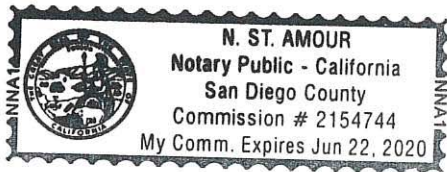
on this 5<sup>th</sup> day of October, 2018  
 by Cheri Hoffman  
 Date Month Year

(1) \_\_\_\_\_

(and (2) \_\_\_\_\_),  
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature N. St. Amour  
 Signature of Notary Public



Seal  
 Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Huaco St. Application Zoning Change Document Date: 10.5.2018

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

## 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

10/04/2018

DATE

Sign issued by:

  
Staff Member



Date: October 4, 2018

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: Robin A. Pelton 6339 Paseo Del Lago Carlsbad, CA 92011 (818) 408-9147  
Name Address Phone  
Subject Site Location: 710 Hueco Street Carlsbad, NM 88220

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: November 5, 2018Time: **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](http://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](mailto:jepatterson@cityofcarlsbadnm.com).

Sincerely,



Applicant/Agent

Project / Asset Mgr.  
Chelsea Investment Corporation

### **PROPERTY LEGAL DESCRIPTION**

Real property in the City of Carlsbad, County of Eddy, State of New Mexico, described as follows:

Lots 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 26, 28 and 30, all in Block 212, Osborne Fourth Subdivision, in the City of Carlsbad, Eddy County, New Mexico as shown by the official, filed plat thereof on file in Plat Book 3, page 260 in the Office of the County Clerk of Eddy County, New Mexico.

Table

Parcel

UPC	OWNERNAME	OBJECTID	Shape *	OWNERADD_1	OWNERADD_3	OWNERADD_4	OWNERADD_5	OWNERADD_6	OWNERADD_7	OWNERNAME_	O
4-157-128-007-130	NAVARRETE, DAVID M & DELIA D ET AL	13619	Polygon	4903 ORTEGA		CARLSBAD	NM	88220		NAVARRETE, DAVID M & DELIA D ET AL	25
4-157-128-007-161	OSBORN, JOE D & CLORISSA A (JT)	13620	Polygon	4903 HUECO STREET		CARLSBAD	NM	88220		OSBORN, JOE D & CLORISSA A (JT)	00
4-157-128-012-130	NAVARRETE, DAVID M & DELIA D ET AL	13625	Polygon	4903 W ORTEGA		CARLSBAD	NM	88220		NAVARRETE, DAVID M & DELIA D ET AL	16
4-157-128-017-130	BUSTAMANTE, ABEL H	13628	Polygon	4901 ORTEGA		CARLSBAD	NM	88220		BUSTAMANTE, ABEL H	12
4-157-128-022-130	FLOREZ TESTAMENTARY TRUST	13634	Polygon	4FLOREZ, MIKE TRUSTEE	PO BOX 507	CARLSBAD	NM	882210507		FLOREZ TESTAMENTARY TRUST	14
4-157-128-027-130	MARTINEZ, YOLANDA G	13640	Polygon	41305 W CHURCH STREET		CARLSBAD	NM	88220		MARTINEZ, YOLANDA G	14
4-157-128-031-130	MARTINEZ, YOLANDA G	13646	Polygon	41305 W CHURCH STREET		CARLSBAD	NM	88220		MARTINEZ, YOLANDA G	14
4-157-128-036-130	FLOREZ TESTAMENTARY TRUST	13652	Polygon	4FLOREZ, MIKE TRUSTEE	PO BOX 507	CARLSBAD	NM	882210507		FLOREZ TESTAMENTARY TRUST	14
4-157-128-041-130	FLOREZ TESTAMENTARY TRUST	13658	Polygon	4FLOREZ, MIKE TRUSTEE	PO BOX 507	CARLSBAD	NM	882210507		FLOREZ TESTAMENTARY TRUST	14
4-157-128-046-130	FLOREZ TESTAMENTARY TRUST	13661	Polygon	4FLOREZ, MIKE TRUSTEE	PO BOX 507	CARLSBAD	NM	882210507		FLOREZ TESTAMENTARY TRUST	14
4-157-128-051-130	MORALES, JESUS JR & RUTH P (JT)	13665	Polygon	4915 N MAIN		CARLSBAD	NM	88220		MORALES, JESUS JR & RUTH P (JT)	16
4-157-128-056-130	CARNERO, MARY JAZELL	13673	Polygon	42737 W MARSHALL AVE		PHOENIX	AZ	85017		CARNERO, MARY JAZELL	12
4-157-128-061-131	MONTOYA, DAVID	13680	Polygon	4713 W ORTEGA		CARLSBAD	NM	88220		MONTOYA, DAVID	16
4-157-128-066-131	YRIGOLLEN, YVETTE	13686	Polygon	410901 LARRY DR		NORTHGLENN	CO	80233		YRIGOLLEN, YVETTE	15
4-157-128-071-131	YRIGOLLEN, YVETTE	13693	Polygon	410901 LARRY DR		NORTHGLENN	CO	802333415		YRIGOLLEN, YVETTE	12
4-157-128-076-131	ACOSTA, ERNESTO LARA & ELIDA H	13696	Polygon	4(JT)	707 W ORTEGA	CARLSBAD	NM	88220		ACOSTA, ERNESTO LARA & ELIDA H	16
4-157-128-080-131	ACOSTA, ERNESTO L & ELIDIA H	13701	Polygon	4707 W ORTEGA		CARLSBAD	NM	88220		ACOSTA, ERNESTO L & ELIDIA H	16
4-157-128-084-148	GOFF, JAMIE D & MAGALY K (JT)	13707	Polygon	4704 HUECO		CARLSBAD	NM	88220		GOFF, JAMIE D & MAGALY K (JT)	13
4-157-128-084-162	WILLIAMS, JERLEAN REV LIV TRUST	13708	Polygon	41415 IRVIN		CARLSBAD	NM	88220		WILLIAMS, JERLEAN REV LIV TRUST	19
4-157-128-085-131	HERNANDEZ, HERMAN M & CASTILLO, REFUGI	13709	Polygon	4704 ORTEGA ST		CARLSBAD	NM	88220		HERNANDEZ, HERMAN M & CASTILLO, REFUGIA L (JT)	26
4-157-128-089-162	MCNELTY REVOC LIVING TRUST	13715	Polygon	4MCNELTY, JOHN TRUSTEE	702 HUECO	CARLSBAD	NM	88220		MCNELTY REVOC LIVING TRUST	25
4-157-128-090-131	CASTILLO, VICTOR L & PHILON (JT)	13716	Polygon	4806 ORTEGA		CARLSBAD	NM	88220		CASTILLO, VICTOR L & PHILON (JT)	12
4-157-128-090-148	MCNELTY REVOCABLE LIVING TRUST	13717	Polygon	4MCNELTY, JOHN TRUSTEE	702 HUECO	CARLSBAD	NM	88220		MCNELTY REVOCABLE LIVING TRUST	15
4-156-128-538-128	AGUILAR, JULIAN & SALLY	34987	Polygon	4410 PIKE		CARLSBAD	NM	88220		AGUILAR, JULIAN & SALLY	11
4-156-128-408-200	VOIGT, LEE B & WILMA E REV TRUST	44188	Polygon	4VOIGT, WILMA E, TRUSTEE	1103 NORTHSHORE DR	CARLSBAD	NM	882204637		VOIGT, LEE B & WILMA E REV TRUST	11
4-156-128-532-143	COLE, BUTLER	44190	Polygon	4RINEHART, DENNIS K OF S	913 BOYD DRIVE	CARLSBAD	NM	88220		COLE, BUTLER	12

111

1 (26 out of 52105 Selected)

Parcel



**Mike Florez**  
**P.O. Box 507**  
**Carlsbad, NM 88221 -0507**

**Yolanda Martinez**  
**1305 W. Church Street**  
**Carlsbad, NM 88220**

**Jesus & Ruth Morales**  
**915 N. Main**  
**Carlsbad, NM 88220**

**Mary Jazell Canero**  
**2737 W. Marshall Avenue**  
**Phoenix, AZ 85017**

**David Montoya**  
**713 W. Ortega**  
**Carlsbad, NM 88220**

**Yvette Yrigollen**  
**10901 Larry Drive**  
**Northglenn, CO 80233**

**David & Delia Navarrete**  
**903 Ortega**  
**Carlsbad, NM 88220**

**Joe & Clorissa Osborn**  
**903 Hueco Street**  
**Carlsbad, NM 88220**

**Abel Bustamante**  
**901 Ortega**  
**Carlsbad, NM 88220**

**Ernesto & Elida Acosta**  
**707 W. Ortega**  
**Carlsbad, NM 88220**

**Jamie & Magaly Goff**  
**704 Hueco**  
**Carlsbad, NM 88220**

**Jerlean Williams**  
**1415 Irvin**  
**Carlsbad, NM 88220**

**Herman & Castillo Hernandez**  
**704 Ortega Street**  
**Carlsbad, NM 88220**

**John McNelty**  
**702 Hueco**  
**Carlsbad, NM 88220**

**Victor & Philon Castillo**  
**806 Ortega**  
**Carlsbad, NM 88220**

**Julian & Sally Aguilar**  
**410 Pike**  
**Carlsbad, NM 88220**

**Lee & Wilma Voigt**  
**1103 Northshore Drive**  
**Carlsbad, NM 88220**

**Butler Cole**  
**913 Boyd Drive**  
**Carlsbad, NM 88220**



7017 0190 0000 4660 8698

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

☒ Return Receipt (hardcopy) \$ 2.75

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark  
Here

**MAILED**  
OCT 05 2018

Postage \$ .47

Total Postage and Fees \$ \$6.67

Mike Florez  
P.O. Box 507  
Carlsbad, NM 88221 -0507

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 0190 0000 4660 8773

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☒ Return Receipt (hardcopy) \$ 2.75

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark  
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**MAILED**  
OCT 05 2018

Postage \$ .47

Total Postage and Fees \$ \$6.67

Joë & Clorissa Osborn  
903 Hueco Street  
Carlsbad, NM 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7017 0190 0000 4660 8766

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☒ Return Receipt (hardcopy) \$ 2.75

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark  
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**MAILED**  
OCT 05 2018

Postage \$ .47

Total Postage and Fees \$ \$6.67

David Montoya  
713 W. Ortega  
Carlsbad, NM 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 0190 0000 4660 8711

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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☒ Return Receipt (hardcopy) \$ 2.75

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark  
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**MAILED**  
OCT 05 2018

Postage \$ .47

Total Postage and Fees \$ \$6.67

David & Delia Navarrete  
903 Ortega  
Carlsbad, NM 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 0190 0000 4660 8728

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

☒ Return Receipt (hardcopy) \$ 2.75

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark  
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**MAILED**  
OCT 05 2018

Postage \$ .47

Total Postage and Fees \$ \$6.67

Ernesto & Elida Acosta  
707 W. Ortega  
Carlsbad, NM 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 0190 0000 4660 8735

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Certified Mail Fee \$ 3.45

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

☒ Return Receipt (hardcopy) \$ 2.75

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark  
Here

**MAILED**  
OCT 05 2018

Postage \$ .47

Total Postage and Fees \$ \$6.67

Herman & Castillo Hernandez  
704 Ortega Street  
Carlsbad, NM 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7017 0190 0000 4660 8841

**U.S. Postal Service™**  
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Certified Mail Fee

\$ 3.45

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

☒ Return Receipt (hardcopy) \$ 2.75

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ .47

Total Postage and Fees

\$ 6.67

Postmark  
Here

**MAILED**

OCT 05 2018

Yvette Yrigollen  
 10901 Larry Drive  
 Northglenn, CO 80233

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 0190 0000 4660 8858

**U.S. Postal Service™**  
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Certified Mail Fee

\$ 3.45

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

☒ Return Receipt (hardcopy) \$ 2.75

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ .47

Total Postage and Fees

\$ 6.67

Postmark  
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**MAILED**

OCT 05 2018

Abel Bustamante  
 901 Ortega  
 Carlsbad, NM 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7017 0190 0000 4660 8704

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Certified Mail Fee

\$ 3.45

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☒ Return Receipt (hardcopy) \$ 2.75

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ .47

Total Postage and Fees

\$ 6.67

Postmark  
Here

**MAILED**

OCT 05 2018

Mary Jazell Canero  
 2737 W. Marshall Avenue  
 Phoenix, AZ 85017

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 0190 0000 4660 8834

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**OFFICIAL USE**

Certified Mail Fee

\$ 3.45

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

☒ Return Receipt (hardcopy) \$ 2.75

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ .47

Total Postage and Fees

\$ 6.67

Postmark  
Here

**MAILED**

OCT 05 2018

Butler Cole  
 913 Boyd Drive  
 Carlsbad, NM 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 0190 0000 4660 8681

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**OFFICIAL USE**

Certified Mail Fee

\$ 3.45

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

☒ Return Receipt (hardcopy) \$ 2.75

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ .47

Total Postage and Fees

\$ 6.67

Postmark  
Here

**MAILED**

OCT 05 2018

Yolanda Martinez  
 1305 W. Church Street  
 Carlsbad, NM 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7017 0190 0000 4660 8759

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Certified Mail Fee

\$ 3.45

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

☒ Return Receipt (hardcopy) \$ 2.75

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ .47

Total Postage and Fees

\$ 6.67

Postmark  
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**MAILED**

OCT 05 2018

Jesus & Ruth Morales  
 915 N. Main  
 Carlsbad, NM 88220



7017 0190 0000 4660 8803

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

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OFFICIAL USE

Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.75
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here
**MAILED**  
 OCT 05 2018

Postage .47

Total Postage and Fees \$6.67

Lee & Wilma Voigt  
1103 Northshore Drive  
Carlsbad, NM 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 0190 0000 4660 8797

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OFFICIAL USE

Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.75
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here
**MAILED**  
 OCT 05 2018

Postage .47

Total Postage and Fees \$6.67

John McNelly  
702 Hueco  
Carlsbad, NM 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7017 0190 0000 4660 8742

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Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.75
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here
**MAILED**  
 OCT 05 2018

Postage .47

Total Postage and Fees \$6.67

Julian & Sally Aguilar  
410 Pike  
Carlsbad, NM 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.75
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here
**MAILED**  
 OCT 05 2018

Postage .47

Total Postage and Fees \$6.67

Victor & Philon Castillo  
806 Ortega  
Carlsbad, NM 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7017 0190 0000 4660 8810

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.75
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
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**MAILED**  
 OCT 05 2018

Postage .47

Total Postage and Fees \$6.67

Jerlean Williams  
1415 Irvin  
Carlsbad, NM 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7017 0190 0000 4660 8780

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Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.75
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here
**MAILED**  
 OCT 05 2018

Postage .47

Total Postage and Fees \$6.67

Jamie & Magaly Goff  
704 Hueco  
Carlsbad, NM 88220

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



Finance  
Development  
Management

6339 Paseo del Lago  
Carlsbad, CA 92011  
Tel (760) 456-6000  
[www.chelseainvestco.com](http://www.chelseainvestco.com)

October 5, 2018

SENT VIA OVERNIGHT FEDEX

Jeff Patterson  
Director  
Planning, Engineering and Regulation Dept,  
114 S. Halagueno Street  
Carlsbad, NM 88220

RE: 710 Hueco Street, Carlsbad, NM-Notice of Application Submitted for Zoning Change

Dear Jeff:

Pursuant to our various e-mails and discussions, please find enclosed the Zoning Change Application for 710 Hueco Street, Carlsbad, NM. I have also enclosed the legal notice that was sent to the neighborhood residents as required, the Property Legal Description, a copy of the mailing list, and a copy of the Certified Mail Receipt to show proof of mailing. The check for the \$100 application fee is enclosed as well. I will be attending the Planning Commission and the Council meetings to represent the property owners.

If you have any questions, comments, and/or need additional information, do not hesitate to contact me. My mobile telephone number is (818) 408-9147.

Your favorable consideration of this application and your assistance are greatly appreciated!

Sincerely,

Robin A. Pelton, CPM  
Project/Asset Manager  
Chelsea Investment Corporation



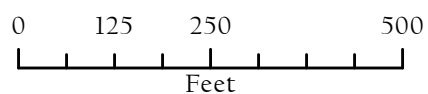
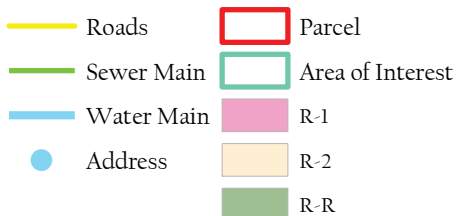
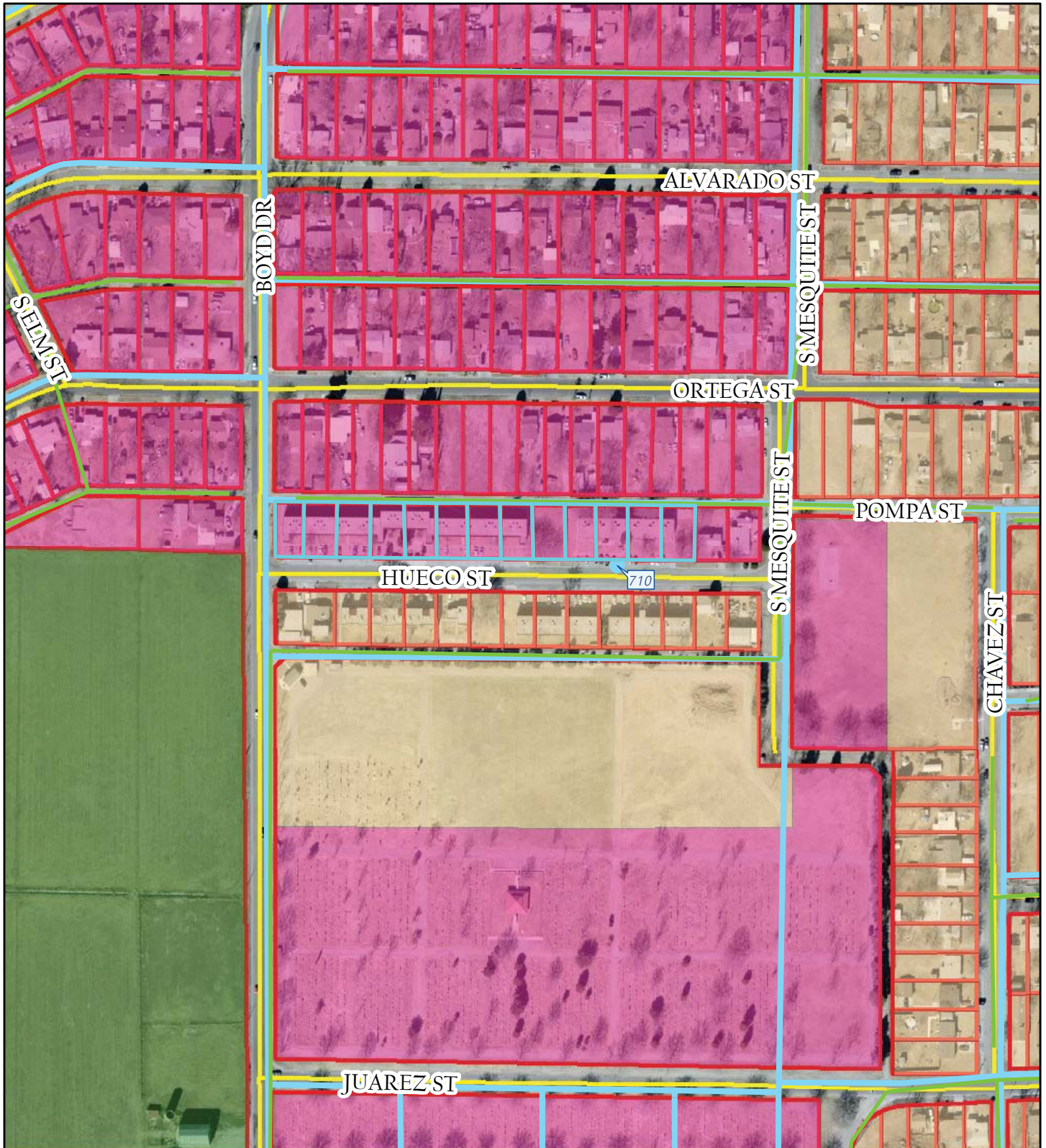
1:3,000

1 inch = 250 feet

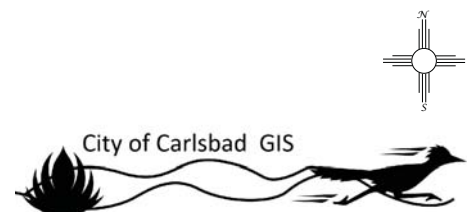
Zone Change  
710 Hueco St.

Map # 1657\_ed02

Date: 10/17/2018



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

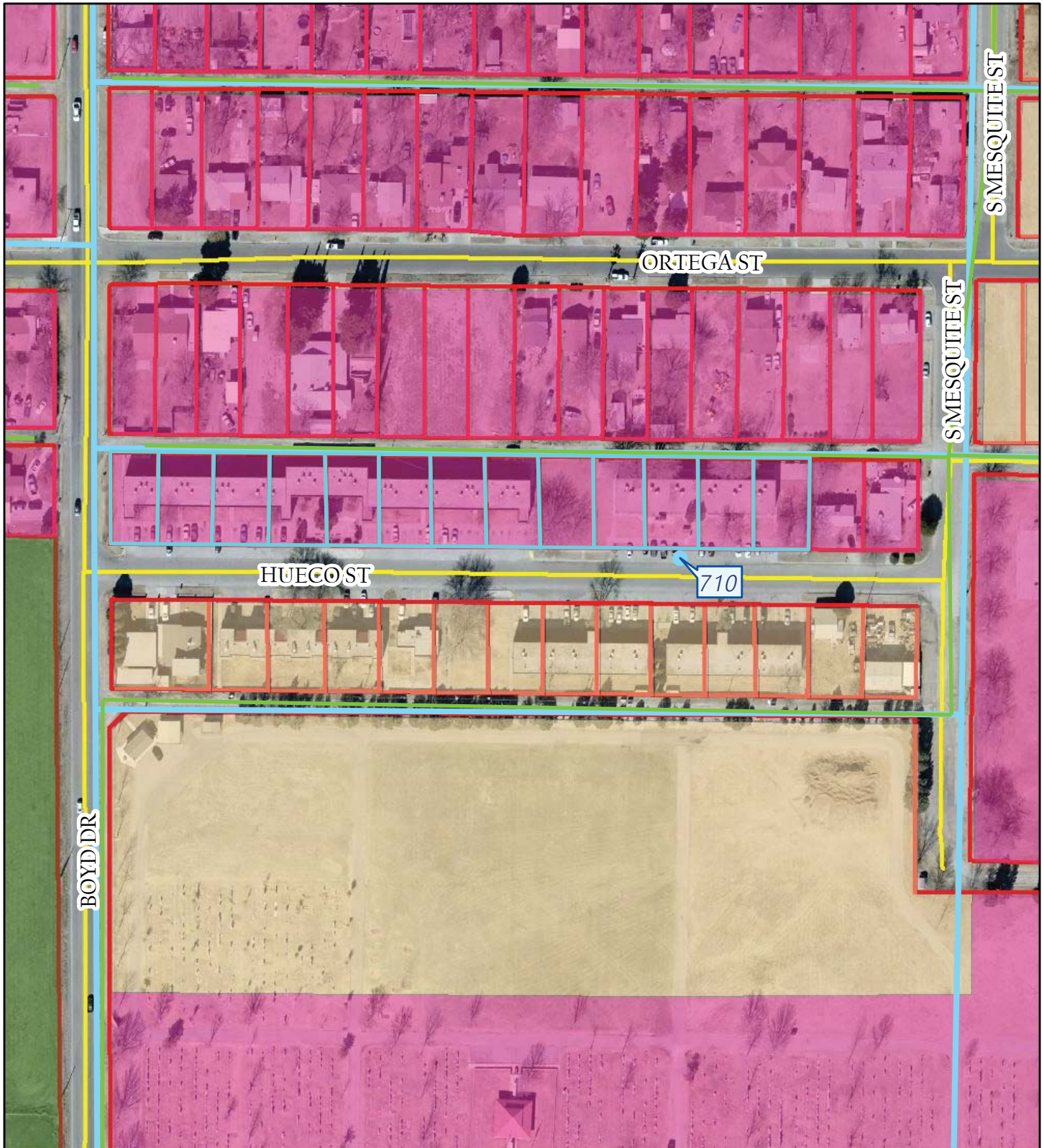




1:1,800  
1 inch = 150 feet

Zone Change  
710 Hueco St.

Map # 1657\_ed01  
Date: 10/17/2018



- |              |                  |
|--------------|------------------|
| — Roads      | Parcel           |
| — Sewer Main | Area of Interest |
| — Water Main | R-1              |
| ● Address    | R-2              |
|              | R-R              |

0 75 150 300  
Feet

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

