



# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY



Prepared By:  
Consensus Planning, Inc.  
302 8th Street NW  
Albuquerque, NM 87102

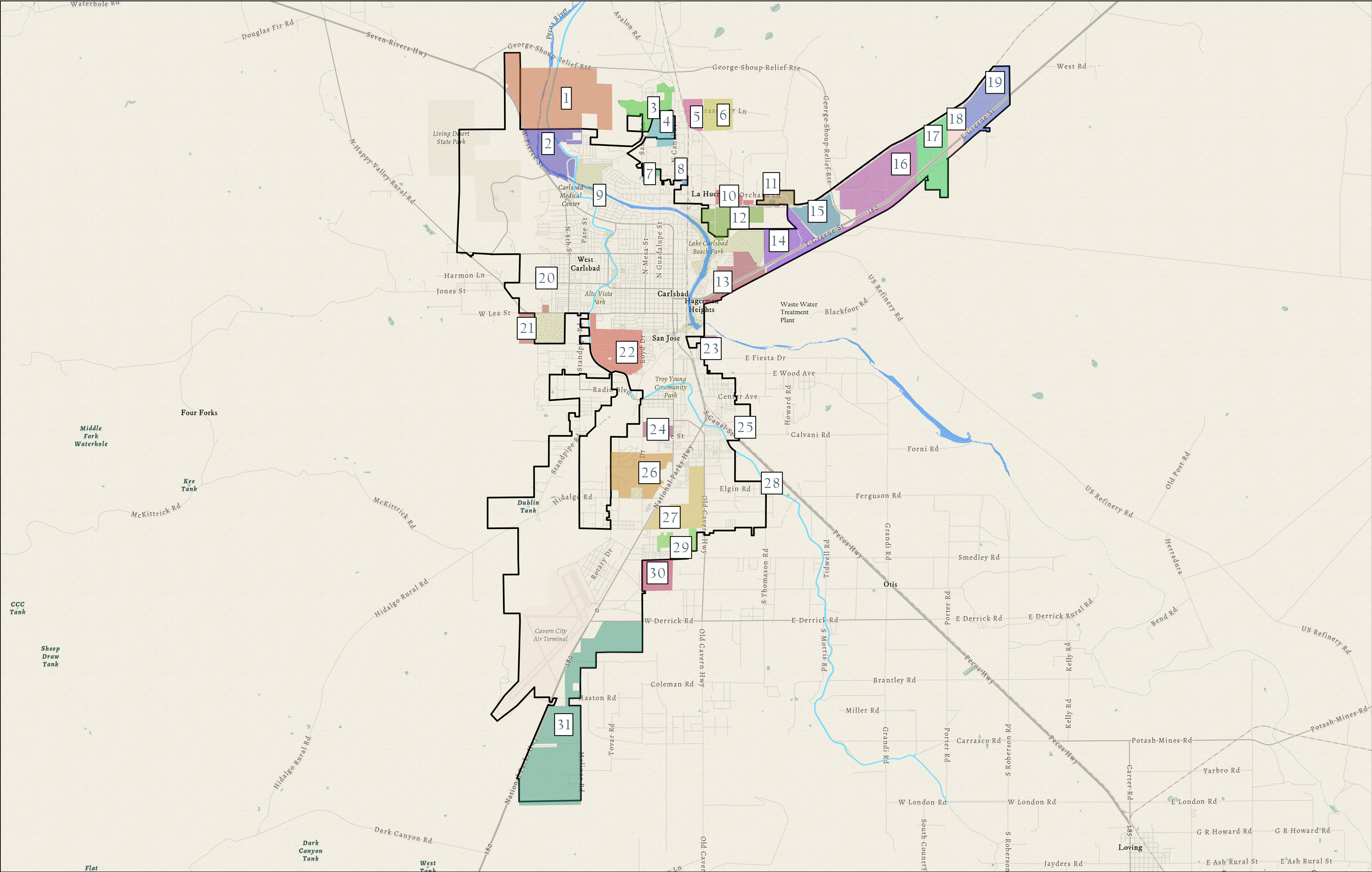
**APRIL 2019**





1:62,000  
1 inch = 1 mile

Opportunity Zones  
Property Atlas



Pecos River

Canal

City Boundary

Zones

1

2

3

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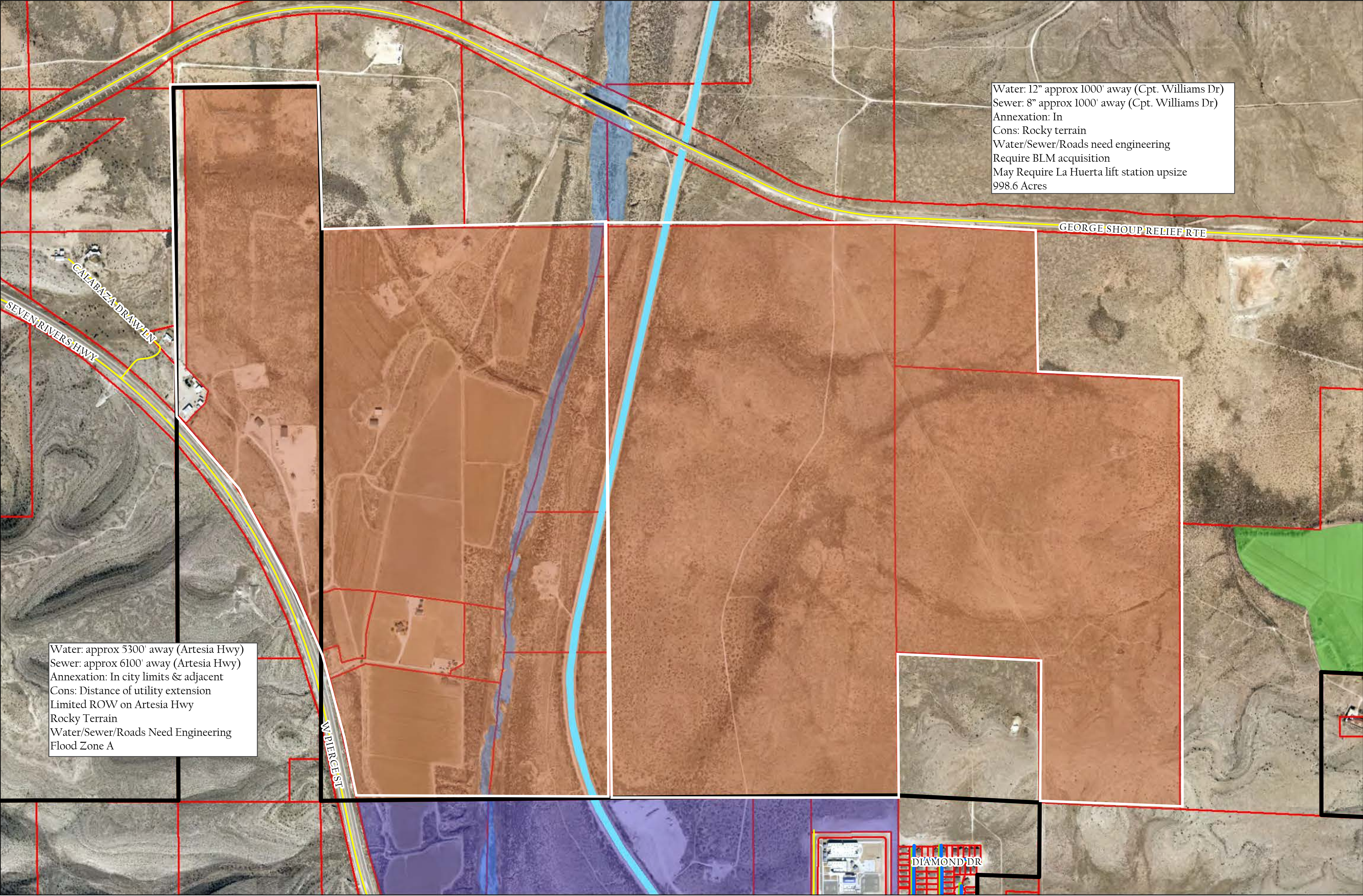
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City Boundary

Parcel

Water

Zones

2

3

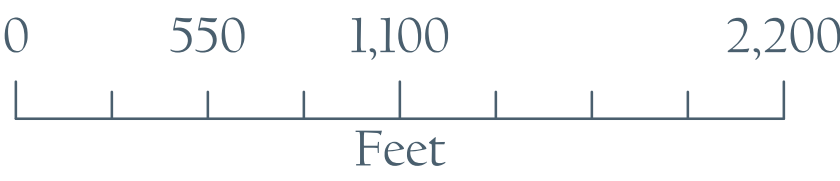
Pecos River

Roads

Sewer

1

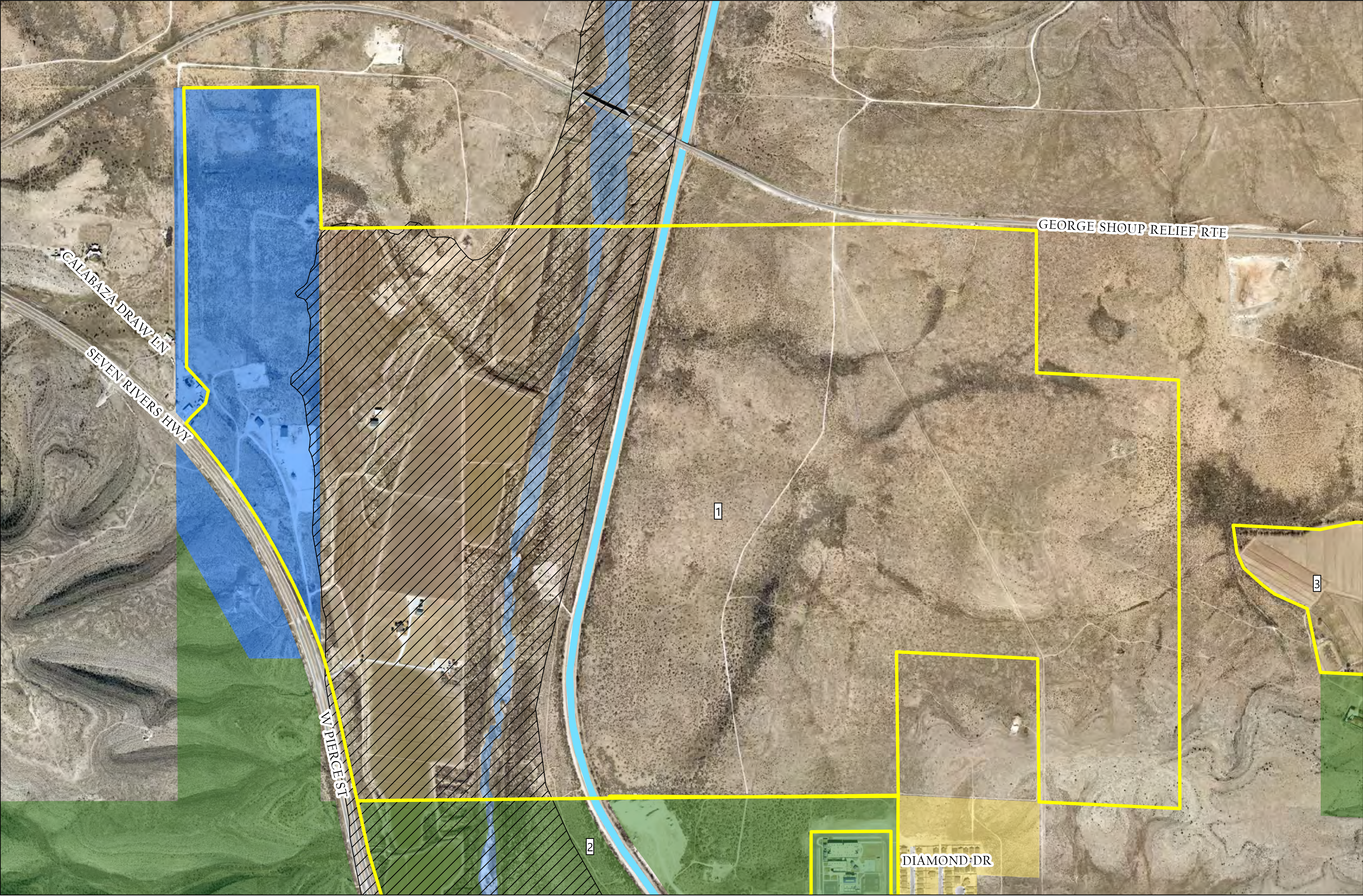
Canal



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City of Carlsbad  
Engineering Department





Zone

FEMA Flood Zone

A

Pecos River

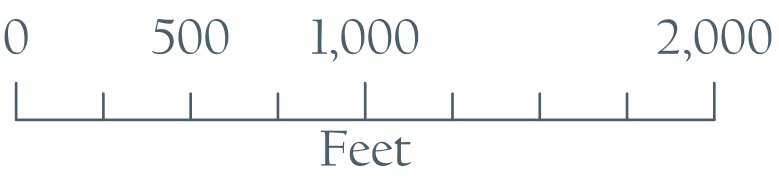
Canal

Zoning

C-2

PUD

R-R



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City of Carlsbad

Engineering Department



# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

The following form and attached maps provide an overview of the due diligence issues, opportunities, and constraints for each residential growth site identified on the map. Information provided is based on data available and is for reference purposes only. No warranty is made regarding the accuracy, completeness, reliability, or usefulness of the information presented. Potential developers must conduct their own due diligence, as necessary.

**PROPERTY IDENTIFICATION NUMBER:** 1

**LOCATION (address, closest intersection):** 4502 W. Pierce St. / 3510 Seven Rivers Hwy,  
W. Pierce Street/Seven Rivers Highway and Calabaza Draw Ln.

#### EXISTING SITE CONDITIONS:

- Acreage: 998.6 acres
- Number of Parcels: 13
- Existing Development/Structures: Storage buildings and equipment storage yard, house, and accessory buildings related to a farm.
- Within or Adjacent to City Limits: Both
- Ownership
  - ☒ Public (City, County, State, BLM): BLM
  - ☒ Private: 112 Business Park LLC, Bar 5 Farm & Ranch LLC, Southwest Environmental LLC, Corman Family Trust, and Others
- Environmental Conditions (based on available information)
  - ☒ Within Existing Flood Plain: Zone A over approx. 1/3 of site
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Upton gravelly loam (UG) 0-9% slopes: 41.7%, Upton gravelly loam (Uo) 0-9% slopes: 12.5%, Simona-Bippus complex 0-5% slopes: 12.5%, Anthony sandy loam 0-1% slopes: 10.9%, Reagan loam 1-3% slopes: 9.3%, and others
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Rocky
- Existing City Liens
  - ☐ Yes: TBD
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☒ More than 500 feet from site

Notes: Capacity studies would be needed prior to connection.
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☒ More than 500 feet from site

Notes: Capacity studies would be needed prior to connection.
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
Builders Call Line: 800-628-2121 or [BCL-TXNM@xcelenergy.com](mailto:BCL-TXNM@xcelenergy.com)  
790 S Buchanan, Amarillo, TX 79101  
Fax: 800-628-5221  
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Fax: 575-885-1154  
  
PVT  
4011 West Main Street, Artesia, NM 88210  
800-505-4844 or 575-748-1241  
Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



**ROADWAYS:**

- Existing Access: W. Pierce St./Seven Rivers Hwy and George Shoup Relief Rte.
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Principal Arterial

**ZONING AND LAND USE:**

- Existing Zoning: C-2 and County
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 0 to 10 feet
  - ❖ Lot Area: Depends on zoning, N/A for C-2
  - ❖ Density: N/A for C-2; N/A for County
  - ❖ Height: Depends on zoning, N/A for C-2
- Potential Gross and Net Density/Yield: 1,797 lots assuming 1/4-acre lots excluding C-2 tract and area located within the floodplain.
- Approval Process: Conditional Use Permit for Mobile Home Park or Apartments on C-2 tract, Annexation and Establishment of Zoning for portion of property Outside City Limits, Zone Change if Single-Family is desired on C-2 tract, and Subdivision or Site Plan for development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Quail Hollow and Spring Hollow Subdivisions
  - ☐ Industrial: \_\_\_\_\_
  - ☒ Commercial: Commercial farming, enterprise
  - ☐ Existing Planning Overlays: \_\_\_\_\_

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Ocotillo, 2106 Captain Williams Ln.
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
  - ❖ Carlsbad Public Library, 301 S. Halagueno Street
  - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
- Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
- Senior Center:
  - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
  - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
- Parks: Carlsbad Spring Park - Carter Park and Heritage Park 1500 Callaway Drive

#### **APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
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  - ❖ [Application for Affordable Housing Contribution](#)
- Metropolitan Redevelopment Area [future]

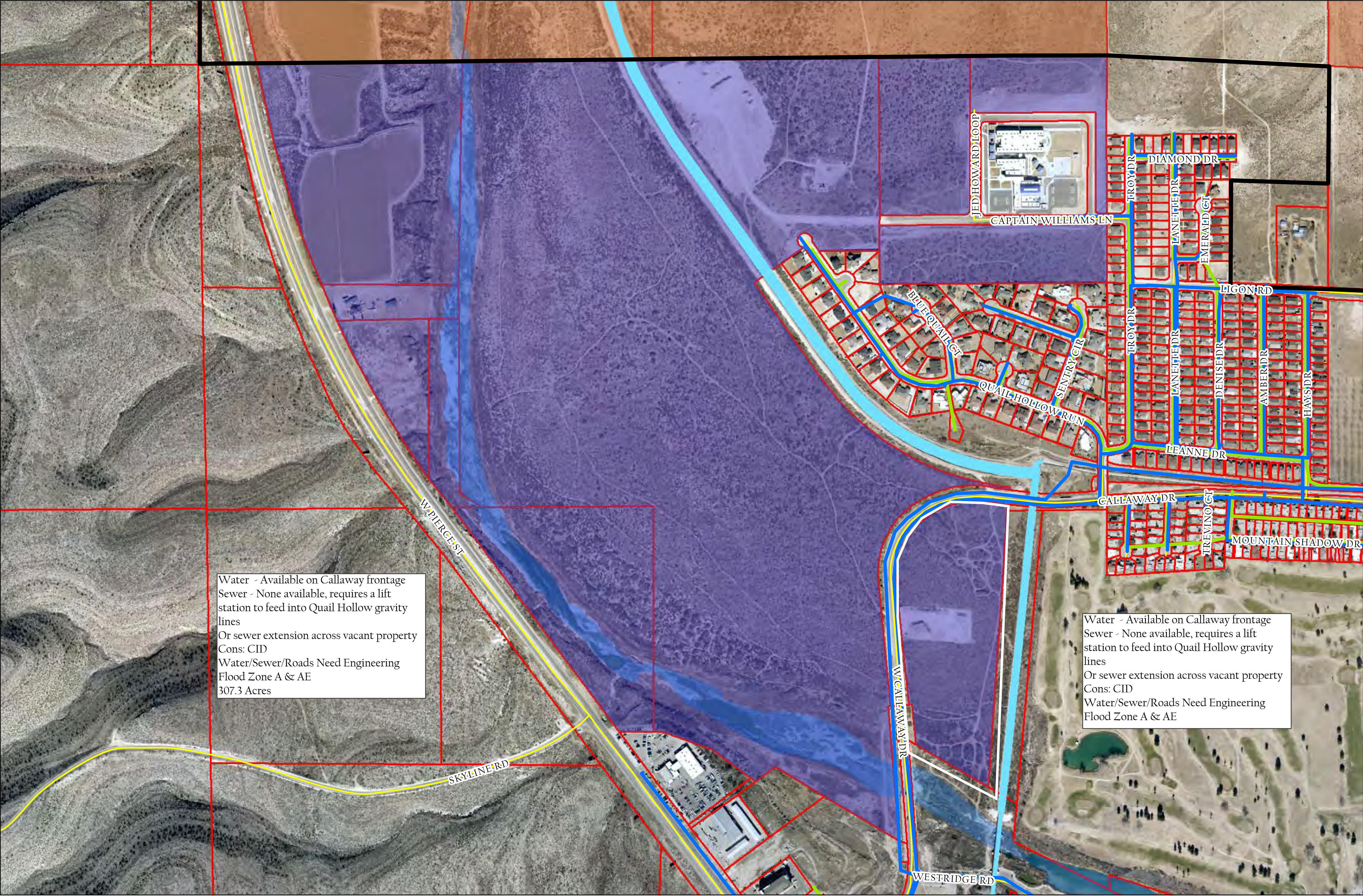
#### **RESOURCES:**

- [City Plans and Publications](#)
- [Annexation Application](#)
- [Zoning Change Application](#)
- [Conditional Use Permit Application](#)
- [Subdivision Approval Application](#)
- [Variance from Zoning or Subdivision Ordinance Application](#)
- [Drainage and Grading Permit Application](#)
- [Floodplain Development Permit Application](#)
- [Address Assignment Application](#)
- [Temporary Use Application](#)

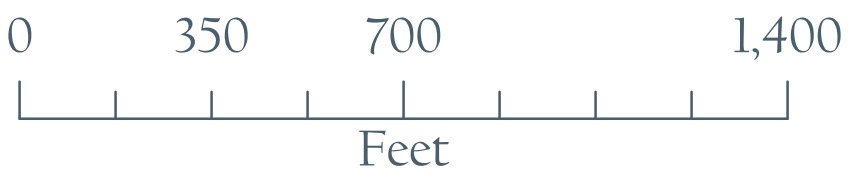
For more information on the above applications and any related fees, please contact:

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 City of Carlsbad  
 Planning, Engineering, and Regulation Department  
 101 N Halagueno  
 Carlsbad, NM 88221  
 575-885-1185





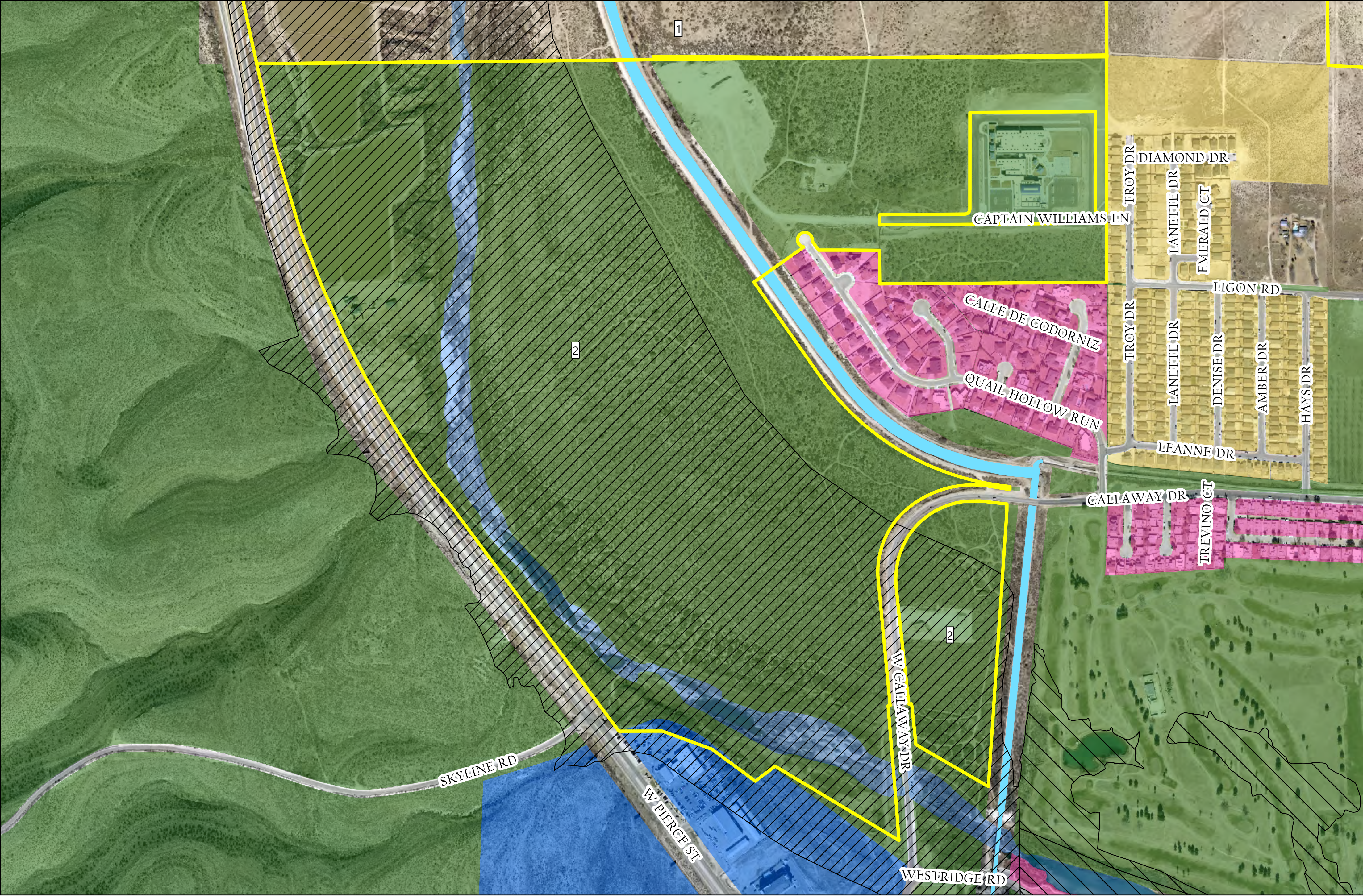
- City Boundary
- Parcel
- Water Zones
- 1
- 2
- Pecos River
- Roads
- Sewer
- Canal



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Zone

FEMA Flood Zone

A

AE

Pecos River

Canal

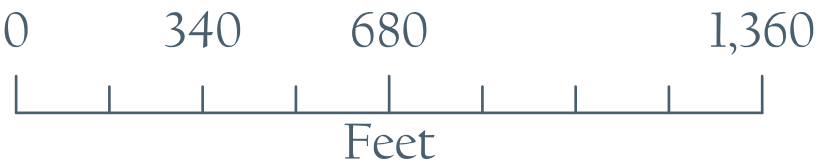
Zoning

C-2

PUD

R-1

R-R



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City of Carlsbad

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**PROPERTY IDENTIFICATION NUMBER:** 2

**LOCATION (address, closest intersection):** 2828 and 2902 W. Pierce Street,  
W. Pierce Street and W. Callaway Drive -- Captain Williams Ln. and Jed Howard Loop

#### EXISTING SITE CONDITIONS:

- Acreage: 307.3 acres
- Number of Parcels: 10
- Existing Development/Structures: One home with barn and other related structures.  
\_\_\_\_\_
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☒ Public (City, County, State, BLM): Carlsbad Municipal Schools
  - ☒ Private: Springs Farm Subdivision Inc, Bar 5 Farm and Ranch LLC, Carlsbad Medical Offices, and others
- Environmental Conditions (based on available information)
  - ☒ Within Existing Flood Plain: Zone A over most of site west of canal
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Anthony sandy loam (Aa) 0-1% slopes: 55.6%, Upton gravelly loam 0-9% slopes: 10.2%, Anthony sandy loam (Ah) 0-1% slopes: 7.8%, Harkey very fine sandy loam 0-1% slopes: 6.7%, and others including 9.9% water
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Alluvial plain
- Existing City Liens
  - ☐ Yes: TBD
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: Capacity studies would be needed prior to connection.
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: Needs lift station. Capacity studies would be needed prior to connection.
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
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## ROADWAYS:

- Existing Access: W. Pierce Street, Callaway Drive, Captain Williams Ln, and Quail Hollow Run
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Collector (Callaway) and Local

## ZONING AND LAND USE:

- Existing Zoning: R-R
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 30/20' front/street, 20' rear, side varies depending on height
  - ❖ Lot Area: 10,890 square feet and 75-foot width with utilities
  - ❖ Density: Maximum density - 1,229 units residential
  - ❖ Height: 40 feet
- Potential Gross and Net Density/Yield: 983 lots assuming 1/4-acre lot size with utilities being available.
- Approval Process: Subdivision for larger lot development under existing zoning, or Zone Change followed by subdivision or site plan if desiring higher densities.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: R-1 and PUD single-family developing near Ocotillo Elementary
  - ☐ Industrial: \_\_\_\_\_
  - ☒ Commercial: Auto dealership, hotel, and others on south end of zone along W. Pierce Street
  - ☐ Existing Planning Overlays: \_\_\_\_\_

## PROXIMITY TO SERVICES:

- Schools
  - ❖ Elementary School: Ocotillo, 2106 Captain Williams Ln.
  - ❖ Middle School:
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    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
  - ❖ Carlsbad Public Library, 301 S. Halagueno Street
  - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
- Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
- Senior Center:
  - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
  - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
- Parks: Carlsbad Spring Park - Carter Park and Heritage Park 1500 Callaway Drive

#### **APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

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- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
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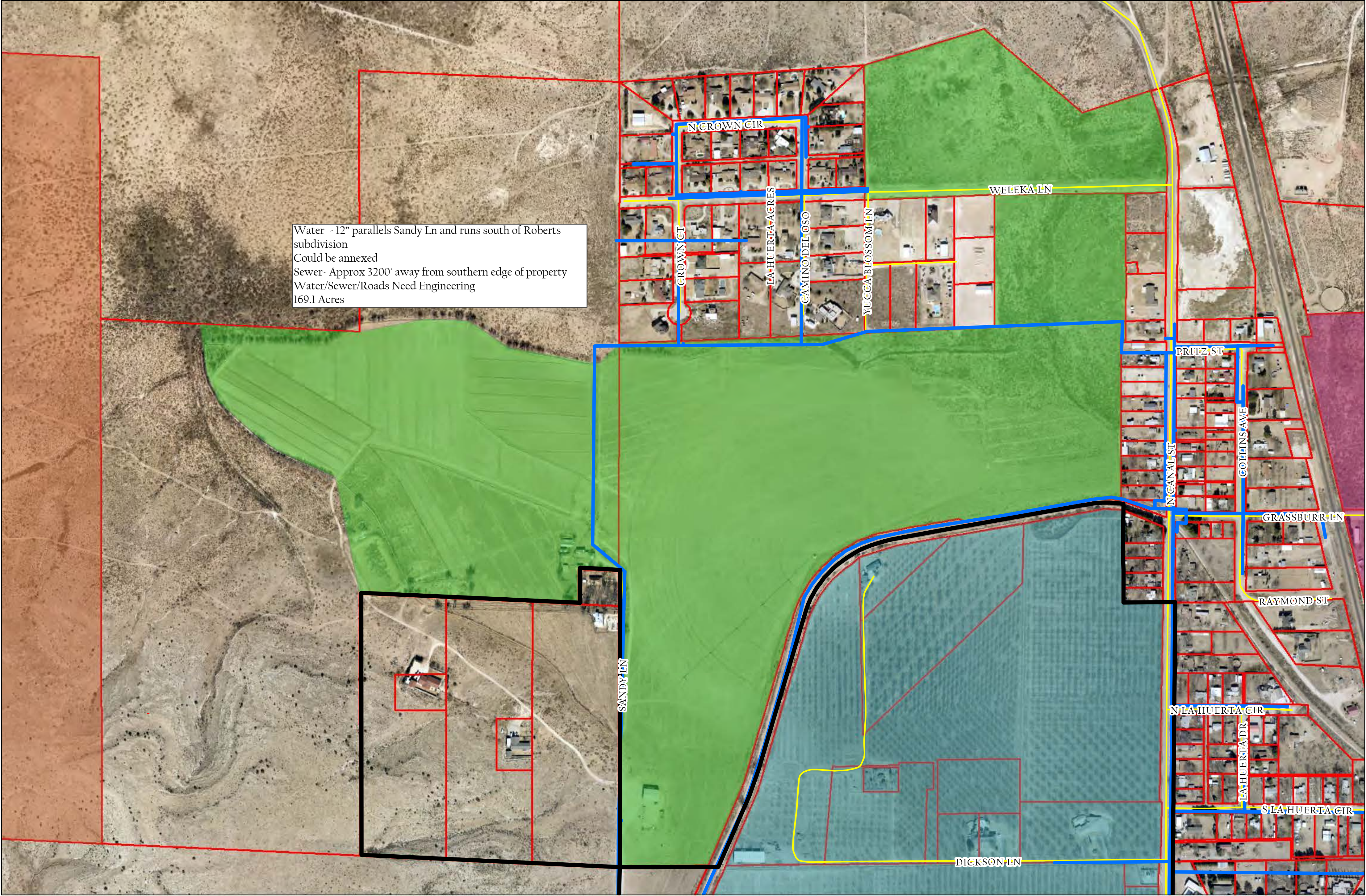
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City Boundary

Parcel

Water

Zones

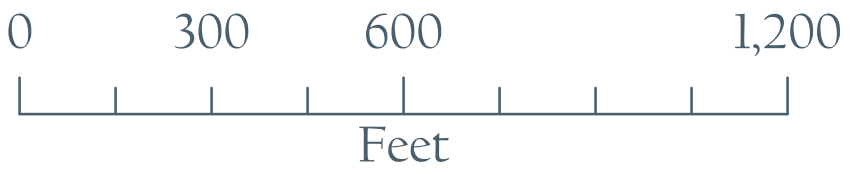
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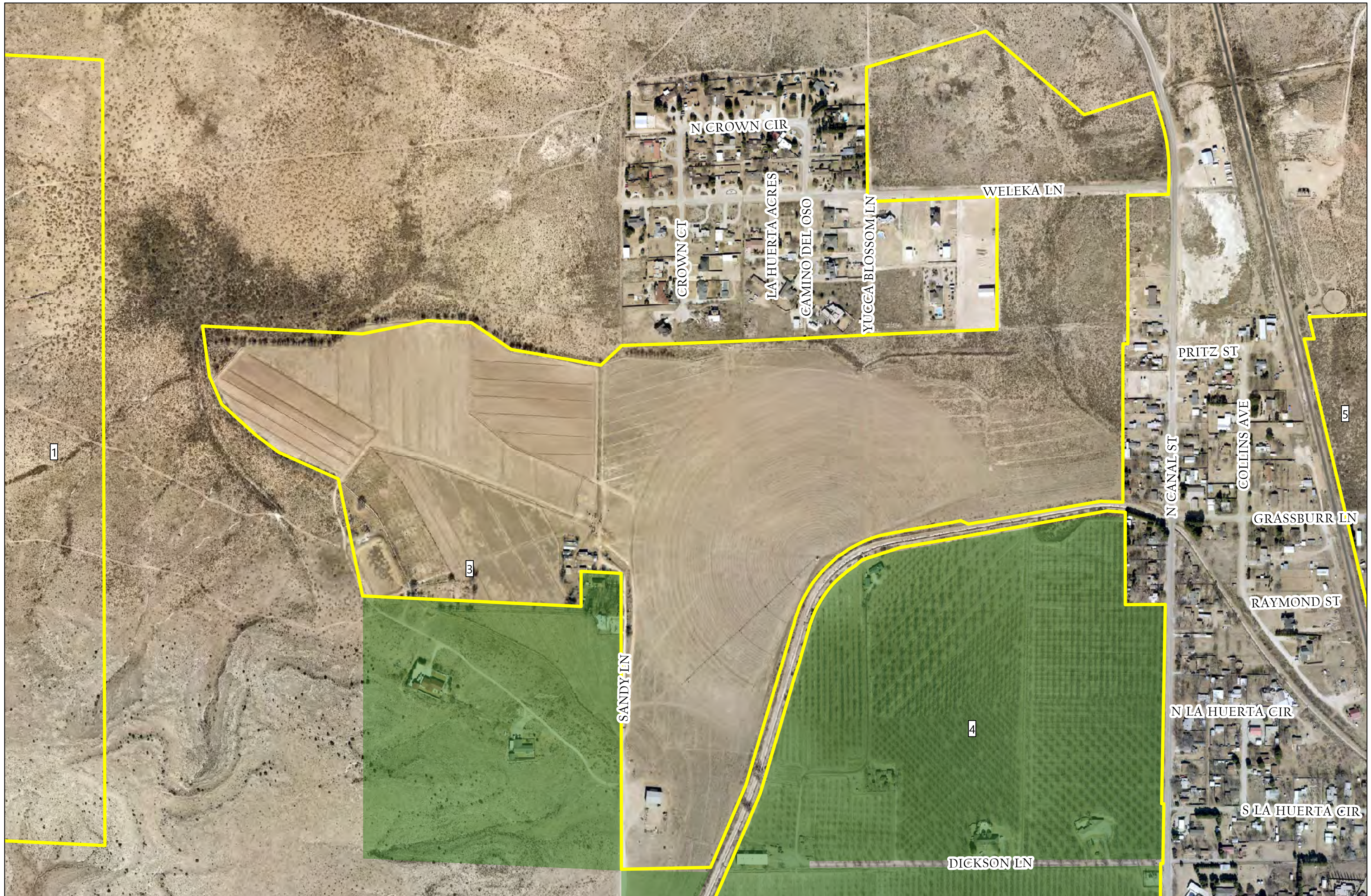
Roads



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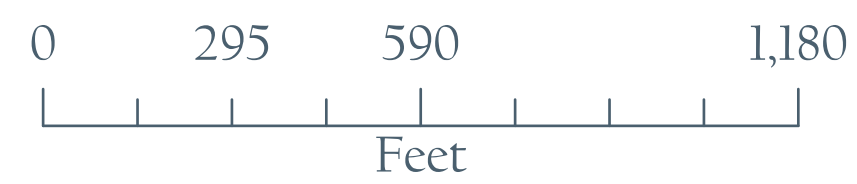




Zone

Zoning

R-R



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**PROPERTY IDENTIFICATION NUMBER:** 3

**LOCATION (address, closest intersection):** Sandy Ln. & Who Who Drive (south) and N. Canal Street & Weleka Ln. (northeast)

#### EXISTING SITE CONDITIONS:

- Acreage: 169.1 acres
- Number of Parcels: 4
- Existing Development/Structures: Some farm-related sheds and other structures.
- Within or Adjacent to City Limits: Outside City
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Corrales Construction LLC, Rayroux, Ida Mae Revocable Trust, and Parker, Thomas & Wanda
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Reagan loam 0-1% slopes: 26.2%, Upton gravelly loam 0-9% slopes: 19.3%, Atoka loam 0-1% slopes: 16.8%, Upton soils 1-3% slopes: 11.3%, Upton soils 0-1% slopes: 8.1%, Pima silt loam 0-1% slopes: 7.3%, and others
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: \_\_\_\_\_
- Existing City Liens
  - ☐ Yes: TBD
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: Waterline crosses through site.
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☒ More than 500 feet from site

Notes: \_\_\_\_\_
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☐ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
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**ROADWAYS:**

- Existing Access: Sandy Ln. and Canal Street/Weleka Ln depending on part of site
- Roadway Surface Condition/Type: Dirt/private (Sandy) and Paved (Canal/Weleka)
- Adjacent Roadway Functional Classification: Minor Arterial (Canal Street)

**ZONING AND LAND USE:**

- Existing Zoning: County
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: N/A in County
  - ❖ Lot Area: N/A in County
  - ❖ Density: N/A in County
  - ❖ Height: N/A in County
- Potential Gross and Net Density/Yield: 541 lots assuming 1/4-acre lot size with utilities available. 135 one-acre or larger lots without utilities.
- Approval Process: Annexation and establishment of zoning for desired uses, then subdivision or site plans for future development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Subdivisions to north and east of property in the county; agriculture
  - ☐ Industrial: \_\_\_\_\_
  - ☐ Commercial: \_\_\_\_\_
  - ☐ Existing Planning Overlays: \_\_\_\_\_

**PROXIMITY TO SERVICES:**

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- Parks: Riverside Country Club Park and Riverview Park/Lake Carlsbad Recreation Area

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

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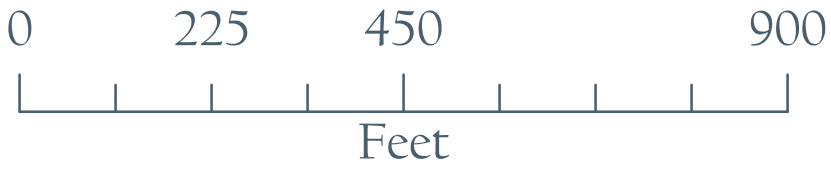
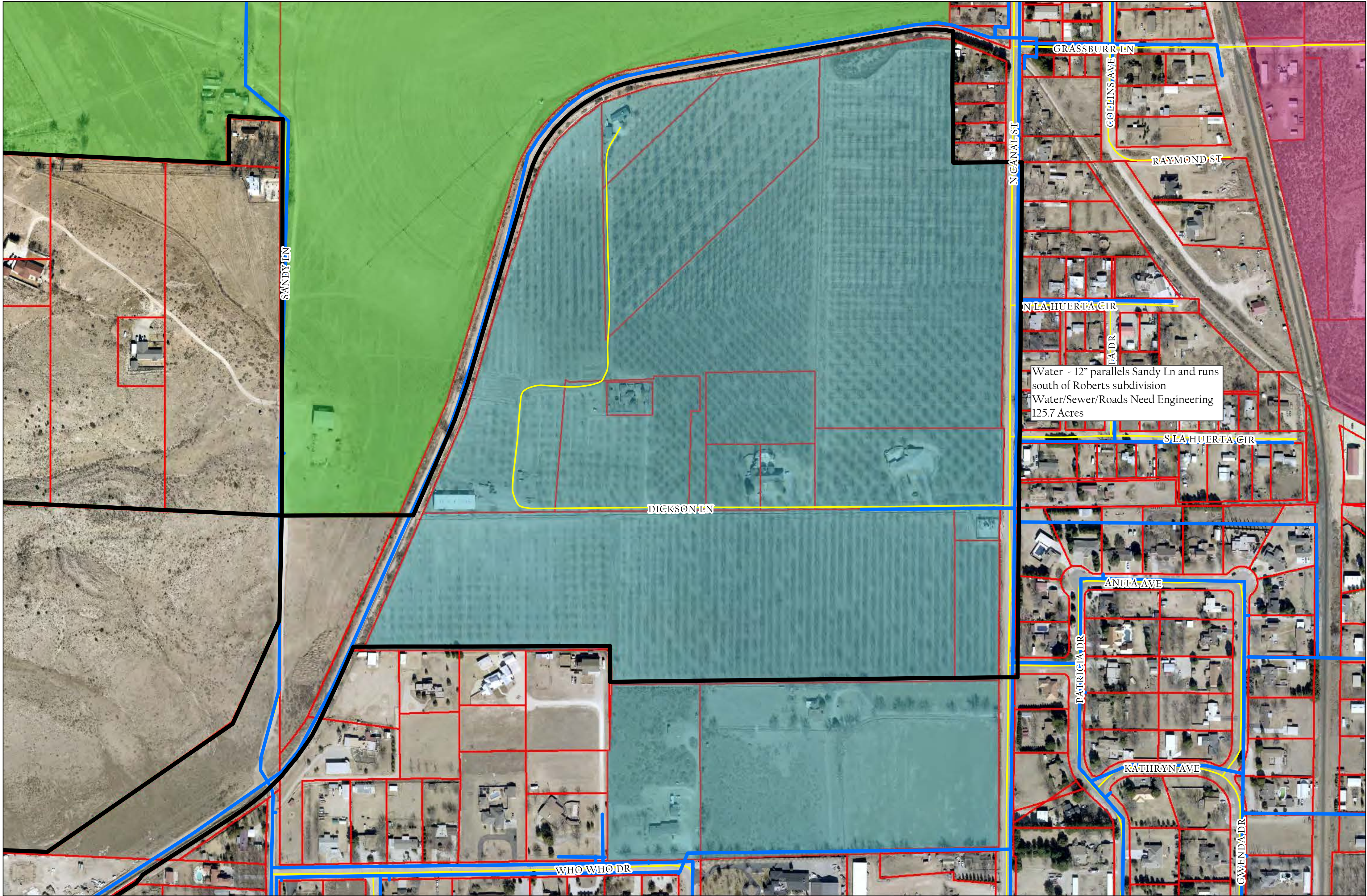
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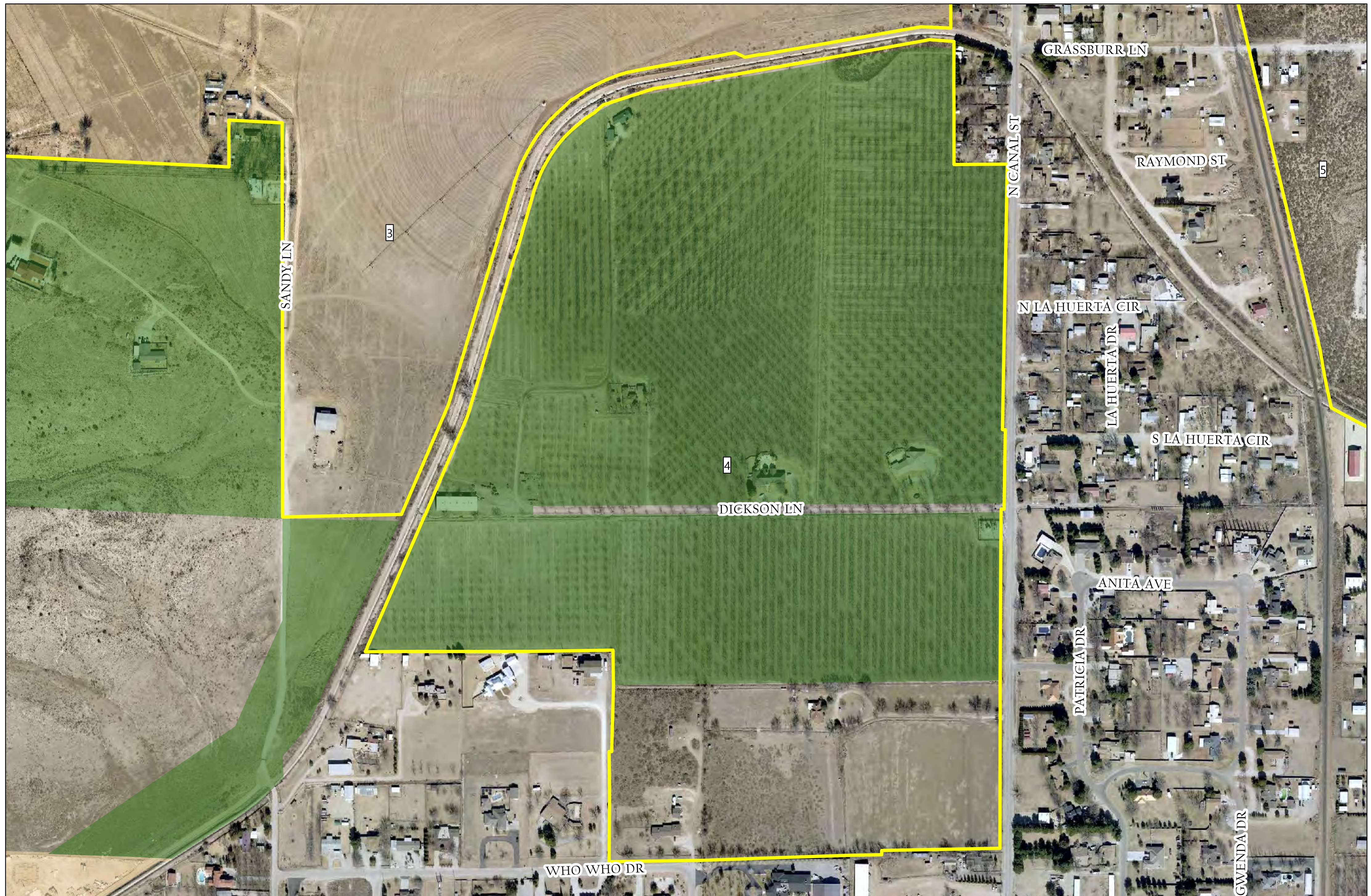




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Zone Zoning R-R  
R-2

0 220 440 880  
Feet

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### PROPERTY ANALYSIS

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**PROPERTY IDENTIFICATION NUMBER:** 4

**LOCATION (address, closest intersection):** 1919 and 1921 N. Canal Street,  
N. Canal Street and Dickson Ln.

**EXISTING SITE CONDITIONS:**

- Acreage: 125.7 acres
- Number of Parcels: 14
- Existing Development/Structures: Multiple large houses, barn, sheds, orchard,  
and small electrical substation
- Within or Adjacent to City Limits: Both
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Forrest, Richard & Betty Revocable Trust, Xcel Energy, and Others
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Reagan loam 0-1% slopes: 64.2%, Upton soils 0-1% slopes: 25.9%,  
Atoka loam 0-1% slopes: 5.2%, Anthony sandy loam 0-1% slopes: 4.0%, and Upton soils 1-3% slopes: 0.7%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: \_\_\_\_\_
- Existing City Liens
  - ☐ Yes: TBD
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants,  
conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: \_\_\_\_\_
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☒ More than 500 feet from siteNotes: Located south along Canal Street.
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☐ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
Builders Call Line: 800-628-2121 or [BCL-TXNM@xcelenergy.com](mailto:BCL-TXNM@xcelenergy.com)  
790 S Buchanan, Amarillo, TX 79101  
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**ROADWAYS:**

- Existing Access: N. Canal Street to Dickson Ln; Who Who Drive and N. Guadalupe St. to one parcel
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Minor Arterial

**ZONING AND LAND USE:**

- Existing Zoning: R-R and County
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 30/20' front/street, 20' rear, side varies depending on height
  - ❖ Lot Area: 10,890 square feet and 75-foot width with utilities
  - ❖ Density: \_\_\_\_\_
  - ❖ Height: 40 feet
- Potential Gross and Net Density/Yield: 376 lots assuming 1/4-acre lots with utilities and excluding the area of existing large homes. 94 one-acre or larger lots without utilities.
- Approval Process: Annexation and establishment of zoning for portion of site outside City limits, Zone Change if higher densities are desired with utilities available, and subdivision or site plans for future development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Subdivisions located to the south and east
  - ☐ Industrial: \_\_\_\_\_
  - ☐ Commercial: \_\_\_\_\_
  - ☐ Existing Planning Overlays: \_\_\_\_\_

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Ocotillo, 2106 Captain Williams Ln.
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
  - ❖ Carlsbad Public Library, 301 S. Halagueno Street
  - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
- Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
- Senior Center:
  - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
  - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
- Parks: Riverside Country Club Park and Riverview Park/Lake Carlsbad Recreation Area

#### **APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
  - ❖ [Affordable Housing Ordinance](#)
  - ❖ [Application for Affordable Housing Contribution](#)
- Metropolitan Redevelopment Area [future]

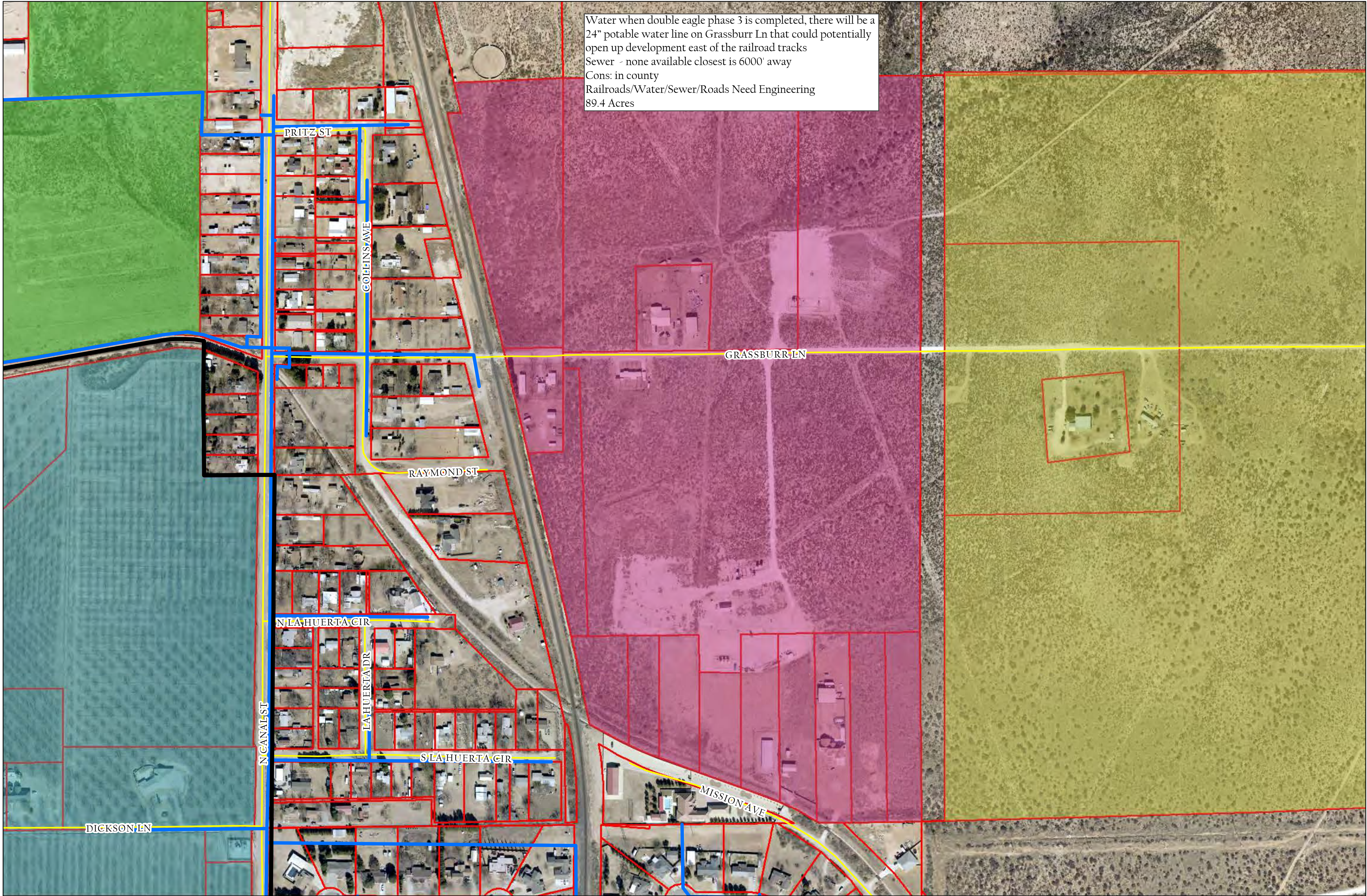
#### **RESOURCES:**

- [City Plans and Publications](#)
- [Annexation Application](#)
- [Zoning Change Application](#)
- [Conditional Use Permit Application](#)
- [Subdivision Approval Application](#)
- [Variance from Zoning or Subdivision Ordinance Application](#)
- [Drainage and Grading Permit Application](#)
- [Floodplain Development Permit Application](#)
- [Address Assignment Application](#)
- [Temporary Use Application](#)

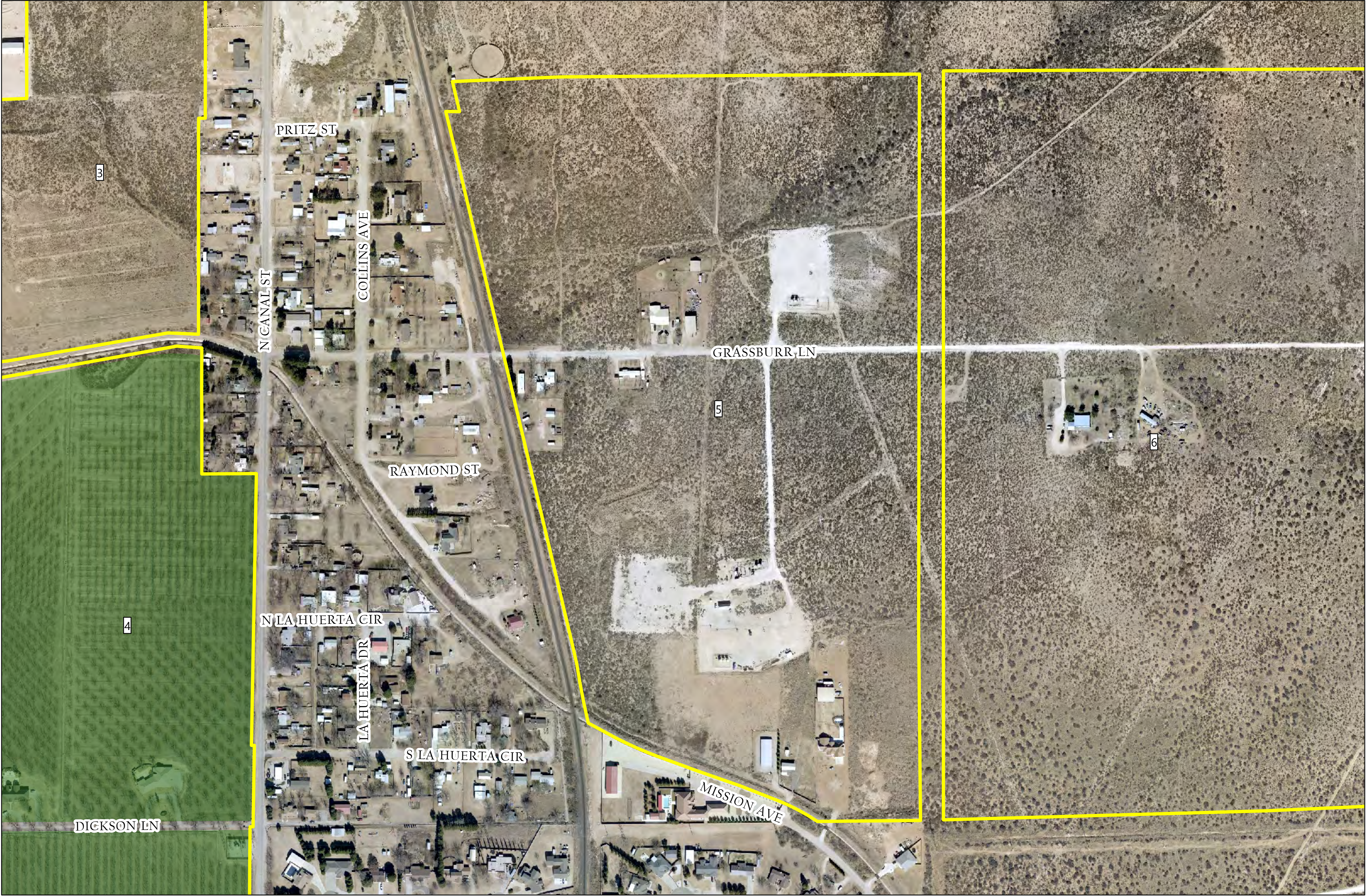
For more information on the above applications and any related fees, please contact:

Jeff Patterson  
 City of Carlsbad  
 Planning, Engineering, and Regulation Department  
 101 N Halagueno  
 Carlsbad, NM 88221  
 575-885-1185









Zone  
Zoning  
R-R



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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

The following form and attached maps provide an overview of the due diligence issues, opportunities, and constraints for each residential growth site identified on the map. Information provided is based on data available and is for reference purposes only. No warranty is made regarding the accuracy, completeness, reliability, or usefulness of the information presented. Potential developers must conduct their own due diligence, as necessary.

**PROPERTY IDENTIFICATION NUMBER:** 5

**LOCATION (address, closest intersection):** 211-405 Grassburr Ln. and 2018 Mission Ave,  
Grassburr Ln. and Collins Ave.

#### EXISTING SITE CONDITIONS:

- Acreage: 89.4 acres
- Number of Parcels: 15
- Existing Development/Structures: 4+ homes and accessory residential development with some oil and gas related facilities
- Within or Adjacent to City Limits: Outside City
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Various owners and unknown
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Atoka loam 0-1% slopes: 47.8%, Upton soils 1-3% slopes: 23.4%, Tonuco-Berino loamy sands 0-5% slopes: 13.8%, and others <6% each north of Grassburr Ln.
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: \_\_\_\_\_
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: Water line in Grassburr Ln. under development.
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☒ More than 500 feet from site

Notes: There is no City sewer service in this area of town.
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
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Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



**ROADWAYS:**

- Existing Access: Grassburr Ln. and Mission Ave.
- Roadway Surface Condition/Type: chip seal and dirt/gravel
- Adjacent Roadway Functional Classification: Local

**ZONING AND LAND USE:**

- Existing Zoning: County
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: N/A in County
  - ❖ Lot Area: N/A in County
  - ❖ Density: N/A in County
  - ❖ Height: N/A in County
- Potential Gross and Net Density/Yield: 71 lots assuming 1-acre lot size either remaining outside of City (Subdivision Sec. 47-44) or inside City but without utilities.
- Approval Process: Annexation and establishment of zoning is desired to be within City limits and subdivision for future development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Low-Medium density residential to west and south across railroad tracks and canal.
  - ☒ Industrial: Some oil and gas development on site and in vicinity.
  - ☐ Commercial:
  - ☐ Existing Planning Overlays:

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Ocotillo, 2106 Captain Williams Ln.
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
  - ❖ Carlsbad Public Library, 301 S. Halagueno Street
  - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
- Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
- Senior Center:
  - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
  - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
- Parks: Riverside Country Club Park and Riverview Park/Lake Carlsbad Recreation Area

#### **APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
  - ❖ [Affordable Housing Ordinance](#)
  - ❖ [Application for Affordable Housing Contribution](#)
- Metropolitan Redevelopment Area [future]

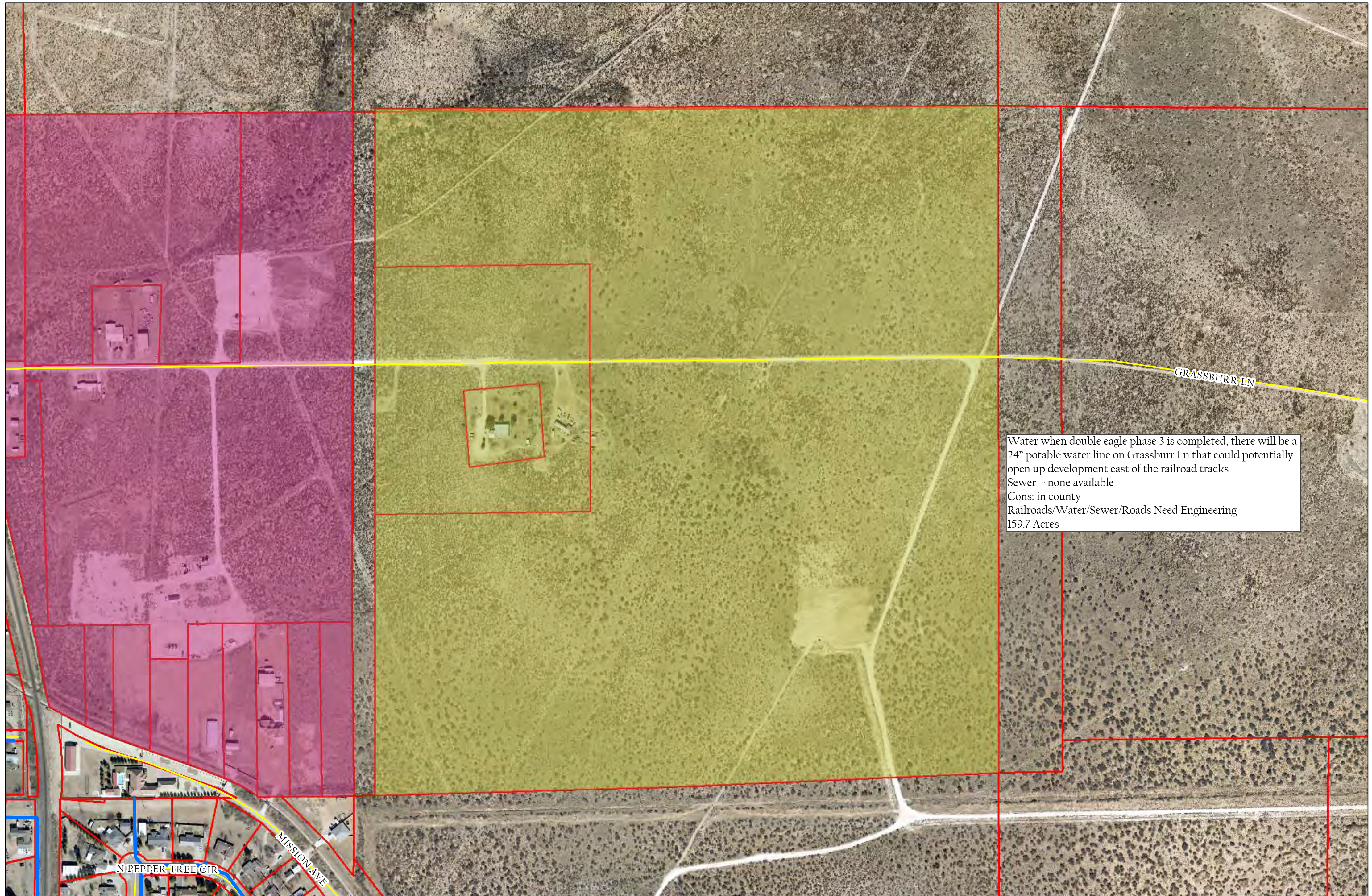
#### **RESOURCES:**

- [City Plans and Publications](#)
- [Annexation Application](#)
- [Zoning Change Application](#)
- [Conditional Use Permit Application](#)
- [Subdivision Approval Application](#)
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- [Floodplain Development Permit Application](#)
- [Address Assignment Application](#)
- [Temporary Use Application](#)

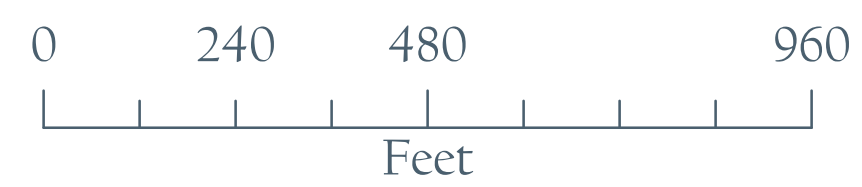
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Parcel Water Zones Roads



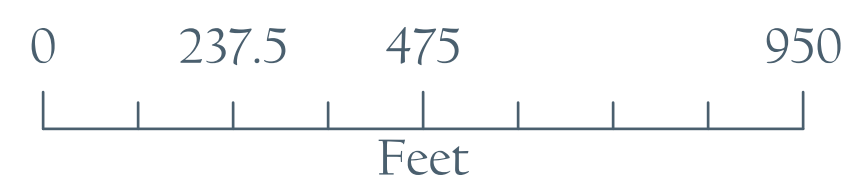
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 Zone



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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

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**PROPERTY IDENTIFICATION NUMBER:** 6

**LOCATION (address, closest intersection):** 304 Grassburr Ln,  
Grassburr Ln. and Collins Ave.

**EXISTING SITE CONDITIONS:**

- Acreage: 159.7 acres
- Number of Parcels: 3
- Existing Development/Structures: Two homes and some oil and gas development.
- Within or Adjacent to City Limits: Outside City
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Gray, Lula and Watson, Lisa M & Kerry
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Tonuco loamy fine sand 0-3% slopes: 49.4%, Tonuco-Berino loamy sands 0-5% slopes: 33.3%, and Simona-Bippus complex 0-5% slopes: 17.2%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: \_\_\_\_\_
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: Water line in Grassburr Ln. under development.
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☒ More than 500 feet from site

Notes: There is no City sewer service in this area.
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
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Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



**ROADWAYS:**

- Existing Access: Grassburr Ln.
- Roadway Surface Condition/Type: dirt and gravel
- Adjacent Roadway Functional Classification: Local

**ZONING AND LAND USE:**

- Existing Zoning: County
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: N/A in County
  - ❖ Lot Area: N/A in County
  - ❖ Density: N/A in County
  - ❖ Height: N/A in County
- Potential Gross and Net Density/Yield: 127 lots assuming 1-acre lot size either remaining outside of City (Subdivision Sec. 47-44) or inside City but without utilities.
- Approval Process: Annexation and establishment of zoning is desired to be within City limits and subdivision for future development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Very low density residential close by; low-medium farther west/southwest.
  - ☒ Industrial: Some oil and gas development on site and in vicinity.
  - ☐ Commercial: \_\_\_\_\_
  - ☐ Existing Planning Overlays: \_\_\_\_\_

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Ocotillo, 2106 Captain Williams Ln.
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
  - ❖ Carlsbad Public Library, 301 S. Halagueno Street
  - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
- Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
- Senior Center:
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- Parks: Riverside Country Club Park and Riverview Park/Lake Carlsbad Recreation Area

#### **APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

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- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
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- Metropolitan Redevelopment Area [future]

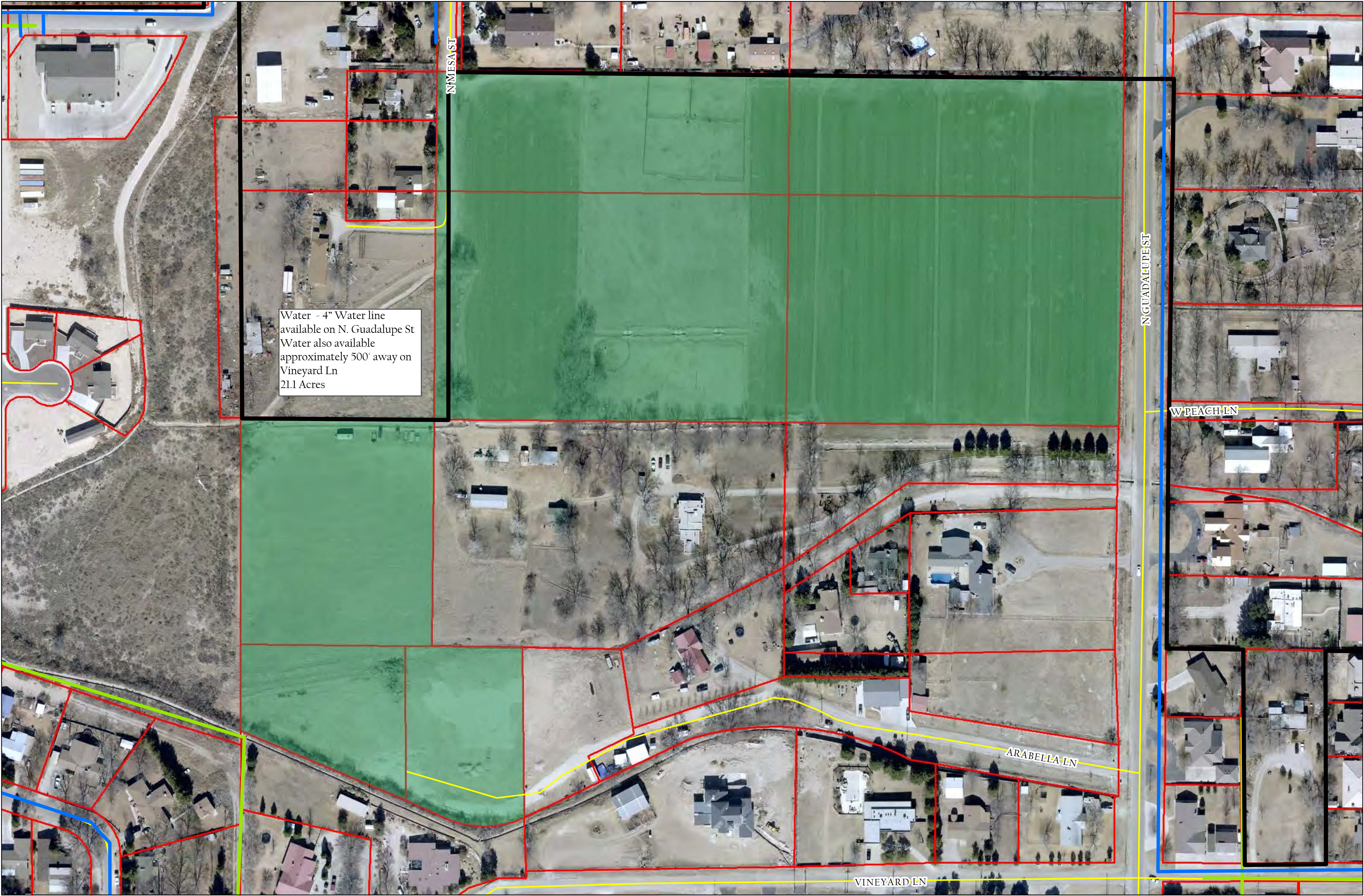
#### **RESOURCES:**

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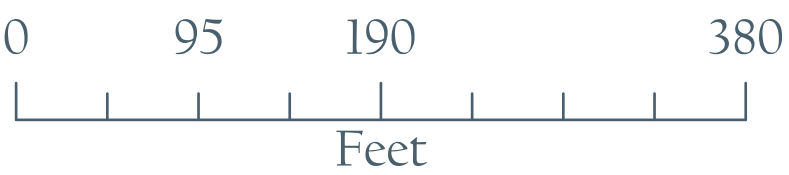
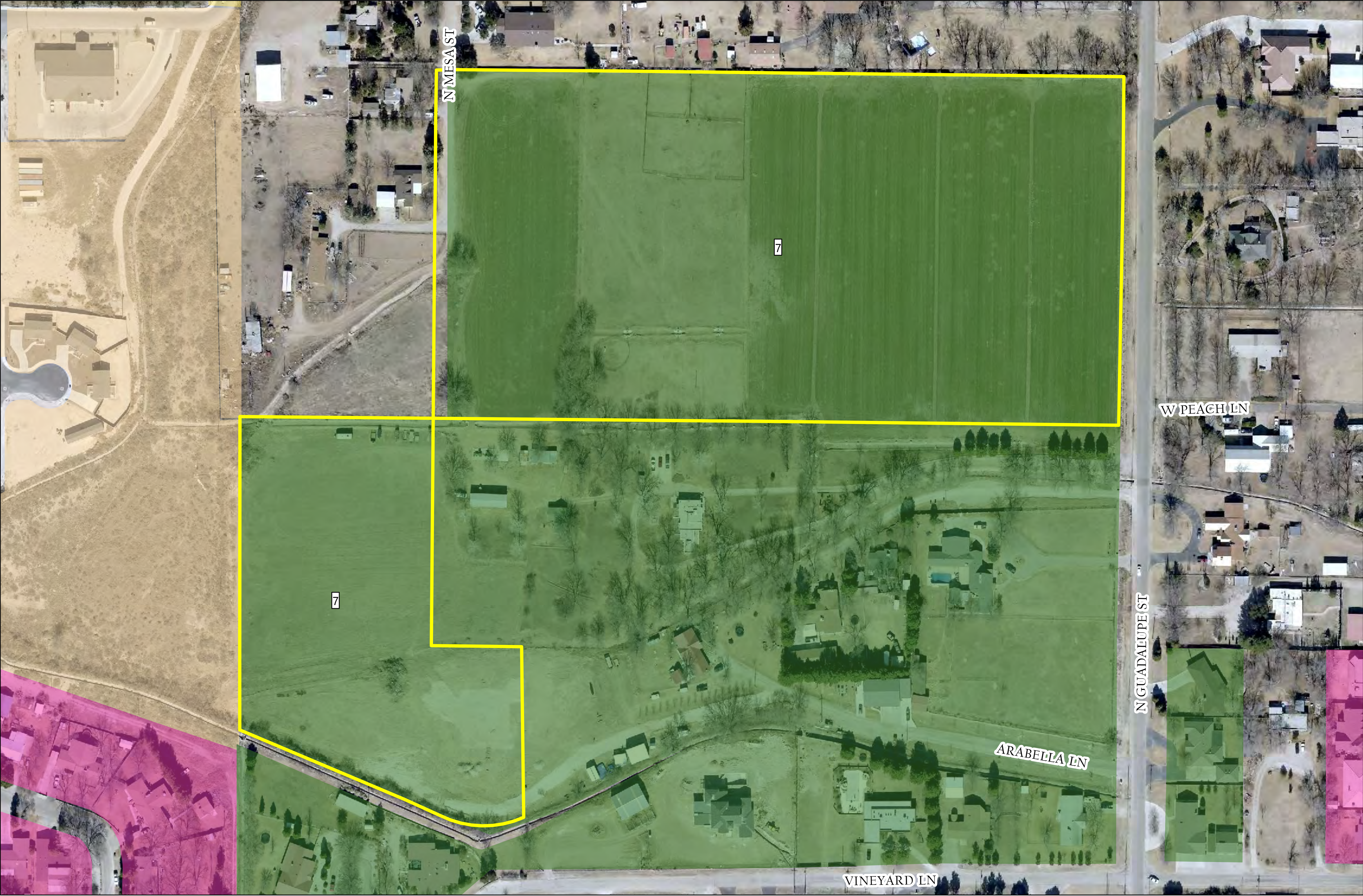
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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

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**PROPERTY IDENTIFICATION NUMBER:** 7

**LOCATION (address, closest intersection):** N. Guadalupe Street south of W. Cherry Ln.

#### EXISTING SITE CONDITIONS:

- Acreage: 21.1 acres
- Number of Parcels: 7
- Existing Development/Structures: Vacant and agriculture
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Jenkins Furniture Inc and New Direction IRA FBO Paul Trone
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Atoka loam 0-1% slopes on nearly the entire site (~99.3%) and Upton gravelly loam 0-9% slopes near ditch on west side of site (~0.7%).
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Negligible
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☉ Within adjacent right-of-way
  - Within 500 feet of site
  - More than 500 feet from site

Notes: 4-inch line on N. Guadalupe Street.
- Sewer Service
  - Within adjacent right-of-way
  - ☉ Within 500 feet of site
  - More than 500 feet from site

Notes: Located near southwest portion of site or via extension from Guadalupe and Orchard
- Storm Drainage
  - Within adjacent right-of-way
  - Within 500 feet of site
  - More than 500 feet from site
  - ☑ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
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Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



**ROADWAYS:**

- Existing Access: N. Guadalupe Street main and N. Mesa at northwest corner
- Roadway Surface Condition/Type: Paved with chip seal on N. Mesa
- Adjacent Roadway Functional Classification: Local

**ZONING AND LAND USE:**

- Existing Zoning: R-R
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 30/20' front/street, 20' rear, side varies by building height
  - ❖ Lot Area: 10,890 square feet and 75-foot width with utilities
  - ❖ Density: 4 du per acre with utilities
  - ❖ Height: 40 feet
- Potential Gross and Net Density/Yield: 122 lots assuming zone change to R-1 or 67 lots under existing R-R with utilities.
- Approval Process: Subdivision for development under existing R-R zoning, or Zone Change if higher densities are desired (R-1, R-2, and PUD are located in close proximity west of the site).
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Low density and agriculture with newly developing medium density to the west
  - ☐ Industrial: \_\_\_\_\_
  - ☐ Commercial: \_\_\_\_\_
  - ☐ Existing Planning Overlays: \_\_\_\_\_

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Ocotillo, 2106 Captain Williams Ln.
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
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  - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
  - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
- Parks: Riverside Country Club Park and Riverview Park/Lake Carlsbad Recreation Area

#### **APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
  - ❖ [Affordable Housing Ordinance](#)
  - ❖ [Application for Affordable Housing Contribution](#)
- Metropolitan Redevelopment Area [future]

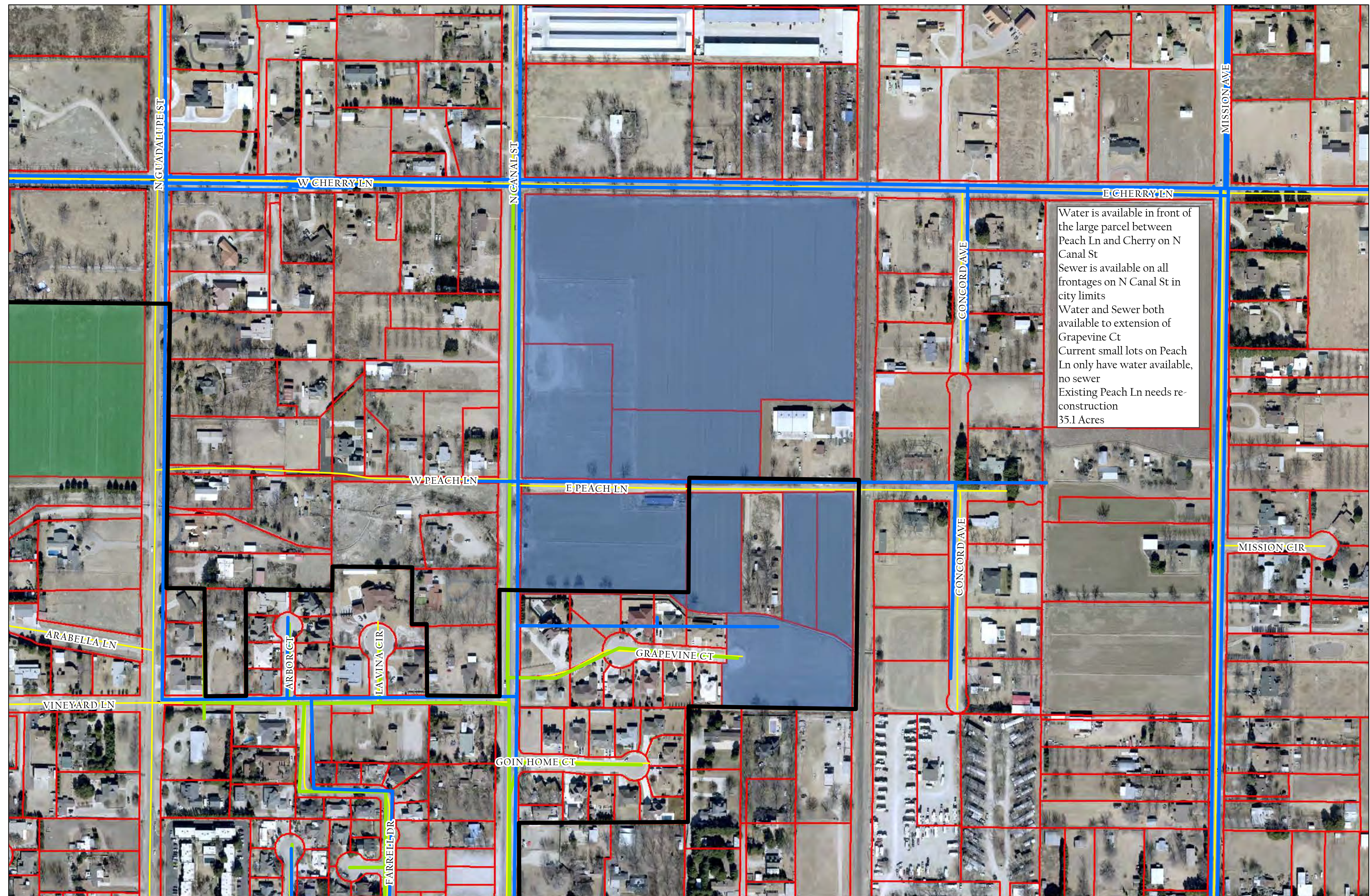
#### **RESOURCES:**

- [City Plans and Publications](#)
- [Annexation Application](#)
- [Zoning Change Application](#)
- [Conditional Use Permit Application](#)
- [Subdivision Approval Application](#)
- [Variance from Zoning or Subdivision Ordinance Application](#)
- [Drainage and Grading Permit Application](#)
- [Floodplain Development Permit Application](#)
- [Address Assignment Application](#)
- [Temporary Use Application](#)

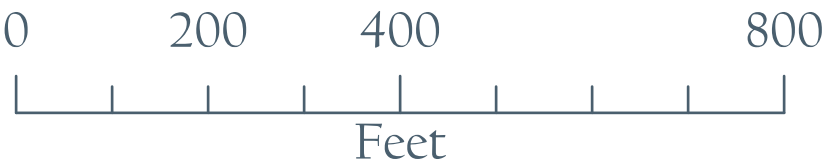
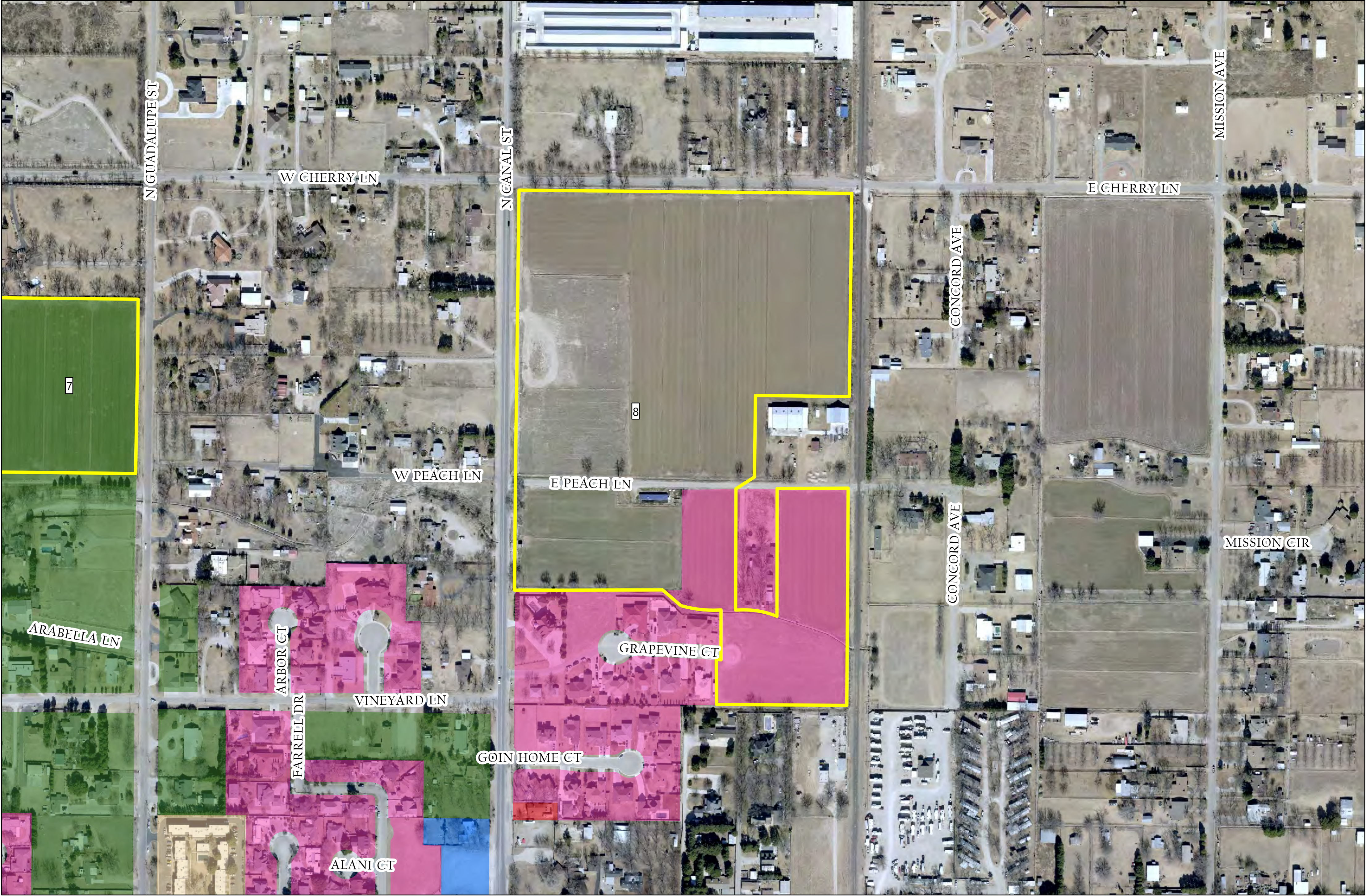
For more information on the above applications and any related fees, please contact:

Jeff Patterson  
 City of Carlsbad  
 Planning, Engineering, and Regulation Department  
 101 N Halagueno  
 Carlsbad, NM 88221  
 575-885-1185









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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

The following form and attached maps provide an overview of the due diligence issues, opportunities, and constraints for each residential growth site identified on the map. Information provided is based on data available and is for reference purposes only. No warranty is made regarding the accuracy, completeness, reliability, or usefulness of the information presented. Potential developers must conduct their own due diligence, as necessary.

**PROPERTY IDENTIFICATION NUMBER:** 8

**LOCATION (address, closest intersection):** Surrounds 207 E. Peach Ln,  
N. Canal Street and E. Peach Ln.

#### EXISTING SITE CONDITIONS:

- Acreage: 35.1 acres
- Number of Parcels: 8
- Existing Development/Structures: One storage barn, otherwise vacant and agriculture
- Within or Adjacent to City Limits: Both
- Ownership
  - ☒ Public (City, County, State, BLM): Board of Education
  - ☒ Private: Ives Family Limited Partnership and McCormick Taskmaster LLC
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Harkey sandy loam 0-1% slopes: 37.9%, Reagan loam 0-1% slopes: 26.0%, Atoka loam 0-1% slopes: 19.3%, Arno silty clay loam 0-1% slopes: 14.6%, and Upton gravelly loam 0-9% slopes: 2.3%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Negligible
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: \_\_\_\_\_
- Sewer Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: \_\_\_\_\_
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
Builders Call Line: 800-628-2121 or [BCL-TXNM@xcelenergy.com](mailto:BCL-TXNM@xcelenergy.com)  
790 S Buchanan, Amarillo, TX 79101  
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800-505-4844 or 575-748-1241  
Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



**ROADWAYS:**

- Existing Access: N. Canal St, E. Cherry Ln, E. Peach Ln, and Grapevine Ct.
- Roadway Surface Condition/Type: Paved and chip seal (E. Peach Ln.)
- Adjacent Roadway Functional Classification: Minor Arterial (Canal)

**ZONING AND LAND USE:**

- Existing Zoning: R-1 and County
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 30/15' front/street, 10' rear, side varies by building height
  - ❖ Lot Area: 6,000 square feet and 50-foot width
  - ❖ Density: ~7 du per acre
  - ❖ Height: 40 feet
- Potential Gross and Net Density/Yield: 316-386 units north of Peach assuming establishment of R-2 uses and 66 lots south of Peach assuming 6,000 square foot lots.
- Approval Process: Annexation and establishment of zoning for parcels in County, Zone Change if smaller lots are desired for portion already within the City, and subdivision or site plans for future development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Low to medium density residential with agriculture in all directions.
  - ☐ Industrial: \_\_\_\_\_
  - ☐ Commercial: \_\_\_\_\_
  - ☐ Existing Planning Overlays: \_\_\_\_\_

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Ocotillo, 2106 Captain Williams Ln. or Sunset, 923 Walter St.
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
  - ❖ Carlsbad Public Library, 301 S. Halagueno Street
  - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
- Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
- Senior Center:
  - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
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- Parks: Riverside Country Club Park and Riverview Park/Lake Carlsbad Recreation Area

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

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- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
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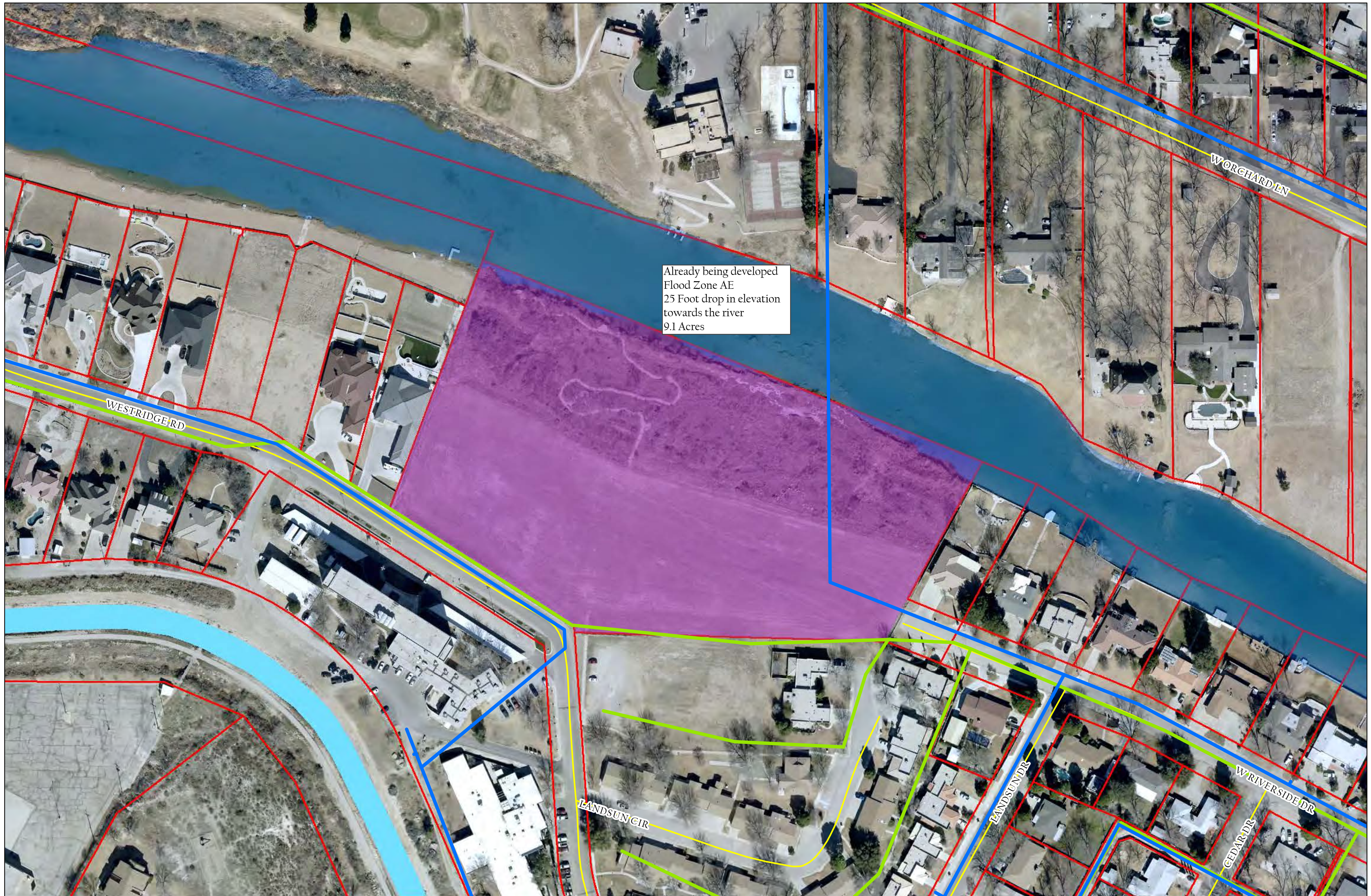
**RESOURCES:**

- [City Plans and Publications](#)
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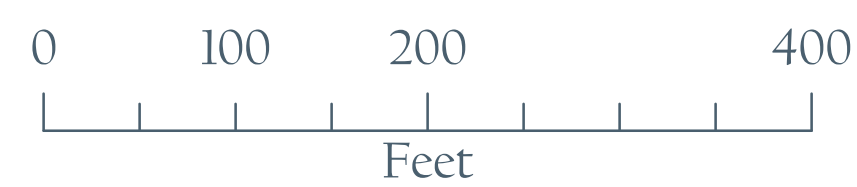
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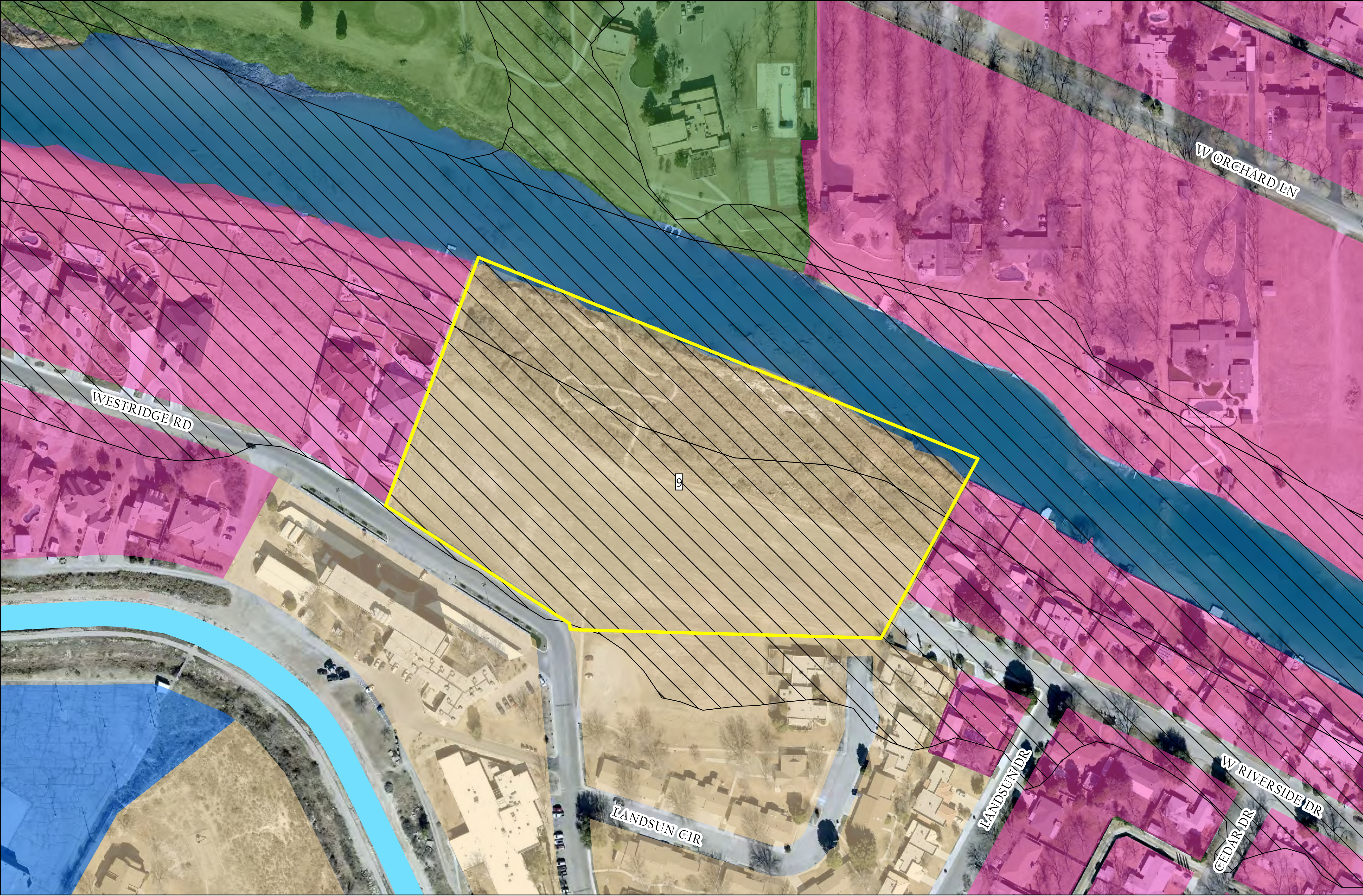
- City Boundary
- Parcel
- Water Zones
- 9
- Pecos River
- Roads
- Sewer
- Canal



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Zone

Canal

R-2

R-R

FEMA Flood Zone

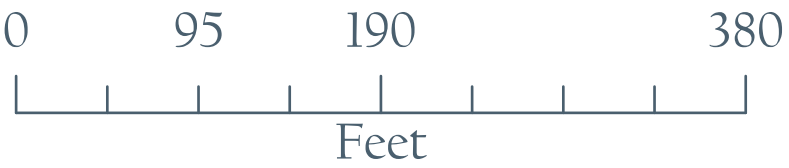
Zoning

AE

C-2

R-1

Pecos River



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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

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**PROPERTY IDENTIFICATION NUMBER:** 9

**LOCATION (address, closest intersection):** Westridge Road and Landsun Circle

#### EXISTING SITE CONDITIONS:

- Acreage: 9.1 acres
- Number of Parcels: 1
- Existing Development/Structures: Vacant
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Hughes, Trey & Kali
- Environmental Conditions (based on available information)
  - ☒ Within Existing Flood Plain: Zone AE
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Anthony sandy loam 0-1% slopes: 50.2% and Harkey very fine sandy loam 0-1% slope: 45.3%. Remaining portion of site is water.
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: 25-foot drop to the river.
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: \_\_\_\_\_
- Sewer Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: \_\_\_\_\_
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
Builders Call Line: 800-628-2121 or [BCL-TXNM@xcelenergy.com](mailto:BCL-TXNM@xcelenergy.com)  
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PVT  
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800-505-4844 or 575-748-1241  
Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



**ROADWAYS:**

- Existing Access: Westridge Road, Landsun Circle, and Riverside Drive
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Collector (Westridge)

**ZONING AND LAND USE:**

- Existing Zoning: R-2
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 0 front, 10 rear, side varies by building height
  - ❖ Lot Area: 2,500 square feet, 50-foot width
  - ❖ Density: ~17 du per acre
  - ❖ Height: 40 feet
- Potential Gross and Net Density/Yield: 10 Lot development has been submitted for approval.
- Approval Process: Site plan for multi-family residential, subdivision for single-family residential, or conditional use for mobile home subdivision.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Single-family and townhouses with senior living across Westridge Rd.
  - ☐ Industrial: \_\_\_\_\_
  - ☐ Commercial: \_\_\_\_\_
  - ☐ Existing Planning Overlays: \_\_\_\_\_

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Sunset, 923 Walter St. or Monterrey, 1001 N. Ninth St.
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
    - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
    - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
  - Parks: Carlsbad Spring Park - Carter Park
- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
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- Metropolitan Redevelopment Area [future]

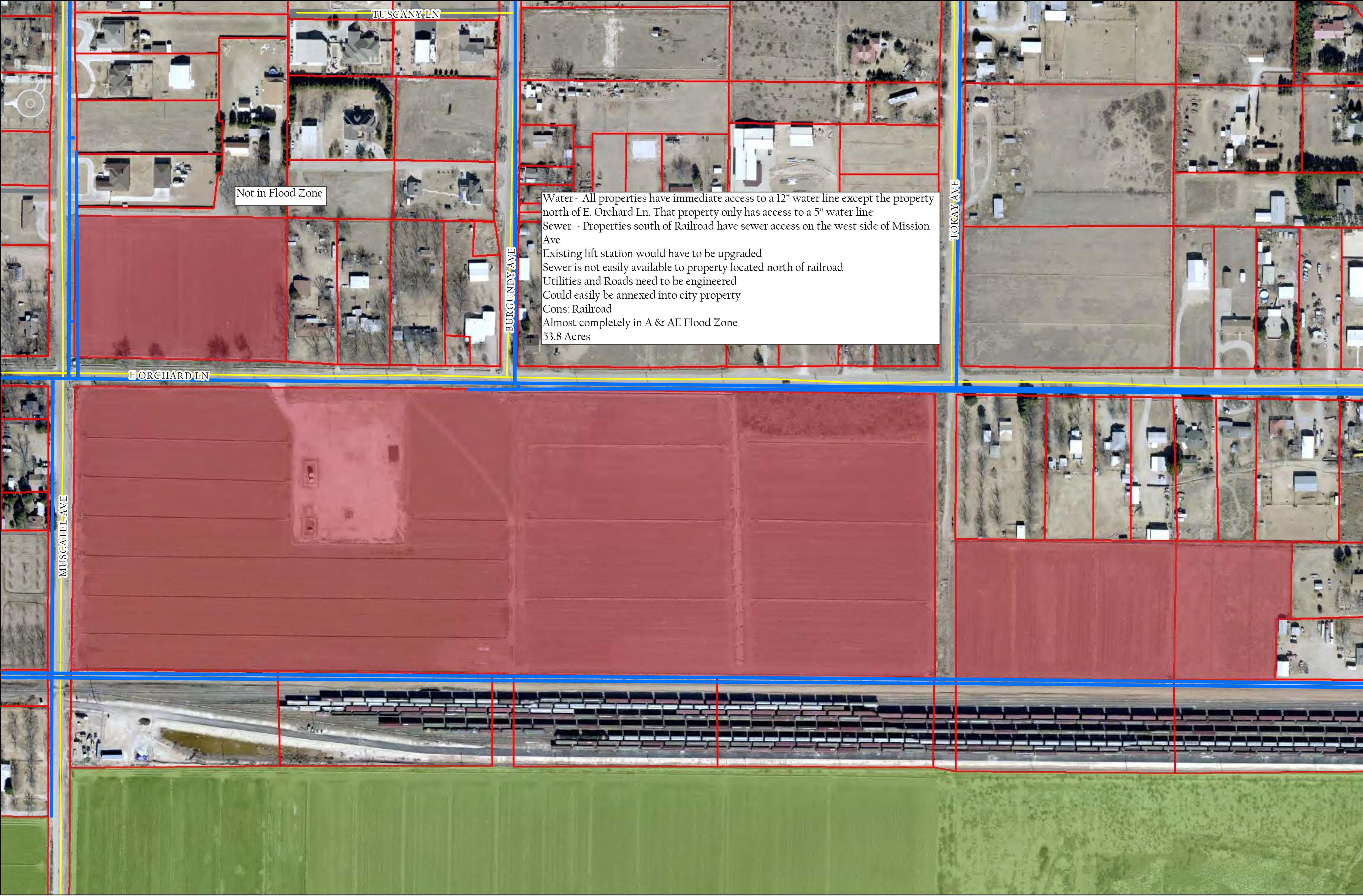
**RESOURCES:**

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- [Annexation Application](#)
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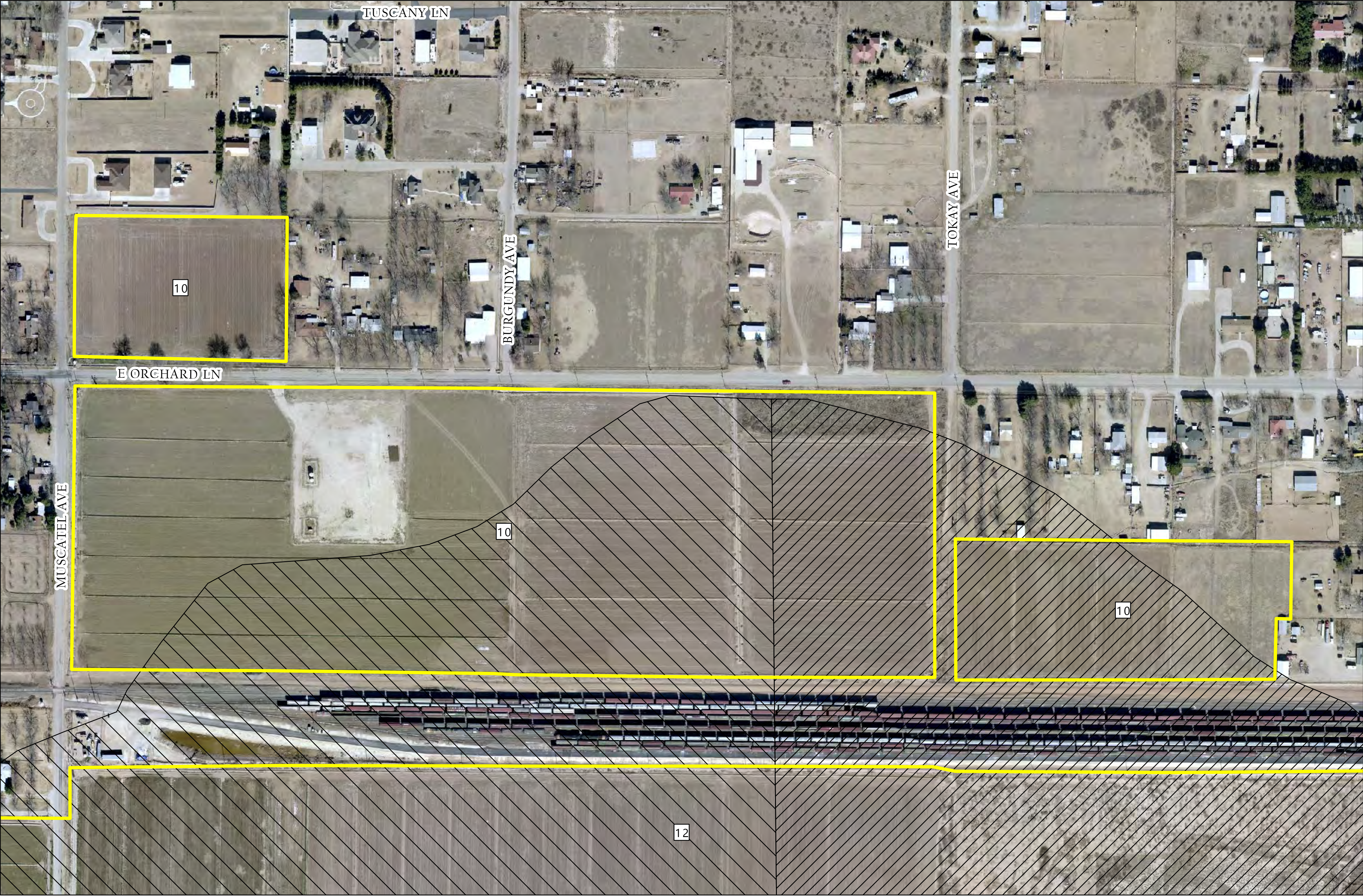
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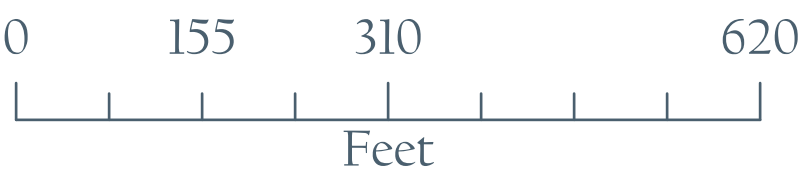








Zone FEMA Flood Zone  
A  
AE



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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

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**PROPERTY IDENTIFICATION NUMBER:** 10

**LOCATION (address, closest intersection):** East corners of E. Orchard Ln and Muscatel Ave

#### EXISTING SITE CONDITIONS:

- Acreage: 53.8 acres
- Number of Parcels: 4
- Existing Development/Structures: Some oil and gas related development, otherwise vacant and agriculture
- Within or Adjacent to City Limits: Outside City
- Ownership
  - ☒ Public (City, County, State, BLM): Board of Education
  - ☒ Private: Orchard Farm Trust, Corman Family Trust, and Daniels, George & Ann
- Environmental Conditions (based on available information)
  - ☒ Within Existing Flood Plain: Largely within Zones AE and A
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Harkey sandy loam 0-1% slopes: 58.5%, Harkey very fine sandy loam 0-1% slopes: 34.5%, and Upton soils 0-1% slopes: 7.1%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Negligible
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: 12" line for properties south of Orchard Ln. and 5" line for property north of Orchard Ln.
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☒ More than 500 feet from site

Notes: Requires lift station upgrade. No City sewer in this area.
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
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Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



**ROADWAYS:**

- Existing Access: E. Orchard Ln. and Muscatel Ave.
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Collector

**ZONING AND LAND USE:**

- Existing Zoning: County
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: N/A in County
  - ❖ Lot Area: N/A in County
  - ❖ Density: N/A in County
  - ❖ Height: N/A in County
- Potential Gross and Net Density/Yield: 172 homes assuming 1/4-acre lots with utilities. 53 lots maximum according to current regulations for County property.
- Approval Process: Annexation and establishment of zoning followed by subdivision for higher number of lots under City zoning with utilities, otherwise just subdivision for up to 53 one-acre lots without annexation.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Lower density and agriculture surrounds zone.
  - ☒ Industrial: Railroad borders southern edge of zone.
  - ☐ Commercial: \_\_\_\_\_
  - ☐ Existing Planning Overlays: \_\_\_\_\_

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Sunset, 923 Walter Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
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  - Parks: Riverview Park and Pecos River Village Recreation Area
- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

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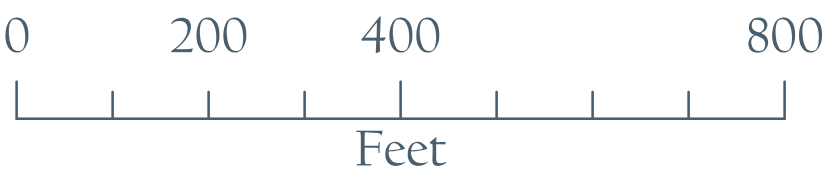
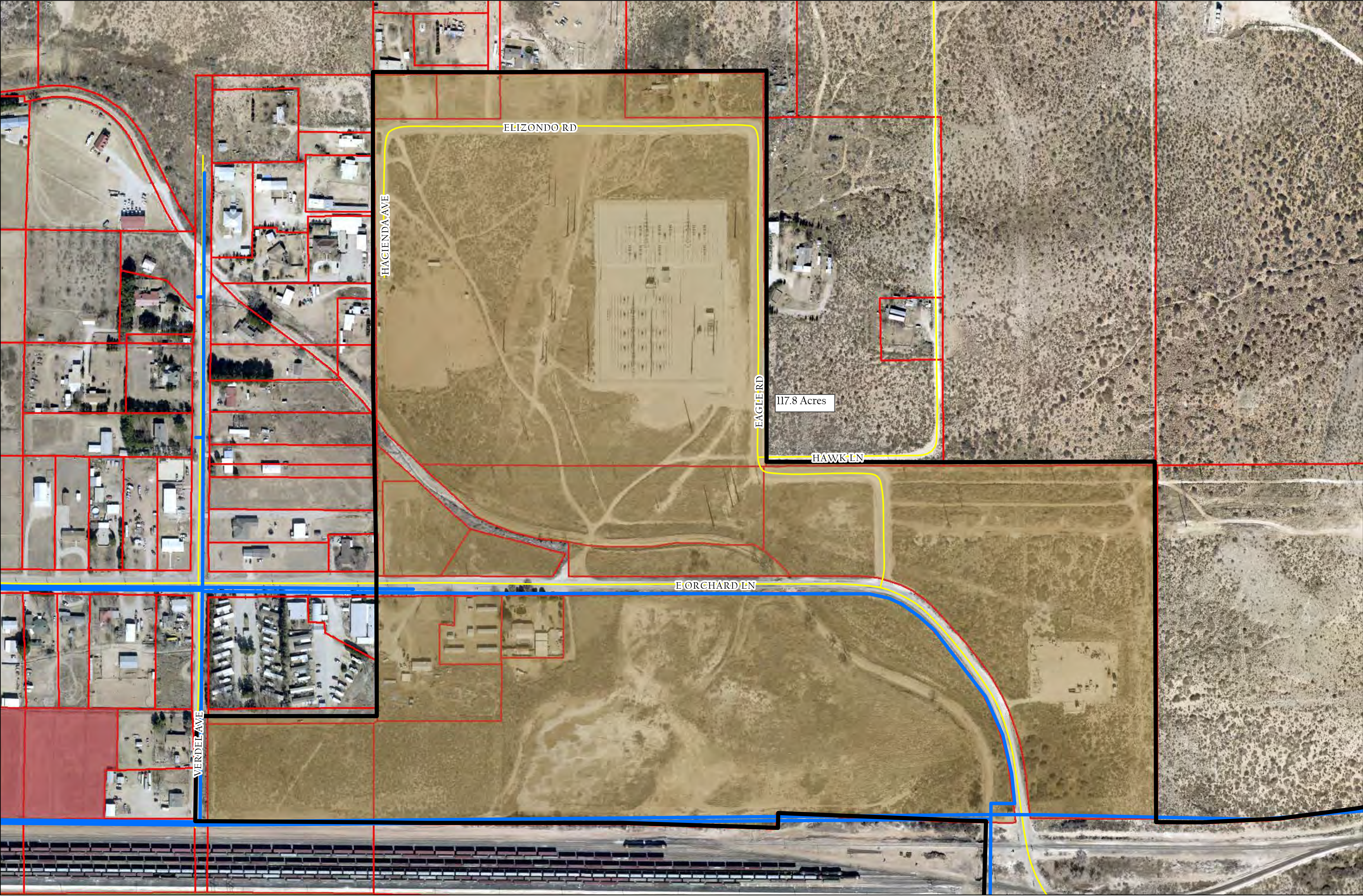
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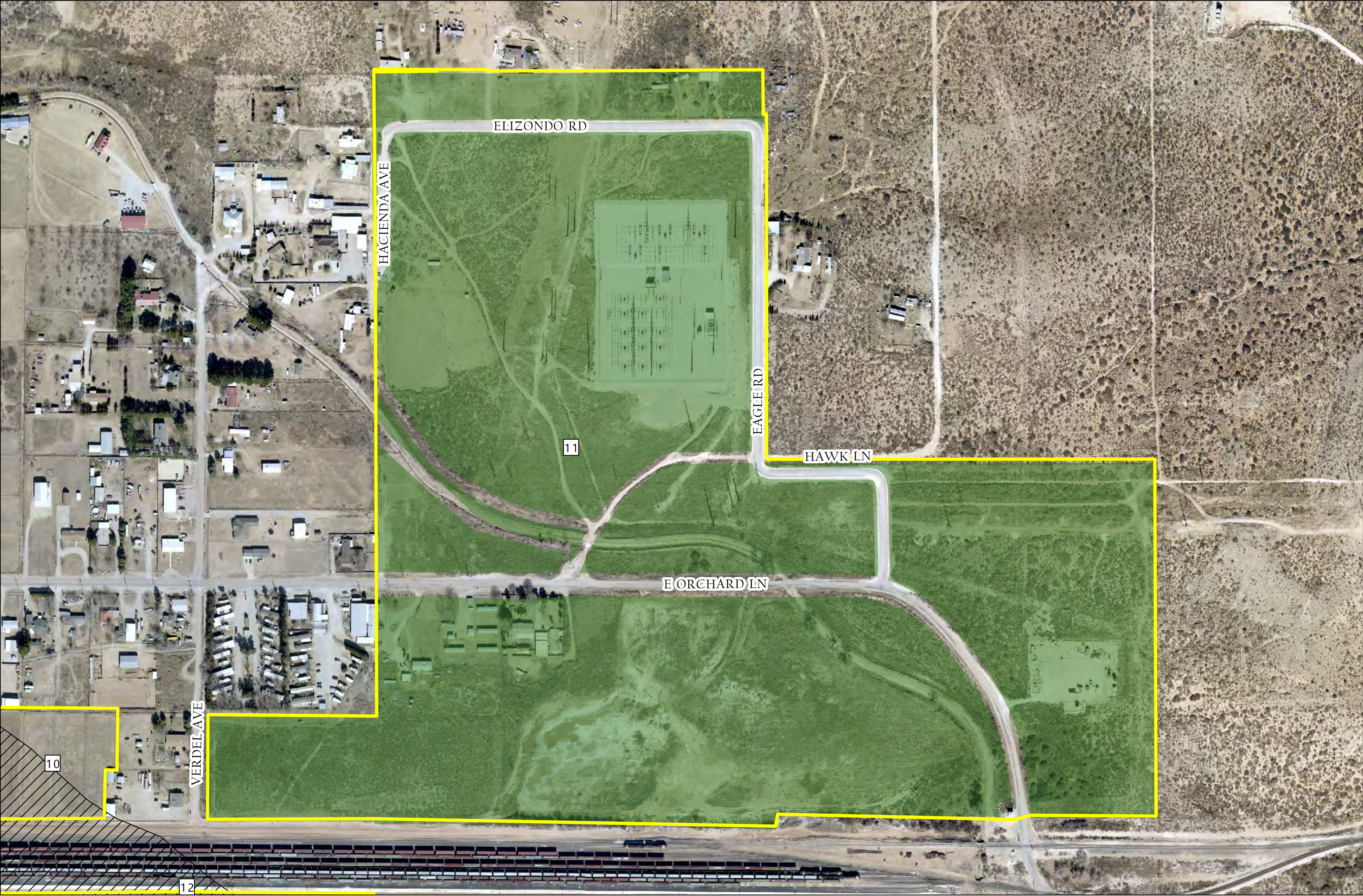




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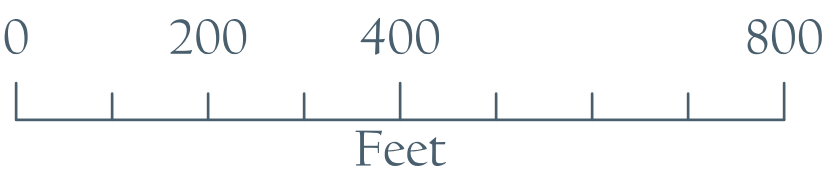
Zone

FEMA Flood Zone

A

Zoning

R-R



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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

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**PROPERTY IDENTIFICATION NUMBER:** 11

**LOCATION (address, closest intersection):** 1651 E. Orchard Ln,  
E. Orchard Ln and Eagle Road

**EXISTING SITE CONDITIONS:**

- Acreage: 117.8 acres
- Number of Parcels: 15
- Existing Development/Structures: A few houses and mobile homes, storage yard, large electrical substation, and large drainage catch basin.
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☒ Public (City, County, State, BLM): City of Carlsbad
  - ☒ Private: SW Public Service Co (Xcel Energy), Orchard Farm Trust, Sonia Braddock, and Others
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Reagan loam 0-1% slopes: 40.5%, Atoka loam 1-3% slopes: 31.2%, Upton gravelly loam 0-9% slopes: 13.7%, Simona-Bippus complex 0-5% slopes: 6.8%, and others <4% each
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Substantial slope from the NE to the SSW into the drainage catch basin.
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: \_\_\_\_\_
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☒ More than 500 feet from siteNotes: No City sewer in this area.
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
Builders Call Line: 800-628-2121 or [BCL-TXNM@xcelenergy.com](mailto:BCL-TXNM@xcelenergy.com)  
790 S Buchanan, Amarillo, TX 79101  
Fax: 800-628-5221  
Local: 1601 Commerce Drive, Carlsbad, NM 88220  
800-895-4999  
View information about [planning a project](#) or [applying for service online](#).
  - ❖ Gas – NM Gas Company  
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800-505-4844 or 575-748-1241  
Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



**ROADWAYS:**

- Existing Access: E. Orchard Ln.
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Collector

**ZONING AND LAND USE:**

- Existing Zoning: R-R
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 30/20' front/street, 20' rear, side varies by building height
  - ❖ Lot Area: 10,890 square feet and 75-foot width with utilities
  - ❖ Density: 4 du per acre with utilities
  - ❖ Height: 40 feet
- Potential Gross and Net Density/Yield: 376 homes assuming 1/4-acre lots with utilities.  
117 lots if no City sewer service is provided.
- Approval Process: Subdivision for future development, or zone change if higher densities are desired and utilities are available.  
\_\_\_\_\_
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Mobile homes and low to medium density residential mostly to west.
  - ☒ Industrial: Railroad tracks to south of site; Xcel electrical substation north of E. Orchard
  - ☐ Commercial: \_\_\_\_\_
  - ☐ Existing Planning Overlays: \_\_\_\_\_

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Sunset, 923 Walter Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
    - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
    - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
  - Parks: Riverview Park
- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
  - ❖ [Affordable Housing Ordinance](#)
  - ❖ [Application for Affordable Housing Contribution](#)
- Metropolitan Redevelopment Area [future]

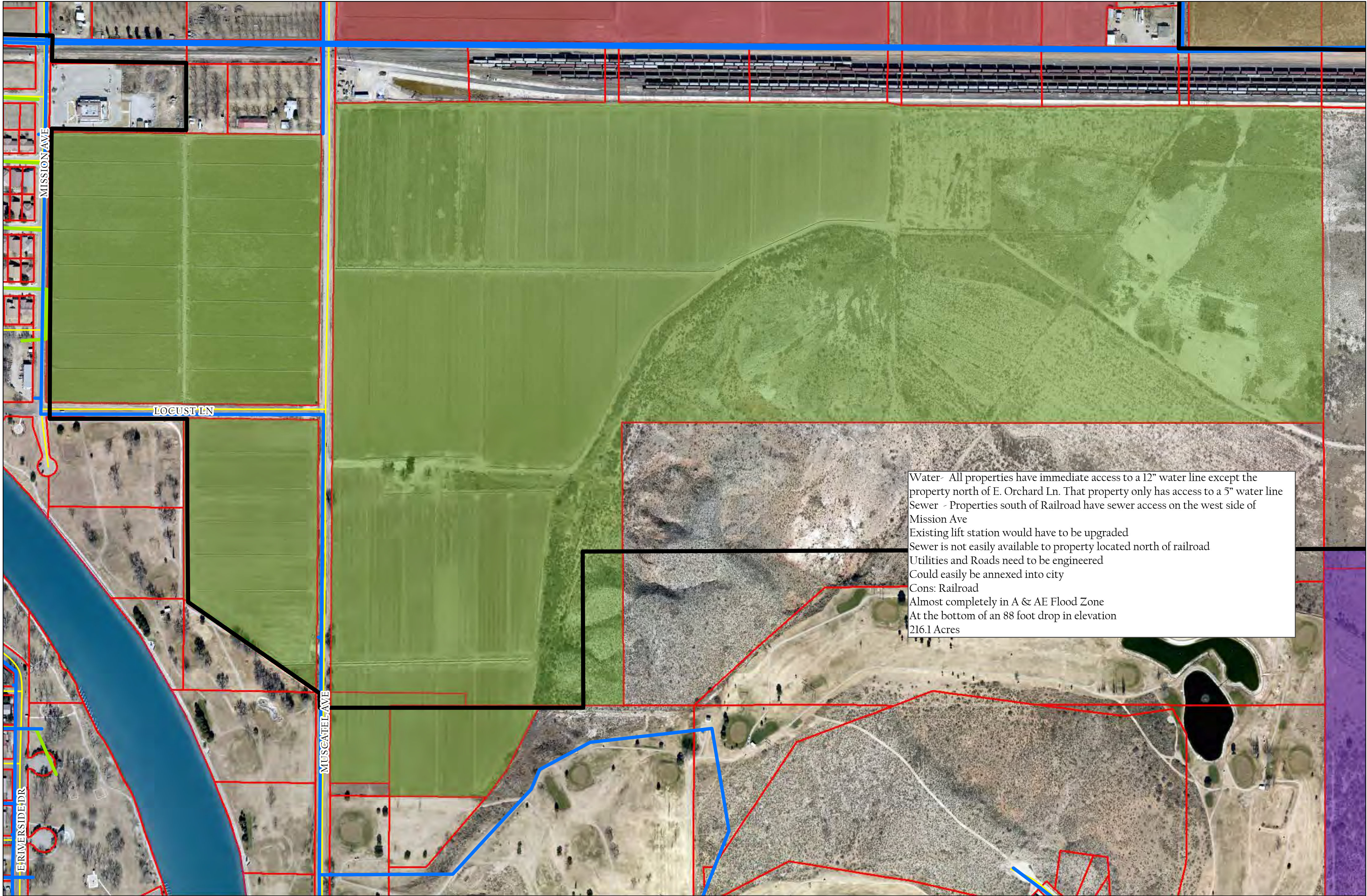
**RESOURCES:**

- [City Plans and Publications](#)
- [Annexation Application](#)
- [Zoning Change Application](#)
- [Conditional Use Permit Application](#)
- [Subdivision Approval Application](#)
- [Variance from Zoning or Subdivision Ordinance Application](#)
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- [Floodplain Development Permit Application](#)
- [Address Assignment Application](#)
- [Temporary Use Application](#)

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 City of Carlsbad  
 Planning, Engineering, and Regulation Department  
 101 N Halagueno  
 Carlsbad, NM 88221  
 575-885-1185









Zone

FEMA Flood Zone

A

AE

C-2

PUD

R-1

R-2

R-R

A horizontal scale bar with markings at 0, 250, 500, and 1,000 feet. The word 'Feet' is centered below the bar.

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

City of Carlsbad  
Engineering Department



# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

The following form and attached maps provide an overview of the due diligence issues, opportunities, and constraints for each residential growth site identified on the map. Information provided is based on data available and is for reference purposes only. No warranty is made regarding the accuracy, completeness, reliability, or usefulness of the information presented. Potential developers must conduct their own due diligence, as necessary.

**PROPERTY IDENTIFICATION NUMBER:** 12

**LOCATION (address, closest intersection):** 1108 Muscatel Ave,  
Muscatel Ave. and Locust Ln.

**EXISTING SITE CONDITIONS:**

- Acreage: 216.1 acres
- Number of Parcels: 5
- Existing Development/Structures: Vacant and agricultural land
- Within or Adjacent to City Limits: Both
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Orchard Farm Trust and Tracy, Francis G & Eddy, George G Estate
- Environmental Conditions (based on available information)
  - ☒ Within Existing Flood Plain: Zones A and AE
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Harkey very fine sandy loam 0-1% slopes: 59.6%, Harkey sandy loam 0-1% slopes: 10.9%, Atoka loam 0-1% slopes: 7.0%, Gypsum land-Cottonwood complex 0-3% slopes: 6.8%, and others <6% each
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: 88-foot drop on site
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: 12-inch line

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- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: West of Mission Ave.

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- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
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Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



## ROADWAYS:

- Existing Access: Muscatel Ave. and Mission Ave.
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Collector (Muscatel)

## ZONING AND LAND USE:

- Existing Zoning: R-R and County
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 0/20' front/street, 20' rear, side varies by building height
  - ❖ Lot Area: 10,890 square feet and 75-foot width with utilities
  - ❖ Density: 4 du per acre in City with utilities
  - ❖ Height: 40 feet
- Potential Gross and Net Density/Yield: 560 units assuming 1/4-acre lots with utilities and excluding area of hill. 1 acre minimum lot size for County property.
- Approval Process: Annexation and Establishment of Zoning for County portion, subdivision for development, or zone change for City portion if higher densities desired. May subdivide County portion without annexation at lower potential densities.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: New PUD zoned subdivision on west side of Mission Ave.
  - ☒ Industrial: Railroad tracks border northern edge of zone.
  - ☐ Commercial: \_\_\_\_\_
  - ☐ Existing Planning Overlays: \_\_\_\_\_

## PROXIMITY TO SERVICES:

- Schools
  - ❖ Elementary School: Craft, 406 W. Lea Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
    - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
    - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
  - Parks: Riverview Park and Pecos River Village Recreation Area
- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
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  - ❖ [Housing Analysis and Strategic Plan](#)
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- Metropolitan Redevelopment Area [future]

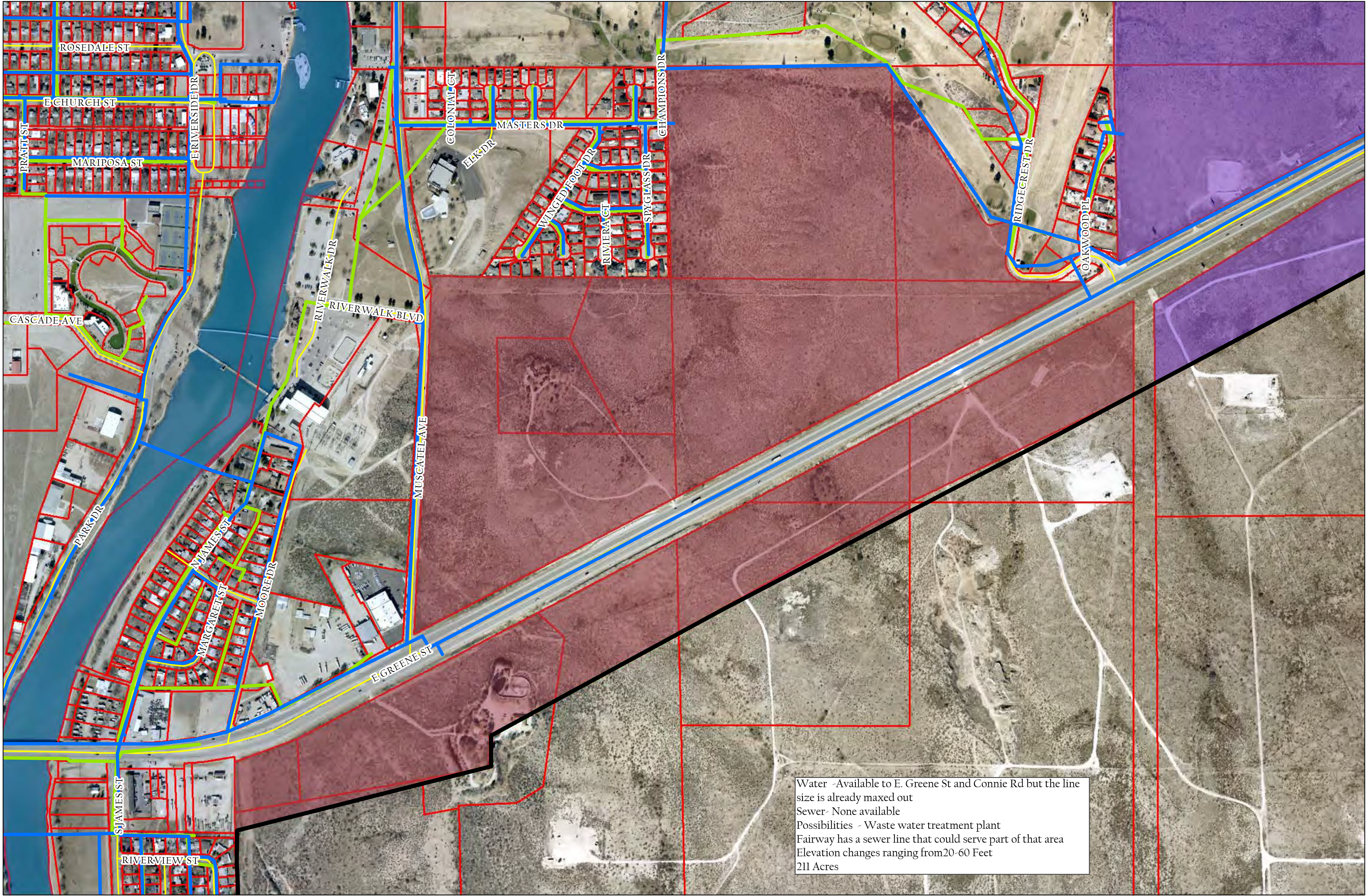
**RESOURCES:**

- [City Plans and Publications](#)
- [Annexation Application](#)
- [Zoning Change Application](#)
- [Conditional Use Permit Application](#)
- [Subdivision Approval Application](#)
- [Variance from Zoning or Subdivision Ordinance Application](#)
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- [Floodplain Development Permit Application](#)
- [Address Assignment Application](#)
- [Temporary Use Application](#)

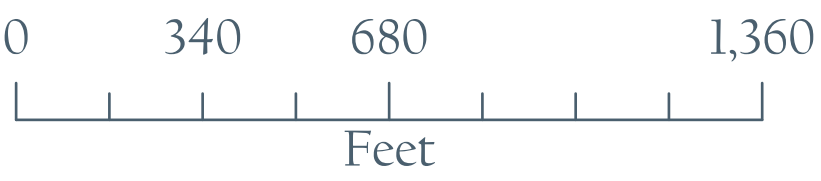
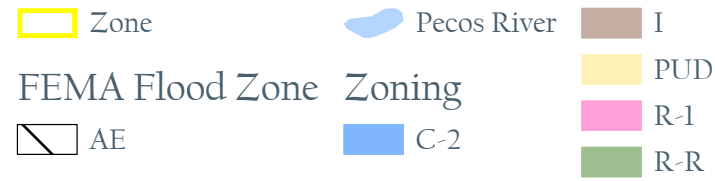
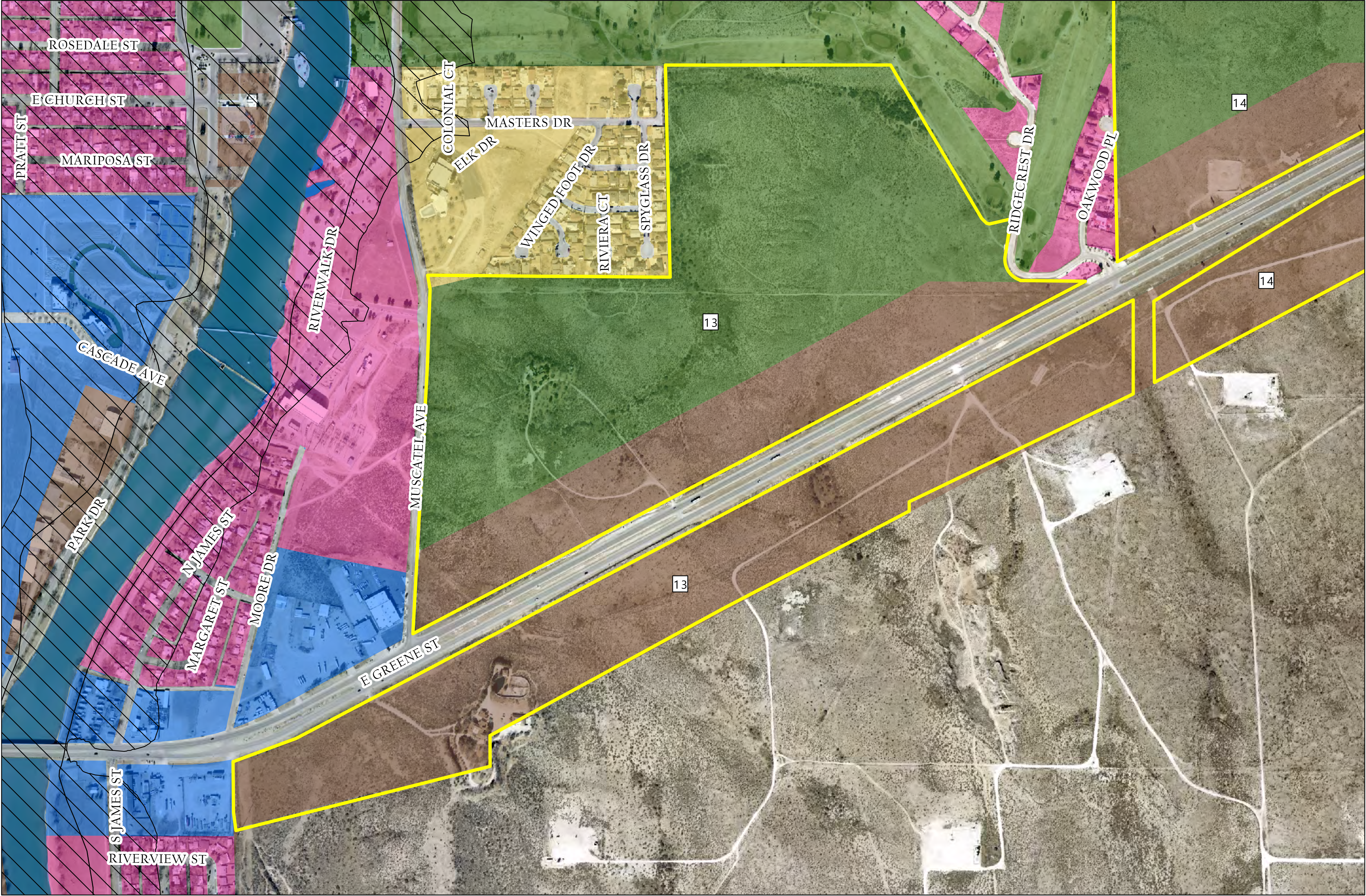
For more information on the above applications and any related fees, please contact:

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 101 N Halagueno  
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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

The following form and attached maps provide an overview of the due diligence issues, opportunities, and constraints for each residential growth site identified on the map. Information provided is based on data available and is for reference purposes only. No warranty is made regarding the accuracy, completeness, reliability, or usefulness of the information presented. Potential developers must conduct their own due diligence, as necessary.

**PROPERTY IDENTIFICATION NUMBER:** 13

**LOCATION (address, closest intersection):** 802 E. Greene Street,  
E. Greene Street and Muscatel Ave.

**EXISTING SITE CONDITIONS:**

- Acreage: 211 acres
- Number of Parcels: 13
- Existing Development/Structures: Mostly vacant with one or two large houses, dirt driveways, and access roads to oil and gas development.
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Ridgecrest Development, Murphy, Elaine Mead Revocable Trust, and Others
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Upton gravelly loam 0-9% slopes: 96.3%, Anthony sandy loam 0-1% slopes: 2.9%, and Harkey very fine sandy loam 0-1% slopes: 0.9%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: 20 to 60-foot elevation changes
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: Line in E. Greene is maxed out.
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: Within golf course and subdivision to north of zone.
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
Builders Call Line: 800-628-2121 or [BCL-TXNM@xcelenergy.com](mailto:BCL-TXNM@xcelenergy.com)  
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Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



## ROADWAYS:

- Existing Access: E. Greene Street and Muscatel Ave.
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Principal Arterial (E. Greene)

## ZONING AND LAND USE:

- Existing Zoning: R-R and I (along highway)
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 30/20' front/street, 20' rear, side varies by building height
  - ❖ Lot Area: 10,890 square feet and 75-foot width with utilities (R-R)
  - ❖ Density: 4 du per acre with utilities (R-R)
  - ❖ Height: 40 feet; N/A in I except as regulated by the FAA
- Potential Gross and Net Density/Yield: 675 lots assuming 1/4-acre lot size with utilities or 460 lots if excluding area of zone located south of E. Greene St.
- Approval Process: Zone Change for I properties to allow residential and Zone Change of other properties if higher densities are desired with subdivisions for future development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: PUD subdivision northwest of site and R-1 at golf course to east.
  - ☒ Industrial: Properties along E. Greene St. currently zoned "I" Industrial District.
  - ☒ Commercial: BLM office and others to west at intersection of E. Greene and Muscatel.
  - ☐ Existing Planning Overlays: \_\_\_\_\_

## PROXIMITY TO SERVICES:

- Schools
  - ❖ Elementary School: Craft, 406 W. Lea Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
    - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
    - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
  - Parks: Pecos River Village Recreation Area and Bataan Recreation Area
- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
  - ❖ [Affordable Housing Ordinance](#)
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- Metropolitan Redevelopment Area [future]

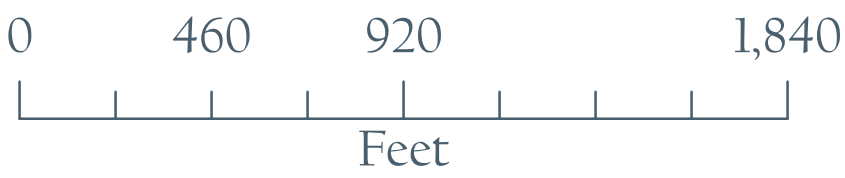
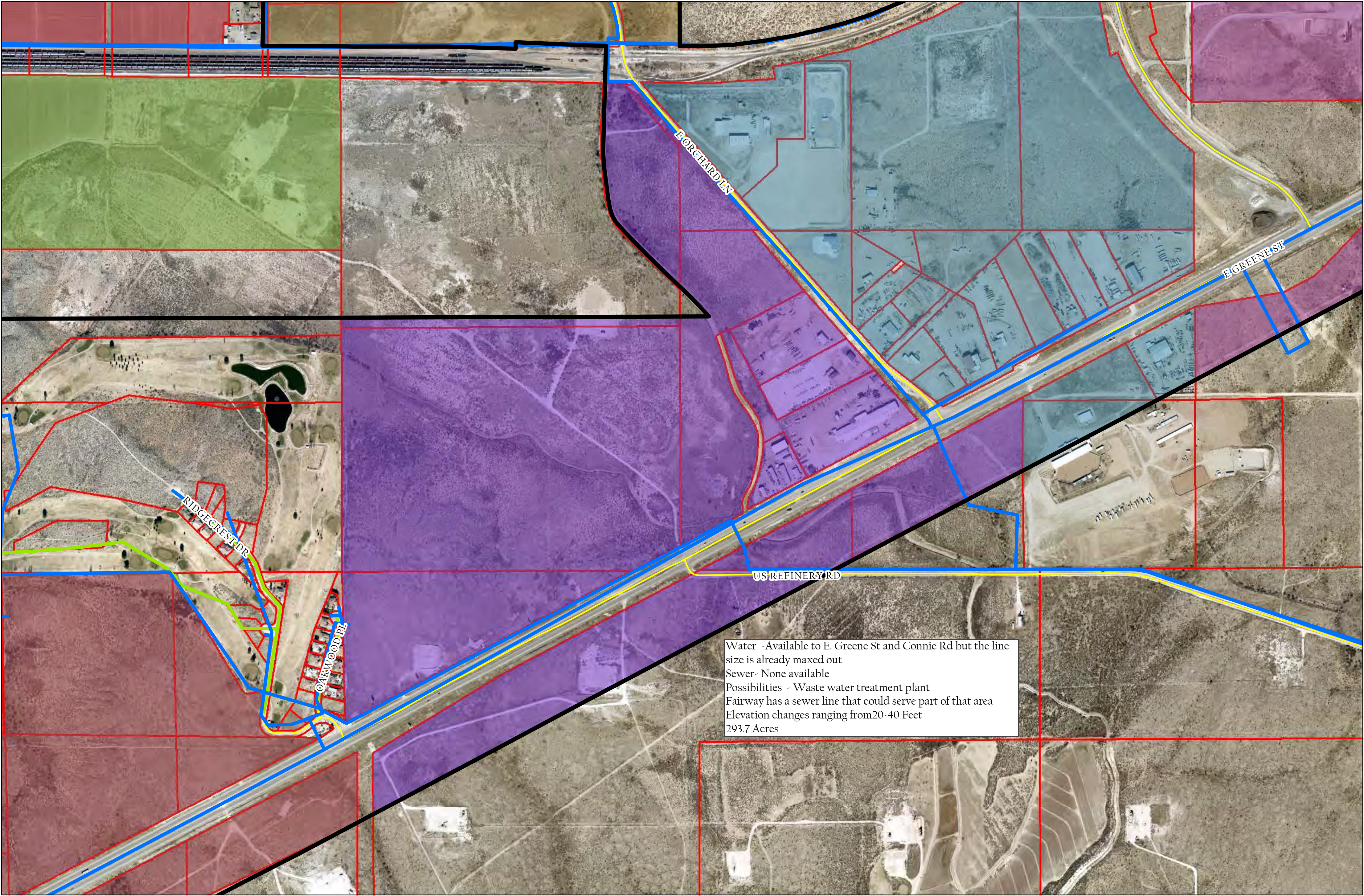
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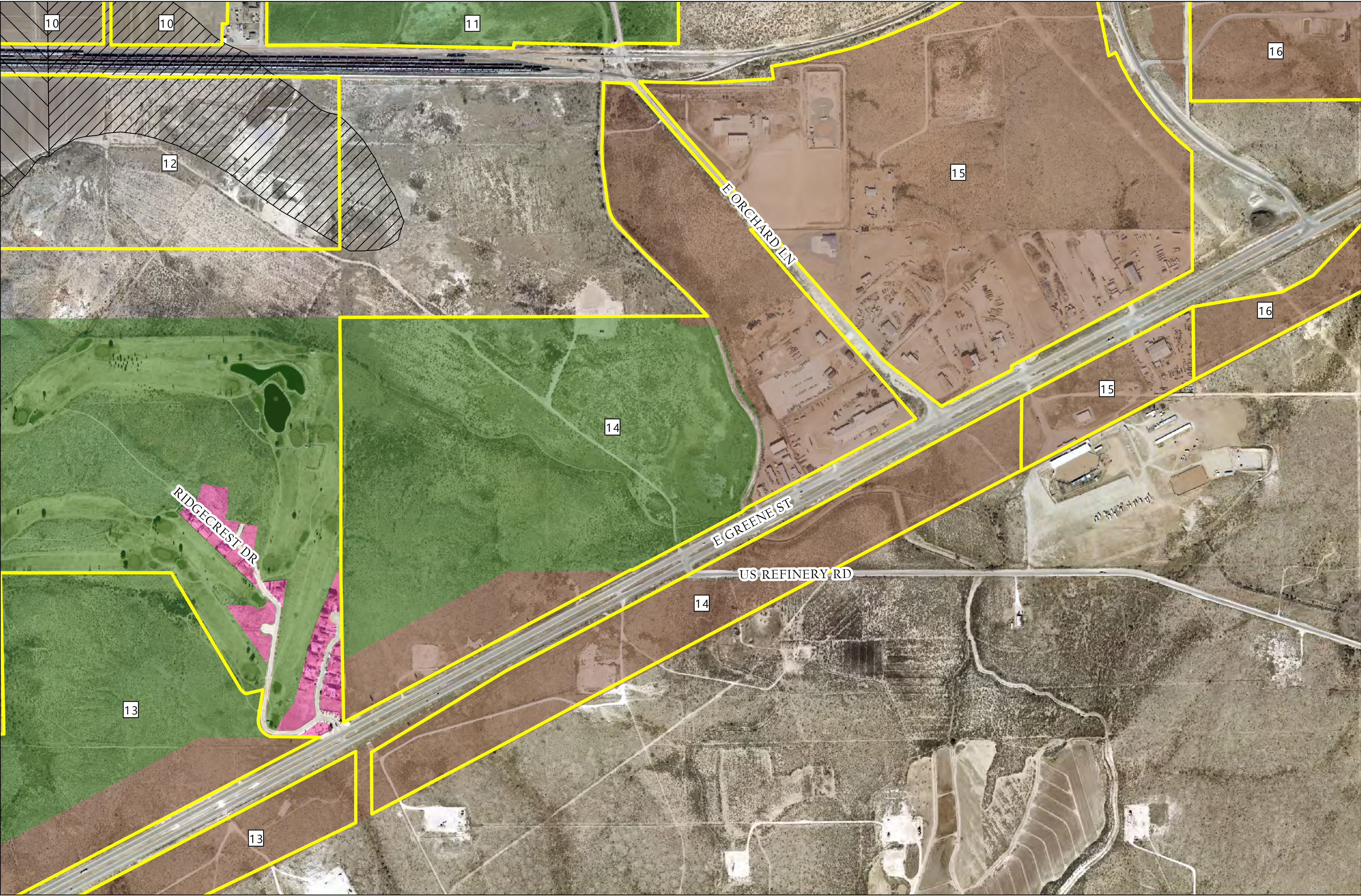
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 Planning, Engineering, and Regulation Department  
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Zone

FEMA Flood Zone

A

AE

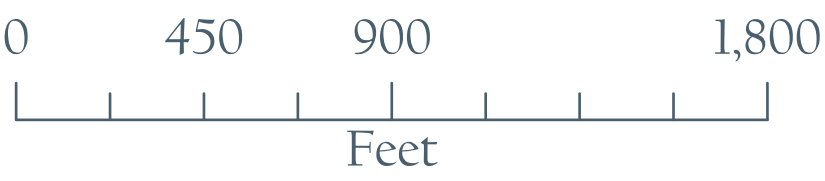
Zoning

I

PUD

R-1

R-R



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City of Carlsbad  
Engineering Department



# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

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**PROPERTY IDENTIFICATION NUMBER:** 14

**LOCATION (address, closest intersection):** 1410, 1420, and 1502 E. Greene Street,  
E. Greene Street and E. Orchard Ln.

**EXISTING SITE CONDITIONS:**

- Acreage: 293.7 acres
- Number of Parcels: 13
- Existing Development/Structures: Industrial storage buildings and offices on  
parcels near the E. Greene and E. Orchard intersection.
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Eddy, Josephine Tracy Revocable Trust, Maxey, Frank K & Naomi Living Trust, and Others
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☒ Hazardous Materials: Possible on industrial-zoned properties.
  - ☒ Soils: Upton gravelly loam 0-9% slopes: 44.0%, Upton soils 1-3% slopes: 17.0%,  
Karro loam 0-1% slopes: 18.2%, Atoka loam 0-1% slopes: 9.0%, and others <8% each
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: 20 to 40-foot elevation changes across site.
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants,  
conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: Line in E. Greene is maxed out.
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: Sewer line within golf course development on west edge of site.
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
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Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



## ROADWAYS:

- Existing Access: E. Greene Street and E. Orchard Ln.
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Principal Arterial (E. Greene)

## ZONING AND LAND USE:

- Existing Zoning: R-R and I
  - Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
  - Development Standards
    - ❖ Setbacks: 30/20' front/street, 20' rear, side varies by building height
    - ❖ Lot Area: 10,890 square feet and 75-foot width with utilities (R-R)
    - ❖ Density: 4 du per acre with utilities (R-R)
    - ❖ Height: 40 feet; N/A in I except as regulated by the FAA
  - Potential Gross and Net Density/Yield: 939 lots assuming 1/4-acre lot size with utilities for entire zone. 844 lots with same assumptions and excluding developed industrial property.
  - Approval Process: Zone Change for I properties to allow residential and Zone Change for other properties if higher densities are desired with subdivisions for future development.
- 
- Adjacent Land Uses and Neighborhood Conditions
    - ☒ Residential: R-1 near golf course on west side of the site.
    - ☒ Industrial: Along E. Greene and E. Orchard east of the site.
    - ☐ Commercial: \_\_\_\_\_
    - ☐ Existing Planning Overlays: \_\_\_\_\_

## PROXIMITY TO SERVICES:

- Schools
  - ❖ Elementary School: Craft, 406 W. Lea Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
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  - Parks: Pecos River Village Recreation Area and Bataan Recreation Area
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**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
  - ❖ [Affordable Housing Ordinance](#)
  - ❖ [Application for Affordable Housing Contribution](#)
- Metropolitan Redevelopment Area [future]

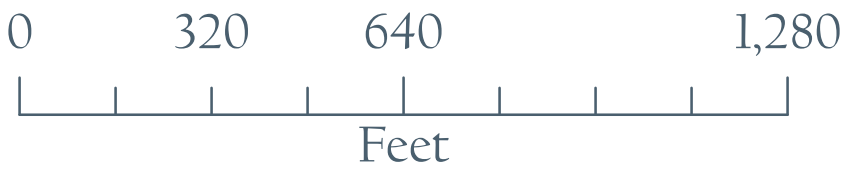
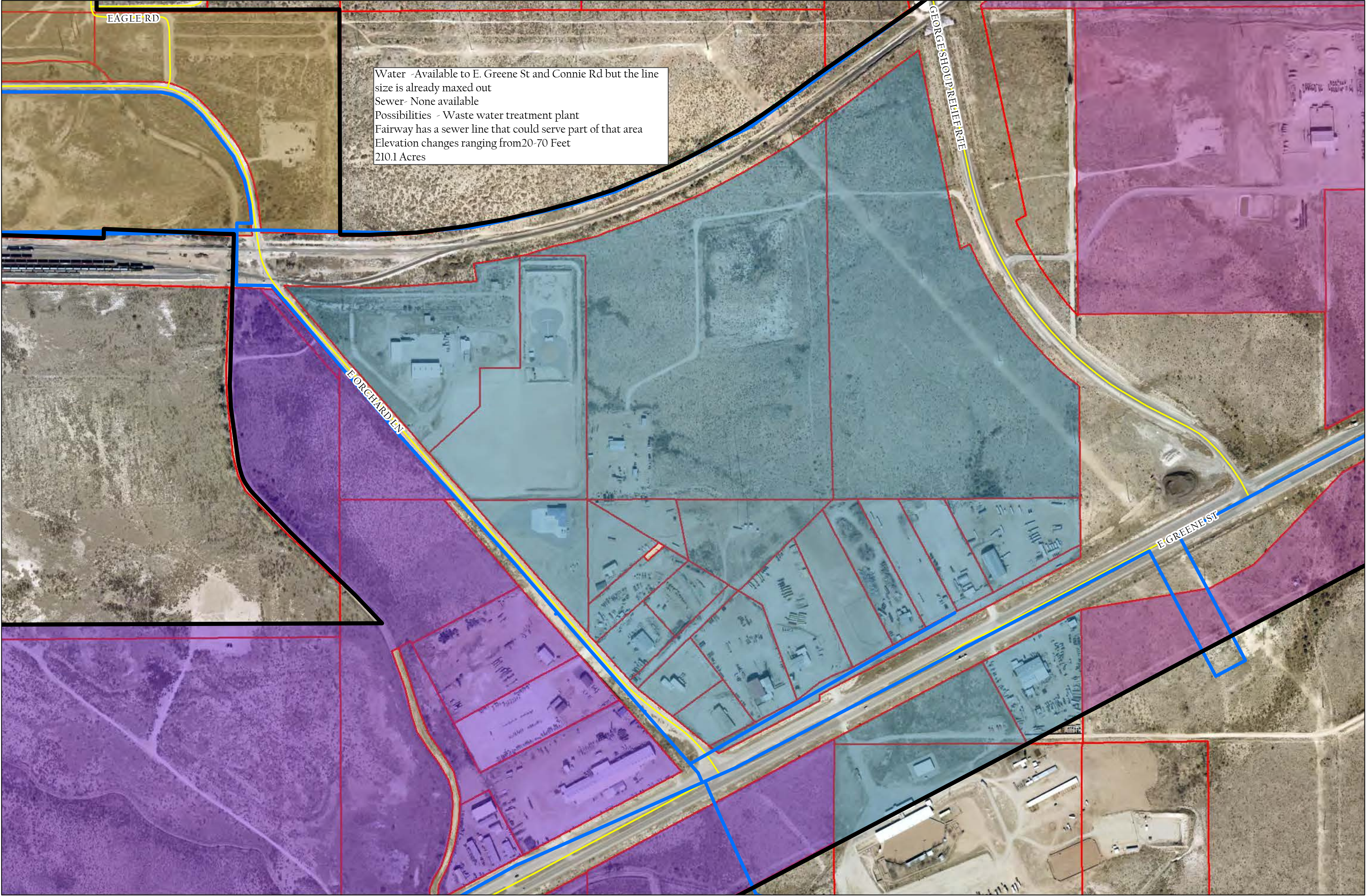
**RESOURCES:**

- [City Plans and Publications](#)
- [Annexation Application](#)
- [Zoning Change Application](#)
- [Conditional Use Permit Application](#)
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- [Variance from Zoning or Subdivision Ordinance Application](#)
- [Drainage and Grading Permit Application](#)
- [Floodplain Development Permit Application](#)
- [Address Assignment Application](#)
- [Temporary Use Application](#)

For more information on the above applications and any related fees, please contact:

Jeff Patterson  
 City of Carlsbad  
 Planning, Engineering, and Regulation Department  
 101 N Halagueno  
 Carlsbad, NM 88221  
 575-885-1185

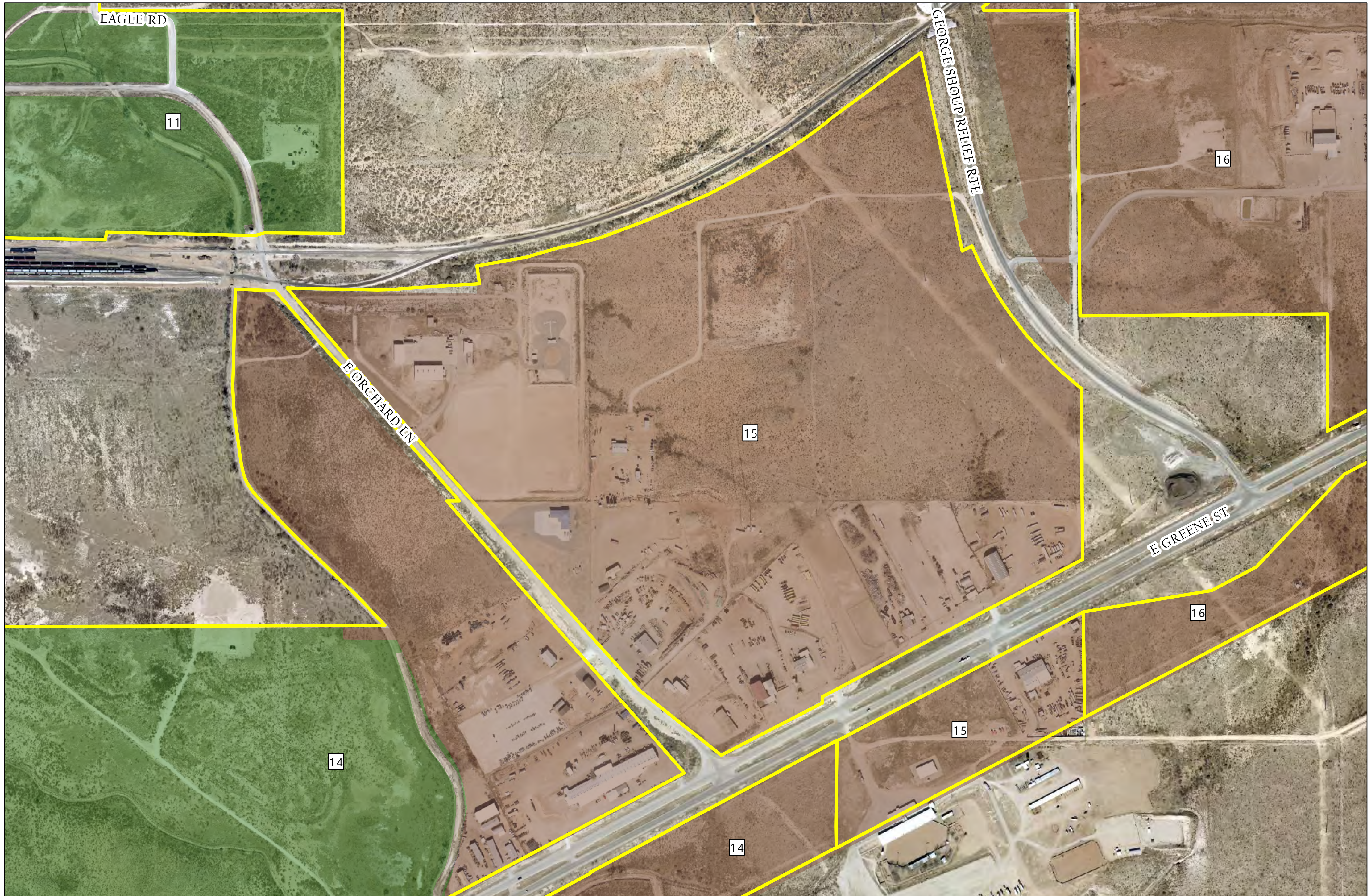




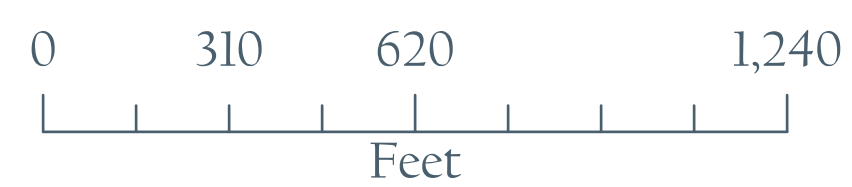
IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.







Zone Zoning R-R  
I



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





# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

The following form and attached maps provide an overview of the due diligence issues, opportunities, and constraints for each residential growth site identified on the map. Information provided is based on data available and is for reference purposes only. No warranty is made regarding the accuracy, completeness, reliability, or usefulness of the information presented. Potential developers must conduct their own due diligence, as necessary.

**PROPERTY IDENTIFICATION NUMBER:** 15

**LOCATION (address, closest intersection):** 1602-1710 E. Greene Street and 1802-2016 E. Orchard Ln, northern corner of E. Greene and E. Orchard intersection.

**EXISTING SITE CONDITIONS:**

- Acreage: 210.1 acres
- Number of Parcels: 21
- Existing Development/Structures: Nearly half developed with industrial storage yards, including metal buildings.
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☒ Public (City, County, State, BLM): BLM
  - ☒ Private: Various
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☒ Hazardous Materials: Possible in the industrial-zoned areas.
  - ☒ Soils: Upton gravelly loam (UG) 0-9% slopes: 80.6%,  
Upton gravelly loam (Uo) 0-9% slopes: 18.3%, and others <1% each
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: 20 to 70-foot elevation changes on site.
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: Line in E. Greene is maxed out.
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☒ More than 500 feet from site

Notes: \_\_\_\_\_
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
Builders Call Line: 800-628-2121 or [BCL-TXNM@xcelenergy.com](mailto:BCL-TXNM@xcelenergy.com)  
790 S Buchanan, Amarillo, TX 79101  
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Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



## ROADWAYS:

- Existing Access: E. Greene Street, E. Orchard Ln, and George Shoup Relief Rte.
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Principal Arterial (E. Greene)

## ZONING AND LAND USE:

- Existing Zoning: I
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 0' front/street, 20' side, and 10' rear only when abutting residential
  - ❖ Lot Area: N/A except 100-foot width required
  - ❖ Density: N/A
  - ❖ Height: N/A except as regulated by the FAA
- Potential Gross and Net Density/Yield: 672 lots assuming R-R 1/4-acre lot size with utilities for entire zone or 320 lots on just the approximately 100 acres of BLM-owned land.
- Approval Process: Zone Change to a district that allows residential uses then subdivision or site plan for future development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☐ Residential: \_\_\_\_\_
  - ☒ Industrial: Half of zone and properties to the west across E. Orchard Ln. developed.
  - ☒ Commercial: Eddy County Sheriff's Posse on south side of E. Greene Street.
  - ☐ Existing Planning Overlays: \_\_\_\_\_

## PROXIMITY TO SERVICES:

- Schools
  - ❖ Elementary School: Craft, 406 W. Lea Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
    - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
    - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
  - Parks: Pecos River Village Recreation Area and Bataan Recreation Area
- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

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- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
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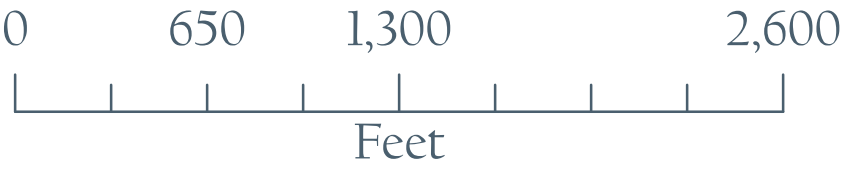
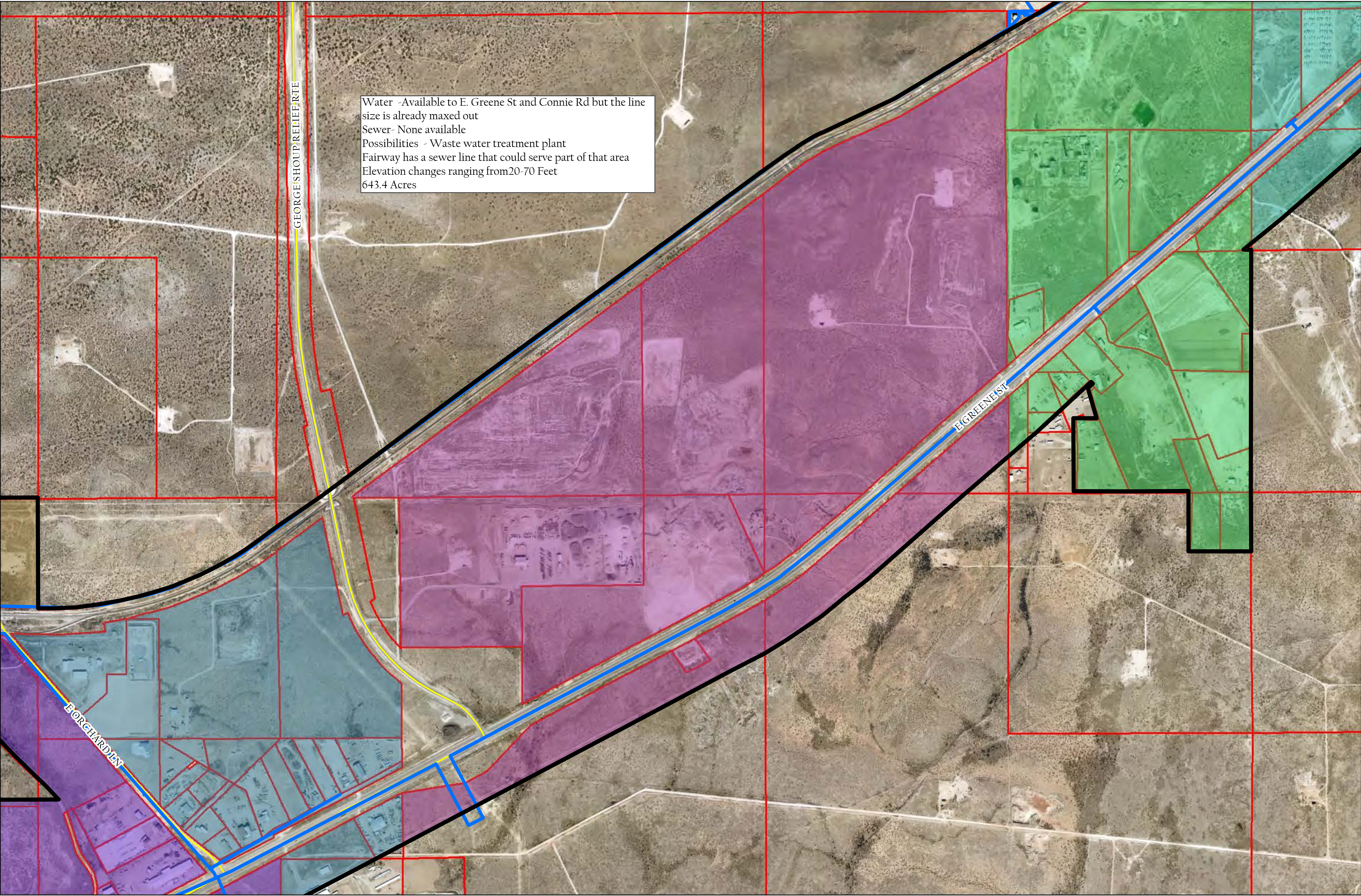
**RESOURCES:**

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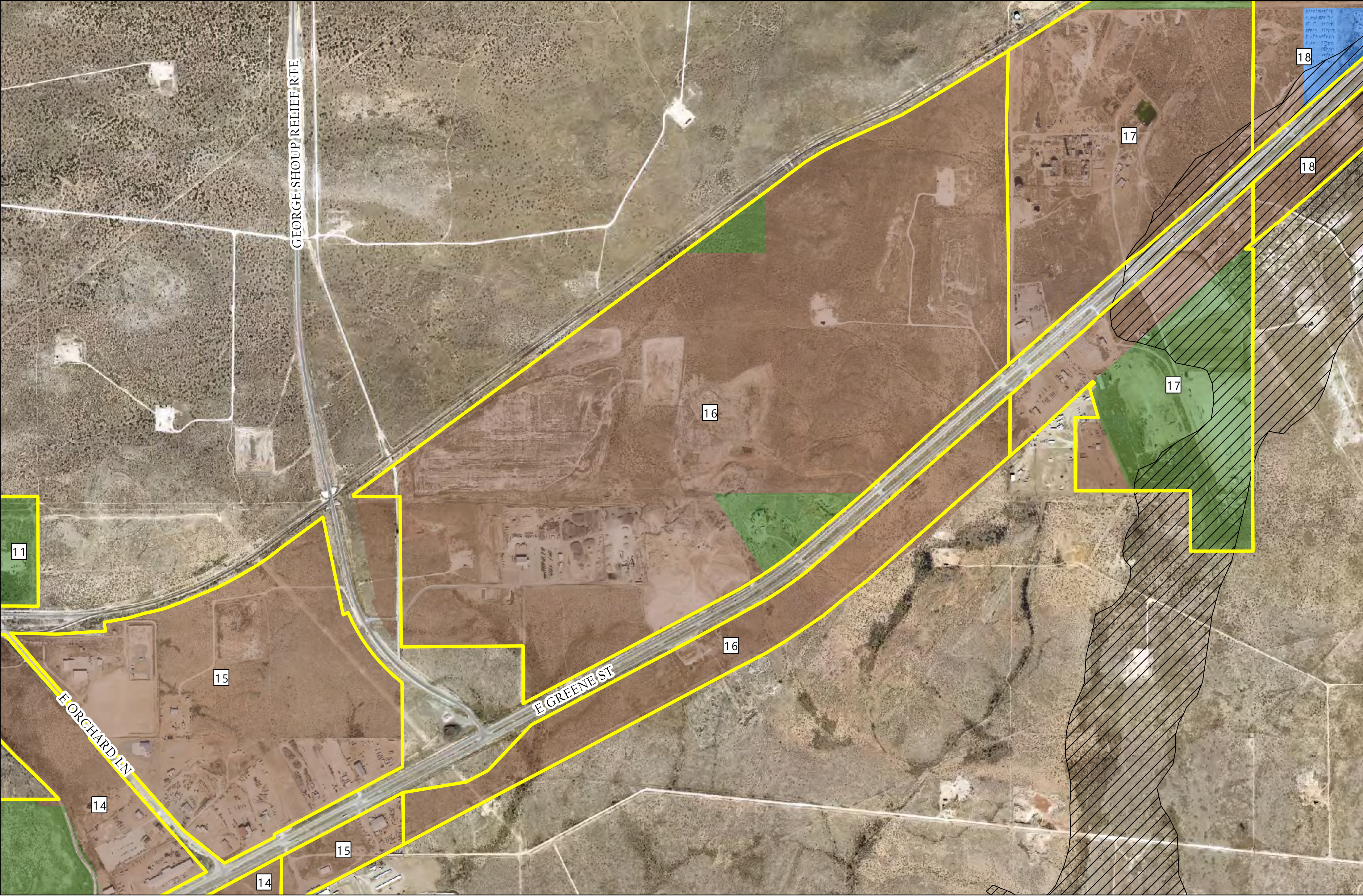




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Zone

FEMA Flood Zone

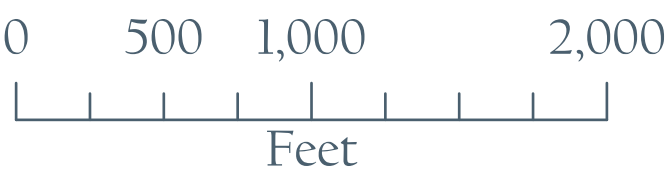
A

Zoning

C-2

I

R-R



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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

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**PROPERTY IDENTIFICATION NUMBER:** 16

**LOCATION (address, closest intersection):** 812 George Shoup Relief Route & 1902-2300 E. Greene Street, George Shoup Relief Route and E. Greene Street.

#### EXISTING SITE CONDITIONS:

- Acreage: 643.4 acres
- Number of Parcels: 11
- Existing Development/Structures: Gravel pit or other materials plant and yard; north, east, and southern portions of zone are mostly vacant with one residence.
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☒ Public (City, County, State, BLM): BLM
  - ☒ Private: Light, Bradley Testament Trust & BES Properties LLC; HB Properties LLC; Shoup, David & Christy Child Irrevocable Trust; and Stephenson, Daniel J
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Upton gravelly loam 0-9% slopes: 40.7%, Tonuco-Berino loamy sands 0-5% slopes: 36.9%, Simona gravelly fine sandy loam 0-3% slopes: 20.5%, and Mined land: 1.9%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: 20 to 70-foot elevation changes on site.
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ⦿ Within adjacent right-of-way
  - Within 500 feet of site
  - More than 500 feet from site

Notes: Line in E. Greene is maxed out.

---
- Sewer Service
  - Within adjacent right-of-way
  - Within 500 feet of site
  - ⦿ More than 500 feet from site

Notes: Existing sewer over 9,000 LF to the SW along E. Greene St.

---
- Storm Drainage
  - Within adjacent right-of-way
  - Within 500 feet of site
  - More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
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Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



## ROADWAYS:

- Existing Access: E. Greene Street and George Shoup Relief Rte.
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Principal Arterial

## ZONING AND LAND USE:

- Existing Zoning: I and R-R
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 0' front/street, 20' side, and 10' rear only when abutting residential
  - ❖ Lot Area: N/A except 100-foot width required
  - ❖ Density: N/A
  - ❖ Height: N/A except as regulated by the FAA
- Potential Gross and Net Density/Yield: 2,058 lots assuming R-R 1/4-acre lot size with utilities for entire zone. 514 lots without utilities.
- Approval Process: Zone Change to a district that allows residential uses for most of site and subdivision or site plans for future development. Development of utility infrastructure necessary for smaller lot sizes.
- Adjacent Land Uses and Neighborhood Conditions
  - ☐ Residential: \_\_\_\_\_
  - ☒ Industrial: Gravel mining in zone and oil field services along highway to east and west.
  - ☐ Commercial: \_\_\_\_\_
  - ☐ Existing Planning Overlays: \_\_\_\_\_

## PROXIMITY TO SERVICES:

- Schools
  - ❖ Elementary School: Craft, 406 W. Lea Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
    - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
    - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
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- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

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- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
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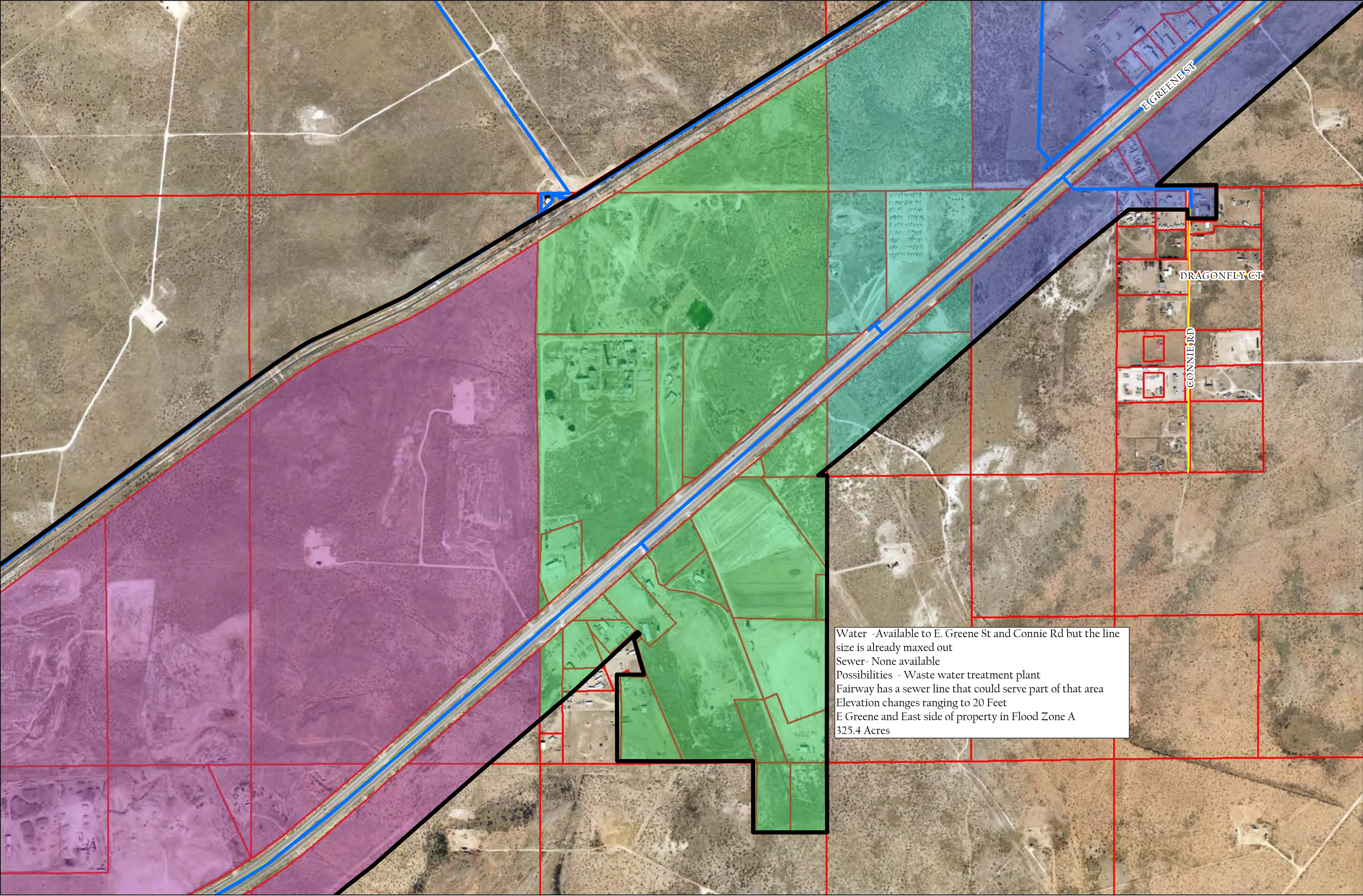
**RESOURCES:**

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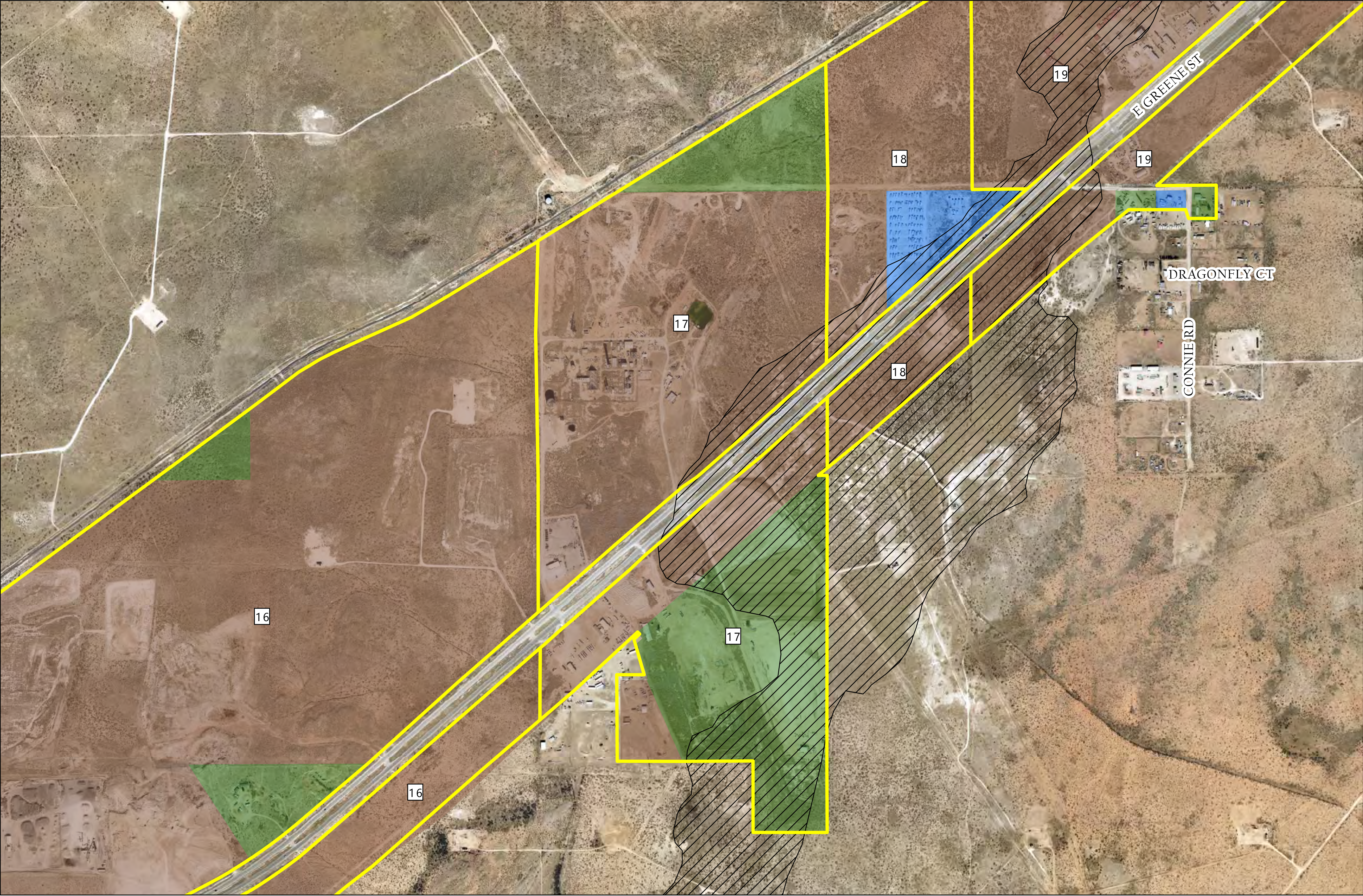
Jeff Patterson  
 City of Carlsbad  
 Planning, Engineering, and Regulation Department  
 101 N Halagueno  
 Carlsbad, NM 88221  
 575-885-1185





Water -Available to E. Greene St and Connie Rd but the line size is already maxed out  
Sewer- None available  
Possibilities - Waste water treatment plant  
Fairway has a sewer line that could serve part of that area  
Elevation changes ranging to 20 Feet  
E Greene and East side of property in Flood Zone A  
325.4 Acres





Zone

FEMA Flood Zone

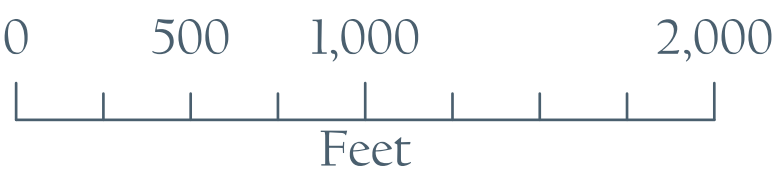
A

Zoning

C-2

I

R-R



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City of Carlsbad  
Engineering Department



# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

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**PROPERTY IDENTIFICATION NUMBER:** 17

**LOCATION (address, closest intersection):** 2404-2601 E. Greene Street,  
E. Greene Street and Connie Road

**EXISTING SITE CONDITIONS:**

- Acreage: 325.4 acres
- Number of Parcels: 28
- Existing Development/Structures: Oil field services including offices and storage buildings; RV park
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☒ Public (City, County, State, BLM): BLM
  - ☒ Private: Ace's Structural Steel Erection, Zeke Hernandez Enterprises LLC, Sands Development LLC, and Others
- Environmental Conditions (based on available information)
  - ☒ Within Existing Flood Plain: E. Greene and east side of property in Zone A
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Gypsum land-Reeves complex 0-3% slopes, eroded: 53.4%, Simona gravelly fine sandy loam 0-3% slopes: 37.9%, Reeves-Gypsum land complex 0-3% slopes: 8.1%, and other: 0.6%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Up to 20-foot elevation changes
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☉ Within adjacent right-of-way
  - Within 500 feet of site
  - More than 500 feet from site

Notes: Line in E. Greene is maxed out.

---
- Sewer Service
  - Within adjacent right-of-way
  - Within 500 feet of site
  - ☉ More than 500 feet from site

Notes: Existing sewer over 16,000 LF SW along E. Greene St.

---
- Storm Drainage
  - Within adjacent right-of-way
  - Within 500 feet of site
  - More than 500 feet from site
  - ☑ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
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Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



**ROADWAYS:**

- Existing Access: E. Greene Street
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Principal Arterial

**ZONING AND LAND USE:**

- Existing Zoning: I and R-R
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 0' front/street, 20' side, and 10' rear only when abutting residential
  - ❖ Lot Area: N/A except 100-foot width required
  - ❖ Density: N/A
  - ❖ Height: N/A except as regulated by the FAA
- Potential Gross and Net Density/Yield: 1,041 lots assuming R-R 1/4-acre lot sizes with utilities for entire zone. 260 lots without utilities.
- Approval Process: Zone Change to a district that allows residential uses for large portion of site that is currently zoned I and subdivision or site plans for future development. Development of utility infrastructure necessary for smaller lot sizes.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: RV park to east on north side of E. Greene Street.
  - ☒ Industrial: Uses within zone described above; largely vacant surrounding.
  - ☐ Commercial: \_\_\_\_\_
  - ☐ Existing Planning Overlays: \_\_\_\_\_

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Craft, 406 W. Lea Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
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**RESOURCES:**

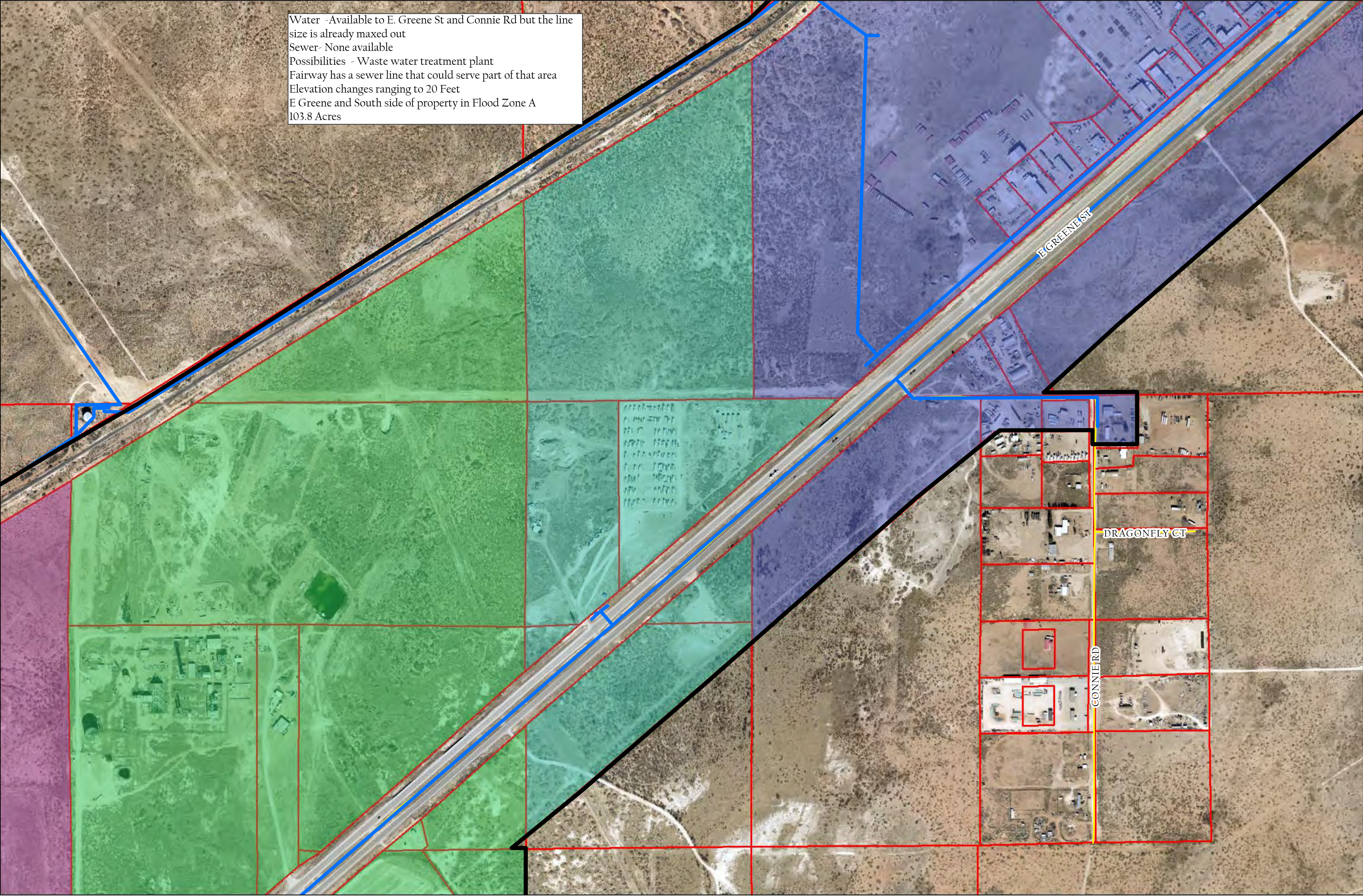
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Water - Available to E. Greene St and Connie Rd but the line size is already maxed out  
Sewer- None available  
Possibilities - Waste water treatment plant  
Fairway has a sewer line that could serve part of that area  
Elevation changes ranging to 20 Feet  
E Greene and South side of property in Flood Zone A  
103.8 Acres



City Boundary

Parcel

Water

17

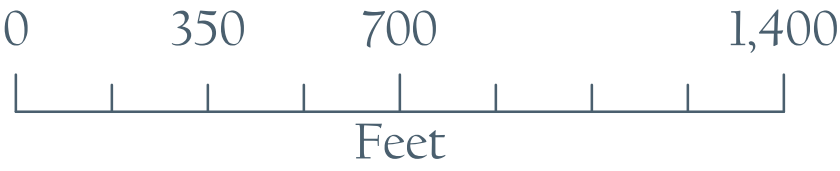
18

19

16

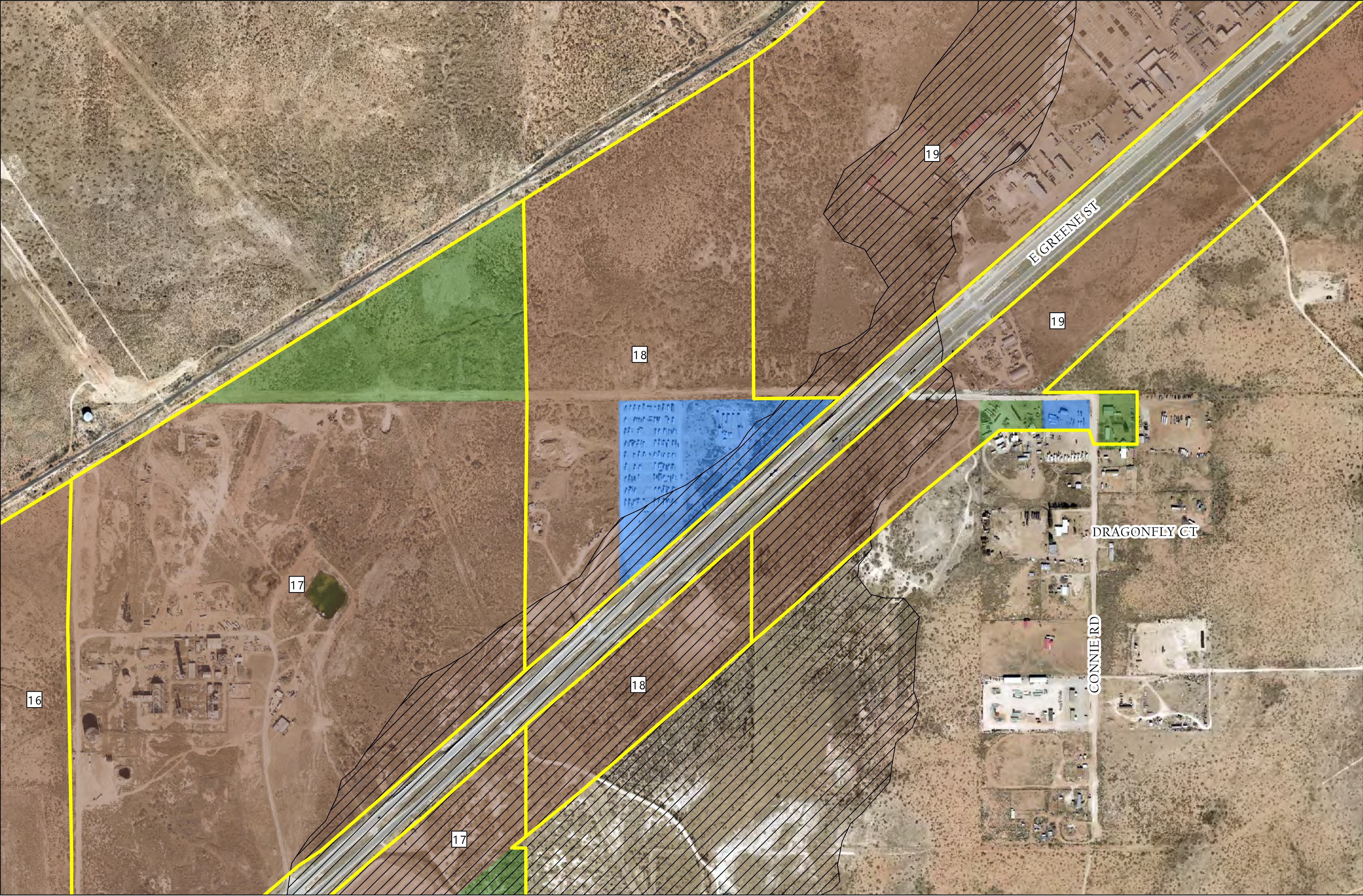
Zones

Roads



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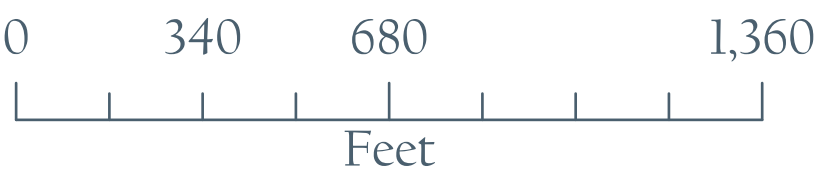




Zone  
FEMA Flood Zone  
A

Zoning  
C-2  
I

R-R



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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

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**PROPERTY IDENTIFICATION NUMBER:** 18

**LOCATION (address, closest intersection):** 2608-2700 E. Greene Street,  
E. Greene Street and Connie Road

**EXISTING SITE CONDITIONS:**

- Acreage: 103.8 acres
- Number of Parcels: 6
- Existing Development/Structures: RV park on north side of E. Greene Street.
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☒ Public (City, County, State, BLM): BLM
  - ☒ Private: AOK RV Getaway LLC, Quality Transport Inc., and Moore, Carl F Jr & Alice P Revocable Trust
- Environmental Conditions (based on available information)
  - ☒ Within Existing Flood Plain: E. Greene and south side of property in Zone A
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Gypsum land-Reeves complex 0-3% slopes, eroded: 100%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Up to 20-foot elevation changes
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☉ Within adjacent right-of-way
  - Within 500 feet of site
  - More than 500 feet from site

Notes: Line size in E. Greene is maxed out.
- Sewer Service
  - Within adjacent right-of-way
  - Within 500 feet of site
  - ☉ More than 500 feet from site

Notes: Existing sewer is approximately 3.63 miles to the SW along E. Greene St.
- Storm Drainage
  - Within adjacent right-of-way
  - Within 500 feet of site
  - More than 500 feet from site
  - ☑ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
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Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



## ROADWAYS:

- Existing Access: E. Greene Street
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Principal Arterial

## ZONING AND LAND USE:

- Existing Zoning: I and C-2
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 0' front/street, 20' side, and 10' rear only when abutting residential
  - ❖ Lot Area: N/A except 100-foot width required
  - ❖ Density: N/A
  - ❖ Height: N/A except as regulated by the FAA
- Potential Gross and Net Density/Yield: 332 lots assuming R-R 1/4-acre lot size with utilities. 83 lots without utilities.
- Approval Process: Zone Change to a district that allows residential uses and subdivision or site plan for future development. Development of utility infrastructure necessary for smaller lot sizes.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: RV park to southwest; RV park and storage yards to southeast.
  - ☒ Industrial: Oil field services east of zone on north side of E. Greene Street.
  - ☐ Commercial: \_\_\_\_\_
  - ☐ Existing Planning Overlays: \_\_\_\_\_

## PROXIMITY TO SERVICES:

- Schools
  - ❖ Elementary School: Craft, 406 W. Lea Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
    - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
    - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
  - Parks: Pecos River Village Recreation Area and Bataan Recreation Area
- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
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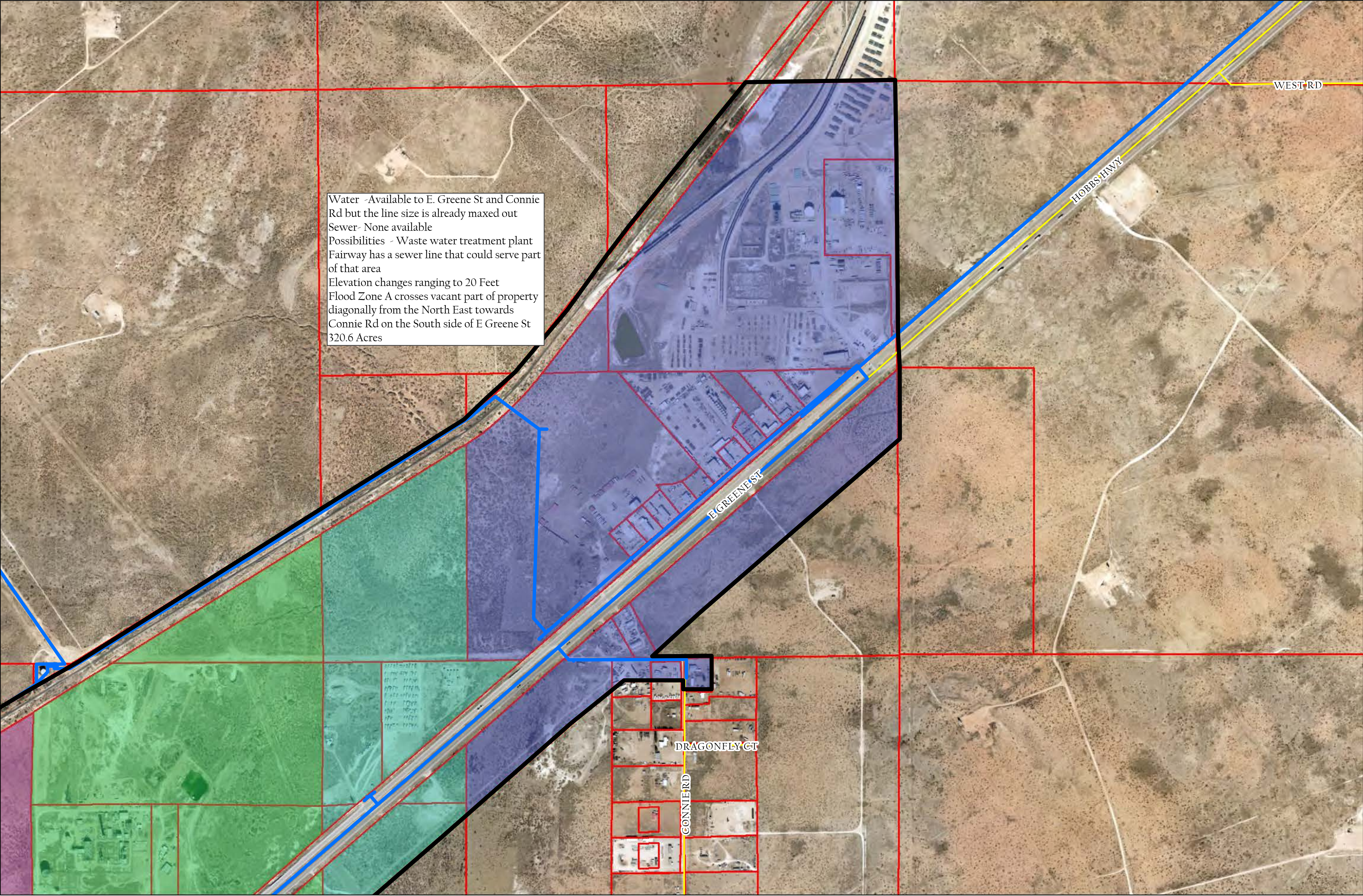
**RESOURCES:**

- [City Plans and Publications](#)
- [Annexation Application](#)
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- [Temporary Use Application](#)

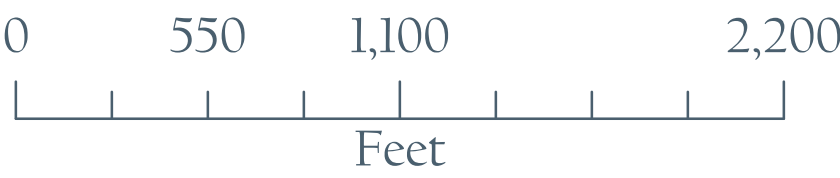
For more information on the above applications and any related fees, please contact:

Jeff Patterson  
 City of Carlsbad  
 Planning, Engineering, and Regulation Department  
 101 N Halagueno  
 Carlsbad, NM 88221  
 575-885-1185





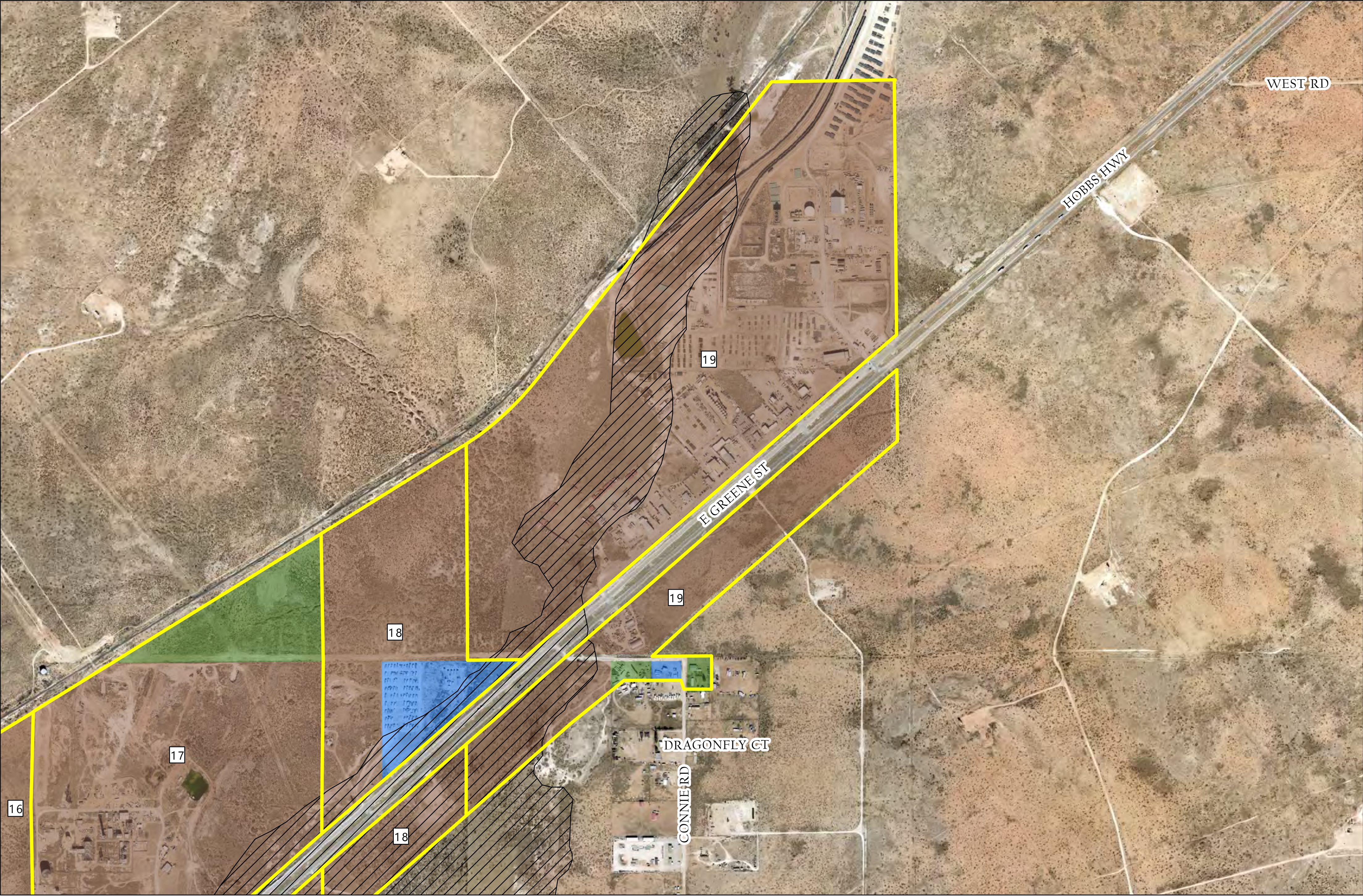
Water - Available to E. Greene St and Connie Rd but the line size is already maxed out  
Sewer- None available  
Possibilities - Waste water treatment plant  
Fairway has a sewer line that could serve part of that area  
Elevation changes ranging to 20 Feet  
Flood Zone A crosses vacant part of property diagonally from the North East towards Connie Rd on the South side of E Greene St  
320.6 Acres



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Zone

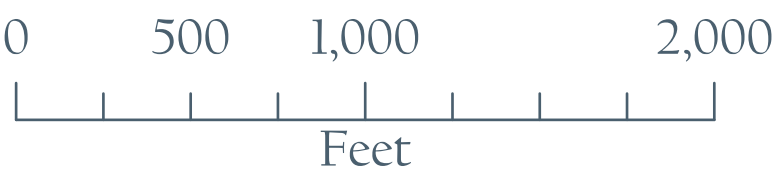
FEMA Flood Zone

A

Zoning

C-2

I

R-R

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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

The following form and attached maps provide an overview of the due diligence issues, opportunities, and constraints for each residential growth site identified on the map. Information provided is based on data available and is for reference purposes only. No warranty is made regarding the accuracy, completeness, reliability, or usefulness of the information presented. Potential developers must conduct their own due diligence, as necessary.

**PROPERTY IDENTIFICATION NUMBER:** 19

**LOCATION (address, closest intersection):** 2901-2915 Connie Road and 2904-3308 E. Greene Street, E. Greene Street and Connie Road

#### EXISTING SITE CONDITIONS:

- Acreage: 320.6 acres
- Number of Parcels: 22
- Existing Development/Structures: Largely developed on north side of E. Greene Street with oil field services and rail spur; small RV parks and storage in southern portion of zone.
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☒ Public (City, County, State, BLM): BLM, City of Carlsbad
  - ☒ Private: Carroll, Raymond & Whitmoyer, Julie, Mesa Properties of Carlsbad LLC, Nabors Well Services LTD, Cetane Energy LLC, and Others
- Environmental Conditions (based on available information)
  - ☒ Within Existing Flood Plain: Zone A crosses from north to the Connie Road intersection
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Gypsum land-Reeves complex 0-3% slopes, eroded: 87.2% and Cottonwood-Reeves loams, overflow, 0-3% slopes: 12.8%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Up to 20-foot elevation changes
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☉ Within adjacent right-of-way
  - Within 500 feet of site
  - More than 500 feet from site

Notes: Available up to E. Greene and Connie intersection, but line is maxed out.
- Sewer Service
  - Within adjacent right-of-way
  - Within 500 feet of site
  - ☉ More than 500 feet from site

Notes: Existing sewer more than 4 miles SW along E. Greene St.
- Storm Drainage
  - Within adjacent right-of-way
  - Within 500 feet of site
  - More than 500 feet from site
  - ☑ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
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## ROADWAYS:

- Existing Access: E. Greene Street
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Principal Arterial

## ZONING AND LAND USE:

- Existing Zoning: I and R-R
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 0' front/street, 20' side, and 10' rear only when abutting residential
  - ❖ Lot Area: N/A except 100-foot width required
  - ❖ Density: N/A
  - ❖ Height: N/A except as regulated by the FAA
- Potential Gross and Net Density/Yield: 512 lots assuming R-R 1/4-acre lots with utilities over 50% of zone given existing development. 128 lots without utilities on same 50% of zone.
- Approval Process: Zone Change to a district that allows residential uses and subdivision or site plan for future development. Development of utility infrastructure necessary for smaller lot sizes.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Combination residential, RV park, and storage along Connie Road to south.
  - ☒ Industrial: Half of zone developed with oil field services, largely vacant surrounding zone.
  - ☐ Commercial: \_\_\_\_\_
  - ☐ Existing Planning Overlays: \_\_\_\_\_

## PROXIMITY TO SERVICES:

- Schools
  - ❖ Elementary School: Craft, 406 W. Lea Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
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- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
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**RESOURCES:**

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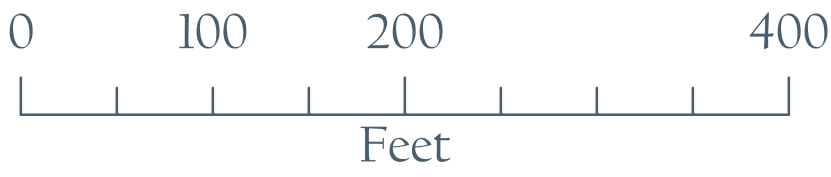
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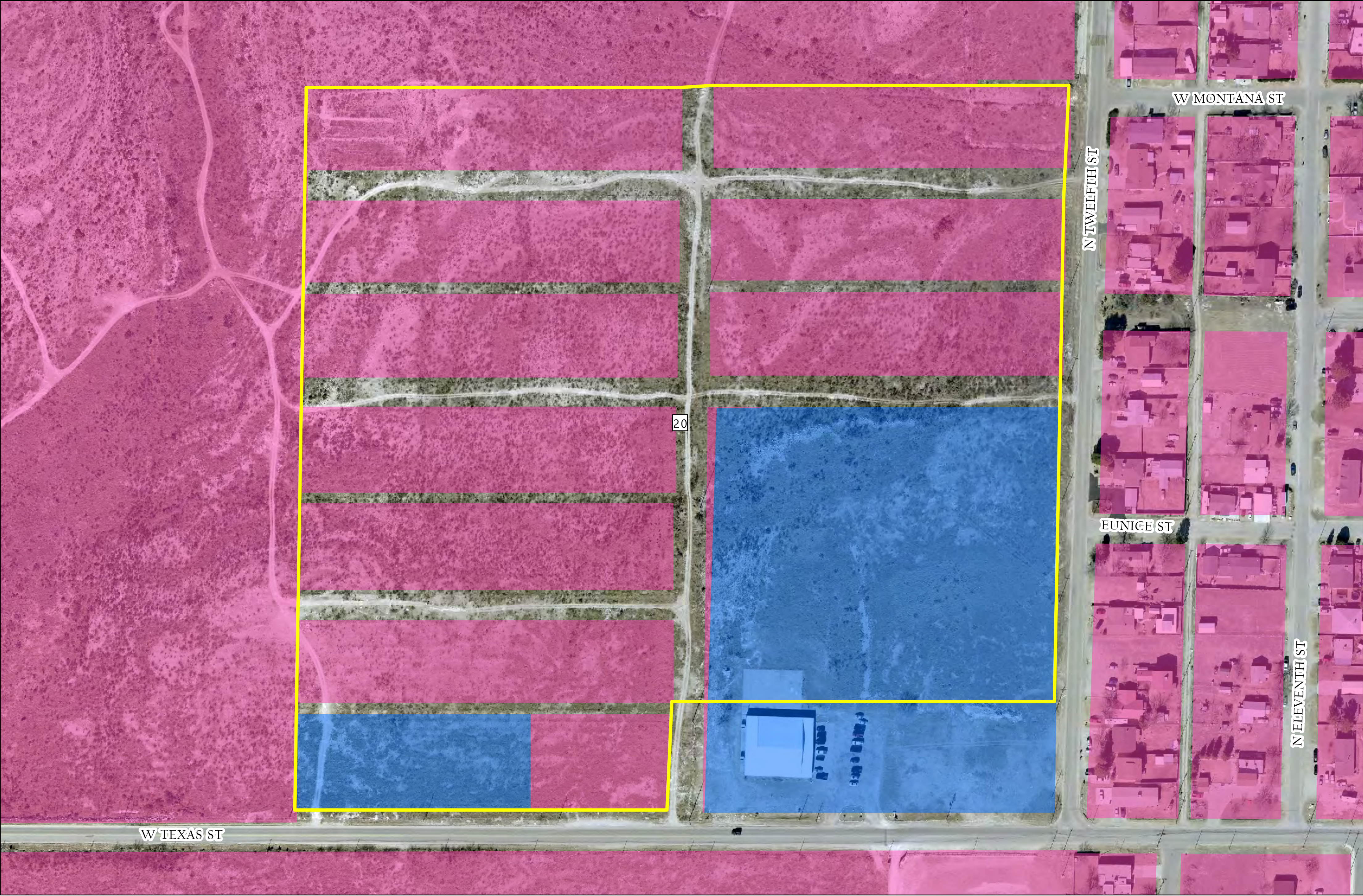
Inside city limits  
Water - 10" line approximately 285' away (W Arkansas St)  
Sewer - 850' from entrance to subdivision (Texas & 11<sup>th</sup> St)  
Sewer Alternate line - 250' from N 11<sup>th</sup> & N 12<sup>th</sup> St  
Roads would be tied into W Texas St and 11<sup>th</sup> St  
Cons: Very hard rock terrain  
Over 60' drop in elevation from NW to SE corner of subdivision  
Water/Sewer/Roads Need Engineering  
33.1 Acres



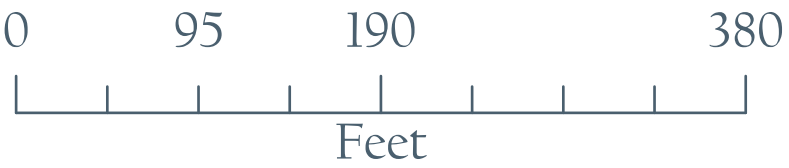
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Zone Zoning R-1  
C-2



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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

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**PROPERTY IDENTIFICATION NUMBER:** 20

**LOCATION (address, closest intersection):** 3116 W. Texas,  
W. Texas and N. Twelfth Streets

#### EXISTING SITE CONDITIONS:

- Acreage: 33.1 acres
- Number of Parcels: 90
- Existing Development/Structures: Vacant
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Stephens, Michael E; Advanced Pest & Weed Management; Isbell, Allen and Others
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Upton gravelly loam (UG) 0-9% slopes: 93.7%,  
Ector stony loam 0-9% slopes: 4.8%, and Upton gravelly loam (Uo) 0-9% slopes: 1.6%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: 60-foot drop from NW to SE
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: ~285 feet from 10-inch line at W. Arkansas Street.

---
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☒ More than 500 feet from site

Notes: 850' from line at W. Texas and 11th; Alternate 250' from line between 11th and 12th.

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- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
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Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



**ROADWAYS:**

- Existing Access: W. Texas and N. 12th Streets
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Minor Arterial (W. Texas)

**ZONING AND LAND USE:**

- Existing Zoning: R-1 and C-2
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 30/15' front/street, 10' rear, side varies by building height
  - ❖ Lot Area: 6,000 square feet and 50-foot width
  - ❖ Density: ~7 du per acre
  - ❖ Height: 40 feet
- Potential Gross and Net Density/Yield: 192 lots assuming 6,000 square foot lots over entire zone.
- Approval Process: Building permits for 85 lots already platted and zoned for residential, Zone Change for 5 C-2 properties if single-family desired, conditional use for multi-family or mobile homes on C-2 lots, and vacation and replat if new street layout and additional lots desired.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Medium density houses to the east.
  - ☐ Industrial: \_\_\_\_\_
  - ☒ Commercial: City water facility to north and church to south, otherwise vacant.
  - ☐ Existing Planning Overlays: \_\_\_\_\_

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Hillcrest, 215 N. Sixth Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
    - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
    - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
  - Parks: Bob Forrest Youth Sports Complex, 3001 W. Lea Street
- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

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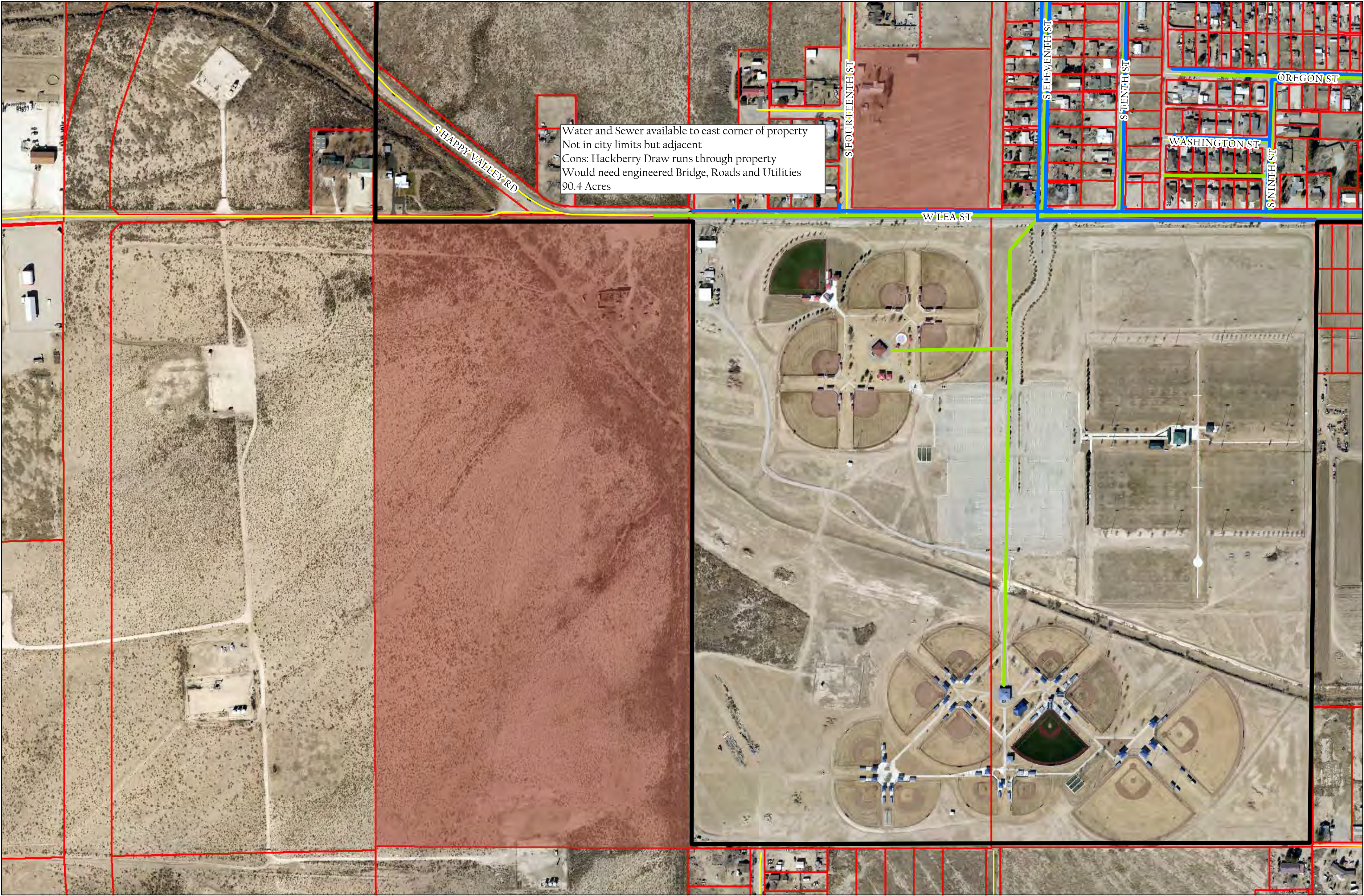
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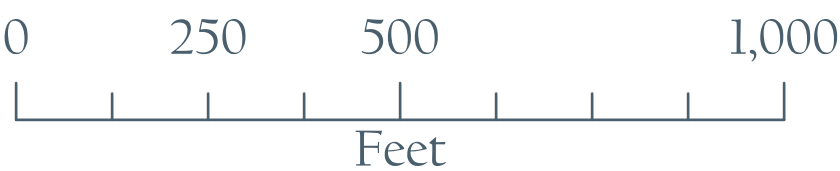
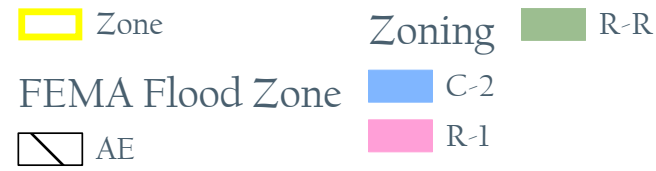
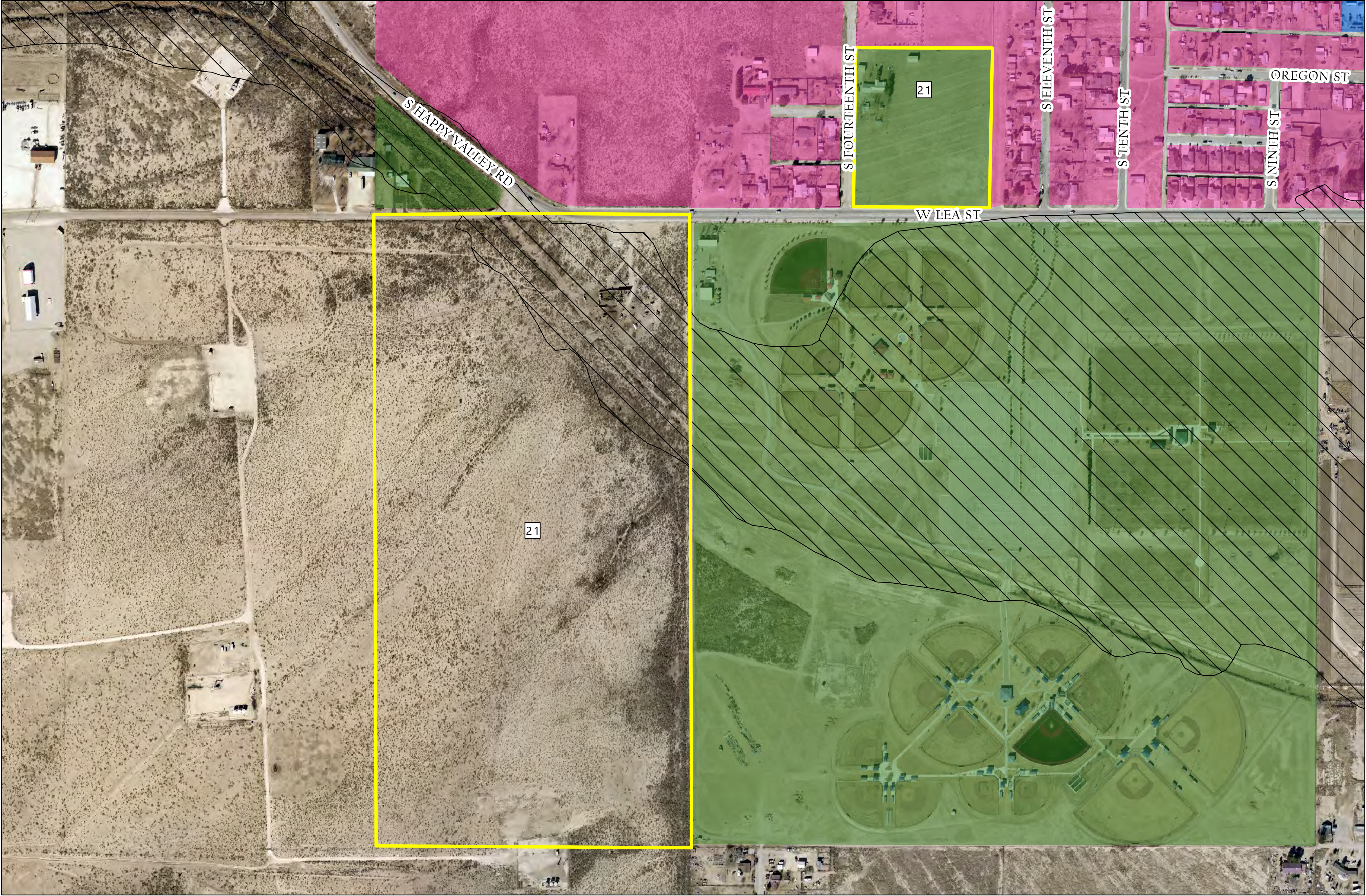
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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

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**PROPERTY IDENTIFICATION NUMBER:** 21

**LOCATION (address, closest intersection):** 604 S. 14th Street and unaddressed parcel west of the Youth Sports Complex, W. Lea Street and S. Happy Valley Road

#### EXISTING SITE CONDITIONS:

- Acreage: 90.4 acres
- Number of Parcels: 2
- Existing Development/Structures: Home and accessory agricultural uses located on 604 S. 14th Street parcel. The second parcel is vacant.
- Within or Adjacent to City Limits: Both
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Hayes Land LP & Hayes Land & Production Co and Branson, Scott & Valerie
- Environmental Conditions (based on available information)
  - ☒ Within Existing Flood Plain: Zone AE (Hackberry Draw) runs across NEC of vacant parcel.
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Reagan-Upton association 0-9% slopes: 87.2%, Reagan loam 1-3% slopes: 6.2%, Reagan loam 0-1% slopes: 5.9%, Upton gravelly loam 0-9% slopes: 0.5%, and Pima silt loam 0-1% slopes: 0.2%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: 40-foot drop from SW to NE
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: \_\_\_\_\_
- Sewer Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: \_\_\_\_\_
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
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Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



**ROADWAYS:**

- Existing Access: W. Lea Street
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Minor Arterial

**ZONING AND LAND USE:**

- Existing Zoning: R-R and County
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 30/20' front/street, 20' rear, side varies by building height
  - ❖ Lot Area: 10,890 square feet and 75-foot width w/ utilities
  - ❖ Density: 4 du per acre with utilities
  - ❖ Height: 40 feet
- Potential Gross and Net Density/Yield: 289 lots assuming 1/4-acre lots and utilities or 525 lots with a Zone Change to R-1 and 6,000 square foot lots.
- Approval Process: Annexation and Establishment of Zoning for parcel in the County, Zone Change if higher densities are desired for property already within City, and subdivision or site plan for future development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Low density/vacant to west with medium density to the east surrounding the sports complex.
  - ☒ Industrial: Very scattered oil and gas development to the west.
  - ☐ Commercial: \_\_\_\_\_
  - ☐ Existing Planning Overlays: \_\_\_\_\_

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Joe Stanley Smith, 505 Alta Vista Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
    - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
    - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
  - Parks: Bob Forrest Youth Sports Complex, 3001 W. Lea Street
- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
  - ❖ [Affordable Housing Ordinance](#)
  - ❖ [Application for Affordable Housing Contribution](#)
- Metropolitan Redevelopment Area [future]

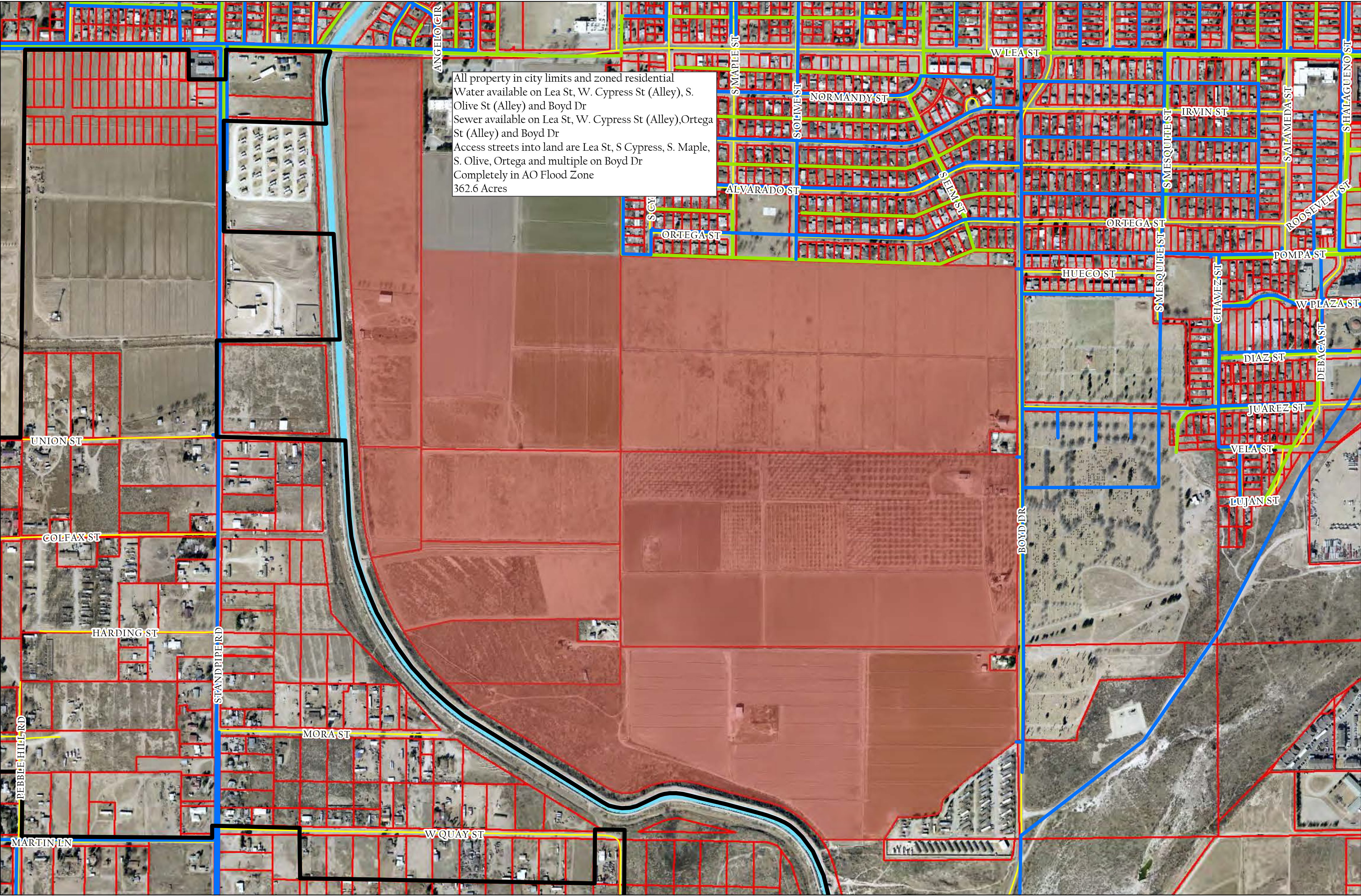
**RESOURCES:**

- [City Plans and Publications](#)
- [Annexation Application](#)
- [Zoning Change Application](#)
- [Conditional Use Permit Application](#)
- [Subdivision Approval Application](#)
- [Variance from Zoning or Subdivision Ordinance Application](#)
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- [Temporary Use Application](#)

For more information on the above applications and any related fees, please contact:

Jeff Patterson  
 City of Carlsbad  
 Planning, Engineering, and Regulation Department  
 101 N Halagueno  
 Carlsbad, NM 88221  
 575-885-1185





City Boundary

Parcel

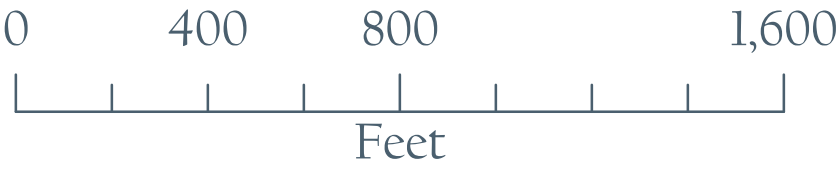
Water Zones

Canal

Roads

Sewer

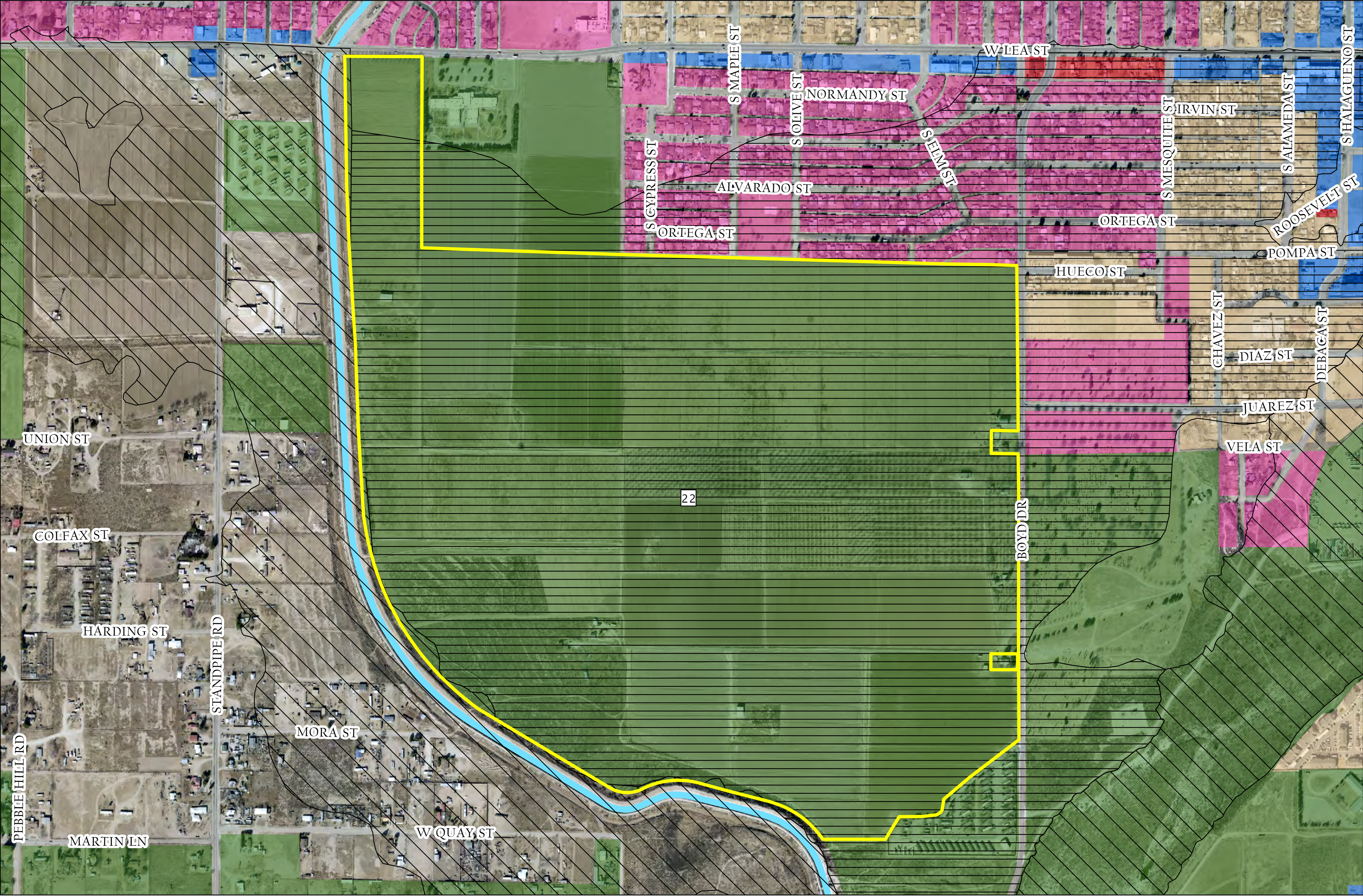
22



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

City of Carlsbad  
Engineering Department





Zone

FEMA Flood Zone

AE

AO

Canal

Zoning

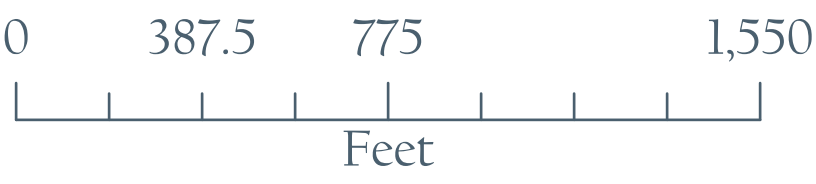
C-1

C-2

R-1

R-2

R-R



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

City of Carlsbad  
Engineering Department



# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

The following form and attached maps provide an overview of the due diligence issues, opportunities, and constraints for each residential growth site identified on the map. Information provided is based on data available and is for reference purposes only. No warranty is made regarding the accuracy, completeness, reliability, or usefulness of the information presented. Potential developers must conduct their own due diligence, as necessary.

**PROPERTY IDENTIFICATION NUMBER:** 22

**LOCATION (address, closest intersection):** 1609 W. Lea Street and 1405-1705 Boyd Drive, W. Lea Street and Alta Vista Street / Boyd Drive and Juarez Street

#### EXISTING SITE CONDITIONS:

- Acreage: 362.6 acres
- Number of Parcels: 9
- Existing Development/Structures: Three residences on separate lots not included in zone, otherwise agriculture.
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☒ Public (City, County, State, BLM): Board of Education
  - ☒ Private: Voight, Lee B & Wilma E Revocable Trust, Calvani Orchard LLC, Albright, Marvin, and Others
- Environmental Conditions (based on available information)
  - ☒ Within Existing Flood Plain: Zone AO over nearly the entire site
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Pima silt loam 0-1% slopes: 56.0%, Regan loam 0-1% slopes: 20.5%, Atoka loam 0-1% slopes: 9.2%, Upton gravelly loam 0-9% slopes: 7.4%, and Upton soils 0-1% slopes: 6.9%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: 20-foot gradual drop from W to E
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: \_\_\_\_\_
- Sewer Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: \_\_\_\_\_
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
Builders Call Line: 800-628-2121 or [BCL-TXNM@xcelenergy.com](mailto:BCL-TXNM@xcelenergy.com)  
790 S Buchanan, Amarillo, TX 79101  
Fax: 800-628-5221  
Local: 1601 Commerce Drive, Carlsbad, NM 88220  
800-895-4999  
View information about [planning a project](#) or [applying for service online](#).
  - ❖ Gas – NM Gas Company  
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TDS Broadband  
1092 N Canal Street, Carlsbad, NM 88220  
877-422-5282  
Fax: 575-885-1154  
  
PVT  
4011 West Main Street, Artesia, NM 88210  
800-505-4844 or 575-748-1241  
Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



## ROADWAYS:

- Existing Access: W. Lea Street, Boyd Drive, and others
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Minor Arterial

## ZONING AND LAND USE:

- Existing Zoning: R-R
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 30/20' front/street, 20' rear, side varies by building height
  - ❖ Lot Area: 10,890 square feet and 75-foot width w/ utilities
  - ❖ Density: 4 du per acre w/ utilities
  - ❖ Height: 40 feet
- Potential Gross and Net Density/Yield: 1,160 lots assuming 1/4-acre lots with utilities.
- Approval Process: Subdivision under existing zoning for single-family lots and Zone Change followed by subdivision or site plan if higher densities are desired.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Medium density to north and lower densities to west. Mobile home park at south end of zone.
  - ☐ Industrial:
  - ☒ Commercial: Cemetery located on east side of Boyd Drive.
  - ☐ Existing Planning Overlays:

## PROXIMITY TO SERVICES:

- Schools
  - ❖ Elementary School: Joe Stanley Smith, 505 Alta Vista Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
    - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
    - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
  - Parks: Arcadia Park, 1311 Ortega Street
- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
  - ❖ [Affordable Housing Ordinance](#)
  - ❖ [Application for Affordable Housing Contribution](#)
- Metropolitan Redevelopment Area [future]

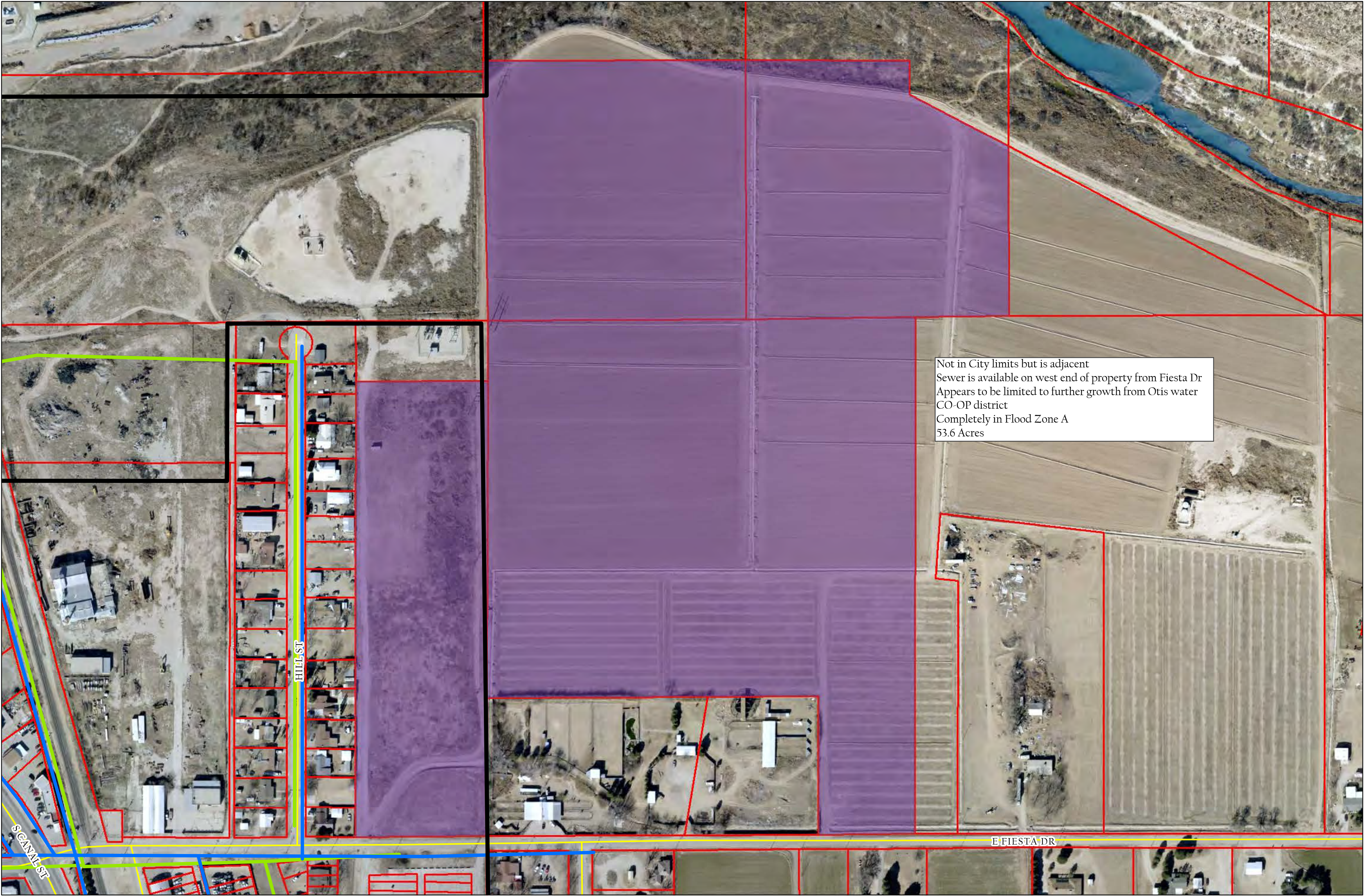
**RESOURCES:**

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For more information on the above applications and any related fees, please contact:

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 City of Carlsbad  
 Planning, Engineering, and Regulation Department  
 101 N Halagueno  
 Carlsbad, NM 88221  
 575-885-1185











# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

The following form and attached maps provide an overview of the due diligence issues, opportunities, and constraints for each residential growth site identified on the map. Information provided is based on data available and is for reference purposes only. No warranty is made regarding the accuracy, completeness, reliability, or usefulness of the information presented. Potential developers must conduct their own due diligence, as necessary.

**PROPERTY IDENTIFICATION NUMBER:** 23

**LOCATION (address, closest intersection):** Located behind (north) 512 E. Fiesta Drive,  
E. Fiesta Drive and Caesar Road

**EXISTING SITE CONDITIONS:**

- Acreage: 53.6 acres
- Number of Parcels: 4
- Existing Development/Structures: Vacant and agriculture
- Within or Adjacent to City Limits: Both
- Ownership
  - ☒ Public (City, County, State, BLM): State of New Mexico
  - ☒ Private: Dean & Amy Calvani Farms LLC
- Environmental Conditions (based on available information)
  - ☒ Within Existing Flood Plain: Entire site in Zone A
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Harkey very fine sandy loam 0-1% slopes: 78.1%, Atoka loam 0-1% slopes: 13.6%,  
Harkey sandy loam 0-1% slopes: 8.2%, and Upton gravelly loam 0-9% slopes: trace at north end of zone
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Negligible
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: Limited to further growth from Otis water district.
- Sewer Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: In Fiesta Drive at western edge of property.
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
Builders Call Line: 800-628-2121 or [BCL-TXNM@xcelenergy.com](mailto:BCL-TXNM@xcelenergy.com)  
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Fax: 800-628-5221  
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800-505-4844 or 575-748-1241  
Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



**ROADWAYS:**

- Existing Access: E. Fiesta Drive
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Local

**ZONING AND LAND USE:**

- Existing Zoning: R-R and County
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 30/20' front/street, 20' rear, side varies by building height
  - ❖ Lot Area: 10,890 square feet and 75-foot width w/ utilities
  - ❖ Density: 4 du per acre w/ utilities
  - ❖ Height: 40 feet
- Potential Gross and Net Density/Yield: 171 lots assuming 1/4-acre lots with utilities or 311 lots with a Zone Change to R-1 and 6,000 square foot lots.
- Approval Process: Annexation and Establishment of Zoning for portion outside city, Zone Change if higher densities are desired, and subdivision for future development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: R-1 Medium density to the west and low density/agriculture to the east.
  - ☒ Industrial: Contractors yard and auto salvage to west along railroad tracks.
  - ☒ Commercial: New Mexico National Guard on south side of E. Fiesta Drive.
  - ☐ Existing Planning Overlays: \_\_\_\_\_

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Desert Willow, 2100 Primrose Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
    - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
    - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
  - Parks: Hall Addition Park and Puckett Park
- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
  - ❖ [Affordable Housing Ordinance](#)
  - ❖ [Application for Affordable Housing Contribution](#)
- Metropolitan Redevelopment Area [future]

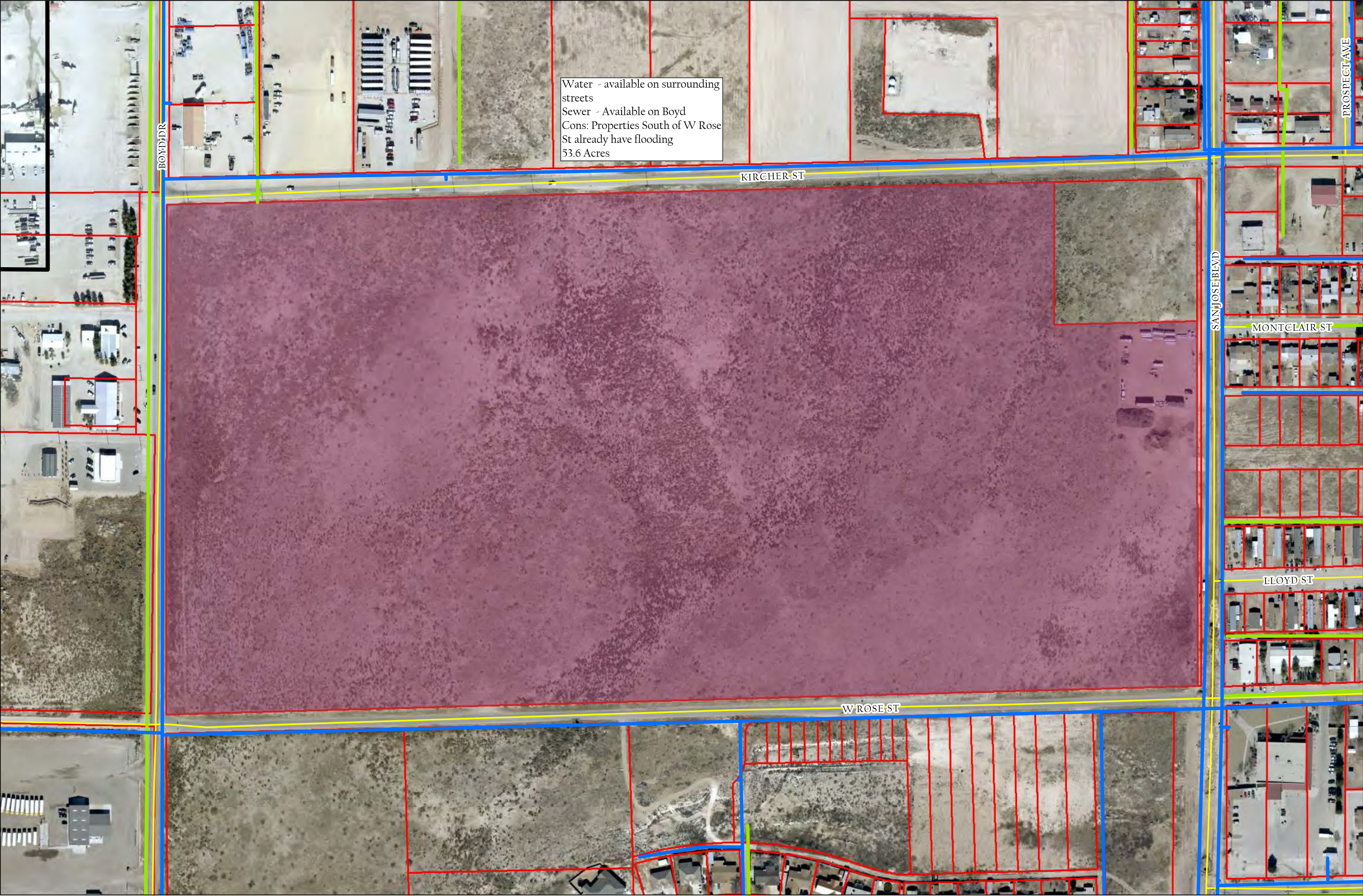
**RESOURCES:**

- [City Plans and Publications](#)
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- [Zoning Change Application](#)
- [Conditional Use Permit Application](#)
- [Subdivision Approval Application](#)
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- [Floodplain Development Permit Application](#)
- [Address Assignment Application](#)
- [Temporary Use Application](#)

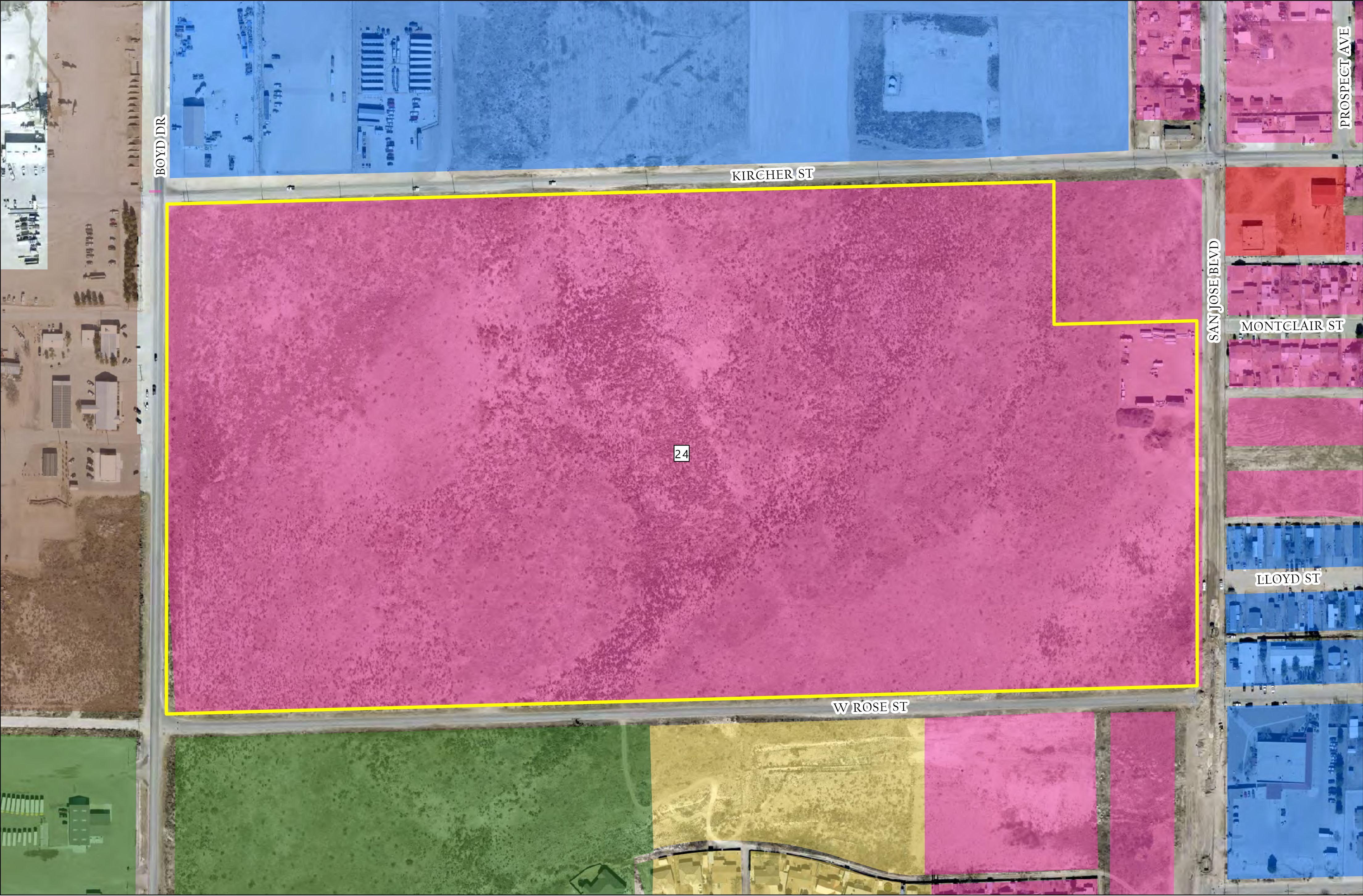
For more information on the above applications and any related fees, please contact:

Jeff Patterson  
 City of Carlsbad  
 Planning, Engineering, and Regulation Department  
 101 N Halagueno  
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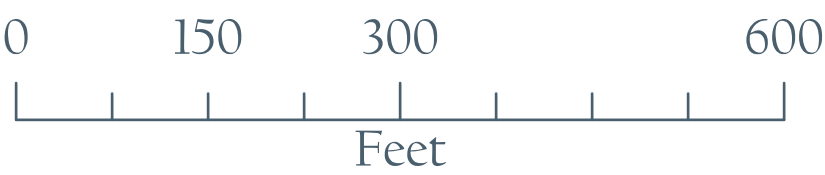




Zone

Zoning

<div></div>	C-2	R-1
<div></div>	I	R-R
<div></div>	PUD	



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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

The following form and attached maps provide an overview of the due diligence issues, opportunities, and constraints for each residential growth site identified on the map. Information provided is based on data available and is for reference purposes only. No warranty is made regarding the accuracy, completeness, reliability, or usefulness of the information presented. Potential developers must conduct their own due diligence, as necessary.

**PROPERTY IDENTIFICATION NUMBER:** 24

**LOCATION (address, closest intersection):** Between Kircher Street and W. Rose Street, and Boyd Drive and San Jose Boulevard

**EXISTING SITE CONDITIONS:**

- Acreage: 53.6 acres
- Number of Parcels: 1
- Existing Development/Structures: Vacant
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Maley, David & Laverne
- Environmental Conditions (based on available information)
  - ☒ Within Existing Flood Plain: N/A, but flooding issues to south
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Upton gravelly loam 0-9% slopes: 54.0%, Atoka loam 0-1% slopes: 25.5%, Reagan loam 1-3% slopes: 11.3%, Atoka loam 1-3% slopes: 7.3%, and others <2% each
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Slopes from SW to NE approx. 14'. Significant slope in the SE portion of the zone, 13'.
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: \_\_\_\_\_
- Sewer Service
  - ☒ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: Along Boyd Drive frontage.
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
Builders Call Line: 800-628-2121 or [BCL-TXNM@xcelenergy.com](mailto:BCL-TXNM@xcelenergy.com)  
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Fax: 575-885-1154  
  
PVT  
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800-505-4844 or 575-748-1241  
Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



## ROADWAYS:

- Existing Access: San Jose Boulevard, Boyd Drive, Kircher Street, and W. Rose Street
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Minor Arterial (Boyd and San Jose)

## ZONING AND LAND USE:

- Existing Zoning: C-2
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 0' front/street, 10' rear, and 10' side setbacks
  - ❖ Lot Area: N/A
  - ❖ Density: N/A
  - ❖ Height: N/A
- Potential Gross and Net Density/Yield: N/A due to commercial zoning.
- Approval Process: Recently changed from R-1 to C-2. Conditional use for mobile home park or multi-family residential under C-2 and site plan for development, or request another Zone Change to a different residential zone district followed by subdivision for single-family.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Medium density to east and south; apartments to north on Del Rio Street.
  - ☐ Industrial: \_\_\_\_\_
  - ☒ Commercial: Heavy commercial and storage yard uses to north and west.
  - ☐ Existing Planning Overlays: \_\_\_\_\_

## PROXIMITY TO SERVICES:

- Schools
  - ❖ Elementary School: Desert Willow, 2100 Primrose Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
    - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
    - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
  - Parks: Davis Park, Kircher Street and Davis Street
- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
  - ❖ [Affordable Housing Ordinance](#)
  - ❖ [Application for Affordable Housing Contribution](#)
- Metropolitan Redevelopment Area [future]

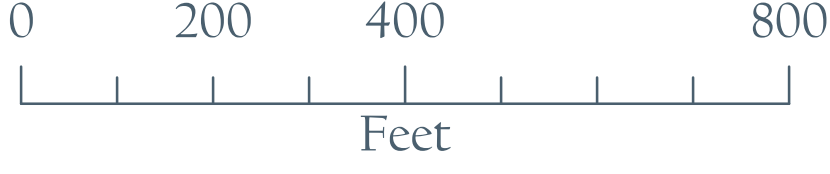
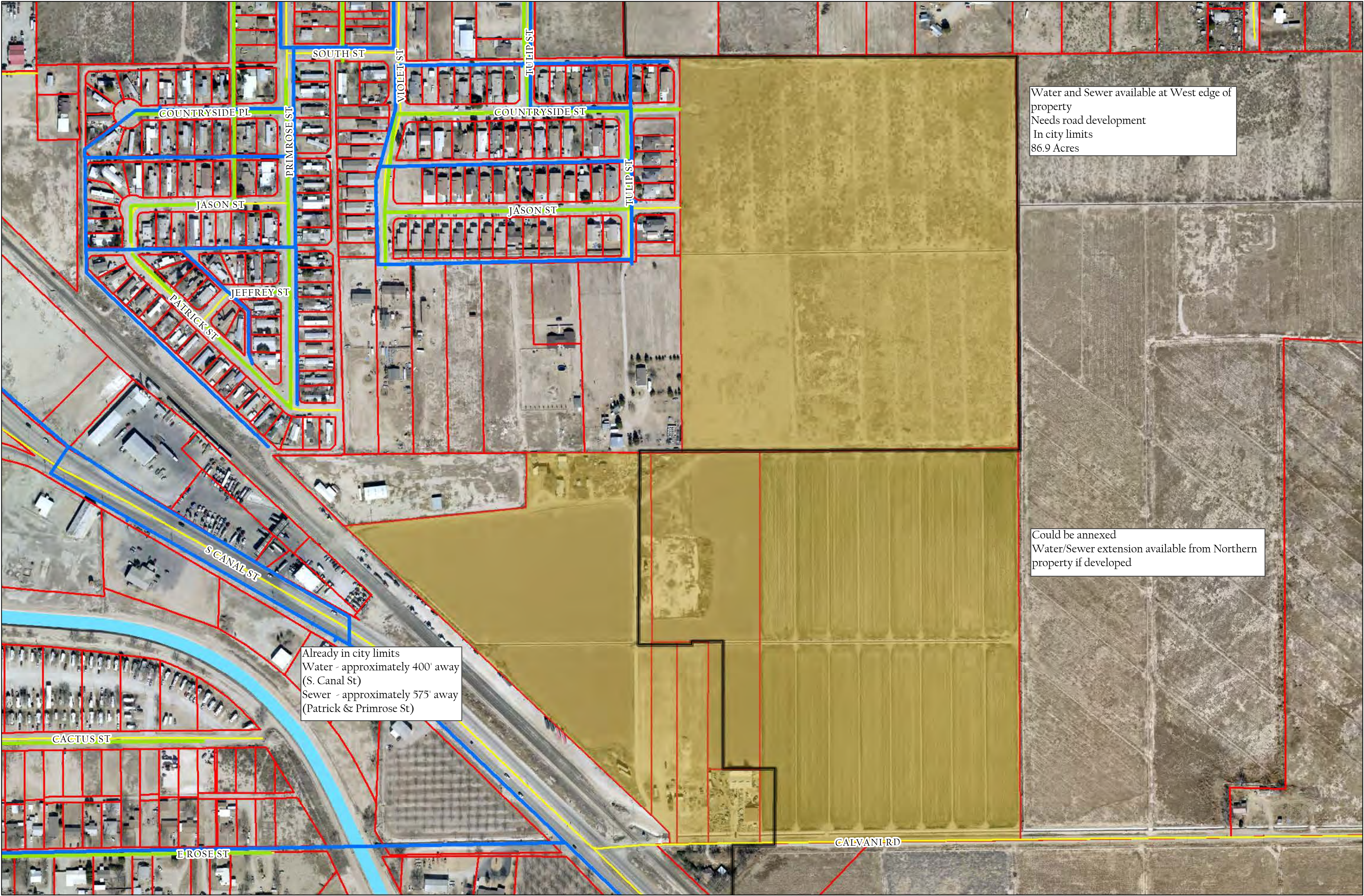
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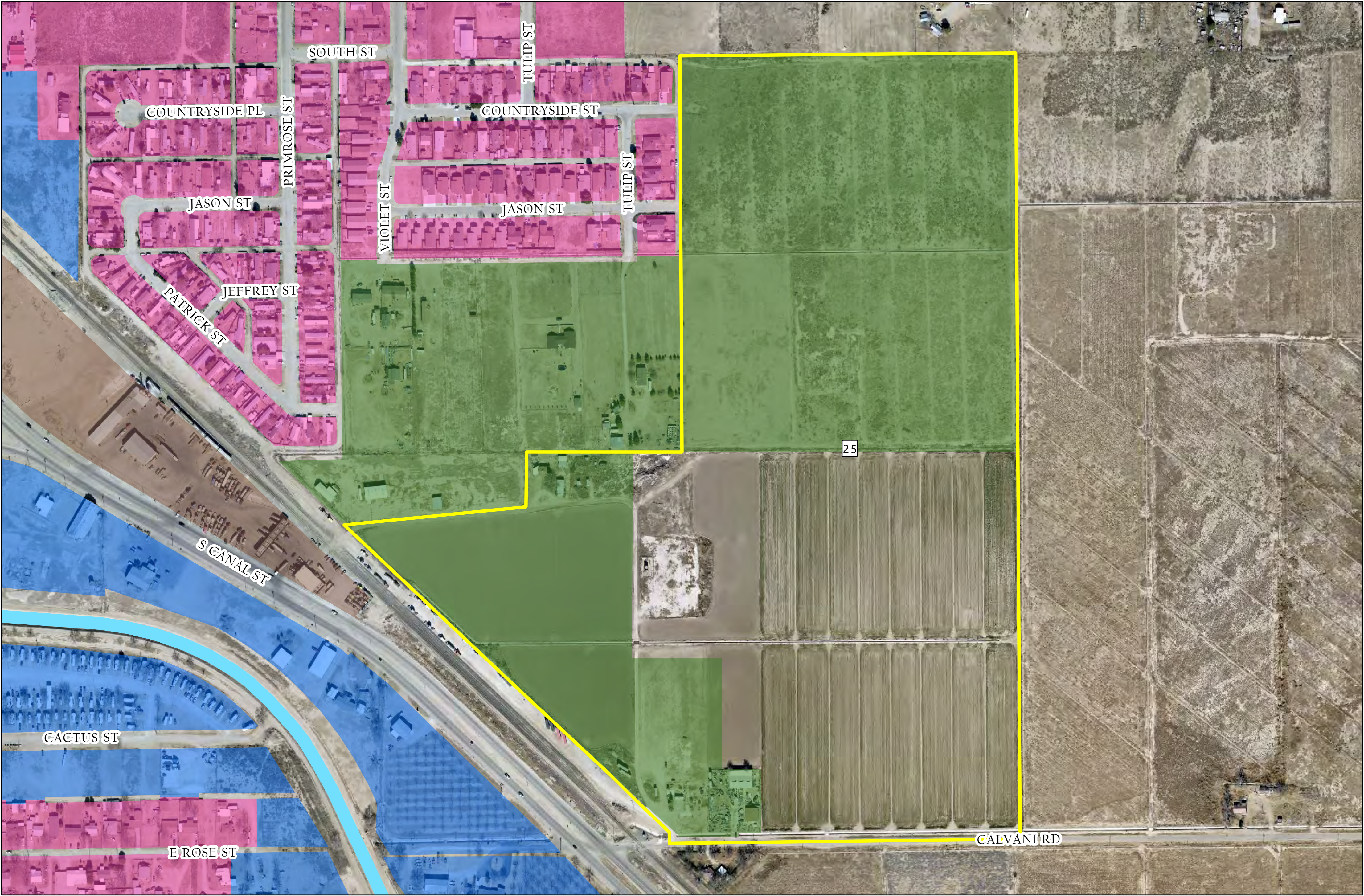




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Zone Zoning I R-R  
Canal C-2 R-1

0 200 400 800  
Feet

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

City of Carlsbad  
Engineering Department





# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

The following form and attached maps provide an overview of the due diligence issues, opportunities, and constraints for each residential growth site identified on the map. Information provided is based on data available and is for reference purposes only. No warranty is made regarding the accuracy, completeness, reliability, or usefulness of the information presented. Potential developers must conduct their own due diligence, as necessary.

**PROPERTY IDENTIFICATION NUMBER:** 25

**LOCATION (address, closest intersection):** 1016-1026 Calvani Road,  
S. Canal Street and Calvani Road

**EXISTING SITE CONDITIONS:**

- Acreage: 86.9 acres
- Number of Parcels: 7
- Existing Development/Structures: Construction contractor's office and yard along with agriculture.
- Within or Adjacent to City Limits: Both
- Ownership
  - ☒ Public (City, County, State, BLM): New Mexico Interstate Stream Commission
  - ☒ Private: Bar W Farms, Cavern City Construction, and Arriola, Ruben & Patricia
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Reagan loam 0-1% slopes: 81.3%, Atoka loam 0-1% slopes: 14.2%, Upton gravelly loam 0-9% slopes: 3.1%, and Upton soils 0-1% slopes: 1.4%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Negligible
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: 400' from site in S. Canal Street or available from subdivision northwest of site.
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☒ More than 500 feet from site

Notes: 575' from site at Patrick and Primrose Street or available from subdivision northwest of site.
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
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Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



## ROADWAYS:

- Existing Access: Calvani Road (main) or Tulip St. and Country Side Pl. in neighboring subdivision
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Local

## ZONING AND LAND USE:

- Existing Zoning: R-R and County
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 30/20' front/street, 20' rear, side varies by building height
  - ❖ Lot Area: 10,890 square feet and 75-foot width w/ utilities
  - ❖ Density: 4 du per acre w/ utilities
  - ❖ Height: 40 feet
- Potential Gross and Net Density/Yield: 278 lots assuming 1/4-acre lot size with utilities.
- Approval Process: Annexation and Establishment of Zoning for County portion of zone, Zone Change if higher densities are desired for City portion, and subdivision or site plan for future development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Medium density R-1 subdivisions to northwest of site.
  - ☒ Industrial: Located to west between railroad tracks and S. Canal Street.
  - ☒ Commercial: Various businesses along S. Canal Street west of zone.
  - ☐ Existing Planning Overlays:

## PROXIMITY TO SERVICES:

- Schools
  - ❖ Elementary School: Desert Willow, 2100 Primrose Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
    - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
    - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
  - Parks: Hall Addition Park and Puckett Park
- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
  - ❖ [Affordable Housing Ordinance](#)
  - ❖ [Application for Affordable Housing Contribution](#)
- Metropolitan Redevelopment Area [future]

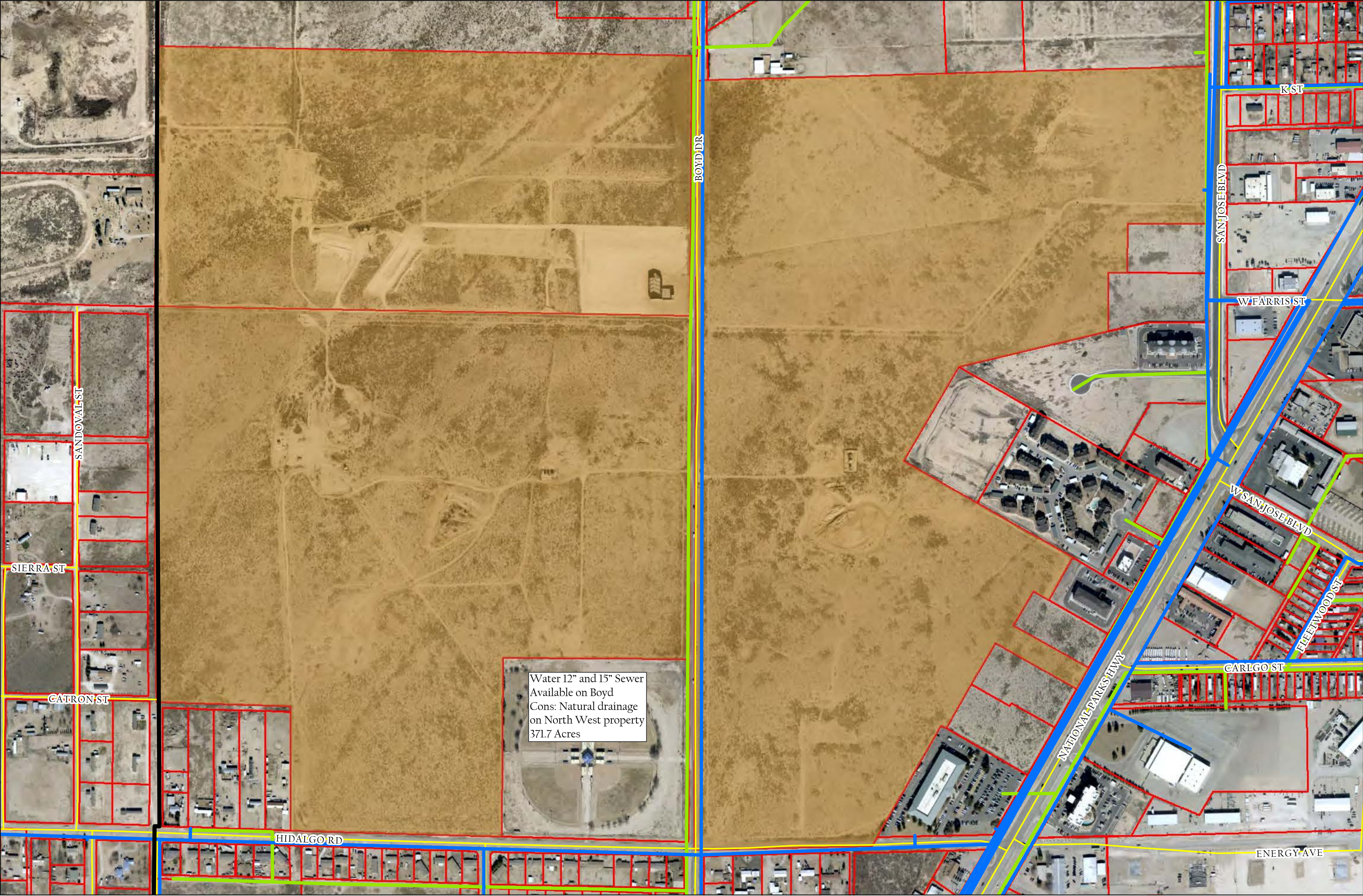
**RESOURCES:**

- [City Plans and Publications](#)
- [Annexation Application](#)
- [Zoning Change Application](#)
- [Conditional Use Permit Application](#)
- [Subdivision Approval Application](#)
- [Variance from Zoning or Subdivision Ordinance Application](#)
- [Drainage and Grading Permit Application](#)
- [Floodplain Development Permit Application](#)
- [Address Assignment Application](#)
- [Temporary Use Application](#)

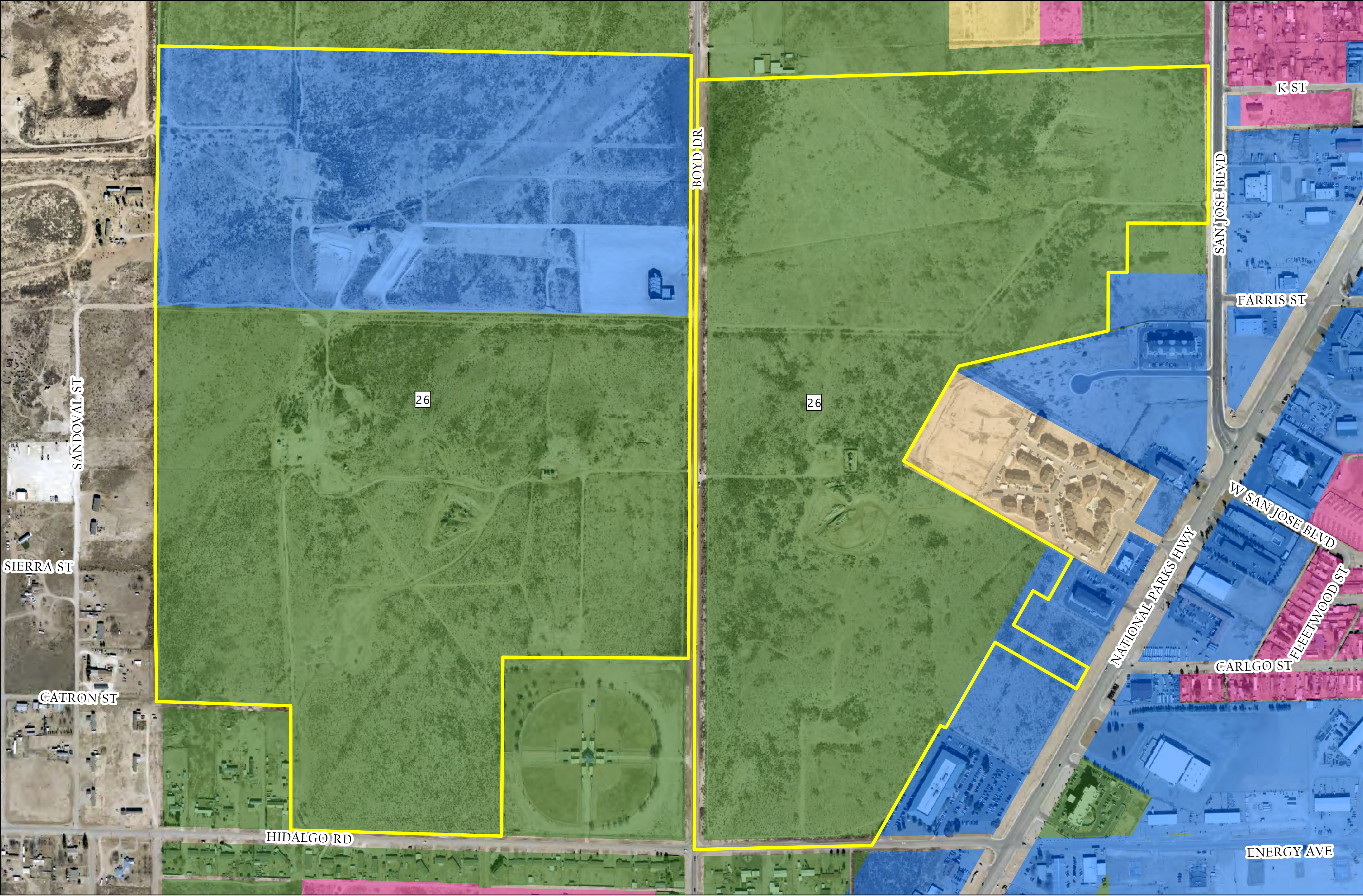
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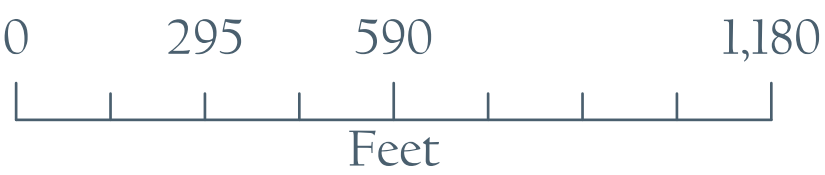








Zone Zoning  
C-2 PUD R-2  
R-1 R-R



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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

The following form and attached maps provide an overview of the due diligence issues, opportunities, and constraints for each residential growth site identified on the map. Information provided is based on data available and is for reference purposes only. No warranty is made regarding the accuracy, completeness, reliability, or usefulness of the information presented. Potential developers must conduct their own due diligence, as necessary.

**PROPERTY IDENTIFICATION NUMBER:** 26

**LOCATION (address, closest intersection):** 3627 Boyd Drive and surrounding properties, Hidalgo Road and Boyd Drive

**EXISTING SITE CONDITIONS:**

- Acreage: 371.7 acres
- Number of Parcels: 3
- Existing Development/Structures: Vacant
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Merland Inc. and Marley, David & Laverne
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Reagan loam 0-3% slopes: 96.4% and Upton gravelly loam 0-9% slopes: 3.6%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: 20'+ slope from S to N on east side of Boyd. Significant slope differences on west side of Boyd.
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ⦿ Within adjacent right-of-way
  - Within 500 feet of site
  - More than 500 feet from site

Notes: 12-inch line on Boyd Drive.

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- Sewer Service
  - ⦿ Within adjacent right-of-way
  - Within 500 feet of site
  - More than 500 feet from site

Notes: 15-inch line on Boyd Drive.

---
- Storm Drainage
  - Within adjacent right-of-way
  - Within 500 feet of site
  - More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
Builders Call Line: 800-628-2121 or [BCL-TXNM@xcelenergy.com](mailto:BCL-TXNM@xcelenergy.com)  
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Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



## ROADWAYS:

- Existing Access: Boyd Drive, Jan Jose Blvd, Hidalgo Road, and National Parks Hwy
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Minor Arterial (Boyd and San Jose)

## ZONING AND LAND USE:

- Existing Zoning: R-R and C-2
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 30/20' front/street, 20' rear, side varies by building height
  - ❖ Lot Area: 10,890 square feet and 75-foot width w/ utilities
  - ❖ Density: 4 du per acre w/ utilities
  - ❖ Height: 40 feet
- Potential Gross and Net Density/Yield: 1,189 lots assuming 1/4-acres lot size with utilities or 922 lots excluding the existing C-2 tract.
- Approval Process: Conditional use for multi-family or mobile homes on C-2 tract, Zone Change on C-2 tract if single-family desired, Zone Change on R-R tracts if higher densities are desired, and subdivision or site plans for future development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Low density west, medium density south and northeast, and high density east along highway.
  - ☐ Industrial: \_\_\_\_\_
  - ☒ Commercial: Various businesses fronting along National Parks Highway.
  - ☐ Existing Planning Overlays: \_\_\_\_\_

## PROXIMITY TO SERVICES:

- Schools
  - ❖ Elementary School: Desert Willow, 2100 Primrose Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
    - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
    - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
  - Parks: Carlsbad Softball Complex/Will Merchant Park, 902 Hidalgo
- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
  - ❖ [Affordable Housing Ordinance](#)
  - ❖ [Application for Affordable Housing Contribution](#)
- Metropolitan Redevelopment Area [future]

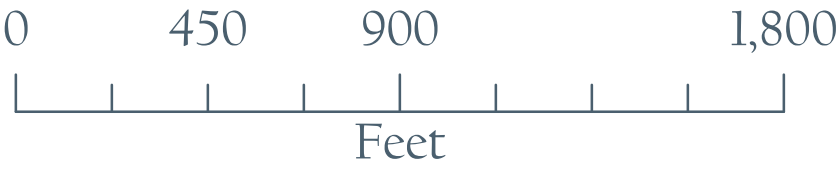
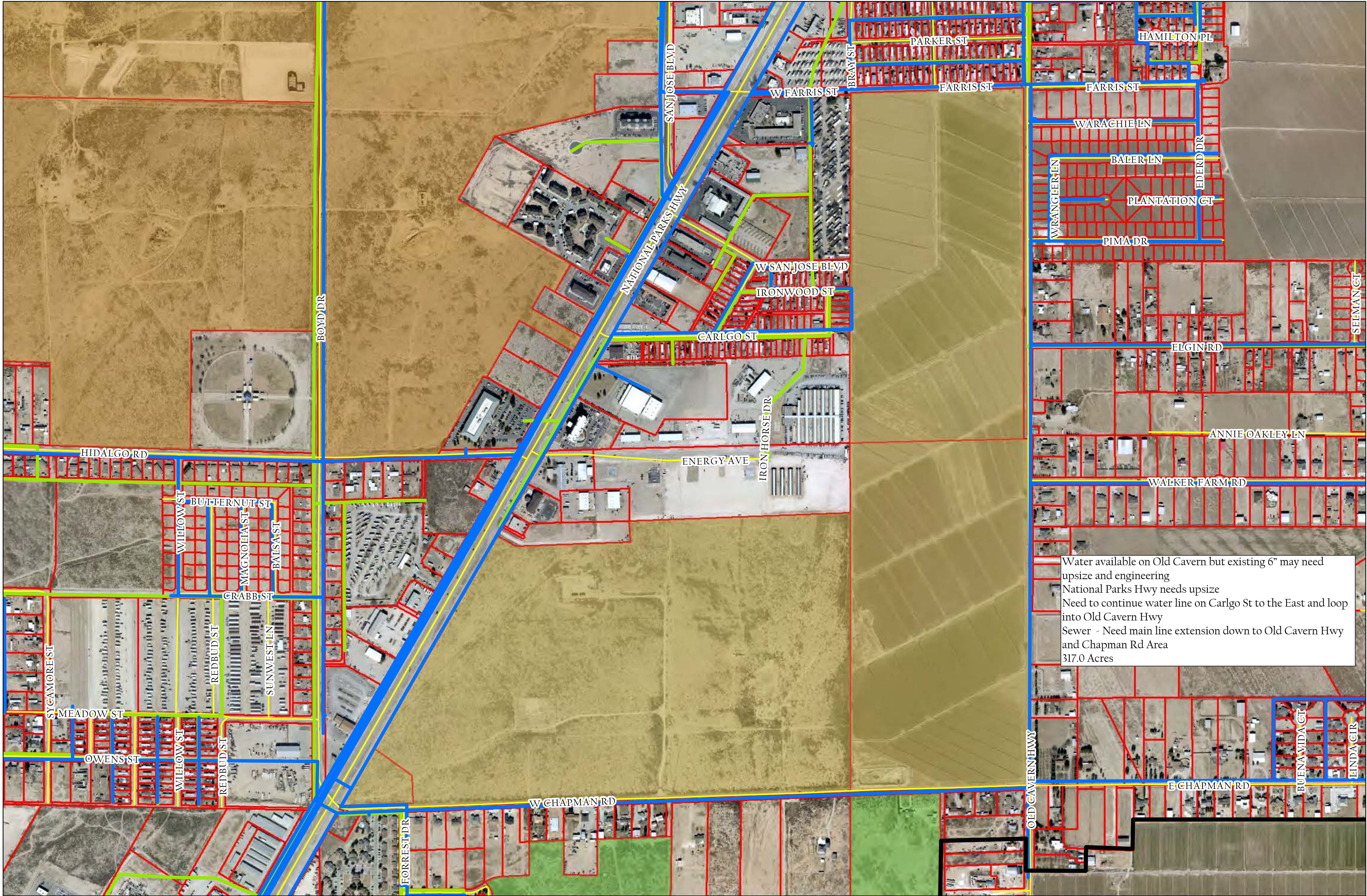
**RESOURCES:**

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- [Floodplain Development Permit Application](#)
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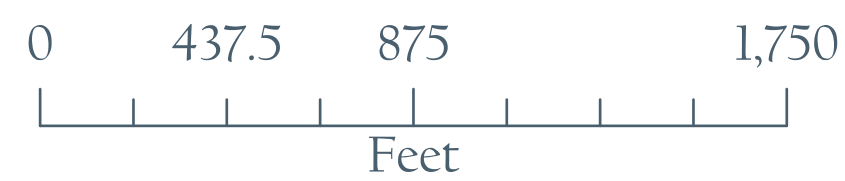
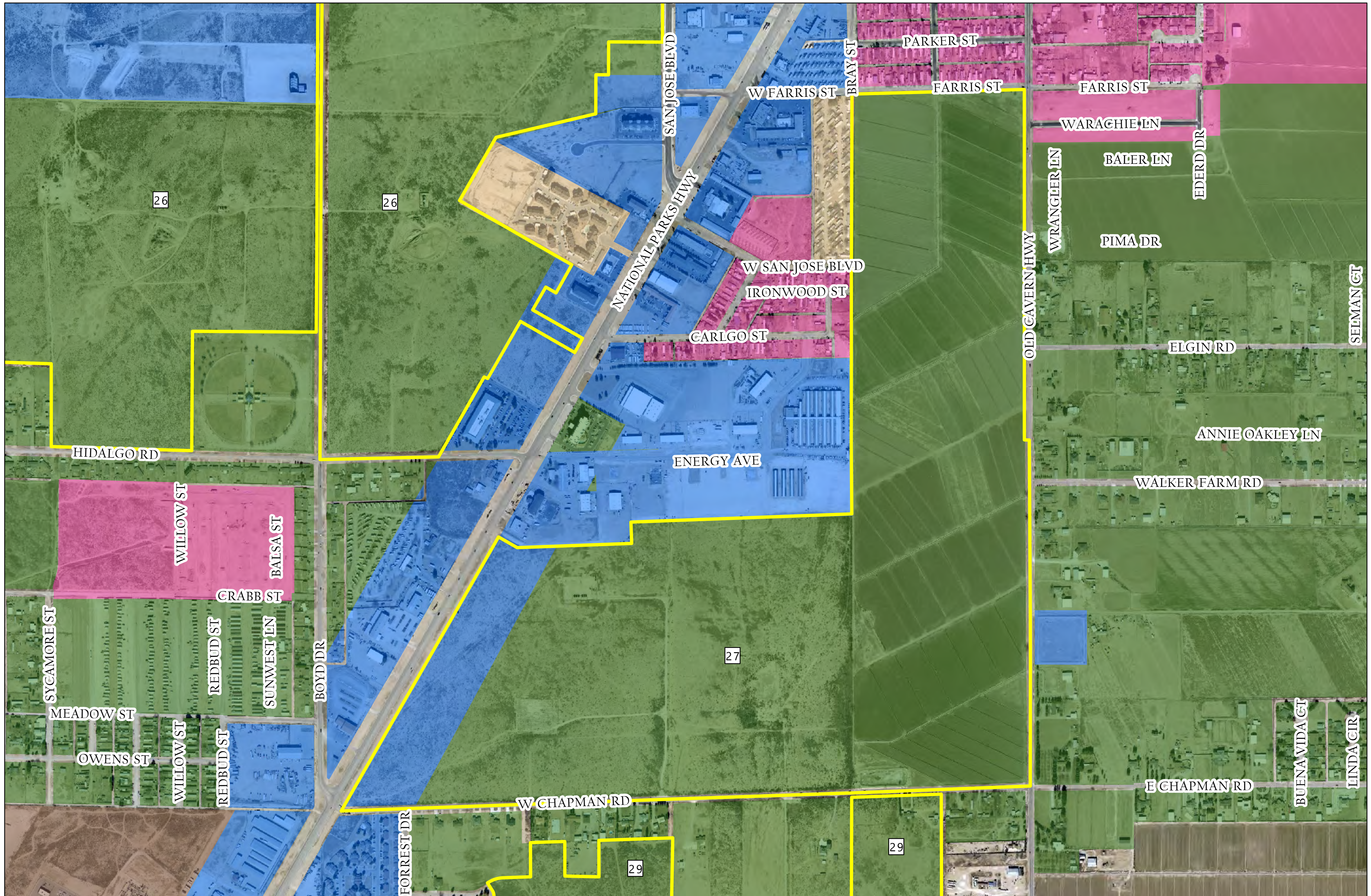




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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

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**PROPERTY IDENTIFICATION NUMBER:** 27

**LOCATION (address, closest intersection):** NEC National Parks Hwy and Chapman/Boyd, NWC Old Cavern Hwy and Chapman, and SWC Old Cavern Hwy and Farris

#### EXISTING SITE CONDITIONS:

- Acreage: 317.0 acres
- Number of Parcels: 4
- Existing Development/Structures: Vacant except for some oil and gas development and agriculture.
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Merland Inc., High Five Capital LP, and Kenney, James B et al
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Regan loam 0-1% slopes: 68.1%, Regan loam 0-3% slopes: 29.5%, Atoka loam 0-1% slopes: 1.0%, Upton gravelly loam 0-9% slopes: 0.8%, and Upton soils 0-1% slopes: 0.6%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Slope falls northeasterly from 3190 feet to 3151 feet.
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☉ Within adjacent right-of-way
  - Within 500 feet of site
  - More than 500 feet from site

Notes: National Parks Hwy line and 6" line in Old Cavern Hwy may need up-size; need to loop line in Carlgo.
- Sewer Service
  - Within adjacent right-of-way
  - ☉ Within 500 feet of site
  - More than 500 feet from site

Notes: Need main line extension down to Old Cavern Hwy and Chapman Road area.
- Storm Drainage
  - Within adjacent right-of-way
  - Within 500 feet of site
  - More than 500 feet from site
  - ☑ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
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Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



## ROADWAYS:

- Existing Access: National Parks Hwy, Old Cavern Hwy, Chapman Rd, and Farris St.
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Principal Arterial (National Parks)

## ZONING AND LAND USE:

- Existing Zoning: R-R with C-2 portion
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 30/20' front/street, 20' rear, side varies by building height
  - ❖ Lot Area: 10,890 square feet and 75-foot width w/ utilities
  - ❖ Density: 4 du per acre w/ utilities
  - ❖ Height: 40 feet
- Potential Gross and Net Density/Yield: 1,014 lots assuming 1/4-acre lot size with utilities. Approximately 919 lots assuming 1/4-acre lot size and excluding C-2 portion of property.
- Approval Process: Conditional use for multi-family or mobile homes on C-2 portion, Zone Change on C-2 portion if single-family desired, Zone Change on R-R portion if higher densities are desired, and subdivision or site plans for future development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Mobile homes and RV parks north and west of site; lower density to south and east.
  - ☐ Industrial: \_\_\_\_\_
  - ☒ Commercial: Various businesses, hotels, etc. north and west of the site along National Parks Hwy.
  - ☐ Existing Planning Overlays: \_\_\_\_\_

## PROXIMITY TO SERVICES:

- Schools
  - ❖ Elementary School: Desert Willow, 2100 Primrose Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



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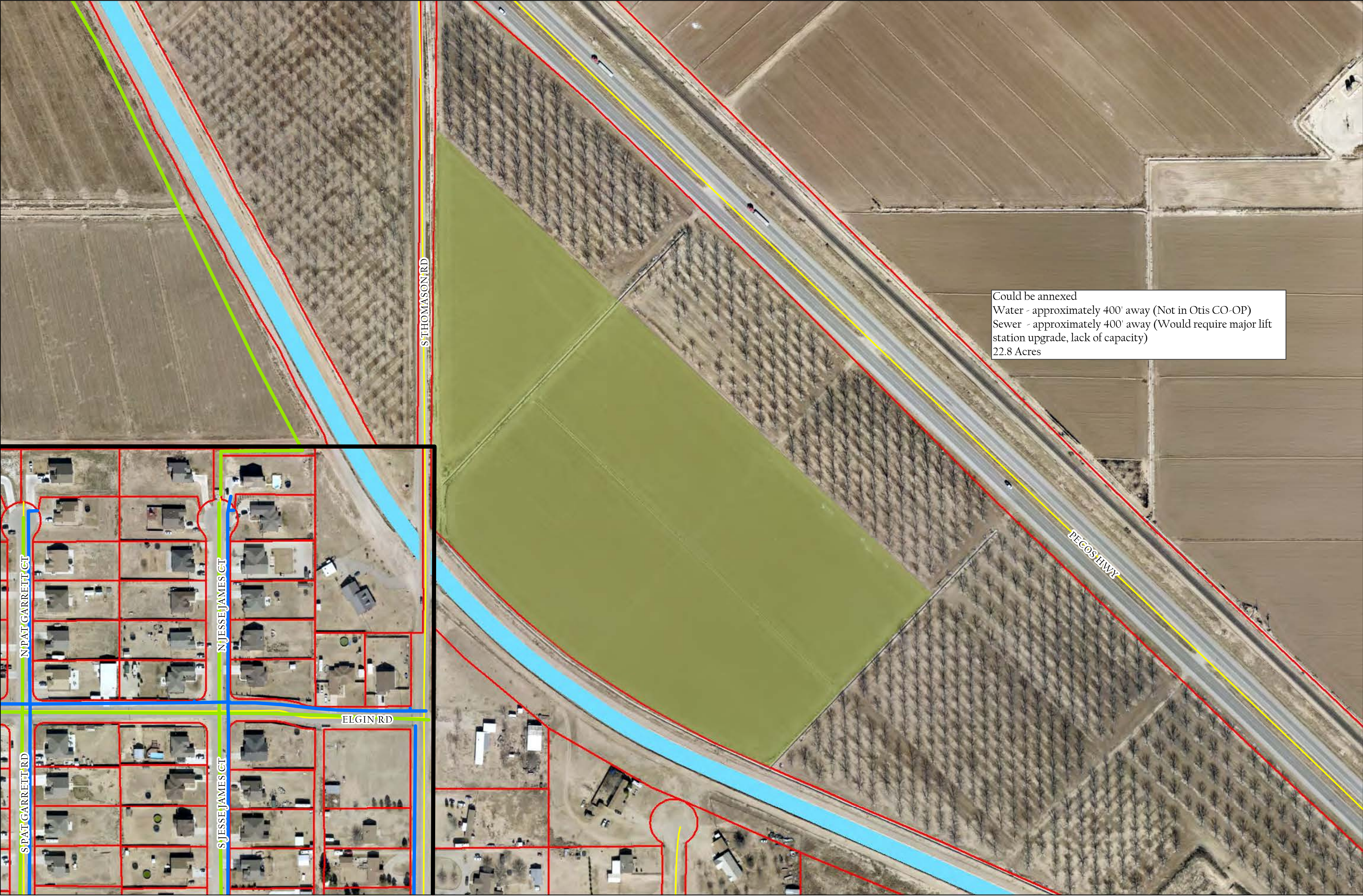
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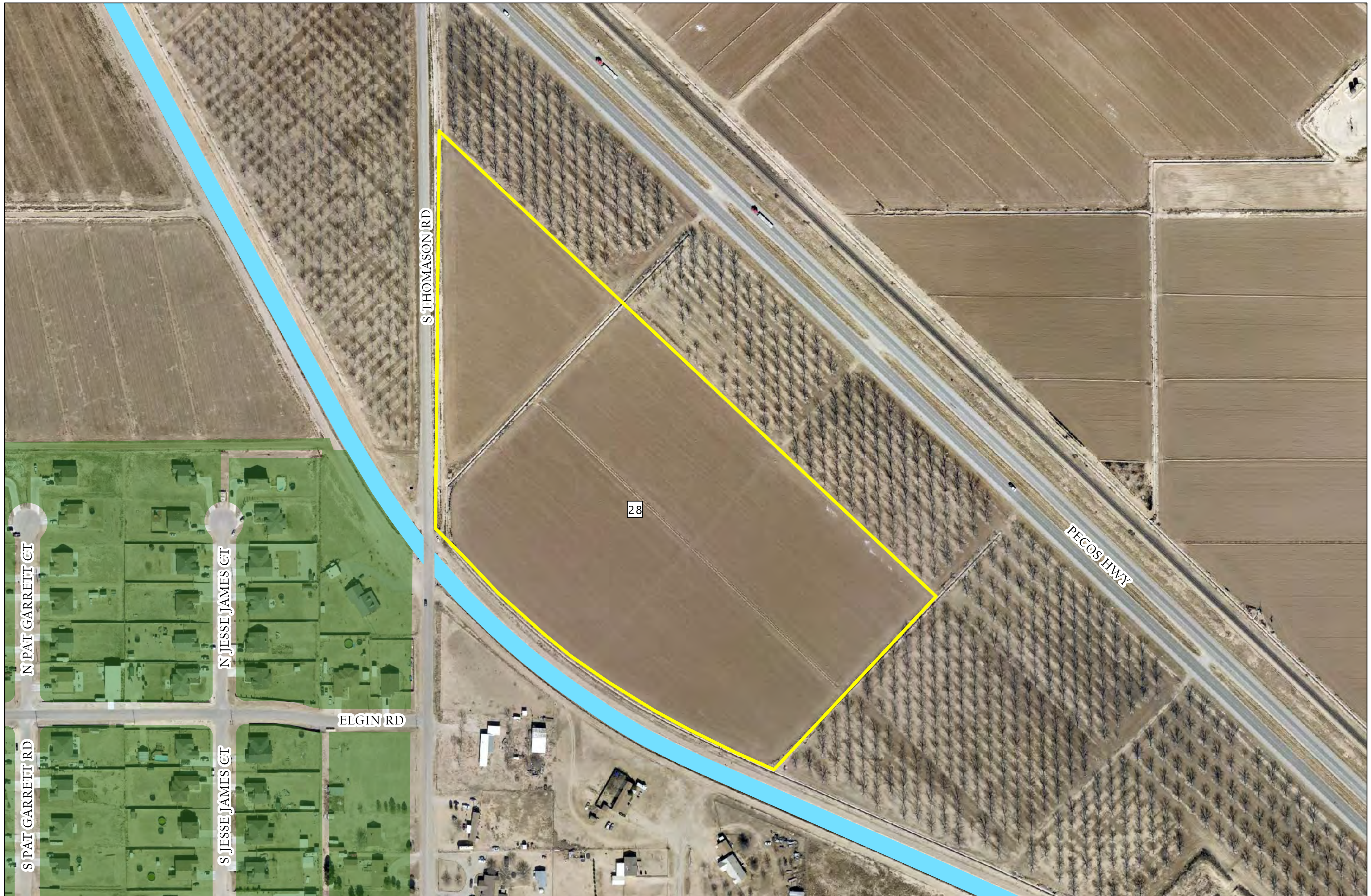
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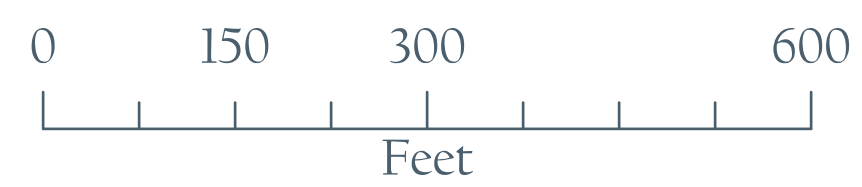








Zone Canal Zoning  
R-R



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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

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**PROPERTY IDENTIFICATION NUMBER:** 28

**LOCATION (address, closest intersection):** Part of 2939 Pecos Highway,  
S. Thomason Road and Pecos Highway

**EXISTING SITE CONDITIONS:**

- Acreage: 22.8 acres
- Number of Parcels: 1 (portion)
- Existing Development/Structures: Agriculture: larger property outside of zone has orchards and a storage structure on it.
- Within or Adjacent to City Limits: Outside City
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Pate, Judith B
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Regan loam 0-1% slopes: 100.0%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Negligible
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: Approximately 400 feet away (not in Otis Co-Op).
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: Approximately 400 feet away (lack of capacity, requires lift station upgrade).
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☐ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
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Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



**ROADWAYS:**

- Existing Access: S. Thomason Road
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Local

**ZONING AND LAND USE:**

- Existing Zoning: County
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: N/A in County
  - ❖ Lot Area: N/A in County
  - ❖ Density: N/A in County
  - ❖ Height: N/A in County
- Potential Gross and Net Density/Yield: 72 lots assuming 1/4-acre lot size with utilities. 30 lots assuming 3/4-acre lots.
- Approval Process: Annexation and Establishment of Zoning followed by subdivision or site plan for future development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Low-medium density to south and west and low/agriculture north and east.
  - ☐ Industrial: \_\_\_\_\_
  - ☐ Commercial: \_\_\_\_\_
  - ☐ Existing Planning Overlays: \_\_\_\_\_

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Desert Willow, 2100 Primrose Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
    - ❖ Carlsbad Public Library, 301 S. Halagueno Street
    - ❖ Carlsbad Museum & Art Center, 418 West Fox Street
  - Community Center: Riverwalk Recreation Center, 400 Riverwalk Drive
  - Senior Center:
    - ❖ North Mesa Senior Recreation Center, 1112 North Mesa Street
    - ❖ San Jose Senior Recreation Center, 2814 San Jose Boulevard
  - Parks: Cass Park, Kuykendall and Russell Streets
- 

**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

Contact Jeff Patterson with the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.

- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
- Affordable Housing:
  - ❖ [Housing Analysis and Strategic Plan](#)
  - ❖ [Affordable Housing Ordinance](#)
  - ❖ [Application for Affordable Housing Contribution](#)
- Metropolitan Redevelopment Area [future]

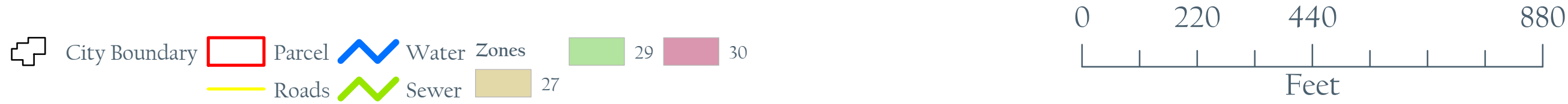
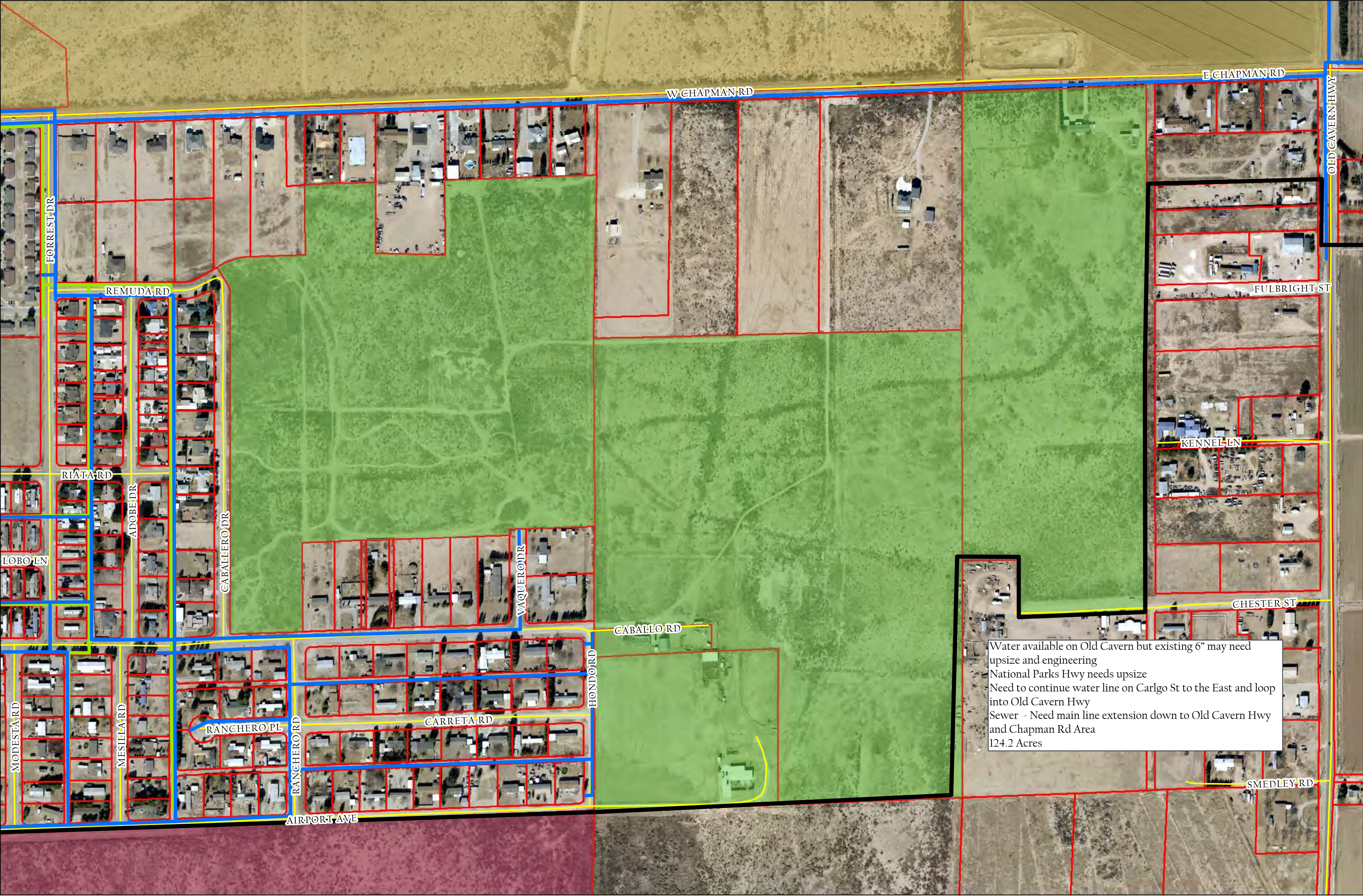
**RESOURCES:**

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For more information on the above applications and any related fees, please contact:

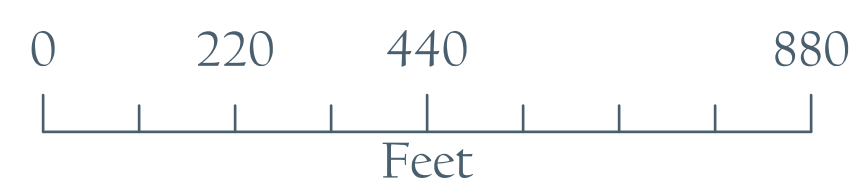
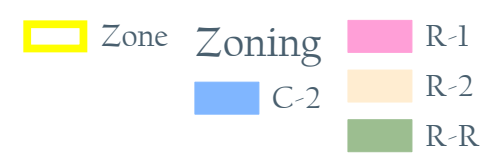
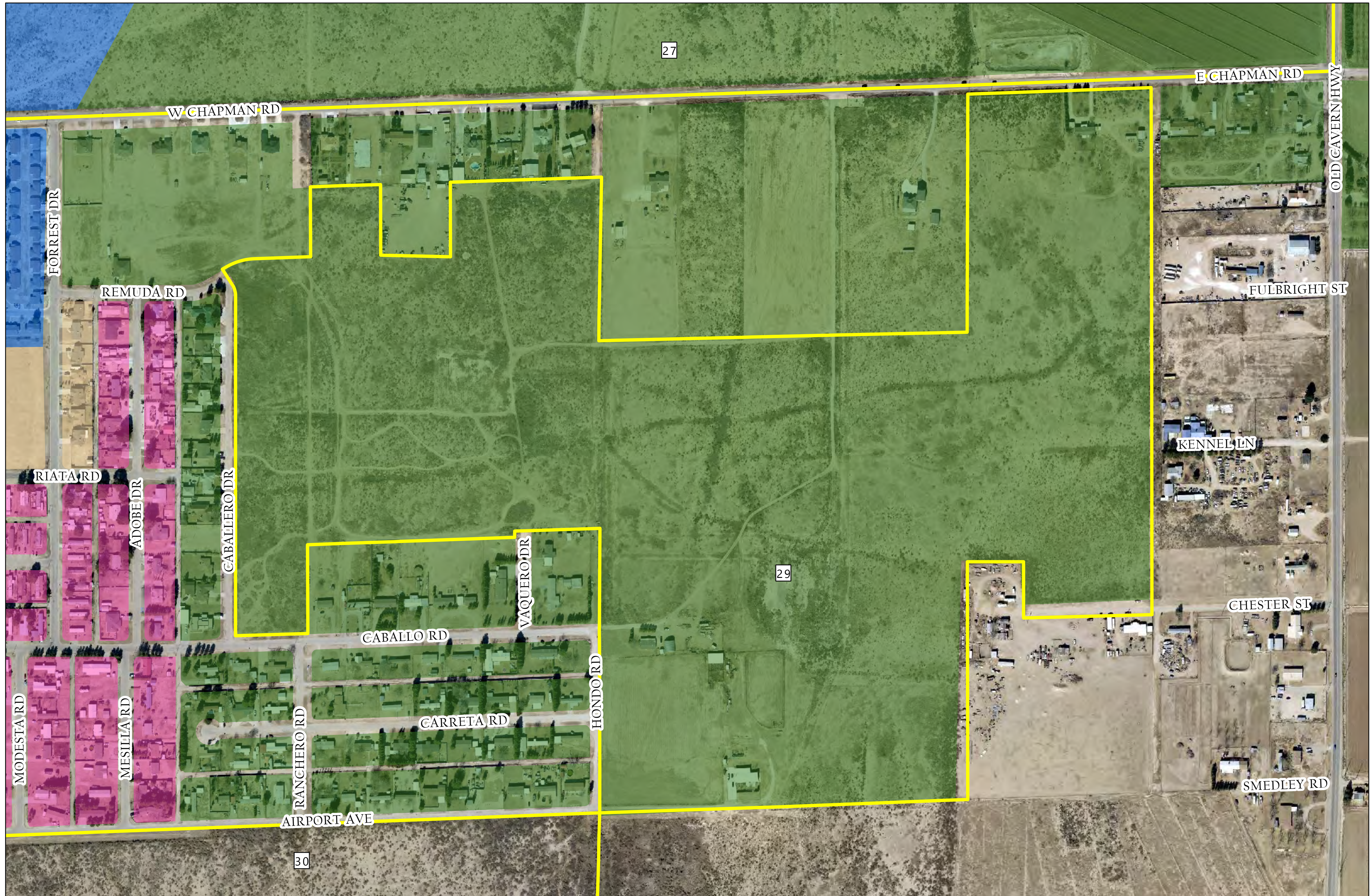
Jeff Patterson  
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 Planning, Engineering, and Regulation Department  
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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

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**PROPERTY IDENTIFICATION NUMBER:** 29

**LOCATION (address, closest intersection):** 502 Airport Ave, 509 Caballo Road, 4814 Caballero Drive, and 109 E. Chapman Road, Old Cavern Hwy and E. Chapman Road.

#### EXISTING SITE CONDITIONS:

- Acreage: 124.2 acres
- Number of Parcels: 5
- Existing Development/Structures: Three houses with related structures on three of the lots and two parcels are vacant.
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Sages LLC, Jackson, Bennie & Carol Jean, Cox, Joe & Janet, Cantrell, and Others
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Regan loam 0-1% slopes: 88.7%, Atoka loam 1-3% slopes: 11.1%, and Upton gravelly loam 0-9% slopes: 0.2%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Slope falls northeasterly from 3194 feet to 3175 feet.
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: \_\_\_\_\_
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: \_\_\_\_\_
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
Builders Call Line: 800-628-2121 or [BCL-TXNM@xcelenergy.com](mailto:BCL-TXNM@xcelenergy.com)  
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Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



**ROADWAYS:**

- Existing Access: E. Chapman Road and Airport Ave.
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Collector (E. Chapman Road)

**ZONING AND LAND USE:**

- Existing Zoning: R-R
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: 30/20' front/street, 20' rear, side varies by building height
  - ❖ Lot Area: 10,890 square feet and 75-foot width w/ utilities
  - ❖ Density: 4 du per acre w/ utilities
  - ❖ Height: 40 feet
- Potential Gross and Net Density/Yield: 397 lots assuming 1/4-acre lot size with utilities.
- Approval Process: Zone Change if higher densities are desired and subdivision or site plans for future development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Low-medium density mostly around western portion of the site.
  - ☐ Industrial:
  - ☐ Commercial:
  - ☐ Existing Planning Overlays:

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Desert Willow, 2100 Primrose Street
  - ❖ Middle School:
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    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
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**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

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- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
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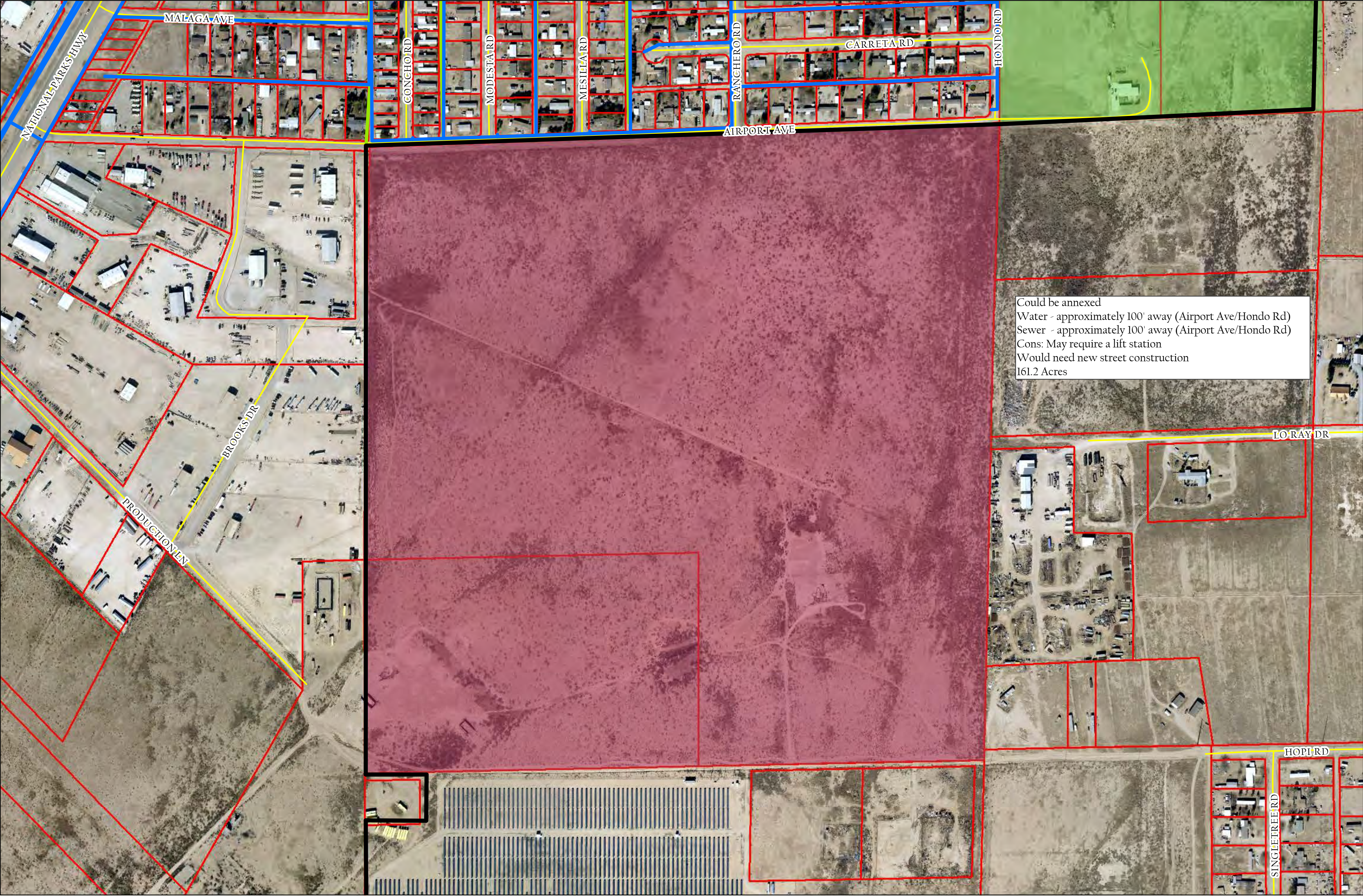
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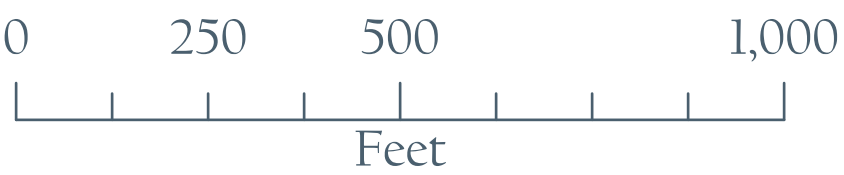
Could be annexed  
Water - approximately 100' away (Airport Ave/Hondo Rd)  
Sewer - approximately 100' away (Airport Ave/Hondo Rd)  
Cons: May require a lift station  
Would need new street construction  
161.2 Acres





Zone    Zoning

	I
	C-2
	R-1
	R-R



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# CITY OF CARLSBAD

## SHORT TERM HOUSING STRATEGY

### PROPERTY ANALYSIS

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**PROPERTY IDENTIFICATION NUMBER:** 30

**LOCATION (address, closest intersection):** South of Airport Ave. and east of National Parks Highway, Airport Ave. and Brooks Drive

**EXISTING SITE CONDITIONS:**

- Acreage: 161.2 acres
- Number of Parcels: 2
- Existing Development/Structures: Vacant
- Within or Adjacent to City Limits: Outside City
- Ownership
  - ☐ Public (City, County, State, BLM): \_\_\_\_\_
  - ☒ Private: Merland Inc.
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Reagan loam 0-1% slopes: 87.5%, Reagan loam 0-3% slopes: 7.9%, and Atoka loam 0-1% slopes: 4.6%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: \_\_\_\_\_
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: \_\_\_\_\_
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from siteNotes: \_\_\_\_\_
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☐ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
Builders Call Line: 800-628-2121 or [BCL-TXNM@xcelenergy.com](mailto:BCL-TXNM@xcelenergy.com)  
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Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



**ROADWAYS:**

- Existing Access: Airport Ave.
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Local

**ZONING AND LAND USE:**

- Existing Zoning: County
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: N/A in County
  - ❖ Lot Area: N/A in County
  - ❖ Density: N/A in County
  - ❖ Height: N/A in County
- Potential Gross and Net Density/Yield: 515 lots assuming 1/4-acre lot size with utilities.  
215 lots assuming 3/4-acre lot size.
- Approval Process: Annexation and Establishment of Zoning followed by subdivision  
or site plans for future development.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Medium density to the north with some low density to the east.
  - ☒ Industrial: Airport Road Industrial Park on west side of the zone.
  - ☒ Commercial: Solar field on property to the south of the zone.
  - ☐ Existing Planning Overlays: \_\_\_\_\_

**PROXIMITY TO SERVICES:**

- Schools
  - ❖ Elementary School: Desert Willow, 2100 Primrose Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
    - Carlsbad Intermediate School, 800 West Church Street
  - ❖ High School: Carlsbad High School, 3000 West Church Street



- Library:
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**APPLICABLE PLANS, POLICIES AND POTENTIAL CITY SUPPORT OR INCENTIVES:**

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- Comprehensive Plan Preferred Land Use: \_\_\_\_\_
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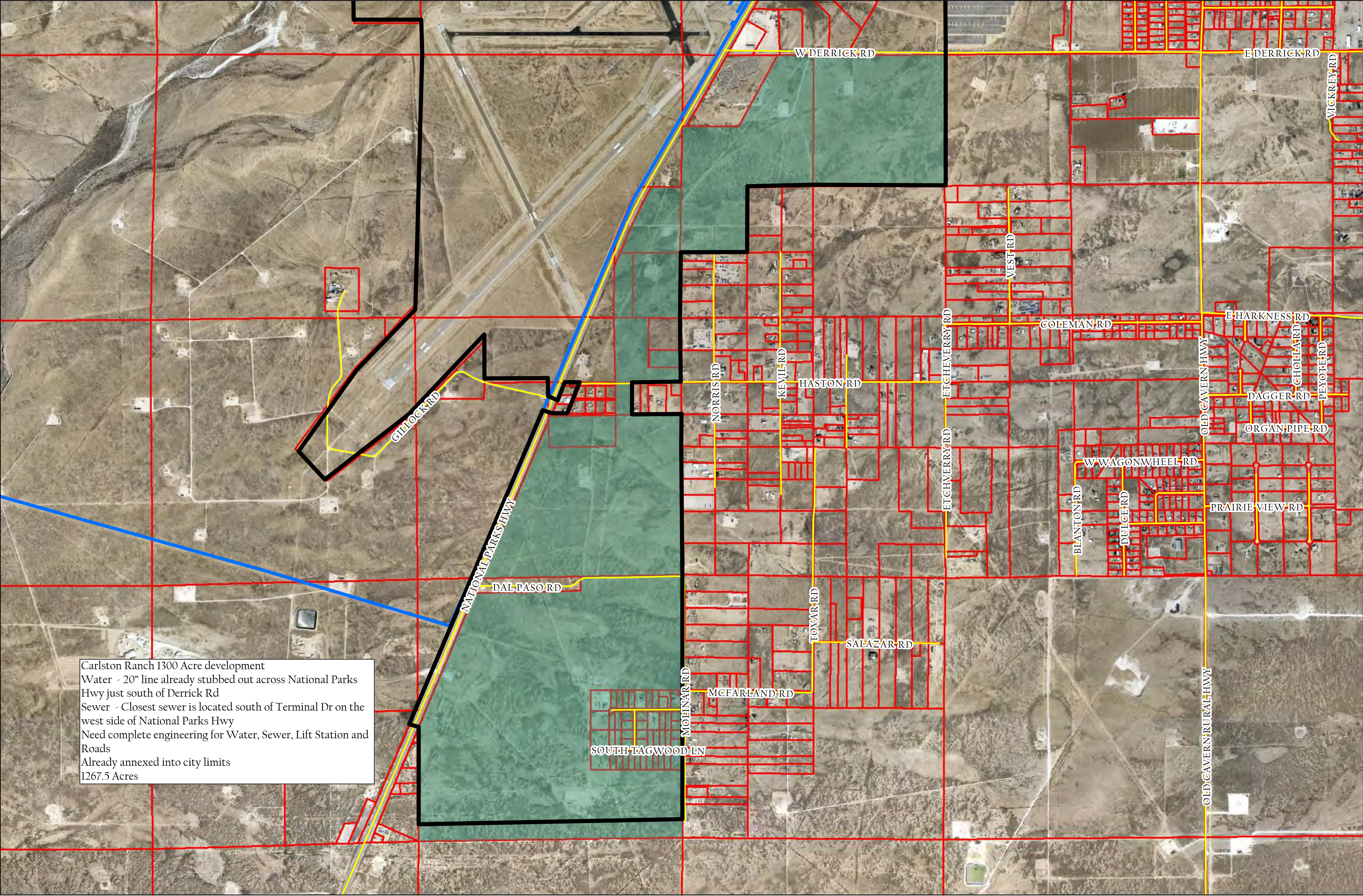
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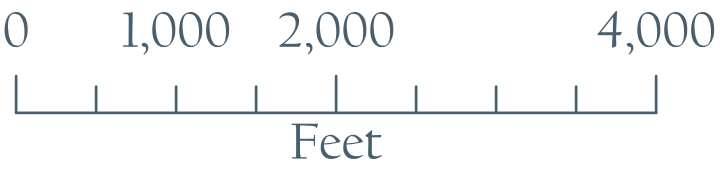
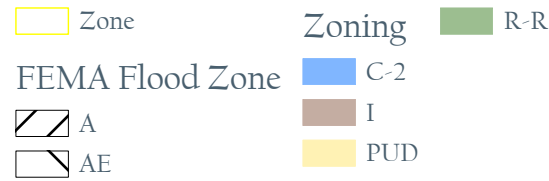
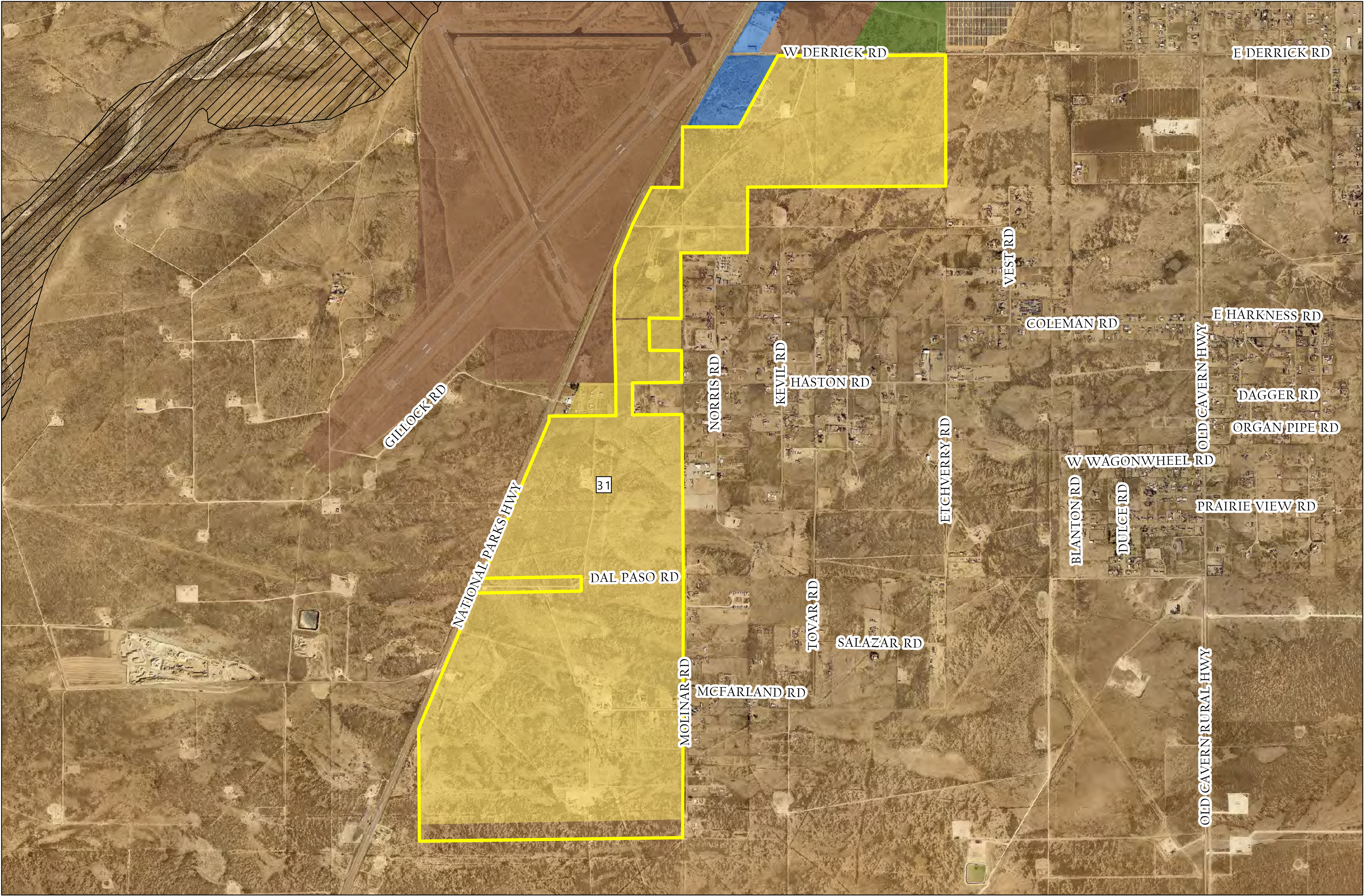
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# CITY OF CARLSBAD

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**PROPERTY IDENTIFICATION NUMBER:** 31

**LOCATION (address, closest intersection):** East of National Parks Highway and south of Derrick Road, National Parks Hwy and Haston Rd, and National Parks Hwy and Dal Paso Rd.

**EXISTING SITE CONDITIONS:**

- Acreage: 1267.5 acres
- Number of Parcels: 63
- Existing Development/Structures: A few scattered houses
- Within or Adjacent to City Limits: Within City
- Ownership
  - ☒ Public (City, County, State, BLM): State of New Mexico
  - ☒ Private: Montclair Develop Corp, Hermes Development NM LLC, and Others
- Environmental Conditions (based on available information)
  - ☐ Within Existing Flood Plain: N/A Flood Zone X
  - ☐ Hazardous Materials: \_\_\_\_\_
  - ☒ Soils: Reagan-Upton association 0-9% slopes: 88.0%,  
Upton gravelly loam 0-9% slopes: 10.4%, and Reagan loam 0-3% slopes: 1.5%
  - ☐ Cultural Resources: \_\_\_\_\_
- Terrain/Slope: Slope falls to the northeast generally.
- Existing City Liens
  - ☐ Yes: \_\_\_\_\_
  - ☒ No
- Deed Restrictions/CC&Rs: Developer is responsible for identifying any covenants, conditions, or other deed restrictions applicable to the property.



## EXISTING INFRASTRUCTURE LOCATION AND CAPACITY:

- Water Service
  - ☐ Within adjacent right-of-way
  - ☒ Within 500 feet of site
  - ☐ More than 500 feet from site

Notes: 20" line stubbed out across National Parks Highway just south of Derrick Road.
- Sewer Service
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☒ More than 500 feet from site

Notes: Closest sewer is south of Terminal Drive on west side of National Parks Highway.
- Storm Drainage
  - ☐ Within adjacent right-of-way
  - ☐ Within 500 feet of site
  - ☐ More than 500 feet from site
  - ☒ Existing Drainage Plan/Study (Contact the Planning, Engineering, and Regulation Department at 575-885-1185 for more information.)
- Dry Utilities
  - ❖ Electric – Xcel Energy  
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Fax: 575-628-3644  
Email: [pvtcsrs@pvt.com](mailto:pvtcsrs@pvt.com)



## ROADWAYS:

- Existing Access: National Parks Hwy, Derrick Rd, Haston Rd, and Dal Paso Rd.
- Roadway Surface Condition/Type: Paved
- Adjacent Roadway Functional Classification: Principal Arterial (National Parks)

## ZONING AND LAND USE:

- Existing Zoning: PUD
- Permissive Uses: Contact the Planning, Engineering, and Regulation Department at 575-885-1185 to verify.
- Development Standards
  - ❖ Setbacks: Varied depending on use designation.
  - ❖ Lot Area: Varied depending on use designation.
  - ❖ Density: Varied depending on use designation.
  - ❖ Height: Varied depending on use designation.
- Potential Gross and Net Density/Yield: See Carlston Ranch Master Plan
- Approval Process: Subdivisions and site plans for future development in accordance with City rules and Master Plan processed through the development board.
- Adjacent Land Uses and Neighborhood Conditions
  - ☒ Residential: Very low density in surrounding area.
  - ☒ Industrial: Oil and gas services and storage yards on east side of zone.
  - ☒ Commercial: Cavern City Airport on west side of National Parks Highway.
  - ☒ Existing Planning Overlays: Approved Master Plan

## PROXIMITY TO SERVICES:

- Schools
  - ❖ Elementary School: Desert Willow, 2100 Primrose Street
  - ❖ Middle School:
    - Sixth Grade Academy, 301 Alta Vista Street
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  - ❖ High School: Carlsbad High School, 3000 West Church Street



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