



PLANNING COMMISSION REGULAR MEETING AGENDA

Village Hall, 313 Cree Meadows Drive, Ruidoso, NM 88345

Tuesday, April 2, 2024 – 2:00 pm

Viewing on YouTube: <https://www.youtube.com/channel/UCil01gVEgmVcl-vZLOxTN0w/featured>

Public Comment: The Commission will take general public comments and comments on the meeting's specific agenda items in written form via email at: StephanieWarren@ruidoso-nm.gov or by mail: 313 Cree Meadows Drive, Ruidoso, NM 88345 before April 2nd at 10:00 am. These comments will be distributed to all Commissioners for review.

1. CALL TO ORDER, ROLL CALL, AND DECLARATIONS OF CONFLICT OF INTEREST
2. CERTIFICATION OF COMPLIANCE WITH RESOLUTION #2024-01
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - a) Special Meeting, February 22, 2024
 - a) Regular Meeting, March 5, 2024

5. PUBLIC INPUT *(Limited to items not on Public Hearing Agenda and up to 3 minutes per speaker)*

Pursuant to NMSA 1978, Section 10-15-1 (H)(3), The Planning Commission reserves the right to close this public meeting and enter into closed session for deliberations in connection with any administrative adjudicatory proceedings contained in this agenda. (Discussions in closed sessions are limited to the case being heard at the time of motion to enter into Closed Session pursuant to §10-15-1.H.3, NMSA 1978. No action shall be taken in closed session. Any action taken following closed session shall be taken in Open Session.)

6. QUASI-JUDICIAL PUBLIC HEARING *(all parties with standing shall have an opportunity for cross-examination.)*

- a) **Vacation of Right-of-Way- PVC 2024-39-** Richard Kinney is petitioning to vacate 2,700 sq. ft. of unbuilt right-of-way located along the front of his property at 105 Deer Trail; Lot 8, Block 7 of the Pinecliff Subdivision, Ruidoso, New Mexico.
- b) **Conditional Use- CU 2024-37-** James Concha is requesting conditional use approval to develop 3 duplex structures to be used for multi-family housing within the C-1



Neighborhood Commercial District located at 103 Alpine Village Rd., Lot 7B, Block 8 of the Forest Heights Subdivision-Amended, Ruidoso, New Mexico.

- c) **Site Plan and Concept Approval- SP 2024-44-** James Concha is requesting Site Plan and Concept approval for the development of 3 duplex structures to be used for multi-family housing located at 103 Alpine Village Rd., Lot 7B, Block 8 of the Forest Heights Subdivision-Amended, Ruidoso, New Mexico.
- d) **Petition to Rezone- PZ 2024-52-** Edwin Krause and Daniel Shnowske are petitioning to rezone their properties from C-2 Community Commercial District to the R-1 Single-Family Residential District located at 244-238 First St., Lots 26 through 30A, Block 2 of the Wingfield Addition.
- e) **Variance- PV 2024-56-** Andrew Guerra is requesting a variance to encroach 13 feet into the 20-foot corner lot setback to construct an addition onto the existing home located at 102 W. Santa Rosa Dr., Lot 2, Block 1 of the Wingfield Homestead 2nd Addition.

7. COMMUNITY DEVELOPMENT REPORT

8. COMMISSIONER'S COMMENTS

9. ADJOURNMENT

VILLAGE OF RUIDOSO PLANNING COMMISSION

SPECIAL MEETING

FEBRUARY 22, 2024

CALL TO ORDER AND ROLL CALL:

The special meeting was called to order by Chairman Rigsby at 9:00 AM. Commissioners Byars, Hall, Michelena, Rigsby, Richardson and Williams were recorded as present. Commissioner Baugh was recorded as absent. 7 visitors were present in person and 1 via zoom. Village staff present were Michael Martinez, Deputy Village Manager; and Stephanie Warren, GIS Coordinator/Planner.

DECLARATIONS OF CONFLICT OF INTEREST:

None were stated.

CERTIFICATION OF COMPLIANCE WITH RESOLUTION 2023-01:

Stephanie Warren certified that the notice of the meeting was posted in accordance with Resolution 2024-01.

APPROVAL OF AGENDA:

Commissioner Hall moved to approve the agenda. Seconded by Commissioner Michelena. Mrs. Warren called roll to record votes:

Commissioner Byars: Aye

Commissioner Hall: Aye

Commissioner Michelena: Aye

Commissioner Richardson: Aye

Commissioner Rigsby: Aye

Commissioner Williams: Aye

Motion carried with all ayes.

NEW BUSINESS:

Deputy Manager Martinez gave a presentation on the 12 modular unit placement at 603 Mechem Dr. Mr. Martinez stated that a CES vendor will be used for the modular homes, and the aesthetics will be of stick-built home style and not as a mobile home park. All units will have washers and dryers supplied. The property is zoned C-1 and the use of multi-family housing is currently present, this will be an expansion of the use. There will be 171 trees removed and 180 stumps. The sites will take 2 weeks for preparations, and 1 week to allow the concrete foundations to cure. Anticipation of foundations is to start in mid-March.

Chairman Rigsby asked what funding was obtained for the project. Deputy Manager Martinez stated it was a \$3million grant from the State of New Mexico. There is no debt service to the Village, and rent paid for the units will go back into the Housing Trust Fund.

Commissioner Richardson asked if there was a timeline for the sale of the property. Deputy Manager Martinez stated these homes and the land would not be for sale, they are and will be part of the Housing Trust Fund.

Village Manager Sena stated that the grant funding received is for rental homes. They must remain as such and the rental income will be put back into the trust fund for future development and maintenance.

Chairman Rigsby asked what the property was zoned and how the use is allowed. Mrs. Warren stated the property is zoned C-1 Community Commercial. Multi-family housing is a conditional use approval within that district, as the use of multi-family dwellings is currently on the property, this use would be an expansion of that existing use.

Commissioner Michelena asked if there would be requirements to be approved for the rental. Deputy Manager Martinez stated there will not be income requirements, but there will be requirements that you must work in the Village of Ruidoso municipal boundary.

Commissioner Williams asked if they would be rented monthly or on long-term leases. Village Manager Sena stated the property will be managed by the current property management company with the Village that was awarded through the RFP process. They will have typical rental agreements.

Chairman Rigsby asked if all utilities would be required to be in the renters' names. Deputy Manager Martinez stated they would. Chairman Rigsby asked if they would be billed at residential or commercial rates. Deputy Manager Martinez stated they would be paying a residential rate for water, sewer, and trash.

Commissioner Byars asked what the cost per square foot was. Deputy Manager Martinez replied \$164 per unit and \$220 with improvements. Rent for the units will range from \$900.00 to \$1,100.00 monthly.

Commissioner Williams asked if all units had access, but the site plan was not clear on unit F. Deputy Manager Martinez stated all units have access, there are 3 existing units, and their access points were not shown on the development plan but do exist.

Commission Hall asked if there would be a requirement that if renting, they must work within the Village of Ruidoso municipal boundary, Deputy Manager Martinez stated that would be the requirement.

Commissioner Byars asked about greenspace for the tenants. Deputy Manager Martinez stated there will be a gazebo area and they are looking into playground equipment. There is a possibility that unit E may not be placed, and that area could be used to further expand the communal area.

Commissioner Richardson asked if there were any manufacturer warranties for the homes. Deputy Manager Martinez stated that the company will be ensuring the homes meet standards and will lend support if needed for any repairs.

Chairman Rigsby asked if the same property management company would handle this property as well or will it have to go back out for bids. Village Manager Sena stated the current awarded property management company has the existing 3 units in the portfolio and will also manage the additional units once development has been completed. Chairman Rigsby asked how the rent range was determined, Deputy Manager Martinez stated on housing market study and income rates, the homes must be affordable for our workforce.

Commissioner Michelena asked what foundation would be used. Deputy Manager Martinez stated they will be on slab foundations, there will be no skirting on the homes. Homes will have a stick-built appearance.

Commissioner Byars asked if there are any ADA units, Deputy Manager Martinez stated there would be 1 ADA unit per development requirements.

Commissioner Hall asked if using a turnkey contractor for the project, will they be responsible for erosion control as well. Public Works Director Sanchez stated that the Village will work in conjunction with the contractor, but the contractor will be responsible for erosion control around the units after placement. Commissioner Hall asked if there will be temporary sediment ponds, and Director Sanchez stated there will not, development phases are set to have a minimum impact until completion.

Chairman Rigsby asked about the project timeline and the guarantee of funds. Village Manager Sena stated the project must be completed by June 30, 2024. Deputy Manager stated in efforts to mitigate possible delays, that is why the early prepping stages are crucial to the development timeline.

Commissioner Richardson asked if there would be any out-of-pocket costs for the project. Deputy Manager Martinez stated there were no anticipated costs potentially burdening the Village for this project.

Chairman Rigsby left the meeting at 9:45 am.

Commissioner Byars asked who would be doing the dirt work, Director Sanchez stated a 3rd party contractor.

Commissioner Hall stated that he understands the use of the millings but would suggest a 1 ½” binder be placed on top as millings do not hold up for long-term use.

ADJOURNMENT:

With no further business to discuss, Vice Chairman Michelena adjourned the meeting at 9:50 a.m.

MINUTES ARE DRAFT UNTIL APPROVED AT THE NEXT REGULAR MEETING

Passed and approved this ____ day of _____, 2024.

APPROVED: _____

Jacob Rigsby, Chairman

ATTEST: _____

Stephanie Warren, GIS Coordinator/Planner

VILLAGE OF RUIDOSO PLANNING COMMISSION

REGULAR MEETING

MARCH 05, 2024

CALL TO ORDER AND ROLL CALL:

The regular meeting was called to order by Commissioner Rigsby at 2:00 PM. Commissioners Byars, Hall, and Richardson were recorded as present. Commissioner Michelena and Williams were present via Zoom. 15 visitors were present in person. Village staff present were Ronald Sena, Village Manager, Stephanie Warren, GIS Coordinator/Planner; and Chrysanti Jones, Short-Term Rental Administrative Assistant II. Michael Martinez, Village Deputy Manager, and Zach Cook, Village Attorney were present via Zoom.

DECLARATIONS OF CONFLICT OF INTEREST:

None were stated.

CERTIFICATION OF COMPLIANCE WITH RESOLUTION 2023-01:

Stephanie Warren certified that the notice of the meeting was posted correctly in accordance with Resolution 2024-01 and section 54-40 of the Village Municipal Code.

APPROVAL OF AGENDA:

Mrs. Warren stated item 6A had withdrawn their application.

Commissioner Hall moved to approve the agenda without item 6A. Seconded by Commissioner Byars. Mrs. Warren called roll to record votes:

Commissioner Baugh: Aye
Commissioner Byars: Aye
Commissioner Hall: Aye
Commissioner Michelena: Aye
Commissioner Richardson: Aye
Commissioner Rigsby: Aye
Commissioner Williams: Aye
Motion carried with all ayes.

APPROVAL OF MINUTES:

Commissioner Hall moved to approve February 6, 2024, seconded by Commissioner Baugh. Mrs. Warren called roll to record votes:

Commissioner Baugh: Aye
Commissioner Byars: Aye
Commissioner Hall: Aye
Commissioner Michelena: Aye
Commissioner Richardson: Aye
Commissioner Rigsby: Aye
Commissioner Williams: Aye

Motion carried with all ayes.

PUBLIC INPUT: (Limited to items, not on Public Hearing Agenda and up to 3 minutes per speaker).

There was no public input.

QUASI-JUDICIAL PUBLIC HEARING:

b.) Conditional Use and Variance- CU+PV 2024-32

Mrs. Warren stated that Jasper Riddle is requesting approval of Conditional Use to place a food truck in connection with The Cellar by Noisy Water Winery with a variance to deviate from the 12,000 sq. ft. lot size requirement located at 2332 Sudderth Dr., Lot 11B, Block 4. Combining 3 lots to get as close as possible but it is still short.

Jasper Riddle stated that he has multiple lots in the area. He has cleaned up the property and would like to expand his business to incorporate more food and utilize the outdoor space with a mobile vending truck.

Public input opened at 2:11 pm

Jason Hixon from the Greenroom stated he supported Mr. Riddle's proposal.

Shelby Rist from Downshift stated she supported Mr. Riddle's proposal.

Mary Jo Piedmont stated she supported Mr. Riddle's proposal and would make additional options for people.

Jason Edmister stated he supported Mr. Riddle's proposal.

Bailey Huffmon stated she supported Mr. Riddle's proposal.

James Rupley from Downshift stated he was in support of Mr. Riddle's proposal.

David Lagan stated his wife owns Pie Hole and is leery of change. He asked Mr. Riddle for clarification.

Mr. Riddle explained how he would like to add new menu items. He would like to utilize the outdoor space so his staff would not have to go up and down two flights of stairs to serve the people wanting to be outside and provide a better service to patrons.

Mr. Lagan asked once the outdoor space is open, then what.

Mr. Riddle stated he is asking for a variance and not a zoning change.

Mr. Lagan asked if a variance gets granted what is there to stop anyone else.

Commissioner Rigsby explained how the Planning Commission Board works.

Mr. Lagan agrees this would help keep people in Midtown.

Mr. Edmister asked if Mr. Riddle already owned this property but was shy a certain amount.

Mr. Riddle stated yes.

Mr. Edmister stated he would hope that sometimes there are exceptions that are made to people who already have property and that smaller properties would get this exception. Not talking about someone using someone else's property to do this.

Commissioner Rigsby explained the process to Mr. Edmister.

Mrs. Matsler stated her concerns are fire conditions, parking, and the crowd that would be in that area at late night with alcohol.

Public input closed at 2:30 pm

Commissioner Hall asked if the combined lots are still short the square footage and if Mr. Riddle owned all of them.

Mr. Riddle stated he does own all of them, but they are owned by different LLCs. Because of the layout in that area, it is almost impossible to get the 50X100 or 25X100 lots to service this sort of thing. He feels this is the only piece of land in that area that is not developed back to Rio St. Most are built sidewalk to sidewalk. He has made many improvements to that land already and would like to utilize it. It was previously a mud pit before he fixed it.

Commissioner Hall asked Mr. Riddle if he owned or leased them.

Mr. Riddle stated yes.

Commissioner Byars asked if this was a Village-wide ruling or if this pertained strictly to Midtown.

Mrs. Warren stated per the code, only approved structures can be granted conditional use if they meet the requirement of 12,000 sq. ft. on just C-2 and C-3 districts. Those are the only districts that are allowed to obtain conditional use for a food truck but do fall back on the minimum requirement of a 12,000 sq. ft. lot.

Commissioner Rigsby stated it is not the law today, but during our rewrite, he believes they are addressing the square footage number. That is the future state, so it is not the law currently, but that number is dropping to 10,000 sq. ft.

Mrs. Warren stated that has not gone to council yet.

Commissioner Rigsby stated it has not but asked if that is what they have proposed in the rewrite.

Mrs. Warren stated she believes they clarified the exact language on the requirements but does not recall a square footage requirement being dropped.

Mr. Riddle stated he would be happy with a five-year timeline to figure out if this concept works and wait for interest rates to come back down to develop that property and put in something permanent. He understood the concerns that were brought up and is equally concerned. He is one of the larger property owners in Midtown and does not want that area to lose traffic. Post-COVID is harder for restaurants. Mobile vending-style establishments are working. They do limited food across the street at Noisy Water in hopes of keeping people in Midtown. They have seen that without more food options, people leave Midtown and do not stay in Ruidoso for food options. They go to places like the Inn of the Mountain Gods, they are leaving your tax basis.

Commissioner Rigsby asked if the trailer would fit in that space.

Mr. Riddle stated he would have to get a crane to place it there.

Commissioner Byars stated he is in favor of this and Mr. Riddle's reputation for top-notch development. He likes the idea of bringing more activity to Rio St., however, he has been sworn to uphold the rules that are currently in place and could he bend the rules in this case.

Commissioner Rigsby stated he would like to clarify that they are not bending the rules, they can grant a conditional use and variance in their purview.

Commissioner Byars asked Commissioner Rigsby if they could even with the lack of square footage.

Commissioner Rigsby stated as a board, they could place that as a variance or conditional use and place conditions such as a time frame upon approval if granted. We are to adhere to the code as written, but as a board, we do have the ability to grant variances.

Deputy Manager Martinez stated he believed there were extremely good points made by the public. Make sure the item in front of them reflects the current code.

Commissioner Rigsby asked Deputy Manager Martinez if he was speaking specifically on mobile vending in the Midtown District.

Deputy Manager Martnez stated correct.

Commissioner Baugh stated that what Mr. Riddle is requesting isn't well taken and well poignant, but we do as my fellow commissioner stated we have Municipal codes, and this council has worked hard to get codes back in line within the Village of Ruidoso. What Deputy Manager Martinez stated pretty much covered that we have already denied other requests for the same thing. We would be stepping out if we didn't stick with what we've been doing and be consistent in what we do.

Commissioner Michelena stated previous applicants have been denied because of rules in this area. If we allow this, we will lose footing on any future requests. Either we have a chapter rewrite, and we lower the square footage, or we end up denying someone in the future. That is something as a commission we need to look at. He is all for food trucks, we should have a designated area for food trucks somewhere they can have multiple food trucks.

Commissioner Hall asked Mr. Riddle if he owned any adjoining property that would get him closer to the square footage.

Mr. Riddle stated that if you counted 2342 Sudderth which is not adjacent, but it also counts where you count your property lines on Rio, He technically owns half of Rio St. if you look where his pins are. He understands the concern of the commission. He is coming in under the confines of the statue asking for an exception to be made. He understands it needs to be made on a case-by-case basis, but he hopes that the commission has the brevity to say yes, they understand that they can allow a variance based on individual circumstances. If this doesn't work, he will come back and try to get the code rewritten. He would like to not take that fight and be positive and please help him. Use this as a beta test for Midtown to see if this works. It would be almost impossible to get 12,000 sq. ft. in the Midtown area.

Deputy Manager Martinez stated that it is important to note that the combination of multiple units and ownerships in town is also something that needs to be discussed. He is not saying that it should or should not be considered but the code is evaluating right now is that that's something that's not permissible and those are items you will need to consider during the discussion. In this case, you have a variance that is specifically limited to a large ownership. In other instances, may be a situation that may impact other businesses. Just like the code is evaluated for special use permits in other situations whether it be liquor licenses, cannabis use or anything else, it is specific to the location that is being identified and not necessarily the majority of locations that are owned. Just another item to discuss.

Attorney Cook stated he's not able to interpret to allow for moving around the lot lines. This is the first time he has been confronted with this. I don't think it works right now.

Commissioner Rigsby stated that it is tricky because it is a mobile unit. If Mr. Riddle wanted to build a kitchen back there, he would just come in with applications and plans to build it would not come to this board and just go through the normal planning process. This is a unique situation. But the language is very clear that mobile vending is expressly prohibited except approved with conditional use or temporary and operated in conjunction with special community and Civic events. He feels that the language was intended for a short period of time.

Commissioner Richardson stated he understood what Mr. Riddle is attempting to do and asked if six months was enough time to figure out whether or not that would be a workable thing.

Mr. Riddle stated he would need to be able to get permits fast enough to build something. A year realistically would be better.

Commissioner Richardson stated that if hypothetically Mr. Riddle was given six months to have this trailer on the lot, that gives Mr. Riddle six months to see if this is going to work for him. Then in six months, he would have to come back before the board, and he would know by then.

Mr. Riddle stated he would gladly take that to figure out the flow of that space.

Commissioner Rigsby asked if this would be directly tied to the menu that already exists.

Mr. Riddle stated that if the answer was no, he would still be able to do this menu at The Cellar. Employees would just have to walk down two flights of stairs and could build a little tiki bar in the space. However, this looks better.

Attorney Cook suggested to the board concerning the timing. They can state the time frame starting from the date that permits start and the date the permits have been issued.

Commissioner Williams stated that the intention as she understands it is to protect the owners within the district from cluttering with mobile vending. However, there is a good number of them in support of this. The lines are long at the restaurants and the reservations are the same.

Commissioner Michelena asked if the permit would be issued for a specific lot.

Commissioner Rigsby stated yes.

Commissioner Michelena stated we are looking at a combination of lots to try to make this square footage appropriate for this zone.

Mr. Riddle stated that he tried to make his application reflect the maximum amount of property that he had adjacent in the property in this district to be as close when asking for the variance and that he is a vested part of the area.

Commissioner Rigsby asked if the application would be for 2338.

Mr. Riddle stated yes.

Commissioner Rigsby asked if Mr. Riddle has explored what it looks like moving through property lines.

Mr. Riddle stated they already have it bonded for alcohol service. He is just trying to make it less steps for employees and customers. Also, for people to have a better opportunity for a better kitchen.

Mrs. Warren stated a clarification that the district does have a zero-parking requirement with zero setbacks. It does not allow you to cross lot lines so potentially, depending on where the deck would be built, a replat would be required which would jeopardize any intent on the existing buildings that he has. M. riddle would have to develop one single lot.

Mr. Riddle stated he did not understand the deck portion of Mrs. Warren's statement.

Mrs. Warren stated Mr. Riddle stated he would need a building permit.

Mr. Riddle stated he would have to have a building permit to build a permanent structure on 2338 Sudderth dr. behind the existing building.

Mrs. Warren stated a permanent structure cannot cross lot lines and would have to be specific to that lot.

Mr. Riddle stated he was aware.

Conversation between board members on how to make the motion.

Commissioner Richardson made a motion based upon the foregoing facts of §54-68, §54-15, and §54-101 of the Village code to grant the request to deviate from the minimum lot size requirement of 12,000 sq. ft. to be approved 9,696 sq. ft. for the Conditional Use and Variance- CU+PV 2024-32 with the conditions stated in the report with a six month (April – September 2024) and come back in front of the board to request an extension or move forward with permanent structure. Commissioner Byars seconded the motion.

Commissioner Rigsby stated before they voted, they should have a discussion to update the motion.

Commissioners started the discussion on the actual square footage and the addresses associated with the business to associate with the conditional use that is located on that property.

Attorney Cook expressed his concern about the conditional use as the variance and what they are basing the granting of variance on. §54-66 is specific on what you have to find in order to grant variance and the Court of Appeals has provided good guidance. Attorney Cook read the legal framework for granting a variance.

Mr. Riddle explained the uniqueness of the lot.

Deputy Manager Martinez offered clarification on the staff recommendation.

Commissioner Rigsby offered clarification to Mr. Riddle as to what the staff recommendation meant for uniqueness.

Mr. Riddle explained the uniqueness of his land with the natural spring that is located there.

Commissioner Hall stated that his only challenge was the spring. He would like to see a letter from the core that states it is not designated wetlands.

Commissioner Byars stated that would be Mr. Riddle's risk.

Mr. Riddle stated it gives him time for diligence.

General discussion between commissioners and attorney Cook about a time frame, the square footage, and the variance/conditional use.

Commissioner Michelena asked Mr. Riddle for clarification on the location of where he wanted to place his trailer and the business.

Mr. Riddle explained.

Commissioner Michelena asked Attorney Cook what would happen after the six months.

Attorney Cook read the code.

Commissioner Michelena asked Attorney Cook if the variance expires.

Commissioner Rigsby explained his interpretation.

Commissioners then discussed with attorney Cook whether it is tied to the variance or the conditional use.

Deputy Manager Martinez asked Attorney Cook to clarify the information from the discussion the commissioners were having.

Attorney Cook provided the explanation with additional discussion with the commissioners on the motion made.

Commissioner Baugh made a motion to enter into an executive session pursuant to NMSA 10-15-1-H3 for deliberations in connection with administrative judicatory preceding CU+PV 2024-32. Commissioner Richardson seconded the motion. Mrs. Warren called roll to record votes:

Commissioner Baugh: Aye

Commissioner Byars: Aye

Commissioner Hall: Aye

Commissioner Michelena: Aye

Commissioner Richardson: Aye

Commissioner Rigsby: Aye

Commissioner Williams: Aye

Motion carries with all ayes.

Commissioner Rigsby recessed the Regular Meeting and entered into the executive session at 2:27 pm

Present in the closed session were the commission board, Ronald Sena, Village Manager, Michael Martinez, Deputy Manager, Zach Cook, Village Attorney, Stephanie Warren, GIS Coordinator/Planner.

Commissioner Rigsby adjourned the executive session and reconvened the Regular Meeting at 3:51 pm

Mrs. Warren called roll to record votes from the motion made prior to entering into the executive session:

Commissioner Baugh: No

Commissioner Byars: No

Commissioner Hall: No

Commissioner Michelena: No

Commissioner Richardson: No

Commissioner Rigsby: No

Commissioner Williams: No

Motion was denied unanimously.

COMMUNITY DEVELOPMENT REPORT:

Mrs. Warren stated the Manager's report was included in the packet.

COMMISSIONER'S COMMENTS:

Commissioner Rigsby explained the reason they decided to not approve the conditional use and variance.

1. The Applicant did not demonstrate an unreasonable burden for the proposed use.
2. The variance request of excess of 8,000 sq. ft is an unreasonable use of a variance and could establish a precedent that would undermine the purpose and intent of municipal codes.
3. The Applicant admitted alternative ways to develop the property not involving the use of a mobile vending operation.

All members of the Commission agreed they voted to deny the request based upon the above listed reasons.

ADJOURNMENT:

With no further business to discuss, Commissioner Michelena adjourned the meeting at 3:55 p.m.

MINUTES ARE DRAFT UNTIL APPROVED AT THE NEXT REGULAR MEETING

Passed and approved this ____ day of _____, 2024.

APPROVED: _____

Jacob Rigsby, Chairman

ATTEST: _____

Stephanie Warren, GIS Coordinator/Planner



Planning Commission

Village Hall – 313 Cree Meadows Drive, Ruidoso, New Mexico 88345

Case Report – Vacation of Right-of-Way PVC-2024-39

Subject Property: 105 Deer Trail
Zoning: R-1 Single-Family Residential
Property Size (Approx.): 13,082 sq. ft.
Property Dimensions (Approx.):
Width: 75.14' **Length:** 158.9'

Legal Description: Lot 8, Block 7
Subdivision: Pinecliff
Applicant: Richard Kinney
Hearing Date: April 2, 2024

Applicable Sections of Village Code:

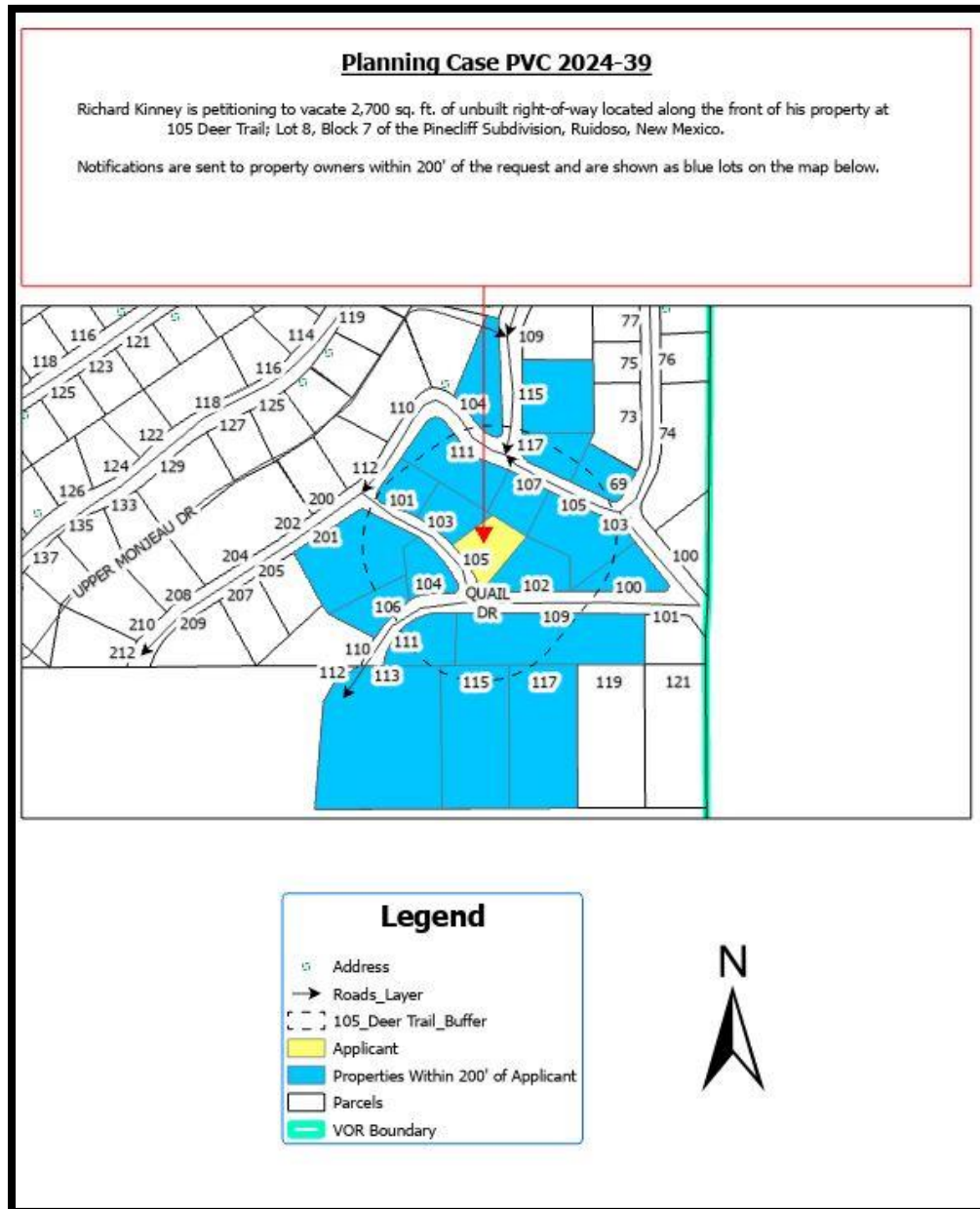
- Sec. 54-73. - Vacation and sale of public right-of-way or easement.

- I. REQUEST:** The applicant is requesting the vacation of 2,700 sq. ft of Deer Trail Right-of-Way to be absorbed into his property located at 105 Deer Trail, Lot 8 of Block 7 of the Pinecliff Subdivision, Ruidoso, New Mexico 88345.

I am respectfully requesting the Village of Ruidoso to vacate a small portion of land that is interfering with my residence located at 105 Deer Trl. I attached a boundary survey of Lot 8, Block 7, Pinecliff Subdivision, Unit 5, Ruidoso New Mexico. If you look at the village boundary line runs a mere 4" from the corner of my house and completely through my driveway and stairs (only means to the front door). You will also notice the proposed streets and a dotted line with what is the actual paved streets. The area I am requesting is the estimated 2,700 sqft that is unusable and overgrown. I have highlighted the area in question in pink highlighter.

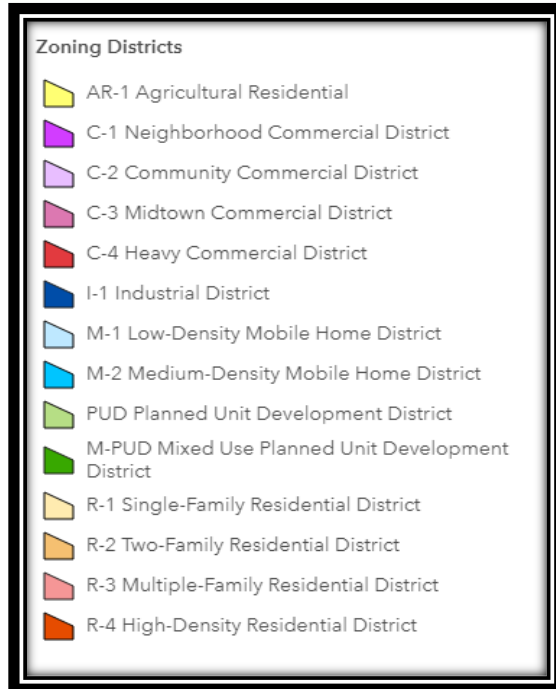
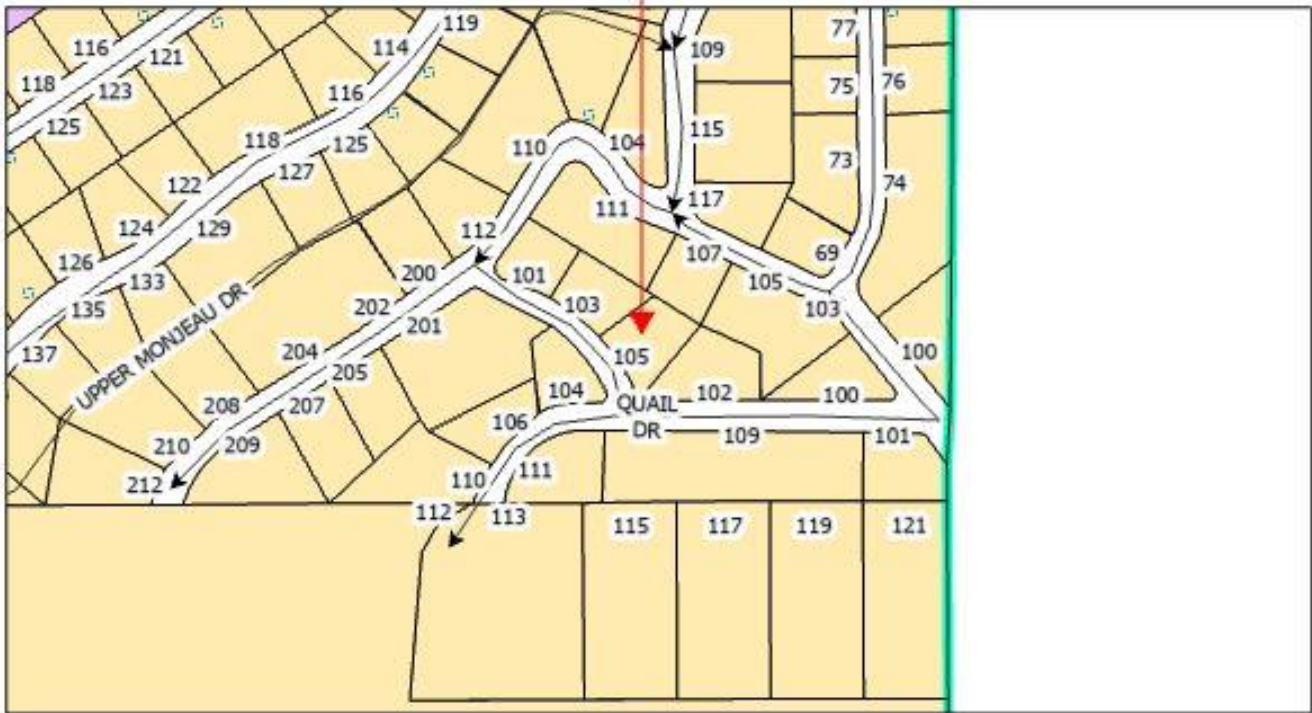
If kept the same way this will drastically impact the value of my property that I have just started cleaning up. I would greatly appreciate you assistance in this matter. I own another cabin at 114 N Oak Drive in Ruidoso. We (wife and I) love being in Ruidoso and look forward to spending our time there.

II. NOTIFICATION AREA MAP

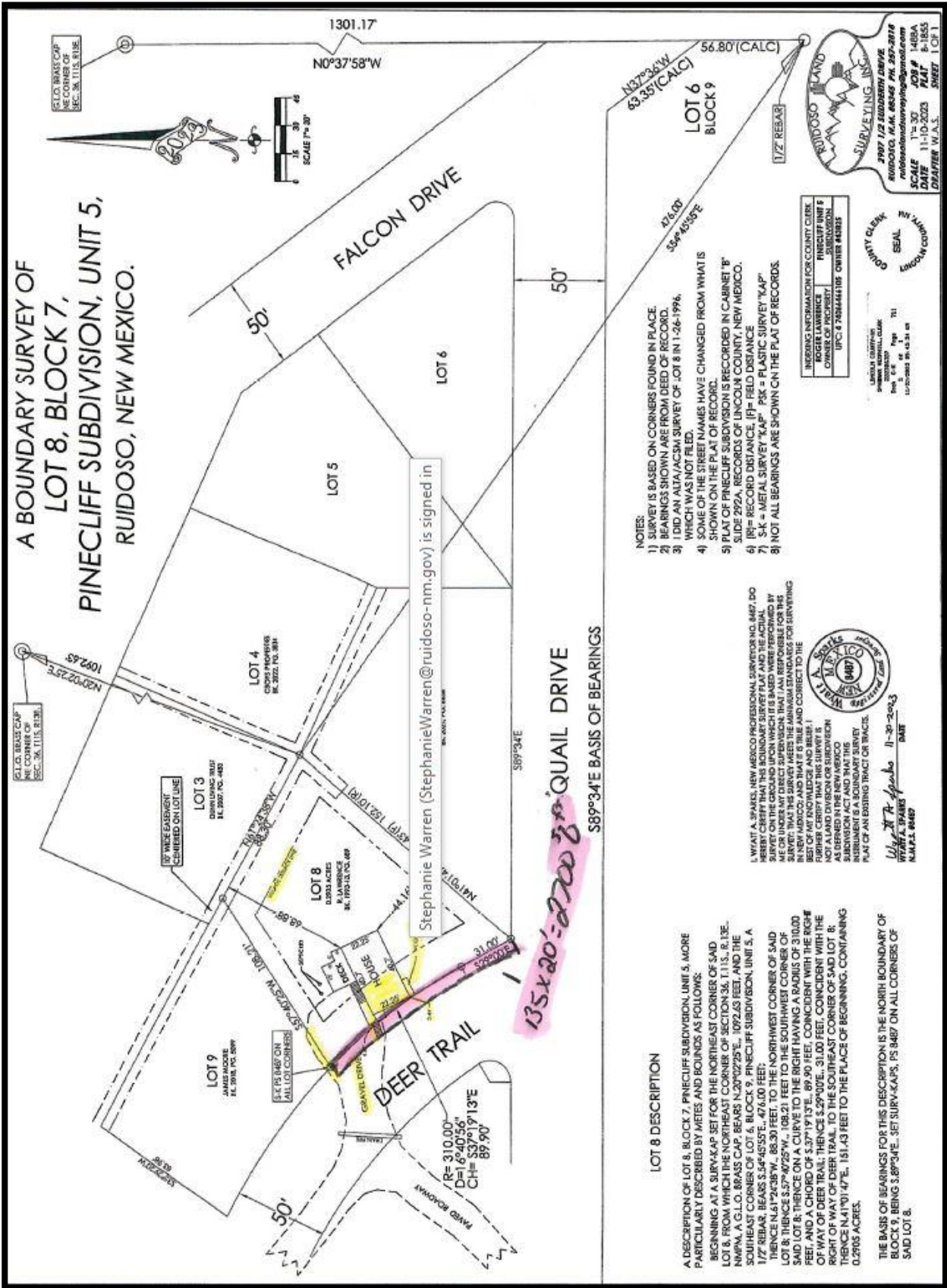


III. SITE DATA

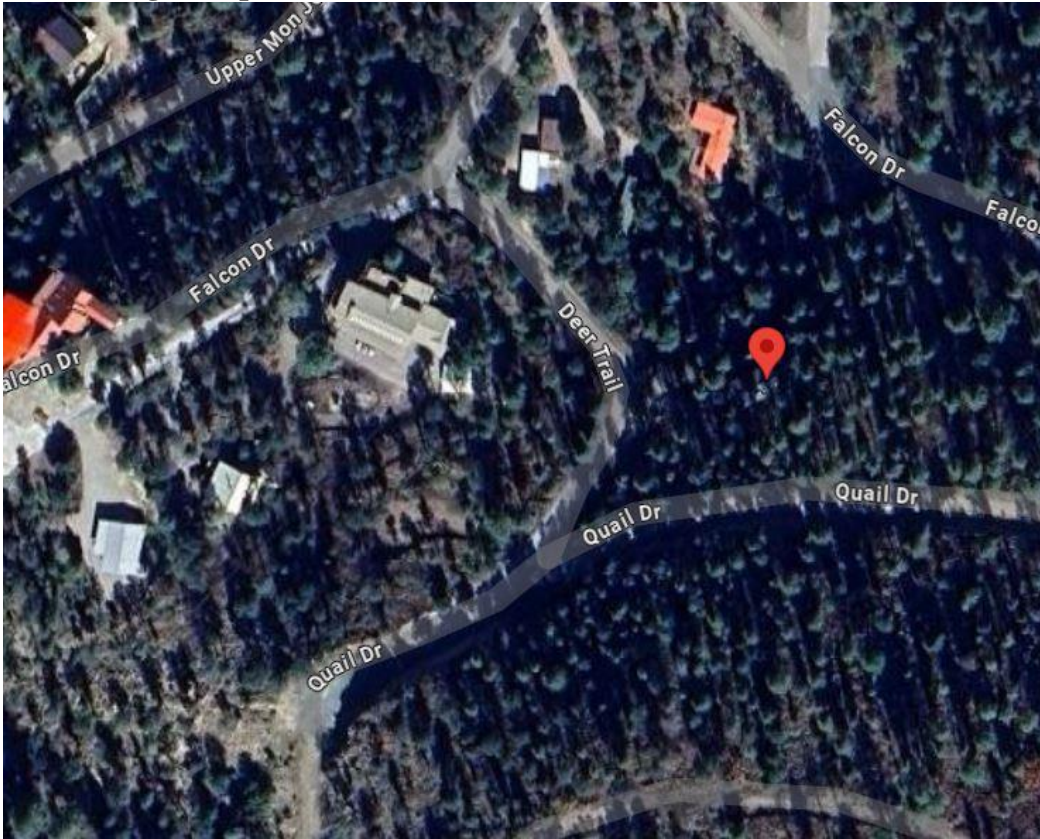
Direction	Zoning	Existing Land Use
North	R-1	Single-Family Residential District
East	R-1	Single-Family Residential District
South	R-1	Single-Family Residential District
West	R-1	Single-Family Residential District



A BOUNDARY SURVEY OF
 LOT 8, BLOCK 7,
 PINECLIFF SUBDIVISION, UNIT 5,
 RUIDOSO, NEW MEXICO.



Google Maps: Aerial View



Street view showing structure and pavement location



Going East on Deer Trail



Going West on Deer Trail



IV. DEVELOPMENT REVIEW RESPONSES



313 CREE MEADOWS DRIVE
 RUIDOSO, NM, 88345
 575-258-4343

Development Review WWW.RUIDOSO-NM.GOV ASSESSMENT IMPACT CHECKLIST

Project Name: Vacation of Right-of-Way
Presenter: Stephanie Warren, GIS Coordinator/Planner Community Development Department
Property location: 105 Deer Trl
Review meeting Date: 3-14-24 at 9:00am

IMPACT CATEGORIES	No Impact Anticipated	Potentially Beneficial	Potentially Adverse-Requires Documentation Only	Potentially Adverse-Requires More Study	Needs Mitigation	Requires Project Modification	All determinations need explanation. Reference to documentation, sources, notes, and correspondence (see following guidance pages for questions to be answered)	Sign off
	1	2	3	4	5	6		
NATURAL FEATURES								
Water Resources	✓							AC
Surface Water	✓							AC
Watercourses	✓							AC
Unique Natural Features and Agricultural Lands	✓							AC
Vegetation and Wildlife	✓							AC
Forestry Department								
Forestry and fuel management plan		✓						SP
Terrain management plan		✓						SP
Landscaping plan								
FACILITIES AND SERVICES								
Commercial Facilities	✓							ON
Health Care	✓							ON
Social Services	✓							ON
Solid Waste	✓							SP
Wastewater	✓							
Storm water	✓							AC
Water Supply	✓							AC
Public Safety: Police	✓							SP
Fire	✓							SP
Emergency/Medical								
Open Space & Recreation:								
Open Space								N/A
Recreation								N/A
Cultural Facilities								

IMPACT CATEGORIES	No. Impact Anticipated	Potentially Beneficial	Potentially Adverse-Requires Documentation Only	Potentially Adverse-Requires More Study	Needs Mitigation	Requires Project Modification	WWW.RUIDOSO-NM.GOV	Sign off
	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes, and correspondence (see following guidance pages for questions to be answered)	
Transportation								
Drive way permits	✓							JL
Off street parking	✓							JL
Impact to traffic		✓	✓				if this ever needs to be widened or worked on to increase of traffic	JL
Pedestrian ingress and egress	✓							JL
Utilities								
Water	✓							JL
Sewer	✓							JL
Natural Gas								
electric								
Solid waste								
LAND DEVELOPMENT								
Conformance with Comprehensive Plans & Zoning								N/A
Setbacks and height		✓						N/A
Slope Stability								N/A
Erosion								N/A
Soil Suitability								N/A
Hazards and Nuisances, including site safety		✓						N/A
Drainage and retention	✓							N/A
Screening								N/A
signage								N/A
Loading and unloading								N/A
ENVIRONMENTAL DESIGN AND HISTORIC VALUES								
Lighting								N/A
Impact on natural environment								N/A
Historic, Cultural, and Archaeological Resources								N/A

IMPACT CATEGORIES	No Impact Anticipated	Potentially Beneficial	Potentially Adverse-Requires Documentation Only	Potentially Adverse-Requires More Study	Needs Mitigation	Requires Project Modification	WWW.RUIDOSO-NM.GOV All determinations need explanation. Reference to documentation, sources, notes, and correspondence (see following guidance pages for questions to be answered)	Sign off
	1	2	3	4	5	6		
AIR QUALITY								
Effects of ambient air quality on project and contribution to community pollution levels								N/A
Financial Impact								N/A

V. ANALYSIS

Sec. 54-73. Vacation and sale of public right-of-way or easement.

- (a) *Vacation criteria.* Vacation (closing) is the method by which land used to provide access for the movement of people, goods, drainage, utilities (surface or subsurface), vehicles and services is closed to those uses. Anyone (including the village) may request a vacation. A vacation may be approved if it is determined that:
 - (1) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of that right; and
 - a. The public welfare is not served by retaining the way or easement; or
 - b. The development made possible by the vacation results in a net benefit to the public welfare which is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
- (b) *Partial vacation.* Vacation may not result in closure of all uses. For example, public access may be closed while utility access through creation of a defined utility easement is retained.
- (c) *Preapplication discussion.* Applicant shall meet with the planning department prior to submitting a formal application.
- (d) *Application contents.* Applicant shall submit a formal application for vacation of right-of-way or easement to the planning department along with the appropriate application fee as set forth in Appendix A to this Code. Include the following items with the application:
 - (1) A right-of-way or easement survey meeting the standards of NMAC 12.8.2.13 (New Mexico Administrative Code) showing the area to be vacated and the surrounding properties.

- (2) Certification that the applicant has notified all property owners within the notification area as set forth in section 54-40. Certification may be documentation provided by the postal service or a notarized statement from the applicant.
 - (3) The location, description and ownership of all utilities within the proposed vacation area.
 - (4) Statements from all utility companies stating their agreement to the proposed vacation and specifying any conditions of approval. These shall be on company letterhead with the title of the person signing the letter.
 - (5) Statements from property owners within the notification area identifying their position on the proposed vacation. These may be in letter form signed by the property owner. It is not necessary to obtain a letter from every property owner within the notification area. The intent of this requirement is to provide an early indication of either support for or objection to the proposed action. It is in the applicant's best interest to have met with or discussed the action with neighboring property owners and obtained their agreement to the proposed action prior to submitting a formal application to the village.
 - (6) In the event the parcel vacated exceeds the sum of \$2,500.00 in value based on the acquisition fee schedule set forth in Appendix A, the applicant shall also comply with the provisions of NMSA 1978 § 13-6-2 and the applicable regulation(s) of the state board of finance (a copy of the statute and regulations are available in the village planning department).
- (e) *Staff review of application and scheduling for review and action by planning commission.* Planning department staff will review the application and advise the applicant when it is complete. The planning staff shall then prepare a staff report and forward a draft copy to the applicant for review. The application will be heard as a regular item at the next planning commission meeting scheduled at least 14 days after completion of the staff report.
 - (f) *Notification.* The planning department staff shall provide notice of the planning commission meeting at which the application is scheduled to be discussed and voted on as specified in section 54-40.
 - (g) *Planning commission action.* The planning commission shall hear the case and vote to recommend that the village council authorize the vacation and sale with conditions, vote to recommend that village council reject the vacation application or vote to forward the application to village council with no recommendation.
 - (h) *Village council action.* The planning department shall forward the recommendation of the planning commission to the village clerk along with a request to schedule the application for review and action by village council. The village clerk, in consultation with the mayor and village manager, shall schedule the application for review and action by the village council. The application shall be heard as a regular item after at least 30 days public notice in newspapers of general circulation in the state. The planning staff shall provide the village clerk with all pertinent information, including minutes of the planning commission meeting at which the item was discussed and voted on, in sufficient time prior to the meeting at which the item will be discussed by village council so that the information may be included in the councilmembers' briefing books.
 - (i) *Finalization of vacation and sale.* If village council votes to approve the vacation and authorize sale of the land, the planning department staff shall coordinate the preparation, signing and recording of the appropriate documents. The applicant's surveyor or engineer shall provide all required legal descriptions and drawings. For those vacations that will require state board of finance review prior to completing the vacation, the applicant or other eligible adjoining property owner shall obtain an

appraisal and pay the appropriate acquisition fee as determined by the appraisal. Should the appraised value of the right-of-way be more than ten percent less than the value set forth in Appendix A, the village may obtain another appraisal and the value of the right-of-way shall be the average of the two appraisals. If the village decides not to seek a second appraisal, the value of the right-of-way shall be the average of the applicant's appraisal and the value set forth in Appendix A.

(Ord. No. 2008-13, 10-28-08)

The Planning Commission has the following options:

1. **Recommendation of Approval** of the request to vacate a portion of Country Club Drive right-of-way to be absorbed into the property located at 105 Deer Trl., with reasons stated in the motion, granting the requested use.
2. **Require modifications** of the request to vacate a portion of Country Club Drive right-of-way to be absorbed into the property located at 105 Deer Trl., and have it returned for Planning Commission review at the next meeting.
3. **Recommendation of Denial** of the request to vacate a portion of Country Club Drive right-of-way to be absorbed into the property located at 105 Deer Trl., with reasons and conditions.

Approval of a variance requires a **2/3 majority vote** of those members of the Planning Commission present. The reasons for either approval or rejection must be stated in the findings of fact and motion.

V. STAFF RECOMMENDATION

Upon review of the application and existing conditions, staff recommends that the Commission recommend approval to the Village Council. Staff finds that the proposed request for vacation is for a section of the road that has been built outside the platted designation; if the road is to be expanded or realigned, this vacation of this portion would help ensure that the property and improvements will be located outside of the roadway designation. Staff finds the vacation request is consistent with the Village Code.

The Development Review has determined potentially adverse impacts on the health safety and welfare of the community by the Streets Department as the sale of right-of-ways poses negative impacts to future expansions of roadways within the municipality.

The determination of appropriateness for the recommendation of approval or denial of this application rests only on the consistency with applicable statutes, codes, and policies and with the Commission’s analysis of the impacts on the surrounding properties and the community at large. If the Commission wishes to recommend approval to the Council, staff hereby recommends the following conditions:

1. Applicant shall comply with section 54-73(i) to complete the finalization of the vacation and complete the purchase of vacated section within one year after Village Council Action. Failure to complete the finalization within the time frame stated shall void the approval of Case #PVC 2024-39.
2. Applicant must complete and return necessary re-plat documentation prior to any construction including an improvement survey that notates the vacation of Deer Trail approved on the face of the plat. Failure to complete and record the vacation agreements within one year from approval will void the approval of Case #PVC 2024-39. Plat must be recorded in the office of the Lincoln County Clerk.

Suggested Motion:

“Based upon the foregoing findings of fact per §54-73 of the Village Code, I move to recommend **Approval** to Village Council for the request to vacate 2,700 sq. ft. of right-of-way along Deer Trail to be absorbed into the property located at 105 Deer Trail for case #PVC 2024-39 with the conditions stated in the case report.”

Prepared & Submitted by:

Stephanie J. Warren
GIS Coordinator/Planner

#

By signing below, the Owner/Applicant agrees to comply with all the conditions adopted by the Planning and Zoning Commission ("the Commission") at its hearing on this application. The Owner/Applicant further agrees that it will make no changes to the plans as presented to the Commission without prior approval from village staff or the Commission. Failure to comply with the application as approved by the Commission may result in Court action or revocation of approval.

Owner/ Applicant

Date



Planning Commission

Village Hall – 313 Cree Meadows Drive, Ruidoso, New Mexico 88345

Case Report – Conditional Use #CU-2024-37

Subject Property: 103 Alpine Village Rd.
Zoning:C-1 Neighborhood Commercial District
Property Size (Approx.): 0.74 acre
Property Dimensions (Approx.):
Width: 118.47’ **Length:**411.82’

Legal Description: Lot 7B, Block 8
Subdivision: Forest Heights-Amended
Applicant: James Concha
Hearing Date: April 2, 2024

Applicable Sections of Village Code:

- Sec. 54-99. - C-1 Neighborhood Commercial District.
- Sec. 54-68. - Conditional use permit approval.

I. **REQUEST:** The applicant is requesting Conditional Use approval to develop 3 duplex structures to be used for multi-family housing.

II. NOTIFICATION AREA MAP

Planning Case CU 2024-37 & SP 2024-44

James Concha is requesting conditional use approval and approval of his Site Plan and Concept to develop 3 duplex structures to be used for multi-family housing within the C-1 Neighborhood Commercial District located at 103 Alpine Village Rd., Lot 7B, Block 8 of the Forest Heights Subdivision-Amended, Ruidoso, New Mexico.

Notifications are sent to property owners within 200’ of the request and are shown as blue lots on the map below.

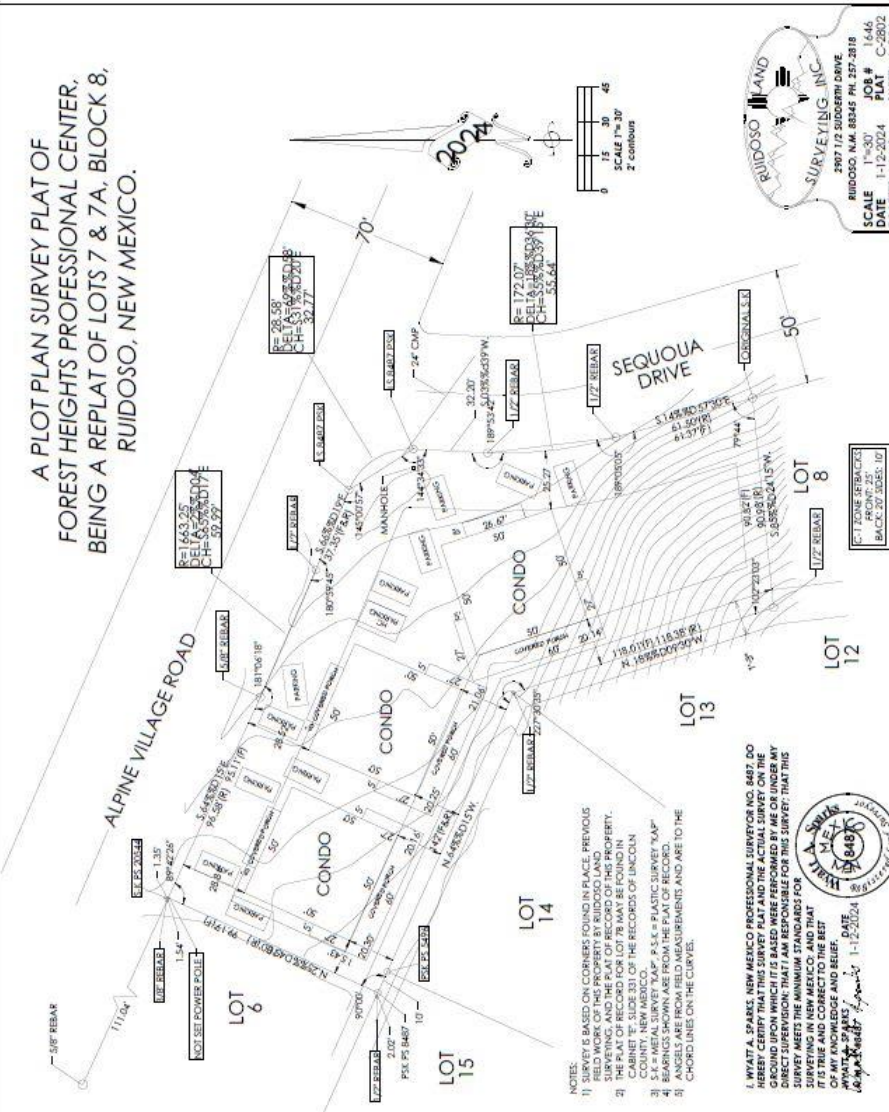


III. SITE PLAN

Energy Requirements (AT EACH UNIT)
 Ceilings: R-30 Foam
 Walls: R-19 Batts/Foam
 Fenestration: U .30
 Slab: R-10, 2" Perimeter Rigid Foam
 Ducts: R-8
 Furnace: 3 TON 66 KBTU
 Cooling: 3 TON 36 KBTU
 Water Heater: Tankless 199 KBTU - 92% efficient

Design Minimums:
 Ultimate wind speed; 115-B.
 Seismic; B. Ground snow load; 30#.
 Soil load; 2000#.
 Weathering; moderate.
 Frost depth; 20" (to bottom of footings).
 Energy Zone; 5B per NMAC & IECC.

CONSTRUCTION COMPANY:
 AZTEC STUCCO & CONSTRUCTION INC.
 1078 NM HWY 48
 ALTO, NM. 88312
 (515) 263-3745



Codes:
 2021 New Mexico Residential Building Code (2021 IRC)
 2018 New Mexico Energy Conservation Code (2018 IECC)
 2021 New Mexico Plumbing Code (2021 UPC)
 2020 New Mexico Electrical Code (2020 NEC)
 2021 New Mexico Mechanical Code (2021 UMC)
 2009 ICC A117.1 ACCESSIBILITY CODE

OCCUPANCY TYPE:
 RESIDENCE: R-3 = 1,250 sq. ft. X 2 (2500 TOTAL)
 COVERED PATIOS: U = 450 sq. ft. X 2 (900 TOTAL)

CONSTRUCTION TYPE: VB
 MECHANICAL VENTILATION AT EACH UNIT
 PER UMC 405 = CFM 60

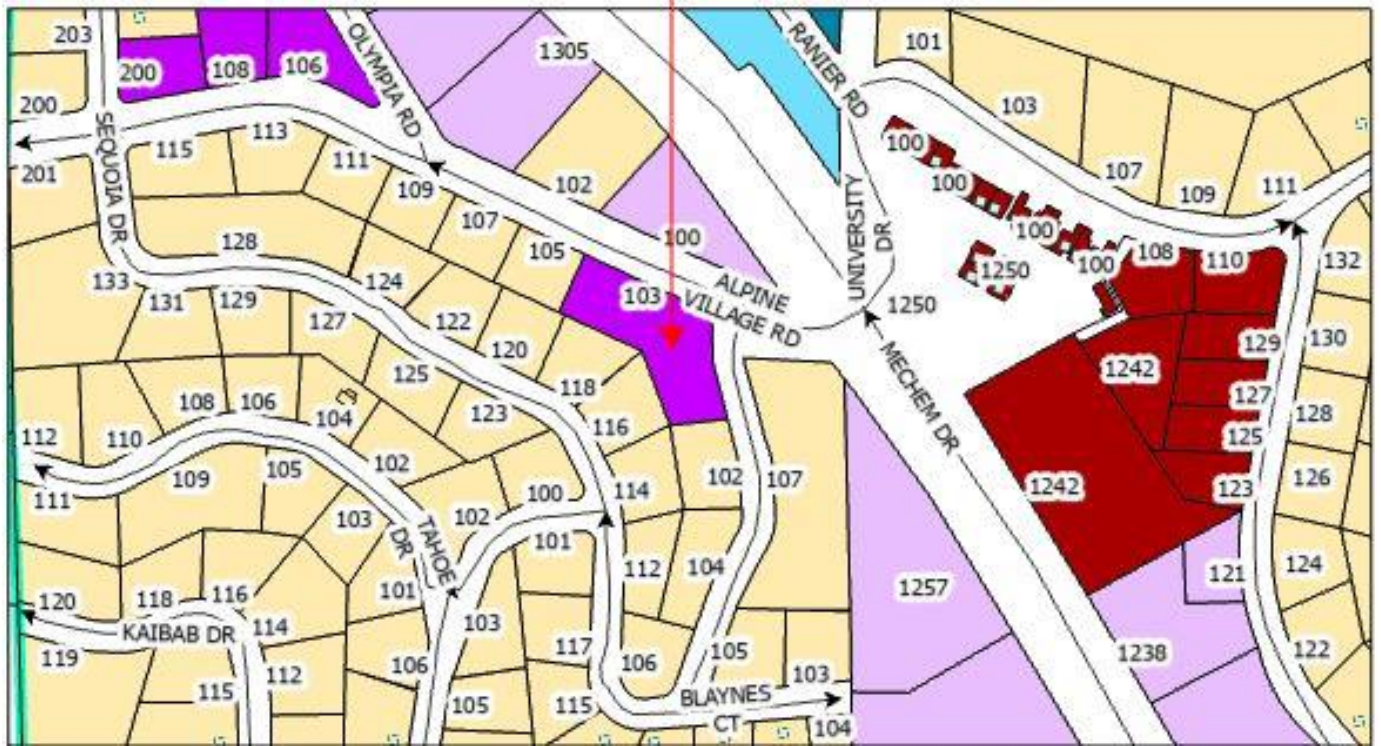
UNIT "D" WILL COMPLY WITH
 ACCESSIBILITY REQUIREMENTS

INDEX:
 C COVER SHEET
 1 FLOOR/LATERAL PLAN
 2 ELEVATIONS
 3 FOUNDATION/FLOOR FRAMING
 4 ROOF FRAMING
 5 DETAILS

COVER SHEET

IV. AREA ZONING

Direction	Zoning	Existing Land Use
North	C-2	Community Commercial District
East	R-1	Single-Family Residential District
South	R-1	Single-Family Residential District
West	R-1	Single-Family Residential District



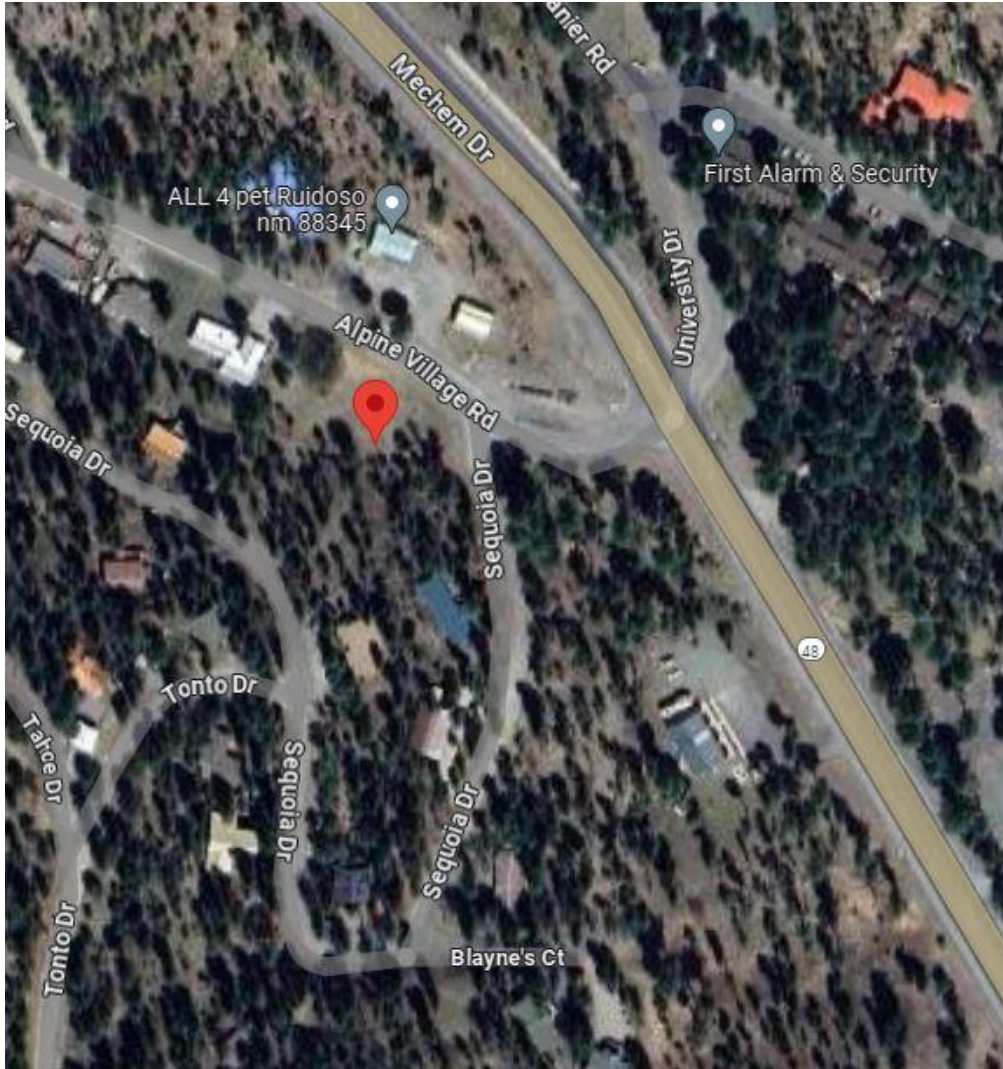
VOR.DBO.Zoning_Districts

ZONING

- AR-1 Agricultural Residential District
- C-1 Neighborhood Commercial District
- C-2 Community Commercial District
- C-3 Midtown Commercial District
- C-4 Heavy Commercial District
- I-1 Industrial District
- M-1 Low-Density Mobile Home District
- M-2 Medium-Density Mobile Home District
- PUD Planned Unit Development District
- PUD-C Planned Unit Development Commercial District
- PUD-M Planned Unit Development Mixed District
- R-1 Single-Family Residential District
- R-2 Two-Family Residential District
- R-3 Multiple-Family Residential District
- R-4 High-Density Residential District

V. **Current Site**

Aerial View from Google Maps:



Street Views:





VI. ANALYSIS

Sec. 54-99. – C-1 Neighborhood Commercial District.

(a) *Purpose.* The purpose of the C-1 neighborhood commercial district is to provide for establishment of local centers for convenient retail outlets which deal directly with the consumer for whom the goods or services are intended. These centers are located in predominately residential areas and are limited to a type of use compatible with the surrounding residential character of the area. Except as specified below, merchandise which is offered for sale in the C-1 district must be housed completely within the building footprint, which includes the roof overhang.

(c) *Conditional uses.* Conditional uses in the C-1 district are:

(1) Residential uses as follows:

- a. Single-family and two-family dwellings.
- b. Multifamily dwellings (townhomes and apartments) not to exceed six units or 135 linear feet, whichever is less.
- c. Multiple-family structures containing four or more dwelling units.
- d. Townhouse clusters of at least four units but not more than 170 feet in length.

Sec. 54-68. – Conditional use permit approval.

(a) Generally. Certain uses, (as defined in section 54-91(c)), may, under certain circumstances, be acceptable. When such circumstances exist, a conditional use permit may be granted. The permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the permit and periodic review may be required. The permit shall be granted for a particular use and not for a particular person.

(b) Application. The person applying for a conditional use permit shall fill out and submit to the planning administrator the appropriate form, together with the required fee. The request for a conditional use permit shall follow the procedures and applicable requirements of section 54-67 which pertain to site plan review.

(c) Notice of hearing. Notice of any public meeting at which the conditional use will be reviewed shall be accomplished as set forth in section 54-40.

(d) Review and decision by planning commission.

(1) No conditional use permit shall be given for a use which is not listed in this article as a conditional use in the particular district in which it is proposed to be located. The planning commission shall consider the effect of the proposed use upon the health, safety and general welfare of occupants of surrounding lands, existing and anticipated traffic conditions, including parking facilities, on adjacent streets and land, the impact upon the natural environment, and the effect of the proposed use upon the comprehensive plan. The planning commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or it may deny the application. In reviewing conditional uses in residential areas, the planning commission shall consider particularly the response of adjoining property owners.

(2) Approval of conditional use permits shall require a two-thirds vote of the members of the planning commission present. If approved, the commission shall be required to make findings supporting its decision. If an application is denied, the denial shall constitute a finding that the applicant has not shown that the conditions required for approval exist. No application for a conditional use permit which has been denied wholly or in part shall be resubmitted for a period of six months from the date of the order of denial, except on grounds of new evidence or proof of change of conditions found to be valid by the planning commission.

VII. COMPREHENSIVE PLAN

VISION STATEMENT

The feedback we received during the community meeting visioning exercise prioritized the natural beauty, desirable climate, plentiful outdoor recreation opportunities, supportive community and friendly people in the small-town atmosphere, which should be represented in the Village's established vision statement on the following page.

GUIDING PRINCIPLES

The Ruidoso community established six guiding principles that represent the community priorities that emerged throughout the comprehensive planning process. These principles uphold the vision for Ruidoso. Each of the goals, policies, and actions in each chapter of this Plan supports at least one or more of these principles, and is referenced throughout the chapters with the six icons below. The actions that the community felt most strongly about are listed below each guiding principle and are developed in more detail in the Plan's chapters.

- SUPPORT OUR RESIDENTS**
 - Increase affordable housing options for residents, employees, and students to retain young adults and attract families
 - Create more activities for youth, families, and seniors
- MAINTAIN AND ENHANCE OUR SMALL-TOWN FEEL**
 - Continue efforts to revitalize and develop Midtown
 - Encourage property maintenance
 - Make it easy to walk and bike around town
- TREASURE OUR NATURAL RESOURCES**
 - Improve hazard mitigation by enforcing wildfire protection measures and educating residents and visitors
 - Encourage sustainable practices through stormwater treatment, building codes, and waste management

1-4

Ruidoso Comprehensive Plan, 2019

- **Demand for Quality Workforce and Affordable Housing.** There is a real demand for housing that Ruidoso's workforce, seniors, and young people can afford. Many of Ruidoso's employees, residents, and students cannot afford to live in Ruidoso. More affordable and workforce housing options are needed, such as accessory units, multifamily housing, and tiny homes. The City recently amended the code to allow accessory units in residential districts to provide more small, affordable units. Commercial districts C-1, C-2, and C-3 should be updated to permit residential (with no minimum number of units) and live/workspace. Housing is described in more detail in the Housing Chapter.

The Planning Commission has the following options:

1. **Approval** of Conditional Use Request, with reasons stated in the motion, granting the requested conditional use.
2. **Require modifications** to Conditional Use Request, and have it returned for Planning Commission review at the next meeting.
3. **Deny** the request of Conditional Use Request with reasons and conditions.

Approval of a conditional use requires a **2/3 majority vote** of those members of the Planning Commission present. The reasons for either approval or rejection must be stated in the findings of fact and motion.

V. STAFF RECOMMENDATION

The determination of appropriateness for granting or denying a conditional use application rests only with the consistency with applicable statutes, codes and policies and with the Commission’s analysis of the impacts to the surrounding properties and the community at-large.

After reviewing the application, site plan and municipal code, staff recommends approval of the Conditional Use Request to develop 3 duplex units. The request is consistent with municipal code and the comprehensive master plan and hereby recommends the following conditions.

1. The Applicant is required to meet with all local, state, and federal requirements pertaining to the development;
2. The applicant must complete the Site Plan and Concept approval process and comply with any modifications that have been deemed necessary by Development Review;
3. By accepting approval of this Conditional Use, the Applicant agrees to comply in a timely manner with the standards and conditions set. Failure to comply may lead to Court enforcement;
4. Applicant shall make no changes in plans without the Planning Commission’s approval.

Suggested Motion:

“Based upon the foregoing findings of fact per §54-68 and § 54-99 of the Village Code, I move to **GRANT** the requested conditional use approval for Case #CU-2024-37 with the conditions stated in the case report.”

Prepared & Submitted by:

Stephanie J. Warren
GIS Coordinator/Planner

#

By signing below, the Owner/Applicant agrees to comply with all the conditions adopted by the Planning and Zoning Commission ("the Commission") at its hearing on this application. The Owner/Applicant further agrees that it will make no changes to the plans as presented to the Commission without prior approval from village staff or the Commission. Failure to comply with the application as approved by the Commission may result in Court action or revocation of approval.

Owner/ Applicant

Date



Planning Commission
Village Hall

313 Cree Meadows Drive, Ruidoso, New Mexico 88345

Case Report – Site Plan and Concept Approval Request #SP-2024-44

Subject Property: 103 Alpine Village Rd.
Zoning: C-1 Neighborhood Commercial District
Property Size (Approx.): 0.74 acre
Property Dimensions (Approx.):
Width: 118.47' Length: 411.82'

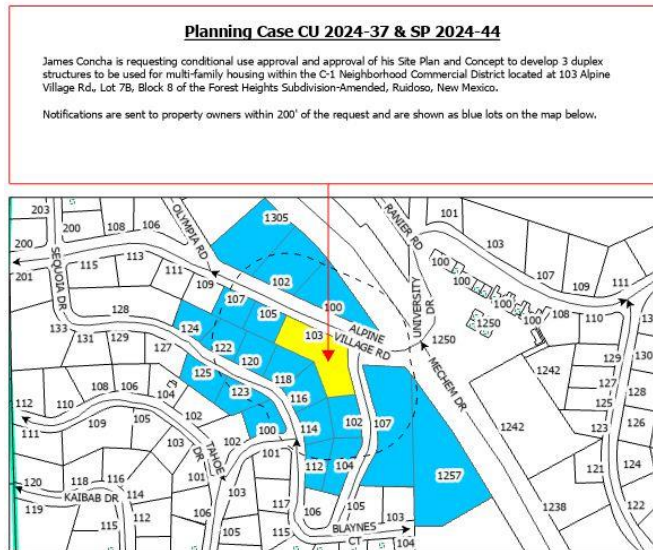
Legal Description: Lot 7B, Block 8
Subdivision: Forest Heights-Amended
Applicant: James Concha
Hearing Date: April 2, 2024

Applicable Sections of Village Code:

- Sec. 54-99.- C-1 Neighborhood Commercial District
Sec. 54-64. – Site Plan and Concept Approval

I. REQUEST: The applicant is requesting Site Plan and Concept approval to develop 3 duplex structures to be used for multi-family housing.

II. NOTIFICATION AREA MAP

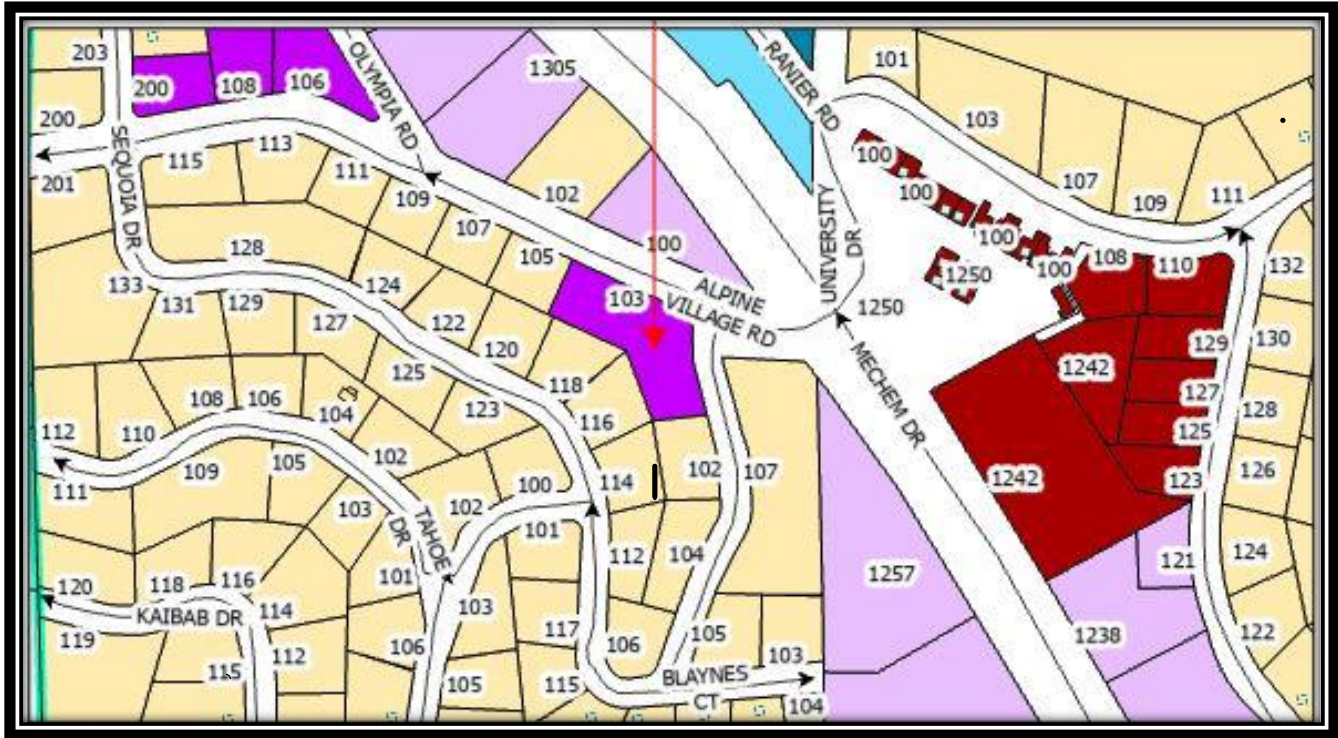


Legend
Address
Roads_Layer
103_Alpine Village_Buffer
Applicant
Properties Within 200' of Applicant
Parcels
VOR Boundary



III. AREA ZONING MAP

Direction	Zoning	Existing Land Use
North	C-2	Community Commercial District
East	R-1	Single-Family Residential District
South	R-1	Single-Family Residential District
West	R-1	Single-Family Residential District



VOR.DBO.Zoning_Districts

ZONING

- AR-1 Agricultural Residential District
- C-1 Neighborhood Commercial District
- C-2 Community Commercial District
- C-3 Midtown Commercial District
- C-4 Heavy Commercial District
- I-1 Industrial District
- M-1 Low-Density Mobile Home District
- M-2 Medium-Density Mobile Home District
- PUD Planned Unit Development District
- PUD-C Planned Unit Development Commercial District
- PUD-M Planned Unit Development Mixed District
- R-1 Single-Family Residential District
- R-2 Two-Family Residential District
- R-3 Multiple-Family Residential District
- R-4 High-Density Residential District

IV. SITE PLAN

Energy Requirements (AT EACH UNIT)
 Ceilings: R-38 Foam
 Walls: R-14 Batts/Foam
 Fenestration: U .30
 Slab: R-10, 2" Perimeter Rigid Foam
 Ducts: R-8
 Furnace: 3 TON 66 KBTU
 Cooling: 3 TON 36 KBTU
 Water Heater: Tankless 199 KBTU - 92% efficient

Design Minimums:
 Ultimate wind speed; 115-B.
 Seismic; B. Ground snow load; 30#.
 Soil load; 2000#.
 Weathering; moderate.
 Frost depth; 20" (to bottom of footings).
 Energy Zone; 5B per NMAC & IECC.

CONSTRUCTION COMPANY:
 AZTEC STUCCO & CONSTRUCTION INC.
 1078 NM HWY 48
 ALTO, NM. 88312
 (515) 263-3745

Codes:
 2021 New Mexico Residential Building Code (2021 IRC)
 2018 New Mexico Energy Conservation Code (2018 IECC)
 2021 New Mexico Plumbing Code (2021 UPC)
 2020 New Mexico Electrical Code (2020 NEC)
 2021 New Mexico Mechanical Code (2021 UMC)
 2009 ICC A111.1 ACCESSIBILITY CODE

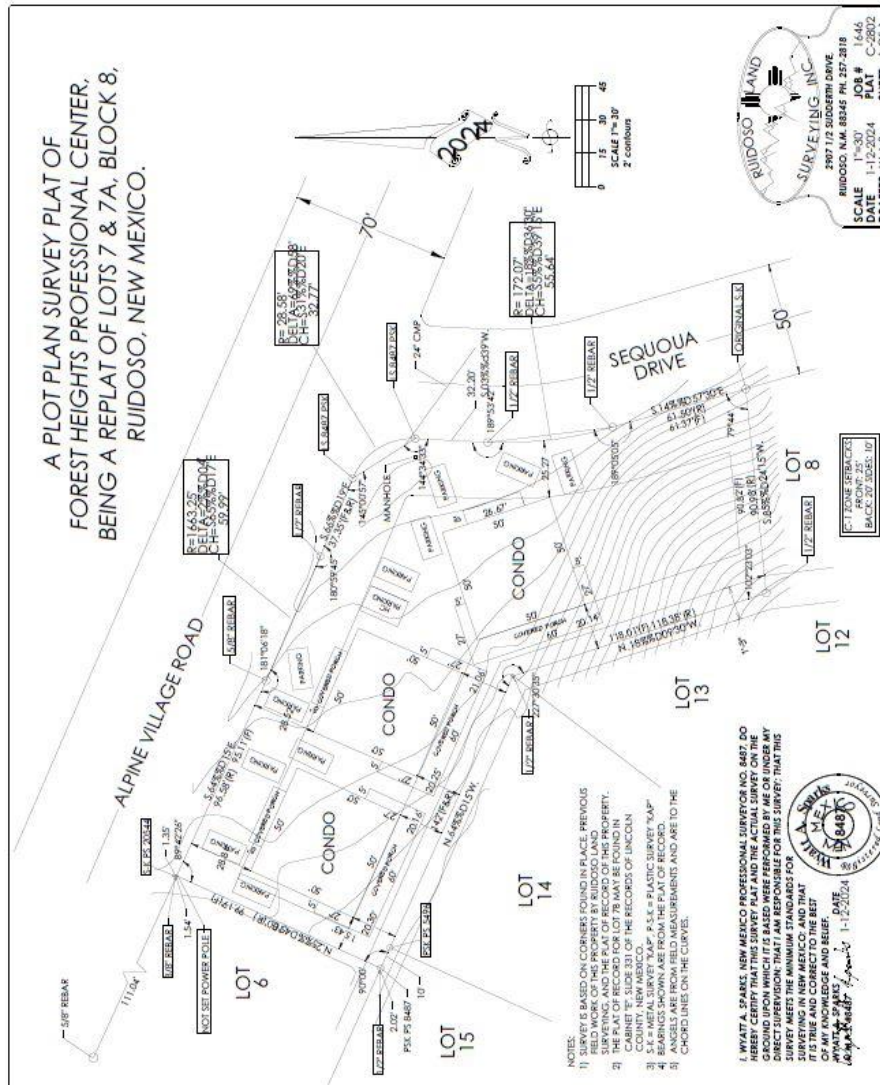
OCCUPANCY TYPE:
 RESIDENCE: R-3 = 1,250 sq. ft. X 2 (2500 TOTAL)
 COVERED PATIOS: U = 450 sq. ft. X 2 (900 TOTAL)

CONSTRUCTION TYPE: VB
 MECHANICAL VENTILATION AT EACH UNIT
 PER UMC 405 = CFM 60

**UNIT "D" WILL COMPLY WITH
 ACCESSIBILITY REQUIREMENTS**

- INDEX:**
- C COVER SHEET
 - 1 FLOOR/LATERAL PLAN
 - 2 ELEVATIONS
 - 3 FOUNDATION/FLOOR FRAMING
 - 4 ROOF FRAMING
 - 5 DETAILS

COVER SHEET



V. DEVELOPMENT REVIEW CHECKLIST



313 CREE MEADOWS DRIVE
 RUIDOSO, NM, 88345
 575-258-4343

Development Review WWW.RUIDOSO-NM.GOV
ASSESSMENT IMPACT CHECKLIST

Project Name: Siteplan and Concept-Multi-family Housing Development
Presenter: Stephanie Warren, GIS Coordinator/Planner, Community Development
Property location: 103 Alpine Village Rd
Review meeting Date: 3-14-24 at 9:00am

IMPACT CATEGORIES	No Impact Anticipated	Potentially Beneficial	Potentially Adverse-Requires Documentation Only	Potentially Adverse-Requires More Study	Needs Mitigation	Requires Project Modification	All determinations need explanation. Reference to documentation, sources, notes, and correspondence (see following guidance pages for questions to be answered)	Sign off
	1	2	3	4	5	6		
NATURAL FEATURES								
Water Resources	✓							AC
Surface Water				✓			Condos could impact downstream wetland & there is a natural waterway closer to hillside that could be impacted	AC
Watercourses			✓					AC
Unique Natural Features and Agricultural Lands	✓							AC
Vegetation and Wildlife	✓							AC
Forestry Department								
Forestry and fuel management plan			✓				Need on the ground exam	DP
Terrain management plan			✓					
Landscaping plan			✓				Submit landscaping - check 5/4	DP
FACILITIES AND SERVICES								
Commercial Facilities								
Health Care								
Social Services								
Solid Waste	✓						SRP - Needs trash	AC
Wastewater								
Storm water				✓			Impact to natural and man-made drainage could negatively impact wetland	AC
Water Supply							92,000 gallons will be used	AC
Public Safety: Police	X						No Impact	AC
Fire	✓							AC
Emergency/Medical								AC
Open Space & Recreation:								
Open Space								
Recreation								
Cultural Facilities								

IMPACT CATEGORIES	No Impact Anticipated	Potentially Beneficial	Potentially Adverse-Requires Documentation Only	Potentially Adverse-Requires More Study	Needs Mitigation	Requires Project Modification	WWW.RUIDOSO-NM.GOV All determinations need explanation. Reference to documentation, sources, notes, and correspondence (see following guidance pages for questions to be answered)	Sign off
Transportation								
Drive way permits	✓							JC
Off street parking	✓							JL
Impact to traffic	✓							JL
Pedestrian ingress and egress	✓							JL
Utilities								
Water	✓							JL
Sewer								JL
Natural Gas								JL
electric								JL
Solid waste								JL
LAND DEVELOPMENT								
Conformance with Comprehensive Plans & Zoning		✓						
Setbacks and height					✓		must comply w/setbacks	JC
Slope Stability	✓						will check top w/elevation	JC
Erosion	✓						None apparent w/check	JC
Soil Suitability	✓							JC
Hazards and Nuisances, including site safety	✓							JC
Drainage and retention			✓					JC
Screening	✓							JC
signage								JA
Loading and unloading								JA
ENVIRONMENTAL DESIGN AND HISTORIC VALUES								
Lighting	✓							JC
Impact on natural environment	✓							JC
Historic, Cultural, and Archaeological Resources								JA

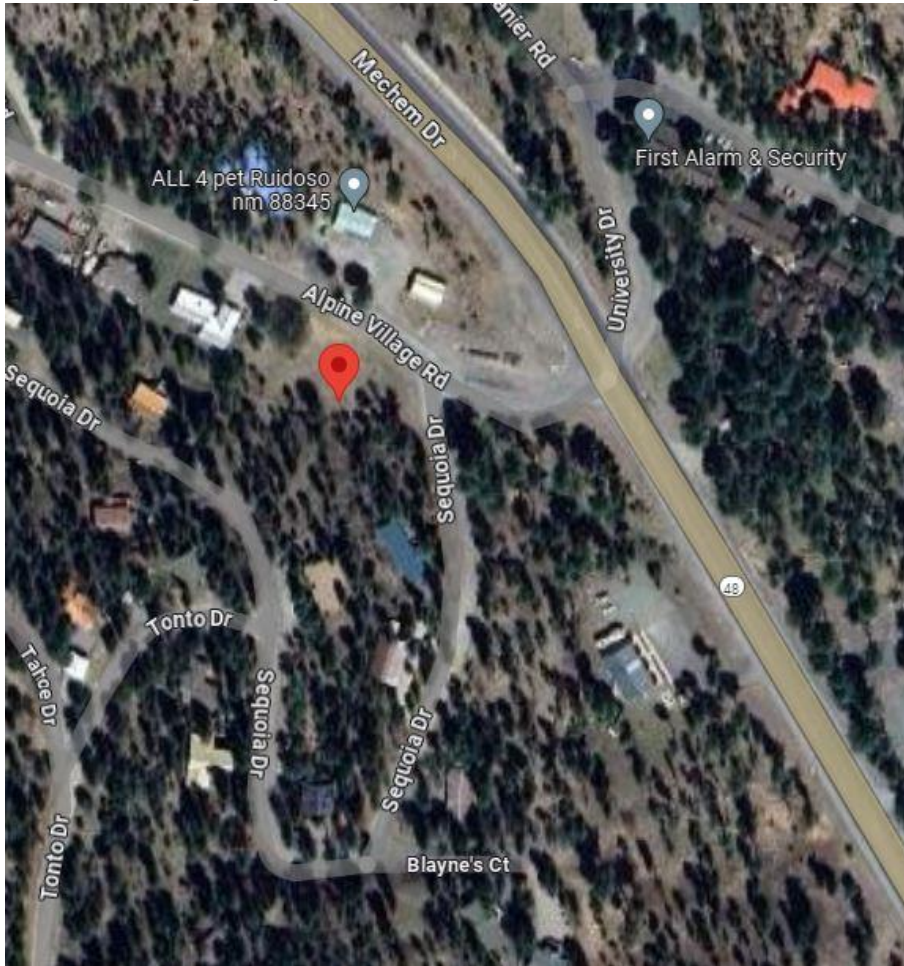
IMPACT CATEGORIES	No Impact Anticipated	Potentially Beneficial	Potentially Adverse-Requires Documentation Only	Potentially Adverse-Requires More Study	Needs Mitigation	Requires Project Modification	WWW.RUIDOSO-NM.GOV All determinations need explanation. Reference to documentation, sources, notes, and correspondence (see following guidance pages for questions to be answered)	Sign off
	1	2	3	4	5	6		
AIR QUALITY								
Effects of ambient air quality on project and contribution to community pollution levels	✓							<i>[Signature]</i>
Financial Impact								MA

VI. STREET VIEWS

Current Street View- Google Maps



Ariel View-Google Maps



VII. ANALYSIS

Sec. 54-99. – C-1 Neighborhood Commercial District.

(a) *Purpose.* The purpose of the C-1 neighborhood commercial district is to provide for establishment of local centers for convenient retail outlets which deal directly with the consumer for whom the goods or services are intended. These centers are located in predominately residential areas and are limited to a type of use compatible with the surrounding residential character of the area. Except as specified below, merchandise which is offered for sale in the C-1 district must be housed completely within the building footprint, which includes the roof overhang.

(c) *Conditional uses.* Conditional uses in the C-1 district are:

(1) Residential uses as follows:

- a. Single-family and two-family dwellings.
- b. Multifamily dwellings (townhomes and apartments) not to exceed six units or 135 linear feet, whichever is less.
- c. Multiple-family structures containing four or more dwelling units.
- d. Townhouse clusters of at least four units but not more than 170 feet in length.

Sec. 54-67. Site plan and concept approval.

(a) Generally. For purposes of this article, the site plan requirements in this section shall pertain to all development. The planning commission has the right to review and require revisions in all proposed site plans. The purpose of this review is to relieve demonstrable adverse impacts of the development upon public investment in roads, drainage facilities, sewage facilities, etc.; to conserve the value of buildings; and to ensure that the regulations of this article are upheld.

(b) Processing of applications.

(1) Generally. Application for site plan approval shall be on a form provided by the planning administrator. The application shall be accompanied by development plans showing sufficient information as required by the planning administrator, for the planning commission or village staff to determine whether the proposed development will meet the requirements of this article. Site plan applications shall be submitted by the date required by the planning administrator prior to the next planning commission meeting.

(2) Single-family and duplex development. Site plans for single-family and duplex development shall be reviewed and acted on by the planning administrator in accord with subsection (e) of this section. Notification under subsection (d) of this section shall not be required in R-1 and R-2 districts.

(c) Contents of application. In all cases, the application shall contain the following:

(1) General information:

- a. Name of project or development.
- b. Location of project or development by street address and legal description.
- c. Location map.
- d. Name and mailing address of the developer and owner.
- e. Name and mailing address of the engineer, architect, land surveyor and/or builder.
- f. Date of plan preparation.
- g. North point indicator.
- h. Scale of not less than one inch to 100 feet.

(2) Site plan (over the seal and signature of the preparing engineer, land surveyor or architect):

- a. General location map showing the subject property and vicinity, at a scale of one inch equals 1,000 feet or one inch equals 2,000 feet.
- b. Boundary line of the property or development site, with dimensions.
- c. Location, identification and dimension of existing and proposed:
 1. Topography contours at a minimum interval of five feet, to a distance of 100 feet outside the property line.

2. Adjacent streets and street rights-of-way.
3. On-site streets and street rights-of-way and edges of roads and pavement.
4. Utilities and utility rights-of-way and easements: All utilities will be brought to each site.
 - i. Electric.
 - ii. Natural gas.
 - iii. Telephone.
 - iv. Television.
 - v. Water.
 - vi. Sewers (sanitary and storm sewers).
5. Buildings and structures, including exterior building and roofing materials and indication of type of construction and occupancy group. See Appendix B As a Sample
6. Parking facilities.
7. Water bodies.
8. Surface water holding ponds and drainage ditches.
9. Sidewalks, walkways, driveways, access points, loading areas and docks, and bikeways.
10. Fences.
11. Exterior signs.
12. Exterior refuse collection areas.
13. Exterior lighting.
14. Landscaping (detailed plan showing plantings, materials, equipment, etc.):
 - i. Botanical and common names of vegetation to be used.
 - ii. Size of plantings at time of planting and at maturity.
 - iii. Area to be irrigated.
15. Traffic flow on-site.
16. Traffic flow off-site.
17. Surface water drainage arrows.
18. Information, as applicable, required by sections 54-132 and 54-133, relating to hillside and forest protection.

(d) Notice of site plan review. Notice of any public meeting at which the site plan will be reviewed shall be accomplished as set forth in section 54-40.

(e) Review criteria.

(1) In considering applications for site plan review under this article, the reviewer(s) shall consider the following:

- a. Relationship of the site plan elements to conditions both on and off the property.
- b. Conformance to this article.
- c. The impact of the plan on the existing and anticipated traffic and parking conditions.
- d. The adequacy of the plan with respect to land use.
- e. **Pedestrian and vehicular ingress and egress. Not provided on site plan**
- f. Building location and height.
- g. **Landscaping. Not provided on site plan.**
- h. Provisions for utilities.
- i. **Site drainage. Requires modification/attention**
- j. Open space.
- k. Loading and unloading areas.
- l. **Grading. Requires modification/attention during building permit process**
- m. Signage.
- n. Screening.
- o. **Setbacks. Requires modification.**
- p. Compatibility with the surrounding environment.
- q. Any other related matters.

(2) The planning commission shall consider oral or written statements from the applicant, the public, village staff members or its own members. It may question the applicant and approve, deny or postpone the development proposal. The application may not be postponed for more than two regular meetings of the planning commission.

(3) If the planning commission determines by motion that the proposed site plan will not be detrimental to the health, safety or welfare of the community or cause traffic congestion or seriously depreciate surrounding property values, and at the same time is in harmony with the purposes and intent of this article, the plan for the area and the comprehensive plan, the planning commission may grant such site plan approval and impose such conditions and safeguards as it deems necessary.

(4) Site plan review applications may be denied by motion of the planning commission when such motion or consent shall constitute a finding and determination by the planning commission or staff that the conditions required for approval do not exist.

(f) Concept approval. The applicant(s) shall be notified that they may seek an approval of their concept prior to ordering the various professionally prepared documents required for a site plan by this section. The applicant, at a minimum, must provide an existing improvement survey for improved property, or a survey or plat, drawn to scale, for unimproved property with all the proposed construction and land uses sketched in. It should include all measurements necessary for the commission review including, but not limited to property dimensions, building dimensions, use dimensions, distances to property lines, any variances requested, etc.

The applicant(s) shall meet with the planning administrator to determine areas of the code that are applicable to the proposed plan. The planning administrator shall provide in writing to the applicant a list of those items required under subsection 54-67(c) of this Code and other information that would help the planning commission make an accurate decision. The planning commission, following a notice for hearing pursuant to the provisions of subsections (d) and (e) herein shall approve, disapprove or request additional information based on the sketch plan provided by the applicant. Upon sketch plan approval, the applicant will be responsible for ordering all documentation required for final site plan approval and submit the final application in accordance with subsections 54-67(b) through (d) of this Code.

The procedure provided herein shall be in addition to, and not in lieu of, the site plan requirements of this section, and no permit or licenses shall be issued or uses allowed until such time as all documentation required by the Code is completed, submitted to the planning administrator and approved by the planning commission. The applicant is totally responsible for any and all inaccuracies or omissions to the sketch plan they submitted. Any inaccuracy or omission may lead to a modification of the sketch plan approval or a complete denial if a misrepresentation lead to that approval.

The applicant shall be notified upon selection of this option, that the overall process may be longer than if the required professionally prepared documentation was provided at the up front. The applicant shall be required to sign the sketch plan approval application that will include a disclosure statement stating that they fully understand and accept the responsibility to provide a complete and accurate sketch plan. Furthermore, that they fully understand and accept the potential consequences of failing to do so. The applicant shall specifically initial this disclosure statement.

(g) Minor amendments. Minor amendments to approved site plans may be approved by the chairman and secretary of the planning commission upon a finding by the planning administrator that the amendment to the site plan is in compliance with division 3 of this article, pertaining to zoning district regulations, division 4 of this article, pertaining to development standards, and article IV of this chapter, pertaining to flood hazard regulations. Amendments to site plans pursuant to this subsection shall include only minor adjustments to approved site plans where the amendment is in conformance with this chapter, and shall not include changes in use, conditional uses, variances, change of any nonconforming use to any other nonconforming use, and expansions of nonconforming uses. Amended site plans shall be subject to subsections (a) through (c) of this section. Site plan review by the planning administrator shall include all items listed under subsections (e)(1)a. through g. of this section. Any amended site plan recommended for

denial by the planning administrator shall automatically be scheduled for review by the planning commission at the next possible meeting.

(h) Minor variances. Minor design standard variances may be granted by the concurrence of the mayor, village manager, chairman of the planning commission, and planning administrator for site plans submitted and found by the planning administrator to be in otherwise compliance with this section of the ordinance. Variance to site plan requirements pursuant to this subsection shall include only minor adjustments to design standards and shall not include variances in use, conditional uses, change of any nonconforming use to any other nonconforming use, expansion of nonconforming uses, or property setbacks or variance to other district regulations as found in division 3 of this chapter.

(Code 1985, § 10-2-7; Ord. No. 96-01, 1-9-96; Ord. No. 99-27, 11-30-99; Ord. No. 99-28, 11-30-99; Ord. No. 2008-11, 10-14-08; Ord. No. 2011-15, 10-11-11; Ord. No. 2014-09 , 10-28-14; Ord. No. 2019-02 , 3-12-19)

VIII. CONFORMANCE WITH COMPREHENSIVE PLAN

VISION STATEMENT

The feedback we received during the community meeting visioning exercise prioritized the natural beauty, desirable climate, plentiful outdoor recreation opportunities, supportive community and friendly people in the small-town atmosphere, which should be represented in the Village's established vision statement on the following page.

GUIDING PRINCIPLES

The Ruidoso community established six guiding principles that represent the community priorities that emerged throughout the comprehensive planning process. These principles uphold the vision for Ruidoso. Each of the goals, policies, and actions in each chapter of this Plan supports at least one or more of these principles, and is referenced throughout the chapters with the six icons below. The actions that the community felt most strongly about are listed below each guiding principle and are developed in more detail in the Plan's chapters.



SUPPORT OUR RESIDENTS

- Increase affordable housing options for residents, employees, and students to retain young adults and attract families
- Create more activities for youth, families, and seniors



MAINTAIN AND ENHANCE OUR SMALL-TOWN FEEL

- Continue efforts to revitalize and develop Midtown
- Encourage property maintenance
- Make it easy to walk and bike around town



TREASURE OUR NATURAL RESOURCES

- Improve hazard mitigation by enforcing wildfire protection measures and educating residents and visitors
- Encourage sustainable practices through stormwater treatment, building codes, and waste management

1-4

Ruidoso Comprehensive Plan, 2019

- **Demand for Quality Workforce and Affordable Housing.** There is a real demand for housing that Ruidoso's workforce, seniors, and young people can afford. Many of Ruidoso's employees, residents, and students cannot afford to live in Ruidoso. More affordable and workforce housing options are needed, such as accessory units, multifamily housing, and tiny homes. The City recently amended the code to allow accessory units in residential districts to provide more small, affordable units. Commercial districts C-1, C-2, and C-3 should be updated to permit residential (with no minimum number of units) and live/workspace. Housing is described in more detail in the Housing Chapter.

The Planning Commission has the following options:

1. **Approval** of the Site Plan and Concept, with reasons stated in the motion, granting the requested site plan.
2. **Require modifications** to the Site Plan and Concept, and have it returned for Planning Commission review at the next meeting.
3. **Deny** the request of the Site Plan and Concept with reasons and conditions.

The reasons for either approval or rejection must be stated in the findings of fact and motion.

V. STAFF RECOMMENDATION

The determination of appropriateness for granting or denying the Site Plan and Concept application rests only with the consistency with applicable statutes, codes, and policies and with the Commission’s analysis of the impacts on the surrounding properties and the community at-large.

Upon review of the application and existing conditions, staff finds that the proposed request for a commercial site plan appears to be consistent with the Village Code and the Village of Ruidoso Comprehensive Master Plan. Staff finds requests the following conditions be placed upon approval:

1. The Applicant is required to meet with all local, state, and federal requirements pertaining to the development;
2. Incorporate changes as required by the Development Review Assessment Impact Checklist prior to obtaining building permits;
3. By accepting approval of this Site Plan and Concept Approval, the Applicant agrees to comply in a timely manner with standards and conditions set. Failure to comply may lead to Court enforcement;
4. Applicant must obtain necessary permits to begin construction within six (6) months of Planning Commission approval and construction must comply with the Village Code and applicable state standards and be completed within one (1) year of the issuance of the building permit’
5. Applicant shall make no changes in plans without the Planning Commission’s approval.

Suggested Motion:

“Based upon the foregoing findings of fact per §54-64 and § 54-99 of the Village Code, I move to **GRANT** the Site Plan and Concept approval for Case #SP-2024-44 with the conditions stated in the case report.”

Prepared & Submitted by:

Stephanie J. Warren
GIS Coordinator/Planner

#

By signing below, the Owner/Applicant agrees to comply with all the conditions adopted by the Planning and Zoning Commission ("the Commission") at its hearing on this application. The Owner/Applicant further agrees that it will make no changes to the plans as presented to the Commission without prior approval from village staff or the Commission. Failure to comply with the application as approved by the Commission may result in Court action or revocation of approval.

Owner/ Applicant

Date



Village Hall – 313 Cree Meadows Drive, Ruidoso, New Mexico 88345

Case Report – Rezone Request #RZ-2024-52

Subject Property: 244, 238, 234 First Street

Present Zoning: C-2 Community

Commercial District

Requested Zoning: R-1 Single-Family

Residential District

Legal Description: Lots 26 through 30A, Block 2 of the Wingfield Addition

Applicant: Edwin Krause and Daniel Shnowske

Hearing Date: April 2, 2024

Property Size (Approx.): 244 First: 3907 sq. ft. 238 First: 12,026 sq. ft. 234 First: 8,240 sq. ft.

Property Dimensions (Approx.):

244 First Width: 50.32' **Length:** 73.12'

238 First Width: 150.89' **Length:** 75.79'

234 First Width: 100.82' **Length:** 77.81'

Applicable Sections of Village Code:

- Sec. 54-65. – Rezoning
- Sec. 54-92.- R-1 Single-Family Residential District
- Sec. 54-100.–C-2 Community Commercial District

I. REQUEST: The applicants are petitioning to rezone from the C-2 Community Commercial District to R-1 Single-Family Residential District, located at 244, 238, and 234 First St.; Lots 26 through 30A, Block 2 of the Wingfield Addition. The applicants intend to continue the property's development under the single-family residential use existing on the properties.

II. LETTER OF INTENT

Village of Ruidoso Planning and Zoning

I am requesting lots 26, 27, 28, 29, 30A Block 2 Wingfield Subdivision be rezoned as R-1 single-family residential. Current zoning is C-2 Commercial.

It is my desire to demolish the existing single-family home on lot 28. It will be replaced with a larger site built Single-family home to be used as my primary residence.

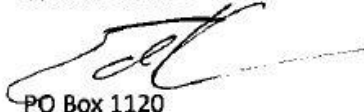
The current zoning does not support single-family residential.

In Block 2 Wingfield subdivision lots 26 – 30A are the only lot that have First St addressing. All other lots in the same subdivision have either Sudderth or Burro Ln addressing. Lots 26 – 30A have no direct access to Burro Ln or Sudderth Dr. They are the only addresses on First St that are not residential. To the best of my knowledge there are currently 7 properties that are being used as a residence in the subdivision.

Thank you for your consideration.

Respectfully,

Edwin T Krause



PO Box 1120

Ruidoso, NM 88355

575-937-1461

TO WHOM IT MAY CONCERN

CITY OF RUIDOSO, NM

As owner of the property at 244 First St, Ruidoso, NM I agree with Mr Krause and would also like to request my property be rezoned as R-1 residential.

SINCERELY,



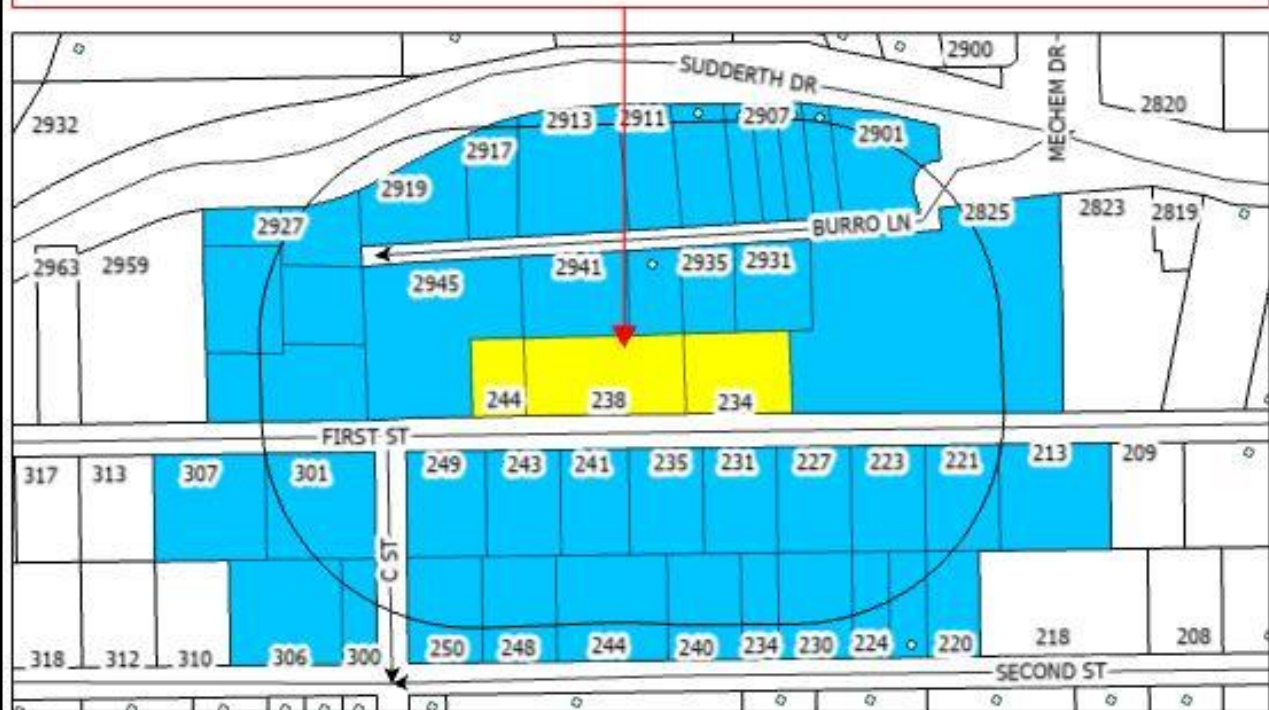
DANIEL SHNOWSKE
244 FIRST ST RUIDOSO, NM
214-949-0995

III. NOTIFICATION AREA MAP

Planning Case RZ 2024-52

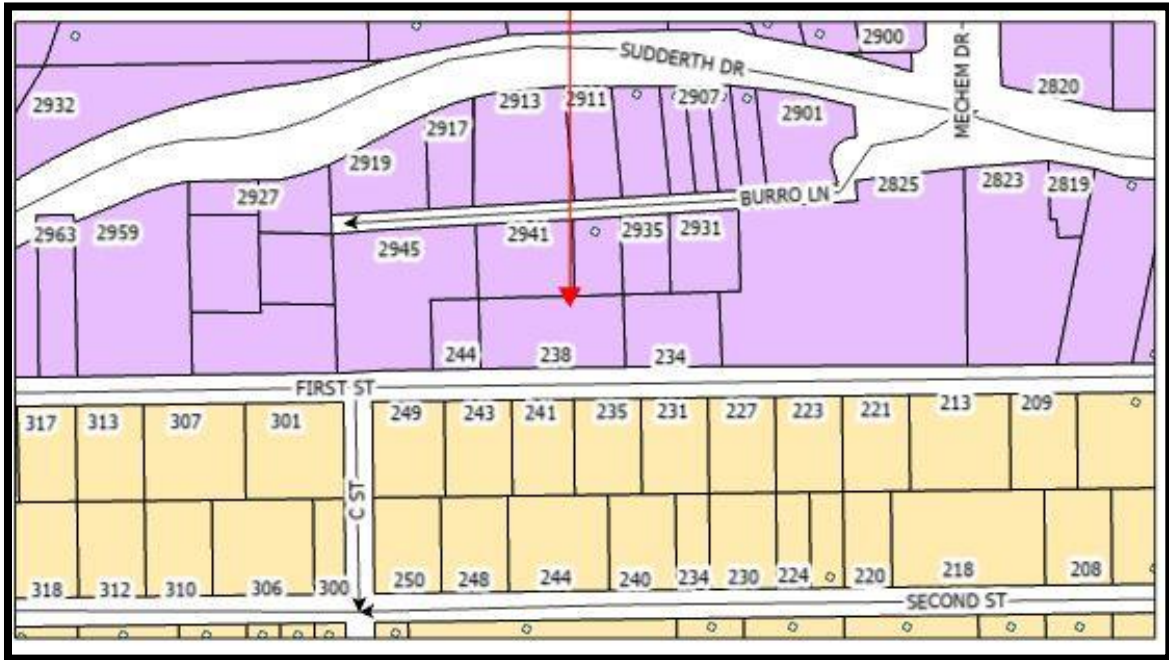
The Community Development Department has received a petition to rezone from Edwin Krause and Daniel Shnowske to rezone their properties from C-2 Community Commercial to R-1 Single-Family Residential located at 244, 238 and 234 First St., Lots 26 through 30A, Block 2 of the Wingfield Addition.

Notifications are sent to property owners within 200' of the request and are shown as blue lots on the map below.



IV. CURRENT ZONING AND SURROUNDING AREA

Direction	Zoning	Existing Land Use
North	C-2	Commercial/1 Residential
East	C-2	Retail-Boulder Plaza
South	R-1	Residential
West	C-2	Commercial/1 Residential



VOR.DBO.Zoning_Districts

ZONING

- AR-1 Agricultural Residential District
- C-1 Neighborhood Commercial District
- C-2 Community Commercial District
- C-3 Midtown Commercial District
- C-4 Heavy Commercial District
- I-1 Industrial District
- M-1 Low-Density Mobile Home District
- M-2 Medium-Density Mobile Home District
- PUD Planned Unit Development District
- PUD-C Planned Unit Development Commercial District
- PUD-M Planned Unit Development Mixed District
- R-1 Single-Family Residential District
- R-2 Two-Family Residential District
- R-3 Multiple-Family Residential District
- R-4 High-Density Residential District

V. SITE DATA

Topography of properties and surrounding commercial properties:



Aerial View from Google Maps



Current Structure from Street View (Showing existing site locations and relation to surrounding properties elevation):

244 First St:





238 First St.:





234 First St.:





VI. ANALYSIS

Sec. 54-65. Rezoning.

- (a) Generally; initiation. In accordance with the provisions of state statutes, the council may from time to time change the zoning of parcels of land within the village. These changes in zoning classification are for the purpose of meeting the land use needs of the residents of the village in conformance with the village comprehensive plan. Rezoning may be initiated by the council, by the planning commission, or by petition of the person whose property would be affected by the rezoning.
- (b) Application. An application for rezoning shall be made on a form provided by the planning administrator. The application shall indicate the legal description of the property, the present zoning classification, and the recommended use of the property by the village comprehensive plan. The applicant shall present evidence to the planning administrator of ownership or type of controlling interest in the property (e.g., option to purchase). This application shall be completed and submitted along with the established fee to the planning administrator at least 30 days prior to the public hearing by the planning commission.
- (c) Public hearing requirements.
- (1) No rezoning may be adopted until public hearings have been held on the matter by the planning commission and by the council.
- (2) Notice of any public hearing shall be accomplished as set forth in section 54-40.
- (d) Hearing and recommendation by planning commission. A rezoning not initiated by the planning commission shall be referred to the planning commission for study and public hearing. In its deliberations on the matter, the commission shall consider oral or written statements from the applicant, the public, village staff and its own members. The application may not be postponed more than two meetings in succession. The planning commission shall notify the council, in writing, of its recommendation.
- (e) Hearing and decision by council. The council may, at its next regular meeting after receipt of the report and recommendation of the planning commission, set a date for a public hearing on the rezoning request or, by majority vote of all members of the council, act to deny the planning commission's recommendation for rezoning and thereby retain current zoning. A rezoning which has been recommended for denial by the planning commission shall not be reviewed by the council except upon written request by the applicant. During the scheduled public hearing on the matter, the council may approve or disapprove the request for rezoning by ordinance, or postpone the request. The application may not be postponed more than two meetings. If approved, the planning administrator shall revise the official zoning map accordingly. A vote of a majority of all members of the council shall be required to reverse the recommendation of the planning commission.
- (f) Protests. If there is a written protest against a change in the zoning classification of a parcel of land, signed by the owners of 20 percent or more of the area of lots included in the proposed change, or of those within a distance of a 100-foot radius, the change shall not be approved except upon the affirmative vote of a majority of all of the members of the council.
- (g) Resubmittal of application. Application for a zoning district change which has been rejected by the planning commission and/or village council for a parcel of land shall not be resubmitted or

reconsidered for a period of one year after it has been acted upon at a public hearing of the planning commission, except that application may be made for a different zoning district change on the same parcel of land six months after a previous action has been taken; provided that such application for a different zoning district change shall be permitted only on payment of a double fee.

(Code 1985, § 10-2-5; Ord. No. 2008-11, 10-14-08)

Sec. 54-92. - R-1 single-family residential district.

(a) *Purpose; maximum density.* The purpose of the R-1 single-family residential district is to provide for the development, at a low density, of single-family detached dwellings and directly related complementary uses. The district is intended to be strictly residential in character with a minimum of disturbance due to traffic or overcrowding.

(b) *Principal permitted uses.* Principal permitted uses in the R-1 district are:

- (1) Single-family dwellings.
- (2) Public parks.

(c) *Conditional uses.* Conditional uses in the R-1 district are:

- (1) Day care centers. A minimum of 35 square feet per child shall be provided within the day care facility for indoor activity and at least 50 square feet of fenced-in outdoor play space per child shall be provided on site. Fenced-in outdoor play space shall not include driveways, parking areas or land unsuited for children's play space by virtue of the usage or natural features. A state license shall be obtained prior to commencement of operation of a day care facility.
- (2) Electrical substations, gas regulating stations, water pump stations, water towers and lift stations.
- (3) Public buildings.
- (4) Churches.
- (5) Schools.
- (6) Radio, television or microwave transmitting towers, except as otherwise allowed herein as accessory uses.
- (7) *Two family dwellings.* Provided the following conditions are met:
 - a. One of the dwellings is owner occupied as their primary residence.
 1. When second dwelling is for long term monthly rental.
 - b. The use is for generational housing, long term monthly rental or care provider.
 - c. Parking shall be provided at the rate of one space for the second dwelling, plus two spaces for the resident owner. All parking shall be provided on site and shall be landscaped to maintain residential character of the property.
 - d. Shall comply with 3 (a) of the Ruidoso Code for two family dwellings.

(e) *Development requirements.*

(1) Development requirements for the R-1 district are as follows:

a. Subject to subsection aa. below, minimum lot area: 10,000 square feet. See [section 54-66](#) for lots less than 10,000 square feet.

1. Resubdivision. Resubdivision of previously subdivided or platted land shall be as provided herein. The provisions of this subsection shall apply to any land, regardless of size, identified as a lot, tract or similar term and described by lot or tract number or letter, block number or letter, street address or similar means.

a. Reserved.

b. The planning commission and village council shall consider the size of adjoining lots, the effects of the resubdivision on those adjoining lots, the availability of village utilities and the capacity to provide utility service to the newly created lots, and other pertinent factors in determining the actual sizes of the lots to be allowed. Adjoining lots shall include those lots separated from the subject lots by a street or alley.

c. The provisions herein shall not apply to:

d. Tracts of land described only by metes and bounds;

e. Those cases where all of the land in a previously platted subdivision is owned by a single person and an application for replat of the entire subdivision is submitted pursuant to subsection [54-284\(d\)\(1\)](#).

f. Nothing herein shall be construed to prevent the replatting of smaller lots into larger lots or otherwise replatting contiguous or adjacent lots where there is no increase in the number of lots after the replat as otherwise provided by this Code.

b. Minimum lot width: 75 feet.

c. Minimum lot depth: 100 feet.

d. Minimum front setback: 20 feet.

e. Minimum side setback: 10 feet.

f. Minimum corner side setback: 20 feet. Street side(s)

g. Minimum rear setback: 20 feet.

h. Maximum height: 35 feet.

Sec. 54-100. - C-2 Community Commercial District.

(a) *Purpose*; The purpose of the C-2 community commercial district is to provide for low-intensity retail or service outlets which deal directly with the consumer for whom the goods or services are intended. The uses allowed in this district are to provide goods and services on a community market scale and should be located in areas which are served by arterial street facilities.

(1) Merchandise which is offered for sale may be displayed beyond the confines of a building in any C-2 district, but the area occupied by such outdoor display shall not constitute a greater number of square feet than ten percent of the ground floor area of the building housing the principal use, unless such merchandise is a type customarily displayed outdoors such as automobiles and garden supplies.

(2) All materials, supplies, merchandise or other similar matter not on display for direct sale, rental or lease to the ultimate consumer or user shall be stored within the confines of a 100 percent opaque wall or fence not less than six feet tall. No storage of any type shall be permitted within the one-half of the required front or side street setback nearest the street, or within any required interior side or rear setback.

(a.1) *Additional districts*. There are created additional sub-districts within the C-2 district, identified as C-2a through C-2f, as may be designated on the official zoning map after notice and hearing, and which are subject to the C-2 provisions herein, provided that additions or exceptions to the C-2 provisions may be made by ordinance from time to time for specific sub-districts.

(b) *Principal permitted uses*. Principal permitted uses in the C-2 district are as follows, subject to the provisions of subsection (c) of this section (conditional uses):

(1) Antique stores and arts and craft stores.

(2) Art studios or galleries.

(3) Retail bakeries.

(4) Barbershops.

(5) Beauty parlors.

(6) Hotels and motels, and cabin rental, detached or semidetached, and including incidental rental offices, pools, spas and related recreational facilities for use of guests only, and also including recreational equipment rental and sales available primarily for guests, which activity shall be under the same proprietorship.

(7) Candy and ice cream stores.

(8) Cannabis retailer.

(9) Cannabis testing and research laboratory.

(10) Drugstores, variety stores, and notion and soft goods stores.

(11) Professional offices.

(12) Public buildings.

- (13) Self-service laundries and cleaning pickup stations.
- (14) Restaurants or prepared foods, including alcoholic beverages served in conjunction with food service.
- (15) Banks, savings and loans and other financial institutions.
- (16) Clubs and meeting facilities.
- (17) Entertainment, recreational, health and exercise facilities.
- (18) Essential public services and utility installations.
- (19) Hospitals and medical clinics.
- (20) Hotels, motels, cabin rentals, bed and breakfasts and other such lodging establishments.
- (21) Professional offices.
- (22) Radio and television studios, printing and publishing houses and other such media production facilities.
- (23) Rental stores.
- (24) Restaurants, bars and package liquor sales.
- (25) Retail sales and services.
- (26) Schools and instructional centers.
- (27) Service establishments.
- (28) Animal hospitals, clinics and kennels, provided the establishment and animal runs are completely enclosed in a building.
- (29) On-site cannabis consumption premise.

(f) *Setbacks and height.* Setback and height requirements for the C-2 district are as follows:

(1) *Minimum setback from property lines.* The minimum building setbacks from property lines shall be as follows:

a. Building setbacks:

- 1. Front: 20 feet.
- 2. Interior side and rear: 10 feet.
- 3. Corner side: 15 feet. Street side(s)
- 4. Residential district boundary: Same as the adjoining residential district.

b. Parking lots:

- 1. Front: 4 feet.
- 2. Interior side and rear: 3 feet.

- 3. Corner side: 4 feet.
- 4. Residential district boundary: 3 feet.

(2) *Maximum height.* Maximum height of structures shall be 35 feet.

(g) *Lot width and lot area.*

(1) The minimum lot width shall be 100 feet, except that corner lots shall have a minimum width of 150 feet.

(2) Minimum lot area shall be determined by building area, parking requirements and required setbacks.

VI. Comprehensive Plan

VISION STATEMENT

The feedback we received during the community meeting visioning exercise prioritized the natural beauty, desirable climate, plentiful outdoor recreation opportunities, supportive community and friendly people in the small-town atmosphere, which should be represented in the Village's established vision statement on the following page.

The Ruidoso community established six guiding principles that represent the community priorities that emerged throughout the comprehensive planning process. These principles uphold the vision for Ruidoso. Each of the goals, policies, and actions in each chapter of this Plan supports at least one or more of these principles, and is referenced throughout the chapters with the six icons below. The actions that the community felt most strongly about are listed below each guiding principle and are developed in more detail in the Plan's chapters.

SUPPORT OUR RESIDENTS

- Increase affordable housing options for residents, employees, and students to retain young adults and attract families
- Create more activities for youth, families, and seniors

MAINTAIN AND ENHANCE OUR SMALL-TOWN FEEL

- Continue efforts to revitalize and develop Midtown
- Encourage property maintenance
- Make it easy to walk and bike around town

TREASURE OUR NATURAL RESOURCES

- Improve hazard mitigation by enforcing wildfire protection measures and educating residents and visitors
- Encourage sustainable practices through stormwater treatment, building codes, and waste management

1-4 Ruidoso Comprehensive Plan, 2019

- **Demand for Quality Workforce and Affordable Housing.** There is a real demand for housing that Ruidoso's workforce, seniors, and young people can afford. Many of Ruidoso's employees, residents, and students cannot afford to live in Ruidoso. More affordable and workforce housing options are needed, such as accessory units, multifamily housing, and tiny homes. The City recently amended the code to allow accessory units in residential districts to provide more small, affordable units. Commercial districts C-1, C-2, and C-3 should be updated to permit residential (with no minimum number of units) and live/workspace. Housing is described in more detail in the Housing Chapter.

GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions should be implemented to maintain and enhance Ruidoso's land uses, development, and quality of life for the community, including:

Goal 1. The Village's zoning is updated and supports a variety of land uses that meet current and future demand.

POLICY 1.1. *Ensure zoning ordinance is consistent and simple to follow.*

ACTION 1.1.A. Rewrite the zoning code.

POLICY 1.2. *Ensure zoning allows for more housing options.*

ACTION 2.1.A. Update zoning code to permit residential in the C-1 and C-2 commercial districts outright, and in C-3 above or behind commercial uses.

ACTION 2.1.B. Update zoning code to permit multifamily housing in mobile home districts to provide more housing options for Ruidoso's workforce.

The Planning Commission has the following options:

1. **Recommend Approval** of the rezoning petition to the Village Council, with reasons stated in the motion, to conduct a Public Hearing for a final decision and approval.
2. **Require modifications** to the rezone petition and have it returned for Planning Commission review at the next meeting.
3. **Recommend Denial** of the rezoning petition to the Village Council, with reasons stated in the motion, to conduct a Public Hearing for a final decision.

Approval of rezoning requires a **2/3 majority vote** of those members of the Planning Commission present. The reasons for either approval or rejection must be stated in the findings of fact and motion.

VII. STAFF RECOMMENDATIONS

The determination of appropriateness for granting or denying a petition to rezone rests only on the consistency with applicable statutes, codes, and policies and with the Commission’s analysis of the impacts on the surrounding properties and the community at large.

Upon review of the application, and the proposed development, staff finds that the rezoning petition appears to be consistent with the Village Code, the request is of the best and highest use of the properties. The properties are currently built as residential and the current zoning on the property prohibits the redevelopment of the structures into residential uses. The properties on First Street are built only as single-family residential.

Staff finds that the current zoning of Commercial is potentially adverse to the surrounding area as the property's size does not meet requirements for Commercial development, and any commercial development in this specific area could adversely affect the residential properties on First Street. The properties do sit higher, and staff feels the topography of the properties in contrast to the surrounding commercial activity would be an appropriate buffer between the Commercial and Residential Districts.

Staff recommends approval based on the following findings:

1. Staff finds that in accordance with §54-65(a) “Rezoning” Changes in zoning classification are for the purpose of meeting the land use needs of the residents of the Village in conformance with the Village Comprehensive Plan. The recommendation to the Village Council is necessary for the reasonable use thereof.
2. Staff finds that the granting of this rezoning would not adversely impact the health, safety, welfare, or neighborhood character and is therefore in accord with §54-65 of the Village Code.
3. Staff finds that the proposed zoning change is adjacent to the R-1 Single-Family Residential District.

Suggested Motion:

“Based upon the foregoing findings of fact per §54-65, §54-92, and §54-100 of the Village Code, I move to **RECOMMEND APPROVAL TO THE VILLAGE COUNCIL** the requested zoning reclassification for Case #RZ-2024-52 based upon the facts and findings stated within the case report.”

Prepared & Submitted by:

Stephanie J. Warren
GIS Coordinator/Planner

#

By signing below, the Owner/Applicant agrees to comply with all the conditions adopted by the Planning and Zoning Commission ("the Commission") at its hearing on this application. The Owner/Applicant further agrees that it will make no changes to the plans as presented to the Commission without prior approval from village staff or the Commission. Failure to comply with the application as approved by the Commission may result in Court action or revocation of approval.

Owner/ Applicant

Date



Planning Commission

Village Hall – 313 Cree Meadows Drive, Ruidoso, New Mexico 88345

Case Report – Variance Request #PV-2024-56

Subject Property: 102 W. Santa Rosa Dr.
Zoning: M-2 Medium-Density Mobile Home
Property Size (Approx.): 17,451 sq. ft.
Property Dimensions (Approx.):
Width: 115.22’ **Length:**112.94’

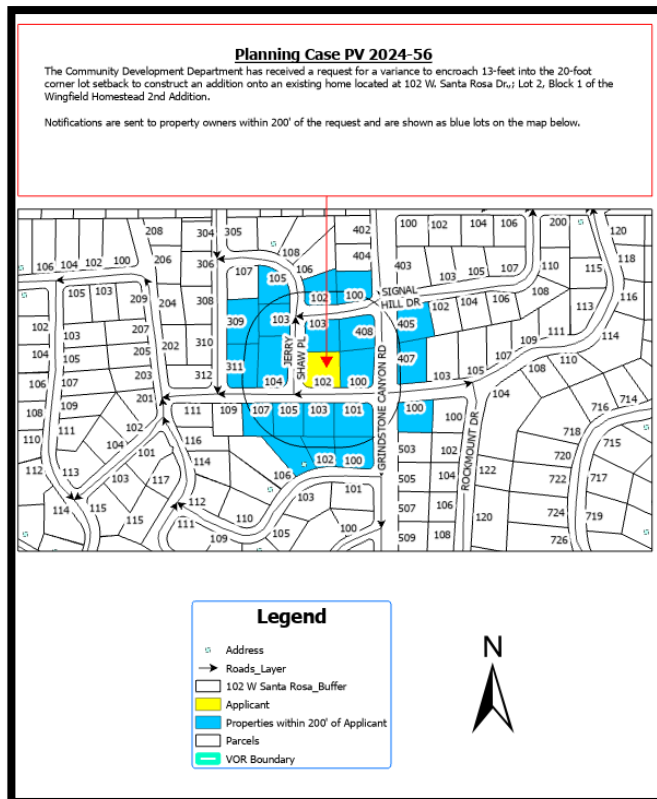
Legal Description: Lot 2, Block 1
Subdivision: Wingfield Homestead 2nd addition
Applicant: Andrew Guerra
Hearing Date: April 2, 2024

Applicable Sections of Village Code:

- Sec. 54-97. – M-1 Low-Density Mobile Home District
- Sec. 54-66. – Variances.
- Sec. 54-140.- Setback and height encroachments, limitations, and exceptions

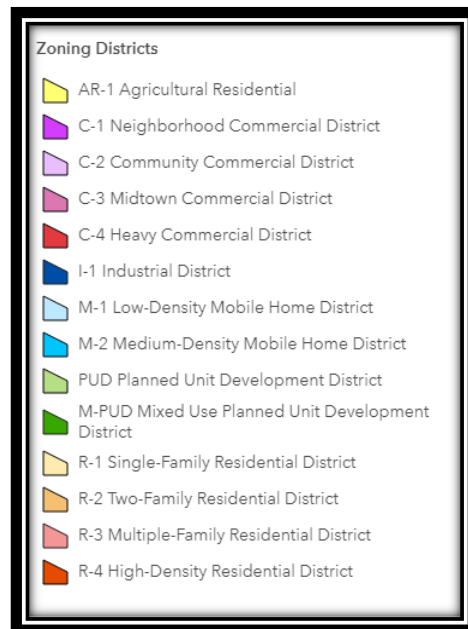
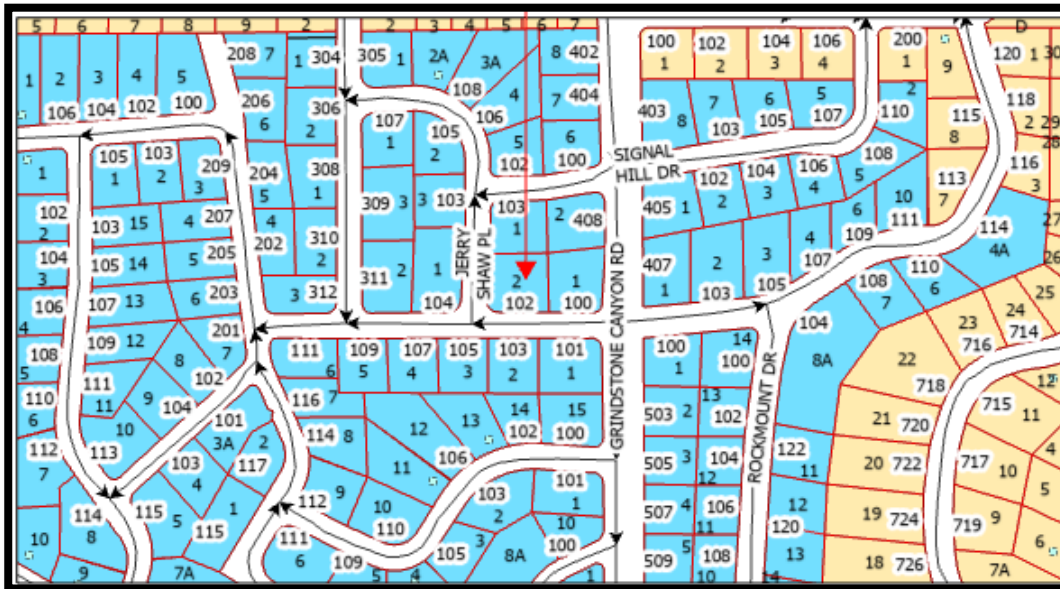
I. REQUEST: The applicant is requesting approval of a variance to encroach 13 feet into the 20-foot corner lot setback to construct and addition onto the existing home located at 102 W. Santa Rosa Dr.; Lot 2, Block 1 of the Wingfield Homestead 2nd Addition.

II. NOTIFICATION MAP AREA

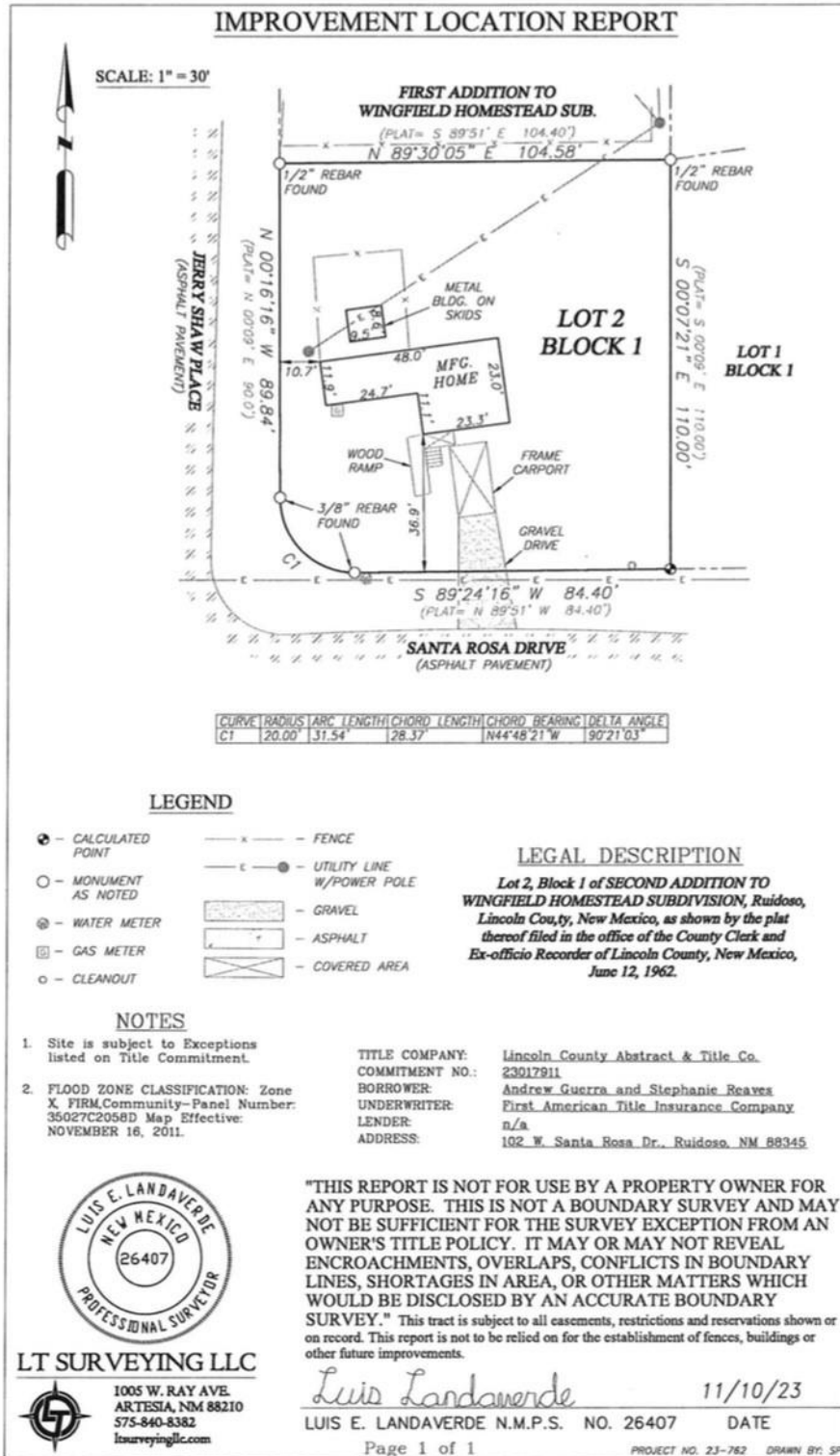


III. AREA ZONING MAP

Direction	Zoning	Existing Land Use
North	M-2	Medium-Density Mobile Home District
East	M-2	Medium-Density Mobile Home District
South	M-2	Medium-Density Mobile Home District
West	M-2	Medium-Density Mobile Home District

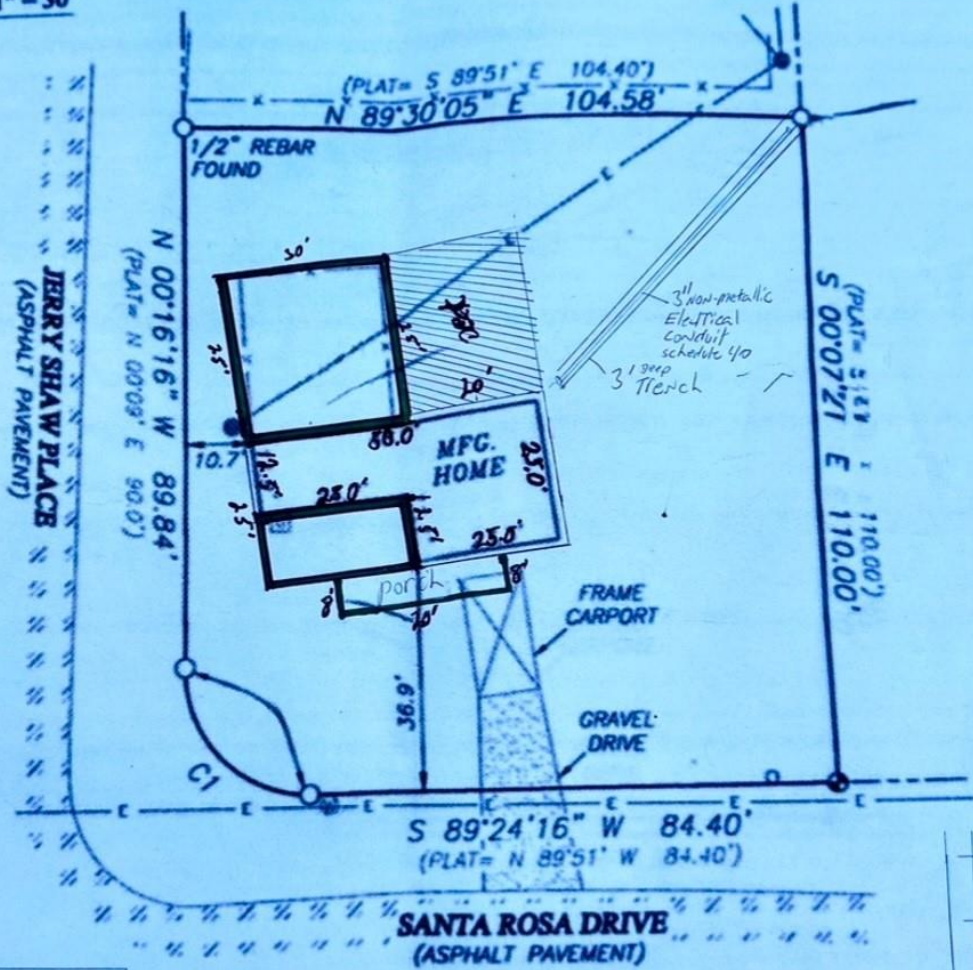


IV. SITE PLAN



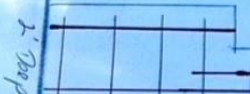
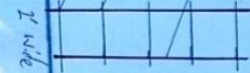
IMPROVEMENT LOCATION REPORT

SCALE: 1" = 30'



Footings
2'x2'
2' Deep
2' wide
#4 Rebar
#5 corner Rebar
Green
Highlights new addition

#4 Rebar
top & bottom
stirrup
every
2'



16' step down

16' step down

#4 Rebar

#5 corners

V. Current Site Location

View from Santa Rosa looking West:



View from Santa Rosa to East side of property:



View from Santa Rosa looking North:



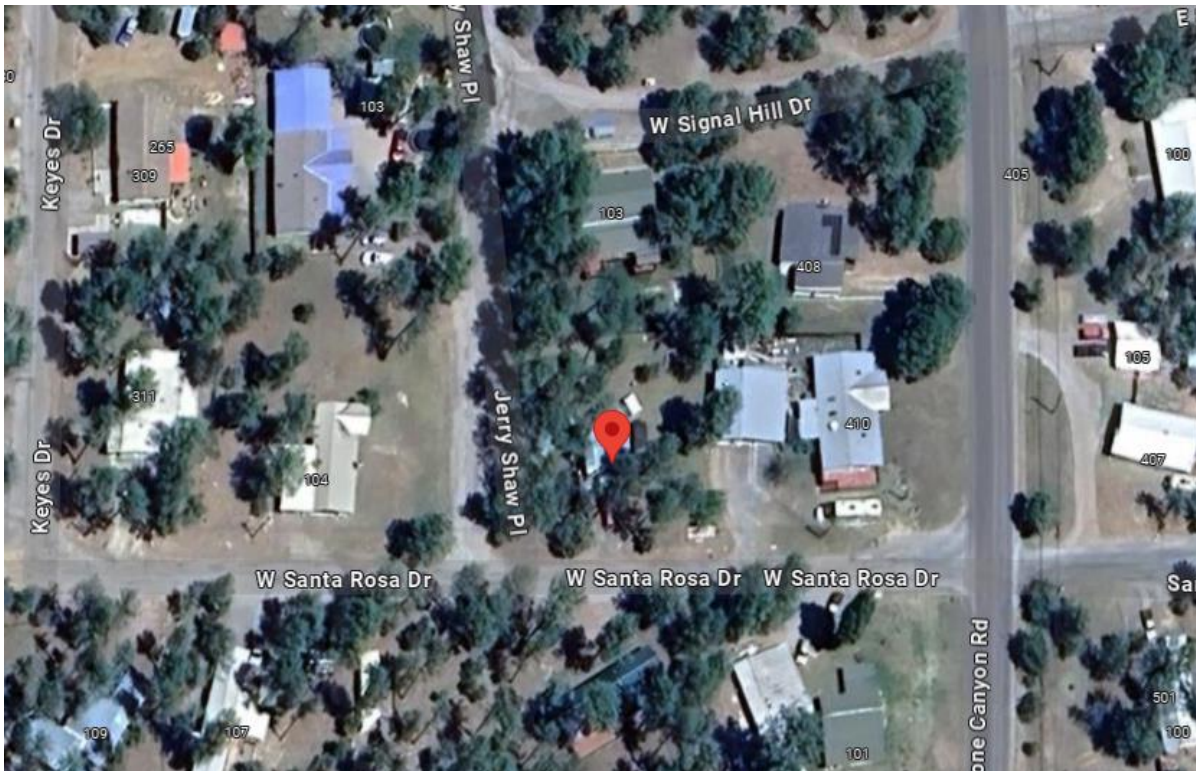
View from intersection of Santa Rosa and Jerry Shaw looking North:



View from Jerry Shaw:



Aerial View from Google Maps



VI. ANALYSIS

Sec. 54-97. – M-1 Low-Density Mobile Home District

(a) *Purpose; maximum density.* The purpose of the M-1 low-density mobile home district is to promote affordable housing and to make economical use of the land by allowing the development of mobile home subdivisions at gross residential densities of not more than five units per acre.

(b) *Principal permitted uses.* Principal permitted uses in the M-1 district are:

- (1) Mobile homes.
- (2) Single-family detached dwellings.

(g) *Setbacks, yards and heights.*

Use	Front (feet)	Interior Side (feet)	Corner Side (feet)	Rear (feet)
Mobile home	20	10	20	10
Single-family dwelling	20	10	20	10
Schools and civic, cultural and religious institutions	50	50	50	50
Structures accessory to mobile homes and single-family dwellings	20	10	20	10
Structures for all other principal, conditional or other uses	20	10	20	20

(f) *Encroachments into yards.*

(1) *Open decks.* Open decks shall be permitted to extend into the front, rear and side yard setback a distance of not more than ten feet in the case of front yards and not closer than ten feet to the property line in the case of side yards and rear yards.

(2) *Covered patios, decks, porches or carports.* Covered patios, decks, porches or carports shall not be permitted encroachments on any setbacks, except as provided under [section 54-140](#).

(3) *Roof projections into required side yards.* A house or garage roof may not be constructed closer than two feet to a side property line.

Sec. 54-140. Setback and height encroachments, limitations, and exceptions

The following shall be considered as permitted encroachments on setback and height requirements, except as otherwise provided in this article:

(1) Permitted encroachments in any yards. The following are permitted in any yards: posts, off-street open parking spaces, sills, pilasters, lintels, cornices, eaves, gutters, awnings, open terraces, service station pump islands, open canopies, steps, flagpoles, ornamental features, open fire escapes, sidewalks and fences, except as otherwise provided in this article; also, yard lights and nameplate signs in residential districts, trees, shrubs, plants, floodlights or other sources of light illumination, and authorized lights or light standards for illuminating parking areas, loading areas or yards for safety and security reasons, provided the direct source of light is not visible from the public right-of-way or adjacent residential property.

(2) Permitted encroachments in side and rear yards. Balconies eight feet above grade may extend into the yards to within five feet of a lot line, provided the balconies do not extend over nonresidential driveways. Detached outdoor picnic shelters, open arbors and trellises may extend to within five feet of a side or rear lot line, except that no such structures shall exceed 500 square feet. Recreational equipment, picnic tables and apparatus needed for the operation of active and passive solar energy systems are permitted encroachments.

(3) Permitted encroachments in rear yards. The following are permitted in rear yards: laundry drying equipment; patios; covered porches; breezeways and detached outdoor living rooms may extend 20 feet into the rear yard but not closer than ten feet to the rear lot line.

(4) Exemptions from height limitations. Height limitations shall not apply to church spires, belfries, cupolas and domes, monuments, chimneys and smokestacks, flagpoles, public and private utility facilities, transmission towers of commercial and private radio broadcasting stations, television antennas, parapet walls extending no more than four feet above the limiting height of the building (except as otherwise provided in this article), and solar energy collectors and equipment used for the mounting or operation of such collectors.

(5) Exemption from building setback requirements for buildings with party walls. Subject to regulations in section 22-31 and as required by other applicable sections of this article or this Code, buildings may be excluded from side and rear setback requirements provided party walls are used and if the adjacent buildings are constructed as an integral unit.

(6) Covered decks, porches and breezeways in front yards. Covered decks, porches and breezeways in R-1, R-2, M-1 and M-2 districts may extend into the front yard, but not closer than 15 feet to the front property line, provided that they are not enclosed.

(Code 1985, § 10-5-10; Ord. No. 2017-07 , § 3, 6-13-17; Ord. No. 2019-02 , 3-12-19)

Sec. 54-66. Variances

(a) *Generally.* The planning commission may vary or adjust the strict application of the requirements of this article in the case of an irregular, narrow, shallow, or steep lot or other physical condition applying to a lot or building where strict application of this article would result in practical difficulty or unnecessary hardship that would deprive the owner of reasonable use of the property involved.

Granting of variances shall be done in accord with the requirements and procedures established in this article. Variances may only be granted for hardships related to the physical characteristics of land and should normally be limited to regulations pertaining to height or width of structures or the size of yard and open spaces where a departure from the literal interpretation of this article will not be contrary to the public interest or establish a precedent that would undermine the purpose and intent of this article as described in. Use variances shall not be permitted. No variance or adjustment in the strict application of any provisions of an ordinance may be granted unless:

(1) Special circumstances or conditions, fully described in the planning commission's findings, are peculiar to the land or building for which the adjustment is sought and do not apply generally to land or buildings in the neighborhood and have not resulted from any act of the applicant subsequent

to the adoption of this article. Nonconforming lot size shall be considered a special circumstance in accordance with subsection [54-143\(j\)](#);

(2) For reasons fully set forth in the planning commission's findings, the circumstances or conditions are such that the strict application of the provisions of this article would deprive the applicant of the reasonable use of the land or building, the granting of the variance is necessary for the reasonable use thereof and the variance as granted is the minimum adjustment that will accomplish this purpose; and

(3) The granting of the variance is in harmony with the purpose and intent of this article and will not be harmful to the neighborhood or otherwise detrimental to the public welfare.

Sec. 54-66 (d) Review and decision by planning commission.

In considering applications for variance, the planning commission shall consider the effect of the proposed variance upon the health, safety and welfare of the community, traffic conditions, light and air, danger of fire, risk to the public safety, and the safety and the effect on values of property in the surrounding area. The planning commission shall hear oral or written statements from the applicant, the public, village staff or its own members. If the planning commission determines by motion that the special conditions applying to the structure or land in question are peculiar to such property or the immediately surrounding area and do not apply generally to other land or structures in the district in which the land is located, that granting the proposed variance will not in any way impair health, safety or welfare or in any other respect be contrary to the intent of this article and the village comprehensive plan, and that the granting of such variance will not merely serve as a convenience to the applicant, but is necessary to alleviate demonstrable hardship or difficulty, the planning commission may grant such variance and impose conditions and safeguards therein.

A variance shall not be approved except upon the affirmative vote of two-thirds of all the members of the planning commission present. The planning commission shall be required to make findings supporting its decision based on subsections (a) through (d) of this section.

The Planning Commission has the following options:

1. **Approval** of the Variance request, with reasons stated in the motion, granting the requested use.
2. **Require modifications** to the Variance request, and have it returned for Planning Commission review at the next meeting.
3. **Deny** the request of Variance Request with reasons and conditions.

Approval of a variance requires a **2/3 majority vote** of those members of the Planning Commission present. The reasons for either approval or rejection must be stated in the findings of fact and motion.

V. STAFF RECOMMENDATION

The determination of appropriateness for granting or denying a variance application rests only with the consistency with applicable statutes, codes, and policies and with the Commission's analysis of the impacts to the surrounding properties and the community at-large.

Upon review of the application and existing conditions, staff finds that the proposed request for variance appears to not demonstrate any negative impacts on the surrounding properties. The proposed location does not appear to have a negative impact on vehicular or pedestrian traffic. Staff finds the proposed location is limited in areas suitable for development due to the existing development of the property and recommends approval of this request.

If approved by the Planning Commission, staff recommends the following conditions be placed:

1. Applicant must record an improvement survey that notates the variance that was approved on the face of the plat. Failure to record the variance improvement survey within six (6) months from approval will void the approval of Case #PV 2024-56. The plat must be recorded in the office of the Lincoln County Clerk.
2. Granting of the variance relief does not confer any authorization for additional variances nor the improvement upon the portion of the dwelling granted relief to encroach within this application. All additional improvements within encroachments would require future variance relief from the Planning Commission.
3. Applicant shall make no changes in plans without Planning Commission approval.
4. By accepting approval of this Variance Agreement, Applicant agrees to comply in a timely manner with the standards and conditions set. Failure to comply may lead to Court enforcement.

Suggested Motion:

"Based upon the foregoing findings of fact per §54-97, §54-140 and §54-66 of the Village Code, I move to **GRANT** the requested variance for Case #PV-2024-56 with the conditions stated in the case report."

Prepared & Submitted by:

Stephanie J. Warren

GIS Coordinator/Planner

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By signing below, the Owner/Applicant agrees to comply with all the conditions adopted by the Planning and Zoning Commission ("the Commission") at its hearing on this application. The Owner/Applicant further agrees that it will make no changes to the plans as presented to the Commission without prior approval from village staff or the Commission. Failure to comply with the application as approved by the Commission may result in Court action or revocation of approval.

Owner/ Applicant

Date

February 2024 Manager's Report

COMMUNITY DEVELOPMENT

Planning Commission:

A regular meeting was held on February 6, 2024, and discussion and action was taken on the following items:

- a) **Rezone- RZ 2024-1-** Craig Kipena is petitioning to rezone from R-1 Single-Family Residential to R-2 Two-Family Residential District located at 109 Reese Dr., Lot 62, Block 1A of the Palmer Gateway Subdivision, Ruidoso, New Mexico. **RECOMMENDATION OF APPROVAL TO COUNCIL, HEARING SET FOR MARCH 12, 2024**
- b) **Variance- PV 2024-3-** Olin & Janet Bryant are requesting to modify an existing variance 97-11083 to enclose a carport located at 214 Hart Ave., Lot 52A, Block 3 of the Paradise Canyon Subdivision 2nd Supplement, Ruidoso, New Mexico. **APPROVED**

A special meeting was held on February 22 where an update of the site plan for the 12 additional units of modular homes will be placed at 603 Mechem Dr. The next regular meeting is on March 5, 2024.

Workforce Housing Advisory Board

On February 21, 2024, a special meeting was held where an update of the site plan for the 12 additional units of modular homes will be placed at 603 Mechem Dr.

The next regular meeting is on March 28, 2024, at 2 PM.

Re-Addressing Update:

The current efforts of the project are focused on Strategic Planning. The addressing committee has reviewed the current State of the Village Addressing Documentation, which will be presented to the Council at a future meeting date, with discussions to include the list of duplicate street names presented to the Council at the March meeting to discuss and provide directions on the remediation to ensure compliance with the E911 addressing and municipal addressing standards. We are now developing the Future State of the Village Addressing Document. Stephanie has supplied a list of duplicate addresses and road names identified within the community. Currently, DATAMARK is in the process of obtaining the postal routes from the local USPS offices. For this project, we have completed the Data Assessment and held Workshop Meetings with various Village Departments and agencies providing emergency services within the municipality. The following internal meetings are scheduled for March 7th and 28th, 2024.

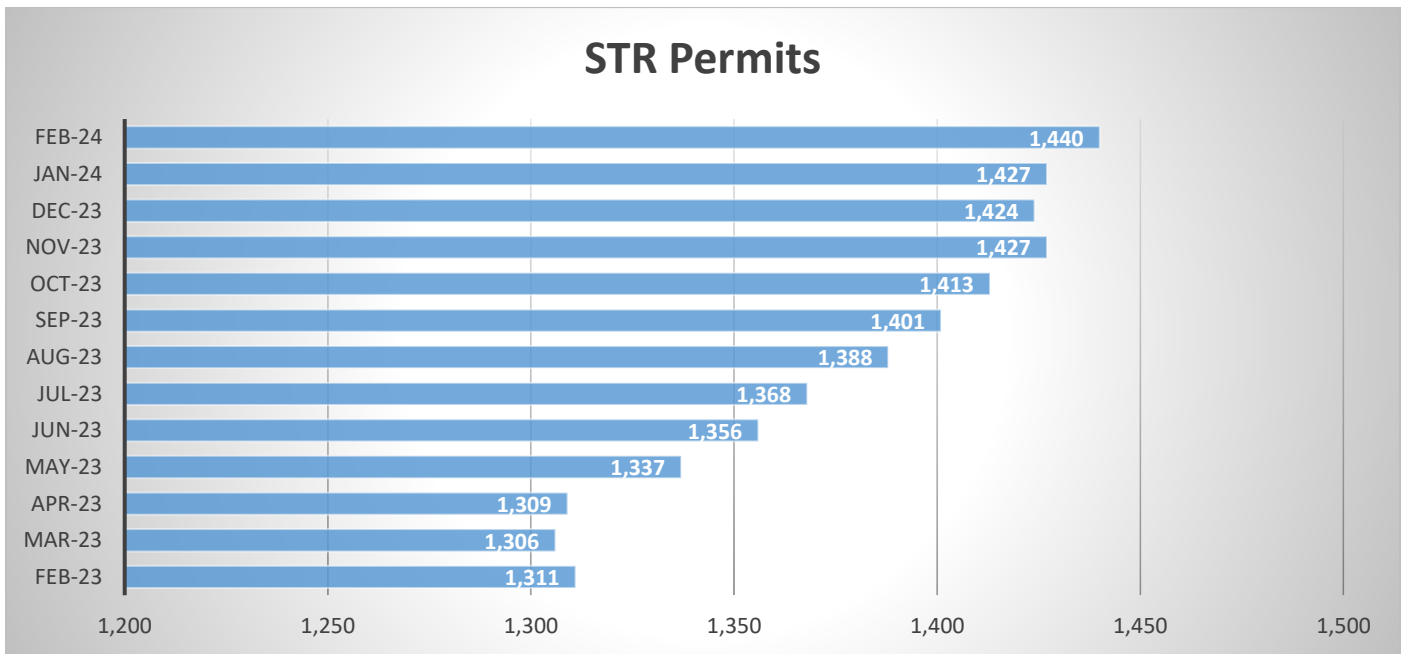
Short Term Rentals
 End-of-Month Report
 February 2024

Month Stats

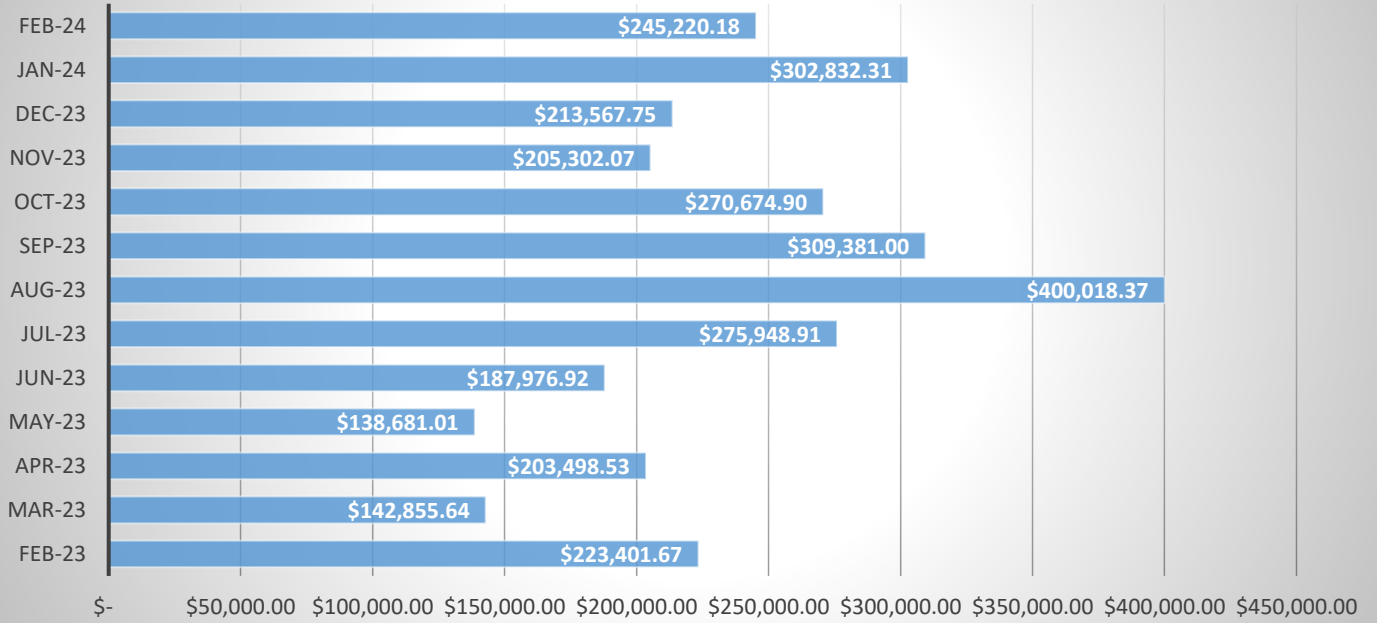
- ❖ 1,440 Active STR Properties
- ❖ 3,114 Internet listings found throughout the web (VRBO, Airbnb, Flipkey, etc.)
- ❖ STR Permit Fees \$ 3,950 – Total
- ❖ STR Permit Renewal Fees \$ 4,750 – Total
- ❖ Compliance Inspections \$ \$ 4,600 – Total
- ❖ STR Business Registration Fees \$ 1,470 – Total
- ❖ Neighbor Notifications Fees \$ 1,875 – Total

Lodgers Tax

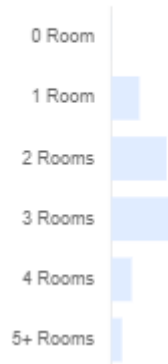
- ❖ \$ 245,220.18



Lodgers Tax Remittance



Advertised Rental Size

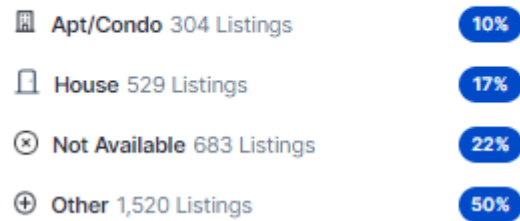


ADR (Avg. Daily Rate)

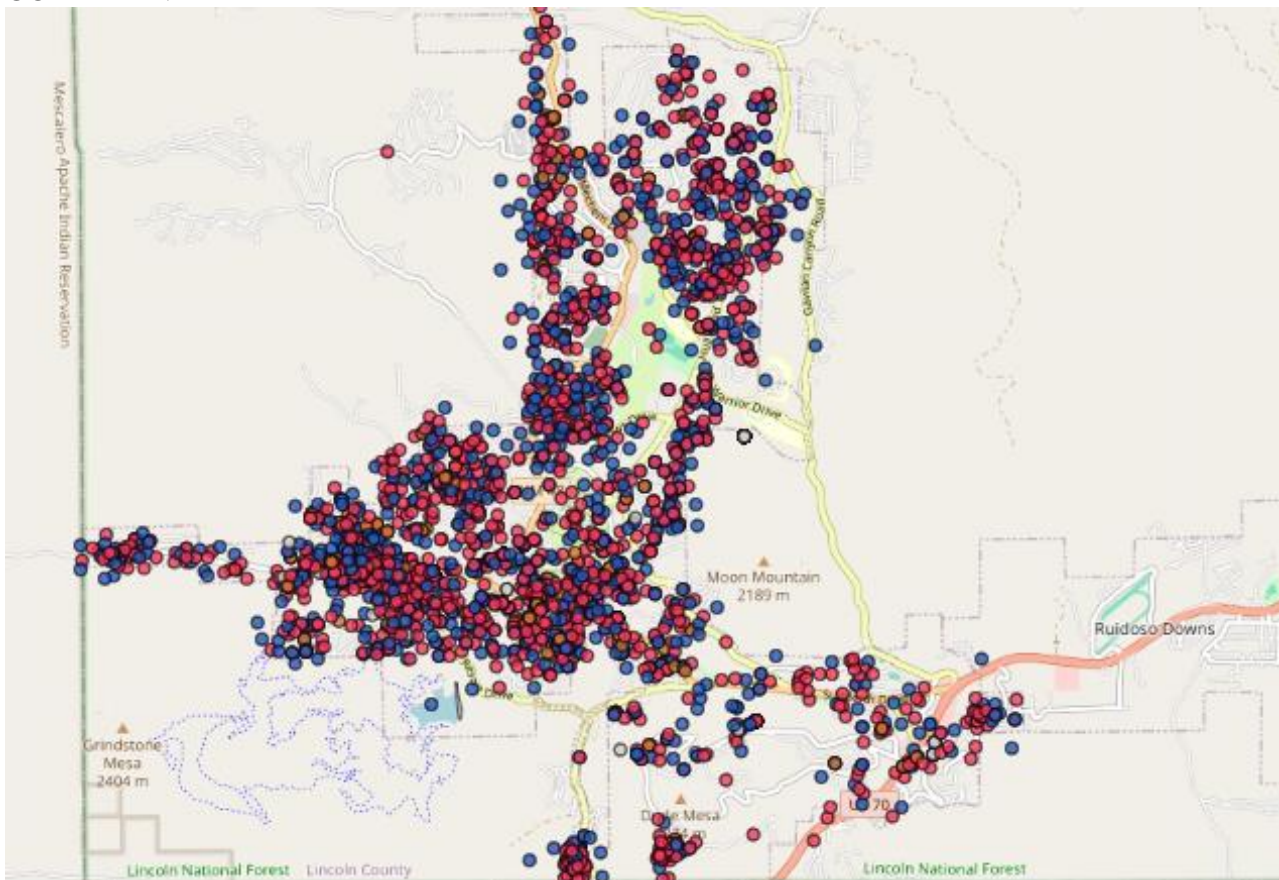
\$220.73

▲ 0.3% in last 30 days

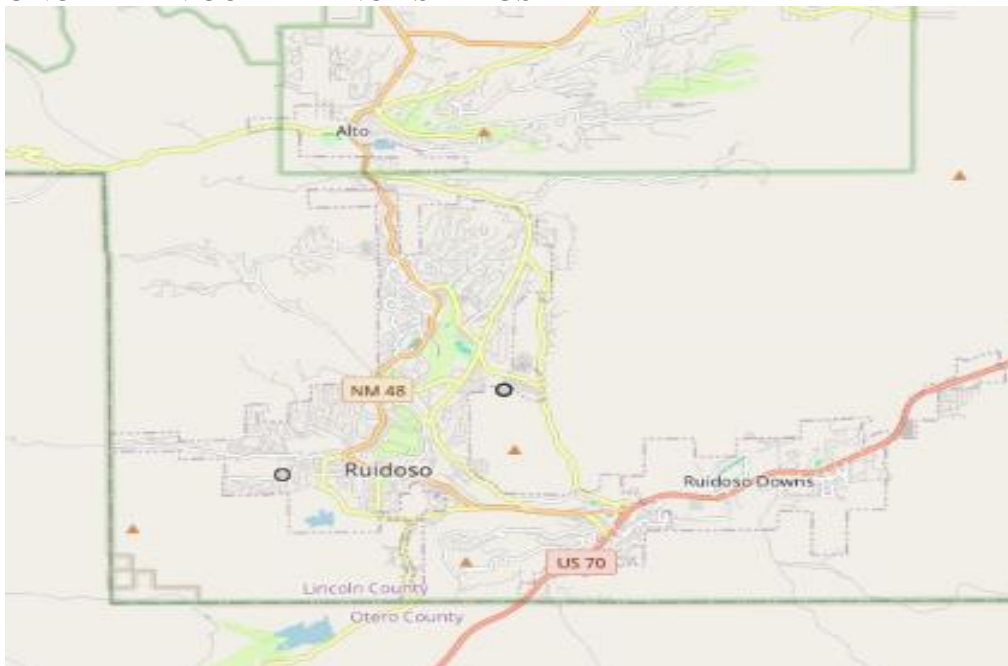
Advertised Property Type



COMPLIANT



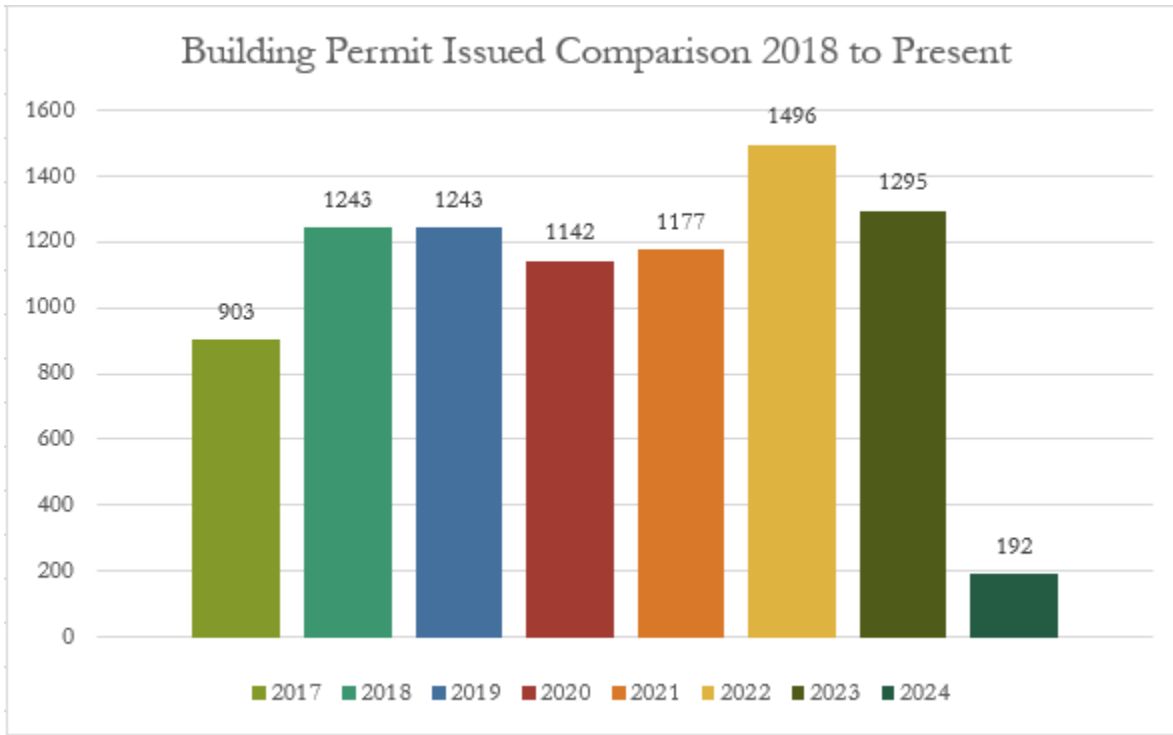
UNCERTAIN COMPLIANCE STATUS



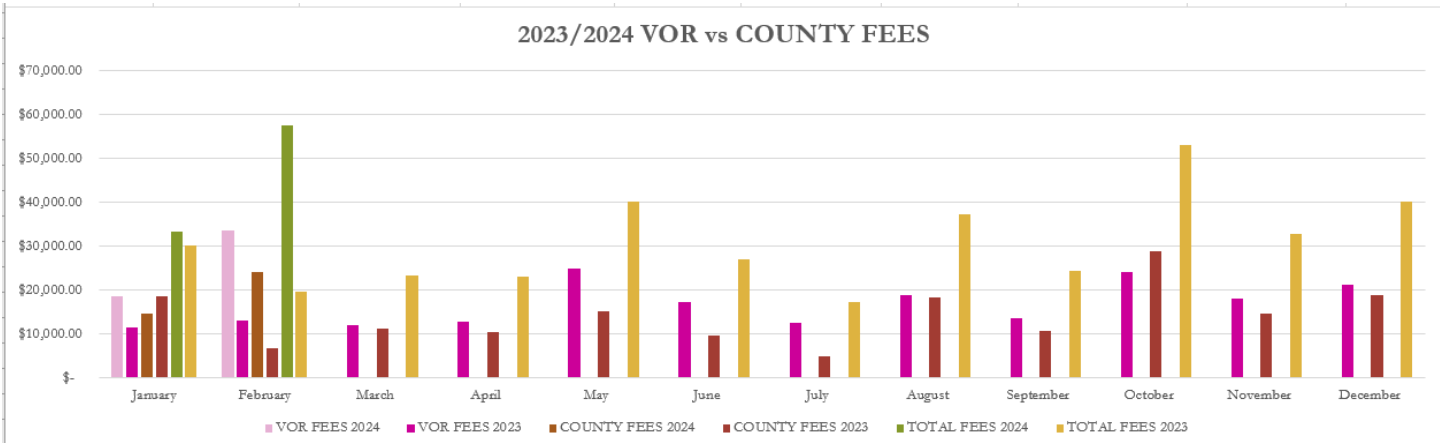
Building Inspections and Permit Tallies

INSPTR	PERMIT #	C	R	DATE	START	END	ADDRESS	E	B	P	M	BUSIN	OTHER	STR	PASS	FAIL	COMMENTS/INSPECTION TYPE
GDM	20230265	1	1	2/1/2024	1057	1102	215 BARCUS	1	1							1	CMU
GDM	20230167	1	1	2/1/2024	1106	1110	304 MECHEM	1	1						1	1	REBAR/SLAB
GDM	20240048	1	1	2/1/2024	1124	1128	112 RIDGECREST	1							1	1	SERVICE
GDM	20230224	1	1	2/1/2024	1134	1139	131 MEANDER	1	1							1	CMU
GDM	20220427	1	1	2/1/2024	1146	1154	106 MOUNTAIN SHADOW	1	1							1	B/FINAL
GDM	20220352	1	1	2/1/2024	1211	1217	126 TUSCAN	1	1							1	SHEATHING
GDM	20210852E	1	1	2/1/2024	1445		114 DONKEY	1								1	E/FINAL
GDM	20210850	1	1	2/1/2024		1537	114 DONKEY	1	1							1	B/FINAL
GDM	20221018	1	1	2/1/2024	1347	1359	229 HWY 220	1							1	1	E/FINAL
GDM	20230141E	1	1	2/1/2024	1250		440 HWY 220	1							1	1	E/ROUGH
GDM	20230141	1	1	2/1/2024		1337	440 HWY 220	1	1							1	FRAME
GDM	20240045	1	1	2/1/2024	1419	1424	227 EL CAMINO	1	1						1	1	FTG
GDM	20230795	1	1	2/1/2024	1410	1413	109 LAVENDER	1	1						1	1	SLAB (PARTIAL)
GDM	20230747E	1	1	2/1/2024	1432	1438	174 WALTER HAGEN	1							1	1	TEMP TO PERM
GDM	20230942	1	1	2/1/2024	1550		216 METZ	1	1						1	1	ROOF
GDM	20230943	1	1	2/1/2024			216 METZ	1	1						1	1	ROOF
GDM	20230944	1	1	2/1/2024		1610	216 METZ	1	1						1	1	ROOF
MC	20210962E	1	1	2/1/2024	1230	1310	122 HORIZON VIEW TRL			1					1	1	GAS
GDM	20230731	1	1	2/2/2024	1329	1335	113 WIMBLETON	1	1							1	FRAME (NO PLANS)
GDM	20240041	1	1	2/2/2024	1345	1348	153 N OAK	1							1	1	E/FINAL (NO PLANS)
GDM	20230945E	1	1	2/2/2024	1405	1412	109 MOUNTAIN	1							1	1	SERVICE (NEED PERMIT IN EV CHARGER)
GDM	20240054	1	1	2/2/2024	800	820	200 JUNCTION					1					DAMAGE INVESTIGATION
GDM	20190649	1	1	2/2/2024	1309	1320	294 CEDAR CREEK	1	1						1	1	S/PAN
MC	20230635P	1	1	2/2/2024	1300	1320	136 KREUTZER			1						1	P/TOP OUT (NO ACCESS)
MC	20230635P	1	1	2/5/2024	1300	1330	136 KREUTZER			1					1	1	P/TOP OUT
MC	2024045P	1	1	2/5/2024	1350	1415	227 EL CAMINO			1					1	1	P/TOP OUT
MC		1	1	2/5/2024	1430	1445	1031 MECHEM STE 4				1				1	1	BUSINESS
GDM	202040036	1	1	2/5/2024	706	709	26115 US HWY 70	1	1						1	1	CUT LOOSE
GDM	20240047	1	1	2/5/2024	1422	1426	103 IVY LN	1	1						1	1	SERVICE (RELEASED TO UTILITY & CONTRACTOR)
GDM	20230848	1	1	2/5/2024	1326	1329	118 CAMINO ALLEGRA	1	1							1	FRAME (CANCELED AT GATE)
GDM	20221018	1	1	2/5/2024	1336	1343	229 HWY 220	1	1							1	B/FINAL (NO ACCESS, WORKER DOES NOT HAVE KEY)
GDM	20210850	1	1	2/5/2024	1357		114 DONKEY	1	1						1	1	E/FINAL
GDM	20210850	1	1	2/5/2024		1410	114 DONKEY	1	1						1	1	B/FINAL (120 DAY TEMP OCCUPANCY)
GDM	20240036	1	1	2/5/2024	1423	1427	26114 US HWY 70	1	1				1			1	SERVICE (CANCELED AT JOBSITE)
GDM	20230793	1	1	2/6/2024	1136	1142	219 FIR	1	1							1	FRAME
GDM	20220352	1	1	2/6/2024	1202	1206	126 TUSCAN	1	1						1	1	SHEATHING REINSPECTION
GDM	20240005	1	1	2/6/2024	1119	1123	101 TAMARACK	1	1						1	1	SERVICE
GDM	20240023E	1	1	2/6/2024	1135	1143	105 EL PASO	1	1						1	1	E/ROUGH
GDM	20240036	1	1	2/6/2024	1146	1150	26114 US HWY 70	1	1						1	1	SERVICE
GDM	20230798	1	1	2/6/2024	1333	1342	119 ANTLER	1	1						1	1	FTG
GDM	20230177	1	1	2/6/2024	1400	1407	149 WALTER HAGEN	1	1						2	1	SLAB & P/ROUGH
GDM	20230352	1	1	2/6/2024	1352	1356	136 BUTCH BAIRD	1	1						1	1	INSULATION (PARTIAL WALLS/ROOF)
GDM	20230867	1	1	2/6/2024	1419	1425	178 PASO MONTE	1	1						1	1	INSULATION
MC	20230982	1	1	2/6/2024	1230	1300	203 TIMBERLINE CT			1	1				2	1	P/TOP OUT & M/ROUGH
MC	20230183	1	1	2/6/2024	1310	1325	117 WILSON LN			1	1				1	1	GAS
MC	20230167	1	1	2/6/2024	1330	1350	304 MECHEM			1	1				1	1	GAS
MC		1	1	2/6/2024	1400	1425	522 SUDDERTH					1			1	1	BUSINESS
GDM	20230265	1	1	2/7/2024	1341	1345	115 BARCUS	1	1						1	1	CMU
GDM	20230796	1	1	2/7/2024	1208	1220	110 TOPSIDE	1	1						1	1	SHEATHING
GDM	20230634	1	1	2/7/2024	1229	1234	222 SANDIA	1	1						1	1	INSULATION
GDM		1	1	2/7/2024	1246	1257	119 TALLPINES	1	1							1	FTG
GDM	20230473	1	1	2/7/2024	1306	1309	167 MIDIRON	1	1						1	1	S/PAN
GDM	20230992	1	1	2/7/2024	1316	1328	102 MULLIGAN	1	1						1	1	CMU (W/CORRECTIONS)
GDM		1	1	2/8/2024	1059	1155	215 HART					1					VACANT BUILDING EVAL
GDM	20240059	1	1	2/8/2024	1039	1043	109 MOUNTAIN DR	1	1						1	1	E/FINAL
GDM	20220935E	1	1	2/8/2024	1247		250 RAINMAKER	1	1						1	1	E/FINAL
GDM	20220935P	1	1	2/8/2024	1333		250 RAINMAKER	1	1						1	1	P/FINAL
GDM	20230707	1	1	2/8/2024	1347	1352	190 LINCOLN HILLS			1	1				1	1	P/TOP OUT
GDM	20240065	1	1	2/8/2024	710	716	120 NOB HILL	1	1						1	1	CUT LOOSE
GDM	20240065	1	1	2/8/2024	1206	1210	120 NOB HILL	1	1							1	SERVICE (NOT READY)
GDM	20240012	1	1	2/8/2024	1047	1055	601 SUDDERTH	1	1						1	1	B/FINAL (NO SITE CARD TO SIGN)
MC	20230111P	1	1	2/8/2024	1330	1405	400 MOUNTAIN HIGH			1	1				2	1	P/TAP OUT & M/ROUGH
GDM	20230793	1	1	2/9/2024	1057	1104	219 FIR	1	1						1	1	FRAME
GDM	20230997	1	1	2/9/2024	1108	1112	108 W REDWOOD	1	1						1	1	B/FINAL
GDM	20230982	1	1	2/9/2024	1317	1335	203 TIMBERLINE CT	1	1						1	1	FTG (13 COVERED W/OUT INSPECTION)
GDM	20230978	1	1	2/9/2024	1124	1131	606 WHITE MOUNTAIN	1	1						1	1	SLAB
GDM	20220850	1	1	2/9/2024	1357		116 FLUTE PLAYER	1	1							1	FRAME (NO PLANS & FIRE BLOCKING MISSING)
GDM	20220850P	1	1	2/9/2024			116 FLUTE PLAYER			1	1					1	P/ROUGH (LEAK AT 4" VENT)
GDM	20220850M	1	1	2/9/2024		1420	116 FLUTE PLAYER				1				1	1	M/ROUGH
GDM	20230898	1	1	2/9/2024	1427	1432	1375 HIGH MESA	1	1						1	1	B/FINAL

GGG		1	2/20/2024	1128	1132	614 MAIN							1		1	STR
GGG		1	2/20/2024	1138	1150	102 SINGING PINES							1	1	1	STR
GGG		1	2/20/2024	1200	1215	1107 MAIN							1		1	STR
GGG		1	2/20/2024	1220	1230	133 HILL							1		1	STR
GGG		1	2/20/2024	1245	1300	710 CENTER							1	1	1	STR
GGG		1	2/20/2024	1315	1325	430 RIVER TRL							1	1	1	STR
GGG		1	2/21/2024	930	945	110 JACK LITTLE #A5							1	1	1	STR
MC		1	2/21/2024	1215	1245	FOXWORTH GALBRETH					1				1	BUSINESS
MC		1	2/21/2024	1300	1315	1204 MECHEM #4					1				1	BUSINESS
MC		1	2/21/2024	1330	1345	107 N EAGLE						1				RED TAG (FENCE - NO PERMIT)
GDM	20240052	1	2/21/2024	1040	1047	412 US HWY 70	1								1	E/ROUGH (NO ACCESS)
GDM	20230443E	1	2/21/2024	1101	1106	214 CUMMINGS	1								1	SERVICE
GDM	20220455	1	2/21/2024	1108	1123	215 CUMMINGS	1								1	FRAME (NO TRUSS INFO)
GDM	20230136	1	2/21/2024	1144	1149	104 CLIFF	1								1	INSULATION
GDM	20221000	1	2/21/2024	1154	1157	233 EVERGREEN	1								1	E/ROUGH (NO ACCESS)
GDM	20230167	1	2/21/2024	1203	1209	304 MECHEM	1								1	REBAR
GDM	20230829	1	2/21/2024	1211	1215	501 MECHEM	1								1	REBAR (NOT PER PLAN ENGINEERED)
GDM	20230956	1	2/21/2024	1247	1254	101 SANDSTONE	2								2	ROOF COVER & FRAME (PASS W/CORRECTIONS)
GDM	20220931	1	2/21/2024	1328	1337	113 COKER	1								1	FRAME
GDM	20220769	1	2/21/2024	1302	1310	229 SUNDANCE	1								1	CMU
GDM	20240000	1	2/21/2024	1426	1430	109 QUEEN AIRE	1								1	PIERS
GDM	20230857	1	2/21/2024	1356	1402	119 HORIZON VIEW TRL	1								1	SHEATHING
GDM	20240003	1	2/21/2024	1405	1409	119 TALL PINES	1								1	FTG
GDM	20230473E	1	2/21/2024	1441	1449	167 MIDIRON	1								1	E/FINAL
GDM	20230970	1	2/21/2024	1457	1501	233 BRENTWOOD	1								1	FTG (NO PLANS)
GDM	20240071	1	2/21/2024	1510	1514	136 MOON DANCE	1								1	TEMP POWER
GDM	20230707	1	2/21/2024	1606	1610	190 LINCOLN HILLS	1								1	INSULATION
GDM	20220900	1	2/21/2024	1619	1624	157 CHISOLM TRL	1								1	SHEETROCK
GDM	20230457	1	2/21/2024	1653	1656	251 HOMESTEAD	1								1	FTG
GDM	20230635	1	2/21/2024	1627	1631	136 KREUTZER	1								1	FRAME
GDM	20230867	1	2/21/2024	1639	1641	178 PASO MONTE	1								1	FINAL (NOT READY)
GDM	20230940	1	2/21/2024	1701	1707	555 B GAVILAN	1								1	SERVICE (NO PLANS ENGINEERED)
GDM	20230914	1	2/21/2024	1349	1354	113 SENORA	1								1	CASR IN PLACE
GDM	20240061	1	2/21/2024	1312	1317	1034 MECHEM	1								1	FTG
GDM	20220184	1	2/21/2024	1526	1602	156 LINCOLN HILLS	1								1	FRAME
GDM	20230637	1	2/22/2024	1136	1139	577 GAVILAN CANYON	1								1	HEADER
GDM	20240033	1	2/22/2024	1219	1226	105 SILVER FOX	1								1	FTG
GDM	20220184	1	2/22/2024	1317	1338	156 LINCOLN HILLS	1	1							2	E/ROUGH & FRAME
GDM	20230970	1	2/22/2024	1351	1357	233 BRENTWOOD	1								1	FTG (DECK FTG PASS, PERMIETER FTG FAIL)
GDM	20220997E	1	2/22/2024	1408	1412	118 TORREON LOOP	1								1	SERVICE - TEMP TO PERM
GDM	20230918E	1	2/22/2024	1437		232 CEDAR CREEK	1								1	E/ROUGH
GDM	20230918P	1	2/22/2024		1448	232 CEDAR CREEK	1	1							1	P/ROUGH
GDM	20230504	1	2/22/2024	1424	1427	122 TUSCAN	1								1	SERVICE (NOT READY, UNCOVERED)
GDM	20240057	1	2/22/2024		1551	510 MOUNTAIN HIGH	1								1	FTG
GDM	20220581	1	2/22/2024	1510	1514	215 MOUNTAIN HIGH	1								1	S/PAN
GDM	20230111E	1	2/22/2024	1524	1547	101 MIDDLE FORK	1								1	E/ROUGH
GDM	20230756	1	2/22/2024	1601	1607	200 W RIVERSIDE	1								1	PIERS
GDM	20230374E	1	2/22/2024	1617	1623	646 SUDDERTH	1								1	E/ROUGH
GDM	20240044	1	2/22/2024	1627	1632	105 DEER TRL	1								1	ELECTRIC (NOT READY, NOTHING DONE)
MC		1	2/22/2024	1400	1420	2803 SUDDERTH									1	BUSINESS
MC		1	2/22/2024	1515	1550	270 COUNTRY CLUB									1	BUSINESS
GGG	198356	1	2/22/2024	1000	1020	113 EBARB									1	STR
GDM	20220956	1	2/23/2024	1228	1234	102 LEACH	1								1	S/PAN (3)
GDM	20230374	1	2/23/2024	1457	1509	646 SUDDERTH	1								1	FRAME
GDM	20220411	1	2/23/2024	1439	1448	101 MIDDLE FORK	1								1	FRAME (W/CORRECTIONS)
GDM	20230918	1	2/23/2024	1336	1345	232 CEDAR CREEK	2								2	SHEATHING & FRAMING
GDM	20230910	1	2/23/2024	1349	1355	270 CEDAR CREEK	1								1	S/PAN (2 PASSED, 1 FAILED)
GDM	20210962E	1	2/23/2024	1547	1553	122 HORIZON VIEW TRL	1								1	E/FINAL
GDM	20230473E	1	2/23/2024	1633	1637	167 MIDIRON	1								1	E/FINAL REINSPECTION
GDM	20220149	1	2/23/2024	1614	1619	245 LINCOLN HILLS	1								1	INSULATION
GDM	20240081	1	2/23/2024	1601	1605	931 ST HWY 48	1								1	GENERATOR
GDM	20210641	1	2/23/2024	800	820	142 MESA HEIGHTS									1	CONSULTATION
MC	20230759P	1	2/23/2024	1330	1400	200 W RIVERSIDE									1	P/ROUGH
GGG	918074	1	2/23/2024	1530	1545	453 FLUME CANYON									1	STR
GDM	20230956	1	2/26/2024	1058	1106	101 SANDSTONE	1								1	FRAME
GDM	20230874	1	2/26/2024	1144	1156	114 WESTBURY	1								1	CMU
GDM	20230845	1	2/26/2024	1134	1140	2526 SUDDERTH	1								1	ROOF
GDM	20220455	1	2/26/2024	1205	1235	215 CUMMINGS	1								1	FRAME
GDM	20230769	1	2/26/2024	1342	1348	110 MCBRIDE	1								1	FTG
GDM	20230736	1	2/26/2024	1113		210 E RAINBOW									1	P/FINAL
GDM	20230736	1	2/26/2024		1125	210 E RAINBOW	1								1	B/FINAL
GDM	20230982	1	2/26/2024	1334	1339	203 TIMBERLINE CT	1								1	S/PAN



Number of Permits Issued 2023 vs 2024		
MONTH	2023	2024
January	94	80
February	83	112
March	105	
April	102	
May	137	
June	113	
July	95	
August	127	
September	93	
October	144	
November	81	
December	121	
TOTAL	1295	192



VILLAGE OF RUIDOSO BUILDING PERMITS COMPARATIVE - 2023 AND 2024

MONTH	VOR FEES 2024	VOR FEES 2023	COUNTY FEES 2024	COUNTY FEES 2023	TOTAL FEES 2024	TOTAL FEES 2023	TOTAL VALUATIONS 2024	TOTAL VALUATIONS 2023
January	\$ 18,699.69	\$ 11,542.93	\$ 14,735.60	\$ 18,530.97	\$ 33,435.29	\$ 30,073.90	\$ 3,967,568.34	\$ 2,399,262.84
February	\$ 33,567.64	\$ 13,090.93	\$ 24,063.75	\$ 6,620.37	\$ 57,631.39	\$ 19,711.30	\$ 5,264,579.36	\$ 1,971,699.88
March		\$ 12,068.57		\$ 11,309.92	\$ -	\$ 23,378.49		\$ 1,422,718.89
April		\$ 12,738.93		\$ 10,336.65	\$ -	\$ 23,075.58		\$ 1,701,221.52
May		\$ 24,955.67		\$ 15,113.92	\$ -	\$ 40,069.59		\$ 5,196,354.07
June		\$ 17,198.71		\$ 9,741.08	\$ -	\$ 26,939.79		\$ 1,913,263.89
July		\$ 12,524.21		\$ 4,824.40	\$ -	\$ 17,348.61		\$ 969,187.05
August		\$ 18,964.73		\$ 18,259.63	\$ -	\$ 37,224.36		\$ 4,058,135.50
September		\$ 13,582.58		\$ 10,770.85	\$ -	\$ 24,353.43		\$ 2,476,171.15
October		\$ 24,115.33		\$ 28,931.31	\$ -	\$ 53,046.64		\$ 6,370,781.68
November		\$ 18,013.09		\$ 14,759.70	\$ -	\$ 32,772.79		\$ 3,761,376.29
December		\$ 21,157.49		\$ 18,907.99	\$ -	\$ 40,065.48		\$ 4,824,885.89
TOTAL PERMITS	\$ 52,267.33	\$ 199,953.17	\$ 38,799.35	\$ 168,106.79	\$ 91,066.68	\$ 368,059.96	\$ 9,232,147.70	\$ 37,065,058.65

Business Registrations Issued:

NEW BUSINESS REGISTRATION FEBRUARY 2024			
Column1	Column3	Column4	Column5
CASE NUMBER	NAME	LOCATION	BUSINESS TYPE
BR2024-43	RIVERSIDE COTTAGES	100 FLUME CANYON DR.	CABIN RENTALS
BR2024-44	RUIDOSO LODGE CABINS	300 MAIN ROAD	CABIN RENTALS
BR2024-45	HAIR FORCE by MEL	1216 MECHEM DR. STE 2	COSMETOLOGY/HAIR ARTIST
BR2024-46	ISHC, Inc.	OUT OF TOWN	ELECTRICAL/MECHANICAL CONTRACTOR
BR2024-48	Barragan's Group LLC dba B&C Refrigeration	OUT OF TOWN	HVAC CONTRACTOR
BR2024-49	CONSIGN & DESIGN	1031 MECHEM STE 4	RETAIL - CLOTHING & CONSIGNMENTS
BR2024-50	DE HOYOS ELECTRIC	OUT OF TOWN	ELECTRICAL CONTRACTOR
BR2024-51	L.A. INC.	OUT OF TOWN	UTILITY CONTRACTOR
BR2024-52	575 GRILL	1202 MECHEM DR.	BOWLING ALLEY - GRILL
BR2024-53	CIRCUIT RIDER ELECTRIC	OUT OF TOWN	ELECTRICAL CONTRACTOR
BR2024-57	TRINITY THERAPY OF RUIDOSO, LLC	159 MESCALERO Trl Ste 4	PHYSICAL THERAPY CLINIC
BR2024-59	IRONS CONSTRUCTION	OUT OF TOWN	GENERAL CONTRACTOR
BR2024-60	ADVANCED TOWER SERVICES, LLC	OUT OF TOWN	CONTRACTOR SERVICING TOWERS
BR2024-62	DOUBLE JM SIDING & WINDOWS, LLC	OUT OF TOWN	GENERAL CONTRACTOR
BR2024-63	CAPITAN SERVICE ELECTRIC	OUT OF TOWN	ELECTRICAL CONTRACTOR
BR2024-66	PROINSURE, LLC	OUT OF TOWN	GENERAL CONTRACTOR
BR2024-67	MOUNTAIN HOME PROPERTIES	2801 SUDDERTH DR. SUITE B	REAL ESTATE
BR2024-72	JOSEPH'S HEARTLAND BABY BOUTIQUE	28031 SUDDERTH DR.	BABY RETAIL CLOTHING
BR2024-73	COMMUNITY HOMECARE (MOVED LOCATIONS)	1204 MECHEM STE 4	HOME HEALTH SERVICES
BR2024-74	EUBANK COUNSELING	270 COUNTRY CLUB	COUNSELING SERVICES
BR2024-78	JP ELECTRIC	OUT OF TOWN	ELECTRICAL CONTRACTOR