



PLANNING COMMISSION REGULAR MEETING AGENDA

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

Tuesday, March 5, 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 March 5th 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) Regular Meeting, February 6, 2024

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

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

a) **Variance- PV 2024-22-** Dustin Dunnam is requesting a variance to encroach 10 feet into the 20-foot front yard setback and 5 feet into the 10-foot west side yard setback to construct a new single-family dwelling located at 309 Warwick Dr., Lot 10, Block 6 of the Camelot Subdivision, Ruidoso, New Mexico.

b) **Conditional Use and Variance- CU+PV 2024-32-** 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 of the Riverside Addition Amended, Ruidoso, New Mexico.

7. COMMUNITY DEVELOPMENT REPORT

8. COMMISSIONER'S COMMENTS

9. ADJOURNMENT

I certify that notice of the Public Meeting has been given in compliance with Section 10-15-1 through 10-15-4 NMSA 1978 and Resolution 2024-01. Agendas are available at Village of Ruidoso City Hall, 313 Cree Meadows Drive, Ruidoso, NM 88345. If you are an individual who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Village Clerk at Village of Ruidoso City Hall at least one week prior to the meeting or as soon as possible.

VILLAGE OF RUIDOSO PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 21, 2024

CALL TO ORDER AND ROLL CALL:

The regular meeting was called to order by Commissioner Michelena at 2:00 PM. Commissioners Byars, Hall, and Richardson were recorded as present. Commissioner Rigsby was present via Zoom. 2 visitors were present in person. Village staff present were Samantha J. Serna, Community Development Director, Stephanie Warren, GIS Coordinator/Planner; and Chrysanti Jones, Short-Term Rental Administrative Assistant II.

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:

Commissioner Byars moved to approve the agenda. Seconded by Commissioner Williams. 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 December 5, 2023, seconded by Commissioner Richardson. Mrs. Warren called roll to record votes:

Commissioner Baugh: Abstained
Commissioner Byars: Aye
Commissioner Hall: Aye
Commissioner Michelena: Aye
Commissioner Richardson: Aye
Commissioner Rigsby: Aye
Commissioner Williams: Abstained
Motion carried with 5 ayes and 2 abstained.

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:

a.) Request for Rezone- RZ 2024-1

Director Serna stated that 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.

Mr. Kipena described where the property was located. He would like to build workforce housing, 2 bedrooms with 2 baths with carports. The lot next to his is already an R-2. He described topography. He described the surrounding area and the business types. Stated it is within walking distance to midtown and from many businesses. He wants to tear down the existing house because it is in bad shape and build something better. The ingress and egress are flat. The street is new.

No one was present or online for or against it.

Commissioner Michelena stated there was a letter received against the rezoning.

Mr. Kipena stated that he would only develop on the flat land area and would not affect Randy's property.

Public input opened at 2:10 pm

Commissioner Byars asked if this is the property owned by Ballards.

Mr. Kipena stated no that it was next door.

Commissioner Byars stated that there is an R-2 and there would be an R-1 in between.

Mr. Kipena stated he believed it was already an R-2 if not then he would like both to be R-2.

Commissioner Byars said it would have to be contiguous and not spot zoning.

Public input closed at 2:15 pm

Commissioner Rigsby asked Mr. Kipena if he wanted to build 2 units.

Mr. Kipena replied no, he would build 4 units.

Director Serna started to explain the density for R-2.

Mr. Kipena explained his reasoning. He stated that 109 and 110 have never been replatted.

Commissioner Rigsby asked if the use was in the packet.

Director Serna stated Mr. Kipena is trying to establish the zoning and has explained what he would like the future development to look like. The R-2 code does allow 9 units per acre. With Mr. Kipena's 2 lots, he will need to combine, he is at 0.85 acres and 4 would be ok.

Commissioner Hall asked for both lots.

Director Serna stated yes.

Commissioner Hall asked if it is 107 they were looking at that joins, if it is the one Commissioner Byars was speaking of, it is according to code and is an R-2.

Mr. Kipena stated that the address is 109 and 111 but the map does not say that. It is 2 lots that have never been replatted. Dennis Rich informed him that it is 2 lots. If you stand there and look at it, there is plenty of room. I will tear down the old house that is there and build the new homes.

Commissioner Hall asked Mr. Kipena if he owned both the lots.

Mr. Kipena stated he owns 109, 103, 105, 107, and 111.

Commissioner Hall asked if Mr. Kipena had to come back for lot 111.

Mrs. Warren stated it encumbers both.

Commissioner Byars asked what the difference is between the red line and the black line on the map.

Commissioner Williams asked if they were separate lots or if they had been replatted.

Director Serna stated the red line signifies that both parcels on each side are owned by the same owner. Before Mr. Kipena is issued a building permit, the two lots would have to be replatted, so Mr. Kipena is not inhibited by building restrictions of setbacks.

Mr. Kipena stood up and described what the land looked like and how he would put the homes and parking.

Commissioner Baugh asked Mr. Kipena what his definition of small homes was.

Mr. Kipena stated under a thousand square feet. By keeping it that size it would ensure it doesn't look crowded or apartment-style.

Commissioner Hall asked if they are going to look like a version of river cabins.

Mr. Kipena stated they are Air Force houses. He has loved them since he was in the Air Force and explained how efficient they are with no wasted space.

Commissioner Hall asked Director Serna if the site plan would come back to the board.

Director Serna stated yes that the next step will go to the governing body to rezone and amend the zoning map, then prior to development he would need to bring his site plan because it is multi-family to the board, and then go forth with building permits.

Mr. Kipena stated that a new survey would be done the following day and it replatted.

Commissioner Michelena stated he would need to get it replatted, so it does not hinder building.

Mr. Kipena stated he intentionally left it at 2 lots to build four houses.

Commissioner Hall stated if it is left at 2 lots, he would have to deal with the setbacks on each.

Mr. Kipena stated that whatever steps he needs to take, just let him know.

Commissioner Richardson asked Mrs. Warren if 105 and 107 were R-2.

Mrs. Warren stated yes.

General conversation between commissioners and Director Serna about the packet.

Commissioner Williams asked Mr. Kipena what the linear footage of the frontage of his property was.

Mr. Kipena was unsure of the exact amount but would know the following day after the survey is completed.

Commissioner Michelena asked Mr. Kipena if he is looking to have long-term renters only.

Mr. Kipena stated yes.

Commissioner Michelena stated that almost every nurse he had while hospitalized was a traveling nurse and they are looking for housing, maybe the hospital could rent it and use it to entice people to come here.

Mr. Kipena stated hypothetically yes, if they rented it full time, for a full year but short-term rentals are not my intention.

Director Serna stated to Commissioner Williams that the frontage is approximately 160 ft.

Commissioner Byars provided some of his history about the property in that area and why it is currently R-2.

Commissioner Williams asked Mr. Kipena is that property was his property as well.

Mr. Kipena stated again that he owned 105, 107, 109 and 111.

Commissioner Williams asked what is currently on 107 and 107.

Mr. Kipena stated they are house.

Commissioner Williams asked if there was one on each lot.

Mr. Kipena stated he is planning on building his own house on 103. They currently live in White Mountain meadows and would like to move there and build these on 109 and 111.

Commissioner Richardson made a motion based on the foregoing of fact § 54-65, §54-98, §54-100, and §54-145 of the Village Code I move to grant the requested zoning reclassification of case RZ 2024-1 based upon the facts and finding stated within the case report. Commissioner Hall 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: No

Motion carries with 6 aye and 1 no.

b.) Request for PV 2024-3

Director Serna Olin Bryant is back, and this is a brand-new case, he has brought forth some information that could have an impact on the Planning Commission's decision and is requesting to modify an existing variance 97-11083 to enclose a carport located at 214 Hart Ave., Lot 52A in the Paradise Canyon Subdivision second supplement. This was granted to him before the encroachment into the setbacks however it was very specific to a carport and with that staff wasn't able to honor his request to work towards building permits. She does not have the authority to grant deviation of a variance agreement to that level and in speaking with the Village Attorney Zach, they concluded that the Planning Commission has the authority to expand the variance that was granted. He is here to present his case along with the new information that has been included in the packets.

Mr. Bryant stated that he didn't realize what was needed last time because he was new to this process. He thought that their builder was going to present the information that was needed. They purchased the property in 2016. They put up 2 walls. The builder they hired was researched and they had difficulty finding someone for such a small project. The contractor informed them there was a variance already in place and they did not need to do anything. They put up 2 walls and a door. He said he was confused at the last hearing he had last month. It was conveyed that there was not a variance on the carport at all. It was then questioned on how the title company allows a loan to go through. After it was voted down, he went to the title company to research the variance for the carport. The title company provided a copy of the variance. His wife gave the contractor information he didn't realize was in the paperwork. He attempted to email all the documents for the last hearing, but the file was too big, and all the documents did not go through. He didn't realize the variance documents did not go through. The contractor convinced his wife that a permit was not necessary. He described what the contractor had done. He then passed out photographs of what work had been done. See attachment A. He described each photograph. Their neighbor is in approval of what they are doing. Their contractor is no longer in the Village. Their property has a metal roof. He then stated that whatever he needs to do to complete the project, he is willing to do it.

Public input opened at 2:42 pm

Public input closed at 2:42 pm

Commissioner Hall stated that the carport had a variance, the back wall to the carport is a violation of the variance you now have. If he had gone through the proper process, that would have been discovered ahead of time and could have been addressed.

Mr. Bryant stated it wasn't a wall.

Commissioner Hall stated his statement said he put up 2 walls.

Mr. Bryant stated they put up 2 walls but in the back is a storage. It was already there. He believes it was part of the original carport. The roof is all one piece, it was not done later.

Commissioner Byars stated that he doesn't have an issue with the fact there was an easement for the carport and close it. His concern is that as a contractor, slabs for carports aren't necessarily engineered and designed to support walls. A building permit would have addressed all of it. He is unsure if the building is sitting on an inferior foundation.

Mr. Bryant stated they have been parking cars in the carport.

Commissioner Byars stated he is not opposed to granting the variance but would like an inspector to go back through all of the work that had already been done to ensure it was all done correctly, the foundation would support the structure, and everything is up to code.

Mr. Bryant stated the photographs you can see the posts that are holding the roof.

Commissioner Byars stated that they could have thicked up the slab underneath that post, but he doesn't know and that is his point. There is no way to determine other than dig down at this point. That is up to the building inspector. His opinion, if this is granted, it needs to go through the proper channels of a building permit and proof of compliance.

Mr. Bryant agreed.

General conversation between the board members and Mr. Bryant about bringing the building into compliance, getting proper inspections done, and his responsibility of looking into the code himself and a licensed contractor.

Commissioner Williams asked if there were any fines associated with a red tag.

Director Serna stated that there is not a fine yet, we usually hold our process of enforcement if they are trying to gain compliance like Mr. Bryant is. If this does go to building permits, permit fees will be doubled.

Commissioner Byars asked will a building inspector be able to address these concerns to certify the building.

Director Serna stated that they can dig down at the foundation to see for the most part that should work, and for the interior, the inspector may have them remove the sheetrock or whatever is up to ensure the electrical is up to code. That may add to the cost, but to ensure safety and that there aren't any fire hazards that would be the case for unpermitted work.

Commissioner Michelena asked if the room was enclosed with sheetrock.

Mr. Bryant stated yes, it is fully enclosed and livable at this time. The only thing that has not been completed is the outside.

Commissioner Byars asked what kind of insulation was used. Those are all things that are code-specific.

Mr. Bryant stated that he was not to answer that question. He then stated they were not trying to get away with anything and as soon as the red tag was placed, we immediately took steps to do the right thing because we were told by the contractor that we did not need to pull permits.

Commissioner Williams asked if Mr. Bryant would have any objection to removing any sheetrock or covering for inspection.

Mr. Bryant stated there is no plumbing.

Commissioner Williams asked about electrical work.

Mr. Bryant stated there is electrical work.

Commissioners Michelena and Byars asked about fire blocking and windows.

Mr. Bryant stated once the red tag was placed, they came to Ruidoso to find out what needed to be done. They got bad information by someone they trusted and now they want to make it right. They do not want to have to tear the structure down because it is almost completed. The inside is livable.

Commissioner Michelena asked if the structure was not built correctly is Mr. Bryant willing to take down anything that was needed to make it compliant with code.

Mr. Bryant stated that is a better option than having to tear it down. The photographs show what we have done.

Commissioner Hall stated there is a process that is done to ensure that step-by-step things are done correctly.

Commissioner Michelena stated they do not want to be the bad guys in all of this, but they need to make sure the ordinances and rules are followed. If they were to approve this with conditions, if things are not up to code, Mr. Bryant possibly will have to tear some of it out.

Mr. Bryant stated that at this point he wants to do whatever is right.

Commissioners Michelena and Byars explained some of the things that could be wrong and require to be brought up to code.

Commissioner Richardson reiterated what Mr. Bryant could have to do if they were to allow this with conditions including taking it down to the studs for inspections.

Mr. Bryant stated he understands, however, the contractor did a beautiful job but they want to do all they can to not have to tear the whole thing down.

Commissioner Baugh asked if the home was purchased with the carport attached or did they do it.

Mr. Bryant stated the carport has been there since 1996, so the roof in the photographs has been there since then.

Commissioner Baugh asked Mrs. Williams if she could find out if there was a permit pulled for that and the foundation.

Director Serna stated yes, we would have the inspector look back and do research to see what those inspection records show to try to help Mr. Bryant not have to tear down so much.

Commissioner Baugh stated that this way we would know the roof and we would know the thickness of the concrete and that would put Mr. Bryant a step ahead. Then asked if the name of the contractor is known.

Director Serna stated no and to her knowledge, none of her staff has spoken with him.

General conversation between the commissioners and Mr. Bryant about the contractor and how Mr. Bryant might have some legal recourse.

Commissioner Byars made a motion based upon the foregoing facts of §54-92, §54-140, and §54-66 of the Village code to grant the requested variance modification for case PV 2024-3 with the conditions stated in the case report with the addition of following all the building inspectors' requests. 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.

COMMUNITY DEVELOPMENT REPORT:

Director Serna went over the manager's report with the board.

COMMISSIONER’S COMMENTS:

Commissioners discussed fire pits.

Director Serna stated she would have Chrysti send an email to all the property managers to inform them they must be permitted, or they are not allowed. The inspector does a great job in identifying those and getting them into compliance or just getting them removed if they are on a wooden deck.

Commissioner Michelena asked if there would be a specific commission to truly address short-term rentals with rules and regulations or if are they working on one right now.

Director Serna stated she would make the recommendation again.

Commissioner Baugh asked Mrs. Warren if there was an audit that could be done.

Mrs. Warren stated that there is and it is done at random.

Mrs. Warren and Director Serna explained the lodgers tax collection process.

General discussion about short-term rentals between commissioners.

Director Serna then completed with the rest of the manager's report.

Commissioner Byars asked if he were to move outside the Village, would he still be allowed to sit on the board.

Director Serna stated she would look into it.

ADJOURNMENT:

With no further business to discuss, Commissioner Michelena adjourned the meeting at 3:36 p.m.

MINUTES ARE DRAFT UNTIL APPROVED AT THE NEXT REGULAR MEETING

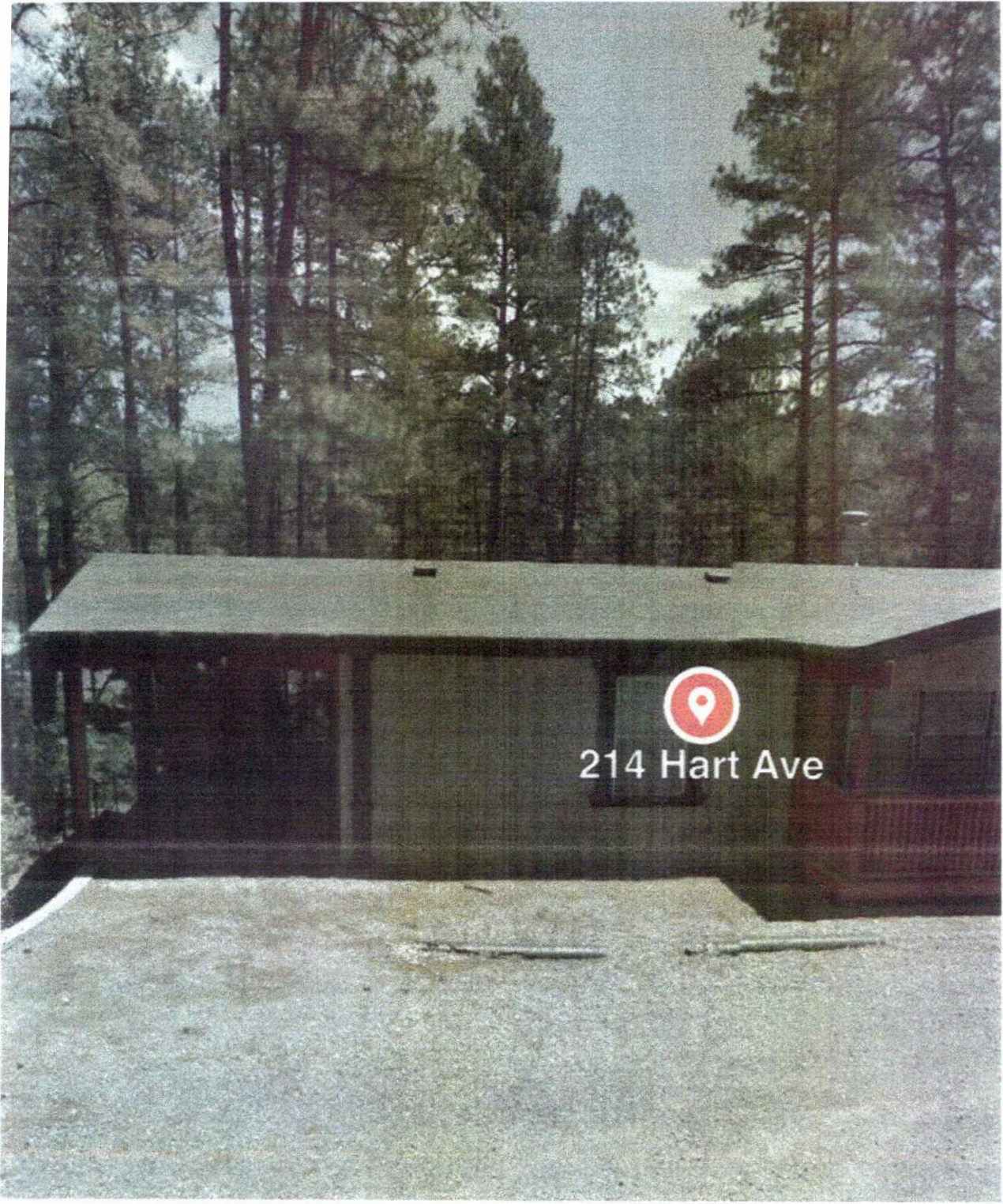
Passed and approved this _____ day of _____, 2024.

APPROVED: _____

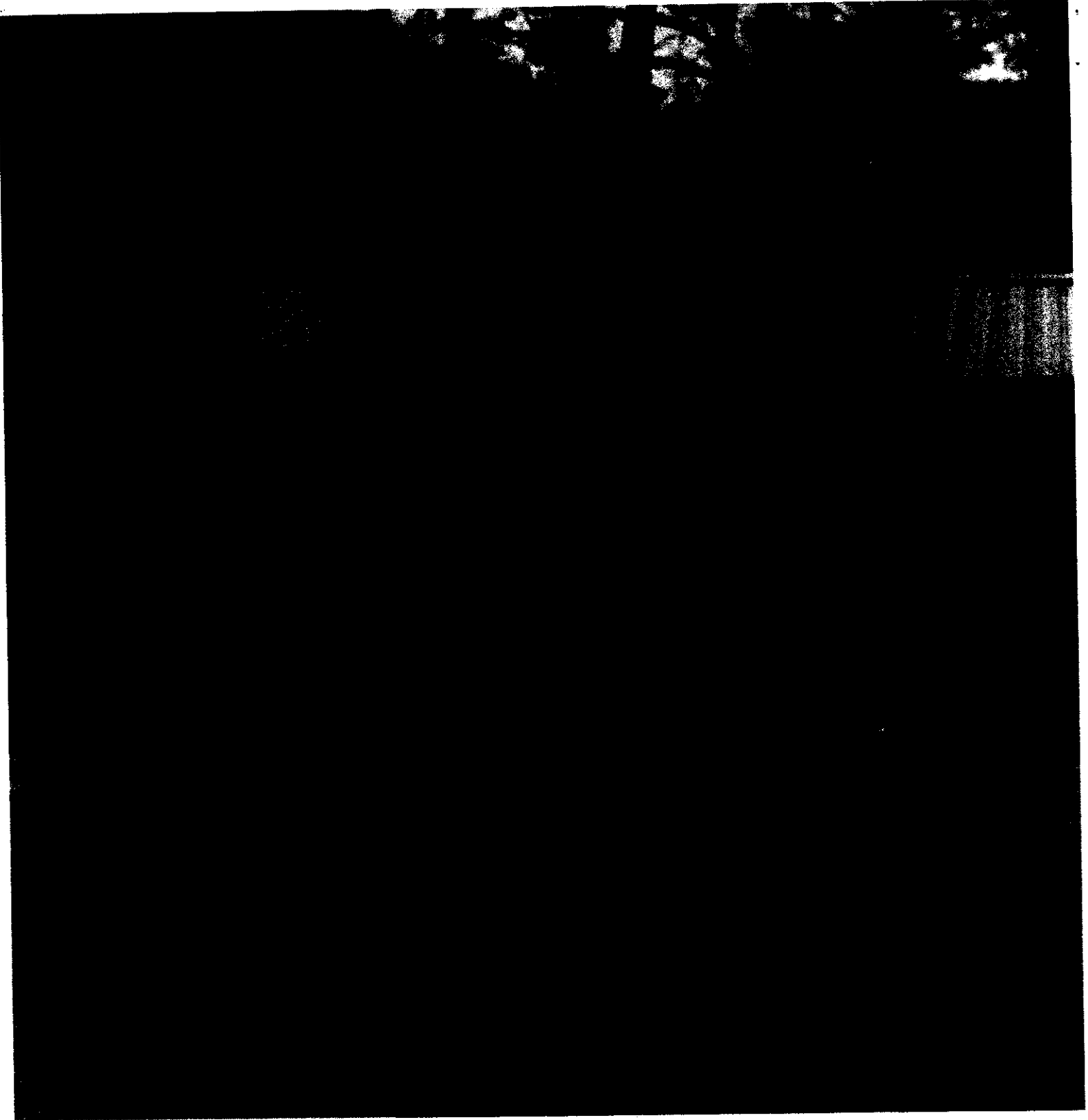
Jacob Rigsby, Chairman

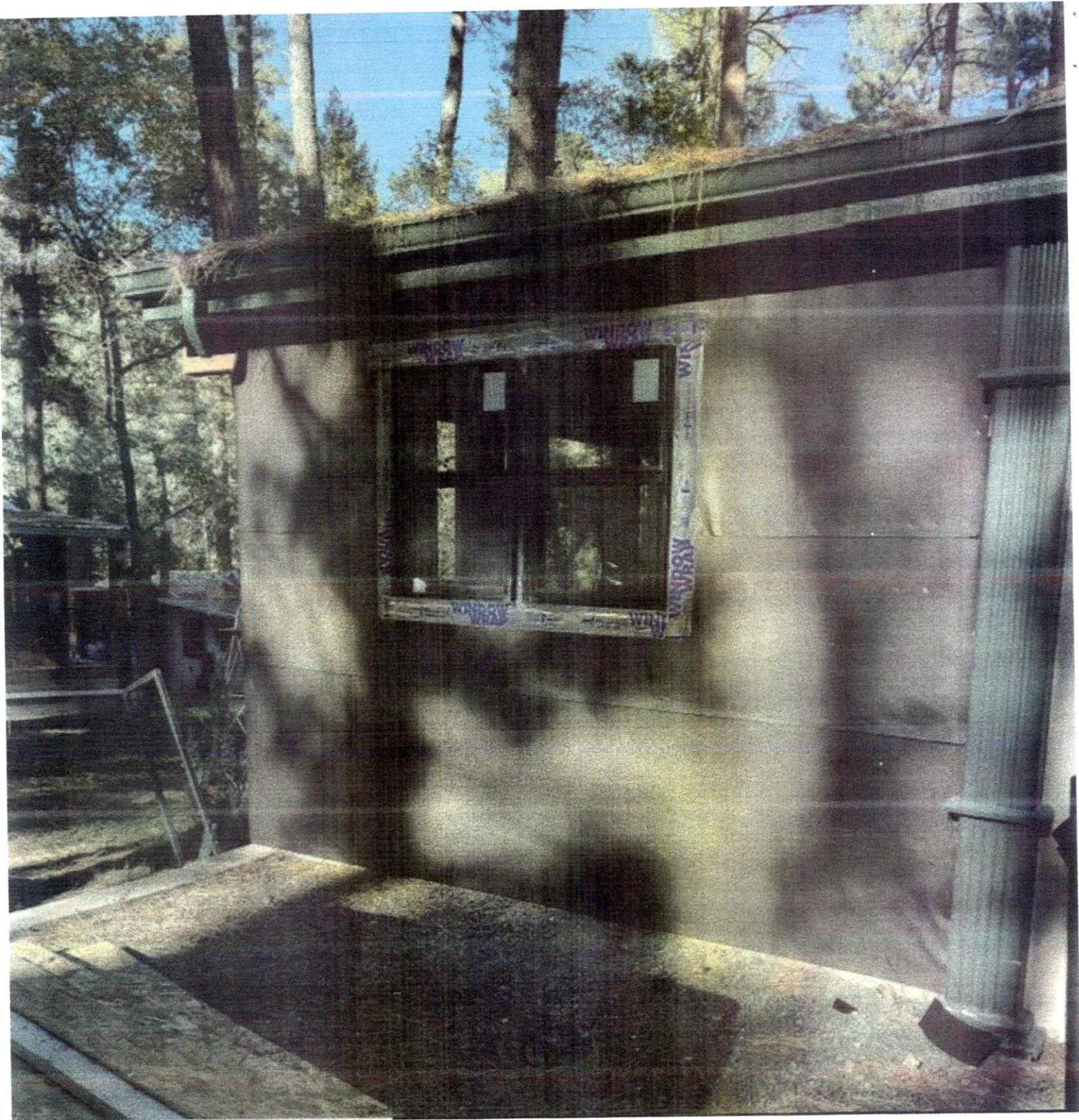
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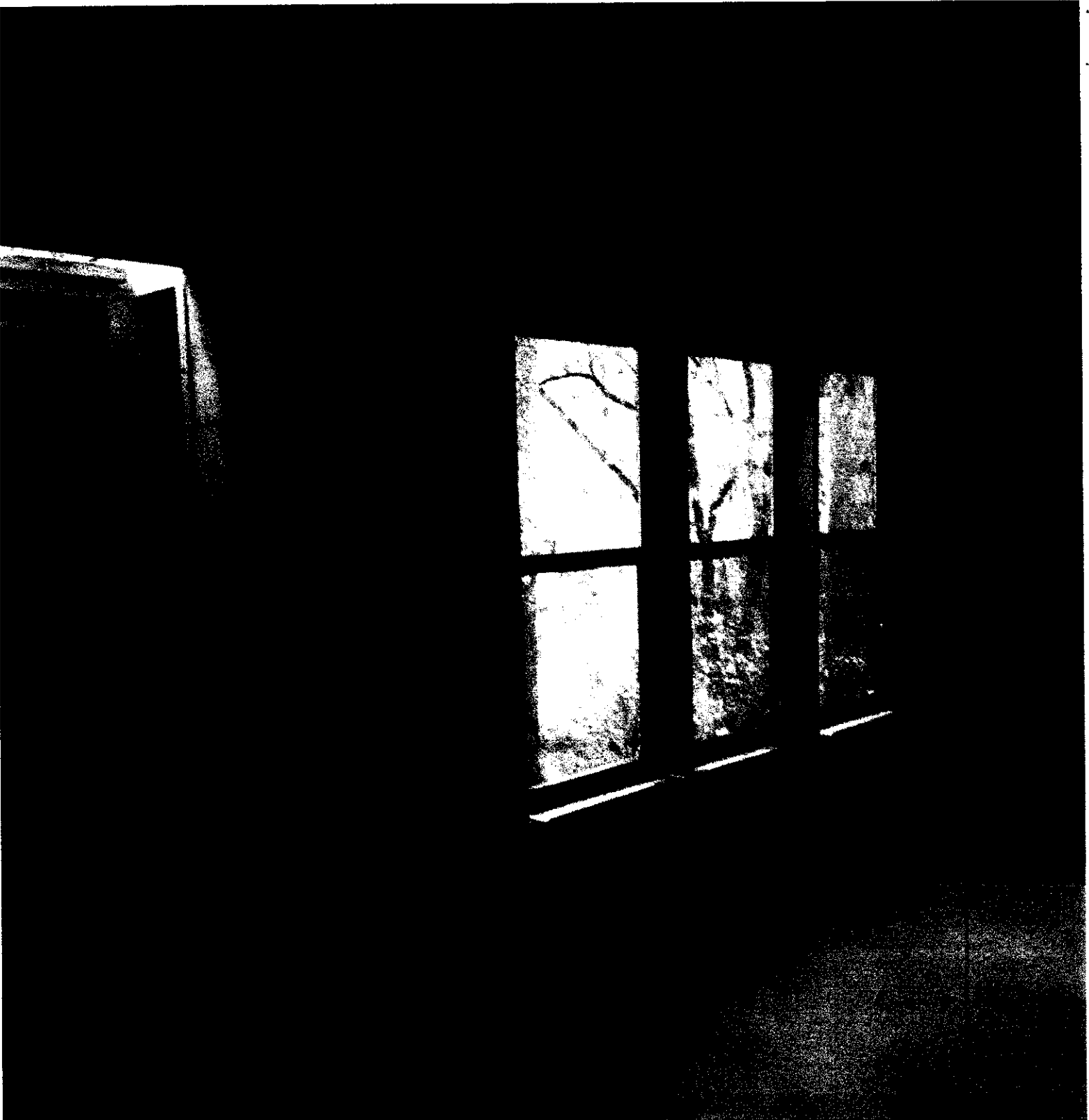
Stephanie Warren, GIS Coordinator/Planner



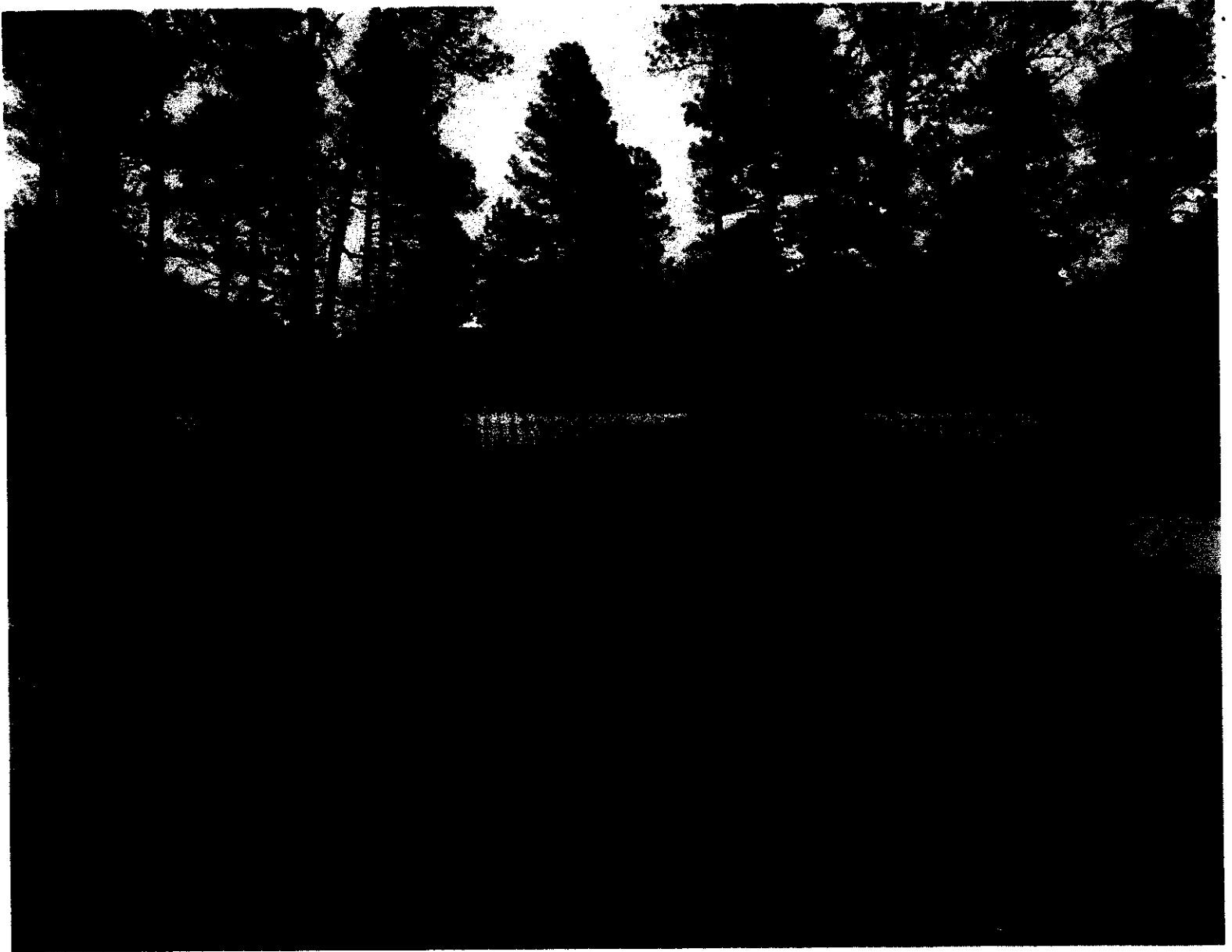
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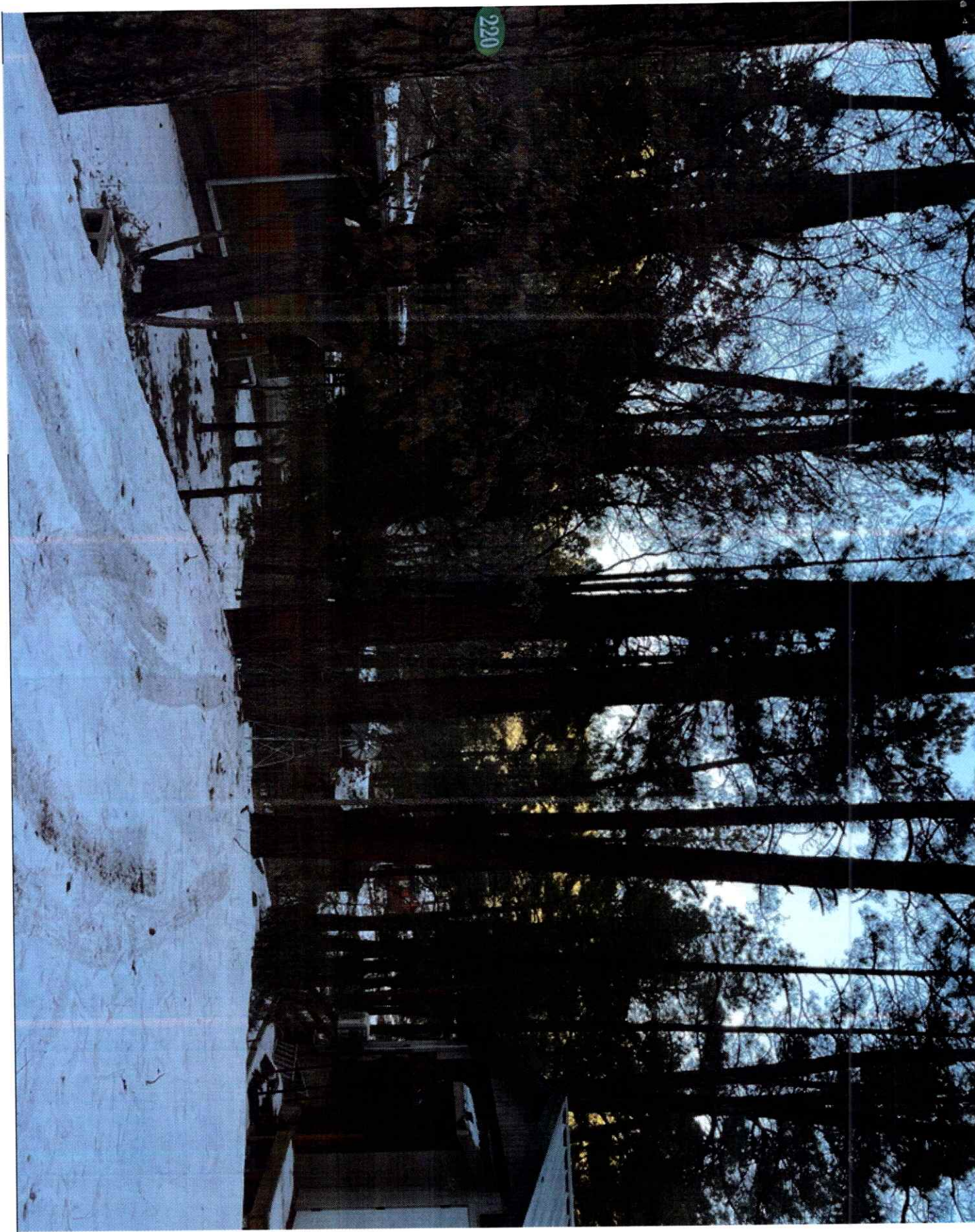














Planning Commission

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

Case Report – Variance Request #PV-2024-22

Subject Property: 309 Warwick Dr.
Zoning: R-1 Single-Family Residential District
Property Size (Approx.): 10,378 sq. ft.
Property Dimensions (Approx.):
Width: 89.96' **Length:** 112.24'

Legal Description: Lot 10, Block 6
Subdivision: Camelot
Applicant: Dustin Dunnam
Hearing Date: March 5, 2024

Applicable Sections of Village Code:

- Sec. 54-92. – R-1 Single-Family Residential 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 10 feet into the front yard setback and 5 feet into the west side yard setback to construct a single-family dwelling located at 309 Warwick Dr., Lot 10, Block 6 of the Camelot Subdivision, Ruidoso, New Mexico.

Request (use separate sheet if necessary)

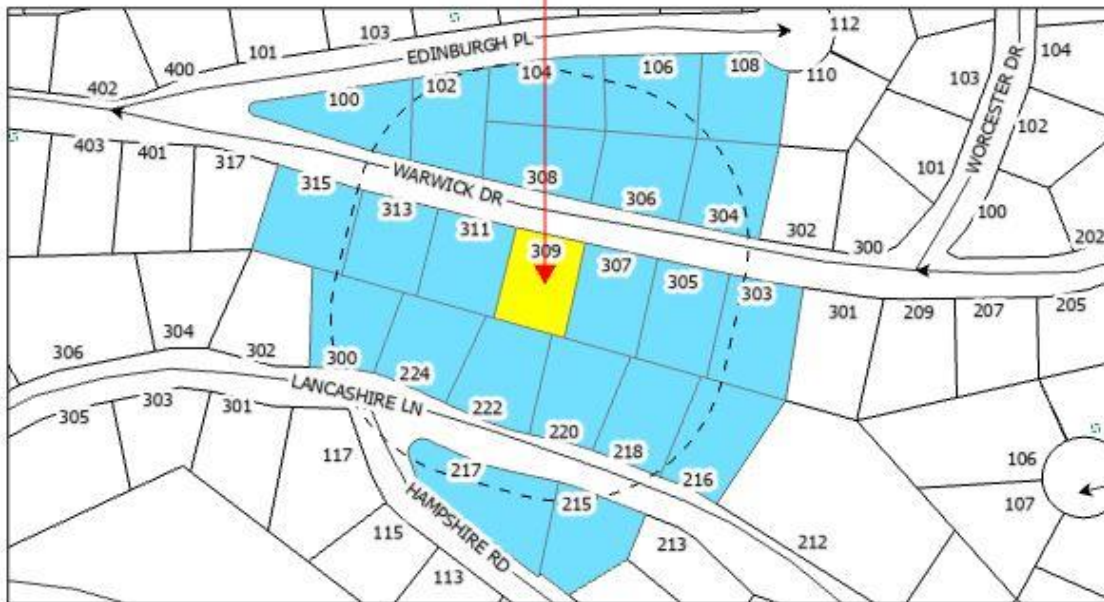
Description	Allow 5ft minimum setback on left side between LOT 10 + 11
Justification	Allow 10ft minimum setback on front property This is a very narrow and steep lot with an avg 50% grade with an elevation profile that runs diagonally from Top to Bottom and Left to Right. I want to align the property structure with the land profile for safety + access.

II. NOTIFICATION MAP AREA

Planning Case PV 2024-22

The Community Development Department has received an application from Dustin Dunnam requesting a variance to encroach 10-feet into the front yard setback and 5-feet into the west side yard setback to construct a new single-family dwelling located at 309 Warwick Dr., Lot 10, Block 6 of the Camelot Subdivision 2nd Supplement, Ruidoso, New Mexico.

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



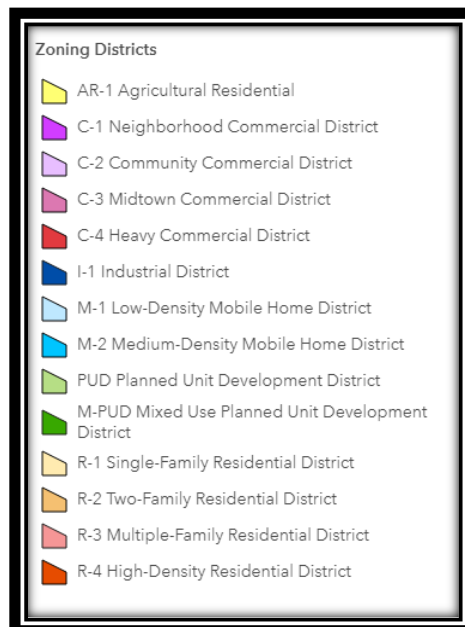
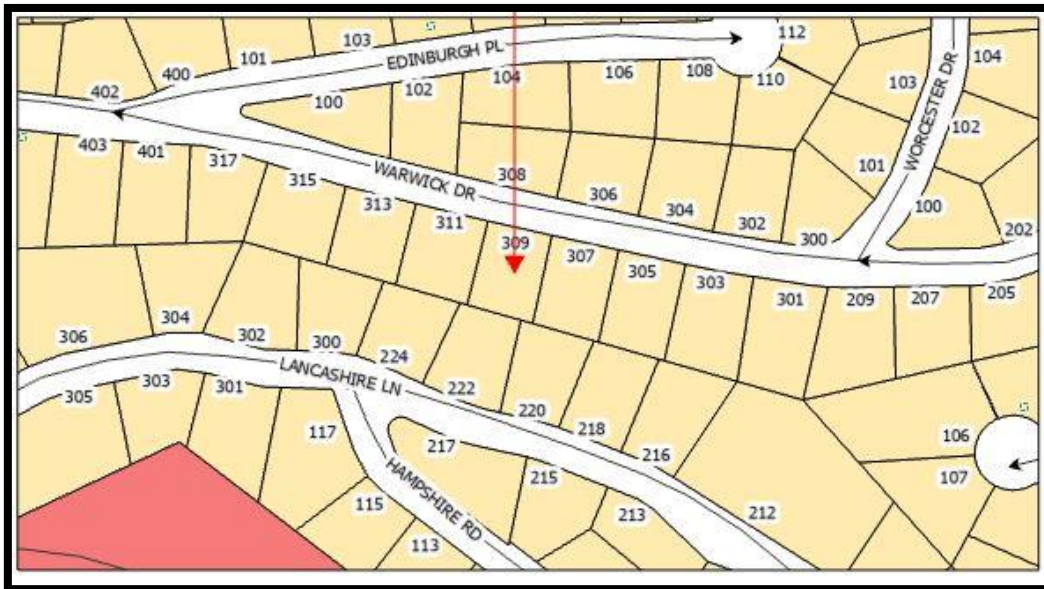
Legend

- Ⓜ Address
- Roads_Layer
- - - - - buffer
- Applicant
- Properties within 200 ft. of Applicant
- ▭ Parcels
- VOR Boundary

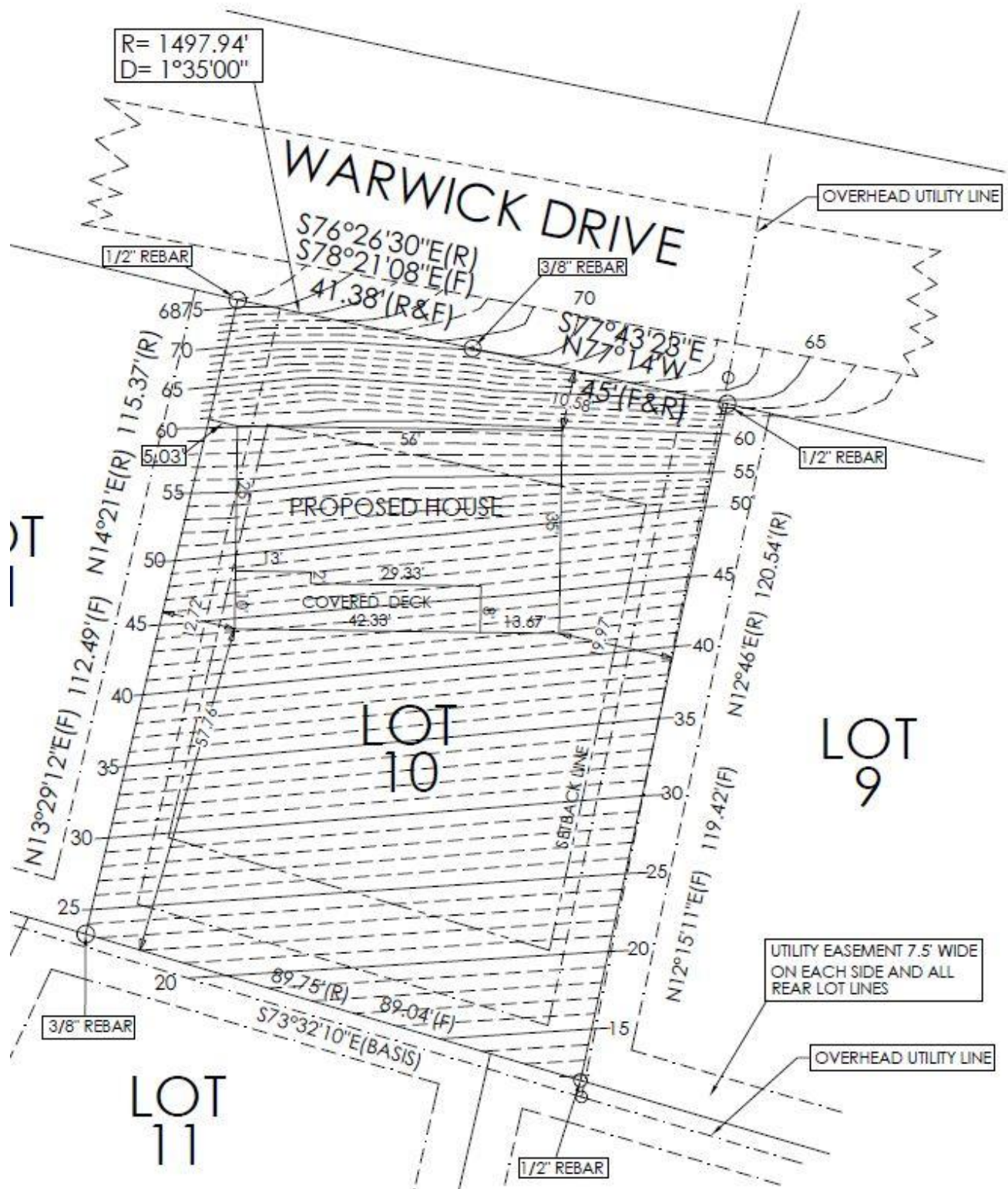


III. AREA ZONING MAP

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



IV. SITE PLAN





- NOTES:
- 1) ELEVATIONS MAY NOT REFLECT ACCURATE SITE TERRAIN
 - 2) FIELD VERIFY ALL GRADES BEFORE CONSTRUCTION
 - 3) COLORS, MATERIALS, AND TRIM PER OWNER
 - 4) SEE ENGINEERED DRAWINGS FOR PIER LOCATION, NUMBER AND SIZE

V. Current Site Location

Street View:





Aerial View from Google Maps



VI. ANALYSIS

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.

(e) Development requirements.

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

- 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.

Exceptions:

1. Accessory structures may have a 10 foot rear setback.

2. Corner lots minimum set back: 10 feet

h. Maximum height: 35 feet.

(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 is in accordance with Section 54-66 (a) as the lot is steep. The proposed location does not appear to have a negative impact on vehicular or pedestrian traffic. Staff finds the property meets the minimum lot dimensions as required by the municipal code and is not irregularly shaped.

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 2024-22. 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 is required to obtain building permits within 6 months of approval, and the project shall be completed within 1 year from the date the building permit was first obtained.
4. Applicant shall make no changes in plans without Planning Commission approval.
5. 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 §54-92, §54-140 and §54-66 of the Village Code, I move to **GRANT** the requested variance for Case #PV-2024-22 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 + Variance Request #CU+PV-2024-22

Subject Property: 2332 Sudderth Dr.

Zoning: C-3 Midtown Commercial District

Property Size (Approx.): 2,942 sq. ft.

Property Dimensions (Approx.):

Width: 23.26' **Length:** 99'

Legal Description: Lot 11B, Block 4

Subdivision: Riverside Addition Amended

Applicant: Jasper Riddle

Hearing Date: March 5, 2024

Applicable Sections of Village Code:

- Sec. 54-101. - C-3 Midtown Commercial District.
- Sec. 54-68. - Conditional use permit approval.
- Sec. 54-150.- Approved Structures

REQUEST: Jasper Riddle is requesting approval to operate his food truck in conjunction with The Cellar by Noisy Water Winery and a variance to deviate from the 12,000 sq. ft. lot size requirement located at 2332 Sudderth Dr., Lob 11B, Block 4 of the Riverside Addition Amended. A letter of intent has been provided by the applicant for this request.



To: Planning and Zoning Commission
From: Jasper Riddle, Owner, Noisy Water Winery
Date: 2/5/24
Re: Conditional Use / Variance Request

Dear Members of the Planning and Zoning Commission,

I hope this letter finds you in good health and high spirits. My name is Jasper Riddle, and I am writing to request a variance for the minimum square footage requirement for a food trailer in the Village of Ruidoso.

As the owner and operator of "The Cellar by Noisy Water Winery," located at 2332 Sudderth, my team and I have been dedicated to providing quality wine and exceptional service to our customers. Over the years, we have witnessed a significant increase in foot traffic in midtown Ruidoso, along with a growing demand for food options to complement our wine offerings.

To address this demand and enhance the overall experience for our patrons, we have recently acquired a brand new food trailer. Our intention is to permanently affix this trailer on our premises, allowing us to expand our food and drink offerings without the need for additional kitchen space within our existing retail establishment.

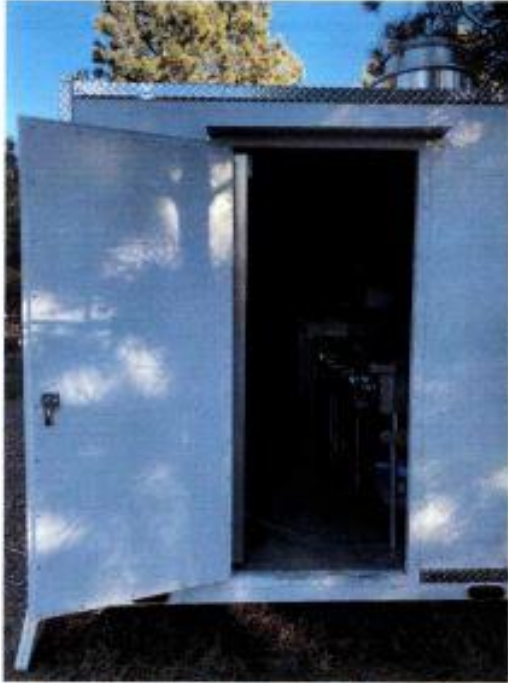
However, we have encountered a regulatory hurdle in the form of the minimum square footage requirement for food trailers as stipulated by the Village of Ruidoso ordinances. Unfortunately, our lot size falls short of this requirement.

Given the unique circumstances and the potential benefits that this expansion would bring to both our business and the local community, I respectfully request that the Planning and Zoning Commission consider granting a variance for the minimum square footage requirement for our food trailer. I, the owner, have leased the neighboring lots on the back side of the 2330 Sudderth and 2338 Sudderth lots to be able to expand our tasting experience and room.

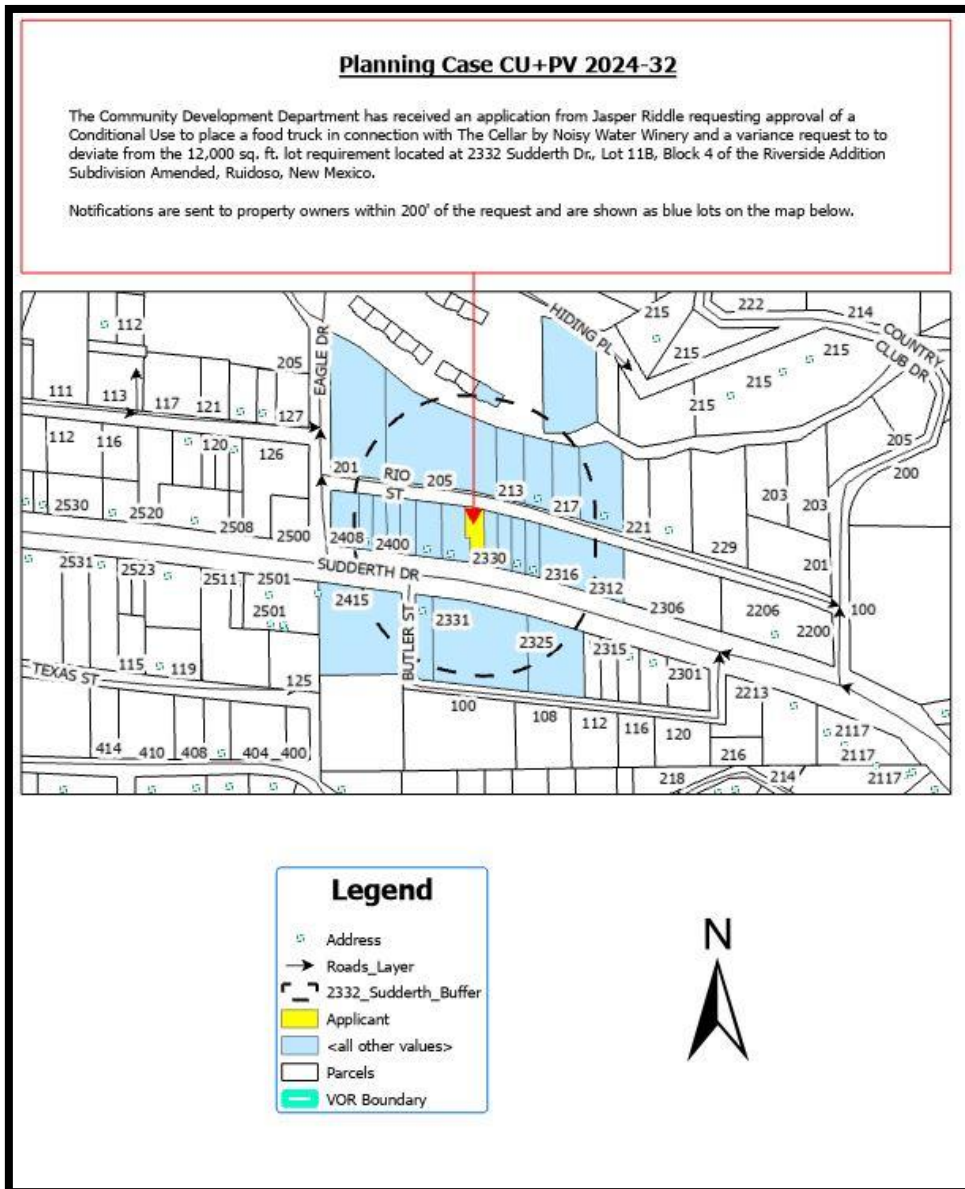
This request is merely a formality, as we are confident that the addition of the food trailer will not only enhance the offerings of "The Cellar by Noisy Water Winery" but also contribute positively to the vibrancy of midtown Ruidoso.

Thank you for taking the time to consider our request. I am more than willing to provide any additional information or address any concerns you may have regarding this matter. I look forward to the opportunity to discuss this further at your earliest convenience.

Pictures of Trailer

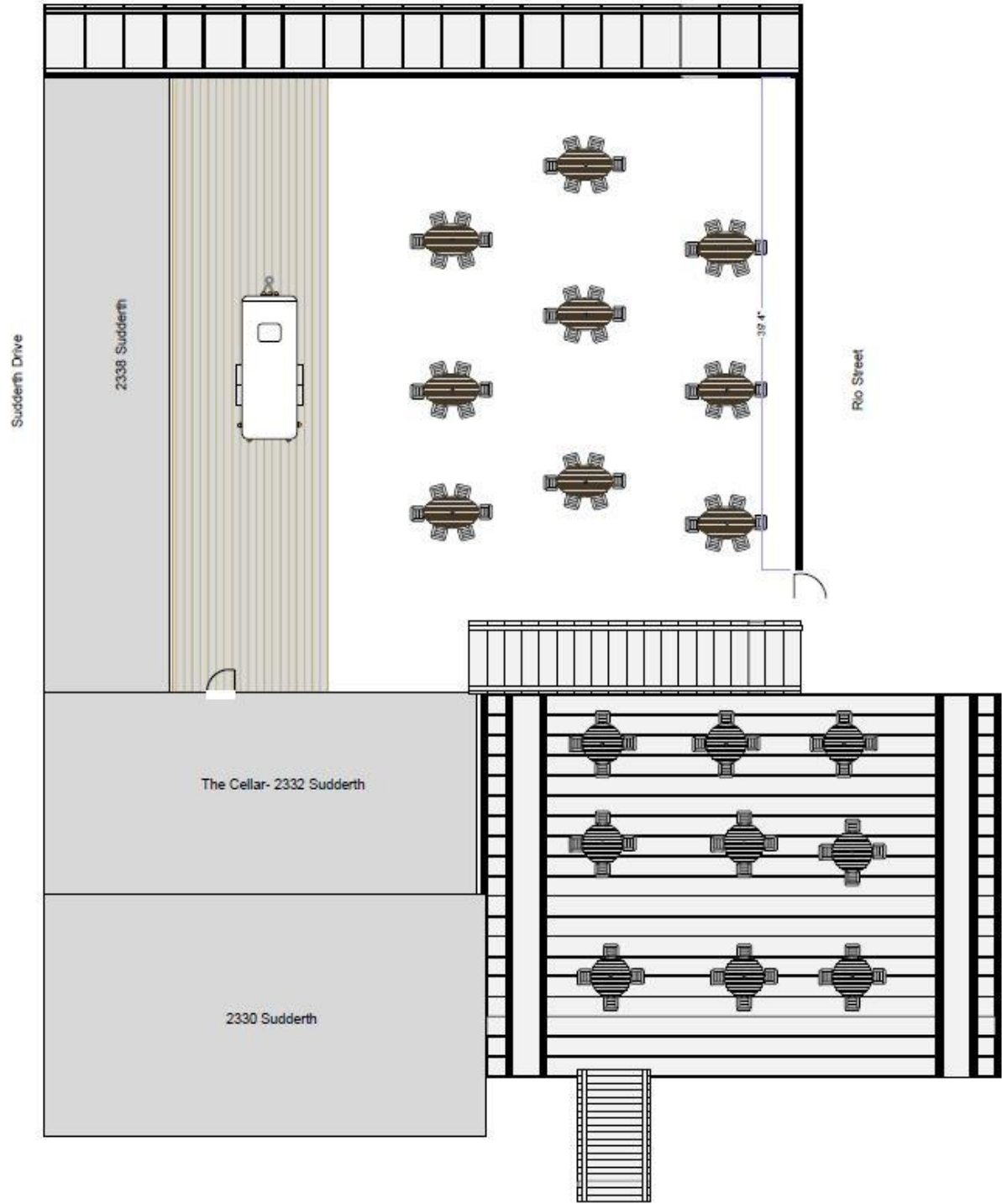


I. NOTIFICATION AREA MAP



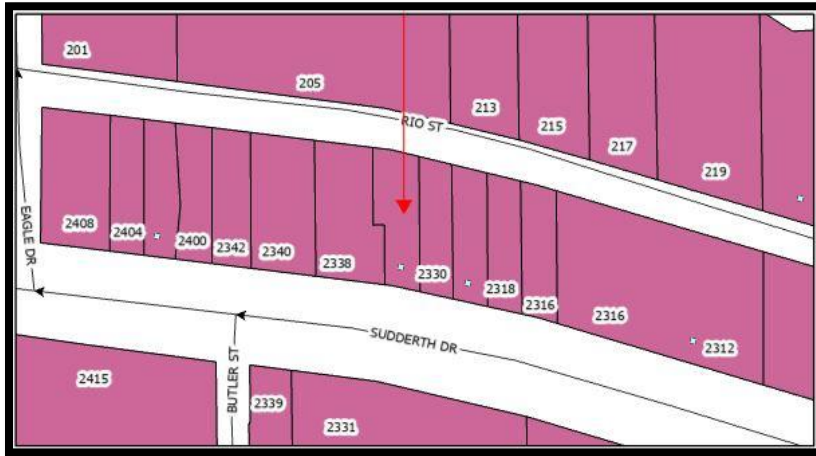
II. SITE PLAN

Site Plan- 2330,2332,2338 Sudderth- Conditional Use / Variance Request for The Cellar by Noisy Water Winery



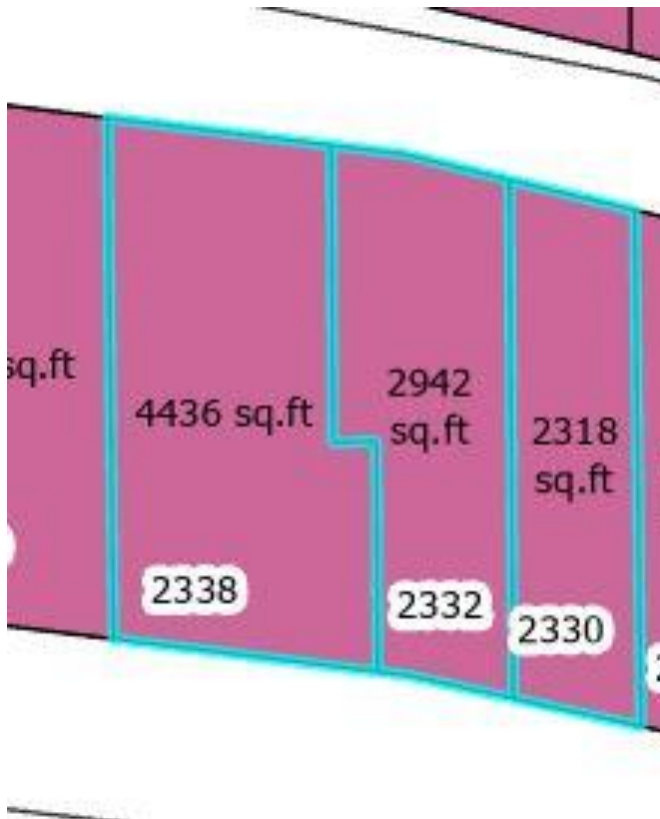
III. AREA ZONING MAP

Direction	Zoning	Existing Land Use
North	C-3	Midtown Commercial District
East	C-3	Midtown Commercial District
South	C-3	Midtown Commercial District
West	C-3	Midtown Commercial 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



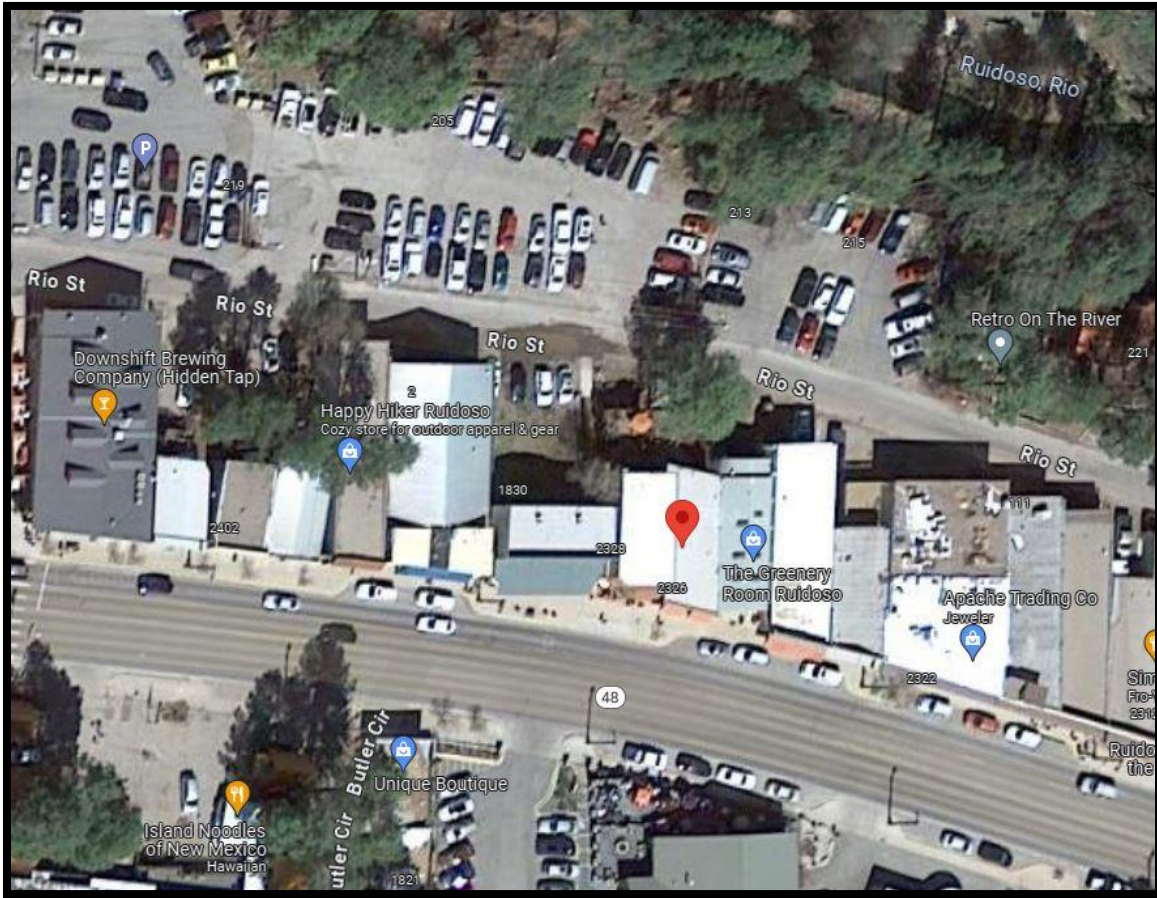
Combined footage= Approx.. 9,696 sq. ft.

IV. Property and Structure Views

Current Structure from Rio:



Aerial View from Google Maps:



V. ANALYSIS

Sec. 54-101. - C-3 midtown commercial district.

(a) *Purpose.* The purpose of the C-3 midtown commercial district is to allow the development of commercial retail and service establishments with carefully integrated multiple-family residential, entertainment and public parking facilities in the "Midtown" area of the village. The district encourages development to take place in an intensive fashion to facilitate pedestrian circulation and to maximize the use of valuable locations and existing infrastructure and building stock. Merchandise which is offered for sale in the C-3 district may be displayed as follows:

(1) Merchandise may be displayed within the building footprint which includes the area up to and including the edge of the roof overhang.

(2) No display shall occur outside the area of the building footprint (outdoor sales) except as authorized below.

(3) The planning commission may grant a conditional use to authorize outdoor display of merchandise due to a unique configuration of the property or the type of merchandise offered for sale. Application, review and approval shall follow the conditional use procedures set forth in this chapter.

(4) Outdoor sales may be conducted as part of a special event sanctioned by the Midtown Merchants Association.

(5) A merchant may conduct an individual outdoor sales event twice a year as follows:

a. Each event shall be limited to three consecutive days in duration.

b. Only items of normal inventory of the business may be sold or displayed outdoors during the event.

c. Merchandise shall not be displayed within any public right-of-way, impede vehicular or pedestrian traffic or obstruct any clear sight triangle required by this chapter.

d. An outdoor sales special use permit shall be obtained from the planning department prior to each event. The planning department may require submittal of a site plan and event schedule with the application. The planning department may ask for comments by other village departments prior to issuing the special use permit and may impose restrictions on the event when issuing the permit.

(6) 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 fully enclosed structure.

(c) **Conditional uses.** Conditional uses in the C-3 district are:

(c) **Conditional uses.** The following conditional uses may be allowed in the C-3 midtown commercial district:

(1) Convenience food restaurants, subject to [section 54-100\(c\)\(2\)](#).

Sec. 54-100. - C-2 community commercial district.

(c) **Conditional uses.** Conditional uses in the C-2 district are:

(2) Automobile service stations.

a. Automobile service station site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential district by at least 50 feet. Parking areas shall be separated from any residential district by at least 15 feet.

b. The total site area shall not be less than 12,000 square feet.

c. Pump islands shall be set back not less than 25 feet from any street right-of-way line, not less than 40 feet from any non-street line, and not less than 75 feet from any residential district boundary.

d. Hydraulic hoists, pits and all lubrication, greasing, washing, repair and diagnostic equipment shall be used and enclosed within a building.

e. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

f. No automobile service station on a site contiguous to any residential district shall be operated between the hours of 10:00 p.m. and 7:00 a.m. of the following day.

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 the 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.

Sec. 54-150. - Approved structures.

(a) Use of property permitted by this article shall be conducted from or within a permanent structure conforming to the requirements in section 22-31(a) of the Ruidoso Code for the use or uses to be conducted in the respective zone district, unless approved as a mobile vending stand pursuant to subsection (b) of this section or unless approved under subsection 54-100(c)(24) allowing use of fiber or membrane tent in a C-2 zone district.

(b) Mobile vending stands are expressly prohibited except when licensed and approved in C-2 and C-3 zone districts as a conditional use or where use is temporary and operated in connection with special community and civic events which have been licensed and approved by the village under section 26-69 and the operation is limited to the approved location and jurisdiction for such event.

(Code 1985, § 10-5-20; Ord. No. 97-12, § 3, 7-29-97; Ord. No. 2017-07 , § 3, 6-13-17)

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.

(e) Notice of decision; contents of permit. The applicant shall be notified in writing of the action taken by the planning commission. If the application has been granted, the permit shall be issued upon the signature of the chairman of the planning commission and the planning administrator, and any conditions, automatic termination date, or period of review shall be stated on the permit.

(f)Revocation. If the conditions and safeguards set by the planning commission are violated, the conditional use permit, after due process, may be revoked by a majority vote of the planning commission. Appeals may be made in accordance with section 54-62.

(Code 1985, § 10-2-8; Ord. No. 99-12, 7-27-99; Ord. No. 2008-11, 10-14-08)

V. STAFF RECOMMENDATION

Staff finds that the applicant's proposal of location does not meet requirements as set forth by municipal code and must recommend denial of the application with the request of a variance to deviate from the minimum lot requirements. Combined lots as requested by the applicant total approximately 9,696 sq. ft. and is short of the minimum of 12,000 sq. ft. as required by municipal code. The single lot located at 2332 Sudderth is approximately 2,942 sq. ft. alone.

If approved, staff finds there would be no negative impacts on the surrounding properties', vehicular or pedestrian welfare. The determination of appropriateness for granting or denying the Conditional Use request 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 applicants request shall be granted by the Planning Commission, staff recommends the following conditions be placed upon the approval:

1. The Applicant must obtain building permits from the Village of Ruidoso with stamped engineering of the proposed deck to sustain the weight of the mobile vending stand to be placed upon.
2. The Applicant must obtain a Village Business Registration prior to operation.
3. The Applicant must receive an environmental health approval and/or potential fire code separation from the building.
4. The Mobile Vending operations are contingent on the operation of the primary business The Cellar by Noisy Water Winery and will not operate on the property if the primary business is not in operation.
5. The Applicant is required to meet all local, state, and federal requirements pertaining to the containment and disposal of wastewater and hazardous materials.
6. 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.

Suggested Motion:

“Based upon the foregoing findings of fact per §54-68, §54-150, and § 54-101 of the Village Code, I move to **GRANT** the requested conditional use approval and variance to deviate from minimum lot size requirement of 12,000 sq. ft. to be approved at 9,696 sq. ft. for Case #CU+PV-2024-32 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

January 2024 Manager's Report

COMMUNITY DEVELOPMENT

Planning Commission:

A regular meeting was held on January 2, 2024, and discussion and action was taken on the following items:

- a) **Request for Variance- PV 2023-446-** Olin & Janet Bryant are requesting to encroach 6.9 feet into the west side yard setback to enclose a carport located at 214 Hart Ave., Lot 52A, Block 3 of the Paradise Canyon Subdivision 2nd Supplement, Ruidoso, New Mexico. **DENIED**
- b) **Site Plan and Concept- SP 2023-453-** Daniel Dozier is requesting Site Plan and Concept approval to develop an RV Park within the C-2 Community Commercial District located at 135 Paradise Canyon Dr., Lot 8A, of the Palmer Gateway Subdivision, Ruidoso, New Mexico. **APPROVED**
- c) **Conditional Use Request- CU 2023-454-** Kurt Delgado is requesting Conditional Use Approval to operate a food truck in conjunction with R. Greenleaf Organics located at 360 Sudderth Dr., Lot A-1, Block 9 of the Palmer Gateway Subdivision, Ruidoso, New Mexico. **APPROVED**

The next regular meeting is on February 6, 2024.

Workforce Housing Advisory Board

On January 24, 2024, at 3:00 PM, we conducted the second half of our Strategic Planning session. During the strategy session, we focused exclusively on setting goals and developing strategies for the board. The meeting was well-organized, with lively discussions and collaborative decision-making to set goals and benchmarks for measuring progress and success.

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 the March meeting. 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. A list of duplicate street names will be 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. 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 February 14th and 28th, 2024.

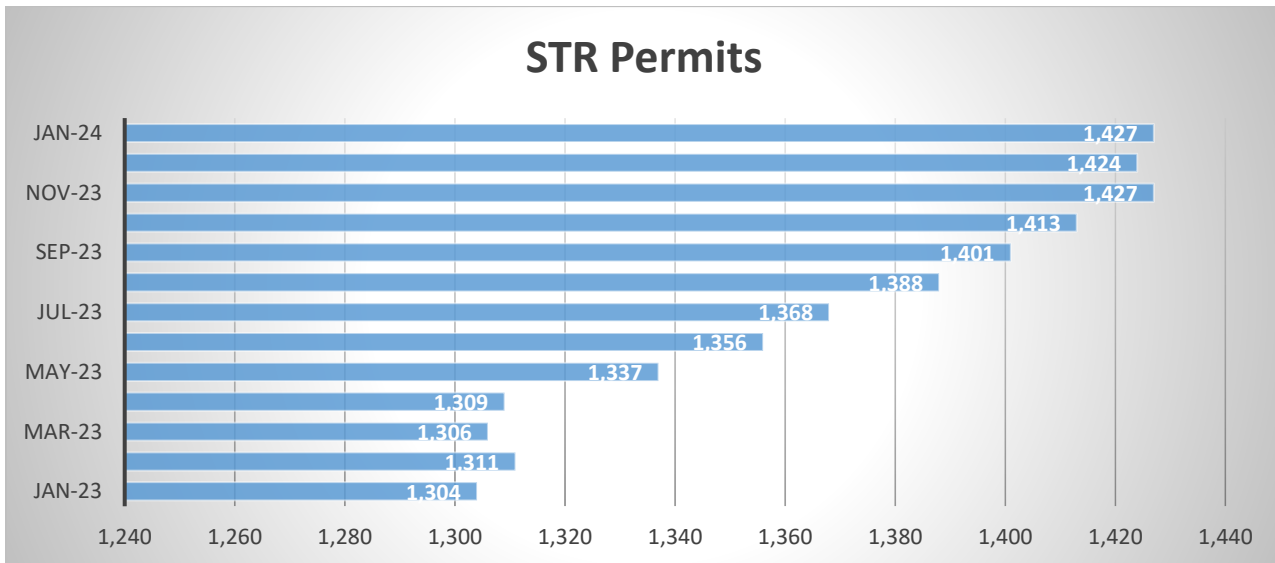
Short Term Rentals
 End-of-Month Report
 January 2024

Month Stats

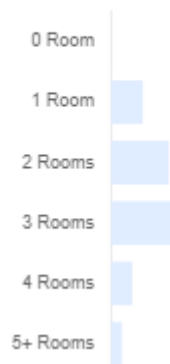
- ❖ 1,427 Active STR Properties
- ❖ 3,114 Internet listings found throughout the web (VRBO, Airbnb, Flipkey, etc.)
- ❖ STR Permit Fees \$ 1,000 – Total
- ❖ STR Permit Renewal Fees \$ 4,150 – Total
- ❖ Compliance Inspections \$ \$ 2,120 – Total
- ❖ STR Business Registration Fees \$ 1,680 – Total
- ❖ Neighbor Notifications Fees \$ 2,550 – Total

Lodgers Tax

- ❖ \$ 302,832.31



Advertised Rental Size



Advertised Property Type

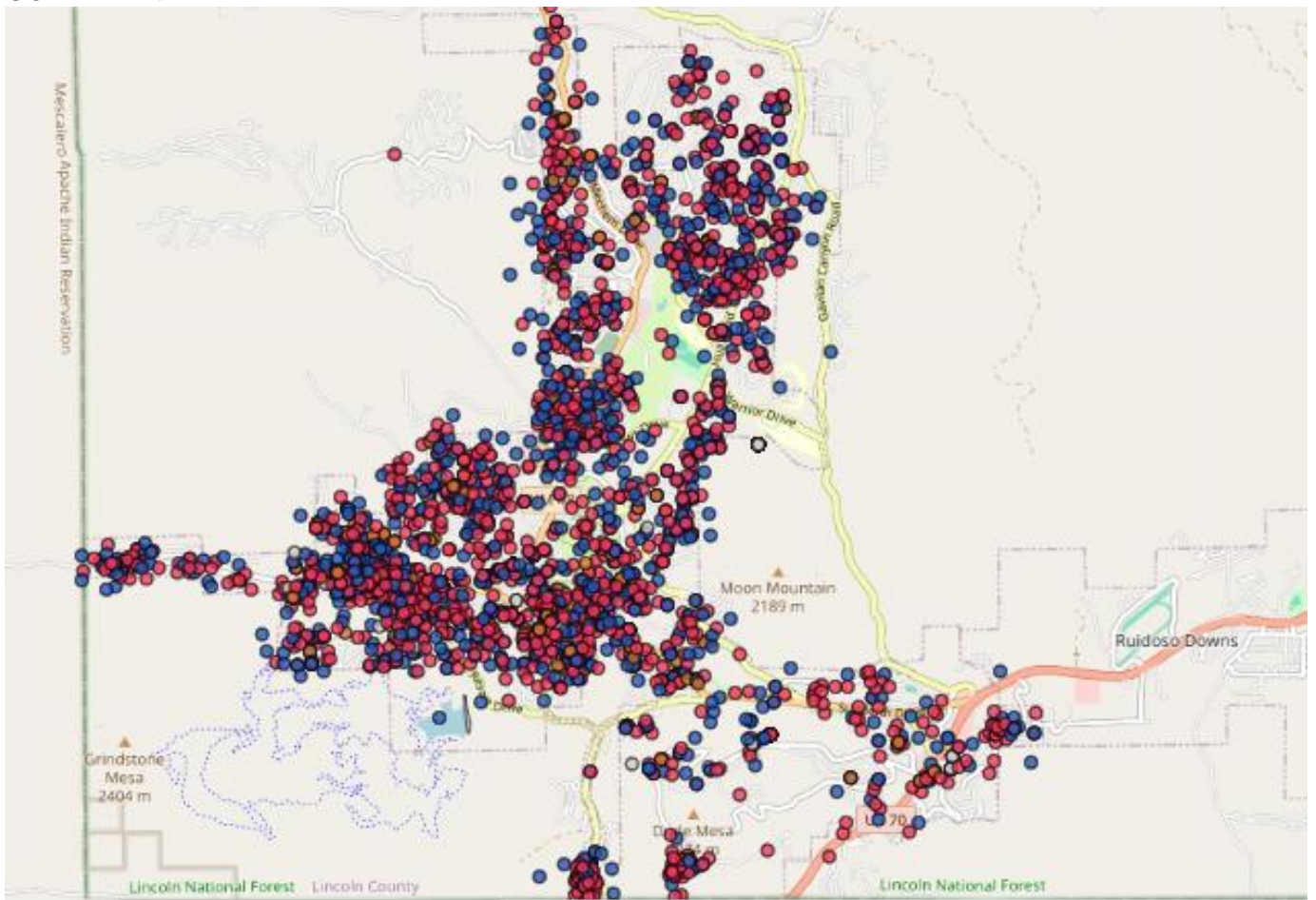


ADR (Avg. Daily Rate)

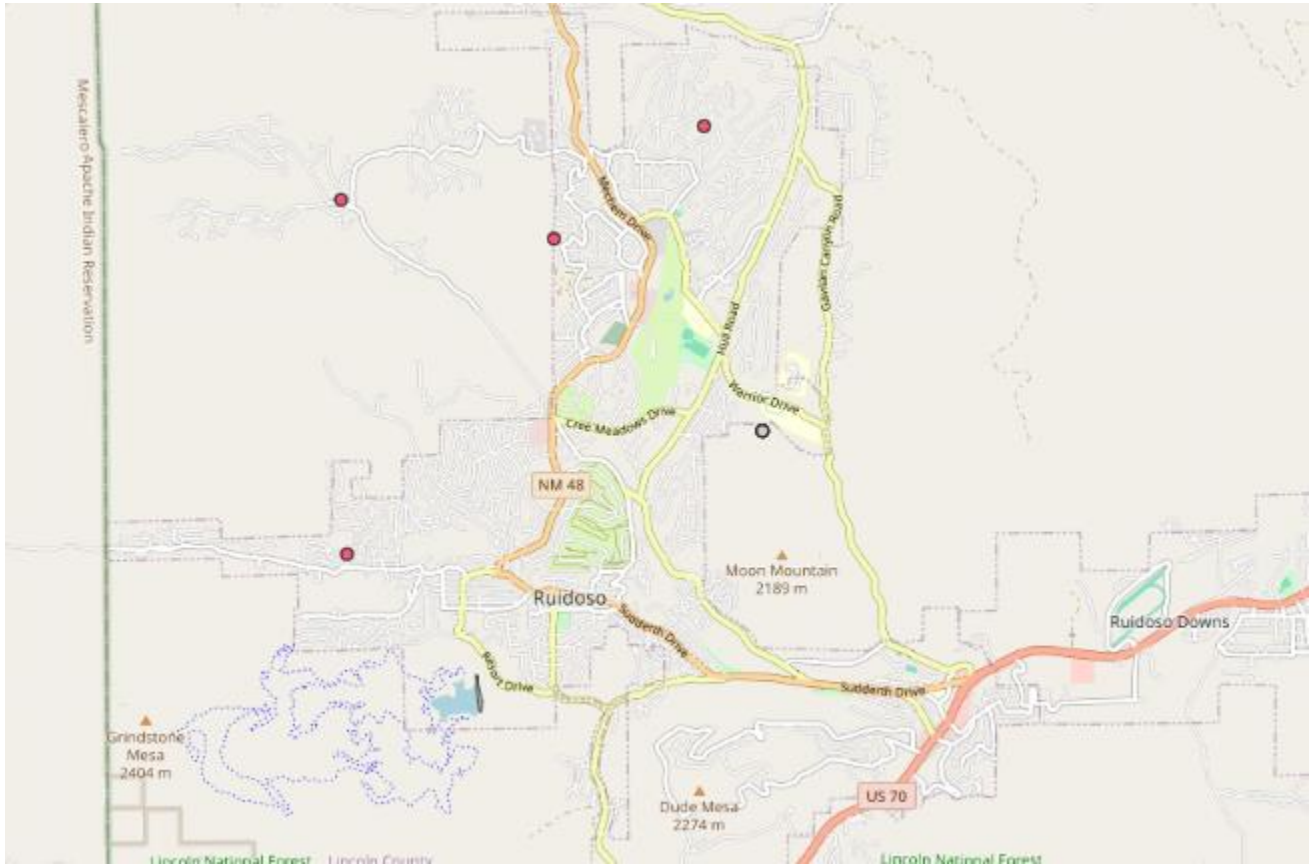
\$219.70

▼ 0.1% in last 30 days

COMPLIANT



UNCERTAIN COMPLIANCE STATUS



Building Inspections and Permit Tallies

INSPTR	PERMIT #	C	R	DATE	START	END	ADDRESS	E	B	P	M	BUSIN	ESS	OTHER	STR	PASS	FAIL	COMMENTS/INSPECTION TYPE
MC	915662	1	1/3/2024	1020	1040	304 COLLEGE									1	1		STR
MC	913352	1	1/3/2024	1045	1105	123 S CANDLEWOOD									1	1		STR
MC		1	1/3/2024	1115	1150	2801 SUDDERTH DR STE B						1				1		
GGG	208471	1	1/3/2024	1030	1115	107 WAGNER									1	1		STR
MC	20230867P	1	1/4/2024	1215	1240	178 PASO MONTE LP			1							1		P/ROUGH
MC	20210667	1	1/4/2024	1250	1255	157 MIRA MONTE			1							1		ROOF FINAL
MC	20210693	1	1/4/2024	1305	1310	152 N EAGLE				1						1		ROOF FINAL
MC		1	1/4/2024	1345	1400	2809 SUDDERTH STE A						1				1		BUSINESS
MC		1	1/4/2024	1405	1420	1021 MECHEM						1				1		BUSINESS
MC		1	1/4/2024	1430	1445	1216 MECHEM STE 2						1				1		BUSINESS
GDM	20220956	1	1/8/2024	1035	1041	102 LARCH				1							1	INSULATION
GDM	20230904	1	1/8/2024	1134	1140	102 MONICAS CT											1	FTG (NO ACCESS & NO PLANS)
GDM	20230874	1	1/8/2024	1121	1123	114 WEST BURY				1							1	FTG (TOO ICY)
GDM	20230262	1	1/8/2024	1053	1100	426 FLUME CANYON				1							1	FRAME (NOT PER PLANS)
GDM	20230546	1	1/8/2024	1106		608 FIRST ST				1						1		E/ROUGH
GDM	20230546	1	1/8/2024		1118	608 FIRST ST					1						1	FRAME
GDM	20230997	1	1/8/2024	1208	1211	108 W REDWOOD				1							1	FRAME (TOO ICY)
GDM	20220790	1	1/8/2024	1130	1143	304 MECHEM				1							1	E/ROUGH
GDM	20230896	1	1/8/2024	1216	1219	104 WILSHIRE				1							1	ENGINEERED FOUNDATION (TOO ICY)
GDM	20230793	1	1/8/2024	1152	1158	219 FIR				1							1	FTG (NO PLANS)
GDM	20230708	1	1/8/2024	1213	1217	128 RANDLE				1						1		CMU (NO ACCESS HEADER)
GDM	20230978	1	1/8/2024	1240	1249	606 WHITE MOUNTAIN MEADOWS				1						1		FTG
GDM	20230672	1	1/8/2024	1254	1303	210 MEADOWS					2					2		INSULATION & FRAME REINSPECTION
GDM	20230421E	1	1/8/2024			1232 MECHEM				1						1		E/ROUGH
GDM	20230735	1	1/8/2024	1617	1623	209 CHAVES				1						1		PHOTO VOLTAIC FINAL
GDM	20230832	1	1/8/2024	1636	1642	204 SUNRISE				1							1	PIERS (TOO ICY)
GDM	20230933	1	1/8/2024	1517	1520	126 TUSCAN				1						1		TEMP POWER
GDM	20230238	1	1/8/2024	1446	1450	105 BROADMOOR				1						1		B/FINAL
GDM	20230706	1	1/8/2024	1454	1458	120 TORY PINE TRL				1						1		FRAME
GDM	20230029	1	1/8/2024		1333	206 CROWN RIDGE				1						1		E/FINAL
GDM	20220921P	1	1/8/2024	CLOSED	CLOSED	1 COUNTRY CLUB				1								P/FINAL
GDM	20220921M	1	1/8/2024	CLOSED	CLOSED	1 COUNTRY CLUB					1							M/FINAL
GDM	20220837	1	1/8/2024	1433	1437	156 TWIN TREE LP				1						1		ROOF FINAL
GDM	20221085E	1	1/8/2024	1338	1345	116 FLUTE PLAYER				1						1		E/ROUGH

GDM	20230390	1	1/8/2024	1502	1506	104 TANGLEWOOD	1					1		LATH(PASS W/CORRECTIONS)
GDM	20230352	1	1/8/2024	1405	1413	136 BUTCH BAIRD	1					1		FRAME REINSPECTION
GDM	20220149	1	1/8/2024	1416	1418	245 LINCOLN HILL	1					1		LATH
MC	20230912	1	1/9/2024	1230	1310	533 SECOND ST			2				2	HVAC & GAS
GDM	20230860	1	1/9/2024	1431	1442	178 PASO MONTE LP	2						2	INSULATION & FRAME
GDM	20230864	1	1/9/2024	1451	1500	190 LINCOLN HILLS	1						1	E/ROUGH
GDM	20230793	1	1/9/2024	1524	1530	219 FIR	1						1	FTG
GDM	20230997	1	1/9/2024	1512	1518	108 W REDWOOD	1						1	FRAME
GDM	20230959	1	1/9/2024	1403	1412	149 WALTER HAGEN	1						1	TEMP POWER
GDM	20230874	1	1/9/2024	1617	1621	114 WESTBURY	1						1	FTG
GDM	20230832	1	1/9/2024	1627	1633	204 SUNRISE	1						1	PIERS
GDM		1	1/9/2024	1117	1310	100 NOGAL				1				SCOPE OF WORK
GDM	20230747	1	1/10/2024	1022		174 WALTER HAGEN	1						1	PLUMBING TOP
GDM	20230747	1	1/10/2024		1040	174 WALTER HAGEN			2				2	M/ROUGH & TOP
GDM	20220900	1	1/10/2024	917	949	157 CHISOLM	1						1	FRAME
GDM	20220550	1	1/10/2024	1003	1010	327 SANDESTA	1						1	LATH
GDM	20230022	1	1/10/2024	1117		130 CROOKED STICK			1				1	P/FINAL
GDM	20230022	1	1/10/2024			130 CROOKED STICK			1				1	M/FINAL
GDM	20230022	1	1/10/2024		1133	130 CROOKED STICK	1						1	B/FINAL
GDM	20220921P	1	1/10/2024	1140		1 COUNTRY CLUB			1				1	P/FINAL (PASS W/CORRECTIONS)
GDM	20220921M	1	1/10/2024		1210	1 COUNTRY CLUB			1				1	M/FINAL
MC		1	1/10/2024	1000	1110	806 CARRIZO CANYON				1			1	BUSINESS
MC	20230912	1	1/10/2024	1320	1355	533 SECOND ST			2				2	HVAC & GAS
MC		1	1/10/2024	1400	1425	1701 SUDDERTH			1				1	BUSINESS
GGG		1	1/10/2024	900	915	119 BONNEVILLE						1	1	STR
GGG		1	1/10/2024	1100	1115	119 LARCH						1	1	STR
GGG		1	1/10/2024	1300	1315	212 MOCKINGBIRD						1	1	STR
GGG		1	1/10/2024	1330	1350	104 JANN LN						1	1	STR
MC	20230845	1	1/11/2024	1015	1036	137 LINCOLN HILLS			1	1			1	M/ROUGH & P/ROUGH
MC	20210640	1	1/11/2024	1050	1105	152 HOMESTEAD LOOP			1				1	GAS HEAT FINAL
MC	20230577P	1	1/11/2024	1100	1130	465 PARADISE CANYON			1				1	P/TOP OUT
MC	20230737	1	1/11/2024	1135	1142	106 GRANT							1	P/ROUGH
MC	20230546	1	1/11/2024	1150	1215	608 FIRST ST			1	1			1	P/ROUGH & M/ROUGH
MC		1	1/11/2024	1315	1330	1096 MECHEM				1			1	BUSINESS
GDM	20230319	1	1/11/2024	1115	1120	104 GUENEVER	1						1	LATH MOISTURE BARRIER (PARTIAL)
GDM	20230904	1	1/11/2024	1130	1140	102 MONICAS CT	1						1	FTG (4 PIERS)
GDM	20230997	1	1/11/2024	1150	1210	108 W REDWOOD	1						1	FRAME REINSPECTION
GDM	20230982	1	1/11/2024	CANCELED	CANCELED	203 TIMBERLINE	1						1	FTG
GDM	20230634	1	1/11/2024	1220	1230	222 SANDIA			1				1	P/ROUGH
GDM	20221048E	1	1/11/2024	1310		292 EAGLE RIDGE	1						1	E/FINAL
GDM	20221048P	1	1/11/2024			292 EAGLE RIDGE			1				1	P/FINAL
GDM	20221048M	1	1/11/2024			292 EAGLE RIDGE			1				1	M/FINAL
GDM	20220148	1	1/11/2024		1405	292 EAGLE RIDGE	1						1	B/FINAL
GGG	208290	1	1/1/2024	1000	1015	310 COUNTRY CLUB	1						1	STR
GGG		1	1/11/2024	1030	1045	271 PARADISE CANYON							1	STR
GGG		1	1/11/2024	1045	1100	273 PARADISE CANYON							1	STR
GDM	20230637	1	1/12/2024	1510	1517	577 GAVILAN CANYON	1						1	B/FINAL (NO PLANS)
GDM	20230973	1	1/12/2024	1447	1451	119 ANTELOPE	1						1	TEMP POWER
MC	20230167P	1	1/12/2024	1030	1115	304 MECHEM			1	1			1	GAS HEAT FINAL
GDM	20240006	1	1/16/2024	1055	1101	215 BARCUS	1						1	TEMP POWER
GDM	20230546	1	1/16/2024	1109		608 FIRST ST	1						1	FRAME
GDM	20230546P	1	1/16/2024		1123	608 FIRST ST			1				1	PLUMBING
GDM	20230956	1	1/16/2024	1132	1137	101 SANDSTONE	1						1	FTG
GDM	20240013	1	1/16/2024	1152	1156	105 MOCKINGBIRD	1						1	SERVICE
GDM	20230577	1	1/16/2024	1207		465 PARADISE CANYON	1						1	FRAME
GDM	20230577E	1	1/16/2024		1213	465 PARADISE CANYON	1						1	E/ROUGH
GDM	20240012	1	1/16/2024	1217	1237	601 SUDDERTH				1				CONSULTATION
GDM	20220997	1	1/16/2024	1249	1255	118 TOOREON LOOP	1						1	CMU (NO PLANS)
GDM	20230637	1	1/16/2024	1302	1311	577 GAVILAN CANYON	1						1	B/FINAL
GDM	20230884	1	1/16/2024	1320	1325	227 LAKESHORE	1						1	LATH
GDM	20230064	1	1/16/2024	1329	1332	100 MULLIGAN	1						1	INSULATION
GDM	20230992	1	1/16/2024	1333	1344	102 MULLIGAN	1						1	FTG
GDM	20220921	1	1/16/2024	1348	1352	1 COUNTRY CLUB	1						1	B/FINAL (PARTIAL PASS)
GDM	20230473	1	1/16/2024	1356	1359	167 MIDRON	1						1	FTG
GDM	20230845	1	1/16/2024	1409	1414	137 LINCOLN HILLS	1						1	E/ROUGH
GDM	20221045	1	1/16/2024	1425	1432	292 EAGLE RIDGE	1						1	E/FINAL REINSPECTION
GDM	20240007	1	1/16/2024	1453	1502	129 BOX CANYON	1						1	TEMP POWER
GDM	20240004	1	1/16/2024	1507	1522	492 FORT STANTON	1						1	SERVICE
GDM	20230722	1	1/16/2024	1542	1547	103 DON SNYDER	1						1	E/FINAL
GDM	20230964	1	1/16/2024	1550	1554	309 KEYES	1						1	FTG
MC	20220851	1	1/16/2024	1200	1240	115 PROSPECT			1				1	GAS
MC	20230824	1	1/16/2024	1255	1345	102 MONICAS CT	1						1	S/PAN

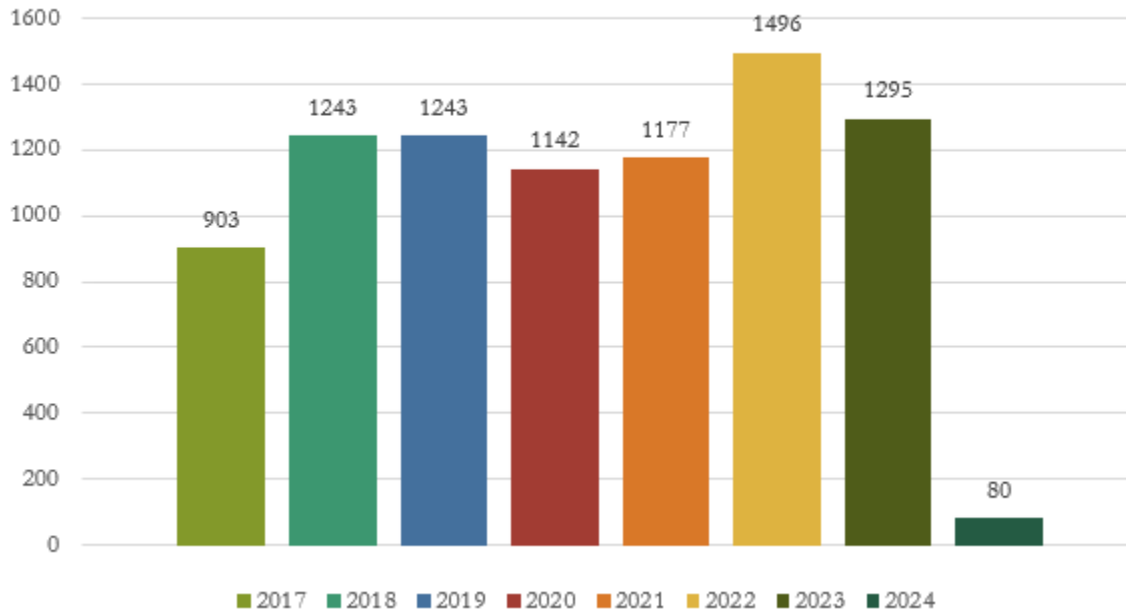
MC		1	1/16/2024	1430	1440	1202 MECHEM				1		1		GRILL/BUSINESS
GGG	911448	1	1/16/2024	1400	1415	201 MOCKINGBIRD						1		STR
GGG	913790	1	1/16/2024	1430	1445	219 HIDEAWAY LN						1		STR
GDM	20230167	1	1/17/2024	1011	1017	304 MECHEM			1			1		REBAR
GDM	20230803	1	1/17/2024	1023	1027	118 BEGONIA			1			1		SERVICE
GDM	20230566	1	1/17/2024	1040	1103	217 CUMMINGS			1				1	SHEATHING
GDM	20230904	1	1/17/2024	1119	1125	102 MONICAS CT			1			1		FRAME
GDM	20230978	1	1/17/2024	1139	1145	606 WHITE MOUNTAIN MEADOWS			1			1		CMU (W/CORRECTIONS)
GDM	20230634	1	1/17/2024	1303	1321	222 SANDIA			1			1		FRAME
GDM	20230895	1	1/17/2024	1326	1331	132 MOUNTAIN SUN TRL			1			1		DEMO (1/2 DONE EXPOSED ROT)
GDM	20230925	1	1/17/2024	1343	1350	109 TANGLEWOOD			1			1	1	FTG (10 OK TO POUR 2 TOO CLOSE TO SEPTIC)
GDM	20230707	1	1/17/2024	1358	1403	190 LINCOLN HILLS			1			1		LATH
GDM	20220149E	1	1/17/2024	1405	1412	245 LINCOLN HILLS			1			1		E/ROUGH
GDM	20230747	1	1/17/2024	1427	1431	174 WALTER HAGEN			1			1		LATH
GDM	20220900	1	1/17/2024	1444	1450	157 CHISOLM			1			1		INSULATION
GGG	908930	1	1/17/2024	830	840	125 HILL RD						1	1	STR
GGG	900470	1	1/17/2024	845	855	1003 MAIN RD						1	1	STR
GGG	920088	1	1/17/2024	900	910	106 BRADFORD						1	1	STR
GGG	228024	1	1/17/2024	915	920	717 SHERWOOD LP						1	1	STR
GGG	920252	1	1/17/2024	925	930	109A SHERWOOD LP						1	1	STR
GGG	920252	1	1/17/2024	935	940	119 SINGING PINES						1	1	STR
GGG	920262	1	1/17/2024	945	950	202 FORREST LN						1	1	STR
GGG	228033	1	1/17/2024	950	955	608B MAIN RD						1	1	STR
GGG	228027	1	1/17/2024	955	1000	608 MAIN RD						1	1	STR
GGG	910430	1	1/17/2024	1005	1010	145 WHIRLAWAY						1	1	STR
GGG	901014	1	1/17/2024	1010	1015	102 ALHAMBRA						1	1	STR
GGG	917972	1	1/17/2024	1020	1025	435 MAIN RD						1	1	STR
GGG	920120	1	1/17/2024	1030	1035	130 ROSE						1	1	STR
GGG	208244	1	1/17/2024	1035	1040	128 ROSE						1	1	STR
GGG	228010	1	1/17/2024	1045	1050	125 MOUNTAIN BREEZE						1	1	STR
GGG	228017	1	1/17/2024	1055	1105	116 DUFO						1	1	STR
GGG	228009	1	1/17/2024	1115	1125	131 MAC						1	1	STR
GGG	208088	1	1/17/2024	1135	1145	115 EBARB						1	1	STR
GGG	920254	1	1/17/2024	1150	1200	216 PERK CANYON						1	1	STR
GGG	228018	1	1/17/2024	1320	1330	310 W REDWOOD						1	1	STR
GGG	218035	1	1/17/2024	1300	1315	203 W REDWOOD						1	1	STR
GGG	901258	1	1/17/2024	1350	1400	102 MAIN RD						1	1	STR
GGG	920164	1	1/17/2024	1332	1345	135 WESTBURY DR						1	1	STR
GGG	198359	1	1/17/2024	1420	1430	511 THIRD ST						1	1	STR
GGG	208017	1	1/17/2024	1405	1415	514 FIRST ST						1	1	STR
GGG	901232	1	1/17/2024	1505	1515	102 LEE ST						1	1	STR
GGG	915946	1	1/17/2024	1450	1500	307 REORDT DR						1	1	STR
GGG	920126	1	1/17/2024	1435	1445	109 MONICAS CT						1	1	STR
GGG	228015	1	1/17/2024	1520	1530	320 SECOND ST						1	1	STR
GGG	905914	1	1/17/2024	1610	1620	111 WILSHIRE						1	1	STR
GGG	228019	1	1/17/2024	1550	1600	150 FERN TRL						1	1	STR
GGG	198362	1	1/17/2024	1535	1543	142 FERN TRL						1	1	STR
GGG	920376	1	1/17/2024	1630	1645	103 HIDALGO						1	1	STR
GGG	218030	1	1/17/2024	1040	1045	103 S WHIRLAWAY						1	1	STR
MC	20230768	1	1/17/2024	1215	1250	146 CORVO CHRISTA			1			1		P/TOP OUT
MC	20220014	1	1/17/2024	1300	1330	156 LINCOLN HILLS						1		P/TOP OUT
MC	20230159	1	1/17/2024	1340	1350	1451 MECHEM			1			1		PLUMBING MOP SINK
MC		1	1/17/2024	1400	1420	1309 SUDDERTH					1		1	BUSINESS
GDM	20230566	1	1/18/2024	1142	1204	217 CUMMINGS			1				1	SHEATHING REINSPECTION (NOT FASTENED)
GDM	20230945	1	1/18/2024	1223	1240	100 MOUNTAIN			1				1	INSPECTION (NOT READY)
GDM	20230945	1	1/18/2024	1247	1250	106 GRANT			1				1	E/ROUGH (NO ACCESS)
GDM	20240010	1	1/18/2024	1254	1257	510 MOUNTAIN HIGH			1				1	TEMP POWER
GDM	20230896	1	1/18/2024	1304	1312	104 WILSHIRE			1				1	INSPECTION (FTGS POURED W/OUT INSPECTION)
GDM	20230724	1	1/18/2024	1319	1327	123 PORR			1				1	SET UP/INSPECTION (NOT PER PLAN)
GDM	20240018	1	1/18/2024	1333	1339	109 QUEEN AIRE			1				1	SERVICE
GDM	20230577	1	1/18/2024	1400	1403	465 PARADISE CANYON			1				1	INSULATION
GDM	20230969	1	1/18/2024	1348	1354	110 MCBRIDE			1				1	FTG
GDM	20230918	1	1/18/2024	1413	1417	232 CEDAR CREEK			1				1	CMU
GDM	20230845	1	1/18/2024	1513	1519	137 LINCOLN HILLS			1				1	FRAME (PARTIAL-NO DECK)
GDM	20230073	1	1/18/2024	1528	1532	211 SPENCER					1		1	GAS
GDM	20220722	1	1/18/2024	1533	1538	222 SPENCER							1	GAS
MC	20230768	1	1/18/2024	1215	1230	146 CORVO CHRISTA			1				1	P/TOP OUT
MC	20220931	1	1/18/2024	1240	1300	113 COKER LN					1		2	P/TOP OUT & M/TOP OUT
MC	20230456	1	1/18/2024	1315	1320	304 MECHEM							1	GAS
MC	20230167M	1	1/18/2024	1320	1400	304 MECHEM					1		1	HOOD
MC		1	1/18/2024	1405	1415	662 SUDDERTH					1		1	BUSINESS
MC		1	1/18/2024	1430	1445	1023 MECHEM					1		1	BUSINESS

GDM	20240013	1	1/19/2024	1012	1017	105 MOCKINGBIRD	1						1		SERVICE
GDM	20230566	1	1/19/2024	1038	1046	217 CUMMINGS	1						1		SHEATHING REINSPECTION
GDM	20230392E	1	1/19/2024	1054		605 CARRIZO CANYON	1						1		E/ROUGH
GDM	20230392P	1	1/19/2024			605 CARRIZO CANYON	1	1					1		P/TOP OUT
GDM	20230392	1	1/19/2024			605 CARRIZO CANYON	1						1		FRAME
GDM	20230393	1	1/19/2024		1128	605 CARRIZO CANYON	1						1		SHATHING
GDM	20230904	1	1/19/2024	1137	1156	102 MONICAS CT	1	1					1	1	E/FINAL & B/FINAL
GDM	20230765	1	1/19/2024	1257	1306	200 W RIVERSIDE	1						1		CMU
GDM	20230894	1	1/19/2024	1341	1349	102 WOODRIDGE	1						1		CMU
GDM	20230747E	1	1/19/2024	1358		174 WALTER HAGEN	1						1		E/ROUGH (BONDING TO METAL BUILDING NOT PRESENT)
GDM	20230747	1	1/19/2024		1422	174 WALTER HAGEN	1						1		FRAME (NOT PER PLANS)
GDM	20220149	1	1/19/2024	1428	1457	245 LINCOLN HILLS	1						1		FRAME
MC		1	1/19/2024	1400	1420	2117 SUDDERTH	1		1				1		BUSINESS
GGG		1	1/19/2024	830	845	110 CIBOLA							1	1	STR
GGG		1	1/19/2024	920	935	408 MARY							1	1	STR
GGG		1	1/19/2024	955	1015	117 LARCH							1	1	STR
GGG		1	1/19/2024	1035	1055	100 WACO							1	1	STR
GGG		1	1/19/2024	1115	1135	438 RIVER TRL							1	1	STR
GGG		1	1/19/2024	855	905	128 KIRKMAN							1	1	STR
GGG		1	1/19/2024	1300	1315	112 CORONADO							1	1	STR
GGG		1	1/19/2024	1355	1415	125 WILLIE HORTON							1	1	STR
GGG		1	1/19/2024	1330	1340	207 COAL							1	1	STR
GGG		1	1/19/2024	1430	1440	132 LEON FERRAR							1	1	STR
GGG		1	1/19/2024	1450	1455	103 VALLEY VIEW							1	1	STR
GGG		1	1/19/2024	1500	1515	220 HEMLOCK							1	1	STR
GDM	20230904	1	1/22/2024	1213	1235	102 MONICAS CT	1						1		B/FINAL
GDM	20230737	1	1/22/2024	1240	1246	106 GRANT	1						1		E/ROUGH
GDM	20230672	1	1/22/2024	1255	1302	210 MEADOWS	1						1		CMU
GDM	20221057	1	1/22/2024	1324	1330	226 TIMBERLINE	1						1		E/ROUGH
GDM	20220179	1	1/22/2024	1345	1353	245 LINCOLN HILLS	1						1		FRAME REINSPECTION
GDM	20230427	1	1/22/2024	1432		106 MOUNTAIN SHADOW	1	2					1		P/FINAL & GAS FINAL
GDM	20230427	1	1/22/2024			106 MOUNTAIN SHADOW	1	1					1		M/FINAL
GDM	20230427	1	1/22/2024		1447	106 MOUNTAIN SHADOW	1						1		E/FINAL
GDM	20230925	1	1/22/2024	1410	1413	109 TANGLEWOOD	1						1		PIERS REINSPECTION
GGG		1	1/22/2024	830	840	220 LOOKOUT # B3							1	1	STR
GGG		1	1/22/2024	845	900	149 CORONADO							1	1	STR
GGG		1	1/22/2024	905	915	212 HIGH LOOP							1	1	STR
GGG		1	1/22/2024	920	925	105 HIGH LOOP							1	1	STR
GGG		1	1/22/2024	930	935	302 COUNTRY CLUB							1	1	STR
GGG		1	1/22/2024	940	945	110 BOGIE LN #1A							1	1	STR
GGG		1	1/22/2024	950	1000	123 SAN MIGUEL							1	1	STR
GGG		1	1/22/2024	1020	1035	108 BUCKNER							1	1	STR
GGG		1	1/22/2024	1055	1110	210 CHRACAHUA							1	1	STR
GGG		1	1/22/2024	1120	1125	108 ALAMO							1	1	STR
GGG		1	1/22/2024	1130	1135	203 GRANITE							1	1	STR
GGG		1	1/22/2024	1140	1145	104 G H STONEMAN							1	1	STR
GGG		1	1/22/2024	1150	1155	110 JACK LITTLE DR #A2							1	1	STR
GGG		1	1/22/2024	1310	1325	110 JACK LITTLE DR #A7							1	1	STR
GGG		1	1/22/2024	1340	1350	110 JACK LITTLE DR # B11							1	1	STR
GGG		1	1/22/2024	1415	1420	110 JACK LITTLE DR # B22							1	1	STR
GGG		1	1/22/2024	1425	1430	130 WILLIE HORTON							1	1	STR
GGG		1	1/22/2024	1435	1455	104 SEQUOIA							1	1	STR
GGG		1	1/22/2024	1500	1510	112 PAT WILLIGNHAM							1	1	STR
GGG		1	1/22/2024	1515	1520	100 WIGWAM							1	1	STR
GGG		1	1/22/2024	1525	1530	146 N OAK							1	1	STR
GGG		1	1/22/2024	1615	1620	302 MOCKINGBIRD							1	1	STR
GGG		1	1/22/2024	1555	1605	320 CROWN							1	1	STR
GGG		1	1/22/2024	1540	1545	245 JUNCTION							1	1	STR
GDM	20220931WE	1	1/23/2024	1050	1101	113 COKER LN	1						1		E/ROUGH
GDM	20221057	1	1/23/2024	1450	1532	226 TIMBERLINE	1						1		FRAME
GDM	20230682	1	1/23/2024	1112	1119	101 TAMARACK	1						1		GRADING INSPECTION
GDM	20230064	1	1/23/2024	1153	1155	100 MULLIGAN	1						1		E/ROUGH (NO ACCESS)
GDM	20230857	1	1/23/2024	1141	1148	229 DEER PARK	1						1		CMU
GDM	20230845	1	1/23/2024	1400	1417	137 LINCOLN HILLS	1						1		INSULATION
GDM	20220550E	1	1/23/2024	1307		327 SANDESTA	1						1		E/ROUGH
GDM	20220550P	1	1/23/2024			327 SANDESTA	1	1					1		P/ROUGH
GDM	20220550	1	1/23/2024		1350	327 SANDESTA	1						1		FRAME
MC	20240020	1	1/23/2024	1215	1300	2825 SUDDERTH	1	1					1		DRAIN IN TRENCH
GGG		1	1/23/2024	830	840	707 CENTER							1	1	STR
GGG		1	1/23/2024	845	855	165 FERN							1	1	STR
GGG		1	1/23/2024	905	915	207 SECOND							1	1	STR
GGG		1	1/23/2024	920	930	334 FIFTH							1	1	STR

GGG		1	1/23/2024	935	945	108 WOODLAND						1	1	STR
GGG		1	1/23/2024	950	1000	150 APACHE HILLS						1	1	STR
GGG		1	1/23/2024	1010	1020	103 ABBY PL						1	1	STR
GGG		1	1/23/2024	1025	1040	209 CHELSEA						1	1	STR
GGG		1	1/23/2024	1050	1105	218 CHELSEA						1	1	STR
GGG		1	1/23/2024	1115	1130	100 HILL RD						1	1	STR
GGG		1	1/23/2024	1135	1155	110 AMELIA						1	1	STR
GGG		1	1/23/2024	1300	1315	115 PERK CANYON						1	1	STR
GGG		1	1/23/2024	1325	1335	108 SLAY						1	1	STR
GGG		1	1/23/2024	1350	1400	208 RIO ARRIBA						1	1	STR
GGG		1	1/23/2024	1415	1525	442 RIVER TRL						1	1	STR
GGG		1	1/23/2024	1430	1445	436 RIVER TRL						1	1	STR
GDM	20230136	1	1/24/2024	1252	1305	104 CLIFF	1					1	1	E/ROUGH
GDM	20240023	1	1/24/2024	1309	1314	105 EL PASO	1					1	1	FRAME
GDM	20230546	1	1/24/2024	1350	1416	608 FIRST ST	1					1	1	INSULATION
GDM	20230136P	1	1/24/2024	1252		104 CLIFF	1	1				1	1	P/ROUGH & TOP OUT
GDM	20230136	1	1/24/2024		1305	104 CLIFF	1					1	1	FRAME
GDM	20221057	1	1/24/2024	1322	1346	226 TIMBERLINE				1			1	CONSULTATION
MC	20210850P	1	1/24/2024	1215		114 DONKEY CT	1	1				1	1	P/GAS
MC	20210850M	1	1/24/2024		1310	114 DONKEY CT	1		1			1	1	M/FINAL
GGG		1	1/24/2024	900	915	308 RACQUET DR # 5						1	1	STR
GGG		1	1/24/2024	920	930	604 WHYTE MOUNTAIN DR # 707						1	1	STR
GGG		1	1/24/2024	935	945	103 LOS PADRES						1	1	STR
GGG		1	1/24/2024	955	1005	122 SAN MIGUEL						1	1	STR
GGG		1	1/24/2024	1010	1020	301 HEATH						1	1	STR
GGG		1	1/24/2024	1030	1045	185 JUNIPER						1	1	STR
GGG		1	1/24/2024	1050	1100	136 WHIRLAWAY						1	1	STR
GGG		1	1/24/2024	1125	1130	121 SINGING PINES						1	1	STR
GGG		1	1/24/2024	1135	1140	1026 MAIN RD						1	1	STR
GGG		1	1/24/2024	1150	1220	1120 MAIN RD						1	1	STR
GGG		1	1/24/2024	1235	1220	133 HILL RD						1	1	STR
GGG		1	1/24/2024	1235	1250	203 SUNRISE CT						1	1	STR
GGG		1	1/24/2024	1255	1300	116 TAOS TRL						1	1	STR
GDM	20230136	1	1/25/2024	1255	1257	104 CLIFF	1					1	1	INSULATION (NOT READY)
GDM	20230996	1	1/25/2024	1347	1353	108 POWER	1					1	1	FTG
GDM	20230895	1	1/25/2024	1313	1321	132 MOUNTAIN SUN TRL	1					1	1	DEMO FINAL (PASS W/CORRECTIONS)
GDM		1	1/25/2024	1329	1334	108 CHAMISA				1				POTENTIAL RED TAG
MC	20240020	1	1/25/2024	1315	1354	2825 SUDDERTH	1	1				1	1	P/FINAL
GDM	20240030	1	1/26/2024	1030	1052	1711 SUDDERTH	1	1				1	3	P/ROUGH & FRAME & ELECTRICAL
GDM	20230917	1	1/26/2024	1104	1119	113 WIMBLEDON	1					1	1	FTG (PARTIAL)
GDM	20230111	1	1/26/2024	1127	1134	101 MIDDLEFORK	1					1	1	LATH
GDM	20230106	1	1/26/2024	1150	1204	203 TORREON LOOP	1					1	1	S/PAN (2)
GDM	20221057	1	1/26/2024	1455	1510	226 TIMBERLINE	1					1	1	FRAME REINSPECTION
GDM	20230796	1	1/26/2024	1314	1320	110 TOPSIDE	1					2	2	SLAB
GDM	20230966	1	1/26/2024	1255	1258	1034 MECHEM	1					1	1	TEMP POWER
GDM	20230159	1	1/26/2024	1328	1343	1451 MECHEM	1					1	1	B/FINAL
GDM	20230836	1	1/26/2024	1400	1405	134 CAPROCK	1					1	1	TEMP POWER
GDM	20220550	1	1/26/2024	1417	1424	327 SANDESTA	1					1	1	INSULATION
MC	20210850	1	1/26/2024	1220	1300	114 DONKEY CT	1		1			1	1	P/FINAL
MC		1	1/26/2024	1315	1330	1031 SUDDERTH STE 3				1		1	1	BUSINESS
GDM	20220381	1	1/29/2024	1155	1203	117 MOCKINGBIRD	1					1	1	FINAL
GDM	20230748	1	1/29/2024	1615	1620	102 BONNEVILLE	1					1	1	CMU
GDM	20231004	1	1/29/2024	1419	1431	102 PINE TOP	1					1	1	FTG
GDM	20230795	1	1/29/2024	1400	1406	109 LAVENDER	1					1	1	SLAB
GDM	20230368	1	1/29/2024	1537	1543	194 DEER CREEK	1					1	1	INSPECTION
GDM	20230867	1	1/29/2024	1503	1519	178 PASO MONTE LP	1					1	1	FRAME
GDM	20240012	1	1/29/2024	1315	1336	601 SUDDERTH	1	2				3	3	E/ROUGH CMU & FRAME
MC	20230159	1	1/29/2024	1330	1415	1451 MECHEM	1					1	1	P/FINAL
MC	20230141	1	1/30/2024	1300	1340	440 HWY 220	1	1				2	2	M/ROUGH & P/TOP OUT
MC		1	1/30/2024	1500	1520	2906 SUDDERTH #7				1		1	1	BUSINESS
GDM	20230691	1	1/31/2024	1030	1046	103 BUCKNER	1					1	1	B/FINAL
GDM	20230316	1	1/31/2024	1117	1124	520 CARRIZO CANYON	1					1	1	FTG
GDM	20230145	1	1/31/2024	1613	1617	117 WOODWIND	1					1	1	SERVICE
GDM	20230928	1	1/31/2024	1321	1325	136 EAGLE	1					1	1	FRAME
GDM	20230724	1	1/31/2024	1327	1331	123 PORR	1					1	1	FRAME (NOTHING FIXED)
GDM	20240022	1	1/31/2024	1335		102 DOGWOOD	1					1	1	CUT LOOSE
GDM	20240022	1	1/31/2024		1340	102 DOGWOOD	1					1	1	SERVICE (NOT READY)
GDM	20230964	1	1/31/2024	1347	1352	309 KEITH	1					1	1	CMU
GDM	20230914	1	1/31/2024	1400	1407	113 SONORA	1					1	1	FTG
GDM	20230556	1	1/31/2024	1415	1420	103 DON SNYDER	1					1	1	B/FINAL
GDM	20240030	1	1/31/2024	1054		1711 SUDDERTH	1					1	1	E/ROUGH
GDM	20240030	1	1/31/2024			1711 SUDDERTH	1					1	1	FRAME

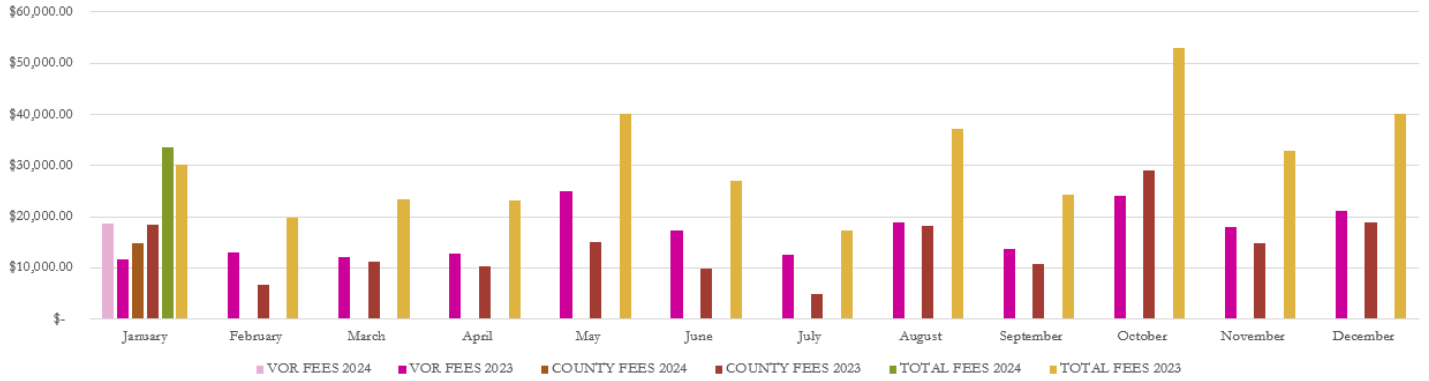
GDM	20240030	1	1/31/2024		1113	1711 SUDDERTH		1					1		P/FINAL	
GDM	220230706	1	1/31/2024	1427	1431	120 TORREY PINE		1					1		FRAME	
GDM	20231004	1	1/31/2024	1434	1438	102 PINE TOP		1					1		FTG	
GDM	20230064	1	1/31/2024	1450	1505	100 MULLIGAN	1	1					2		E/ROUGH & INSULATION	
GDM	20240017	1	1/31/2024	1508	1512	112 MULLIGAN		1					1		FTG	
GDM	20230783	1	1/31/2024	1648	1655	156 WHIRLAWAY		1					1		PIERS	
GDM	20240030	1	1/31/2024	1515	1520	126 BLAZING STAR	1						1		E/ROUGH (W/CORRECTIONS)	
GDM	20230768	1	1/31/2024	1550	1607	146 CORVO CHRISTA		1					1		SLAB	
GDM	20230141	1	1/31/2024	CANCELED	CANCELED	440 HWY 220	1								E/ROUGH	
GDM	20230141	1	1/31/2024	CANCELED	CANCELED	440 HWY 220		1							FRAME	
GDM	20240050	1	1/31/2024	1130	1140	100 WIGWAM		1					1		FTG	
MC	20220014M	1	1/31/2024	1245	1330	156 LINCOLN HILLS		1	1				2		M/ROUGH IN & GAS	
TOTALS		38	296					46	121	37	18	14	4	111	248	86

Building Permit Issued Comparison 2018 to Present



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

2023/2024 VOR vs COUNTY FEES



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		\$ 13,090.93		\$ 6,620.37	\$ -	\$ 19,711.30		\$ 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	\$ 18,699.69	\$ 199,953.17	\$ 14,735.60	\$ 168,106.79	\$ 33,435.29	\$ 368,059.96	\$ 3,967,568.34	\$ 37,065,058.65

Business Registrations Issued:

NEW BUSINESS REGISTRATION JANUARY 2024

CASE NUMBER	NAME	LOCATION	BUSINESS TYPE
BR2023-353	AMERICAN PRIDE	OUT OF TOWN	PLUMBING CONTRACTOR
BR2023-352	SUREFIRE SIGN INC.	OUT OF TOWN	LED SIGN MANUFACTURER
BR2024-3	JACKASS TRADING COMPANY	1200 SUDDERTH DR.	TACK, HORSE SUPPLIES & JEWELRY
BR2024-4	GINA HOWARD HOUSEKEEPING	HOME OCCUPATION	HOUSE CLEANING
BR2024-5	YOUNG GUNS CONSTRUCTION	OUT OF TOWN	GENERAL CONTRACTOR
BR2024-7	ELEVATE CONSTRUCTION LLC	HOME OCCUPATION	GENERAL CONTRACTOR
BR2024-8	SIGMA INDUSTRIES LLC	OUT OF TOWN	ELECTRICAL AND AUTOMATION CONTRACTOR
BR2024-9	HONEY HOLE HAIR CO.	2809 SUDDERTH DR. #A	HAIR SALON
BR2024-10	1021 MECHEM LLC dba Hometown Tire Pros & Auto Care	1021 MECHEM DR.	TIRES AND AUTO CARE SERVICES
BR2024-11	HILO REAL ESTATE	HOME OCCUPATION	REAL ESTATE SALES
BR2024-12	ISRAEL SHEET METAL	OUT OF TOWN	MECHANICAL CONTRACTOR
BR2024-13	M4 CONSTRUCTION & DESIGN	OUT OF TOWN	GENERAL CONTRACTOR
BR2024-16	RAINBOW LAKE RV PARK	806 CARRIZO CANYON RD	RV & HOTEL CABINS PARK
BR2024-15	REMOTE WELL SOLUTIONS	OUT OF TOWN	ELECTRICAL CONTRACTOR
BR2024-17	ELA SKIN LLC	1701 SUDDERTH DR.	BEAUTY SALON & CLOTHING BOUTIQUE
BR2024-19	HACIENDA MECHANICAL	OUT OF TOWN	MECHANICAL CONTRACTOR
BR2024-20	MERAKI SALON & NAIL STUDIO	1216 MECHEM DR. #2	BEAUTY SALON
BR2024-21	COLEMAN ALARM & SERVICES	1096 MECHEM DR. STE 227	BURGLAR, VIDEO, AUDIO & NETWORK SECURITY
BR2024-23	SWEEPING DREAMS	OUT OF TOWN	CLEANING SERVICES
BR2024-27	POWER PLAYZ	OUT OF TOWN	CLEANING & PARTY PLANNING
BR2024-28	ENRICHED COMMUNITIES, LLC	OUT OF TOWN	REAL ESTATE
BR2024-29	CABINET & STONE	1023 MECHEM DR.	CABINETRY AND COUNTERTOP SALES
B22024-30	TRESA JAMESON	1309 SUDDERTH	MASSAGE THERAPY
BR2024-32	B&A ELECTRICAL SERVICES, LLC	OUT OF TOWN	ELECTRICAL CONTRACTOR
BR2024-33	ROADRUNNER HOUSE CLEANING SERVICES	OUT OF TOWN	CLEANING SERVICES
BR2024-34	HIGH MOUNTAIN WITH GRACE	HOME OCCUPATION	ONLINE SALES
BR2024-35	GNOMAD, LLC	2117 SUDDERTH #10	CANNABIS RETAIL & CONSUMPTION LOUNGE
BR2024-37	BABY OF MINE	1031 MECHEM DR	RETAIL
BR2024-42	PUNTO LIVING NM, LLC	OUT OF TOWN	CUSTOM HOME BUILDERS