



PLANNING COMMISSION REGULAR MEETING AGENDA

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

Tuesday, May 7, 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 May 7th 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, April 2, 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) **Variance- PV 2024-87-** Eduardo Holguin is requesting a variance to encroach 16.6 feet into the 20-foot front yard setback, 6.8 feet into the 10-foot rear yard setback, and 1.7 feet into the 10-foot right side yard setback for placed modular home and gazebo located at 153 N. Oak Dr., Lot 49, Block 32 of the Ponderosa Heights Subdivision.



- b) Conditional Use- CU 2024-88-** Richard Rodriguez is requesting conditional use approval to construct a second single-family dwelling located at 144 Brady Canyon Dr., A Portion of the Gibson Tract in Range 13E T11S of Section 21.
- c) Conditional Use Approval Request Case # CU 2024-90-** Scott Stevens is requesting approval to have 2 additional food trucks in conjunction with the Jack's Backstage business operations for a total of 5 mobile vending stands, located at 1056 Mechem Dr.; Lot 13A, Block 1 of the Cree Meadows Heights Subdivision, 3rd Addition.

7. COMMUNITY DEVELOPMENT REPORT

8. COMMISSIONER'S COMMENTS

9. ADJOURNMENT

VILLAGE OF RUIDOSO PLANNING COMMISSION

REGULAR MEETING

April 2, 2024

CALL TO ORDER AND ROLL CALL:

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

DECLARATIONS OF CONFLICT OF INTEREST:

None were stated.

CERTIFICATION OF COMPLIANCE WITH RESOLUTION 2024-01:

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 without item 6A. Seconded by Commissioner Hall. Deputy Manager Martinez called roll to record votes:

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

APPROVAL OF MINUTES:

a) Special Meeting, February 22, 2024

Commissioner Hall moved to approve the February 22, 2024, Special Meeting, seconded by Commissioner Richardson.

Deputy Manager Martinez called roll to record votes:

Commissioner Byars: Aye
Commissioner Hall: Aye
Commissioner Richardson: Aye
Commissioner Rigsby: Aye
Commissioner Williams: Aye
Motion carried with all Ayes.

b) Regular Meeting, March 5, 2024

Commissioner Williams moved to approve the March 5, 2024, Regular Meeting, seconded by Commissioner Richardson.

Deputy Manager Martinez called roll to record votes:

Commissioner Byars: Aye

Commissioner Hall: 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:

- 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.

Mrs. Warren stated 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 Trl.: Lot 8, Block 7. It was explained where the road and easement on the property are located.

Chairman Rigsby swore in the applicant Richard Kinney.

Mr. Kinney explained currently the property line is within inches of his stairway to his home, he is requesting to vacate a 20-foot portion of the right-of-way to be absorbed into his property to correct setback concerns.

Chairman Rigsby opened the public input at 2:10 pm

No public comments were provided.

Mrs. Warren stated there were no written comments received for this item.

Chairman Rigsby closed the public input closed at 2:10 pm

Commissioner Rigsby asked Mrs. Warren where the house and the easement were located. Mrs. Warren stated that the photos in the packet represent the location of the roadway pavement and the current structure location. The roadway does indicate that it is outside of the designated platted area for street placement. The request will only move the property line up 20 feet and remain behind the culvert at the driveway entrance.

Mr. Byars asked if the 20 feet in front of the property was for a set of stairs, and Mr. Kinney stated yes.

A discussion between the Commissioners and Mr. Kinney was held to clarify the location of the easement, street, and stairs.

Commissioner Williams asked if it would take away from the Village easement and to clarify.

Mr. Kinney and Mrs. Warren clarified that the 20 feet would be absorbed into Mr. Kinney's setback.

Commissioner Byars asked Mr. Kinney if the desire to do this would be to clean up and be compliant with the forestry department.

Mr. Kinney stated he had already done that cleanup and taken care of the trees.

Commissioner Richardson stated that 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. Seconded by Commissioner Byars.

Mrs. Warren called roll to record votes:

Commissioner Byars: Aye

Commissioner Hall: Aye

Commissioner Richardson: Aye

Commissioner Rigsby: Aye

Commissioner Williams: Aye

Motion carried with all Ayes.

- 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.

Mrs. Warren stated the applicant is requesting Conditional Use approval to develop 3 duplex structures to be used for multi-family housing. Mr. Concha is present for questions.

Chairman Rigsby swore in the applicant.

Mr. Concha stated the property was previously approved for multi-family housing. The property has sold and the project was never started. He is now wanting to restart the housing project on the property.

Chairman Rigsby opened the public hearing at 2:20 pm.

No comments were made.

Mrs. Warren stated there were no written comments received for this item.

Chairman Rigsby closed the public hearing at 2:21 pm.

Chairman Rigsby asked if there were any questions or comments from the Commission. There were no questions.

Commissioner Byars stated that 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. Seconded by Commissioner Richardson.

Mrs. Warren called roll to record votes:

Commissioner Byars: Aye

Commissioner Hall: Aye

Commissioner Richardson: Aye

Commissioner Rigsby: Aye

Commissioner Williams: Aye

Motion carried with all Ayes.

- 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.

Mrs. Warren stated the applicant is requesting a Site Plan and Concept approval to develop 3 duplex structures to be used for multi-family housing.

Chairman Rigsby opened the public hearing at 2:22 pm.

Mrs. Warren stated there were no written comments received for the request.

Chairman Rigsby closed the public hearing at 2:22 pm.

Commissioner Hall asked about staff recommendations on the setbacks. Mrs. Warren stated the siteplan that was reviewed did not have depicted setbacks for the covered porches in the rear yard, it appears that they do not meet the requirement of 20 feet as required by the C-1 Neighborhood Commercial District. There is also a 7.5-foot utility easement along the rear of the property. Chairman Rigsby stated it looked like they would still be 2.3 feet shy of the additional 5 feet needed for the setback. Mrs. Warren agreed. Mr. Concha stated they could modify the structures to be decreased by 8 feet in length to ensure compliance with the setbacks.

Commissioner Williams asked if encroachments for front overhangs were permitted. Mrs. Warren stated that the provision did not apply to the C-1 District and that is only applicable for sections 54-140 to be applied to R-1, R-2, M-1, and M-2 districts as stated within the code. Commissioner Williams asked if duplex units are appropriate in the C-1 district. Chairman Rigsby stated they are, they are listed under a conditional use approval and that is why the first case was heard before the site plan was approved. Commissioner Williams stated that if the use is of one of the districts listed in 54-140, it may need to be modified to be applied to such developments. Deputy Manager Martinez stated that there would be a request for modification to the Council for the upcoming chapter 54 re-write.

A discussion was had over the updated siteplan brought in showing corrections to identified missing items within the case study.

Commissioner Richardson stated that 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. Seconded by Commissioner Byars.

Mrs. Warren called roll to record votes:

Commissioner Byars: Aye

Commissioner Hall: Aye

Commissioner Richardson: Aye

Commissioner Rigsby: Aye

Commissioner Williams: Aye

Motion carried with all Ayes.

d.) Rezone Request #RZ-2024-52 – Mr. Edwin Krause and Daniel Shnowske 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.

Mrs. Warren stated the lots are developed residential and the applicant is requesting to change from C-2 to R-1.

Chairman Rigsby swore in the applicant Edwin Krause. Daniel Shnowske was in attendance by Zoom was also sworn in.

Mr. Krause stated that his cabin is in disrepair and difficult to rebuild to current standards, eventually, he would like to demolish and rebuild a single-family house as his primary residence. With the C-2 zoning, he is prohibited from doing so.

Mr. Daniel Shnowske stated he is the neighbor and is in favor of the project.

Chairman Rigsby opened the public hearing at 2:36 pm.

There were no comments received.

Chairman Rigsby closed the public hearing at 2:36 pm

Mrs. Warren informed the Commissioners that there is one letter of support from a neighbor who does have access from 1st. Street.

Commissioner Rigsby commented that these were only properties accessed from First Street and the drop from Mr. Krause's property is from commercial properties below 10+ feet.

Commissioner Byars confirmed that the street is very narrow and has a big drop and a fire hazard at this point.

Commissioner Hall asked Mrs. Warren to confirm that if they were to develop as C-2 parking requirements would not be met and are not feasible. Commissioner Hall commented that there are 3 properties but 5 blocks, are those going to be replated?

Mrs. Warren replied that 238 has multiple lots (3) and a replat would be required.

Commissioner Hall stated 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. Second by Commissioner Richardson.

Mrs. Warren called roll to record votes:

Commissioner Byars: Aye
Commissioner Hall: Aye
Commissioner Richardson: Aye
Commissioner Rigsby: Aye
Commissioner Williams: Aye
Motion carried with all Ayes

e.) Variance Request #PV-2024-56 – Mr. Andrew Guerra is requesting approval of a variance to encroach 13 feet into the 20-foot corner lot setback to construct an addition onto the existing home.

Mrs. Warren stated that the applicant is requesting to encroach 13 feet into the 2-foot corner lot setback to construct an addition to the existing home located at 102 W. Santa Rosa Dr., Lot 2, Block 1 of the Wingfield Homestead 2nd addition. Mr. Guerra is available for questions and I do not have any favor or against for this case.

Deputy Village Manager Martinez stated to the Commissioners staff does not recommend that the variance be approved. After further review, we identified that the limitation of an underground utility is not present and can be relocated to accommodate the structure placement of other areas of the area. Deputy Village Manager Martinez also mentioned there can be development on a larger portion of the lot, but we'll allow the applicant to have that discussion before we move forward.

Chairman Rigsby swore in the applicant Mr. Andrew Guera.

Mr. Guera wants to add two rooms to the property to accommodate him & his wife and have a place where the family can enjoy the holidays. He has spoken with the contractors and the intent is to move the power lines underground.

Commission Rigsby confirmed with Mr. Guera that it would extend the property over the current setbacks, which are currently 20 feet, but Mr. Guera commented that in the past the setback was 10 feet.

Chairman Rigsby opened the public hearing at 2:50 pm.

There were no comments received.

Chairman Rigsby closed the public hearing at 2:51 pm

Commission Rigsby asked for clarity that the project to dig the trench has not started yet.

Mr. Guera replied not at this time and that a local electrical contractor would be applying for the permit and to move the power line closer to the front of the home rather than the back corner of the property. The power line does not attach to any neighbors and will be an easy move.

Commissioner Hall received confirmation from Mr. Guera that there was an open deck. Commissioner Hall suggested swapping the deck where the addition would eliminate any issues.

Mr. Guera stated he has privacy and noise issues and does not want to put a fence around the yard for privacy as they prefer wildlife to continue to roam the property. He included that the other side of the home is the living, dining room, and kitchen, putting the bedroom there would not flow well.

Commission Rigsby asked if there was any area to move left or right.

Mr. Guera stated again in the past the setback was 10 feet and not sure when it was changed to 20 feet. Commission Hall asked Mrs. Warren if she could clarify when the variance was changed.

Mrs. Warren replied the original ordinance was in 1985 and a revision was made in 2011 but unable to locate the changes. The most recent revision in 2021 was regarding the density and the uses done by the Planning Commission revisiting the conditional uses on the Villages residential districts. Mrs. Warren indicated that the home has always been a corner lot was placed before the overlay but there is no data available.

Commissioner Williams asked if the old code matters if he's building new additions to the property and must comply with the new codes which were announced affirmative.

Commissioner Rigsby as if the co-defendant Stephanie Reyes wanted to comment and was sworn in.

Mrs. Reyes commented regarding moving the additions to the other side, but there is a six-foot slope that would make the project a more complex construction effort. That original location would angle with the house with an additional 10 ft into the 20ft. easement with plenty of space between the street itself with a little drop-off.

Commissioner Byars asked the Village Attorney what the requirements were for granting an easement of this nature.

Deputy Village Manager Martinez replied that generally the Planning Commission might vary or adjust applicants of the requirements for this article as an irregular, narrow, shallow, or steep lot where other physical conditions apply to a lot where the building may be impacted, so a variance may only be granted for hardships related to the physical characteristics of the land and should normally be limited to regulations pertaining to height or width of the structure or the size of the 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. Deputy Village Manager Martinez continued to state that the applicant is focused on the physical characteristics of the land and it's extremely limiting, where Commissioner Byars joined in to comment on the physical hardship of adjusting a building looking at the picture that's a real buildable lot, it's sloped but most of Ruidoso is sloped, and he is not seeing the hardship.

Commissioner Rigsby asked if there were any more questions for the applicant.

Commissioner Hall agrees that looking at the assessment he does not see the physical hardship, there is plenty of room to build an addition by moving the home to the side or east 15 feet there are no issues with any setbacks.

Commissioner Byard informed the applicant that the Planning Commission is bound by law to uphold the law.

Mr. Guero said we have two options on whether the move the home over or we can put an 8-foot privacy fence around the back.

Commissioner Rigsby asked if there were any other questions; that we still need to have a motion to vote, making this motion in the positive that the applicants understood the decision.

Commissioner Williams stated that based on the foregoing findings of facts 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 based upon the facts and findings stated in the case report. Second by Commissioner Richardson.

Mrs. Warren called roll to record votes:

- Commissioner Byars: No
- Commissioner Hall: 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.

Deputy Village Manager Martinez provided housing development updates for 603 Mechem and updated the Commission on the tax credit application for the housing development proposed at 1104 Mechem Dr.

COMMISSIONER’S COMMENTS:

Commissioner Rigsby talked about the development of a subcommittee for the review of the Short-Term Rental ordinances. He stated that if members of the commission would like to contribute, to please let him know.

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 J. Warren, GIS Coordinator/Planner



Planning Commission

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

Case Report – Variance Request #PV-2024-87

Subject Property: 153 N. Oak Dr.
Zoning: M-1 Low-Density Mobile Home
Property Size (Approx.): 6,049 sq. ft.
(0.14 acre)
Property Dimensions (Approx.):
Width: 74.04' **Length:**80.78'

Legal Description: Lot 49, Block 32
Subdivision: Ponderosa Heights
Applicant: Eduardo Holquin
Hearing Date: May 7, 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 16.6 feet into the 20-foot front yard setback, 6.8 feet into the 10-foot rear yard setback, and 1.7 feet into the 10-foot right side yard setback for placed modular home and gazebo.

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HARCROW SURVEYING - RUIDOSO

1042 MECHEM DR.
RUIDOSO, NEW MEXICO

575-258-5272 Office
n.fuchs@hsruidoso.com

DATE: 4/15/2024

Eduardo Holquin
6913 Mesquite Ln
El Paso, TX 79934
915-261-8540
tinohoggie@yahoo.com

RE: Work Order 24-015; After built site plan for property located at:
Lot 49, Block 32, Ponderosa Heights, Unit 5
153 N Oak Dr., Ruidoso, NM 88345

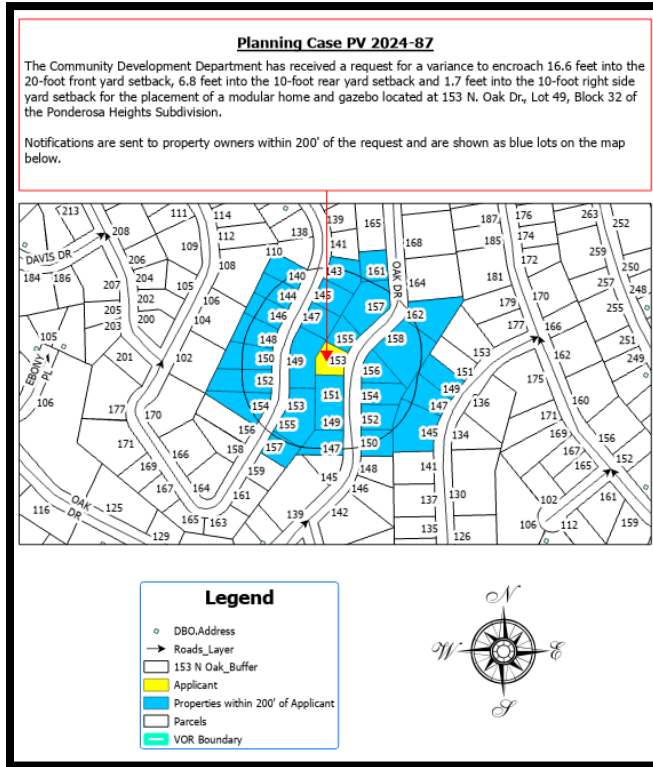
To whom it may concern,

The survey of improvements dated 3/25/2024 on Lot 49, Block 32, Ponderosa Heights, Unit 5 commonly known as 153 N Oak Dr. located within the Ruidoso Village Limits does show violation of setbacks. Due to the slope of the lot, substantial re-grading to construct a suitable level pad and removal and reconstruction of existing retaining walls would be necessary to re-configure the manufactured home and improvements. There is no way to rotate the home and existing improvements in a way so that it will fit entirely within the existing setbacks.

Sincerely,

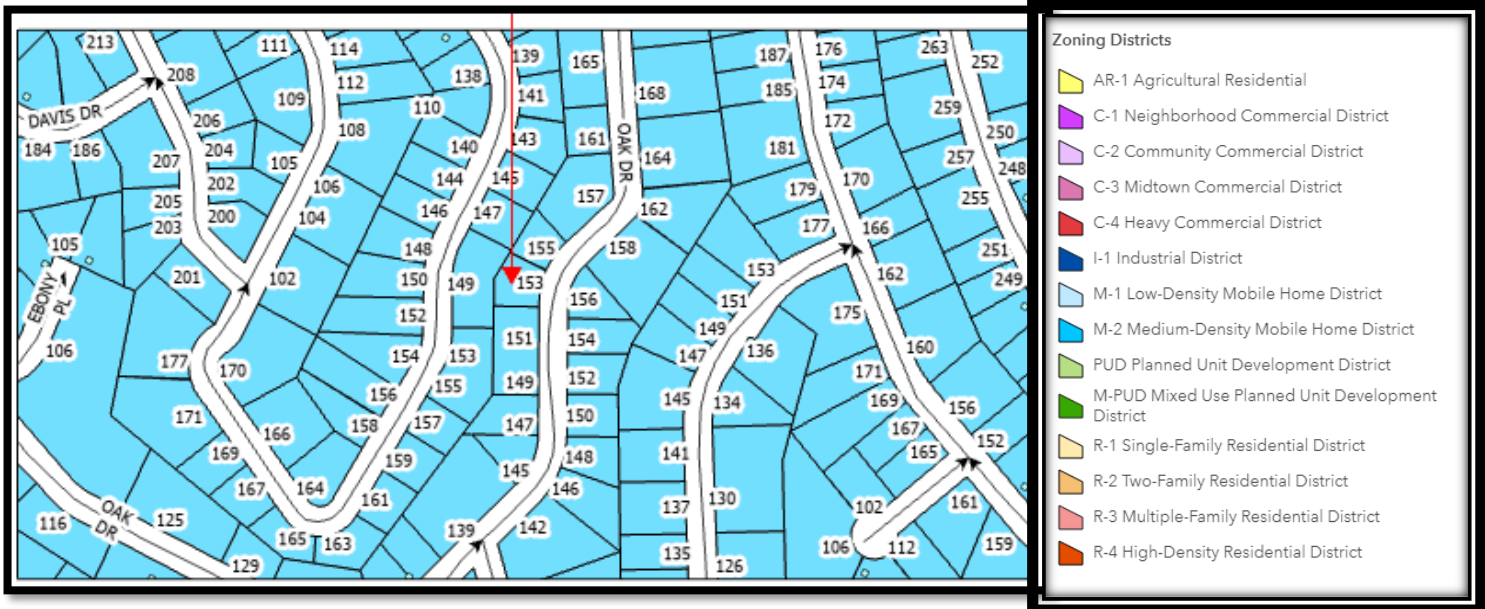

Nathan Fuchs, Office Manager

II. NOTIFICATION MAP AREA



III. AREA ZONING MAP

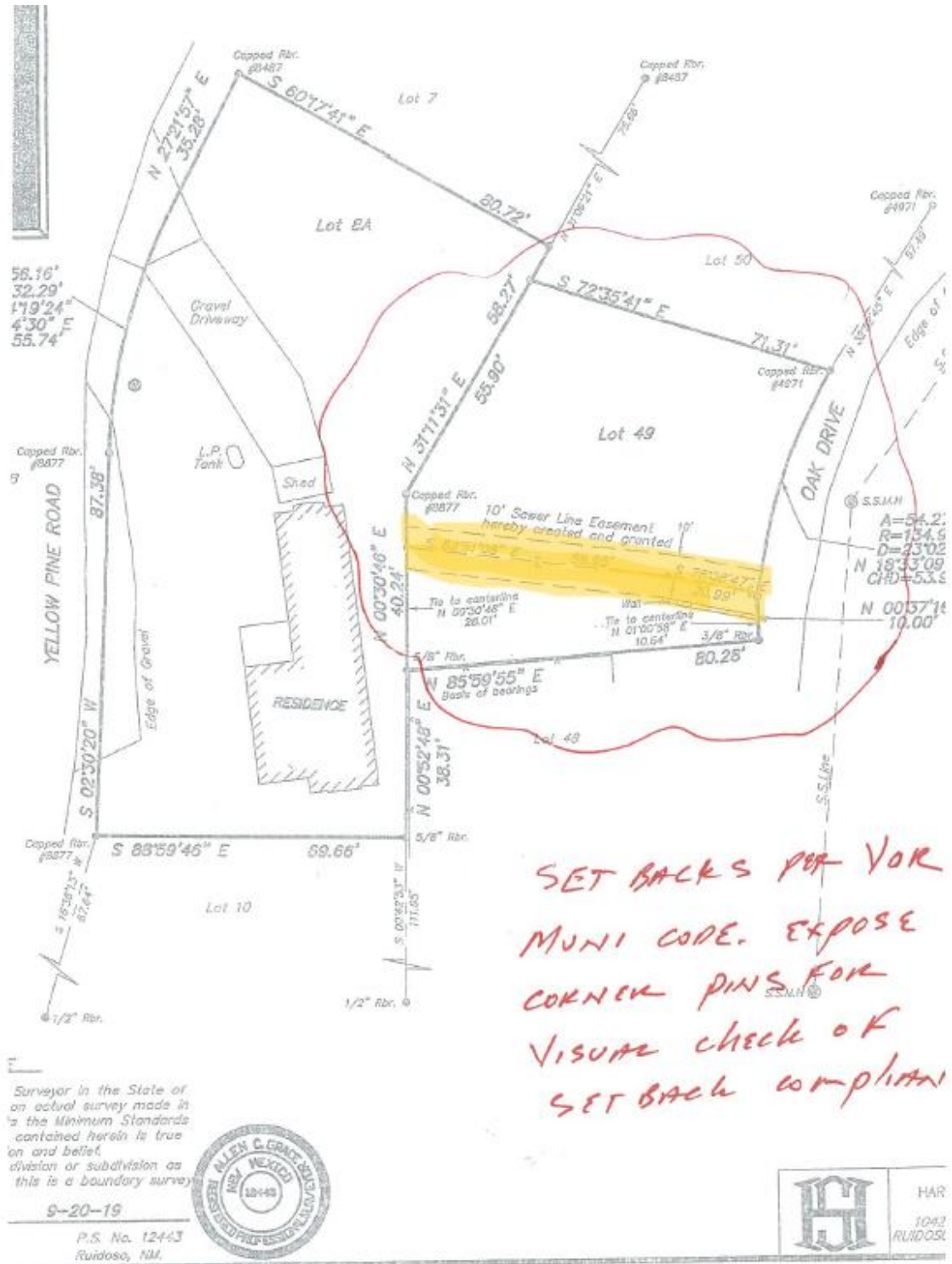
Direction	Zoning	Existing Land Use
North	M-1	Low-Density Mobile Home District
East	M-1	Low-Density Mobile Home District
South	M-1	Low-Density Mobile Home District
West	M-1	Low-Density Mobile Home District



IV. SITE PLAN
Recertification:



Utility Easement Location:



SET BACKS PER VOR
 MUNI CODE. EXPOSE
 CORNER PINS FOR
 VISUAL CHECK OF
 SET BACK COMPLIANCE

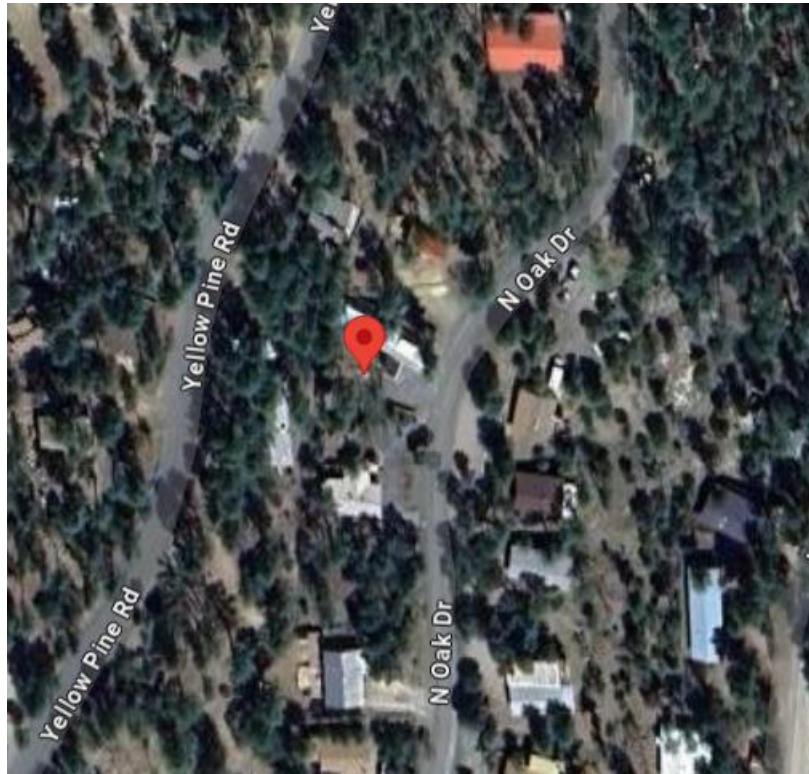
V. CURRENT SITE LOCATION
View from street to north side property:



View from the street looking South:



Aerial View from Google Maps



VI. APPLICABLE MUNICIPAL CODE REFERENCES

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 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.

V. STAFF ANALYSIS AND RECOMMENDATION

Upon review of the application, it was determined that obtaining a variance was not followed through after obtaining a site plan for placing a modular home. The submitted site plan did not indicate the proposed location and building department staff provided setback information for the district enclosed in the permit application. After inspections for the deck were performed, it was brought forward of the encroachment when additional permits were applied for. At that time, a recertification of the property was required. After reviewing the recertification plat, it has been determined that the easement on the property impacts building areas that would allow the modification of the structure location, creating a hardship. Staff finds the proposed location is limited in areas suitable for development due to the existing utility easements on 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 of approval will void Case #PV 2024-87 approval. 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, the Applicant agrees to comply in a timely manner with the standards and conditions set. Failure to comply may lead to Court enforcement.

VI. CONCLUSION AND FINDINGS OF FACTS

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.



Planning Commission

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

Case Report – Conditional Use #CU-2024-88

Subject Property: 144 Brady Canyon Dr.
Zoning: R-1 Single-Family Residential District
Property Size (Approx.): 76,947 sq. ft
(1.77 acre)
Property Dimensions (Approx.):
Width: 370.71' **Length:**278.33'

Legal Description: A Portion of the Gibson Tract
Tract
Subdivision: Range 13E T11S Section 21
Applicant: Richard Rodriguez
Hearing Date: May 7, 2024

Applicable Sections of Village Code:

- Sec. 54-92. – R-1 Single-Family Residential District.
- Sec. 54-68. - Conditional use permit approval.

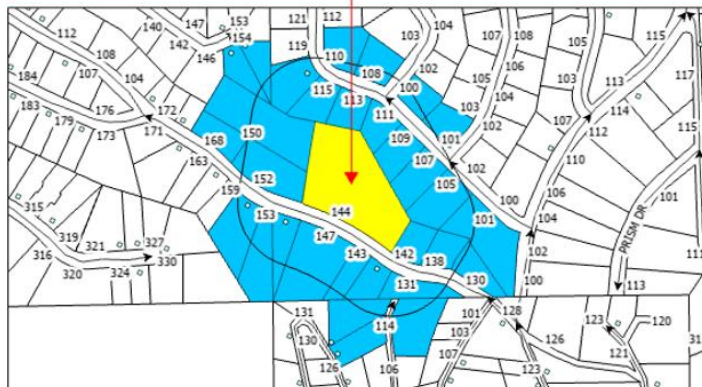
I. REQUEST: The applicant is requesting Conditional Use approval to construct a second single-family dwelling unit on the property.

II. NOTIFICATION AREA MAP

Planning Case CU 2024-88

The Community Development Department has received a request for a Conditional Use approval to place a second single-family dwelling located at 144 Brady Canyon Dr., A portion of the Gibson Tract in Range 13E, T11S of Section 21.

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



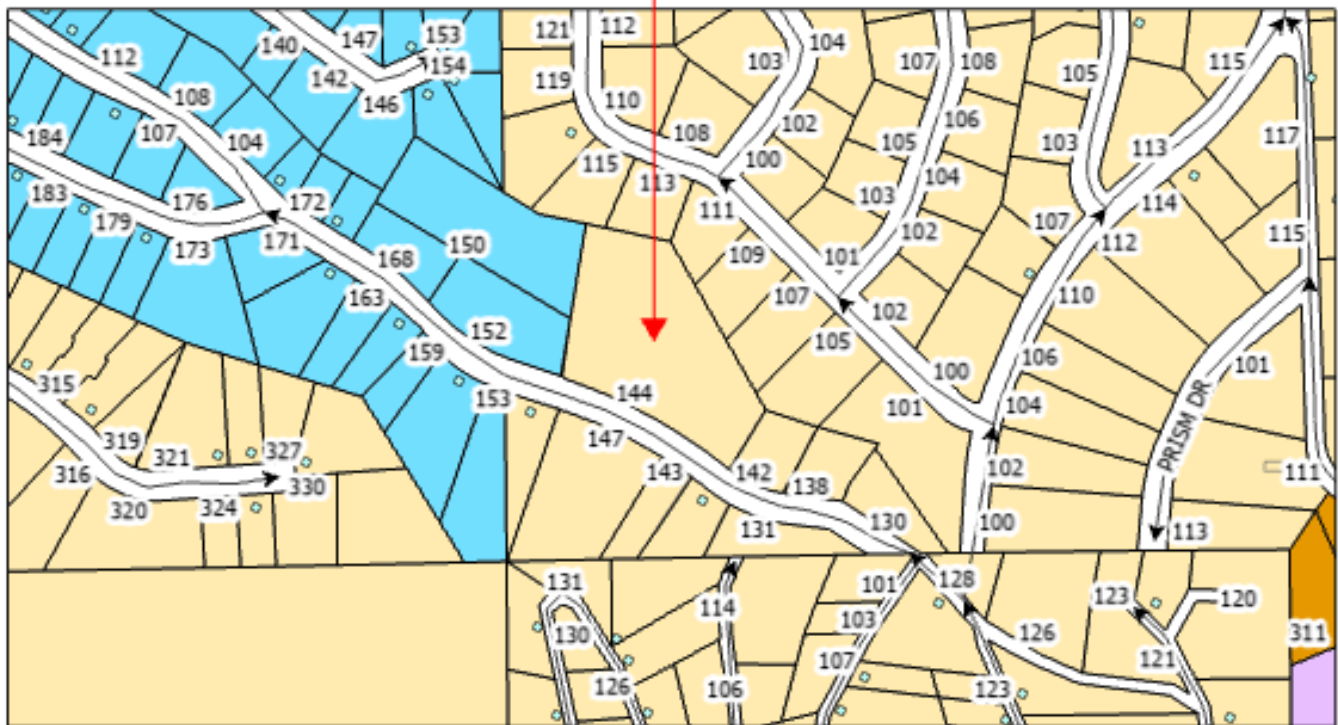
Legend

- Address
- Roads_Layer
- 144 Brady Canyon_Buffer
- Applicant
- Properties within 200' of Applicant
- Parcels
- VOR Boundary



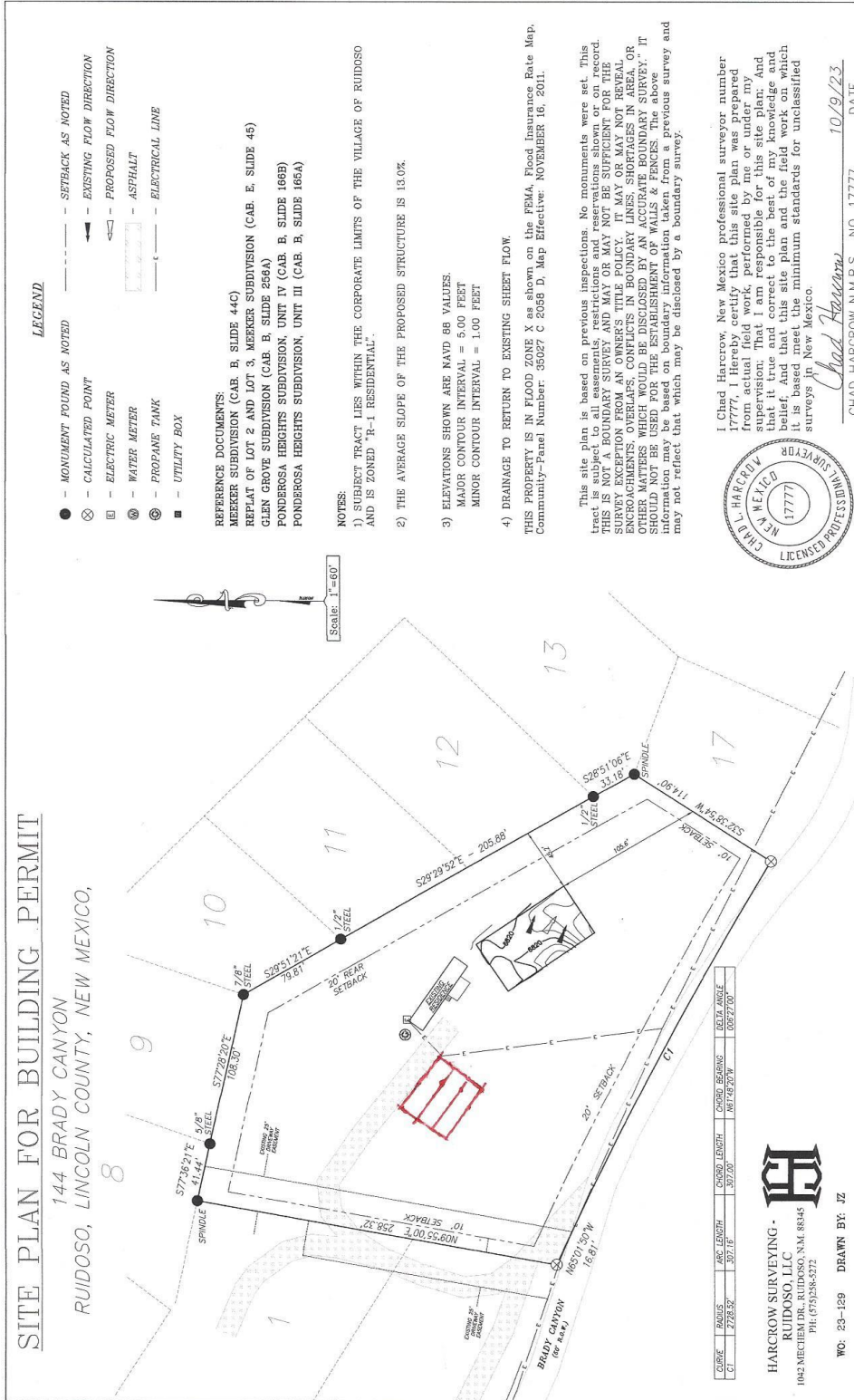
III. AREA ZONING

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	M-1	Low-Density Mobile Home District



- 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



V. CURRENT SITE LOCATION

Street Views:



Aerial View from Google Maps:



VI. APPLICABLE MUNICIPAL CODE REFERENCES

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.
- (c) Conditional uses. Conditional uses in the R-1 district are:
 - (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 section 22-31(a) of the Ruidoso Code for two-family dwellings.

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

HOUSING

OVERVIEW

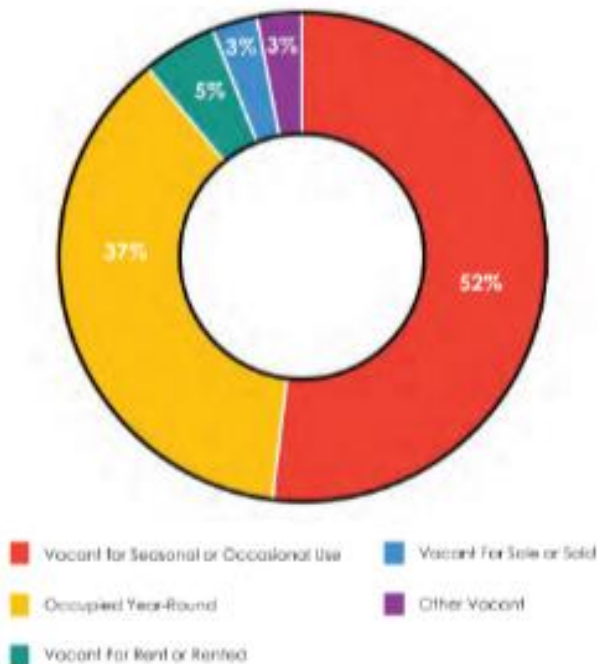
One of the central goals of comprehensive planning is addressing the need for adequate housing. The Village adopted its Affordable Housing Plan in 2015; its vision and goals are referenced in this chapter. The Comprehensive Plan will extend the analysis to address the community's need for market rate housing for permanent residents and the anticipated demand for seasonal housing.

CURRENT CONDITIONS

Housing Occupancy

As shown in Figure 7-1, more than half (52 percent) of housing in Ruidoso is vacant for seasonal or occasional use. Following that, 37 percent is occupied year-round. Eleven percent of housing in Ruidoso is vacant.

FIGURE 7-1. HOUSING OCCUPANCY



SOURCE: US CENSUS 2010, AMERICAN COMMUNITY SURVEY, 2013-2017 5-YEAR ESTIMATES



SOURCE: DISCOVER RUIDOSO.COM

The predominant housing type in Ruidoso in 2017 is single unit, detached houses at 64 percent of the total housing.



60% of survey respondents think more housing is needed.

Comprehensive Plan Community Survey

Housing Tenure

Over 78 percent of occupied housing units are owner occupied, and 21 percent are renter occupied. While a mix of housing types are needed, most people who live in Ruidoso year-round prefer to own their own homes.

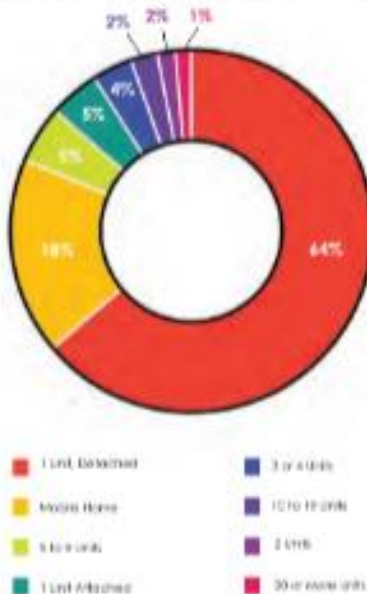
Housing Allowed by Zoning

The Village's zoning districts dictate what types of housing is allowed within the Village limits. Most land in Ruidoso (4,411 acres) is zoned for single-family detached homes, which fits within the R-1 district (see Figure 7-2). Second units are allowed in single-family districts. The second-largest area (515 acres) that allows housing is the mixed-use planned unit development zoning district (PUD); the mixed-use planned unit development zoning district (M-PUD) occupies 393 acres. The PUDs are the most flexible of any district and allow any combination of residential and commercial types upon approval. It is notable that the PUD area in the north is vacant land and could be targeted for new housing opportunities. The third-largest area (427 acres) is zoned for low-density mobile homes (no more than 5 dwelling units per acre); this zone aims to allow for affordable homes. There is also a large area of land on the south side of the Village that is zoned R-3 and is vacant. This area also could be targeted for new housing.

Existing Housing Stock

According to the American Community Survey, 64 percent of housing in Ruidoso in 2017 is single unit, detached houses. Mobile homes comprise 18 percent of total housing. The remaining housing in Ruidoso accounts for 19 percent of the total, as shown in Figure 7-2.

FIGURE 7-2. TOTAL HOUSING UNITS BY TYPE



Source: US Census, 2010, American Community Survey, 2013-2017 5-year estimates

Ruidoso Comprehensive Plan, 2019

7-2

- **Student Housing.** Similar to the needs of Ruidoso's workforce, ENMU-Ruidoso students need housing that is affordable. In addition, the community expressed a need for more housing options that would appeal to a younger demographic and allow Ruidoso's youth to stay in town after they finish high school.
- **Senior Housing.** Senior housing options, as well as senior in-home support options are limited in Ruidoso. The community expressed a need for more opportunities for housing for seniors. This could be addressed by multifamily housing, as well as accessory dwelling units, which would allow caregivers to live onsite in a separate dwelling unit or allow seniors to live in the smaller accessory units and rent their homes to families.
- **Market Rate Housing.** In communities where the supply of housing is constrained, it can be difficult to project the need for market rate housing. When families can't fund suitable housing they move elsewhere, artificially constraining growth.

THE COMMUNITY SAYS...

“Affordable housing for working families is needed.”

Comprehensive Plan Community Meeting

Existing Plans and Policies

- **Village of Ruidoso Affordable Housing Plan, 2015.** The purpose of this housing plan was to identify housing needs and barriers to housing development within the Village and propose goals and implementation steps aimed at addressing housing needs. The plan includes a community profile, housing needs assessment, land use and policy review, and goals, policies, and quantifiable objectives. The Village Council proposed to address the needs through policy and regulatory changes, development partnerships, assistance to non-profit housing providers, and funding/ financing that uses Village resources to leverage other public and private resources.
- **Short-term Residential Overlay District.** In 2017, the Village adopted an ordinance (Section 54-106) to allow short-term rentals in residential districts and to prevent impacts on residential neighborhoods. The ordinance was updated in March 2019 and requires a permit that is good for one year. It specifies that owners must make renters aware of Village rules and requirements regarding fire safety and code compliance and get gross receipts tax number certification and lodgers' tax registration number.
- **Accessory Dwelling Units.** The Village updated its zoning during the comprehensive planning process to allow accessory units in single-family residential districts. Accessory dwelling units (also referred to as granny units or in-law units) are small apartments on the same parcel of homes. They provide a viable and affordable option for workforce, student, caregiver, senior, or seasonal/ temporary housing. Incentivizing more accessory units was expressed by the community.
- **State Policies for Low Income Housing Tax Credits.** The New Mexico Mortgage Finance Authority (MFA) administers the Low Income Housing Tax Credit (LIHTC) program in the state and establishes policies and priorities for project selection. The LIHTC program provides incentives for private investment in the construction and rehabilitation of affordable housing. The state's Qualified Allocation Plan (QAP) lays out the criteria for project selection in New Mexico. The Village considers this program to be a primary means of achieving the housing goals of the Affordable Housing Plan and is pursuing development of rental housing in the Village. It will be important to align proposed projects with the QAP priorities. Lincoln County

The Village updated its zoning during the comprehensive planning process to allow accessory units in single-family residential districts.

VIII. STAFF ANALYSIS AND RECOMMENDATION

Upon review of the application, staff finds that the request for the Conditional Use to develop a second single-family dwelling does not appear to adversely impact the health, safety or general welfare of the occupants of surrounding lands. The property is accessed by a shared driveway with another property owner; the additional unit could potentially impact the use of the driveway. Conditions of the property show that the development of its own driveway would have an additional impact on the floodway on the south end of the property. The applicant has provided a written statement that the dwelling unit will be used long-term during and after the construction of the new residence. Staff informed the applicant that using either structure for short-term rental is prohibited with conditional use approval. The site plan indicates the appropriate number of off-street parking will be provided. Staff recommends approval of the Conditional Use request and recommends the following conditions be placed upon the approval:

1. The Applicant agrees to the conditions of approval prohibiting the use of short-term rental on this property for the life of two-family dwelling units existing on the property.
2. The Applicant is required to meet all local, state, and federal requirements of the development.
3. The applicant must obtain a building permit within six (6) months from approval to construct the second dwelling unit, and the construction must be completed within one (1) year from approval.
4. 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.
5. The Applicant shall make no changes in plans without the Planning Commission's approval.

IX. CONCLUSION AND FINDINGS OF FACTS

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.

The permit may be issued for a specified period of time, or conditions may be applied to the issuance of the permit, and a periodic review may be required. The application meets the requirements of the R-1 Single-Family Residential District. The Planning Commission has held a quasi-judicial public hearing to consider the effect of the proposed use on the health, safety, and general welfare of the occupants of surrounding lands, existing and anticipated traffic conditions, and the impact upon the natural environment and the effect of the proposed use upon the comprehensive plan. The imposition of conditions and safeguards have been reviewed and placed upon the approval of the conditional use request for the property described within the case study.



Planning Commission

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

Case Report – Conditional Use #CU-2024-90

Subject Property: 1056 Mechem Dr.
Zoning: C-2 Community Commercial District
Property Size (Approx.): 58,308 sq. ft
(1.34 acre)
Property Dimensions (Approx.):
Width: 227.56' **Length:**261.07'

Legal Description: Lot 13A, Block 1
Subdivision: Cree Meadows Heights, 3rd
Addition
Applicant: Scott Stevens
Hearing Date: May 7, 2024

Applicable Sections of Village Code:

- Sec. 54-100. – C-2 Community Commercial District.
- Sec. 54.150.- Approved Structures.
- Sec. 54-68. - Conditional use permit approval.

I. REQUEST: The applicant is requesting Conditional Use approval to have 2 additional food trucks in conjunction with Jack’s Backstage business operations for a total of 5 mobile vending stands.

Request (use separate sheet if necessary)

Description	Permission for 2 additional food trucks/trailers.
Justification	Facilitate new food concepts due to the lack of existing brick and mortar restaurants

Applicant Signature

Date

[Handwritten Signature]

4/16/24

Application form.doc

January 14, 2008

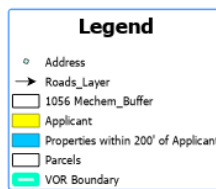
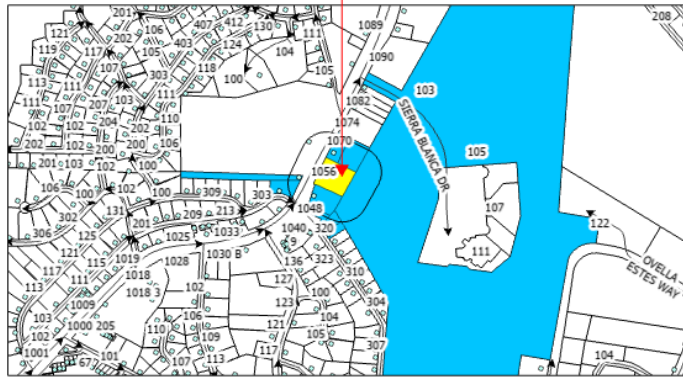
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II. NOTIFICATION AREA MAP

Planning Case CU 2024-90

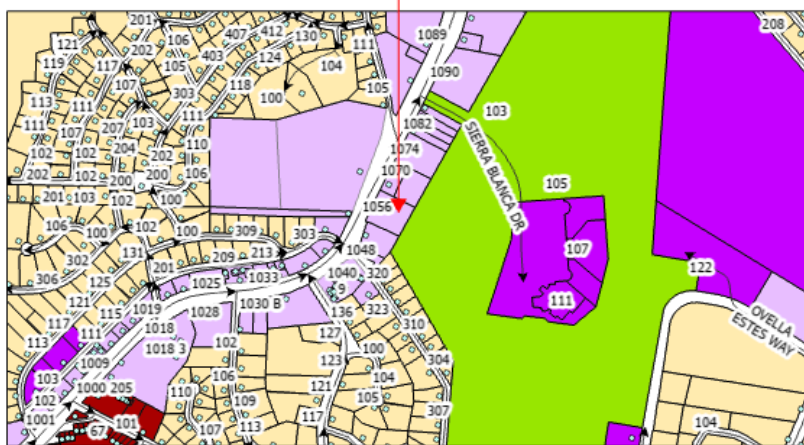
The Community Development Department has received a request for a Conditional Use approval to have 2 additional food trucks in conjunction with the Jack's Backstage business operations for a total of 5 mobile vending stands, located at 1056 Mechem Dr., Lot 13A, Block 1 of the Cree Meadows Heights Subdivision, 3rd Addition.

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



III. AREA ZONING

Direction	Zoning	Existing Land Use
North	C-2	Community Commercial District- Restaurant
East	PUD	Planned Unit Development-Golf Course
South	C-2	Community Commercial District-Parking Lot (applicant)
West	C-2	Community Commercial District-Cemetery



- 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



V. CURRENT SITE LOCATION

Aerial View from Google Maps:



VI. APPLICABLE MUNICIPAL CODE REFERENCES

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.

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

(5) Convenience food restaurants. Convenience food restaurants shall be subject to the same limitations and conditions as automobile service stations as set out in subsections (c)(2)a. through f. of this section.

(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. 54-150. – 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.

VII. COMPREHENSIVE PLAN

LIVING IN NATURE'S PLAYGROUND...

Surrounded by Lincoln National Forest, freshwater lakes, rivers, and creeks, Ruidoso's natural landscape and climate draws people year round. Ruidoso is a tight-knit community of longtime residents, second-homeowners and loyal visitors—all of which play a vital role in the day-to-day business that takes place in the Village. Those who live and work here are proud to call it home. Those who visit come back time and again.



IMPROVE UTILITIES INFRASTRUCTURE

- Improve broadband service
- Increase water, sewer, and electrical infrastructure to accommodate peaks and growth



CREATE MORE OPPORTUNITIES FOR RECREATION

- Develop an indoor recreation center
- Develop and link trails



DIVERSIFY OUR ECONOMY

- Provide more living wage job opportunities
- Take advantage of ENMU and other resources for work-force training
- Support local and new businesses to build tourist economy and serve residents
- Create more year-round economic opportunities that take advantage of each season

FIGURE 5-10. RUIDOSO POTENTIAL TOURISM-TRADED SECTOR INDUSTRIES

Tourism Sector	Traded Sector	Necessary Assets	ED Approach
Wineries and Local Food Products	Agriculture	<ul style="list-style-type: none"> • Water • Power 	Grow
	Food and Beverage Manufacturing	<ul style="list-style-type: none"> • Commercial kitchen • Food cart culture • Small manufacturing space • Workforce Certification • Small business support 	
ATV/Biking/Hiking/Skiing	Small-scale niche manufacturing and repair	<ul style="list-style-type: none"> • Power • Small manufacturing space • Cluster of similar types of companies • Workforce Certification • Small business support 	Grow
Access to Outdoors and Vibrant Downtown	Professional Services – remote commuting	<ul style="list-style-type: none"> • Broadband • Coffee shops/co-working space • Highly educated workforce 	Attract

Source: Bridge Economic Development

VIII. STAFF

ANALYSIS AND RECOMMENDATION

Upon review of the application, staff finds that the request for the Conditional Use to have 5 mobile vending operations in conjunction with the business operations of this property does not appear to adversely impact the health, safety or general welfare of the occupants of surrounding lands. The property meets the mobile vending operations requirements under the current municipal code. The site plan indicates the appropriate number of off-street parking will be provided. Staff recommends approval of the Conditional Use request and recommends the following conditions be placed upon the approval:

1. The Applicant agrees that no mobile vending operations are contingent upon the operating hours of the Arcade at Jack’s Backstage, formally known as Adventure Mountain, and the mobile vending operations will not operate if the primary business is not in operation.
2. The Applicant must ensure all vending operations obtain a Village Business Registration proper to operations.
3. The Applicant must ensure all vending operations receive an environmental health approval and/or potential fire code separation from the building;
4. All mobile vending operations must be screened from the Residential District in an aesthetically pleasing manner.
5. The Applicant and mobile vending operators must 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 with the standards and conditions set within a timely manner. Failure to comply may lead to Court Enforcement.

IX. CONCLUSION AND FINDINGS OF FACTS

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.

The permit may be issued for a specified period of time, or conditions may be applied to the issuance of the permit, and a periodic review may be required. The application meets the requirements of the R-1 Single-Family Residential District. The Planning Commission has held a quasi-judicial public hearing to consider the effect of the proposed use on the health, safety, and general welfare of the occupants of surrounding lands, existing and anticipated traffic conditions, and the impact upon the natural environment and the effect of the proposed use upon the comprehensive plan. The imposition of conditions and safeguards have been reviewed and placed upon the approval of the conditional use request for the property described within the case study.

Suggested Motion:

“Based upon the foregoing findings of fact per §54-68, §54-150 and § 54-100 of the Village Code, I move to GRANT the requested conditional use approval for Case #CU-2024-90 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 no changes to the plans presented to the Commission will be made 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

March 2024 Manager's Report

COMMUNITY DEVELOPMENT

Planning Commission:

A regular meeting was held on March 5, 2024, and discussion and action was taken on the following items:

- 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. **APPLICANT REMOVED FROM AGENDA**
- 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. **DENIED**

The next regular meeting is on April 2, 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. Stephanie has supplied a list of duplicate addresses and road names identified within the community. Currently, DATAMARK is in the process of working 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 April 8th and 22nd, 2024.

Short Term Rentals March 2024

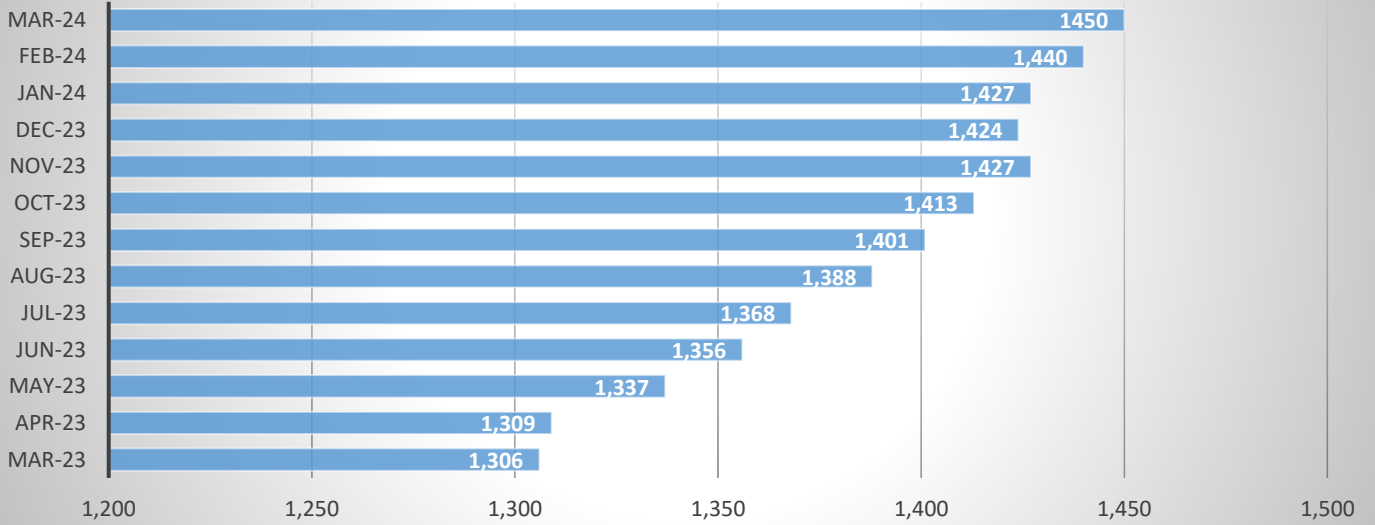
Month Stats

- ❖ 1,450 Active STR Properties
- ❖ 3,090 Internet listings found throughout the web (VRBO, Airbnb, Flipkey, etc.)
- ❖ STR Permit Fees \$ 1,350 – Total
- ❖ STR Permit Renewal Fees \$ 2,650 – Total
- ❖ Compliance Inspections \$ \$ 1,920 – Total
- ❖ STR Business Registration Fees \$ 1,190 – Total
- ❖ Neighbor Notifications Fees \$ 1,575 – Total

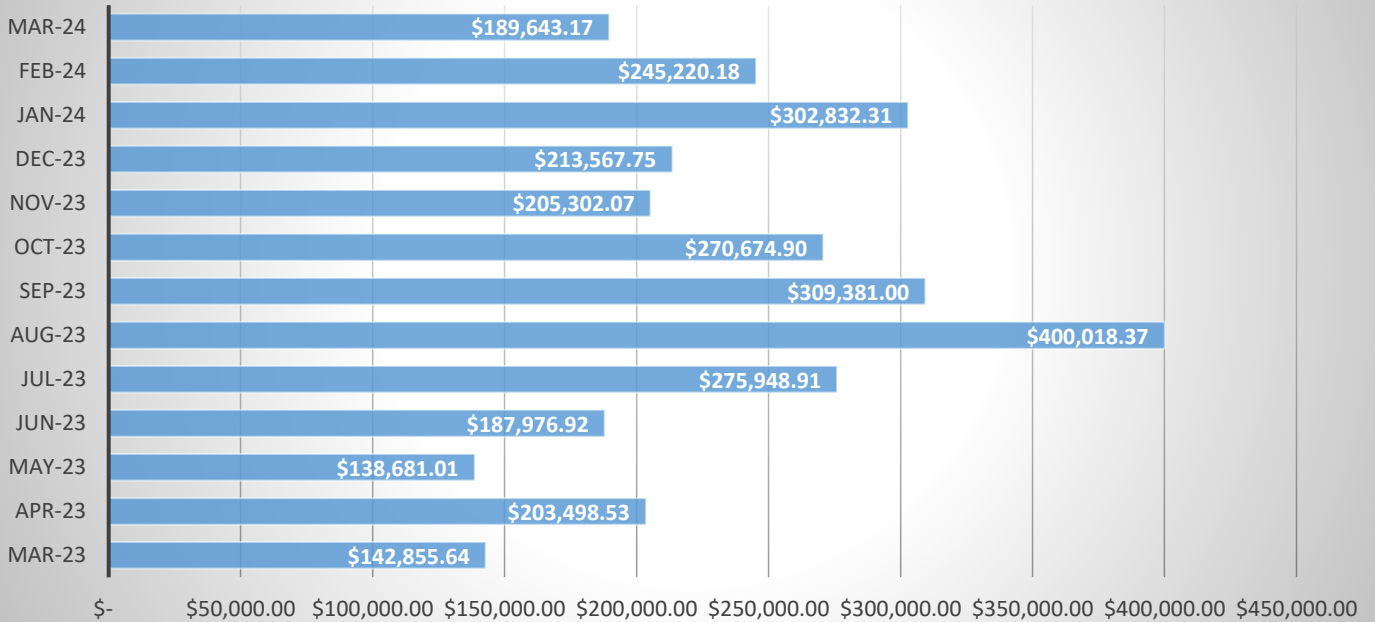
Lodgers Tax

- ❖ \$ 189,643.17

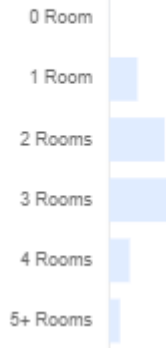
STR Permits



Lodgers Tax Remittance



Advertised Rental Size



ADR (Avg. Daily Rate)

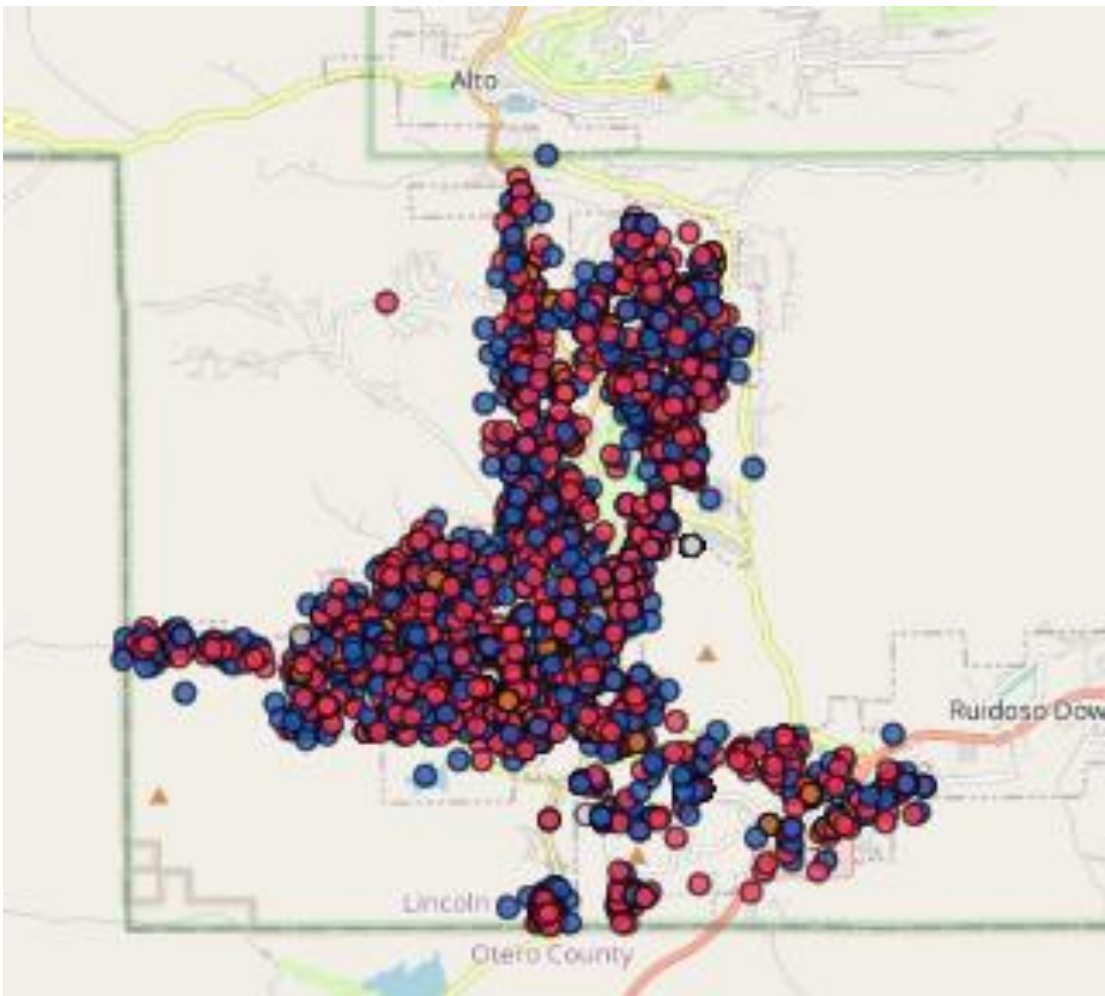
\$219.62

▲ 0% in last 30 days

Advertised Property Type



COMPLIANT



UNCERTAIN COMPLIANCE STATUS



Building Inspections and Permit Tallies

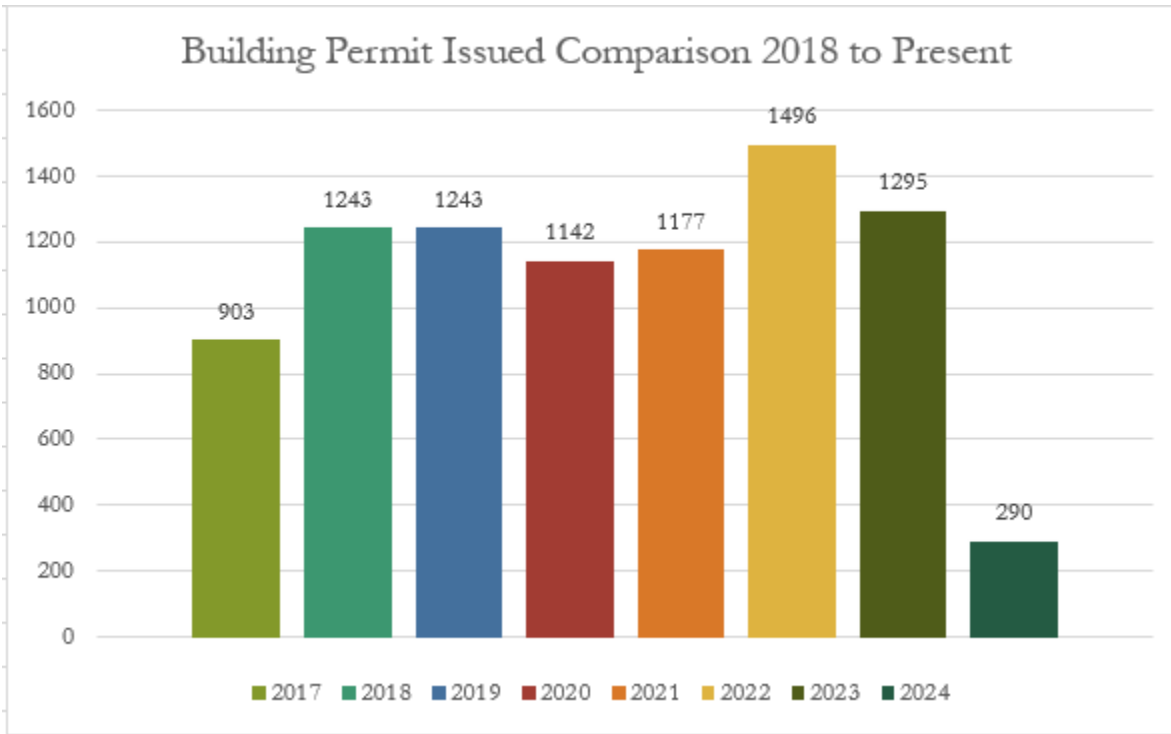
INSPTR	PERMIT #	C	R	DATE	START	END	ADDRESS	E	B	P	M	BUSIN	ESS	OTHER	STR	PASS	FAIL	COMMENTS/INSPECTION TYPE
GDM		1		3/1/2024	1000	1028	140 JUNCTION RD							1				CONSULTATION
GDM	20220455E	1		3/1/2024	1039	1050	215 CUMMINGS	1								1		SERVICE REINSPECTION
GDM	20240050	1		3/1/2024	1101	1119	101 WIGWAM		1							1		ENGINEERED DECK
GDM	20230111	1		3/1/2024	1129	11366	101 MIDDLEFORK									1		INSULATION
GDM	20230167	1		3/1/2024	1141	1149	304 MECHEM									1		FRAME (PARTIAL STEEL/IRON)
GDM	20230672	1		3/1/2024	1346	1349	210 MEADOWS									1		S/PAN REINSPECTION (2)
GDM	20230982	1		3/1/2024	1307	1311	203 TIMBERLINE										1	FRAME REINSPECTION (NOT READY)
GDM	202208851	1		3/1/2024	1331	1339	115 PROSPECT	1									1	E/FINAL
GDM	20230259	1		3/1/2024	1237	1244	116 HALF CIRCLE										1	CMU
GDM	20240021P	1		3/1/2024	1506		226 EAGLE RIDGE			1							1	P/ROUGH
GDM	20240021	1		3/1/2024		1511	226 EAGLE RIDGE										1	FTG
GDM	20230970	1		3/1/2024	1449	1457	233 BRENTWOOD										1	FTG
GDM	20230226	1		3/1/2024	1523	1550	209 SPENCER	2	1							2	1	P/ROUGH (COVERED W/OUT INSP) & FTG & SLAB
GGG	920390	1		3/1/2024	900	915	103 KIRKMAN								1		1	STR (SMOKE DETECTOR)
GGG	907202	1		3/1/2024	1200	1215	116 CAMBRIDGE								1	1		STR
GGG	208301	1		3/1/2024	1020	1030	96 UMBRELLA								1	1		STR
GGG	919270	1		3/1/2024	1110	1120	714 CENTER								1	1		STR
GGG	217548	1		3/1/2024	920	930	238 COUNTRY CLUB								1	1		STR
GGG	217842	1		3/1/2024	1000	1015	541 WHITE MOUNTAIN MEADOWS								1		1	STR (FIRE PIT PERMIT)
GGG	198312	1		3/1/2024	945	955	108 JACK LITTLE #B11								1		1	STR (SMOKE DETECTOR)
GGG	911558	1		3/1/2024	1130	1150	202 CLIFF DR								1		1	STR (SMOKE DETECTORS)
GGG	920398	1		3/1/2024	1045	1100	120 PERK CANYON								1	1		STR
GGG	917498	1		3/1/2024	1330	1345	411 CARTERS LN								1	1		STR
GDM	20230874	1		3/4/2024	1011	1022	114 WESTBURY			1						1		CMU
GDM	20240034P	1		3/4/2024	1027	1034	504 FIRST			1						1		P/ROUGH
GDM	20230961	1		3/4/2024	1038	1050	105 SLAY	1									1	E/ROUGH (NO ACCESS)
GDM	20230538	1		3/4/2024	1052	1055	150 EBARB									1		INSULATION
GDM	20230955	1		3/4/2024	1059	1103	204 FORREST			1							1	FTG (NO PLANS)
GDM	20230982	1		3/4/2024	1301		203 TIMBERLINE	1								1		E/ROUGH
GDM	20230982E	1		3/4/2024		1319	203 TIMBERLINE				1						1	FRAME
GDM	20240128	1		3/4/2024	1118	1123	146 PONDEROSA	1								1		SERVICE
GDM	20240115	1		3/4/2024	1137	1143	317 CEDAR CREEK			1						1		CMU
GDM	20240070	1		3/4/2024	1328	1331	116 TANGLEWOOD	1								1		SERVICE (STILL NOT FIXED W/CORRECTIONS)
GDM	20230894	1		3/4/2024	1337	1342	102 WOODRIDGE	1								1		SLAB

GDM	20240101	1	3/4/2024	1334	1338	805 HIGH MESA	1					1		FTG (6)
GDM	20230582	1	3/4/2024	1346	1421	126 BLAZING STAR	1					1		FRAME
GDM	20220850	1	3/4/2024	1432	1438	116 FLUTE PLAYER	2					2		FRAME & INSULATION
GDM	20230382	1	3/4/2024	1527	1533	171 BIG SKY	1					1		SHEAR WALLS
GDM	20230994	1	3/4/2024	1449	1506	101 CORUDA DE RIO	1					1		FTG REINSPECTION
MC	20230443	1	3/4/2024	1230	1250	214 CUMMINGS	1	1				2		P/FINAL & M/FINAL GAS
MC	20220634	1	3/4/2024	1300	1340	614 EXCALIBUR	1	1				2		P/ROUGH & M/ROUGH
GDM	20230955	1	3/5/2024	650	710	204 FORREST	1					1		FTG REINSPECTION
GDM	20230957	1	3/5/2024	1025	1032	233 S EVERGREEN	1					1		INSULATION (NO ACCESS)
GDM	20230389	1	3/5/2024	1043	1048	803 MAIN	1					1		ROOF
GDM		1	3/5/2024	1059	1045	100 LAKESHORE				1				MTG W/FIRE MARSHAL
GDM	20230915	1	3/5/2024	1252	1300	113 SONORA LP	1					1		SHEATHING
GDM	20221077	1	3/5/2024	1327	1342	241 LAKESHORE	1					1		E/FINAL
GDM	20220184	1	3/5/2024	1401	1415	156 LINCOLN HILLS	2					2		INSULATION & PATIO SLAB UPPER
GDM	20230073	1	3/5/2024	1423		211 SPENCER	1					1		B/FINAL (NO ADDRESS FIRE DOOR)
GDM	20230073P	1	3/5/2024			211 SPENCER		1				1		P/FINAL
GDM	20230073M	1	3/5/2024			211 SPENCER			1			1		M/FINAL
GDM	20230848	1	3/5/2024	1502	1516	118 CAMINO ALLEGRE	1					1		INSULATION
GDM		1	3/5/2024			1237	203 TIMBERLINE	1				1		FRAME (PARTIAL NO PLANS)
GGG	920402	1	3/5/2024	1400	1415	117 PEAK DR					1	1		STR
GGG	919946	1	3/5/2024	1030	1045	110 PAT WILLINGHAM CT					1	1		STR
GGG	CE2024009	1	3/5/2024	1430	1450	296 CEDAR CREEK				1				RED TAG
GGG	919968	1	3/5/2024	930	945	104 PINKY RD					1	1		STR
GDM	20221000	1	3/6/2024	1006	1018	233 S EVERGREEN	1					1		INSULATION
GDM	20230316	1	3/6/2024	1027	1057	520 B CARRIZO	2					2		SHEATHING & DECK (W/CORRECTIONS)
GDM	20240076	1	3/6/2024	1108	1112	106 GRANT	1					1		INSULATION (NO ACCESS)
GDM	20240108	1	3/6/2024	1146	1150	2536 SUDDERTH	1					1		ROOF FINAL
GDM	20230961	1	3/6/2024	1114	1120	105 SLAY	2					1		A/C MINISPLIT & E/ROUGH
GDM	20230022	1	3/6/2024	1126	1132	133 SINGING PINE	1					1		E/FINAL (NOT READY)
GDM	20230487	1	3/6/2024	1409	1415	153 DAVIS	1					1		FTG (NO PERMIT, NO PLANS)
GDM	20221057	1	3/6/2024	1428	1435	226 TIMBERLINE	1					1		INSULATION
GDM	20230582	1	3/6/2024	1449	1453	126 BLAZING STAR	1					1		FRAME REINSPECTION
GDM		1	3/6/2024	1152	1232	102 NOGAL				1				MEET W/CODE ENFORCEMENT
GDM	20230877	1	3/6/2024	1452	1459	1280 HIGH MESA	1					1		TEMP POWER
GDM	20220014LVA	1	3/6/2024	1507	1514	156 LINCOLN HILLS	1					1		LOW VOLTAGE
GDM	20230073	1	3/6/2024	1527	1544	211 SPENCER	1					1		B/FINAL REINSPECTION (FIRE DOOR)
GGG	920396	1	3/6/2024	1000	1030	400 SUNNY SLOPE						1		STR
GGG	920222	1	3/7/2024	1000	1030	220 LOOKOUT #G2						1		STR
GDM	20230224	1	3/7/2024	1056	1104	131 MEANDER	1					1		CMU
GDM	20221115	1	3/7/2024	1112	1118	104 SPRING	1					1		PHOTO VOLTAIC FINAL
GDM	20240076	1	3/7/2024	1123	1146	106 GRANT	2					1		SMOKE & FIREPLACE (FAIL), INSULATION (PARTIAL PASS)
GDM	20240130	1	3/7/2024	1206	1209	200 W RIVERSIDE	1					1		TEMP POWER
GDM	20230888	1	3/7/2024	1153	1203	635 MAIN	1					1		SHEATHING (PARTIAL PASS)
GDM	20230879	1	3/7/2024	1344	1350	240 TIMBERLINE	1					1		REBAR MISSING SLAB INSULATION)
GDM	20230982	1	3/7/2024	1336	1341	203 TIMBERLINE	1					1		FRAME
GDM	20240122	1	3/7/2024	1400	1406	541 WHITE MOUNTAIN MEADOWS	1					1		FTG (W/CORRECTIONS, NO PERMIT ON SITE)
GDM	20230978	1	3/7/2024	1409	1414	606 WHITE MOUNTAIN MEADOWS	1					1		SHEATHING
GDM	20230545	1	3/7/2024	1426	1429	106 CHIRACAHUA LN	1					1		S/PAN (NO SLOPE IN PAN)
GDM	20230918	1	3/7/2024	1221		232 CEDAR CREEK	1					1		VAPOR
GDM	20230918	1	3/7/2024		1227	232 CEDAR CREEK	1					1		INSULATION
GDM	20210962E	1	3/7/2024	1309		122 HORIZON VIEW	1					1		E/FINAL
GDM	20210962P	1	3/7/2024			122 HORIZON VIEW		2				1		P/FINAL GAS FINAL
GDM	20210962M	1	3/7/2024		1316	122 HORIZON VIEW			1			1		M/FINAL
GDM	20221077	1	3/7/2024	1450	1456	241 LAKESHORE	1					1		FINAL
GDM	20240127	1	3/7/2024	1537	1545	206 CROWN RIDGE	1					1		GENERATOR SERVICE
GDM	20231004	1	3/7/2024	1518	1523	102 PINETOP	1					1		B/FINAL (NEED WELD CERTS BILL OF LADING)
GDM	20240110	1	3/7/2024	1553	1558	103 WOODBRIDGE	1					1		SERVICE
GDM	20240039	1	3/7/2024	1506	1509	136 MOON RIDGE	1					1		CMU
MC	20230725P	1	3/7/2024	1320	1345	150 WALTER HAGEN		2				2		P/ROUGH & TOP OUT
MC	20210864	1	3/7/2024	1400	1430	315 SANTIAGO CIR		1				1		P/FINAL
GDM	20240091	1	3/8/2024	1218	1224	116 BUCKINGHAM	1					1		ROOF
GDM	20230220E	1	3/8/2024	1229		133 SINGING PINES	1					1		E/FINAL
GDM	20230220P	1	3/8/2024			133 SINGING PINES		1				1		P/FINAL
GDM	20230220M	1	3/8/2024			133 SINGING PINES			1			1		M/FINAL
GDM	20230220	1	3/8/2024		1244	133 SINGING PINES	1					1		B/FINAL
GDM	20230793	1	3/8/2024	1251	1256	219 FIR	1					1		DECK FINAL
GDM	20240052E	1	3/8/2024	1302	1316	412 US HWY 70	1					1		E/ROUGH (2ND FLOOR SOUTH)
GDM	20230969	1	3/8/2024	1339	1346	110 MCBRIDE	1					1		DECK FINAL
GDM	20230982	1	3/8/2024	1351	1356	203 TIMBERLINE	1					1		INSULATION
GDM	20230978	1	3/8/2024	1401	1406	606 WHITE MOUNTAIN MEADOWS	1					1		SHEATHING REINSPECTION
GDM	20230504	1	3/8/2024	1409	1411	122 TUSCAN		1				1		GAS
GDM	20240021	1	3/8/2024	1428	1435	226 EAGLE RIDGE	1					1		FTG

MC	20240140	1	3/8/2024	1215	1230	128 MAC ST	1	1	1	1	GAS
MC		1	3/8/2024	1300	1320	1009 MECHEM #6			1	1	BUSINESS
GGG	218039	1	3/8/2024	1025	1035	110 SOCORRO CIR			1	1	STR
GGG	919990	1	3/8/2024	1040	1055	504 DEL NORTE			1	1	STR
GDM	20230635	1	3/11/2024	1146	1152	136 KRUEZER	1			1	INSULATION
GDM	20240105	1	3/11/2024	1030	1033	134 WALTER HAGEN	1			1	SLAB (NOT READY, CANCELED AT JOBSITE)
GDM	20240027	1	3/11/2024	1042	1108	118 BEN HOGAN	1			1	STEM WALLS
GDM	20231004	1	3/11/2024	1119	1127	102 PINETOP	1				B/FINAL
GDM	20210962	1	3/11/2024	1213	1225	122 HORIZON VIEW	1			1	B/FINAL
GDM	20230545	1	3/11/2024	1338	1349	106 CHIRACAHUA	1			1	S/PAN REINSPECTION
GDM	20230566E	1	3/11/2024	1407		217 CUMMINGS	1			1	E/ROUGH
GDM	20230566	1	3/11/2024		1431	217 CUMMINGS	1			1	FRAME
GGG		1	3/11/2024	1330	1345	407 HIGH LOOP			1	1	STR
GGG		1	3/12/2024	920	950	108 ROSWELL			1	1	STR
GGG		1	3/12/2024	1000	1015	106 OTERO			1	1	STR
GGG		1	3/12/2024	1030	1045	803 HULL			1	1	STR
GGG		1	3/12/2024	1100	1115	103 PEAK			1	1	STR
GDM	20230167	1	3/12/2024	1418	1424	305 MECHEM	1				FRAME
GDM	20230487	1	3/12/2024	1347	1359	153 DAVIS	1				FTG
GDM	20230982	1	3/12/2024	1319	1323	203 TIMBERLINE	1				FRAME
GDM	20230335	1	3/12/2024	1205	1209	183 CORRIDA DE RIO	1				TEMP POWER
GDM	20220929E	1	3/12/2024	1224	1232	314 SANTIAGO CIR	1				E/ROUGH
GDM	20240105	1	3/12/2024	1255	1301	134 WATER SPIRIT	1				SLAB
GDM	20230352	1	3/12/2024	1244	1248	136 BUTCH BAIRD	1				S/PAN
MC		1	3/12/2024	1430	1445	2312 SUDDERTH			1	1	BUSINESS
GDM	20240145	1	3/13/2024	1038	1043	119 NOGAL	1			1	SPA CIRCUIT
GDM	20230319	1	3/13/2024	1114	1119	104 GUENEVERE	1			1	E/ROUGH (W/CORRECTIONS)
GDM	20220634	1	3/13/2024	1108	1111	614 EXCALIBUR	1	1		1	P/ROUGH REINSPECTION
GDM	20230566E	1	3/13/2024	1101	1106	217 CUMMINGS	1			1	SERVICE (W/CORRECTIONS)
GDM	20230947	1	3/13/2024	1459	1505	635 MAIN	1			1	SERVICE
GDM	20240045E	1	3/13/2024	1304		227 EL CAMINO	1			1	E/ROUGH
GDM	20240045	1	3/13/2024		1319	227 EL CAMINO	2			2	S/PAN & FRAME
GDM	20240027	1	3/13/2024	1351	1411	118 BEN HOGAN	1			1	CMU (W/CORRECTIONS)
GDM	20230352	1	3/13/2024	1327	1338	136 BUTCH BAIRD	1			1	S/PAN (4)
GGG		1	3/13/2024	1330	1350	119 NOGAL				1	STR
GGG		1	3/13/2024	1400	1420	109 MIKAGRO HILLS CT			1	1	STR
MC	20230504P	1	3/13/2024	1230	1245	122 TUSCAN	1	1		1	GAS
MC	20240156	1	3/13/2024	1300	1320	308 RACQUET DR	1			1	P/TRENCH (3 OUT OF 5 LINES)
MC	20220634P	1	3/14/2024	1300	1320	614 EXCALIBUR	1			1	PLUMBING REINSPECTION
MC	20230783P	1	3/14/2024	1345	1415	156 WHIRLAWAY	2			2	P/ROUGH & TOP OUT
GDM	20230167	1	3/14/2024	1113	1121	304 MECHEM	2			2	STUCCO & FRAME
GDM	20230964	1	3/14/2024	1129	1137	309 KEYES	1			1	FRAME
GDM	20230969	1	3/14/2024	1245	1253	110 MCBRIDE	1			1	FINAL
GDM	20230368	1	3/14/2024	1302	1314	194 DEER CREEK	1			1	B/FINAL
GDM	20240003	1	3/14/2024	1340	1403	119 TALL PINES	2			2	CMU & FTG (W/CORRECTIONS)
GDM	20230368E	1	3/14/2024	1302	1314	194 DEER CREEK	1			1	E/FINAL
GDM	20240160	1	3/15/2024	653	656	978 GAVILAN CANYON	1			1	CUT LOOSE
GDM	20230224	1	3/15/2024	1039	1047	131 MEANDER	1			1	DEAD MAN REINSPECTION
GDM	20240130	1	3/15/2024	1120	1123	20W RIVERSIDE	1			1	TEMP POWER REINSPECTION
GDM	20230759	1	3/15/2024	1100	1106	221 MOUNTAIN HIGH CIR	2			2	FTG & SHEATHING
GDM	20240057	1	3/15/2024	1107	1112	511 MOUNTAIN HIGH CIR	2			2	CMU & PIERS
GDM	20230167	1	3/15/2024	1128	1132	304 MECHEM	1			1	FRAME (PARTIAL AWNING)
GDM	20230914E	1	3/15/2024	1146	1150	113 SONORA LP	1			1	E/ROUGH
GDM	20240165	1	3/15/2024	1301	1309	103 WOOD BRIAR	1			1	FTG
GDM	20230405	1	3/15/2024	1328	1342	101 WYLIE	1			1	SHEATHING (NO ACCESS)
GGG		1	3/15/2024	1100	1115	533 SECOND			1	1	STR
GGG	208018	1	3/15/2024	1330	1345	211 SNOWCAP			1	1	STR
GGG	919400	1	3/15/2024	1400	1415	803 HULL			1	1	STR
MC	20230545M	1	3/18/2024	1230	1245	106 CHIRACAHUA			1	1	M/ROUGH
MC	20230347M	1	3/18/2024	1300		115 GRANITE			1	1	M/ROUGH
MC	20230347P	1	3/18/2024		1340	115 GRANITE	2			2	P/ROUGH & TOP OUT (PARTIAL PASS)
MC	20230504M	1	3/18/2024	1345		122 TUSCAN		1		1	M/FINAL
MC	20230504P	1	3/18/2024		1400	122 TUSCAN		1		1	P/FINAL
MC	20230783M	1	3/18/2024	1415	1430	156 WHIRLAWAY		1		1	M/ROUGH
GDM	20240052	1	3/19/2024	1033	1049	412 US HWY 70	1			1	E/ROUGH (NOT BONDED, NOT PER CODE, NO KNOCKOUTS UNINSTALLED)
GDM	20230443	1	3/19/2024		1057	214 CUMMINGS	1			1	B/FINAL (NOT READY)
GDM	20231000	1	3/19/2024		1128	101 N FORK	1			1	FTG
GDM	20230974	1	3/19/2024		1143	406 SNOWCAP			1	1	CMU
GDM	20240122	1	3/19/2024		1152	541 WHITE MOUNTAIN MEADOWS	1			1	CMU
GDM	20230506	1	3/19/2024		1204	122 TUSCAN	1			1	E/FINAL
GDM	20240115	1	3/19/2024		1223	317 CEDAR CREEK	1			1	FRAME (SHEATHING PASS W/INSPECTION)
GDM	20240072	1	3/19/2024		1319	101 SKI RUN RD	1			1	SERVICE

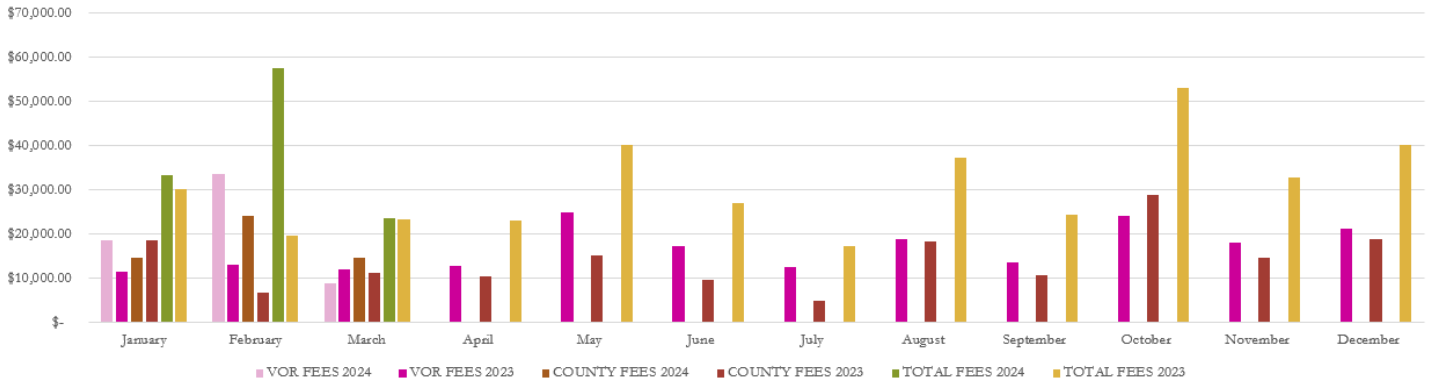
GDM	20240064	1	3/19/2024		1326	100 SANCTUARY	1						1		SERVICE
GDM	20230897	1	3/19/2024	1330		166 COUNTRY CLUB			1				1		M/FINAL
GDM	20230897	1	3/19/2024			166 COUNTRY CLUB	1						1		E/FINAL
GDM	20230897	1	3/19/2024		1336	166 COUNTRY CLUB		1					1		B/FINAL
GDM	20240045	1	3/19/2024		1455	227 EL CAMINO		1					1		INSULATION
GDM	20240037	1	3/19/2024		1431	233 PASO MONTE		1					1		FTG (NEED COMPETENCY REPORT)
GDM	20220929	1	3/19/2024		1402	314 SANTIAGO CIR		1					1		HOUSE WRAP
GGG		1	3/19/2024	1025	1035	20 GRENOBLE							1	1	STR
GGG		1	3/19/2024	1410	1420	108 INNSBROOK 8A							1	1	STR
GGG		1	3/19/2024	1125	1135	40 GRENOBLE							1	1	STR
GGG		1	3/19/2024	1105	1120	15 GRENOBLE							1	1	STR
GGG		1	3/19/2024	1300	1310	214 METZ DR #248							1	1	STR
GGG		1	3/19/2024	950	1000	60 GRENOBLE							1	1	STR
GGG		1	3/19/2024	930	945	108 INNSBROOK DR 5A							1	1	STR
GGG		1	3/19/2024	835	850	46 GRENOBLE							1	1	STR
GGG		1	3/19/2024	915	925	54 GRENOBLE							1	1	STR
GGG		1	3/19/2024	1335	1345	110 INNSBROOK DR 19C							1	1	STR
GGG		1	3/19/2024	1140	1200	110 INNSBROOK DR 20C							1	1	STR
GGG		1	3/19/2024	1045	1100	45 GRENOBLE							1	1	STR
GGG		1	3/19/2024	1315	1330	214 METZ DR F							1	1	STR
GGG		1	3/19/2024	1005	1020	57 GRENOBLE							1	1	STR
GGG		1	3/19/2024	855	910	43 GRENOBLE							1	1	STR
GGG		1	3/19/2024	1350	1405	108 INNSBROOK DR 7A							1	1	STR
GGG		1	3/19/2024	1445	1500	216 METZ DR #220							1	1	STR
GGG		1	3/19/2024	1425	1440	214 METZ DR #226							1	1	STR
GDM	20230405	1	3/20/2024	1000	1029	101 WILEY		1					1		SHEATHING REINSPECTION (PARTIAL, GARAGE NOT DONE)
GDM	20240167	1	3/20/2024	924	929	533 SECOND	1						1		CUT LOOSE
GDM	20230888	1	3/20/2024	1034	1034	635 MAIN		1					1		SHEATHING
GDM	20230964	1	3/20/2024	1045	1050	309 KEYES		1					1		INSULATION
GDM	20240151	1	3/20/2024	1054	1058	158 APACHE HILLS	1						1		SERVICE
GDM	20230374	1	3/20/2024	1103	1110	646 SUDDERTH		1					1		INSULATION
GDM	20230969	1	3/20/2024	1118	1122	110 MCBRIDE		1					1		DECK FINAL REINSPECTION
GDM	20240160	1	3/20/2024	1144	1151	978 GAVILAN CANYON	1						1		SERVICE
GDM	20240046	1	3/20/2024	1200	1205	100 LONE FLOWER		1					1		FTG (PASS W/CORRECTIONS)
GDM	20220921	1	3/20/2024	1310	1351	1 COUNTRY CLUB		1					1		B/FINAL
GDM	20230715	1	3/20/2024	1215	1220	150 WALTER HAGEN		1					1		LATH (COVERED W/OUT INSPECTION)
GDM	20220041P	1	3/20/2024	1402		268 SANTIAGO			2				2		P & G-FINAL
GDM	20220041M	1	3/20/2024			268 SANTIAGO				1			1		M/FINAL
GDM	20220041E	1	3/20/2024			268 SANTIAGO	1						1		E/FINAL
GDM	20220041	1	3/20/2024		1515	268 SANTIAGO		1					1		B/FINAL
GDM	20230994	1	3/20/2024		1530	101 CORRIDO DE RIO		1					1		CMU
GDM	20230755	1	3/20/2024		1543	353 SANDESTA		1					1		FRAME (COVERED W/OUT INSPECTION, NEED SUB FRAME FIRST)
GGG	218003	1	3/20/2024	1010	1025	220 LOOKOUT #N2							1	1	STR
GGG	905230	1	3/20/2024	1025	1100	110 JACK LITTLE #A16							1	1	STR
GDM	20230392	1	3/21/2024	1041	1045	605 CARRIZO CANYON		1					1		INSULATION
GDM	20230793	1	3/21/2024	1030	1038	156 WHIRLAWAY		1					1		SHEATHING
GDM	20231000	1	3/21/2024	1109	1113	101 N FORK		1					1		FTG
GDM	20230970	1	3/21/2024	1304	1327	233 BRENTWOOD		1					1		FRAME
GDM	20221077	1	3/21/2024	1331	1339	241 LAKESHORE		1					1		B/FINAL REINSPECTION
GDM	20230725	1	3/21/2024	1354	1404	150 WALTER HAGEN		1					1		SHEATHING
GDM	20230073	1	3/21/2024	1421	1426	211 SPENCER		1					1		B/FINAL REINSPECTION
GDM	20240167	1	3/21/2024	1123	1129	533 SECOND	1						1		SERVICE
GDM		1	3/21/2024	1451	1500	413 MECHEM				1			1		BUSINESS
GDM	20230566	1	3/22/2024	1125	1140	217 CUMMINGS		1					1		INSULATION (LEFT NOTICE ABOUT HOUSEKEEPING)
GDM	20230851	1	3/22/2024	1203	1216	115 PROSPECT			1	1			2		P/FINAL & M/FINAL
GDM	20230996	1	3/22/2024	1219	1222	108 POWELL		1					1		DECK FINAL
GDM	20220352	1	3/22/2024	1227	1233	126 TUSCAN	1						1		E/ROUGH (BONDING MISSING)
GDM	20230346	1	3/22/2024	1237	1240	113 PAT THOMPSON						1			CONSULTATION
GDM	20230347	1	3/22/2024	1247	1349	115 GRANITE						1			CONSULTATION
GDM	20240115	1	3/22/2024	1406	1409	317 CEDAR CREEK	1						1		E/ROUGH (NO ACCESS)
GDM	20240101	1	3/22/2024	1434	1440	805 HIGH MESA		1					1		FRAME
GDM	20240037	1	3/22/2024	1448	1456	105 SILVER FOX		1					1		FRAME
GDM	20270171	1	3/22/2024	1519	1523	209 CALAMITY JANE	1						1		MHD SERVICE
GDM	20230635	1	3/22/2024	1543	1551	136 KRUEZER		1					1		FTG
GDM		1	3/22/2024	1037	1102	100 NOGAL					1				CHECKED WALL, CALLED OWNER
MC	20230952P	1	3/22/2024	1400	1420	95 RIO			1				1	1	P/FINAL
MC	20240034P	1	3/22/2024	1330	1345	504 FIRST ST		1					1	1	S/PAN
GGG	920342	1	3/22/2024	930	945	544 SUDDERTH #1							1	1	STR
GGG	198321	1	3/22/2024	1000	1020	25972 US HWY 70 #408							1	1	STR
GGG	198325	1	3/22/2024	1035	1045	1331 MECHEM #9							1	1	STR
GGG	198324	1	3/22/2024	1055	1115	232 YELLOW PINE							1	1	STR (NEEDS FIRE EXTINGUISHER)
GGG	218002	1	3/22/2024	1125	1135	1123 MAIN							1	1	STR

GGG	208025	1	3/22/2024	1145	1200	212 JACK LITTLE						1	1		STR
GGG	909716	1	3/22/2024	1330	1350	1331 MECHEM #10						1	1		STR
GGG	228078	1	3/22/2024	1500	1515	214 FIR						1	1		STR
GGG	920408	1	3/22/2024	1530	1545	206 N EAGLE #3302						1	1		STR
GDM	20230874	1	3/25/2024	1134	1138	114 WESTBURY			1				1		SLAB
GDM	20230932	1	3/25/2024	1142	1146	204 FORREST			1				1		CMU
GDM	20240150	1	3/25/2024	1154	1158	101 N FORK	1						1		TEMP POWER
GDM	20230978	1	3/25/2024	1211	1214	606 WHITE MOUNTAIN MEADOWS			1				1		PIERS
GDM	20220931	1	3/25/2024	1217	1221	113 COKER			1				1		INSULATION
GDM	20240003	1	3/25/2024	1332	1337	119 TALL PINES			1				1		FTG
GDM	20230582	1	3/25/2024	1341	1344	126 BLAZING STAR			1				1		INSULATION
GDM	20240105	1	3/25/2024	1346	1349	134 WATER SPIRIT			1				1		SLAB
GDM	20230795	1	3/25/2024	1352	1359	109 LAVENDAR			1				1		SHEATHING
GDM	20240021	1	3/25/2024	1404	1406	226 EAGLE RIDGE			1				1		SHEATHING (NO ACCESS)
GDM	20240040	1	3/25/2024	1411	1414	241 LINCOLN HILLS	1						1		TEMP POWER
GDM	20221018	1	3/25/2024	1433	1439	229 US HWY 220			1				1		B/FINAL
GGG	920222	1	3/25/2024	1000	1015	220 LOOKOUT #G2						1	1		STR
GGG	920406	1	3/25/2024	1500	1515	401 WINGFIELD						1	1		STR
GDM	20230443	1	3/26/2024	1138	1142	214 CUMMINGS			1				1		B/FINAL (NO ACCESS)
GDM	20240034	1	3/26/2024	1150	1203	504 FIRST	1						1		E/ROUGH
GDM	20230748	1	3/26/2024	1208	1212	102 BONNEVILLE			1				1		SHEATHING
GDM	20230783	1	3/26/2024	1217		156 WHIRLAWAY			2				1		LATH & FRAME
GDM	20230783E	1	3/26/2024		1232	156 WHIRLAWAY	1						1		E/ROUGH
GDM	20230829	1	3/26/2024	1329	1335	501 MECHEM			1				1		CMU (NO PLANS, MISSING BOND BEAM)
GDM	20240180	1	3/26/2024	1346	1349	205 COAL	1						1		SERVICE
GDM	20230741	1	3/26/2024	1404	1453	119 POJAQUE			1				1		SHEATHING
MC		1	3/26/2024	1400	1420	1031 MECHEM					1		1		BUSINESS
GGG	198055	1	3/26/2024	930	945	104 DEL MAR						1	1		STR
GGG	228006	1	3/26/2024	1000	1020	208 PERK CANYON						1	1		STR
GGG	909544	1	3/26/2024	1035	1045	131 NORTH LP						1	1		STR
GGG	903364	1	3/26/2024	1055	1115	106 FOREST						1	1		STR
GGG	900480	1	3/26/2024	1125	1135	1005 MAIN						1	1		STR
GGG	198168	1	3/26/2024	1140	1200	1010 MAIN						1	1		STR
GDM	20230443	1	3/27/2024	1102	1111	214 CUMMINGS			1				1		B/FINAL (NO SITE CARD)
GDM	20230748	1	3/27/2024	1127		102 BONNEVILLE			1				1		FRAME
GDM	20230748E	1	3/27/2024	1133		102 BONNEVILLE	1						1		E/ROUGH
GDM	20230663	1	3/27/2024	1519	1525	112 EDINBURGH	1						1		SERVICE
GDM	20190448	1	3/27/2024	1138	1145	504 FIRST			1				1		INSULATION
GDM	20230914	1	3/27/2024	1303	1314	113 SONORA LP			1				1		FRAME
GDM	20230504	1	3/27/2024	1334	1340	122 TUSCAN			1				1		B/FINAL
GDM	20220352	1	3/27/2024	1341	1343	126 TUSCAN			1				1		LATH
GDM	20240115	1	3/27/2024	1318	1322	317 CEDAR CREEK	1						1		E/ROUGH
GDM	20240021	1	3/27/2024	1414	1421	226 EAGLE RIDGE			1				1		SHEATHING
GDM	20230889	1	3/27/2024	1427	1433	1357 HIGH MESA			1				1		FRAME
GDM	20210904P	1	3/27/2024	1437		137 DEER PARK			1				1		P/FINAL
GDM	20210904	1	3/27/2024		1457	137 DEER PARK			1				1		B/FINAL
GGG	920032	1	3/27/2024	1100	1120	101 YODEL						1	1		STR
MC	20230672P	1	3/27/2024	1300	1330	210 MEADOWS			1				1		P/FINAL
MC	20230672M	1	3/27/2024	1300	13300	210 MEADOWS			2				2		M/TOP OUT & M/FINAL
GDM	20230829	1	3/28/2024	1058	110	501 MECHEM			1				1		CMU (NO HOOKS INTO ENGINEERED SLAB)
GDM	20230137	1	3/28/2024	1107	1110	304 MECHEM			1				1		FRAME
GDM	20240052	1	3/28/2024	1116	1130	412 US HWY 70	1						1		E/ROUGH
GDM	20230964	1	3/28/2024	1201	1207	309 KEYES			1				1		WRAP
GDM	20240178	1	3/28/2024	1226	1232	107 ALHAMBRA							1		SPA (NO ACCESS)
GDM	20240157	1	3/28/2024	1213	1214	510 MOUNTAIN HIGH CIR			2				2		CMU & PIERS
GDM	20230927	1	3/28/2024	1236	1245	318 FLUME			1				1		DOOR
GDM	20230759	1	3/29/2024	1219	1222	221 MOUNTAIN HIGH CIR			1				1		PORCH FRAME
GDM	20240179	1	3/28/2024	1332	1336	107 GILA							1		SPA (NO ACCESS)
GDM	20230672E	1	3/28/2024	1343	1402	210 MEADOWS			1				1		E/FINAL (HOMEOWNER'S PERMIT FOR HOUSE FORSALE)
GDM	20230565	1	3/28/2024	1409	1413	1280 HIGH MESA			1				1		LATH
GDM	20230747	1	3/28/2024	1421	1424	174 WALTER HAGAN			1				1		SPAN (2)
GDM	20230851	1	3/28/2024	1439	1445	1242 LITTLE BIG HORN			1				1		P/ROUGH
GDM	20240144	1	3/28/2024	1524	1530	303 US HWY 220			1				1		FTG
GDM	20230768	1	3/28/2024	1501	1513	146 CORVO CHRISTA			1				1		ICF WALLS
MC	20240184	1	3/28/2024	1230	1250	125 SUNSET							1		GAS
MC	20240061	1	3/28/2024	1300	1330	1034 MECHEM			1				1		P/ROUGH
GDM	20230556	1	3/29/2024	1313	1320	217 CUMMINGS						1	1		DUMPSTER PORT-A-POT & HOUSEKEEPING
GDM	20240185	1	3/29/2024	1301	1307	110 PINE CREST #42	1						1		SERVICE
GDM	20240186	1	3/29/2024	1344	1350	400 SUNNY SLOPE							1		SPA
GDM	20240115P	1	3/29/2024	1353		317 CEDAR CREEK			2				2		P/ROUGH & TOPOUT
GDM	20240115	1	3/29/2024	1405		317 CEDAR CREEK			1				1		FRAME
GDM	20230527	1	3/29/2024	1427	1435	107 CIBOLA CIR			1				1		FRAME/TRUSSES ANCHOR BOLTS)
GDM	20230889E	1	3/29/2024	1442	1448	1352 HIGH MESA	1						1		E/ROUGH REINSPECTION (GFCI PROTECTION)
GDM	20240143	1	3/29/2024	1453	1457	174 MIRA MONTE			1				1		ROOF
GDM	20240111	1	3/29/2024	1501	1506	123 WALTER HAGAN			1				1		FTG
GDM	20240181	1	3/29/2024	1528	1534	106 PINE HAVEN	1						1		SERVICE
TOTALS			20/306				57	165	34	14	4	8	64	280	52



Number of Permits Issued 2023 vs 2024		
MONTH	2023	2024
January	94	80
February	83	112
March	105	98
April	102	
May	137	
June	113	
July	95	
August	127	
September	93	
October	144	
November	81	
December	121	
TOTAL	1295	290

2023/2024 VOR vs COUNTY FEES



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	\$ 8,833.76	\$ 12,068.57	\$ 14,770.01	\$ 11,309.92	\$ 23,603.77	\$ 23,378.49	\$ 1,943,372.36	\$ 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	\$ 61,101.09	\$ 199,953.17	\$ 53,569.36	\$ 168,106.79	\$ 114,670.45	\$ 368,059.96	\$ 11,175,520.06	\$ 37,065,058.65

Business Registrations Issued:

Business NUMBER	NAME	LOCATION	BUSINESS TYPE
BR2024-82	MOUNTAIN ELECTRIC, LLC	OUT OF TOWN (RUIDOSO DOWNS)	ELECTRICAL CONTRACTOR
BR2024-83	JAS PLUMBING	HOME OCCUPATION	PLUMBING CONTRACTOR
BR2024-86	PETER BROWN PHOTOGRAPHY	OUT OF TOWN (ALTO)	PHOTOGRAPHY & DRONE SERVICES
BR2024-87	POLENDO DESIGN	HOME OCCUPATION	ONLINE RETAIL & DESIGN
BR2024-88	ENM CONSTRUCTION & ROOFING LLC	OUT OF TOWN (CARLSBAD)	GENERAL CONTRACTOR
BR2024-89	JACKIE'S HOUSE CLEANING	HOME OCCUPATION	HOUSE, CONDO, COMMERCIAL CLEANING
BR2024-90	AULD SIGN CO. INC.	OUT OF TOWN	SIGN & MAINTENANCE
BR2024-92	LC PROCESS SERVERS	HOME OCCUPATION	PROCESS SERVER & MOBILE NOTARY
BR2024-93	ANTLER MOUNTAIN CONSTRUCTION, LLC	HOME OCCUPATION	DIRT WORK & FENCE BUILDING
BR2024-94	BANEGAS MOBILE HOME SERVICE	OUT OF TOWN	MOBILE HOME SERVICES & MAINTENANCE
BR2024-96	BELFOR USA GROUP, INC.	OUT OF TOWN	GENERAL CONSTRUCTION/RESTORATION
BR2024-97	BENLYN CONSTRUCTION INC.	OUT OF TOWN	GENERAL CONTRACTOR
BR2024-98	WEST MOUNTAIN TREE SERVICE	OUT OF TOWN	TREE REMOVAL & TREE TRIMMING
BR2024-101	CUSTOMWORKS BY URFAV LLC	HOME OCCUPATION	CUSTOM ART SERVICES
BR2024-102	BH-SH ENTERPRISES dba HIGH MOUNTAIN DUMPSTERS	OUT OF TOWN (RUIDOSO DOWNS)	JUNK & WASTE REMOVAL
BR2024-103	SCOTTS QUALITY TREE & STUMP REMOVAL SERVICE LLC	HOME OCCUPATION	TREE & STUMP REMOVAL, LAWN CARE