



# Consideration of Lea County Resolution No. 22-AUG-191R Approving a Variance Request (May 2022) for Minimum Average Lot Size for Lovelady – Woodfin Subdivision in Section 10, Township 18 South, Range 38 East N.M.P.M. in Lea County, New Mexico

1979

## FIRST UNIT 2047 LOVELADY – WOODFIN LEA COUNTY, NEW MEXICO

JOHN W. WEST ENGINEERING COMPANY  
SCALE: 1" = 200'

ENGINEERS' CERTIFICATE

I, JOHN W. WEST, REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS MADE FROM NOTES TAKEN IN THE FIELD BY ME, OR UNDER MY SUPERVISION, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THIS 12th DAY OF February, 1979 A.D.

*John W. West*  
JOHN W. WEST, REGISTERED ENGINEER

DEDICATION

STATE OF NEW MEXICO )  
COUNTY OF LEA )

KNOW ALL MEN BY THESE PRESENTS THAT THE SUBDIVISION SHOWN HEREON AND HEREBY DESIGNATED LOVELADY-WOODFIN SUBDIVISION, LEA COUNTY, NEW MEXICO, CONSISTING OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT WHICH IS THE WEST QUARTER CORNER OF SAID SECTION 10; THENCE S89°07'05"E A DISTANCE OF 1768.84 FEET TO A POINT; THENCE S00°07'05"W A DISTANCE OF 3520.00 FEET TO A POINT; THENCE N89°07'05"E A DISTANCE OF 3520.00 FEET TO A POINT; THENCE S00°07'05"W A DISTANCE OF 208.71 FEET TO A POINT; THENCE N89°07'05"E A DISTANCE OF 834.84 FEET TO A POINT IN THE WEST BOUNDARY LINE OF SAID SECTION 10; THENCE N00°07'05"E WITH SAID WEST BOUNDARY LINE, A DISTANCE OF 414.42 FEET TO A POINT; THENCE S89°07'05"E A DISTANCE OF 414.42 FEET TO A POINT; THENCE N00°07'05"E A DISTANCE OF 208.71 FEET TO A POINT; THENCE S89°07'05"E A DISTANCE OF 414.42 FEET TO A POINT; THENCE N89°07'05"E A DISTANCE OF 834.84 FEET TO A POINT IN THE WEST BOUNDARY LINE OF SAID SECTION 10; THENCE N00°07'05"E WITH SAID WEST BOUNDARY LINE, A DISTANCE OF 518.57 FEET TO THE POINT OF BEGINNING, CONTAINING 48.71 ACRES, MORE OR LESS.

IS WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF SURVEYED AND SUBDIVIDED ACCORDING TO THE TRACTS AS THEY APPEAR ON THE PLAT AFFIXED HEREON AND THE STREETS AS THEY APPEAR ON SAID PLAT ARE DEDICATED TO THE USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS AND PROPRIETOR OF SAID LAND, HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS 12th DAY OF February, 1979, A.D.

*Nadine Lovelady*  
NADINE LOVELADY-OWNER

CERTIFICATE OF APPROVAL BY THE CITY PLANNING BOARD

THE PLAT, RESTRICTIONS AND DEDICATION APPROVED AND ACCEPTED THE 12th DAY OF February, 1979 A.D.

*CA Sletten*  
CHIEFMAN

CERTIFICATE OF MUNICIPAL APPROVAL

STATE OF NEW MEXICO )  
COUNTY OF LEA )

I, JOYCE EDMONSON THE DULY APPOINTED AND ACTING CLERK OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF LOVELADY-WOODFIN SUBDIVISION, LEA COUNTY, NEW MEXICO, WAS APPROVED BY THE COMMISSIONERS OF THE CITY OF HOBBS BY RESOLUTION NO. 2119 IN THE 19th DAY OF February, 1979, A.D.

*Joyce Edmonson*  
EDMONSON, CITY CLERK

CERTIFICATE OF APPROVAL BY THE COUNTY PLANNING BOARD

THE PLAT, RESTRICTIONS AND DEDICATION APPROVED AND ACCEPTED THE 20th DAY OF February, 1979 A.D.

THE LEA COUNTY PLANNING BOARD OF NEW MEXICO.

ATTEST: *Ronald A. Callahan* SECRETARY BY: *Marion C. Borchman* CHAIRMAN

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF LEA )

ON THIS 12th DAY OF February, 1979, A.D. BEFORE ME PERSONALLY APPEARED NADINE LOVELADY-OWNER TO ME KNOWN TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

MY COMMISSION EXPIRES August 10, 1980

*Alma Borchman*  
NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

STATE OF NEW MEXICO )  
COUNTY OF LEA )

BE IT KNOWN THAT THE AFFIXED PLAT OF THE LOVELADY-WOODFIN SUBDIVISION CONSISTING OF LAND SUBDIVIDED AS A PROPOSED SUBDIVISION IN LEA COUNTY, NEW MEXICO, WAS SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF LEA COUNTY, NEW MEXICO, ASSEMBLED AT A MEETING ON THE 20th DAY OF February, 1979 A.D., AND THE SUBDIVISION AS SHOWN ON SAID PLAT WAS THEREOF ON APPROVED AND ACCEPTED BY A MAJORITY OF THE MEMBERS OF THE BOARD.

IN WITNESS WHEREOF THE BOARD OF COUNTY COMMISSIONERS OF LEA COUNTY, NEW MEXICO HAS CAUSED THIS INSTRUMENT TO BE SIGNED, ON ITS BEHALF, BY ITS CHAIRMAN AND ATTESTED TO BY THE COUNTY CLERK OF LEA COUNTY, NEW MEXICO, ON THIS 20th DAY OF February, 1979, A.D.

ATTEST:  
*David R. Sletten* COUNTY CLERK  
*By Arma Sletten, Deputy*

BOARD OF COUNTY COMMISSIONERS 2047  
*Carol Johnson* CHAIRMAN OF THE BOARD



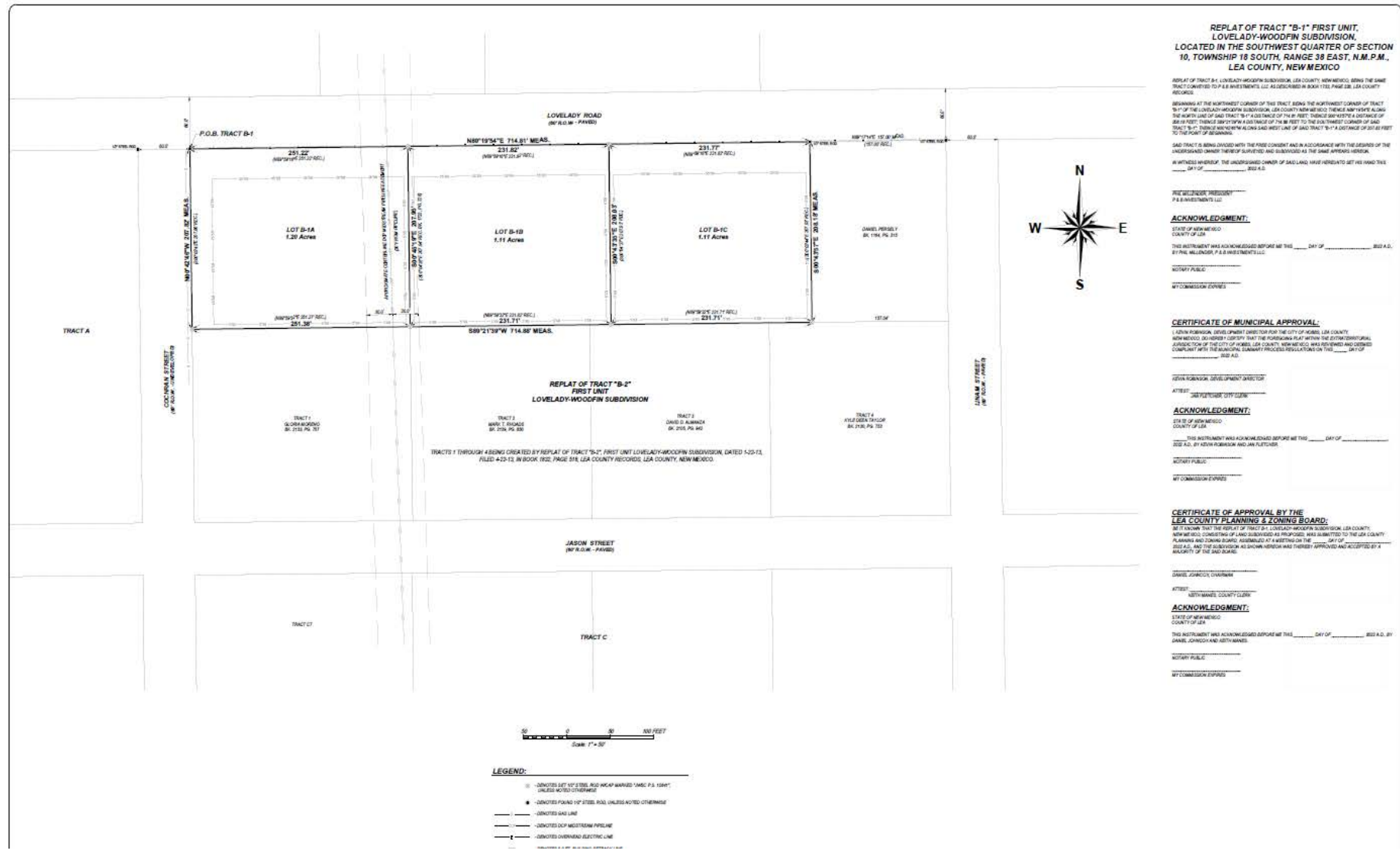






# Consideration of Lea County Resolution No. 22-AUG-191R Approving a Variance Request (May 2022) for Minimum Average Lot Size for Lovelady – Woodfin Subdivision in Section 10, Township 18 South, Range 38 East N.M.D.M. in Lea County, New Mexico

2022





# Consideration of Lea County Resolution No. 22-AUG-191R Approving a Variance Request (May 2022) for Minimum Average Lot Size for Lovelady – Woodfin Subdivision in Section 10, Township 18 South, Range 38 East N.M.P.M. in Lea County, New Mexico

## Woodfin-Lovelady Subdivision History

Subdivision was created in 1979 as a 5-tract subdivision.

2012 Tract B was divided into two tracts of 3-4 acres each.

2013 Tract B2 was divided into four tracts of 1.02 acres.

Prior to 2022 Lovelady-Woodfin has 26 tracts with an average size of 1.70 acres

2022 Tract B1 is being asked to be divided into 3; 1+ acre lots.

2022 Woodfin-Lovelady Subdivision would have 29 tracts with an average size of 1.575 acres.



# Consideration of Lea County Resolution No. 22-AUG-191R Approving a Variance Request (May 2022) for Minimum Average Lot Size for Lovelady – Woodfin Subdivision in Section 10, Township 18 South, Range 38 East N.M.P.M. in Lea County, New Mexico





# Consideration of Lea County Resolution No. 22-AUG-191R Approving a Variance Request (May 2022) for Minimum Average Lot Size for Lovelady – Woodfin Subdivision in Section 10, Township 18 South, Range 38 East N.M.P.M. in Lea County, New Mexico

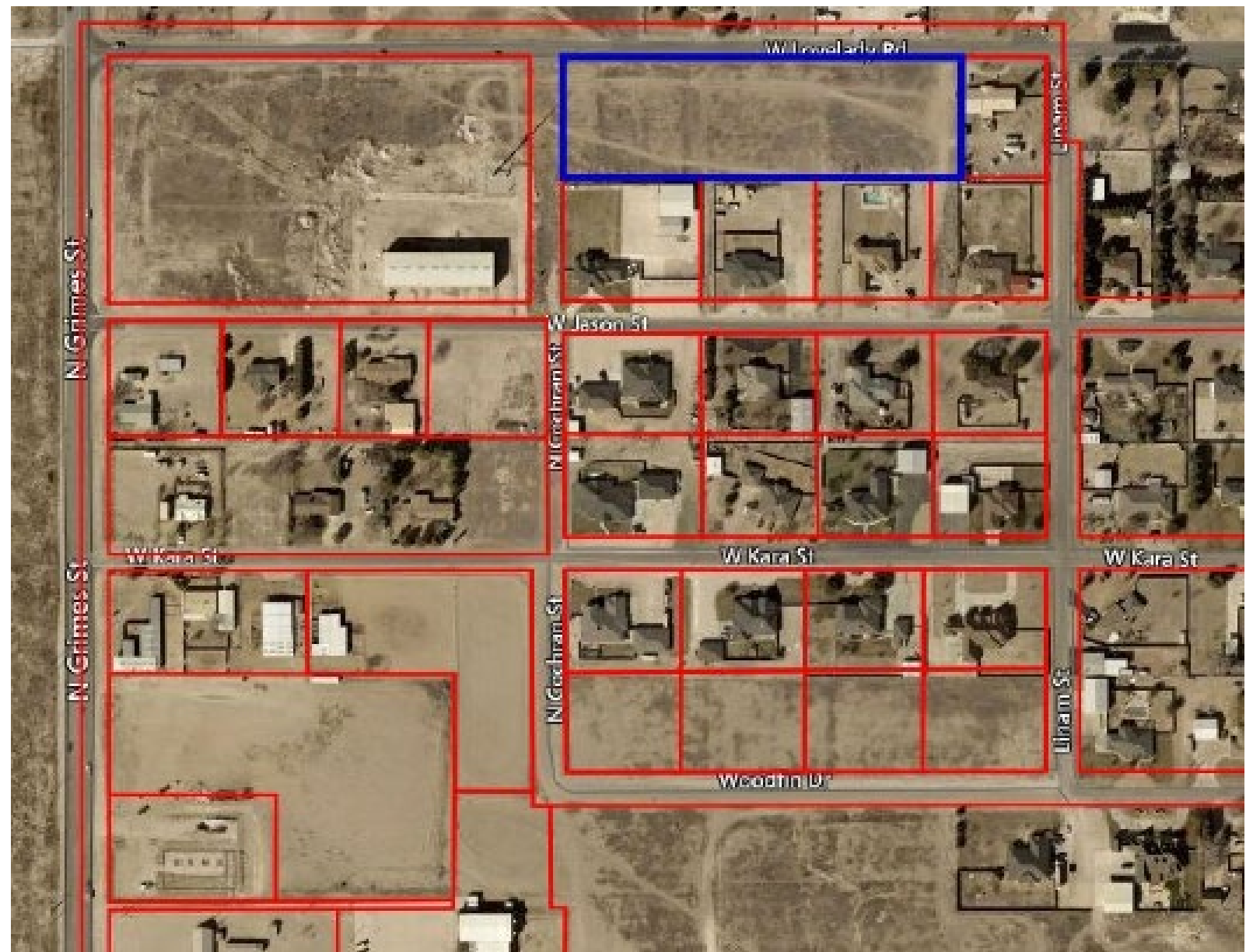
Lovelady-Woodfin Subdivision  
Lot Size Chart

Current			Future		
Block	Lot	Acreage	Block	Lot	Acreage
A		7.6297	A		7.6297
B	B-1	3.42	B	B-1A	1.2
	B-2a	1.0636		B-1B	1.11
	B-2b	1.0624		B-1C	1.11
	B-2c	1.0606		B-2a	1.0636
	B-2d	1.286		B-2b	1.0624
C	1	1.0257	B-2c	1.0606	
	2	0.8647	B-2d	1.286	
	3	0.8641	C	1	1.0257
	4	0.8256		2	0.8647
	5	0.8448		3	0.8641
	6	0.8707		4	0.8256
	7	0.8788		5	0.8448
	8	1.0257		6	0.8707
D	1	0.8706		7	0.8788
	2	0.9248		8	1.0257
	3	0.872	D	1	0.8706
	4	0.89		2	0.9248
	5	0.923		3	0.872
	6	0.8844		4	0.89
	7	0.9197		5	0.923
	8	0.8403		6	0.8844
E	1	5.7602		7	0.9197
	2	2.3817		8	0.8403
	3	4.5411	E	1	5.7602
		2		2.3817	
		3		4.5411	
	Ttl Ac.	42.5302		Ttl Ac.	42.5302
	Ave. Ac.	1.701208		Ave. Ac.	1.575193





Consideration of Lea County Resolution No. 22-AUG-191R Approving a Variance Request (May 2022) for Minimum Average Lot Size for Lovelady – Woodfin Subdivision in Section 10, Township 18 South, Range 38 East N.M.P.M. in Lea County, New Mexico







**LEA COUNTY BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY FORM**

**LCBCC Meeting Date: Thursday, August 18, 2022**

Submit this summary form & all attachments to the Finance Director [clow@leacounty.net](mailto:clow@leacounty.net) & cc the Community Engagement Manager [sstout@leacounty.net](mailto:sstout@leacounty.net); Public Information Officer [mrussell@leacounty.net](mailto:mrusell@leacounty.net) and County Manager [mgallagher@leacounty.net](mailto:mgallagher@leacounty.net) by: **Tuesday, August 9, 2022**

*County Manager Approval required for all time sensitive issues that do not meet the above deadline.*

<b>DATE SUBMITTED</b> mm-dd-yyyy: 08/09/2022	<b>SUBMITTED BY</b> Name, Title, Dept: Bruce Reid Planner Planning/GIS
<b>SUBJECT:</b> Approve the variance for subdivision average lot size for Lovelady - Woodfin Subdivision in Section, Township 18 South, Range 38 East.	<b>ATTACHMENT(S):</b> Powerpoint, Resolution
<b>NO. OF ORIGINALS FOR SIGNATURE:</b> 1	<b>ACTION REQUESTED:</b> Action Item
<b>BUDGET LINE ITEM NUMBER:</b> NA	<b>FISCAL BUDGET YEAR:</b> NA

**STRATEGIC PLAN** Implementation of 5 Year Strategic Plan:  
3.2 Economic Growth and Vitality  
Lea County is a community that has economic growth and diversification.

**SUMMARY:**  
Mr. Millender would like to divided his 3+acre lot in Lovelady-Woodfin Subdivision into 3 lots with a size of 1.08 acres per lot. There are presently 26 tracts in Lovelady-Woodfin Subdivision on 48.97 acres including roads, which averages to 1.70 acres per tract. If Mr. Millender adds his 3 lots then the average size for Lovelady-Woodfin Subdivision would be 1.575 acres per lot. According to Lea County Subdivision Regulation, Ordinance 35, May 1997, Section 16.4.5 Table 7 states that the minimum average lot size for a subdivision is minimum of 2.00 acres. The Planning and Zoning recommended approval of the variance at their June 22 board meeting unanimously.

<b>Requested Items Needed for Presentation</b> Easels/Laptop/Projector/Etc.: Easel <input type="checkbox"/> Laptop <input checked="" type="checkbox"/> Projector <input checked="" type="checkbox"/> Other: _____ <small>If checked, how many:</small>	<b>See Additional Summary Attached</b> <input type="checkbox"/>
--	---

<b>SUBMITTER'S RECOMMENDATION(S):</b> Approval	<b>Submitter's Signature</b> Department Director, Etc. <b>Bruce Reid</b> <small>Digitally signed by Bruce Reid Date: 2022.08.08 15:25:40 -06'00'</small>
---	---

<b>FINANCE REVIEW</b> Fiscal Impact/Cost: There is no financial impact to Lea County with this agenda item.	<b>Reviewed by Finance Director</b> <b>Henry C Low Jr</b> <small>Digitally signed by Henry C Low Jr Date: 2022.08.11 11:40:30 -06'00'</small>
--	---

<b>LEGAL REVIEW:</b> (Note: Travel does not need legal review)	<b>Reviewed by County Attorney</b>
--	------------------------------------

<b>COUNTY MANAGER REVIEW:</b>	<b>Approved by County Manager</b> to be Placed on Agenda  <i>Mike Collopy</i>
-------------------------------	--

<b>Item No.</b> <u>0217</u> <b>RECORDING SECRETARY'S USE ONLY ~ COMMISSION ACTION TAKEN</b>		
Approved: _____	Denied: _____	Other: _____
Resolution No. <u>22-AUG-191R</u>	Policy No. _____	Ordinance No. _____
Continued To: _____	Referred To: _____	Comments: _____

STATE OF NEW MEXICO  
COUNTY OF LEA  
RESOLUTION NO. 22-AUG-191R

A RESOLUTION APPROVING A VARIANCE REQUEST (MAY 2022) FOR MINIMUM AVERAGE LOT SIZE FOR LOVELADY – WOODFIN SUBDIVISION IN SECTION 10, TOWNSHIP 18 SOUTH, RANGE 38 EAST N.M.P.M. IN LEA COUNTY, NEW MEXICO

**WHEREAS**, the Lea County Planning and Zoning Board held a public hearing on June 22, 2022 and recommended approval of the variance to the Lea County Board of County Commissioners; *and*

**WHEREAS**, the Lea County Planning and Zoning Board approved the replat of Lovelady-Woodfin Tract B- 1 on August 9, 2022.

**WHEREAS**, the Lea County Board of Commissioners heard the request to approve the minimum average lot size variance for Lovelady-Woodfin Subdivision on August 18, 2022.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Board of County Commissioners of Lea County that approval the minimum average lot size variance for Lovelady-Woodfin Subdivision is hereby approved.

**BE IT FURTHER RESOLVED** that the Commission Chair and/or County Manager may finalize and sign any agreements consistent with the terms of this resolution.

**PASSED, APPROVED AND ADOPTED** on this 18<sup>th</sup> day of August, 2022, by the Lea County Board of County Commissioners in an open meeting in Lovington, New Mexico.

**LEA COUNTY BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
Dean Jackson (District 1), Chair  
Voted: Yes No Abstain

\_\_\_\_\_  
Gary G. Eidson (District 3), Vice Chair  
Voted: Yes No Abstain

\_\_\_\_\_  
Rebecca Long (District 2), Member  
Voted: Yes No Abstain

\_\_\_\_\_  
Jonathan Sena (District 4), Member  
Voted: Yes No Abstain

\_\_\_\_\_  
Pat Sims (District 5), Member  
Voted: Yes No Abstain

**ATTEST:** Keith Manes  
Lea County Clerk

**APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:**

By: \_\_\_\_\_  
Teri Davis, Deputy Clerk

\_\_\_\_\_  
John W. Caldwell, County Attorney