



CITY OF ROSWELL VARIANCE APPLICATION

PO Box 1838 • Roswell, NM 88202-1838
Phone: (575) 637-6280 • ROSWELL-NM.GOV

Property Owner's Name: Roswell Property Management Group F2 **Email:** tgross@kagm.com
Phone: 575-910-7670 **Address:** 2211 W. 2nd St., Roswell, NM 88201

Agent's Name: Smith Engineering Co. **Email:** scotth@smithengineering.pro
Phone: 575-626-5042 **Address:** 401 N. Pennsylvania Ave.

Physical Address: 900-908 N. Virginia Ave.

Legal Description of Proposed Zone Change Area (Lot/Block/Subdivision, Tract, Section-Township/Range):
Lots 3-7 Block 7 North Spring River Addition, S33 T10 R34

Reason for the Request: (Please attach extra sheet if necessary) Variance to property line setbacks for I1 zoning to allow for new building construction along east side of property.

By signing this document, I acknowledge that I have been informed of the dates, times, and locations of the meetings for the Planning and Zoning Commission and City Council and that I and/or my agent shall attend the meetings in order to fulfill the requirements of this application.

 OWNER AGENT
Property Owner Signature

6-3-2015
Date


Agent's Signature

6-3-2015
Date

FOR OFFICIAL USE ONLY

P & Z Case #: VAR-25-0059 **Date:** 07/01/2025 **Located in Historic District:** ☐ Yes ☒ No

Flood Zone: AH **Current Zoning District:** I-1 LIGHT INDUSTRIAL

Structure Size in Square Feet: 40' X 256' = 10,128 Sq. Ft.

Setback Requests for New Construction: Front Ft: 0' Side Ft: 0' Rear Ft: 15' Side Ft: _____

Comprehensive Master Plan General Development Plan: ☐ Residential ☐ Commercial ☒ Industrial
☐ Park & Open Space ☐ RS Overflight

Quadrant of the city: ☐ NW ☒ NE ☐ SW ☐ SE

All documentation and fees shall be required at the time this application is submitted, unless otherwise noted by Planning and Zoning staff. **Application fees are NON-REFUNDABLE.**

EXHIBIT B

STAFF SUMMARY FOR CASE: VAR-25-0059

REQUEST FOR A VARIANCE TO BUILD IN SETBACKS 900-908 N VIRGINIA AVENUE



Roswell Planning & Zoning Commission

Tuesday, July 1, 2025

Roswell Development Services Conference Room
500 North Main Street, Suite 100 (SunWest Centre)
Roswell, NM 88201

APPLICATION: CASE VAR-25-0059: Request for approval of a Variance to property line setbacks for new building construction along east side of property in the I-1 Light Industrial Zoning District. Location: 900-908 N Virginia Avenue.

I. Property Under Consideration:

Property Address: 902, 904, 906, 908 N Virginia Avenue

Legal Summary: Subd: NORTH SPRING RIVER Block: 7 Lot: 3 THRU:- Lot: 7 , , , ,
Quarter: NW S: 33 T: 10S R: 24E BOUNDARY SURVEY (S11-42) BK:
799 PG: 958 SWD

Property Owner: ROSWELL PROPERTY MANAGEMENT GROUP F2 LLC

Applicant/Agent: Smith Engineering Co.

II. Site Data:

Site Area: 53,627.00 Square Feet

UPC: 4136061049220000000

Existing Land Use: Roswell Ford (Sales and Service)

Proposed Land Use: Infill Redevelopment for Truck Fleet Service Center

Existing Zoning: I-1 Light Industrial

Table 1: Adjacent Existing Land Use and Zoning to the area under consideration		
Direction:	Land Use:	Zoning:
North On 10 th St	Shop, Professional Office	I-1
South On 9 th St	Rhoads Building and Vehicle/Equipment Yard	I-1
West side of Alley	Roswell Ford and Gas Station	C-2
East side of N Virginia Ave	Fueling Station & Propane Company & Vacant Lot	I-1

STAFF SUMMARY FOR CASE: VAR-25-0059
REQUEST FOR A VARIANCE TO BUILD IN SETBACKS 900-908 N VIRGINIA AVENUE

[illegible]

1. The applicant for Zoning Case VAR-25-0059 is requesting approval of a Variance to property line setbacks for construction of a new 10,240 square foot building with 14 service bays and an office along the east side of the Roswell Ford property in the I-1 Light Industrial Zoning District located at 900-908 N Virginia Avenue to provide service for Fleet Vehicles and Trucks.

EXHIBIT B

STAFF SUMMARY FOR CASE: VAR-25-0059

REQUEST FOR A VARIANCE TO BUILD IN SETBACKS 900-908 N VIRGINIA AVENUE

2. The proposed building is 256' in length; and the proposed location is placement along the east property line parallel with N Virginia Avenue with a zero ft street side-yard setback and a zero ft front yard setback on the property line parallel with E 9th Street.
3. Smith Engineering Company rendered the Conceptual Site Plan showing the proposed building in dark gray along the east property line with a 15' rear yard setback and 0' east street side yard setback and 0' south side front yard setback.
4. Buildings on the north side of 9th Street were damaged by the 750-year flood that occurred on October 19, 2024. These buildings have been removed, including the carwash that was established on the south property line on the adjacent lot to the west of the property under consideration.

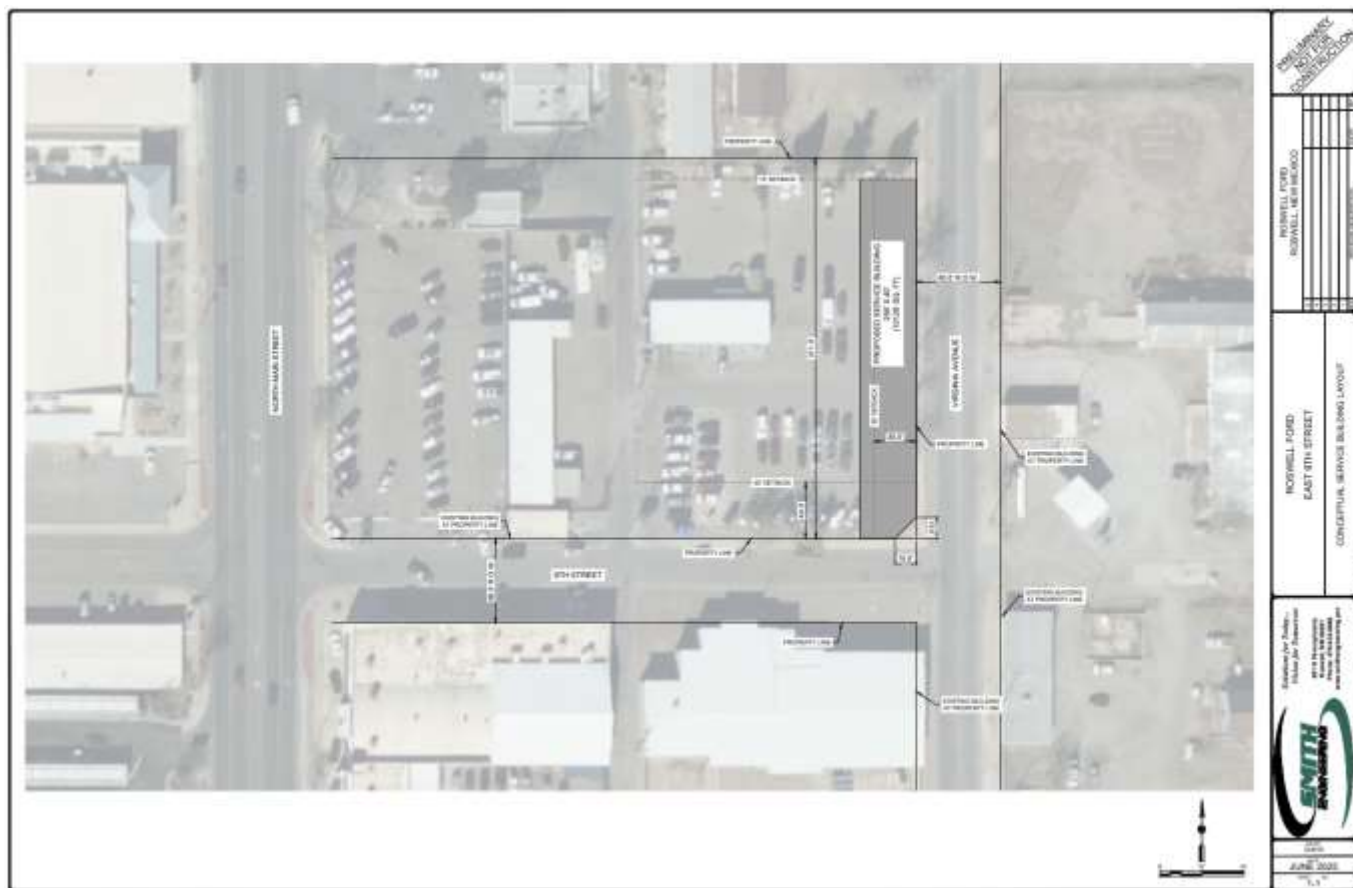


EXHIBIT B

STAFF SUMMARY FOR CASE: VAR-25-0059

REQUEST FOR A VARIANCE TO BUILD IN SETBACKS 900-908 N VIRGINIA AVENUE

5. Roswell Zoning Ordinance Article 50 Section 3. Commercial and Industrial Districts specifies the following setbacks for the C-1, C-2, I-1, and I-2 Zoning Districts.

"A. Front Yard Setback

1. The minimum setback shall be 40 feet or the same setback line established by an existing principal building on an adjacent lot within the same block, whichever is less."

"B. Side Yard Setback

3. Where the side yard is on the street side of a corner lot, the minimum side yard setback shall be 30feet or the setback line established by an existing principal building on an adjacent lot within the same block, whichever is less."

"C. Rear Yard Setback

1. The minimum setback shall not be less than 15 feet, except where the rear lot line abuts a residential zoning district.

6. The Conceptual Site Plan on the aerial map above shows edges of buildings on surrounding lots to the east, west, north, and south built on front, street side yard, and rear property lines. These buildings were built between 1940 and 1979 according to the Chaves County Assessor information.
7. Google Earth Street View image dated 12/2024 on the next page shows the Roswell Ford flood-damaged fence along North Virginia Avenue looking south from the vicinity of 10th Street toward 9th Street. This is the location of the proposed building under consideration for a zero lot-line variance.
8. Roswell Ford provided Reasons for the Variance Request in Exhibit F of Zoning Case VAR-25-0059.

EXHIBIT B

STAFF SUMMARY FOR CASE: VAR-25-0059

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EXHIBIT B

STAFF SUMMARY FOR CASE: VAR-25-0059

REQUEST FOR A VARIANCE TO BUILD IN SETBACKS 900-908 N VIRGINIA AVENUE

IV. Planning & Zoning Commission Considerations from Staff Review:

1. As classified on the 2016 Functional Street Classification Plan
 - 9th and 10th Streets are Local Streets,
 - Virginia Avenue is a Minor Arterial.
 - Main Street is a Principal Arterial.
2. The area under consideration is in the revised Railroad District MRA Area adopted by City Council Resolution 20-23 on April 9, 2020.
3. The 2016 *Comprehensive Master Plan Preferred Land Use Scenario Map* shows the property under consideration in an industrial corridor along Virginia Avenue. Adjacent to a commercial corridor along N Main Street, and adjacent to a conceptual Metropolitan Redevelopment Area (MRA).

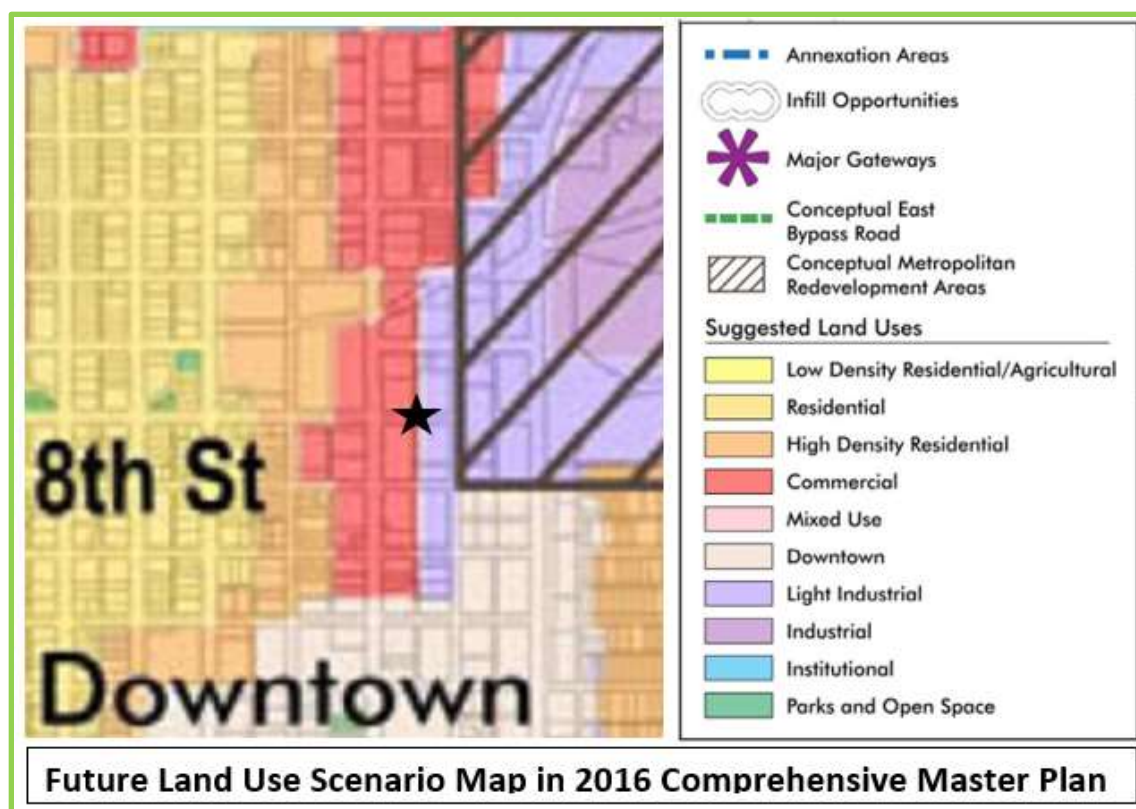


EXHIBIT B

STAFF SUMMARY FOR CASE: VAR-25-0059

REQUEST FOR A VARIANCE TO BUILD IN SETBACKS 900-908 N VIRGINIA AVENUE

- The property under consideration is within the FEMA designated AH Flood Zone. The 750-year flood that occurred on October 19, 2024, and experienced flood damage as did contiguous Roswell Ford Properties and other properties within the vicinity.



V. Legal Standards

The legal standard for a zoning variance in New Mexico requires the applicant to demonstrate "unnecessary hardship." This involves showing that the parcel in question is distinguishable from other properties subject to the same zoning restrictions and that the requested variance is appropriate ([Downtown Neighborhoods Ass'n v. City of Albuquerque, 109 N.M. 186 \(1989\)](#)). Additionally, the body considering the variance must determine whether the condition or use of the property makes it "exceptional" in the sense that the application of zoning restrictions affects the property more harshly than other properties under the

EXHIBIT B

STAFF SUMMARY FOR CASE: VAR-25-0059 REQUEST FOR A VARIANCE TO BUILD IN SETBACKS 900-908 N VIRGINIA AVENUE

ordinance, thereby creating a particular hardship that deprives the owner of a reasonable return ([Downtown Neighborhoods Ass'n v. City of Albuquerque, 109 N.M. 186 \(1989\)](#)).

The ultimate question in determining whether to grant a variance is whether the applicant has shown "unnecessary hardship." This requires the body considering the variance to determine if the parcel is distinguishable from other properties subject to the same zoning restrictions and whether the requested variance is appropriate ([Downtown Neighborhoods Ass'n v. City of Albuquerque, 109 N.M. 186 \(1989\)](#)).

The city council, when ruling on an appeal from the grant of a zoning variance, must determine that the condition or use of the property makes it "exceptional." This means that the application of zoning restrictions affects the property more harshly than other properties under the ordinance, creating a particular hardship that deprives the owner of a reasonable return. The effect on the parcel must be exceptionally harsh in comparison to other properties, although the parcel need not be the only property so affected ([Downtown Neighborhoods Ass'n v. City of Albuquerque, 109 N.M. 186 \(1989\)](#)).

VI. Findings of Fact (Conclusions of Law):

1. A notice of the time and place of the public hearing for this case was published in the Roswell Daily Record at least fifteen (15) days prior to the date of this hearing.
2. Notifications of the public hearing were mailed via certified mail with return receipt requested to property owners of record, as shown by the Chaves County Assessor Map, with lots or land within one-hundred (100) feet of the area under consideration, excluding public rights-of-way.
3. This agenda, which includes this case, has been posted at City Hall and on the City of Roswell's website for over seventy-two (72) hours as required by State of New Mexico law for a public hearing.
4. The property under consideration is currently within the jurisdiction of the City of Roswell, New Mexico.
5. Roswell Planning & Zoning Commission has jurisdiction to review this application.
6. As of the time of this writing, the Planning & Zoning Office has received zero (0) written protests, zero (0) verbal protests, and zero (0) inquiries.

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7. Zoning Ordinance Article 3 Section 10 A. "The Planning & Zoning Commission may approve a variance to the zoning requirements for a property if the reason for the requested variance is due to the property being of exceptional narrowness, shallowness, shape, or having topographical or other extraordinary conditions which prevent the property owner from being able to comply with the zoning requirements and, if the strict application of this Ordinance would result in a peculiar, exceptional, or undue hardship, as opposed to a mere inconvenience upon the property owner." A public hearing held by the Planning and Zoning Commission is required per Section 10 C.
8. Section 10 D. states "The Planning and Zoning Commission shall decide whether or not to approve a variance request based on all oral and written statements from the applicant, the public, the City Staff, and its own members. The Planning and Zoning Commission shall also consider the effect of the proposed variance upon, neighborhood traffic, the public health, safety, and welfare of the community. The Planning and Zoning Commission shall not approve a variance unless it is satisfied that the request will alleviate some unusual hardship, is consistent with the general intent of this Ordinance, that it conforms to the Comprehensive Master Plan – City's Land Use Plan, and that it is in the public interest and in not solely in the interest of the applicant."
9. Section 10 E. states "Limitations, Amendments, and Revisions. The Planning and Zoning Commission may approve, deny, or table a variance request for not more than one regularly scheduled Commission meeting or for a period of time specified at the public hearing. The Planning and Zoning Commission may stipulate conditions and restrictions upon the property benefited by the variance as may be necessary to comply with the standards set forth in this Ordinance, to reduce or minimize the adverse effect the variance may have upon adjacent properties, and to ensure consistency with the general intent of this Ordinance."

VII. Action by the Planning & Zoning Commission:

Unless evidence to the contrary is introduced in the public hearing, based on the Land Use and Zoning Considerations, Findings of Fact, materials provided, and testimony, it is recommended that the **Planning and Zoning Commission introduce a motion and vote on Zoning Case VAR-25-0059.**

EXHIBIT C.1: VAR-25-0059

LETTER NOTIFYING SURROUNDING PROPERTY OWNERS

(Page 1 of 2)

**LETTER SENT VIA CERTIFIED MAIL ON JUNE 17, 2025
TO SURROUNDING PROPERTY OWNERS**



**COMMUNITY DEVELOPMENT DEPARTMENT
500 N Main Street, Suite 100
Roswell, NM 88201
Telephone: (575) 637-6280**

RE: PUBLIC HEARING NOTICE FOR ZONING CASE VAR-25-0059

Dear Property Owner:

You have received this notice via certified mail because Chaves County Assessor information indicates you are a property owner of record within 100 feet of **City of Roswell Planning & Zoning Case VAR-25-0059**. This notice informs you of an upcoming public hearing before the City of Roswell Planning and Zoning Commission regarding a Zoning Case for the following property.

DESCRIPTION OF ZONING APPLICATION REQUEST:

CASE VAR-25-0059 Request for approval of a Variance to property line setbacks for new building construction along east side of property in I-1 Zoning District.
PROPERTY OWNER: Roswell Property Management Group F2 LLC
AGENT/APPLICANT: Smith Engineering Co.
ADDRESS: 900 to 908 N Virginia Avenue
LEGAL SUMMARY: Subd: NORTH SPRING RIVER Block: 7 Lot: 3 THRU:- Lot: 7 , , , ,
Quarter: NW S: 33 T: 10S R: 24E BOUNDARY SURVEY (S11-42) BK:
799 PG: 958 SWD.)

The City of Roswell Planning and Zoning Commission will hear public comments on the above zoning case on Date: **TUESDAY, July 1, 2025 at 6:00 p.m. in the Roswell Development Services Conference Room located at 500 North Main Street, Suite 100 in the Sun West Centre Office Complex.** You are entitled, although not obligated, to comment either in writing to our office or at the hearing. To be considered, written protests must be submitted to and received by the Planning and Zoning Division no later than noon on the working day prior to the Planning and Zoning Commission meeting. Written comments may be delivered to the Planning & Zoning Division in the Roswell Development Services Office at 500 N Main Street Suite 100, or sent to: *City of Roswell, Planning & Zoning Administrator, PO BOX 1838, Roswell, NM 88202- 1838* or via email to m.hildreth@roswell-nm.gov .

EXHIBIT C.1: VAR-25-0059
LETTER NOTIFYING SURROUNDING PROPERTY OWNERS
(Page 2 of 2)
LETTER SENT VIA CERTIFIED MAIL ON JUNE 17, 2025

The **information packet** for these zoning cases will be available no later than 5:00 p.m., on **Friday, June 27, 2025**, and may be viewed on the City of Roswell website at <https://www.roswell-nm.gov/489/Planning-Zoning-Commission>.

You may inspect the information packet in detail by calling 575.637.6294 for an appointment at the Planning & Zoning Division in the Roswell Development Services Office at 500 N Main Street Suite 100. You may obtain copies of the information packet at a cost of 35 cents per sheet.

The City's Zoning Ordinance is available on the City of Roswell website online at: https://library.municode.com/nm/roswell/codes/code_of_ordinances?nodeId=COOR_APXAZO

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact Human Resources at 575-624-6700 at least one week prior to the meeting or as soon as possible. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk at 575-624-6700 if a summary or other type of accessible format is needed.

Respectfully,

Merideth Hildreth

Merideth Hildreth, AICP
Planning & Zoning Administrator
m.hildreth@roswell-nm.gov
575.637.6294

Esperanza DeLeon

Esperanza DeLeon
Planner II

(Area of Notification Map attached)

ANEXO C.2: VAR-25-0059

**CARTA DE NOTIFICANDO A LOS PROPIETARIOS DE LOS ALREDEDORES
CARTA ENVIADA POR CORREO CERTIFICADO EL 17 DE JUNIO DE 2025
A LOS PROPIETARIOS DE LOS ALREDEDORES**



**COMMUNITY DEVELOPMENT DEPARTMENT
500 N Main Street, Suite 100
Roswell, NM 88201
Teléfono: (575) 637-6280**

RE: AVISO DE AUDIENCIA PÚBLICA PARA EL CASO DE ZONIFICACIÓN VAR-25-0059

Estimado propietario:

Usted ha recibido este aviso por correo certificado porque el condado de Chaves Asesor la información indica que usted es un propietario registrado dentro **de los 100** pies del **Caso de Planificación y Zonificación de la Ciudad de Roswell VAR-25-0059**. Este aviso le informa del próximo audiencia pública ante la Comisión de Planificación y Zonificación de la Ciudad de Roswell con respecto a un caso de zonificación para la siguiente propiedad.

DESCRIPCIÓN DE LA SOLICITUD DE ZONIFICACIÓN:

CASO VAR-25-0059 Solicitud de aprobación de una variación a los retranqueos de los límites de la propiedad para la construcción de nuevos edificios a lo largo del lado este de la propiedad en el Distrito de Zonificación I-1.

PROPIETARIO: Roswell Property Management Group F2 LLC

SOLICITANTE: Smith Engineering Co.

UBICACIÓN DE LA PROPIEDAD: 900, 904, 906, 908 N Virginia Avenue

DESCRIPCIÓN LEGAL: - Subd: NORTH SPRING RIVER Block: 7 Lot: 3 THRU:- Lot: 7 , , , ,
Quarter: NW S: 33 T: 10S R: 24E BOUNDARY SURVEY (S11-42)
BK: 799 PG: 958 SWD.

La Comisión de Planificación y Zonificación de la Ciudad de Roswell escuchará los comentarios del público sobre el caso de zonificación. Fecha: MARTES 1 de JULIO de 2025 a las 6:00 p.m. en la Sala de Conferencias de Roswell Development Services ubicada en 500 N Main Street, Suite 100 en el Complejo de las Oficinas de Sun West Centre. Usted tiene derecho, aunque no este obligado(a), a comentar por escrito a nuestra oficina o en persona en la audiencia.

Para ser considerado, las protestas por escrito deben ser presentadas y recibidas por la División de Planificación y Zonificación a más tardar del mediodía del día anterior de la reunión de la Comisión de Planificación y Zonificación. Los comentarios por escrito pueden enviarse a la División de Planificación y Zonificación en la Oficina de Servicios de Desarrollo de Roswell en 500 N Main Street Suite 100, o enviarse a: *Ciudad de Roswell, Administrador de Planificación y Zonificación, PO BOX 1838, Roswell, NM 88202-1838* o por correo electrónico a m.hildreth@roswell-nm.gov.

ANEXO C.2: VAR-25-0059
CARTA DE NOTIFICANDO A LOS PROPIETARIOS DE LOS ALREDEDORES

El **paquete** de información para estos casos de zonificación estará disponible a más tardar a las 5:00 p.m., el **viernes 27 de junio de 2025**, y se puede ver en <https://www.roswell-nm.gov/489/Planning-Zoning-Commission>. Puede inspeccionar el paquete de información en detalle llamando al 575.637.6294 para una cita en la División de Planificación y Zonificación en la Oficina de Servicios de Desarrollo de Roswell en 500 N Main Street, Suite 100. Puede obtener copias del paquete de información a un costo de 35 centavos por hoja.

La Ordenanza de Zonificación de la Ciudad está disponible en línea en:
https://library.municode.com/nm/roswell/codes/code_of_ordinances?nodeId=COOR_APXAZO

Si usted es una persona con una discapacidad que necesita un lector, amplificador, intérprete calificado de lenguaje de señas o cualquier otra forma de ayuda o servicio auxiliar para asistir o participar en la audiencia o reunión, comuníquese con Recursos Humanos al 575-624-6700 al menos una semana antes de la reunión o lo antes posible. Los documentos públicos, incluyendo el orden del día y las actas, pueden proporcionarse en varios formatos accesibles. Comuníquese con el Secretario Municipal al 575-624-6700 si necesita un resumen u otro tipo de formato accesible.

Respetuosamente

Merideth Hildreth

Merideth Hildreth, AICP
Planning & Zoning Administrator
m.hildreth@roswell-nm.gov 575.637.6294

Esperanza DeLeon

Esperanza DeLeon
Planner II

(Área de Mapa de Notificación adjunta)

EXHIBIT D: CASE VAR-25-0059

Request for Request for approval of a Variance to property line setbacks for new building construction along east side of property in I-1 Zoning District.

Solicitud de aprobación de una variación a los retranqueos de los límites de la propiedad para la construcción de nuevos edificios a lo largo del lado este de la propiedad en el Distrito de Zonificación I-1.

CHAVES COUNTY ASSESSOR'S MAP IDENTIFYING PROPERTY UNDER CONSIDERATION AND PROPERTIES WITHIN ZONING CASE NOTIFICATION AREA

EL MAPA DEL TASADOR DEL CONDADO DE CHAVES QUE IDENTIFICA LA PROPIEDAD BAJO CONSIDERACIÓN Y LAS PROPIEDADES DENTRO DEL ÁREA DE NOTIFICACIÓN DE CASOS DE ZONIFICACIÓN



 PROPERTY UNDER CONSIDERATION – 900 to 908 N Virginia Ave
PROPIEDAD BAJO CONSIDERACIÓN – 900 to 908 N Virginia Ave

 NOTIFICATION LETTERS SENT TO PROPERTY OWNERS IN NOTIFICATION AREA CARTAS DE NOTIFICACIÓN ENVIADAS A LOS PROPIETARIOS EN EL ÁREA DE NOTIFICACIÓN

EXHIBIT E: VAR-25-0059 – NOTIFICATION AREA ADDRESSES

1, 2, 11

ROSWELL PROPERTY MANAGEMENT GROUP F2
C/O THOMAS KRUMLAND
PO BOX 1858
ROSWELL NM 88202

7 (913 N VIRGINIA AVE - VACANT LAND)
MORRIS E SCHERTZ & HOLLY K SCHERTZ
PO BOX 2588
ROSWELL NM 88202-2588

TOBY GROSS

ROSWELL PROPERTY MANAGEMENT GROUP F2
2211 W 2nd ST
ROSWELL NM 88201

8 (911 N VIRGINIA AVE - VACANT LAND)
MORRIS E SCHERTZ & HOLLY K SCHERTZ
1407 S SUNSET AVE
ROSWELL NM 88203

SCOTT HICKS P.E.

SMITH ENGINEERING CO
401 N PENNSYLVANIA AVE
ROSWELL NM 88201

9

ABC PROPANE INC
PO BOX 490
ROSWELL NM 88202-0490

3

BREWER OIL CO
2701 CANDELARIA RD NE
ALBUQUERQUE NM 87107

ABC PROPANE INC
OWNER OR MANAGER
813 N VIRGINIA AVE
ROSWELL NM 88201

BREWER OIL

MANAGER
917 N MAIN ST
ROSWELL NM 88201

10

RLJ INVESTMENTS LLC
PO BOX 2899
ROSWELL NM 88202

4

JAMES P MCDEVITT
2707 N MONTANA AVE
ROSWELL NM 88201

RLJ INVESTMENTS LLC
110 E 9TH ST
ROSWELL NM 88201

JAMES P MCDEVITT

CURRENT PROPERTY OWNER OR TENANT
108 E 10TH ST
ROSWELL NM 88201

5, 6 (912 N VIRGINIA AVE – UNDEVELOPED)

JESSE & JAHANNA MCDANIEL
2509 N CAMBRIDGE AVE
ROSWELL NM 88201

MCDANIEL HOME SOLUTIONS

110 E 10TH ST
ROSWELL NM 88201

EXHIBIT F VAR-25-0059: ROSWELL FORD REASONS FOR VARIANCE REQUEST

Roswell Ford

Lots 3-7, Block 7 North Spring River Addition

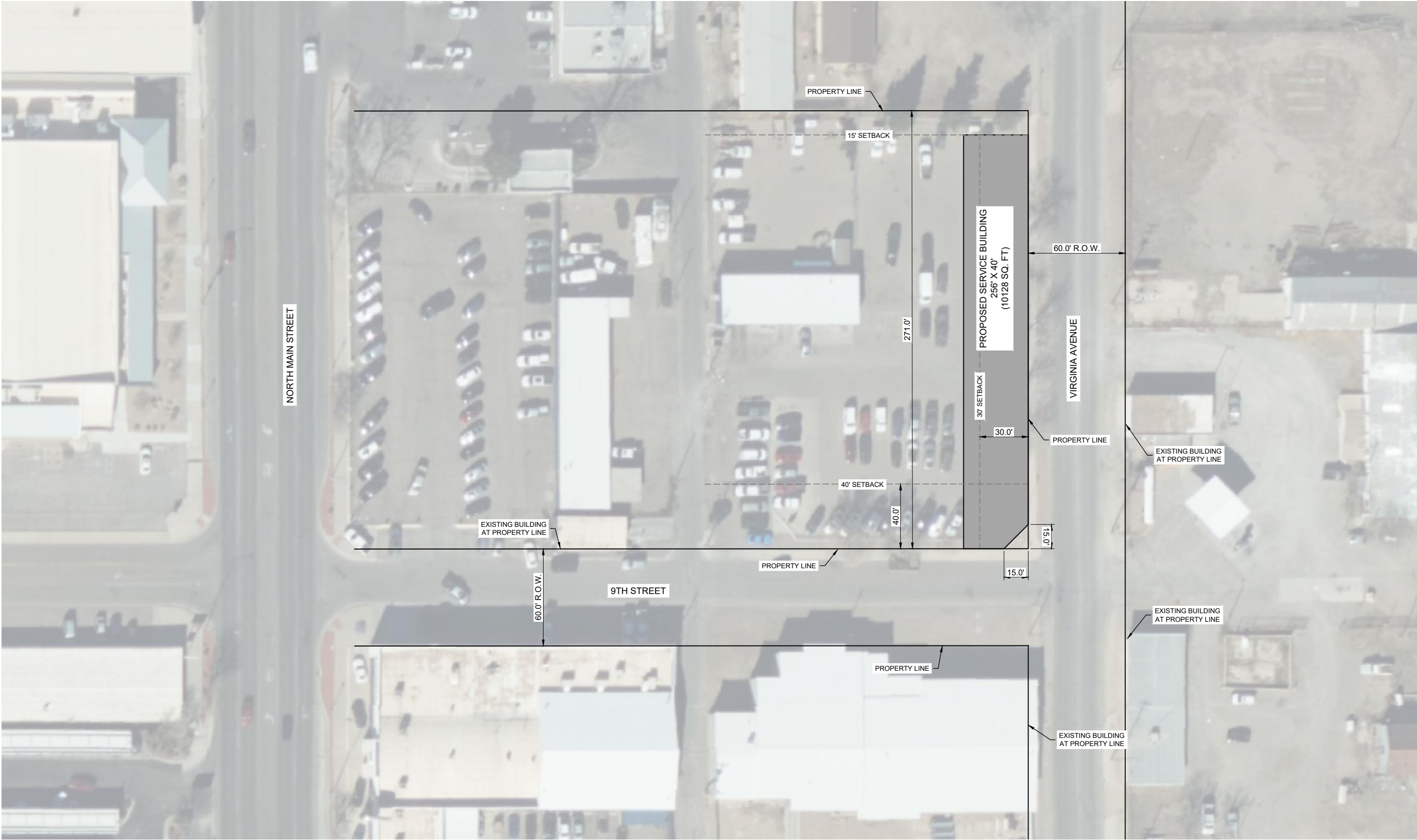
(Tract 1 Roswell Ford Property Boundary Survey)

Property Setbacks Variance Request (I1 Zoning) – Tract 1

Reasons for Variance Request:

- The proposed 10,240 s.f. building, with 14 bay service bays and office, has a length of 256 ft. This exceeds the 216 ft. depth between the front yard and rear yard setbacks of the Tract without encroaching into one or both of the setbacks. However, for the last 40 years, there has been a car wash building with a “zero” ft. front yard setback on the north right-of-way line of E. 9th St. within the same block. This building established the front yard setback at “zero” ft. If the new building is set at the same setback established by the car wash building (as allowed by the City Zoning Ordinance), then it will not encroach into the 15 ft. rear yard setback.
- In order for the proposed service operations to function properly on the site, as much available area as possible is needed between the existing alley and the new service building. This will allow adequate internal vehicle circulation, staging, and storage. By locating the new building at the east property line there will be enough space for the proposed use and the new building will match the same setback as the three neighboring buildings just to the south and east along N. Virginia Ave.

EXHIBIT G VAR-25-0059 : CONCEPTUAL LAYOUT FOR PROPOSED FORD SERVICE BUILDING



PRELIMINARY
NOT FOR
CONSTRUCTION

ROSWELL FORD ROSWELL, NEW MEXICO	NO.	1	DATE	BY
	REVISION DESCRIPTION	2		
		3		
		4		
		5		

ROSWELL FORD EAST 9TH STREET		CONCEPTUAL SERVICE BUILDING LAYOUT	
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Solutions for Today...
Vision for Tomorrow
401 N Pennsylvania
Roswell, NM 88201
Phone: 575-622-8866
www.smithengineering.pro



JOB NO: 324618	DATE: JUNE 2025
SHEET 1-1	NO.

R:\SEC-PROJECTS\324618\CADD\PLAN\SET\VAR-25-0059\CONCEPTUAL LAYOUT.dwg Jun 24, 2025 - 10:58am Saved By: lornaw