

EXHIBIT A MPLAT-25-0180 BLACK DIAMOND MAYWOOD SUBDIVISION



CITY OF ROSWELL FINAL PLAT APPLICATION

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

Property Owner's Name: Black Diamond Construction LLC **Email:** bdiamondconstruction20@gmail.com
Phone: 575.637.8141 **Address:** 210 E McGaffey St, Roswell NM 88203

Agent's Name: Arturo Alvarado **Email:** bdiamondconstruction20@gmail.com
Phone: 575.637.8141 **Address:** 210 E McGaffey St, Roswell NM 88203

Legal Description of Proposed Zone Change Area (Lot/Block/Subdivision, Tract, Section-Township/Range):
Subd: APOSTOLIC BIBLE CHURCH SUMMARY PLAT Tract: A DOC# 202506739 WD 4-135-060-206-517-000000
Subd: MAYWOOD Block: 3 Lot: 15 E2 AND:- Lot: 16 E2 , Lot: 15 W2 AND:- Lot: 16 W2, Lot 17, Lot: 18 AND:- Lot: 19

Reason for the Request: (Please attach extra sheet if necessary) 5 Lots 800 Block W College Blvd east & west sides of alley. Replat 5 lots into 8 lots for 8 single-family residential lots

Original Subdivision Name: MAYWOOD

of Lots: 5 **Blocks:** 3 **Subdivision filed date:** _____

Proposed Subdivision Name: BLACK DIAMOND MAYWOOD SUBDIVISION

of Lots: 8 **Blocks:** N/A **Area of Proposed Subdivision:** _____ **Acres:** 1.72 **Sq. Ft:** 75,000

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.


Property Owner Signature

11/7/25
Date


Agent's Signature

11/7/25
Date

MPLAT-25-0180

FOR OFFICIAL USE ONLY

P & Z Case #: ~~XXXXXX~~ **Date:** 12.9.2025 **Located in Historic District:** ☐ Yes ☒ No

Flood Zone: X **Current Zoning District:** R-3 **Current Use:** VACANT LAND

Required Yard Setbacks: Front Ft: 20' Side Ft: 5' 1 FLO: Rear Ft: 20' Side Ft: 25' STRE

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: MPLAT-25-0180 REQUEST FOR FINAL PLAT OF BLACK DIAMOND MAYWOOD SUBDIVISION IN THE R-3 RESIDENTIAL DISTRICT



Roswell Planning & Zoning Commission

Tuesday, December 9, 2025

Roswell City Hall Large Conference Room

425 N Richardson Avenue

Roswell, NM 88201

APPLICATION: CASE MPLAT-25-0180: Request for a Final Minor Plat in the R-3 Residential Zoning District to develop eight (8) lots for single family homes on the 800 Block W College Blvd

I. Property Under Consideration:

Property Address: 800 Block W College Blvd on North side of College Blvd and 1500 Blocks on North Kansas Ave and North Michigan Ave.

Legal Description: W College Blvd 800 Block, 1500 Block east side of N Kansas Ave & west side of N Michigan Ave. Legal Summaries (properties on Kansas Ave & west of alley) Subd: MAYWOOD Block: 3 Lot: 15 W2 AND:- Lot: 16 W2 , Lot: 15 E2 AND:- Lot: 16 E2 (807 W College Blvd) , Lot: 17 (1505 N Kansas Ave), Lot: 18 AND:- Lot: 19 , Quarter: SW S: 29 T: 10S R: 24E DOC# 202506739 WD; (property on Michigan Ave & east of alley) Subd: APOSTOLIC BIBLE CHURCH SUMMARY PLAT Tract: A S: 29 T: 10S R: 24E DOC# 202506739 WD.

Property Owner: Black Diamond Construction LLC

II. Site Data:

Site Area: 74,985 sq feet 1.72 acres

UPC(s): 4-135-060-206-517-000000, 4-135-060-190-509-000000, 4-135-060-189-517-000000, 4-135-060-193-524-000000, 4-135-060-186-524-000000,

Existing Land Use: Vacant

Proposed Land Use: Develop eight new single-family homes

Existing Zoning: R-3 Residential District

EXHIBIT B

STAFF SUMMARY FOR CASE: MPLAT-25-0180
REQUEST FOR FINAL PLAT OF BLACK DIAMOND MAYWOOD SUBDIVISION
IN THE R-3 RESIDENTIAL DISTRICT

Table 1: Adjacent Existing Land Use and Zoning to the property under consideration		
Direction:	Land Use:	Zoning:
North	Residential	R-2
South	Residential	R-3
West	Residential	R-3
East	Residential	R-3

Maps for MPLAT-25-0180

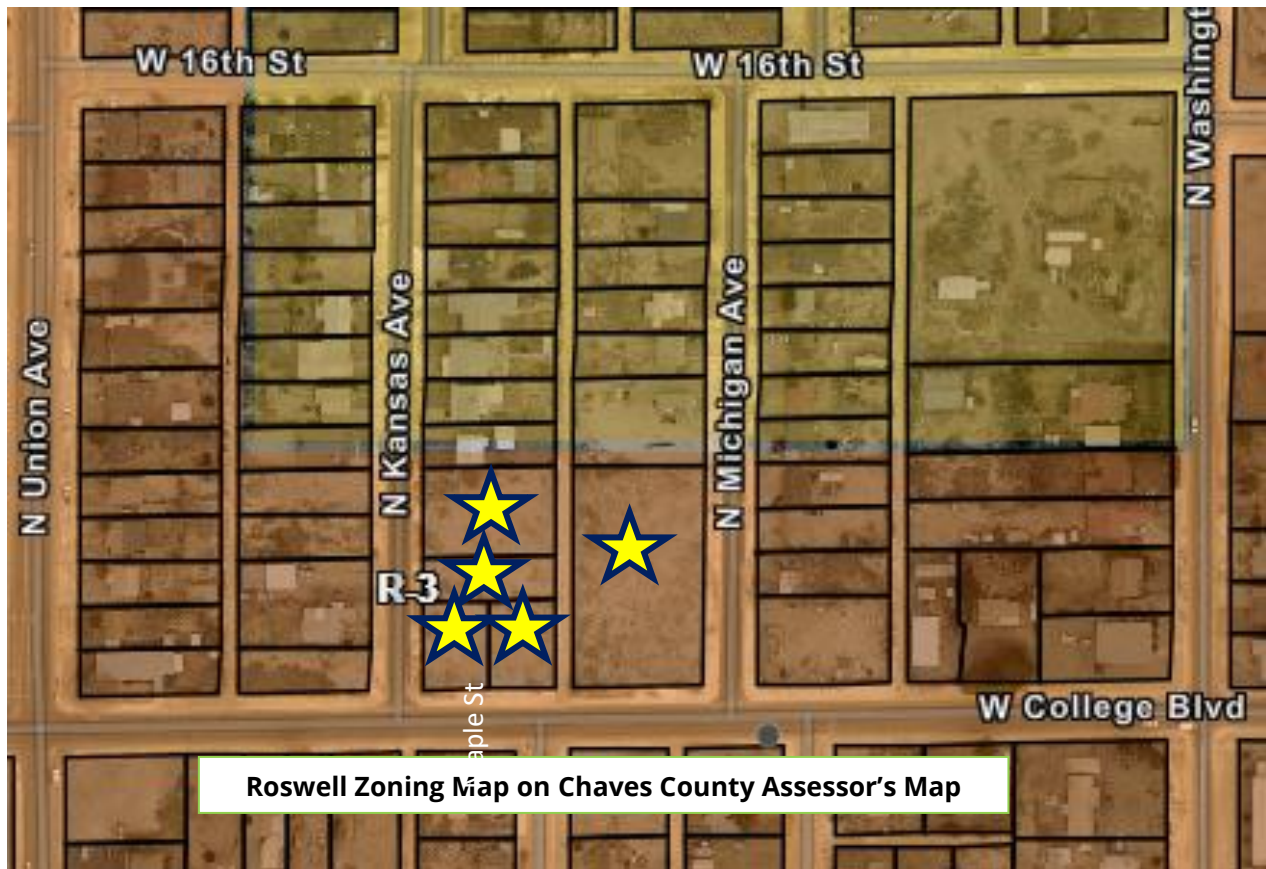
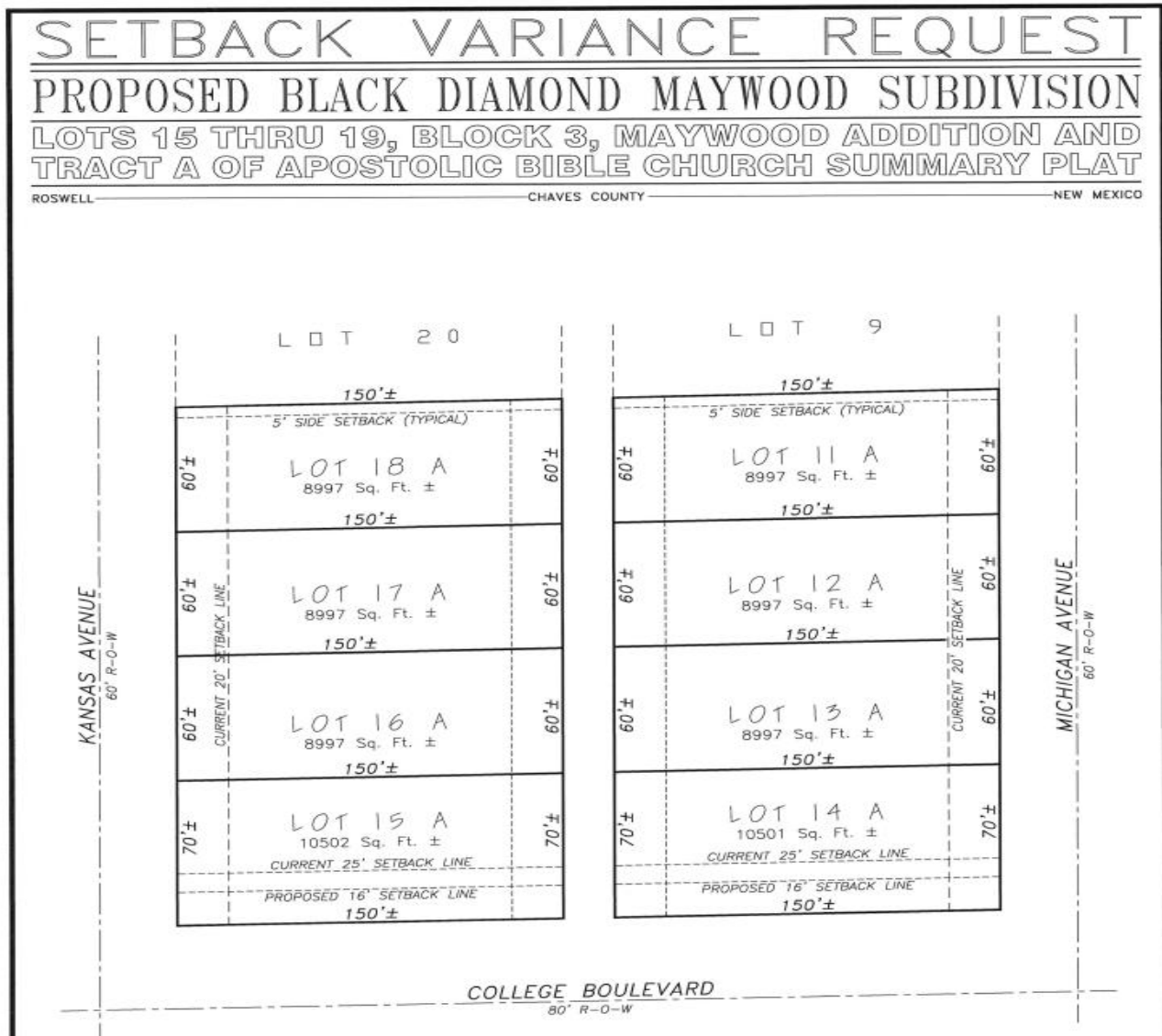


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STAFF SUMMARY FOR CASE: MPLAT-25-0180 REQUEST FOR FINAL PLAT OF BLACK DIAMOND MAYWOOD SUBDIVISION IN THE R-3 RESIDENTIAL DISTRICT

III. Intent of Petition:

The applicant for Zoning Case MPLAT-25-0180 is requesting a Final Plat of the Black Diamond Maywood Subdivision to create eight (8) lots for single-family homes.



Excerpt from Proposed Black Diamond Maywood Subdivision plat by Rains Surveying.

EXHIBIT B

STAFF SUMMARY FOR CASE: MPLAT-25-0180

REQUEST FOR FINAL PLAT OF BLACK DIAMOND MAYWOOD SUBDIVISION IN THE R-3 RESIDENTIAL DISTRICT

IV. Planning & Zoning Commission Considerations from Staff Review:

1. The property under consideration is in the R-3 Residential Zoning District.
2. The property is served by Kansas Avenue and Michigan Avenue, both classified as Local Streets. The two corner lots will have street side yards on College Boulevard classified as a Minor Arterial on the *2016 Comprehensive Master Plan Functional Street Classification Plan*.
3. The lot has approximately 300' frontage parallel with W College Blvd and approximately 250' frontage parallel with N Michigan Avenue and N Kansas Ave.



Google Earth Street View of Property looking west from W College

4. Minimum lot size requirement for single-family home in the R-3 Zoning District is 4,500 sq ft. The plat shows 8,997 square feet for each of the six interior lots, and 10,502 square feet for the two corner lots. Refer to Exhibit F for proposed lot dimensions and layout.
5. Water, sanitary sewer, and utilities area available to serve this proposed development project.

EXHIBIT B

STAFF SUMMARY FOR CASE: MPLAT-25-0180 REQUEST FOR FINAL PLAT OF BLACK DIAMOND MAYWOOD SUBDIVISION IN THE R-3 RESIDENTIAL DISTRICT

6. The Final Plat to create the 8 residential lot subdivision meets the *2016 Comprehensive Master Plan* Goal 8.9 Neighborhoods and Housing Goals, Objectives, and Implementation Strategies and specifically “Neighborhoods and Housing Goal 1: Promote a variety of housing types, sizes, and price ranges to accommodate housing needs of existing and future residents.” This infill housing development also meets the master plan Chapter 4 Section 4.9 “Land Use Goal 1: Promote quality infill development and redevelopment within existing neighborhoods or areas that are already served by City Infrastructure.”
7. The Planning & Zoning Commission’s recommendation on Zoning Case MPLAT-25-0180 will be forwarded to City Council to render a final decision.
8. This residential infill development is compatible with the surrounding residential land uses.

V. 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. As of the time of this writing, the Planning & Zoning Office has received zero (0) written protests, zero (0) verbal protests, and one (1) inquiry.
5. The property under consideration is currently within the jurisdiction of the City of Roswell, New Mexico.

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6. City of Roswell Subdivision Code Article 4: Subdivision Application Procedure and Approval Process Section 2: Application and Review Procedures regulates final plats.
7. The 2016 *Comprehensive Master Plan* Preferred Land Use Scenario Map (excerpt below) indicates the lots under consideration as high density residential. High density in Roswell is considered approximately 15 dwelling units per net acre.
8. Based upon review of the 2016 Comprehensive Master Plan and 2016 Affordable Housing Plan and need for all types of housing, staff has determined that approval of Zoning MPLAT-25-0180 is in the interest of the community, will have a positive impact as residential infill development on currently undeveloped land, and will provide housing options by adding new housing to the aging housing stock (85.8% built prior to 1990).



Excerpt from 2016 *Comprehensive Master Plan* Preferred Land Use Scenario Map

EXHIBIT B
STAFF SUMMARY FOR CASE: MPLAT-25-0180
REQUEST FOR FINAL PLAT OF BLACK DIAMOND MAYWOOD SUBDIVISION
IN THE R-3 RESIDENTIAL DISTRICT

VI. 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, and materials provided, it is recommended that the **Planning and Zoning Commission introduce a motion and vote a recommendation to City Council regarding Zoning Case MPLAT-25-0180.**

**EXHIBIT C.1: MPLAT-25-0180, VAR-25-0181, VAR-25-0182
LETTER NOTIFYING SURROUNDING PROPERTY OWNERS
(Page 1 of 2)**

LETTER SENT VIA CERTIFIED MAIL ON November 25, 2025 TO SURROUNDING PROPERTY OWNERS



**COMMUNITY DEVELOPMENT DEPARTMENT
400 W Second Street
Roswell, NM 88201
Telephone: (575) 637.6294**

**RE: PUBLIC HEARING NOTICE for ZONING CASES
MPLAT-25-0180, VAR-25-0181, VAR-25-0182**

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 Cases MPLAT-25-0180, VAR-25-0181, VAR-25-0182**. 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 REQUESTS:

CASE MPLAT-25-0180

Request a Final Minor Plat to replat 5 lots into 8 lots on the north side of West College Blvd in the 800 Block to build 8 single-family homes in the R-3 Residential Zoning District.

CASE VAR-25-0181

(Proposed BLACK DIAMOND MAYWOOD SUBDIVISION LOT: 15A)

Request a 16' setback Variance from south property line to house on future lot to be addressed as 1501 N Kansas Ave.

EXHIBIT D: CASE VAR-25-0182

(Proposed BLACK DIAMOND MAYWOOD SUBDIVISION LOT: 14A)

Request a 16' setback Variance from south property line to house on future lot to be addressed as 1500 N Michigan.

PROPERTY OWNER: Black Diamond Construction LLC

PROPERTY LOCATION: 5 Lots on the North Side of College Blvd in the 800 Block on both sides of the Alley in the 1500 Blocks of N Michigan Avenue and N Kansas Avenue.

LEGAL SUMMARIES: Properties on Kansas Ave & west of alley - Subd: MAYWOOD Block: 3 Lot: 15 W2 AND:- Lot: 16 W2 , Lot: 15 E2 AND:- Lot: 16 E2 (807 W College Blvd) , Lot: 17 (1505 N Kansas Ave), Lot: 18 AND:- Lot: 19 , Quarter: SW S: 29 T: 10S R: 24E DOC# 202506739 WD. Property on Michigan Ave & east of alley - Subd: APOSTOLIC BIBLE CHURCH SUMMARY PLAT Tract: A S: 29 T: 10S R: 24E DOC# 202506739 WD.

**EXHIBIT C.1: MPLAT-25-0180, VAR-25-0181, VAR-25-0182 LETTER
NOTIFYING SURROUNDING PROPERTY OWNERS
(Page 2 of 2)**

The City of Roswell Planning and Zoning Commission will hear public comments on the above zoning cases on Date: **TUESDAY, DECEMBER 9, 2025 at 10:00 a.m. in the City of Roswell City Hall Large Conference Room located at 425 N Richardson.**

You are entitled, although not obligated, to comment either in writing to our office, or in person or online 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 Community Development Department in the Roswell Development Services Office at 400 W Second Street, 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.

The **information packet** for these zoning cases will be available no later than 5:00 p.m., on **Friday, December 5, 2025**, and may be viewed 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 400 W Second Street. You may obtain copies of the information packet at a cost of 35 cents per sheet. The City's Zoning Ordinance is available 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

Esperanza DeLeon

Esperanza DeLeon
Planner II

(Area of Notification Map attached)

ANEXO C.2: MPLAT-25-0180, VAR-25-0181, VAR-25-0182
CARTA DEL VAR EN LA QUE SE NOTIFICA A LOS PROPIETARIOS
DE LAS PROPIEDADES CIRCUNDANTES

(Página 1 de 2)

CARTA ENVIADA POR CORREO CERTIFICADO EL 25 DE NOVIEMBRE DE 2025 A LOS PROPIETARIOS DE
LAS PROPIEDADES CIRCUNDANTES



DEPARTAMENTO DE DESARROLLO COMUNITARIO
400 W 2nd Street
Roswell, NM 88201
Teléfono: (575) 637.6280

RE: AVISO DE AUDIENCIA PÚBLICA para el CASO DE ZONIFICACIÓN
MPLAT-25-0180, VAR-25-0181, VAR-25-0182

Estimado propietario:

Usted ha recibido este aviso por correo certificado porque la información del Tasador del Condado de Chaves indica que usted es un propietario registrado dentro de los 100 pies del **Caso de Planificación y Zonificación de la Ciudad de Roswell MPLAT-25-0180, VAR-25-0181, VAR-25-0182**. Este aviso le informa de una próxima 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:

CASE MPLAT-25-0180

Solicito un plano final de parcela menor para reparcelar 5 parcelas en 8 parcelas en el lado norte de West College Blvd, en el bloque 800, para construir 8 viviendas unifamiliares en el distrito residencial R-3.

CASE VAR-25-0181

(Proposed BLACK DIAMOND MAYWOOD SUBDIVISION LOT: 15A)

Solicito una variación de retroceso de 16 pies desde la línea sur de la propiedad hasta la casa en el futuro solar que se dirigirá como 1501 N Kansas Ave.

EXHIBIT D: CASE VAR-25-0182

(Proposed BLACK DIAMOND MAYWOOD SUBDIVISION LOT: 14A)

Solicito una variación de 16' de retraso desde la línea sur de la propiedad hasta la casa en el futuro lote, que se tratará como 1500 N Michigan.

PROPIETARIO: Black Diamond Construction LLC

UBICACIÓN DE LA PROPIEDAD: 5 parcelas en el lado norte de College Blvd, en la cuadra 800, a ambos lados del callejón, en las cuadras 1500 de N Michigan Avenue y N Kansas Avenue.

ANEXO C.2: MPLAT-25-0180, VAR-25-0181, VAR-25-0182
CARTA DEL VAR EN LA QUE SE NOTIFICA A LOS PROPIETARIOS
DE LAS PROPIEDADES CIRCUNDANTES
(Página 2 de 2)

RESÚMENES LEGAL: Propiedades en Kansas Ave y al oeste de Alley - Subd: MAYWOOD Block: 3 Lot: 15 W2 AND:- Lot: 16 W2 , Lot: 15 E2 AND:- Lot: 16 E2 (807 W College Blvd) , Lot: 17 (1505 N Kansas Ave), Lot: 18 AND:- Lot: 19 , Quarter: SW S: 29 T: 10S R: 24E DOC# 202506739 WD. Propiedad en Michigan Ave y al este de Alley - Subd: APOSTOLIC BIBLE CHURCH SUMMARY PLAT Tract: A S: 29 T: 10S R: 24E DOC# 202506739 WD.

La Comisión de Planificación y Zonificación de la Ciudad de Roswell escuchará los comentarios públicos sobre los casos de zonificación anteriores del la Fecha: **MARTES 9 DE DICIEMBRE DE 2025 a las 10:00 a.m. en la sala de conferencias grande del ayuntamiento, situado en 425 N Richardson.** Usted tiene derecho, aunque no está obligado, a comentar ya sea por escrito a nuestra oficina, o en persona o en línea en la audiencia.

Para ser consideradas, las protestas por escrito deben ser presentadas y recibidas por la División de Planificación y Zonificación a más tardar al mediodía del día hábil anterior a la reunión de la Comisión de Planificación y Zonificación. Los comentarios por escrito pueden entregarse al Departamento de Desarrollo Comunitario de la División de Planificación y Zonificación en la Oficina de Servicios de Desarrollo de Roswell en 400 W Second Street, o enviarse a: *City of Roswell, Planning & Zoning Administrator, PO BOX 1838, Roswell, NM 88202-1838* o por correo electrónico a m.hildreth@roswell-nm.gov.

El **paquete** de información para estos casos de zonificación estará disponible a más tardar a las 5:00 p.m., el **viernes 5 de diciembre 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 400 W Second Street. 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, incluidos el orden del día y las actas, pueden proporcionarse en varios formatos accesibles. Comuníquese con el Secretario de la Ciudad al 575-624-6700 si necesita un resumen u otro tipo de formato accesible.

Respetuosamente

Merideth Hildreth

Merideth Hildreth, AICP
Administrador de Planificación y Zonificación
(Mapa del Área de Notificación adjunto)

Esperanza DeLeon

Esperanza DeLeon
Planificador II

EXHIBIT D: CASE MPLAT-25-0180

EXHIBIT D: CASE VAR-25-0181

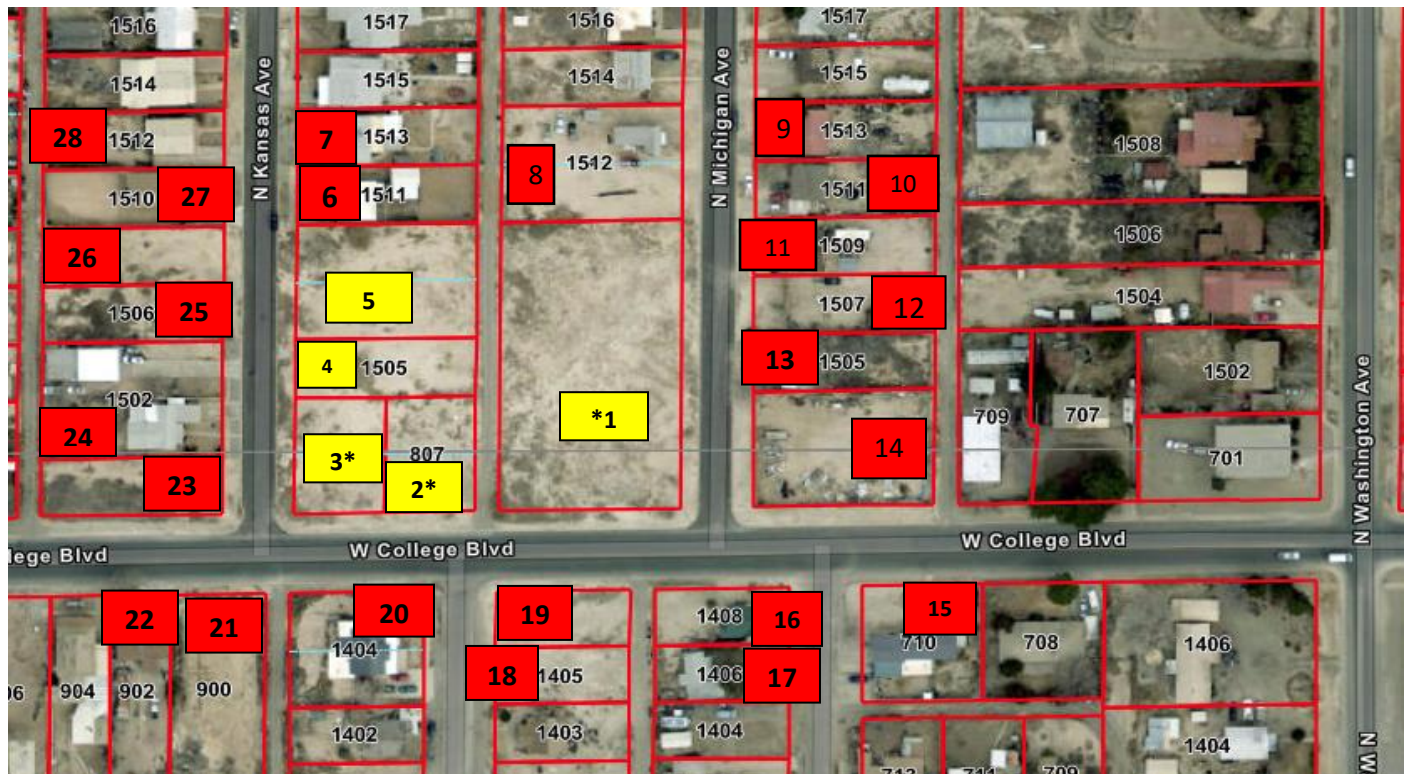
EXHIBIT D: CASE VAR-25-0182

Request a Final Minor Plat to replat 5 lots into 8 lots on the north side of West College Blvd in the 800 Block; a setback Variance to future 1501 N Kansas Ave, a setback Variance to future 1500 N Michigan Avenue in the R-3 Residential Zoning District to build 8 single-family homes.

Solicitar un plano final de menor para reparcelar 5 lotes en 8 lotes en el lado norte de West College Blvd en el bloque 800; una variación de retroceso para la futura 1501 N Kansas Ave, una variación para la futura 1500 N Michigan Avenue en el Distrito de Zonificación Residencial R-3 para construir 8 viviendas unifamiliares.

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



 PROPERTIES UNDER CONSIDERATION / PROPIEDAD BAJO CONSIDERACIÓN

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

**EXHIBIT E: MPLAT-25-0180, VAR-25-0181, VAR-25-0182 – NOTIFICATION AREA
ADDRESSES**

1,2,3,4,5 (Vacant Lots)
Black Diamond Construction LLC
210 E McGaffey St
Roswell, NM 88203

6,
Rodriguez, Evelyn
OR CURRENT PROPERTY OWNER
1511 N KANSAS AVE
ROSWELL, NM 88201

Rodriguez, Evelyn
1571 E Thiesen
Holtville, CA 92250

7
Morales, Maria
1513 N Kansas Ave
Roswell, NM 88201

8
Campos, Phillip
OR CURRENT OWNER
1512 N Michigan Ave
Roswell, NM 88201

Campos, Phillip
417 Saucedo Ave
Roswell, NM 88203

9
Saenz, Juana M; (AKA Juana M Torres)
OR CURRENT PROPERTY OWNER
1513 N Michigan Ave
Roswell, NM 88201

Saenz, Juana M; (AKA Juana M Torres)
8 W Orchard Park Rd
Dexter, NM 88230

10
Luevano, Angie E
OR CURRENT PROPERTY OWNER
1511 N Michigan Ave
Roswell, NM 88201

Luevano, Angie E
1962 Garfield Ave
Kansas City, KS 66104

11
Lujan, Jessica; Lujan, Eucevio R
OR CURRENT PROPERTY OWNER
1509 N Michigan Ave
Roswell, NM 88201

Lujan, Jessica; Lujan, Eucevio R
1608 N Michigan Ave
Roswell, NM 88201

12
Lujan, Jessica; Lujan, Eucevio R
OR CURRENT PROPERTY OWNER
1507 N Michigan Ave
Roswell, NM 88201

Lujan, Jessica; Lujan, Eucevio R
1608 N Michigan Ave
Roswell, NM 88201

13
Jaffe, Victoria
1505 N Michigan Ave
Roswell, NM 88201

14 (Vacant Lot)
Orozco, Luis; Orozco, Viridiana
711 W College Blvd
Roswell, NM 88201

Orozco, Luis; Orozco, Viridiana
2008 N Mississippi Ave
Roswell, NM 88201

**EXHIBIT E: MPLAT-25-0180, VAR-25-0181, VAR-25-0182 – NOTIFICATION AREA
ADDRESSES**

15 Oaxaca, Víctor; Oaxaca, Martha OR CURRENT PROPERTY OWNER 710 W College Blvd Roswell, NM 88201	20 Johnson, Matthew A; Johnson, Rachel D 1404 N Maple Ave Roswell, NM 88201
Oaxaca, Víctor; Oaxaca, Martha 701 S Kansas Ave Roswell, NM 88203	21 (Vacant Lot) Kauslick, Albert A 900 W College Blvd Roswell, NM 88201
16 Lujan, Dora Jeanie OR CURRENT PROPERTY OWNER 1408 N Michigan Ave Roswell, NM 88201	Kauslick, Albert A PO BOX 1148 Roswell, NM 88202
Lujan, Dora Jeanie 8204 Bret PL NE Albuquerque, NM 87109	22 Osuna, Jose; Osuna, Viridiana OR CURRENT PROPERTY OWNER 902 W College Blvd Roswell, NM 88201
17 Rodríguez, Jesse; Rodríguez Marlene 1406 N Michigan Ave Roswell, NM 88201	Osuna, Jose; Osuna Viridiana 1511 S Pennsylvania Roswell, NM 88203
18 (Vacant Lot) Arnold Estate, Clara L 1405 N Maple Ave Roswell, NM 88201	23 (Vacant Lot) Monafo, John 1500 N Kansas Roswell, NM 88203
Arnold Estate, Clara L 205 W Mountain View Rd Roswell, NM 88203	Monafo, John 605 S Missouri Ave Roswell, NM 88203
19 (Vacant Lot) Madrid, Jose Lupe 806 W College Blvd Roswell, NM 88201	24 Garcia, Estela; Castillo, Victor 1502 N Kansas Ave Roswell, NM 88201
Madrid, Jose Lupe 403 S Kansas Ave Roswell, NM 88203	25, 26 (Vacant Lot) Lozano, Jose; Villegas, Anna 1506 N Kansas Ave Roswell, NM 88201

**EXHIBIT E: MPLAT-25-0180, VAR-25-0181, VAR-25-0182 – NOTIFICATION AREA
ADDRESSES**

25, 26 Continued
Lozano, Jose; Villegas, Anna
4302 Calumet Rd
Roswell, NM 88201

27
Pena, Oralia S
OR CURRENT PROPERTY OWNER
1510 N Kansas Ave
Roswell, NM 88201

Pena, Oralia S
1104 W 11th St
Roswell, NM 88201

28
Velos, Fred; Velos, Olivia
OR CURRENT PROPERTY OWNER
1512 N Kansas Ave,
Roswell, NM 88201

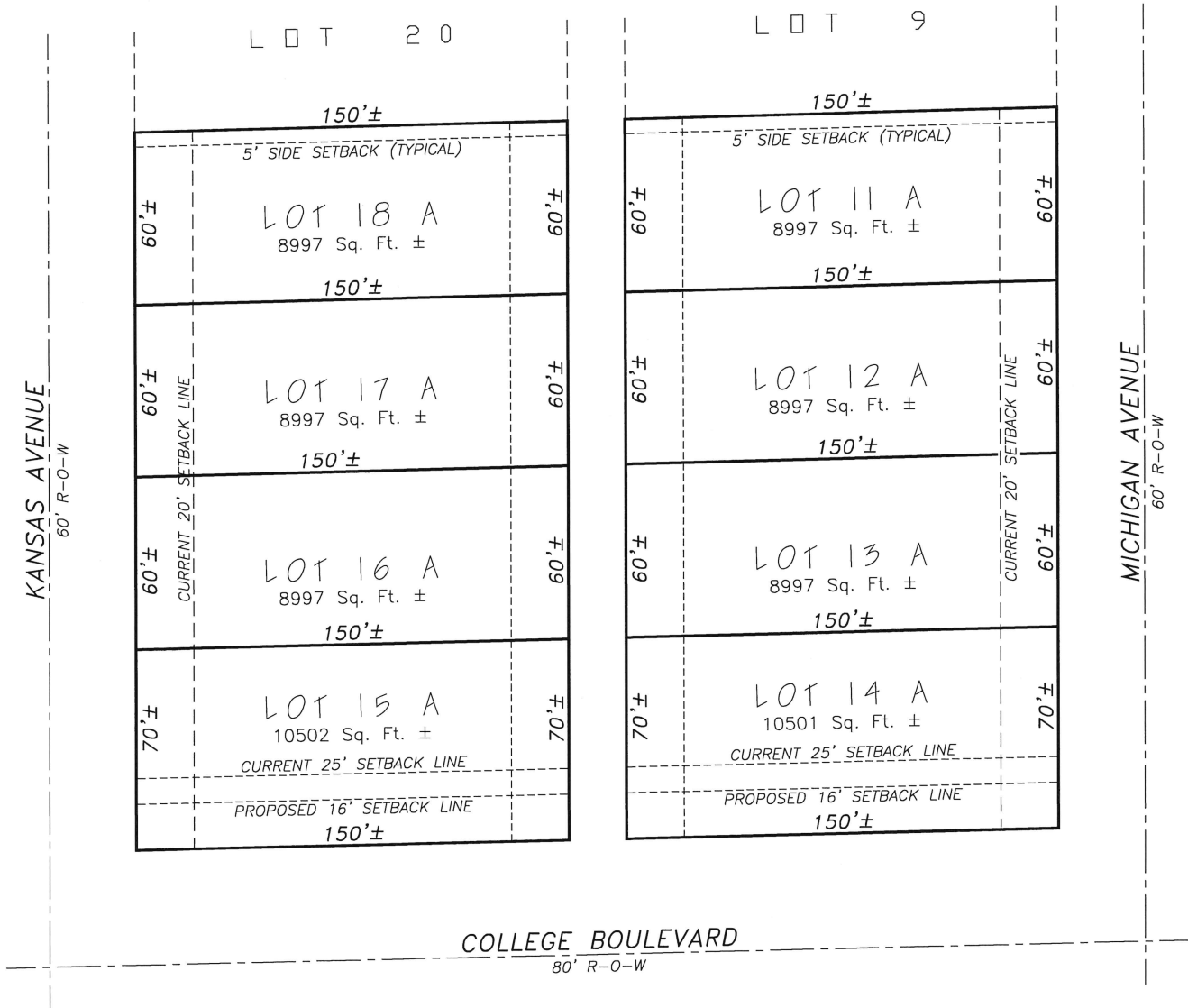
Velos, Fred; Velos, Olivia
405 Swinging Spear Rd
Roswell, NM 88201

SETBACK VARIANCE REQUEST

PROPOSED BLACK DIAMOND MAYWOOD SUBDIVISION

LOTS 15 THRU 19, BLOCK 3, MAYWOOD ADDITION AND TRACT A OF APOSTOLIC BIBLE CHURCH SUMMARY PLAT

ROSWELL ————— CHAVES COUNTY ————— NEW MEXICO



NOTES:

THE PURPOSE OF THIS VARIANCE REQUEST IS TO REDUCE THE MINIMUM STREET SIDE YARD SETBACK ALONG COLLEGE BOULEVARD FROM 25 FEET TO 10 FEET IN ORDER TO ACCOMMODATE ADEQUATELY SIZED DWELLINGS ON LOTS 14A AND 15A.

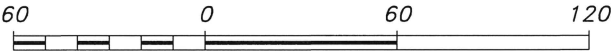
THE SUBJECT PROPERTIES ARE ZONED R-3 (RESIDENTIAL DISTRICT) PER THE CITY OF ROSWELL, NEW MEXICO PARCEL MAP REVISED MARCH 29, 2022.

THE LAYOUT OF THE PROPOSED BLACK DIAMOND MAYWOOD SUBDIVISION IS CONTINGENT ON THE APPROVAL OF THIS VARIANCE.

THE OWNER OF RECORD FOR THE SUBJECT PROPERTIES IS:
BLACK DIAMOND CONSTRUCTION, LLC.
210 EAST McGAFFEY STREET
ROSWELL, NM 88203
(575) 840-5327



SCALE: 1" = 60'



10/31/2025

RAINS
SURVEYING

PROFESSIONAL LAND SURVEYING SERVICES • EST. 1996
P.O. BOX 1474 • ROSWELL • NEW MEXICO • (575)622-8411