

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
AGENDA SUMMARY FORM**

**DEPARTMENT:**

**AGENDA DATE:**

**CONTACT PERSON NAME AND PHONE NUMBER:**

**DISTRICT(S) AFFECTED:**

**STRATEGIC GOAL:**

**SUBJECT:**

**BACKGROUND/DISCUSSION:**

**PRIOR COUNCIL ACTION:**

Has the Council previously considered this item or a closely related one?

**AMOUNT AND SOURCE OF FUNDING:**

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

Director of Planning:  
Danielle Landry

Planner  
Juan Crosby



Chairman Robert Ardivino  
Commissioner Randy Eiland  
Commissioner Luis Aguilar  
Commissioner Arlean Murillo

CITY OF SUNLAND PARK  
PLANNING AND ZONING COMMISSION  
NOTICE OF REGULAR MEETING  
Regular Meeting Agenda  
**Wednesday August 24<sup>th</sup> 2022**  
**Time: 5:30 PM**

Meeting ID: 823 0255 1132  
Passcode: 246951  
One tap mobile  
+12532158782,,82302551132# US (Tacoma)  
Join Zoom Meeting

<https://us02web.zoom.us/j/82302551132?pwd=YXRZaklGN3kzY0NpVFJNODhWeGZZUT09>

**CALL TO ORDER & ROLL CALL**

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*Announce the presence of a Quorum.*

**PLEDGE OF ALLEGIANCE**

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**CONFLICT OF INTEREST**

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*At the opening of each Planning & Zoning meeting, the chairman shall ask if any member of the commission, the Community Services Director, or any member of the city staff has any known conflict of interest with any item on the agenda.*

**APPROVAL OF AGENDA**

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**PUBLIC COMMENT**

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*Residents must sign up with the City Clerk to address the commission. Comments are limited to 3 Minutes, and there will be a maximum of 30 Minutes allowed for Public Comment.*

**PRESENTATION**

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**CONSENT AGENDA**

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*All matters listed under the Consent Agenda are considered to be routine by the commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

**NEW BUSINESS AND RESOLUTIONS**

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- 1) SUP-22-59 Prohibition 37 as represented by Devin Duszynski is requesting approval of a Special Use Permits for a Cannabis Dispensary business located 871 McNutt Rd.
- 2) SUBD-PRE-22-85: The applicant Mr. Roberto Talamas is requesting recommendation of approval for a Subdivision Preliminary Plat named Sun River Estates consisting of approximately 62.87 acres located in Sunland Park, NM on the Southwest corner of Girl Scout Lane & Frontera Rd (Parcel ID: R1603765 and R1600239). Subdivision will approximately consist of 224 Residential Lots and 2 Open Space Parks.

**REMARKS AND INQUIRIES BY THE COMMISSION**

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**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT REPORT**

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**ADJOURNMENT**

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**PLEASE NOTE:** If you are an individual with a disability who is in need of a reader, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Office of the City Clerk at (575) 589-7565 at least one week prior to the meeting.

**POSTED:** City Clerk's Office, Motor Vehicle Division, Public Health Office, Sunland Park Post Office, Sunland Park Library, Santa Teresa Post Office, Sunland Park Grocery, Mercedes Grocery and Carousel Convenience Store, Edgemont, Villa Valencia, San Gabriel and Tierra Madre.

Juan Crosby - Community & Economic Development Department: City Planner

# AGENDA ITEM NO. 1

## CITY OF SUNLAND PARK PLANNING AND ZONING

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**Meeting Date:** 08/24/2022

**Submitted By:**

Juan Crosby Planner

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**Subject:**

SUP-22-59 Prohibition 37 as represented by Devin Duszynski is requesting approval of a Special Use Permits for a Cannabis Dispensary business located 871 McNutt Rd

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**Background:**

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**Recommendation:** Approve with conditions

**DRT Comments:** DRT NOTES

FIRE: Tenant Improvement (TI) Plan must get review approval from fire review official

CRRUA: Existing location with service, changes to add production requires ready willing and able letter

CED: 10% on landscape, NMDOT permitting approval required for any construction on NMDOT right-of-way

# Preliminary Plat Case Report **Case No. SUP-22-59**

**Subject Property:** 871 McNutt Rd

Existing Use: Vacant Building. Previously Restaurant then Office Building.

**Subdivision:**

**Account #** R1602369

**Zoning:** C2 Commercial

**Parcel ID:** 4-020-170-345-400

**Legal Description: Applicant:** Section 8 , Township 29S, Range 4E

**Current Property Owner:** Devin Duszynski

**Applicant Representative :** Regina Okoye

**Planning Commission Hearing Date:** 08-24-2022

**Landscape Required / Total Lot Area:** 1149. *Total Provided 2146*

**Irrigation Plan submitted :** Yes

**Applicable Sections of City's Code:**

- [§ Title 2-Chapter 1 Planning & Zoning Commission](#)
- [§ Title 10-10-3 Special Use](#)

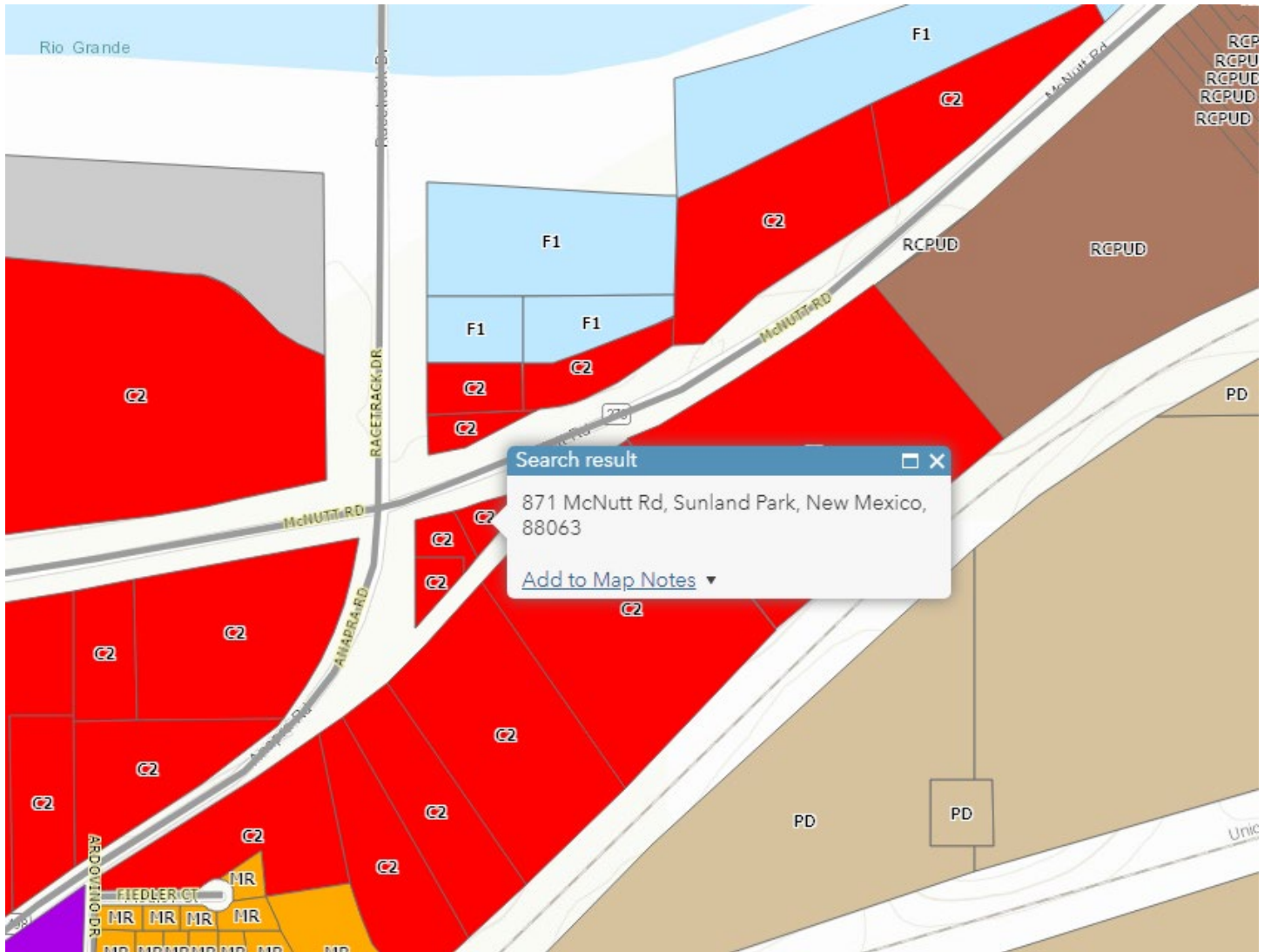
## **I. Site Data**

**Number of Lot:**

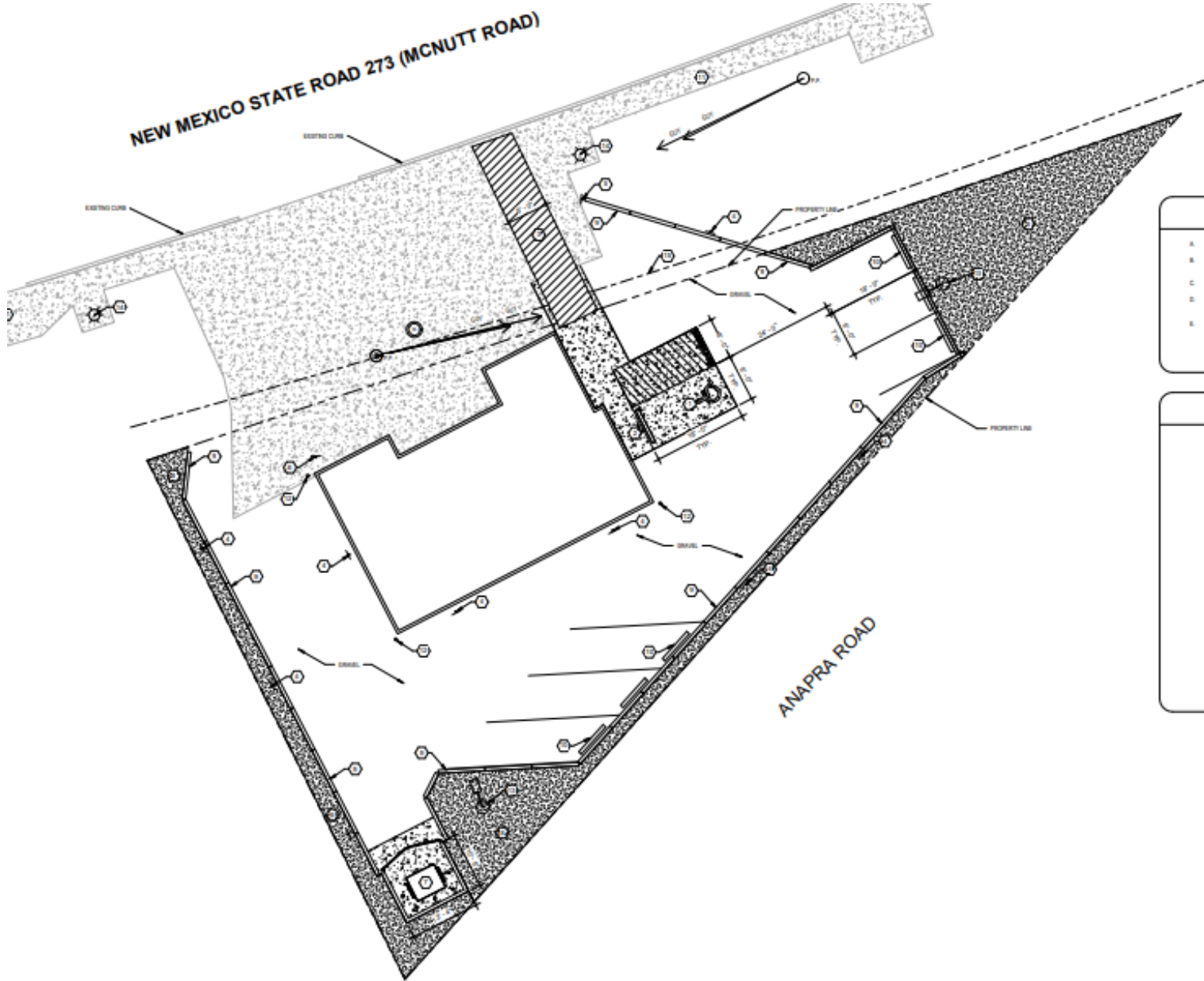
**Subdivision Size:** 0.28 Acres

<b>Direction</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	C2	Commercial
<b>East</b>	C2	Commercial
<b>South</b>	C2	Commercial
<b>West</b>	C2	Commercial

# Zoning Map



871 McNutt \_ Architectural Site Plan



**GENERAL NOTES**

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES AND LOCAL REQUIREMENTS
- ALL EXISTING SURFACES TO REMAIN UNLESS NOTED OTHERWISE
- GRAVEL TO BE COMPACTED TO BEST LOCAL PRACTICES AND WITHIN THE BEARING OF EMERGENCY VEHICLES
- ALL PARKING SPACES SHOWN ARE FOR DRINKING PURPOSES ONLY

**KEYED NOTES**

- ADA PARKING SEE REF. 208
- ADA PARKING SEE REF. 1108
- ACCESSIBLE ROUTE
- FIRE LANE "NO PARKING" SIGN
- "DO NOT ENTER" SIGN SEE 12A08
- "ONE WAY" SIGN SEE 12A04
- DUMPSTER ENCLOSURE SEE 410
- NEW LANDSCAPE AREA
- RAILROAD TIES AT LANDSCAPE EDGE REFER TO LANDSCAPE
- WHEEL STOP SEE 602
- EXISTING SIDEWALK
- BOUNDARY SEE 404
- LIGHT POLES ELECTRICAL
- EXISTING LIGHT POLE
- RIGHT OF WAY LINE (REFER)

**PARKING CALCULATIONS**

SPACES REQUIRED:

RETAIL/MERCHANDISING 1 SPACE PER 300 S.F.  
 TRUCKS 10 SPACES

SPACES PROVIDED:

TOTAL 7 SPACES

REV	DATE	BY	REVISION

**MODULUS ARCHITECTS**  
 100 SUN AVENUE NE SUITE 600  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE (505) 338-1499 FAX (505) 339-1498  
 TOLL FREE 1-888-244-2107



**CONSTRUCTION DOCUMENTS**

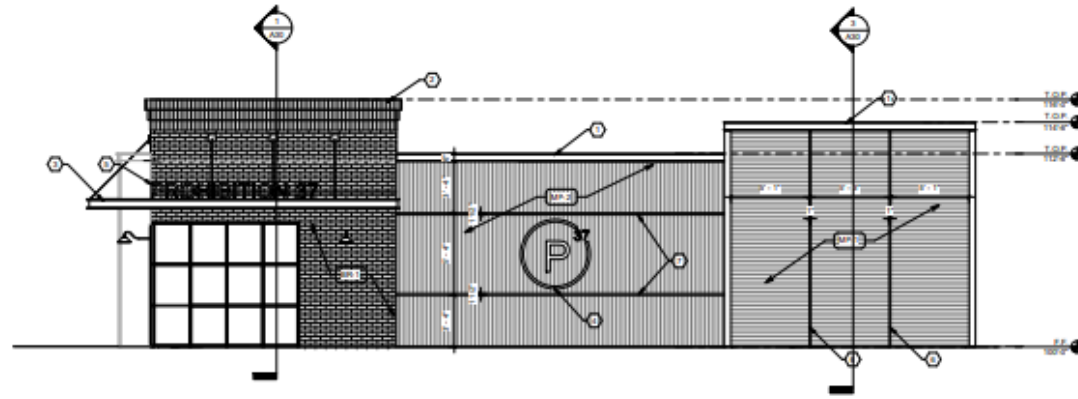
PROJECT TITLE: P37  
 871 McNutt Rd, Surf and Park, TBM 080103

PROJECT MANAGER: JTB  
 DRAWN BY: JTB

**ARCHITECTURAL SITE PLAN**

DATE: 6/26/2022  
 SHEET: 24

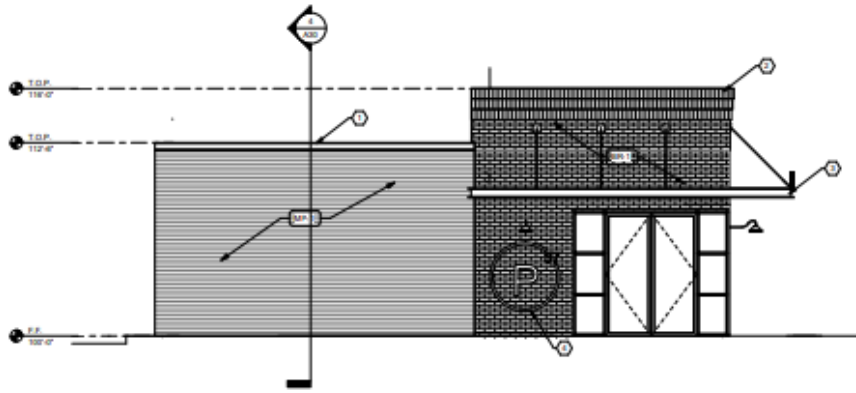
# Exterior Elevations



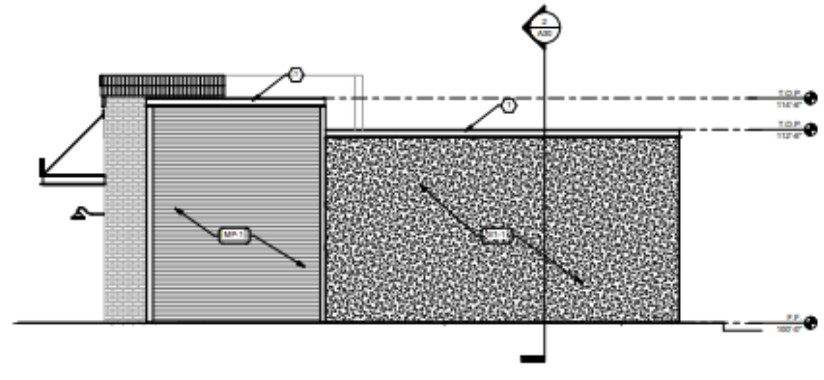
**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES	
EF.1	STUCCO 80 PARTS WHITE
MP.1	METAL PANEL CHARCOAL GREY BRICKS HC IN HORIZONTAL
MP.2	METAL PANEL CHARCOAL GREY BRICKS HC IN VERTICAL
MB.1	TEN BRICK OLD FACTORY HOME BRICK TRADITIONAL

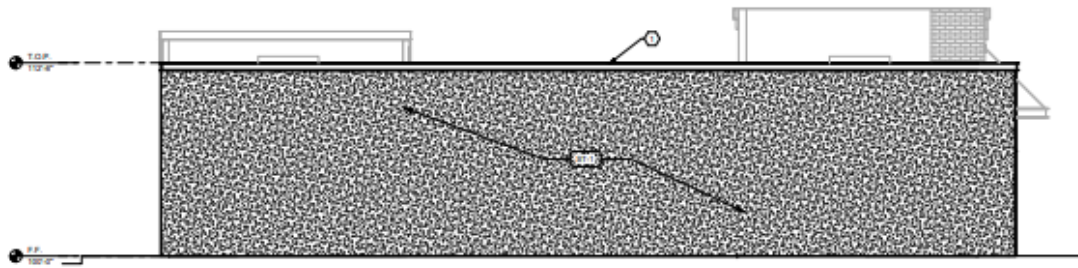
KEYED NOTES	
⊙	METAL COPING BLACK
⊙	3/8" X 3/8" SQUARE TUBULAR BRACKET 1
⊙	METAL CROFT WHITE BLACK FINISH
⊙	PROPOSED LOGS BY OTHER
⊙	PROPOSED LOGS BY OTHER
⊙	VERTICAL # BOLDING 100 BLACK
⊙	ARC 1/2 BLACK



**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



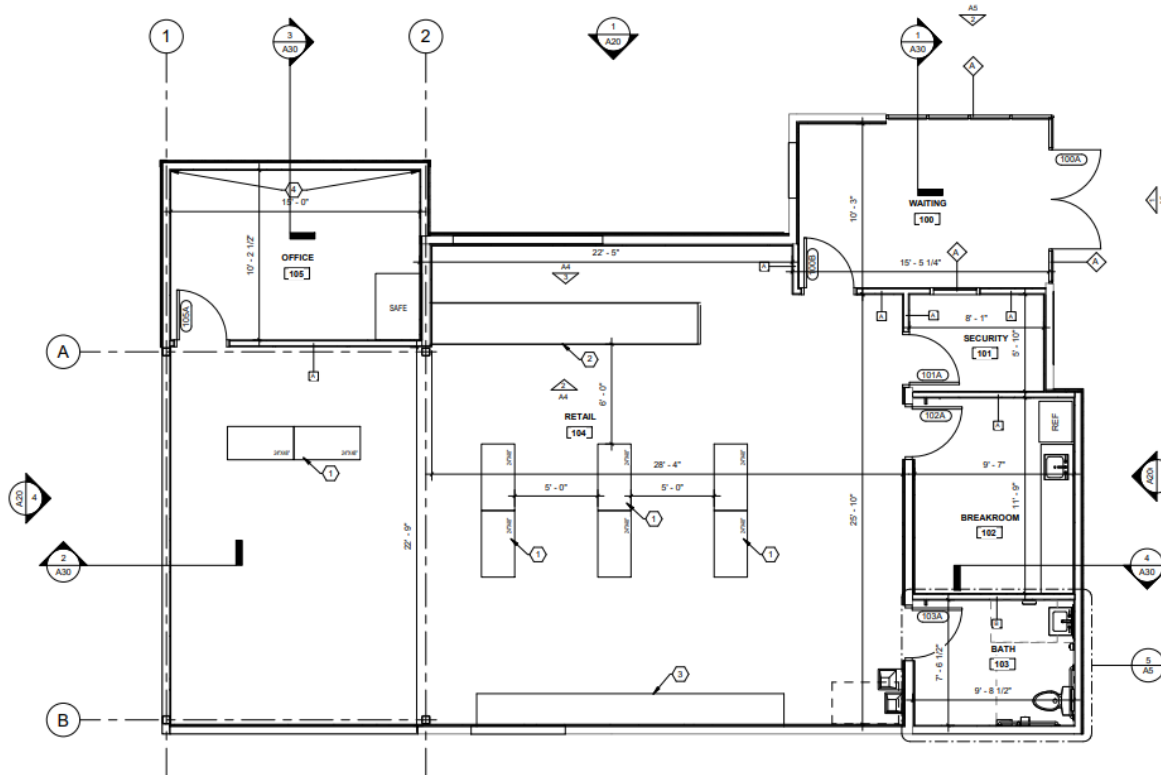
**4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



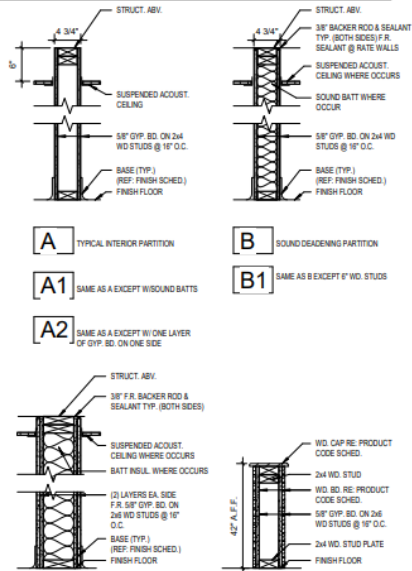
# Floor Plans



**1 FIRST FLOOR**  
SCALE: 1/4" = 1'-0"

- ### KEYED NOTES
- 1 PRODUCT DISPLAY CASE BY OWNER
  - 2 SALES COUNTER. RE: MILLWORK ELEVATIONS ON A4
  - 3 MERCHANDISE WALL AREA
  - 4 METAL MESH TO BE PLACED IN OFFICE WALLS. SEE SECTION

### PARTITION TYPES:



REV	DATE	DESCRIPTION

**MODULUS ARCHITECTS**  
 100 SUN AVENUE NE SUITE 600  
 ALBUQUERQUE, NEW MEXICO 87709  
 PHONE (505) 338-1499 FAX (505) 338-1498  
 TOLL FREE 1-866-224-2161

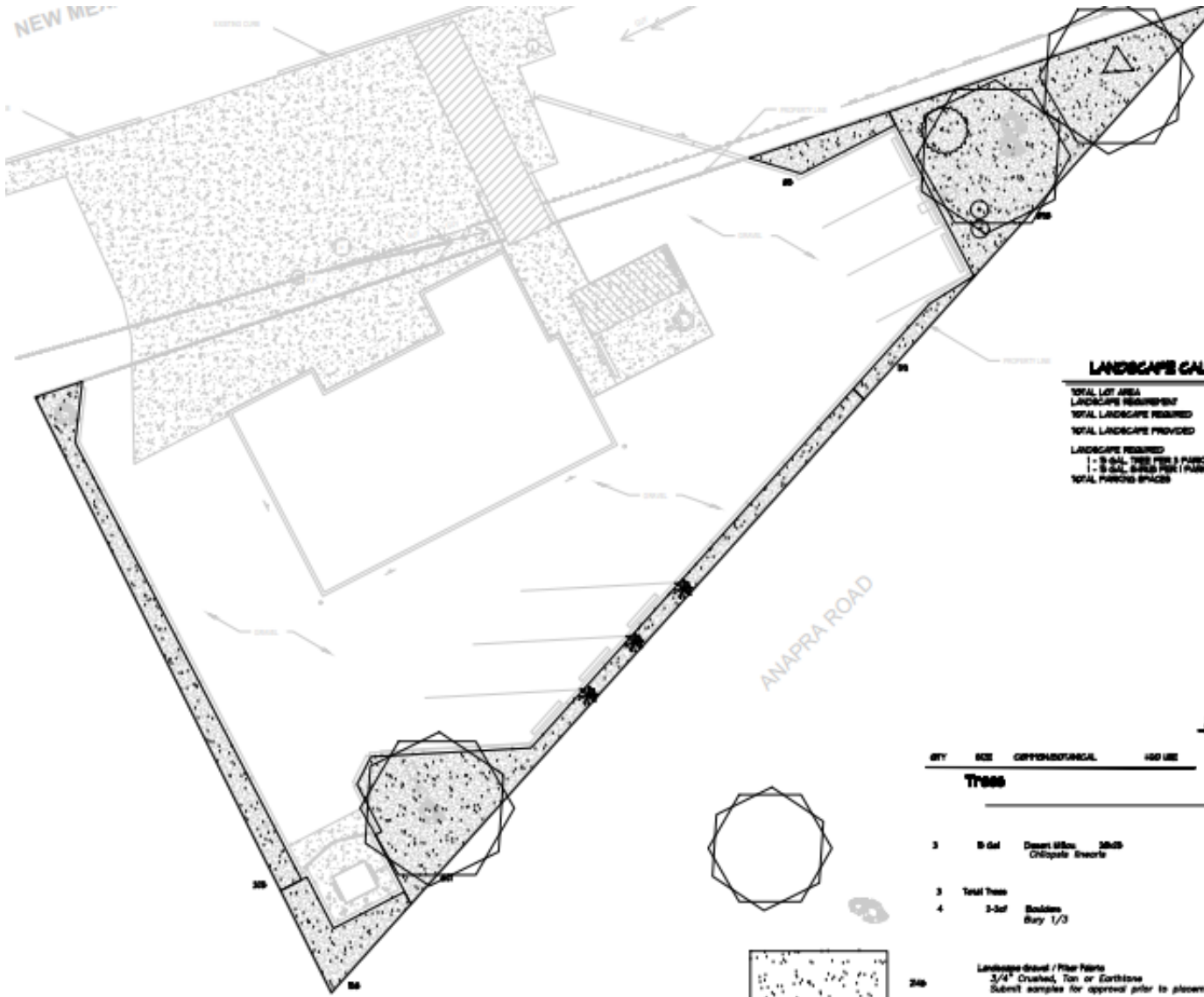


**ON DOCUMENTS**

NM 88063	DRAWN BY:
NO.	DATE:



# Landscape Plans



**LANDSCAPE NOTES**  
 Contractor is responsible for their own takeoff. Quantities provided on this plan are for permitting purposes. Any discrepancy between quantities provided on this plan and contractor takeoff shall be reported to the Landscape Architect for verification.

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Las Cruces, Landscape Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in accordance with the City of Las Cruces Storm Code. In general, water conservation, environmentally sound landscape principles will be followed in design and installation.

Landscape ground cover Plant Materials to a minimum depth of 2" shall be placed in all landscape areas which are not designated to receive water runoff.

**IRRIGATION NOTES**  
 Irrigation shall be a complete underground system with Trees to receive 1 Gallon per inch (GPI) length with 3 loops at a final radius of 48" from tree trunk, placed in grass. Manholes shall have diameter 12" dia, with a flow of 24 gpm. Shrub to receive 12" dia GPI Dry. Drains and Bubbler systems to be tied to 10" polypropylene Run caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Parts of connection for irrigation system is shown in current site and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Contractor.

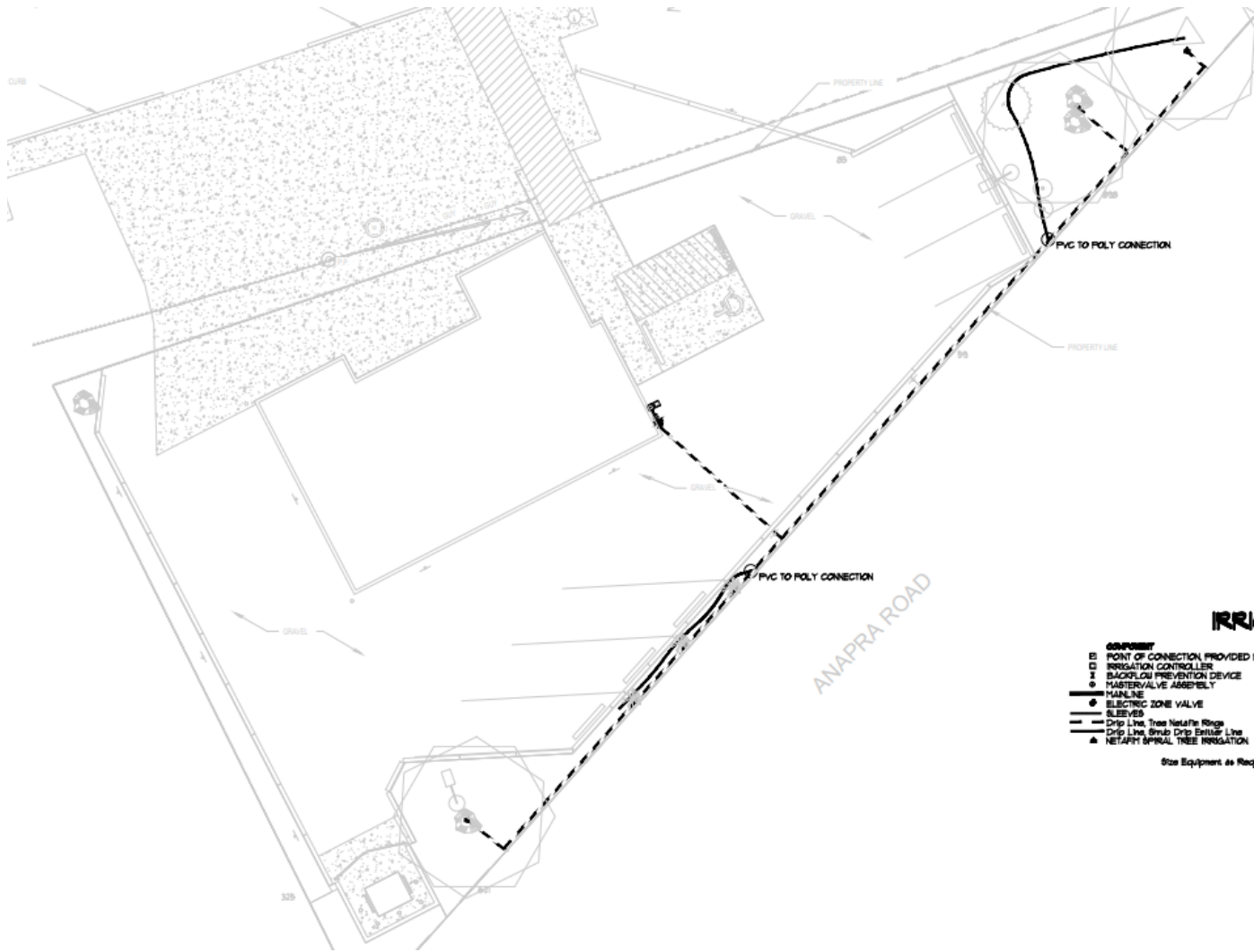
## LANDSCAPE CALCULATIONS

TOTAL LOT AREA	5884
LANDSCAPE REQUIREMENT	$\times .25$
TOTAL LANDSCAPE REQUIRED	1471
TOTAL LANDSCAPE PROVIDED	246
LANDSCAPE REQUIRED	
1 - 8-GAL TREE PER 1 PARKING SPACES	1
1 - 8-GAL SHRUB PER 1 PARKING SPACES	1
TOTAL PARKING SPACES	1

## LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE	QTY	SIZE	COMMON/BOTANICAL	H2O USE
<b>Trees</b>				<b>8-Gal shrubs</b>			
3	8-Gal	Desert Willow Olivopsis leucorhiza	MH25	3	8-Gal	Feather Reed grass Calamagrostis arundinacea	M
3	Teal Tree			1	8-Gal	Butterfly Bush Guzmania densiflora	M
4	3-Gal	Boulders Bury 1/3		1	8-Gal	Apache Plant Folgia paradisaica	L
246		Landscape ground / Plant Mats 3/4" Crushed, Tan or Earthstone Submit samples for approval prior to placement		2	8-Gal	River Birch Corylus x californiana	M
				1	Teal Shrub		

# Irrigation Plan



## IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE IRRIGATION CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
7. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
8. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
9. SUPPLY LINE AND WATER METER TO BE PROVIDED BY OWNER. BACKFLOW PREVENTOR TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN DOWNSTREAM OF THE IRRIGATION WATER METER.

## IRRIGATION LEGEND

COMPONENT	MANUFACTURER	SIZE / NOTES
□ POINT OF CONNECTION PROVIDED BY OTHERS	SEE CIVIL PLANS	3/4"
□ IRRIGATION CONTROLLER	HUNTER	3/4" Smart Controller
⊥ BACKFLOW PREVENTION DEVICE	REBCO (OR EQUAL)	3/4" / Pressure Protection Required
○ MASTERVALVE ASSEMBLY	HUNTER	3/4"
— MAINLINE	80#-100 PVC	3/4"
⊙ ELECTRIC ZONE VALVE	HUNTER	3/4"
— SLEEVES	Class 200 PVC	2 SIZES LARGER THAN PIPE TO BE SLEEVED.
— Drip Line, Tree Net/Trunk Rings	Class 200 PVC	
— Drip Line, Shrub Drip Entry Line	Polyline	
▲ NETAFIX SPIRAL TREE IRRIGATION	RAINBIRD,	SEE DETAIL

Size Equipment as Required for Flow Rate

**The Planning Commission has the following options:**

1. **Approval** of case SUP-22-59, with reasons stated in the motion, granting the requested Special Use Permit
2. **Approval with Conditions** for case SUP-22-59,
3. **Deny** the request of case SUP-22-59 with reasons and conditions.

**If the Planning Commission votes to approve this application, staff recommends that the following conditions of approval be imposed:**

1. Applicant must abide by all local & state ordinances and regulations prior to becoming open to the public for business.
2. Any change in use or business for the subject property will be required to obtain a different Special Use Permit as per City Ordinance 2007-04.
3. Applicant shall make no substantial changes in plans without Planning and Zoning Commission Approval.
4. By accepting approval of this Special Use Permit, Applicant agrees to comply in a timely manner with standards and conditions set. Failure to comply may lead to Court enforcement.
5. Applicant must obtain any necessary NMDOT permit approvals prior to becoming open to the public for business.
6. Applicant must obtain Conditional Approval Letter from City Fire Review Official in order to submit Building Permit -Tenant Improvement Plan.

# AGENDA ITEM NO. 2

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## CITY OF SUNLAND PARK PLANNING AND ZONING

**Meeting Date:** 08/24/2022

**Submitted By:**

Juan Crosby- Planner

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**Subject:** SUBD-PRE-22-85:

The applicant Mr. Roberto Talamas is requesting recommendation of approval for a Subdivision Preliminary Plat named Sun River Estates consisting of approximately 62.87 acres located in Sunland Park, NM on the Southwest corner of Girl Scout Lane & Frontera Rd (Parcel ID: R1603765 and R1600239). Subdivision will approximately consist of 224 Residential Lots and 2 Open Space Parks.

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**Background:**

- A) 10-28-2021: P&Z Hearing ZO-21-03 Applicant pulled rezone application from RE to R1 and R2 to try to work with city in pathway forward to develop.
- B) 01-27-2022 Applicant submitted a preliminary plat application under RE Zoning Development Standards. Applicant decided not to pursue rezoning.
- C) 2021: CoSP City Staff met with EP City Staff over video conference. EP Staff would not like to see increased traffic from subdivision proposed size on Frontera Rd.

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**Recommendation:** Approve with conditions: 1) Abide by City Title 11 Subdivision Ordinance and 2015 IFC  
2) Any significant changes to the Plat will require P&Z Approval.

**DRT Comments:**

**CED:** Provide Opening points at Southwest corner for future connectivity points to increase response time of first responders.

**FIRE:** All development will abide by 2015 IFC. During subdivision plan phase fire will approve fire hydrant locations.

**CRRUA:** Capacity is available, applicant will have to work with CRRUA to coordinate development phase once plans are available.

**PW:** Traffic Study Required and On-Call Engineers to provide update to city staff on impact.

# Preliminary Plat Case Report Case No. SUBD-PRE-22-85

**Subject Property:** 990 FRONTERA RD Sunland Park, NM

**Project Name:** Sun River Estates Subdivision

**Subdivision:** Neighborhood Ranch Del Rio

**Account #** R1600239 & R1603765

**Zoning:** RE

**Parcel ID:** 4-018-169-494-320 & 4-019-169-023-431

**Legal Description: Applicant:** S: 1 T: 29S R: 3E BRM 34 TR 5 BRM 34 TR 6 & Subd: PLAT OF SURVEY 30.237 ACRE PARCEL (BK 20 PG 197 - 0237179) S: 6 T: 29S R: 4E

**Applicant Representative :** Roberto Talamas

**Property Owner:** Frontera RR Ranch LLC

**Planning Commission Hearing Date:** 08-24-2022

## **Applicable Sections of City's Code:**

- [§ Title 2-Chapter 1 Planning & Zoning Commission](#)
- [§ Title 11- Chapter 1 through 7 Subdivision Regulations](#)
- [§ Title 10 Chapter 5A Sections 1 through 7 RE Rural Estate District](#)

## **I. Site Data**

**Number of Lot:** 224

**Subdivision Size:** 62.87 Acres

**Open Space Park:** 2

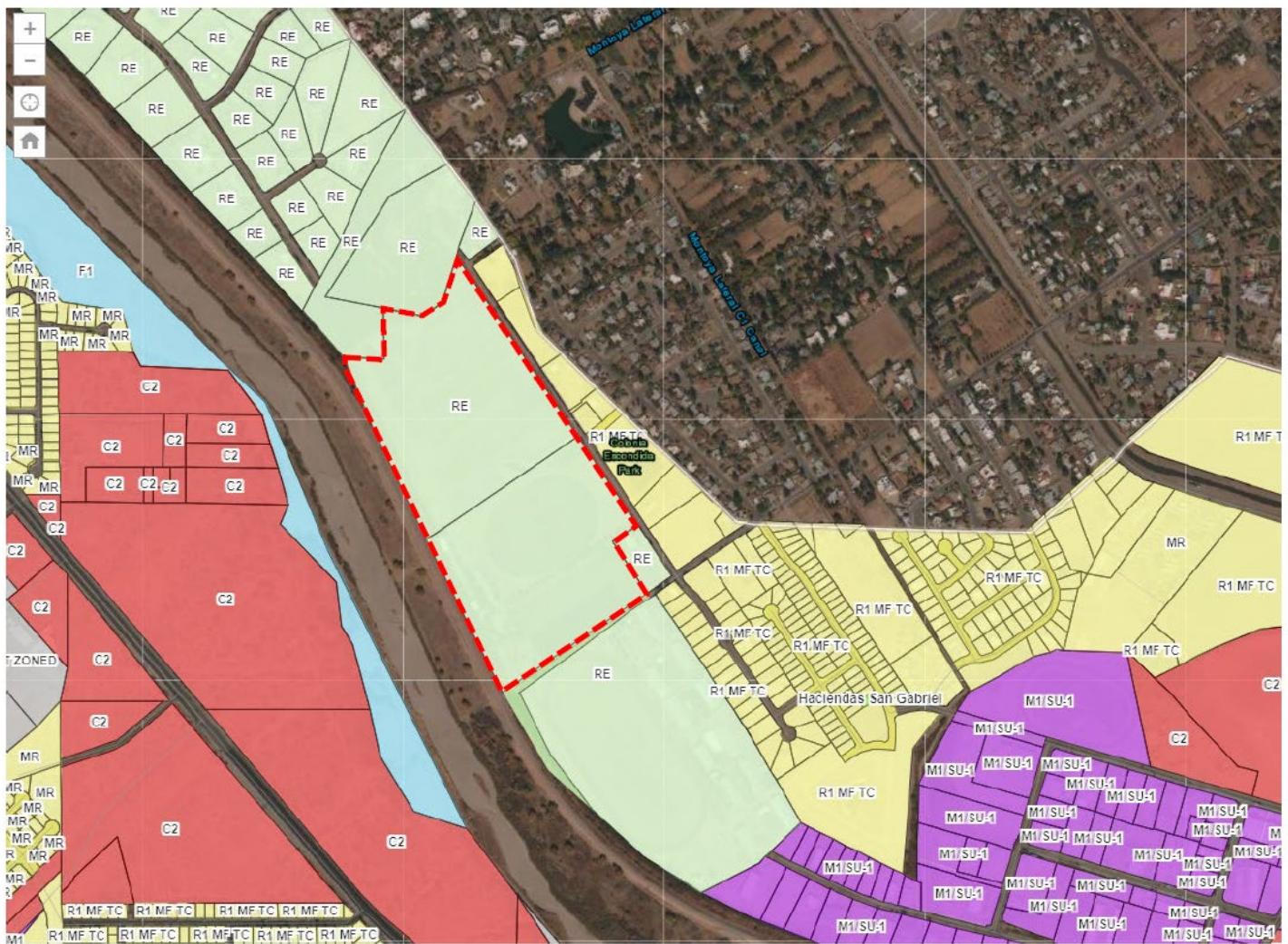
Direction	Zoning	Existing Land Use
North	R1 MF TC	Mixed Residential
East	R1 MF TC	Mixed Residential
South	RE	Rural Estate
West	NA	Not Zoned (Rio Grand River)

## **II. RE Rural Estate District (10-5A-4 Area Requirements)**


- A. Minimum Lot Area: Six thousand feet (6,000').
- B. Minimum Yards:
  1. Front: Twenty feet (20').
  2. Side: Five feet (5').
  3. Rear: Fifteen feet (15'). (Ord. 1985-03, 4-16-1985)



### III. Sunland Park Zoning Map



#### Legend

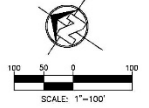
 Sun River Estates Subdivision



# Preliminary Plat – Sun River Estates

## SUN RIVER SUBDIVISION

U.S.S. TRACTS 34-10, 10, 11 S-1 & S-6  
 TOWNSHIP 29 SOUTH RANGE 3 EAST & TOWNSHIP  
 29 SOUTH RANGE 4 EAST NEW MEXICO PRINCIPAL MERIDIAN  
 SUNLAND PARK, NEW MEXICO  
 CONTAINING: 62.865 ACRES ±



**LEGEND**

DTM ELEVATION	①
BLOCK NUMBER	⊙
LOT NUMBER	1
BOUNDARY LINE	—
EASEMENT LINE	- - -

**NOTES**

1. PROPOSED STRADA: FRONT: 20 FT. SIDE (INTERIOR): 5 FT. SIDE STREET SIDE: 10 FT. REAR: 15 FT.
2. OWNERS WILL PROVIDE ADDRESS NUMBERS AT THE FRONT CURB.
3. OWNER: FORTYBARR RR FANCHI, LLC REPRESENTED BY RUY ELIAS CONTACT: ROBERTO TALAMAS (513)-300-3151
4. SET 2" FROM WITH SIL PLASTIC CAP STAMPED TX 2988/AM 6698 AS ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
5. WATER RIGHTS TO BE GIVEN TO THE CITY OF SUNLAND PARK.
6. ALL LOTS AND STREETS ARE TO DRAIN TO PROPOSED PONDING AREAS VIA SURFACE AND UNDERGROUND STORM DRAIN SYSTEM.
7. PROPERTY ZONED (S) RURAL ESTATE.
8. NUMBER OF LOTS = 227 RESIDENTIAL, 2 PUBLIC SPACES, 2 PONDING AREAS

**FLOOD INSURANCE INFORMATION**  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 53002 105 G DATED JULY 06, 2010, THIS PROPERTY LIES IN FLOOD ZONE "X".

ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
 DUE TO VARIATIONS IN MAGNITUDES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CONVEY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



DATE OF PREPARATION 08/15/22



Aerial View: Sun River Estate (Yellow Area)



**The Planning Commission has the following options:**

1. **Approval** of case SUBD-PRE-22-85, with reasons stated in the motion, recommending approval of the requested preliminary plat
2. **Approval with Conditions** for case SUBD-PRE-22-85
3. **Deny** the request of case SUBD-PRE-22-85 with reasons and conditions.

**If the Planning Commission votes to approve this application, staff recommends that the following conditions of approval be imposed:**

- 1) Must abide by City Title 11 Subdivision Ordinance and 2015 IFC
- 2) Any significant changes to the Plat will require P&Z Approval.
- 3) Must abide by all State and Federal Environmental Regulations.



Appendix 1: Public Notice Letter - Certified Mail Receipt

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

**MARR PATRICIA A**  
 4024 LA ADELITA DR  
 EL PASO, TX 79922-2312

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

**COLONIA ESCONDIDA ASSOCIATION INC**  
 PO BOX 13228  
 EL PASO, TX 79913-3228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

**MONTANEZ DELIRIS**  
 2901 GIRL SCOUT  
 SUNLAND PARK, NM 88063

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

**COKER EDITH**  
 5524 EMERALD VIEW DRIVE  
 EL PASO, TX 79932

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**GONZALEZ MARK ANTHONY**  
 3413 QUANAH PLACE  
 EL PASO, TX 79936

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Total Postage and Fees \$

**FRONTERA TRAINING CENTER LLC**  
 221 N KANSAS ST STE 2101  
 EL PASO, TX 79901

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SCOTTO ROSALBA MICHAEL  
736 GARY LN  
EL PASO, TX 79922-2206

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage  
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Total Postage and Fees  
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WATZLING LAURA W & JOHN KEITH JR  
751 GARY LN  
EL PASO, TX 79922

SUNLAND PARK NM 88063  
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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage  
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Total Postage and Fees  
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YBANEZ RICHARD R  
3170 GIRL SCOUT LN  
SUNLAND PARK, NM 88063-9203

SUNLAND PARK NM 88063  
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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage  
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Total Postage and Fees  
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PIONEERS ASSOC OF EL PASO COUNTY  
416 BEDFORD RD  
EL PASO, TX 79922-1204

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage  
\$

Total Postage and Fees  
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WATZLING JOHN RS  
751 GARY LANE  
SUNLAND PARK, NM 88063

SUNLAND PARK NM 88063  
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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage  
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Total Postage and Fees  
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GONZALEZ LUIS MARTIN JR  
404 LA ADELITA DRIVE  
EL PASO, TX 79922 S

SUNLAND PARK NM 88063  
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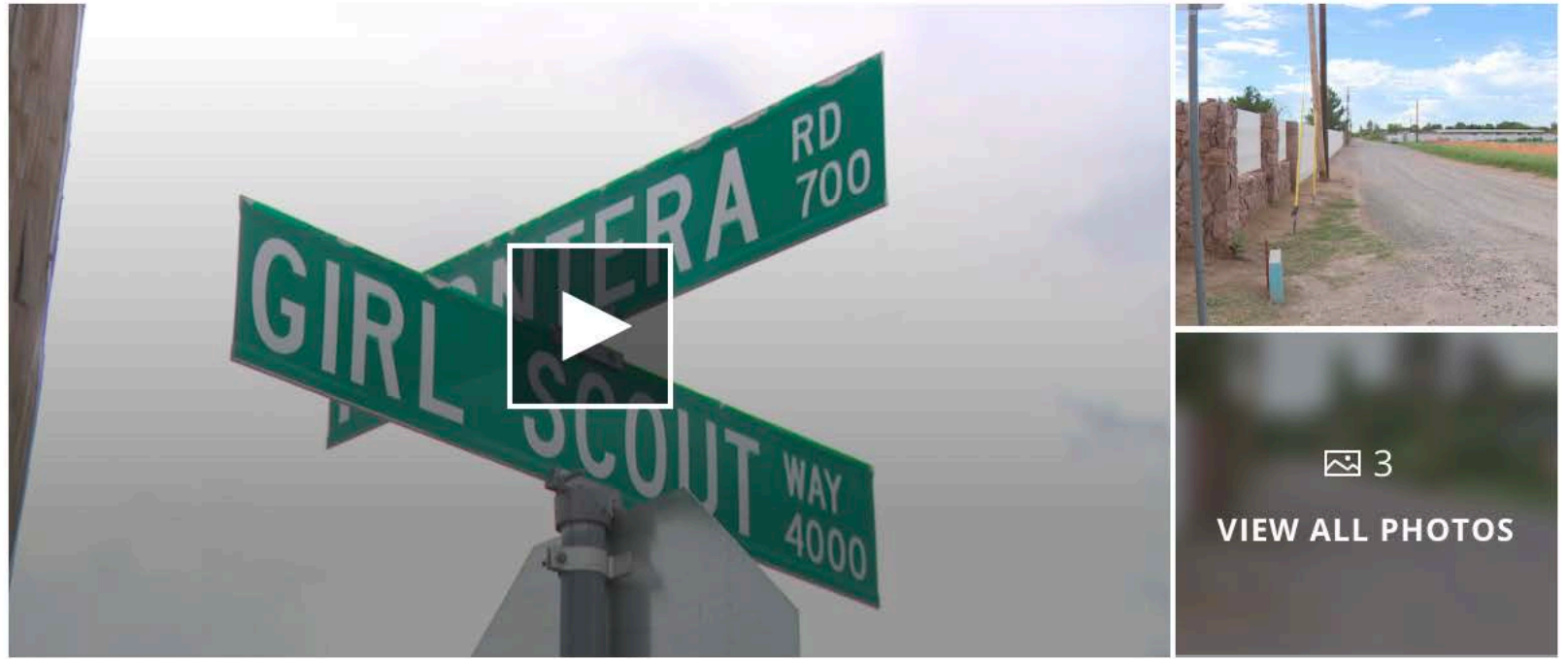
Appendix 2: Posted Notice Sign





# Sunland Park residents feel city not transparent about approved development project

by Nasya Mancini | Wednesday, August 31st 2022



Intersection of Girl Scout and Frontera Road (credit: KFOX14/CBS4)



SUNLAND PARK, N.M. (KFOX14/CBS4) — A controversial new residential development in Sunland Park was denied last week, is now approved.



Neighbors on the Texas side aren't happy about it.

Neighbors in this Sunland Park community said the city hasn't been straightforward with its intentions to build a new 224 new home subdivision in the area.

"They're not being forthcoming with us at all," said John Watzling a

# Rezoning of Sunland Park neighborhood sparks concerns

by FIDEL MORENO-MEZA | Wednesday, August 24th 2022



Public meeting sign on property (CBS4/KFOX14)



SUNLAND PARK, N.M (KFOX14) — Residents of a Sunland Park neighborhood are concerned about a new development that aims to bring hundreds of homes to their area.

Frontera Road and Girl Scout Lane in Sunland Park, New Mexico are currently classified as rural residential, but the current land owners are trying to rezone the land to single family residential. It's a move