



VILLAGE OF RUIDOSO
Village Hall
313 Cree Meadows Drive
PLANNING COMMISSION
REGULAR MEETING
AGENDA
December 6, 2011, 2:00 PM



- 1. CALL TO ORDER & ROLL CALL**
- 2. CERTIFICATION OF COMPLIANCE WITH RESOLUTION 2011-01**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
 - A. Regular Meeting – November 15, 2011
- 5. ADOPTION OF RESOLUTION 2012-01, A RESOLUTION DECLARING REASONABLE NOTICE OF PUBLIC MEETINGS FOR THE PLANNING COMMISSION**
- 6. PUBLIC HEARING**
 - A. None
- 7. REGULAR ITEMS**
 - A. Discussion of Possible Changes to Chapter 54, Article II, Division 5, Signs.
- 8. PUBLIC INPUT**
- 9. STAFF REPORTS**
 - A. November 2011, Building Permit Report
 - B. December 20th Meeting Agenda
- 10. COMMISSIONER COMMENTS**
- 11. ADJOURNMENT**

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 the Planning Administrator or Village Clerk at least one week prior to the meeting or as soon as possible. Public documents, including the draft agenda and minutes, can be provided in various accessible formats. Please contact the Planning Administrator or Village Clerk if a summary or other accessible format is needed.



VILLAGE OF RUIDOSO
Village Hall
313 Cree Meadows Drive



PLANNING COMMISSION
REGULAR MEETING MINUTES
November 15, 2011 2 PM

1. CALL TO ORDER & ROLL CALL

The meeting was called to order by Chairman Larry Wimbrow at 2:00 PM. Commissioners Cowan, Cornelius, Row and Flack were present. Commissioners Schneider-Cook and Hinz were unable to attend.

Staff present was Project Engineer Robert Decker and Permit Technician Janet T. Lynn.

Village Councilor Ron Hardeman was present. Code Enforcement Officers Robert Simpson and Chris Eisenberg attended the meeting.

There were 4 guest others in attendance.

2. CERTIFICATION OF COMPLIANCE WITH RESOLUTION 2011-01

Mr. Decker stated compliance with Resolution 2011-01. He stated that the meeting was properly advertised and posted as required.

3. APPROVAL OF AGENDA

The motion was made to approve the agenda. It was approved and passed with all ayes.

4. APPROVAL OF MINUTES

A motion was made to approve the minutes for October 18, 2011. They were approved and passed with all ayes.

5. PUBLIC HEARING

PCU11-003 – Conditional Use Request – Lot 6A, Block 3, Wingfield Subdivision, (108 Vision Drive); Lawrence Skelley, Applicant – D.T. Collins & Associates., Agent

All parties wishing to be speak about the subject were sworn in by **Mr. Decker**.

Mr. Eric Collins, D.T. Collins & Associates, Agent, approached the podium. He stated that there was a proposed site plan for a senior facility focusing on memory loss. It is to be located at 108 Vision Dr. He stated that the lot was recently re-platted and that building would have 15 beds and a large fenced area for the occupants to come outside. He stated that it was zoned C-2, community zone, all the setbacks were followed including the required distance from Shadow Mountain Lodge, which is north of the property for fire restrictions. He said that there is ample parking on the east side of the property and parallel parking along Vision Dr. which conform with Village parking requirements. He stated that Benchmark Engineering and Surveying had provided a drainage and terrain management plan. He stated that they had also met with First National Bank so that they may use the drainage grate in their parking lot and replace some curbing and gutter to allow better drainage. He stated that signage would be addressed later. He said that the builders were in attendance, that they had built this type of building in many other sites in New Mexico and Texas. **Commissioner Cowan** asked about the railroad ties between the two properties. **Mr. Collins** stated that ties were on the First National Bank property but that they were going to replace the railroad ties on the north end of the property with concrete curbing and gutter for better drainage. **Commissioner Flack** asked about the height of the fence. It was stated that it was a 4' fence on 2' masonry and would be made of wrought iron with pillars every 8 ft. **Commissioner Flack** also asked if the facility would be open full time and how many staff members were going to be on site. It was stated that it was licensed for 16 residents and that there were 10-15 people employed, 24 hours a day and that it would be a fully equipped living facility. **Commissioner Flack** asked if it would be finished on the outside with metal or stucco. It was answered that it would have cedar siding, stone and masonry. The builder commented that they had built 15 - 17 facilities and were currently managing 7 properties. **Mr. Decker** stated that they had met all requirements and Chairman Wimbrow said he thought it that there was a tremendous need for the facility in the area.

A motion was made for **PCU11-003 – Conditional Use Permit** – be granted with all plans and conditions to be in compliance with the Planning and Zoning Dept. requirements. It was seconded and passed with all ayes.

6. REGULAR ITEMS

- A. Discussion of Possible Changes to Chapter 54, Article II, Division 5, Signs.

Code Enforcement Officers, Robert Simpson and Chris Eisenberg attended the meeting. **Mr. Decker** had prepared a power-point presentation to show the existing language in the ordinance and to be able to change the sections line by line as the changes were considered.

There was a lengthy discussion on changes recommended by the Code Enforcement Officers .

Commissioner Cornelius also provided members of the commission with some recommended changes. The recommended changes were noted by **Mr. Decker**.

No decisions were made at this meeting and the subject will be brought back to the December 6, 2011 meeting for further discussion.

7. PUBLIC INPUT

None

8. STAFF REPORTS

A. The October 2011 Building Permit report was included in the Commissioners package. There was no discussion on the subject.

B. December 6, 2011 will be the next scheduled meeting of the Planning Commission.

9. COMMISSIONER COMMENTS

None

10. ADJOURNMENT

The meeting was adjourned at 3:24 PM.

**VILLAGE OF RUIDOSO
PLANNING COMMISSION RESOLUTION 2012-01**

**A RESOLUTION DECLARING REASONABLE
NOTICE OF PUBLIC MEETINGS TO BE HELD BY
THE VILLAGE OF RUIDOSO PLANNING AND
ZONING COMMISSION.**

PREAMBLE

- A. Sections 10-15-1 et seq. NMSA 1978, the Open Meetings Act (in this resolution the "Act), states that all meetings of a quorum of members of any board, commission or other policy-making body of any municipality held for the purpose of formulating public policy, discussion public business or for the purpose of taking any action within the authority of such board, are public meetings open to the public at all times; exceptions to this declaration are strictly limited.
- B. The Act also provides that no advisory action of any board, commission, committee or other policy making body shall be valid unless taken or passed at a meeting held in accordance with the requirements of the Act.
- C. The Act also requires that meetings subject to the Act at which the discussion or adoption of any proposed advisory action occurs shall be held only after reasonable notice to the public.
- D. The Act provides that any person violating any of the above cited provisions is guilty of a misdemeanor and may be punished by a fine of \$500.00 for each offense.
- E. The Act also requires the public body to determine annually what constitutes reasonable notice of its public meetings.

NOW THEREFORE BE IT RESOLVED by the PLANNING COMMISSION of the Village of Ruidoso, New Mexico:

- 1. Regular meetings of the Planning Commission shall be on the 1st and 3rd Tuesday of each month at 2:00 pm in the Council Chambers at Village Hall, 313 Cree Meadows Drive, unless notification is given that the meeting will be held at another time or place.
- 2. Posting by Planning, Zoning and Building Department staff of a copy of this resolution on the bulletin board at Village Hall shall be sufficient notice of the intent to hold regularly scheduled meetings throughout the year as set forth in item 1 above.
- 3. Public meeting notices for the Planning Commission shall be given at least five (5) days in advance of any regular meeting, study session, workshop, special meeting or rescheduled meeting of the Planning Commission. Posting of the notice by designated Village staff on the bulletin board, front door or outside bulletin board at Village Hall of a statement or meeting agenda with the time, date and place of the meeting, and the topic(s) to be discussed shall constitute the official notice of the meeting. Posting of information concerning the meeting on the Village of Ruidoso website (www.ruidoso-nm.gov) may supplement the

- required notice. A copy of the proposed agenda will be faxed or emailed on request.
4. Broadcast stations licensed by the Federal Communication Commission and newspapers of general circulation that have made a prior written request shall receive faxed or emailed copies of the proposed meeting agenda at least twenty-four (24) hours prior to the meeting.
 5. An optional method of providing notice of a meeting may be by one publication of a written notice in the newspaper of general circulation in the Village. This notice may supplement but shall not replace any other type of notice.
 6. Certification of compliance with the notice requirements contained in this resolution shall be provided by designated Village staff and made a part of the official record of the meeting.
 7. Notice requirements contained in the Village of Ruidoso Municipal Code for individual items to be considered at the meeting shall be in addition to the notice requirements set forth in the resolution. Certification by designated Village staff that individual item notice requirements have been met shall be made a part of the official record of the agenda item during the meeting.
 8. In addition to the information specified above, all required notices shall include the following language: 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 aide of service to attend or participate in the hearing or meeting, please contact the designated Village staff member at least one week prior to the meeting or as soon as possible. Public documents, including the proposed agenda and minutes, can be provided in various accessible formats. Please contact the designated Village staff member if a summary or other accessible format is needed.
 9. The designated Village staff member with primary responsibility for insuring compliance with the notice requirements contained in this resolution is the Planning Administrator.
 10. The terms of this resolution supersede past resolutions related to meeting schedule. The terms of this resolution shall remain in place until a new resolution is adopted.

PASSES, APPROVED AND ADOPTED THIS ____ DAY OF DECEMBER, 2012.

Commission Chairperson

Land Development Coordinator

CODE OF ORDINANCES
Chapter 54 - LAND USE
ARTICLE II. - ZONING
DIVISION 5. - SIGNS

DIVISION 5. - SIGNS

- Sec. 54-181. - Purpose of division.
- Sec. 54-182. - Definitions.
- Sec. 54-183. - Permit required.
- Sec. 54-184. - Enforcement officers.
- Sec. 54-185. - Application for permit.
- Sec. 54-186. - Responsibilities of the permittee.
- Sec. 54-187. - Inspections generally.
- Sec. 54-188. - Appeals.
- Sec. 54-189. - Permit fee; invalid permits; inspection upon completion of construction.
- Sec. 54-190. - General regulations.
- Sec. 54-191. - Regulations for specific signs and uses; size limitations.
- Sec. 54-192. - Illumination.
- Sec. 54-193. - Prohibited signs.
- Sec. 54-194. - Signs not requiring permit.
- Sec. 54-195. - Violations; removal of unlawful signs.
- Sec. 54-196. - Advertisement on public property.
- Secs. 54-197 — 54-220. - Reserved.

Sec. 54-181. - Purpose of division.

(a) The purpose of this division is to protect and promote the general welfare, health, safety and order within the village through standards, regulations and procedures governing the erection, use and/or display of devices, signs or symbols serving as visual communicative media to persons situated within or upon public rights-of-way or properties. The regulations set forth in this division are intended to preserve the special qualities inherent in the village that attract tourists and residents alike, and that are the basis of the village's economic stability and growth.

(b) The provisions of this division are intended to encourage creativity, a reasonable degree of freedom of choice, an opportunity for effective communication and a sense of concern for the visual amenities on the part of those designing, displaying or otherwise utilizing needed communicative media of the types regulated by this division, while at the same time ensuring that the public is not endangered, annoyed or distracted by the unsafe, disorderly, indiscriminate or unnecessary use of such communicative facilities.

~~(Code 1985, § 10-6-1; Ord. No. 97-07, § 1, 7-29-97)~~

Sec. 54-182. - Definitions.

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a

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different meaning:

Sign means any display to the public view of letters, numerals, emblems, logos or any parts or combination thereof, designed to inform, advertise or promote merchandise, services or activities. Sign content shall pertain only to the business, industry or pursuit conducted.

a. ---

- a. *A-frame* means a small sign that is self supporting and forms an A when set up.
- b. *Banner* means a sign that is printed on lightweight, flexible material that is designed to be attached to poles or posts or the wall of a building.
- c. *Blade* means a sign that is similar to a flag, but being of an irregular elongated shape, made of flexible material mounted on a pole or post that is inserted in a prepositioned holder for display.
- d. *Flag* means a sign that is in the shape of a square, rectangle or triangle made of flexible material mounted on a pole or post that is inserted in a prepositioned holder for display.
- e. *Freestanding* means a sign that is not attached to a building and is supported by one or more poles or posts.
- f. *Ground* means a low profile sign not suspended from a support nor mounted on a pole, post or wall.
- g. *Hanging* means a sign suspended from a support either mounted on a freestanding pole or post or mounted on a wall of a building.
- h. *Mobile* means a sign that is mounted on a frame or vehicle such that it can be moved to any location on the property.
- i. *Moveable Copy* means a sign whose lettering or image can be changed at will either manually or electronically.
- j. *New Business* means a sign, usually constructed of lightweight flexible material, announcing the presence of a new business that is used until the permanent signage has been manufactured and installed.
- k. *Projecting* means a sign attached to a building that projects beyond the footprint of the building, including a marquee.
- l. *Streamer* means a series of flags or penants mounted on a string or wire that is designed to be hung across an open space from buildings or poles.
- m. *Temporary* means a sign designed to be used only during business hours including

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mobile, A-frame, blade and flag.

n. Wall means a sign mounted on the wall of a building or an awning or canopy attached to a building.

o. Window means a sign either painted or mounted on the inside of a window.

Signage means the eligible area allowed.

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~~(Code 1985, § 10-6-2; Ord. No. 97-07, § 1, 7-29-97)~~

~~Cross-reference — Definitions generally, § 1-2.~~

Sec. 54-183. - Permit required.

All signs erected within the village must be reviewed and approved by the appropriate officer of the village prior to being ~~placed on any building, pole or other structure, except as otherwise provided in this division~~ erected. Permits shall be issued for all approved signs and the permit shall be maintained on the premises where the sign is displayed, except that permits for off-premises signs shall be maintained on the premises of the permittee. Failure to obtain a sign permit prior to erecting a sign will double the cost of the permit. Failure to apply for and obtain a permit or remove an illegal sign within 10 days of notification of a violation will result in a citation being issued requiring an appearance in Municipal Court with the potential for a fine, jail sentence or both as provided for in Section 1-6 of this Code is a violation of this division.

The code enforcement officer or building official shall give seven days' notice, in writing, by certified mail, to the owner of any sign erected without approval or otherwise in violation of this division, informing the owner that the sign must be brought into conformance with this division or must be removed.

Signs placed illegally in a public right-of-way shall be removed by any officer of the Village. Signs so removed will be destroyed after 15 days if not claimed by the sign owner.

~~(Code 1985, § 10-6-3; Ord. No. 97-07, § 1, 7-29-97)~~

Sec. 54-184. - Enforcement officers.

This division shall be enforced by any employee designated by the village manager.

~~(Code 1985, § 10-6-4; Ord. No. 97-07, § 1, 7-29-97)~~

Sec. 54-185. - Application for permit.

The application form for a sign permit shall be obtained from the enforcement officer

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and shall require the following information:

- (1) The name and address of the owner of the sign.
- (2) The name of the business and the location of the sign (address).
- (3) A drawing of the sign, indicating size, materials, texture and finish and illumination to be used.
- (4) A site plan showing where the sign will be located on the premises, as well as all other signs existing on the premises.
- (5) Indication on the site plan of the location of buildings on the site and the dimension and area of building frontages.
- (6) Written consent of the owner of the building, structure or land on which the sign is to be erected.
- (7) Any electrical permit required and issued for such sign.
- (8) The contractor's name, address and license number, where applicable.

~~(Code 1985, § 10-6-5; Ord. No. 97-07, § 1, 7-29-97)~~

~~Sec. 54-186. - Responsibilities of the permittee.~~

~~(a) It is the responsibility of the permittee to comply with all provisions of this division and sections 54-37 and 54-38, as may be applicable.~~

~~(b) It is the responsibility of the permittee to be aware of and obtain any license, permit and/or inspection required under the Construction Industries Licensing Act, NMSA 1978, §§ 60-13-1 to 60-13-59, or the construction industries division rules and regulations of the state. Enforcement of any such rules or regulations shall be by the appropriate state inspectors.~~

~~(Ord. No. 97-07, § 1(10-6-6), 7-29-97)~~

Sec. 54-187. - Inspections generally.

The building inspector shall inspect, as he deems necessary, ~~and subject to section 54-186,~~ each sign regulated by this division for the purpose of ascertaining whether such sign is secure or insecure, or in need ~~of~~ of repair and for compliance with the requirements of this division. The applicant must call for final inspection on all signs permitted pursuant to this division.

~~(Code 1985, § 10-6-7; Ord. No. 97-07, § 1, 7-29-97)~~

Sec. 54-188. - Appeals.

(a) Any sign permit application which is rejected, for any reason, by the enforcement

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officer may be appealed to the planning commission. The applicant shall submit, in writing, a request to be placed on the planning commission agenda within five working days of the rejection. The appeal will be scheduled for the next planning commission meeting, provided the planning commission agenda deadline has not passed, in which event the matter will be scheduled for the next regularly scheduled planning commission meeting.

(b) Any denial by the planning commission may be appealed to the council by submitting a written request to the village clerk within 15 days of the rejection.

~~(Code 1985, § 10-6-8; Ord. No. 97-07, § 1, 7-29-97)~~

Sec. 54-189. - Permit fee; invalid permits; inspection upon completion of construction.

(a) The fee for a sign permit for permanent signage shall be set from time to time and is listed in the fee schedule in appendix A to this Code.

(b) The fee is due at the time the application is approved.

(c) A sign permit shall be issued at the time the fee is paid.

~~(d) The fee shall be waived where only change of copy is being made for an existing business.~~

(e) A sign permit shall become null and void:

(1) If the sign for which the permit was issued has not been completed and erected within a period of six months after the date of the permit.

(2) Thirty days after a business closes or ceases to operate if no new business is established at that location. It shall be the responsibility of the owner of the building to see that any sign is removed which pertains to a business which has closed.

~~If the owner does not remove signs as provided under section 54-193, the enforcement officer will follow the procedures outlined in section 54-195 to effect removal.~~

~~(f) Subject to the provisions of section 54-187, final inspection is required on completion and installation of all signs to determine that the sign conforms to the permit issued pursuant to the provisions of this division. The sign permit applicant is responsible for obtaining final inspection, and failure to do so will constitute a violation with penalties as prescribed under section 54-38(d).~~

~~(Code 1985, § 10-6-9; Ord. No. 97-07, § 1, 7-29-97)~~

Sec. 54-190. - General regulations.

(a) ~~Moving of signs; changing copy.~~ Moving an approved sign to a new location or

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~~structural alteration of an existing sign requires a new permit or changing copy on an existing sign shall require a new permit, except for signs with movable letters as described in section 54-191(a)(7). The appropriate enforcement officer shall be notified prior to the move or change in order to:-~~

~~(1) Ascertain that the sign meets the conditions of this division.~~

~~(2) Update records.~~

(b) *Permit not required for painting, cleaning or repair.* Maintenance consisting of painting, cleaning or repair of an existing sign does not require a new permit unless a structural ~~or copy~~ change is made.

(c) *Maintenance required.* Maintenance of signs consisting of painting, cleaning or repair is required to maintain signs in the same condition and appearance as when originally installed.

(d) *Erection of signs on or over public property.* No sign shall be erected or maintained on or over public property, unless licensed by the council, subject to approved criteria. However, wall signs may project over a front property line when the building wall is less than one foot from the property line, provided that such sign shall not impede or endanger pedestrians or vehicular traffic and shall project no more than one foot from the wall.

(e) *Special encroachments.* Special encroachments on Highways 48 and 70 may be allowed by the ~~state highway and transportation department~~ New Mexico Department of Transportation, such as decorations and banners advertising special events when erected by governmental authorities. Encroachments may be allowed for a limited time provided they provide a minimum 18-foot clearance and do not interfere with traffic control devices and signs.

~~(Code 1985, § 10-6-10; Ord. No. 97-07, § 1, 7-29-97; Ord. No. 98-12, 5-26-98)~~

Sec. 54-191. - Regulations for ~~specific~~ signs and uses; size limitations.

~~No sign shall project more than eight feet from a supporting wall. The bottom of any sign projecting 6"-48" from a supporting wall shall be at least eight feet above the walkway. The bottom of any sign projecting 49"-96" from a supporting wall shall be at least ten feet above the walkway. No sign shall rise above the roof or parapet of the primary building on the property. All signs shall maintain a minimum 10 foot deep sight line triangle measured 20 feet along the right-of-way from the base of the sign.~~

~~(a) Sign types.~~

~~(1) Freestanding signs.~~

~~a. A freestanding sign shall not exceed 35 feet in height, and must have at least eight feet between the base of the sign and the ground, and may not~~

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~~restrict view of traffic. Freestanding signs shall not exceed 150 square feet in area except for shopping center signs as provided under subsection (b)(5) of this section, or as approved by the planning commission.~~

~~b. An area directly under the freestanding sign shall be landscaped at the base of the sign.~~

~~c. The premises around the freestanding sign shall be maintained by the sign owner in a clean, sanitary and inoffensive condition and shall be free and clear of obnoxious substances, rubbish and weeds.~~

~~d. A minimum sight line triangle measured 20 feet along the right of way line from the base of the sign and ten feet in depth at a right angle to the right of way line 20 feet in distance from the base of the sign shall be maintained.~~

~~(2) *Projecting signs.* The bottom of projecting signs shall be at least eight feet above the ground or sidewalk and shall not project more than four feet from the supporting wall. No projecting sign may rise above the roofline or parapet, and signs may not project into the public right of way.~~

~~(3) *Hanging signs.* The minimum height to the bottom of a hanging sign shall not be less than eight feet above the ground or sidewalk, and signs shall be not more than six inches thick. Hanging signs shall be secured, fastened to support beams and supported by heavy chain or material of like strength.~~

~~(4) *Wall signs.* Maximum projection of a wall-mounted sign shall be six inches, unless the bottom of the sign is at least eight feet above the ground or sidewalk, in which case the maximum projection shall be 12 inches.~~

~~(5) *Window signs.* Permanent signs painted in a window shall be measured by the area enclosed within a sign border, or if no border exists, the area of the minimum imaginary rectangle enclosing the words and symbols and spaces between them. Neon or similar sign devices mounted in a window area shall be measured on the same basis.~~

~~(6) *Marquees.* Maximum projection of marquees shall be eight feet from the supporting wall, and there must be not less than ten feet from the bottom of the marquee to the ground or sidewalk. The marquee may not be erected or maintained on or above the public right of way.~~

~~(7) *Signs with movable letters.* The movable letter portion of any one sign shall not exceed 70 percent of the total area of that particular sign, except for electronic signs which are allowed full movement of the sign message.~~

~~(8) *Ground signs.* Ground or low-profile signs shall only be permitted when set back a minimum distance of ten feet from the property line. Signs may be installed~~

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~~at or above grade level. Ground signs shall not be installed within the sight line triangle of streets or driveways and shall not restrict view of traffic. Ground level signs shall not exceed 100 square feet in area, except for shopping center signs as provided under subsection (b)(5) of this section or as approved by the planning commission. Ground sign installation shall conform to the provisions of subsections (a)(1)b and c of this section.~~

~~(9) *Canopy and awning signs.* Signs on canopies and awnings shall be measured by the area enclosed by a border or imaginary triangle enclosing the words, symbols or spaces between them. Awnings may be constructed of canvas, plastic or similar materials.~~

~~(10) *Banner signs.* A banner sign is a sign printed on lightweight, flexible material such as cloth, canvas or plastic. Each business shall be allowed a banner four times per calendar year in increments up to 14 consecutive days, not to exceed a total of 56 days per year. A permit fee set from time to time and listed in the fee schedule in appendix A to this Code will be required per each 14 day period. Banners shall not exceed a total of 32 square feet. Banners shall be attached flat against a wall or structure of the business which is permitted for such banner, or between the supports of a permitted freestanding sign. Banner area does not count against allowable sign area.~~

~~(11) *Neon signs.* Neon signs or similar tube signs are permitted sign types. Sign area shall be measured by the area enclosed within a sign border, or if no border exists, the area of a minimum imaginary rectangle enclosing the words, symbols and spaces between them.~~

(b) *Sign sizes; regulations for specific uses/signs.* Seventy percent of the total allowable signage must be permanent signs. The remaining 30 percent may be ~~devoted to signs of a temporary nature/signs if not otherwise prohibited by this division.~~ Sign permits shall be obtained for both permanent and temporary signs. Temporary signs are only allowed to be displayed or illuminated during business hours. Flag or blade type signs are not permitted in C-3.

(1) *Commercial businesses, all categories.* The amount of signage shall be computed using the formula 0.076 times the square footage of the front of the building as designated by the owner or leaseholder. ~~This amount of sign footage may be used as wall mounted, freestanding or a combination of both.~~ The amount of signage for a business conducted on a property which has no permanent business structure or structures of less than 250 square feet shall be allowed one ~~freestanding~~ sign based on the linear feet of lot frontage, as follows:

Lot frontage

(linear feet)	Sign area (square feet)
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0—150	32
150—300	64
301—600	100

Lots in excess of 600 linear feet shall be allowed two ~~freestanding~~ signs, provided that signs are separated by a minimum distance of 300 linear feet.

(2) *Corner lots.* In addition to signs allowed on the front of buildings, wall-mounted signs only shall be allowed on the side of a building which fronts on a side street. Square footage shall be determined by using the formula of 0.076 times the square footage of the designated side of the building. This sign area may not be transferred to any other area of the premises.

(3) *Banner signs.* Each business shall be allowed a banner in addition to permanent and temporary signage. Banner permits are good for either 30 days four times per year or annually when restricted to display for a maximum of 120 days during the year. A banner permit fee set from time to time and listed in the fee schedule in appendix A to this Code will be required. Banners shall not exceed a total of 32 square feet. Banners shall be attached flat against a wall or structure or between the supports of a permitted freestanding sign.

~~(3) *Churches.* Churches shall apply for approval of their signs, and shall be allowed square footage as determined by using the formula of 0.076 times the square footage of the designated front of the building.~~

(4) *Buildings with multiple tenants.* In cases of more than one business located within one building (but less than four businesses), the owner of the building shall determine the percentage of the total allowable sign size which each business within the building is allowed. The total amount of square footage of signs erected, for all businesses within the building, shall not exceed the total amount allowed as determined by the formula.

(5) *Shopping centers.*

a. To be designated a center, four or more shops or businesses must be on the premises. Shopping centers may be comprised of one or more tracts or ownerships maintaining a center identity under written agreement.

b. A center is allowed one freestanding sign for the purpose of identification of the center and of the businesses therein.

1. The size of the freestanding sign shall be computed from the formula of one square foot of sign space per each linear foot of the designated front of the property, with a maximum of 200 square feet allowed.

2. At least 50 percent of the center sign shall designate the shopping

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center, and the remaining 50 percent shall or may be used for riders to advertise the individual businesses within the center.

c. A center is also allowed wall-mounted signs using the formula of 0.076 times the square footage of the designated front of each building, as in provided in subsection (b)(1) of this section.

d. Individual businesses within shopping centers in the C-3 business district may have one projecting sign pursuant to subsection (a)(2) of this section, provided that such sign shall not exceed ten square feet and shall not project into the traveled roadway.

~~e. A temporary freestanding on-site sign may be allowed for a business within a center prior to erection of a center sign. Such temporary sign shall be removed within 30 days following construction of a center sign. Temporary signs must be joint signs with other businesses within the center wherever possible.~~

(6) *Across-street banners.*

a. The maximum size allowed shall be three feet by 30 feet on street banners advertising a community or civic event ~~as defined in subsections 54-194(11)b and (11)c and~~ at a location approved by the council and the ~~state highway and transportation department district office in the village~~New Mexico Department of Transportation.

b. There shall be one approved location on ~~Meeham~~Mechem and one approved on Sudderth for across-street banners. ~~The council shall approve the poles used to support such banners.~~

c. A banner may be displayed up to 14 days prior to an event and must be removed within three days after the event.

d. Applications shall be submitted to the village manager at least 90 days prior to the event. The village manager shall develop policies, and the manager (or designee) shall resolve conflicting requests in a fair and equitable manner. A fee as set forth in Appendix A to the Code shall be charged to defray the cost to the Village of installing and removing the banner.

(7) *Civic and quasipublic off-premises signs.*

a. Off-premises name, directional and information signs of service clubs, places of worship, civic organizations and quasipublic uses shall not be more than four square feet in area. Sign height shall not exceed 16 feet.

b. If a need exists for more than one such sign at one location, all such signs must be consolidated and confined within a single frame.

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c. If the proposed sign is to be located in a public right-of-way, the design and location of the off-premise sign shall be reviewed and approved by the Street Department Director and the Planning Administrator.

(8) *Commercial, off premises directional signs.*

a. No off-premises sign shall be nearer than 200 feet to any other off-premises sign. There shall be no more than one off-premises sign per location. Commercial off-premises signs shall not be placed on any residential zoned property.

b. No directional advertising sign of the same commercial enterprise shall be nearer than one mile to any other off-premises sign advertising the same commercial enterprise. The one-mile distance shall be determined from point to point on any single highway, street or other public thoroughfare. This provision shall not be construed as prohibiting off-premises signs within one mile of each other advertising the same commercial enterprise, where off-premises signs are located on different highways, streets or public thoroughfares.

c. Off-premises sign areas shall not exceed 32 square feet.

d. Off-premises directional advertisement signs shall pertain only to a business conducted on a site within the village limits or within two miles extraterritorial of the village if approved by the planning commission. The area of any off-site sign, when added to the area of any existing business sign, shall not exceed the allowable sign area for the business being directionally advertised. Off-premises signs are allowed only for businesses without frontage on Highway 48, Mechem Drive, Sudderth Drive or Highway 70. Signage shall not count against allowable sign area of the property where the off-premises sign is located.

e. Off-premises signs may be placed on vacant property but shall ~~be limited as to size based on allowable signage for property with no permanent structure as set forth in subsection (b)(1) of this section but in no event to not~~ exceed 32 square feet.

f. Businesses with allowable square footage for off-premises signage shall be limited to two signs per business.

(9) *Residential signs:*

a. Multifamily premises or mobile home parks with up to 24 dwelling units may have wall signs identifying the development or apartments, provided the signs are mounted flush to the perimeter wall or fence and the total sign area does not exceed 32 square feet. ~~There shall be no more than five words which contain any character equal to or exceeding six inches in height. However,~~

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~~words with characters of less than six inches in height may be used without limit as to number.~~

b. Multifamily premises or mobile home parks with more than 24 dwelling units may have signs identifying the premises as follows: Multifamily premises may have wall- or fence-mounted signs, provided the signs do not exceed 40 square feet. Mobile home parks may have wall- or fence-mounted signs, provided the signs do not exceed 100 square feet. ~~Multifamily premises or mobile home park wall-mounted signs may have no more than five words which contain characters equal to or exceeding six inches in height. However, there shall be no limit to words containing characters of less than six inches in height, except as limited under subsection (b)(1) of this section.~~

(10) Streamers. Each business shall be allowed to display streamers in addition to permanent and temporary signage. Streamer permits are good for either 30 days four times per year or annually when restricted to display for a maximum of 120 days during the year. A streamer permit fee set from time to time and listed in the fee schedule in appendix A to this Code will be required. Streamers shall be securely fastened to building walls, poles or posts suspended at least 10 feet above the ground.

~~(10) Service station canopy signs.~~ The area of signs allowable for freestanding canopies over service station service islands or like installations shall be calculated based on 1.5 times the horizontal plane of the canopy structure times 0.076. Not less than 25 percent of the allowable sign area shall be on the canopy facade. The allowable area for canopy signs shall be in addition to allowable sign area for other structures on the premises.

(11) *Resort signs.* Resorts shall be permitted, as *conditional uses*, signs in addition to those otherwise identified herein according to the following provisions:

a. *Definition.*

1. *Resort.* A *resort* is a hotel, under one roof or consisting of detached buildings, containing at least 200 guest rooms, together with at least seven of the following additional amenities:

Dining facilities: at least two restaurants which, together or separately, provide full meal service;

Lounge;

Gold course—18-hole championship;

Casino licensed by the State of New Mexico or qualifying as an Indian casino recognized by the State of New Mexico;

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Horse or dog race track;

Tennis courts(s);

Swimming pool;

Day spa;

Retail shopping-minimum two separate shops;

Theater: performing arts or film;

Horseback riding;

Outfitting for hunting, fishing, camping, eco-tours and the like.

2. *Location.* A *resort* is a facility located within the municipal limits of the Village of Ruidoso or the City of Ruidoso Downs, or in the unincorporated areas of Lincoln County within two (2) miles of the village limits of the Village of Ruidoso, or within the Mescalero Apache Reservation within two miles of the Lincoln County line.

3. *Ownership.* All aspects of a resort shall be under unified ownership, except to the extent that condominium units may be separately owned.

b. *Sign size.* Sign size shall be constrained by the structure upon which it is mounted. The structure on which the sign is mounted shall not exceed 20 feet in height nor 20 feet in width, except upon approval by the planning commission as a conditional use.

c. *Sign location.* Resort signs may be located both on-premises and off-premises, according to other provisions of this code, provided that the square footage of the off-premise location(s) shall not count against the on-premise size limitations, and provided further that no resort sign shall be located in the C-3 (midtown commercial) district.

d. *Sign features.* Resort signs may incorporate all features otherwise included in this code, together with industry additions such as LED signs, and the like, provided, that plastic back-lit signs and marquee signs with manually changeable letters are prohibited.

e. *Sign structure.* All signs shall be ground-mounted or building-mounted. Pole signs are prohibited.

f. *Landscaping.* The area immediately adjacent to the sign shall be professionally landscaped in a minimum area not less than the total size of one face of the sign structure.

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~~(Code 1985, § 10-6-11; Ord. No. 97-07, § 1, 7-29-97; Ord. No. 98-12, 5-26-98; Ord. No. 99-22, 10-26-99; Ord. No. 2004-14, 7-27-04)~~

Sec. 54-192. - Illumination.

(a) Light from any source intended to illuminate a sign shall be shaded, shielded or directed in such a way so that the light intensity or brightness shall not adversely affect the safe vision of pedestrians or vehicle operators on public and private streets, driveways or parking areas and shall not adversely affect any surrounding premises. Illumination from any sign shall not interfere with the effectiveness of any official traffic sign, signal or device. Illumination shall comply with the provisions of the Dark Sky regulations.

(b) Signs involving the use of revolving lights, pulsing light effects, streaming video, beacons, strobe lights or spotlights are specifically prohibited.

~~(Code 1985, § 10-6-12; Ord. No. 97-07, § 1, 7-29-97)~~

Sec. 54-193. - Prohibited signs.

The following signs are prohibited:

(1) Signs contributing to confusion of traffic control lighting, unauthorized signs, signals, markings or devices which purport to be or are imitations of official traffic control devices or railroad signs or signals, or signs which hide or interfere with the effectiveness of any official traffic control devices.

(2) Unauthorized signs which attempt to control traffic on the public right-of-way.

(3) Signs with audible devices.

(4) Freestanding signs with overhead wiring to supply electricity. However, off-premises signs are excluded unless underground power lines supply the site.

(5) Banners, except as otherwise allowed by this division, and portable signs of any type, including signs placed in or carried on vehicles.

~~(6) Canopy signs, if the bottom of the sign is less than eight feet above grade.~~

~~(7) Building mounted signs which extend above the roofline of the building, except on approval by the planning commission. Angle irons or similar supports shall not be visible from public rights-of-way; guy wires or cables may be visible.~~

~~(8) Signs with missing letters (including approved signs with movable letters) or signs which are in a state of disrepair.~~

~~(9) No sign, except an approved banner, may hang over, or in, any public right-of-way, unless licensed by the council, subject to approved criteria.~~

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(10) Billboards or other off-premises signs relating to a business not located within the village limits or within two miles extraterritorial.

(11) Signs of temporary construction shall not be used as permanent exterior signs.

(12) Flag or blade signs ~~with the name of a business, name of products, words or numbers, except as provided in subsections 54-194(10) and (17) in C-3.~~

(13) Inflatable signs and tethered balloons.

~~(Code 1985, § 10-6-13; Ord. No. 97-07, § 1, 7-29-97)~~

Sec. 54-194. - Signs not requiring permit.

Provided they conform to all other portions of this division ~~as provided~~, the following types of signs do not require a permit:

(1) Nonilluminated names of buildings, dates of erection, monuments, citations, commemorative tablets and the like are allowed when carved into stone, concrete, metal or any other permanent type construction and made an integral part of an approved structure, or made flush to the ground ~~(but not obstructing view of traffic).~~

(2) Signs required by law or signs of a duly constituted governmental body, traffic signs or directional signs ~~which are approved by the village council, are allowed.~~

(3) Signs placed by a public utility for the safety, welfare or convenience of the public ~~are allowed, such as signs identifying high voltage, public telephones or underground cable.~~

~~(4) Signs upon a vehicle are allowed, provided that any such vehicle with a sign face of more than two square feet is not conspicuously parked so as to constitute a sign. Nothing in this subsection prevents such a vehicle from being used for bona fide delivery and other vehicular purposes.~~

(5) Holiday decorations.

(6) ~~P~~Special political signs on private property shall be allowed up to a total area of six square feet ~~in area~~ for each premises in a residential zone and up to 32 square feet for each sign in a nonresidential zone. ~~P~~Special political signs may be erected no earlier than 45 days prior to any primary election, general election or municipal election, and they shall be removed within ten days after the election to which the sign pertains or after the termination of a candidacy, whichever occurs first. ~~Signs shall be maintained as specified under subsection 54-190(c). No political sign shall be placed on or adjacent to public parks, buildings or facilities. Signs placed in any sight line triangle shall not exceed 30 inches in height nor be closer than ten feet from edge of pavement. Signs shall not distract or interfere with traffic control signs.~~

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(7) One construction sign shall be allowed for all building contractors, one for all professional firms, and one for all lending institutions on premises under construction. Each sign's area shall not exceed 32 square feet, and not more than a total of three such signs are allowed on the premises. Such sign shall be confined to the site of construction, construction shed or construction trailer and shall be removed within 14 days of the beginning of the intended use of the project.

(8) Real estate signs are allowed as follows when located on property for sale, rent or lease (not to be confused with the business sign on the real estate office):

a. One temporary real estate sign located on the property it refers to shall be allowed for each street frontage of developed premises or undeveloped lot of less than two acres. Signs shall be removed within 14 days after sale or complete leasing.

1. In residential zones, the signs shall not exceed six square feet in area, including name identification riders. An additional add-on sign area of one-half square foot indicating that the property has been sold or leased is allowed.

2. In nonresidential zones, the signs shall not exceed eight square feet in area on improved lots and 16 square feet in area on unimproved lots.

b. One temporary real estate sign not exceeding 16 square feet in area and located on the property it refers to shall be allowed for each lot of two acres or more. If the lot has multiple frontage, one additional sign not exceeding 16 square feet in area shall be allowed on the property, to be placed facing the additional frontage. Under no circumstances shall more than two sign units be allowed on the lot. Signs shall be removed within 14 days of sale or complete leasing.

c. Temporary real estate directional signs not exceeding four square feet in area, three feet in height, and four in number, showing a directional arrow and placed on private property, may be allowed on approach routes to an open house.

d. Up to two temporary subdivision identification signs located on the vacant residential property shall be allowed for each subdivision or builder's development of ten lots or more. Such signs shall not exceed 32 square feet in area, and sign height shall not exceed 35 feet. Signs shall not be displayed prior to the date of the recording of the plat and shall be removed upon completion of the project.

e. The height of real estate signs shall not exceed five feet when located in a residential zone.

(9) Signs located inside a building or structure for temporary sale notices or play

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bills, and so located as to be conspicuously visible and readable from outside the building or structure, ~~are allowed~~.

(10) Signs designating "open" or "closed" ~~are allowed~~, provided that they are limited to ~~one two~~ per business and 15 square feet or less in area.

(11) Banners advertising community or civic events maintained for a temporary period of not in excess of one month prior to the event and not more than seven days after the close of the event are allowed. Banner shall not exceed 32 square feet and shall be limited to the following locations:

- a. School House Park, tennis court ~~are a fence~~.
- b. Two Rivers Park, Chamber office.
- ~~c. Free parking lot, Midtown area.~~

Community or civic events advertised at the above locations shall be those which are either sponsored by non-profit organizations, approved for expenditures of lodger's tax funds, or approved by the village council according to the lodgers' tax criteria of chapter 2, article IV, division 3. The village council may authorize additional locations for banner display within the areas approved for community or civic events to facilitate crowd control. Banners provided to sponsor of community or civic events may contain a logo or other donor identification of not more than ten percent of the banner area.

(12) Official national, state or village flags ~~are allowed for any period of time~~.

(13) Residential name and street address signs ~~are allowed~~. A resident's name sign not exceeding three square feet in area per face shall be allowed for each house or townhome. Street address signs shall not exceed three square feet. Premises may have one freestanding sign at any location on the site; provided, however, premises with more than 750 linear feet of public street frontage may have one additional freestanding sign for each 500 feet of additional frontage or fraction thereof. However, no sign shall exceed 16 feet in height or 32 square feet per sign face.

(14) Parking or directional signs in a private parking lot ~~are allowed~~, not to exceed four square feet.

(15) Business identification on vehicles used for company or business use ~~is allowed~~ where the sign is permanently painted on a vehicle or where the sign is magnetically attached to the side of the vehicle. Advertisement place cards may also be placed on vehicles classified as common carriers.

(16) Incidental signs. A sign, generally informational, that has a purpose secondary

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to the business on the lot on which it is located, such as entrance, exit, parking, loading, telephone, no smoking, user directions or instructions and other similar directions. No sign with a commercial message legible from a position off the lot on which the sign is located shall be considered incidental.

~~(17) — Flags containing logos or emblems.~~

(18) Signs located within an enclosed sports complex for view by sports event participants and spectators only and under the following conditions:

a. Signs may be banners or signs of permanent materials attached to or placed within 18 inches of fenced, enclosed play areas and directed for viewing from the field of play. Sign shall not be directed toward public right-of-way or adjoining properties. Banner or sign placement is regulated by the facility manager.

b. Area of banner or sign shall not exceed 32 square feet. Banners shall have wind slits to reduce wind resistance.

c. Signs shall be displayed only during sports events and shall be removed immediately thereafter. Permanent signage is not allowed.

d. Type of sign, placement and manner of attachment or installation must be approved by the village park and recreation director when displayed on village property or property under village control.

e. Signage shall not count against allowable sign area for business or pursuit being advertised nor property where signage is located.

f. For purposes of this section the following are designated as sports complexes; and are exempt from the provisions of subsection 54-191(b)(8):

1. White Mountain Recreational Complex.
2. Eagle Creek Ball Fields.
3. School House Park Tennis Courts.
4. North Park Complex.
5. Ruidoso High School Playing Fields.
6. Middle School Football Field.

g. Other properties may be designated as a sports complex by the planning and zoning commission subject to conditions a. through f. above.

~~{Code 1985, § 10-6-14; Ord. No. 97-07, § 1, 7-29-97; Ord. No. 98-19, § 1, 12-8-98; Ord. No. 99-03, 3-9-99; Ord. No. 2000-18, 12-12-00}~~

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Sec. 54-195. - ~~Violations; removal of unlawful signs~~Reserved.

~~_(a) A sign permit shall be issued for all signs regulated by this division and shall be maintained on the premises where the sign is located, except that all off-premises sign permits shall be maintained on the premises of the permittee.~~

~~_(b) Any sign existing prior to the effective date of this article for which the necessary approval and sign permit was not obtained pursuant to the provisions of any previous code shall continue to be illegal and shall be removed or brought into conformance with this division, and, further, the owner thereof shall continue to be liable for the penalties described in this section.~~

~~_(c) The code enforcement officer shall give seven days' notice, in writing, by certified mail, to the owner of any sign erected without approval or otherwise in violation of this division, informing the owner that the sign must be brought into conformance with this division or must be removed.~~

~~_(d) Upon failure to remove the sign or to comply with this notice, the code enforcement officer shall have the sign removed. Any cost of removal incurred by the village shall be assessed to the owner of the property on which such sign is located and may be collected in the manner of ordinary debt or in the manner of taxes, and such charge shall be a lien upon the property and may be filed with the county clerk in the manner that municipal liens are filed.~~

~~_(e) In addition, any person who violates any provision of this division shall be punished by a fine as provided in section 54-38, except that notice and penalty for violation of subsection 54-191(a)(40) pertaining to banners shall be as provided below:~~

~~(1) First violation—warning and order for immediate removal.~~

~~(2) Second violation—citation issued, each day constitutes a separate violation with penalty of a minimum of \$25.00 per day.~~

~~(3) Third and successive violations—citation issued, each day constitutes a separate violation with penalty of a minimum of \$50.00 per day plus the loss of allowable days in the current and the successive year.~~

~~_(f) Nonconforming or illegal signs required to be removed shall be deemed to be amortized after the expiration of the time period specified under section 54-193(b). The amortization period shall equal just compensation for constitutional and statutory purposes.~~

~~_(g) Signs placed in the public right-of-way in violation of this division may be removed by the code enforcement officer. Such signs shall be disposed of or destroyed if not claimed within 15 days of removal.~~

~~(Code 1985, § 10-6-15; Ord. No. 97-07, § 1, 7-29-97)~~

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Sec. 54-196. - Advertisement on public property.

(a) It shall be unlawful to tack or place any sign, bill, banner, poster or advertisement of any nature in the public right-of-way except as provided under this division.

~~_(b) Political signs may be located in the public right-of-way for periods specified under subsection 54-194(6). Applications for such sign permits shall be submitted to the village clerk. The size of the sign is limited as to size under section 54-194(6). Signs shall be maintained as specified under subsection 54-190(c). Signs for the same candidate shall be spaced a minimum of 300 feet apart and shall be no closer than ten feet from signs for another candidate. No political sign shall be placed on or adjacent to public parks, buildings or facilities. Signs placed in any sight-line triangle shall not exceed 30 inches in height nor be closer than ten feet from edge of pavement. Signs shall not distract or interfere with traffic control signs._~~

~~_(c) No such permit shall be issued unless a permit fee is paid and there is deposited with the village clerk the sum as set from time to time and listed in the fee schedule in appendix A to this Code. The deposit sum shall be returned to the applicant if the applicant causes all such signs, posters or advertisements to be removed within the time prescribed by this division. If such applicant does not cause the removal of such signs, posters or advertisements within such time, then the deposit shall be forfeited to the village. The permit fee is not refundable._~~

(d) The provisions of this division shall not apply to notices posted by order of court or notices to the public required by law to be posted in a public place.

~~(Code 1985, § 6-2-14; Ord. No. 97-07, § 1(10-6-15), 7-29-97; Ord. No. 98-19, § 2, 12-8-98)~~

Secs. 54-197—54-220. - Reserved.

Monthly Building Permit Summary Report

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Filing Date	Permit Type	Permit Number	Address	Contractor	Owner	Purpose	Valuation	Fees
11/1/2011	Building	BP-18985	235 TIMBERLINE DRIVE R. G. LATH PLASTER, INC	BOBBY LACKEY	(90) OTHER	\$30,000.00	\$343.24	
11/1/2011	Building	BP-18986	101 TIMBERLINE TRAIL	YOUNGER CONSTRUCTION ODESTER BAILEY	(8) RES. REROOF	\$4,850.00	\$94.02	
11/2/2011	Building	BP-18987	214 COCONINO LANE	Owner/Builder	CAROLYN R NELSON (90) OTHER	\$450.00	\$50.00	
11/2/2011	Building	BP-18988	504 EXCALIBUR #7 #8	ALTO MESA BUILDERS	HIGH SIERRA CONDO (43) COMM. DECK	\$7,627.00	\$133.73	
11/2/2011	Building	BP-18989	100 MONICAS COURT	CSA BUILDRS	SYLVIA LEGASPI (21) COMM.	\$15,000.00	\$421.08	
11/3/2011	Building	BP-18990	2608 SUDDERTH	ANGEL CHAVEZ	ANN BOLTON (43) COMM. DECK	\$4,096.00	\$94.02	
11/3/2011	Building	BP-18991	504 EXCALIBUR #7 #8	ALTO MESA BUILDERS	HIGH SIERRA CONDO (43) COMM. DECK	\$9,206.40	\$157.37	
11/3/2011	Building	BP-18992	340 COUNTRY CLUB	Owner/Builder	PAUL KOLB (8) RES. REROOF	\$5,736.00	\$107.99	
11/4/2011	Building	BP-18993	229 RIO STREET	DENELL III	VICKYL WARWICK (43) COMM. DECK	\$3,682.56	\$79.03	
11/8/2011	Building	BP-18994	119 SNOWCAP DR.	MCLENDON	MATT & CHRISTY (11) RES. DECK	\$9,590.00	\$157.37	
11/8/2011	Building	BP-18995	101 WINCHESTER	YOUNGER CONSTRUCTION	PHILLIP GUNN (8) RES. REROOF	\$4,890.00	\$94.02	
11/8/2011	Building	BP-18996	1000 (ROWE) AIRPORT	CLIF ROWE	ROBERT A BISHOP (90) OTHER	\$102,540.00	\$806.38	
11/9/2011	Building	BP-18997	129 WESTBURY DRIVE	AZTEC STUCCO &	E. LEROY COCKRELL (41) COMM.	\$4,500.00	\$94.02	
11/9/2011	Building	BP-18998	138 (134) BRENTWOOD FINECRAFT BUILDING		MATT THREADGILL (2) RES.	\$57,395.56	\$597.60	
11/9/2011	Building	BP-18999	991 STATE HIGHWAY 48	THOMPSON, LONG, & CO.	ALLENARNETT (11) RES. DECK	\$11,147.00	\$197.44	
11/9/2011	Building	BP-19000	991 HWY 48	THOMPSON, LONG, & CO.	ALLENARNETT (4) RES.	\$11,070.00	\$197.44	
11/9/2011	Building	BP-19001	219 SWALLOW DRIVE	Owner/Builder	ALBA GUTERRIEZ (11) RES. DECK	\$4,401.81	\$94.02	

Filing Date	Permit Type	Permit Number	Address	Contractor	Owner	Purpose	Valuation	Fees
11/10/2011	Building	BP-19002	110 NIBLIC CT	BASS BROTHERS	MICHELLE M BASS	(8) RES. REROOF	\$9,405.00	\$157.37
11/10/2011	Building	BP-19003	201 RANCHO VISTADR. FIRST STREET SHOP		TED ABRAMS	(2) RES. REPAIRS	\$7,672.00	\$133.73
11/10/2011	Building	BP-19004	8630 E HWY 380	EFC GENERAL CONSTRUCTION	TIM AND LAURIE MUNICIPAL	(4) RES. REPAIRS	\$68,360.00	\$674.08
11/10/2011	Building	BP-19005	111 EAST VIEW DR	MOEBUS CONSTRUCTION	MICHAEL MUNICIPAL	(11) RES. DECK	\$4,603.20	\$94.02
11/10/2011	Building	BP-19006	143 APACHE HILLS DR. PHIL MATTHIES		SCOTT GRAEF	(1) SINGLE FAMILY REPAIRS	\$353,066.53	\$2,078.74
11/14/2011	Building	BP-19007	220 CROWN POINT MUNICIPAL	COWAN CONSTRUCTION	CROWN POINT MUNICIPAL	(11) RES. DECK	\$1,726.20	\$50.00
11/14/2011	Building	BP-19008	A-10 (108) INNSBROOK	CASALDY'S ENTERPRISES	GORDON PEACOCK	(11) RES. DECK	\$1,380.96	\$50.00
11/14/2011	Building	BP-19009	319 THIRD STREET	Owner/Builder	HECTOR HACOSTA	(11) RES. DECK	\$600.00	\$50.00
11/15/2011	Building	BP-19010	127 BROADMOOR MUNICIPAL	J.F. CONSTRUCTION, INC.	JOHN LOVETT	(2) RES. REPAIRS	\$25,091.67	\$341.55
11/16/2011	Building	BP-19011	411 MCBRIDE DR.	FINECRAFT BUILDING	JAMES VAN WINKLE	(90) OTHER	\$11,000.00	\$168.60
11/16/2011	Building	BP-19012	145 JARRATT LOOP	DANCING BEAR HOMES	DENNIS AND CINDY MUNICIPAL	(8) RES. REROOF	\$27,000.00	\$350.70
11/16/2011	Building	BP-19013	208 SUN MOUNTAIN MUNICIPAL	DRY CREEK	JERRY AND BONNIE	(11) RES. DECK	\$5,000.00	\$103.42
11/17/2011	Building	BP-19014	141 ROWAN ROAD	MARK WARREN MUNICIPAL	DONALD SMITH		\$11,700.00	\$179.49
11/17/2011	Building	BP-19015	315 EAGLE CREEK MUNICIPAL	Owner/Builder	RAY EIDSON	(1) SINGLE FAMILY REPAIRS	\$65,577.60	\$653.63
11/18/2011	Building	BP-19016	116 AL HAMBRA DRIVE	Owner/Builder	DAVID HUTCHINS	(3) RES. STORAGE REPAIRS	\$26,790.00	\$318.82
11/18/2011	Building	BP-19017	108 SKYLANE DRIVE	Owner/Builder	DOUG MOORE	(2) RES. REPAIRS	\$500.00	\$50.00
11/12/2011	Building	BP-19018	117 SKYLANE ROAD	CHRISTAN CONSTRUCTIONS	SUSAN JOHNSON	(8) RES. REROOF	\$4,945.80	\$94.02
11/22/2011	Building	BP-19019	203 BONANZA DR.	BASS BROTHERS	TOMMY MUNCY	(8) RES. REROOF	\$11,495.36	\$179.49
11/22/2011	Building	BP-19020	201 W. HWY 70	BASS BROTHERS	SIERRA BLANCA MUNICIPAL	(90) OTHER	\$6,235.51	\$121.17

Filing Date	Permit Type	Permit Number	Address	Contractor	Owner	Purpose	Valuation	Fees
11/23/2011	Building	BP-19021	107 SIERRA BLANCA	BRILLANTE CONSTRUCTION	VILLAGE OF RUIDOSO	(21) COMM.	\$10,000.00	\$157.37
11/28/2011	Building	BP-19022	101 MOUNTAIN BREEZE	SIERRA BLANCA	GWEN OLSEN	(2) RES.	\$33,011.55	\$374.62
11/28/2011	Building	BP-19023	103 JASPER DR.	Owner/Builder	VICTORIA AND RAUL	(90) OTHER	\$1,200.00	\$50.00
11/29/2011	Building	BP-19024	118 WHIRLWAY DR.	Owner/Builder	MIKE SHELTON	(2) RES.	\$4,000.00	\$79.03
11/29/2011	Building	BP-19025	118 NORTH LOOP	ALTO MESA BUILDERS	KAREN POOL	(2) RES.	\$3,280.00	\$79.03
11/29/2011	Building	BP-19026	122 DEER PARK DR.	JOHN CORNELIUS	RAYMOND LEE &	(2) RES.	\$4,000.00	\$86.93
11/29/2011	Building	BP-19027	115 EVERGREEN ROAD	SIERRA BLANCA	WILLIAM LEMASTER	(8) RES. REROOF	\$4,780.00	\$94.02
11/29/2011	Building	BP-19028	TWO RIVERS PARK	BASS BROTHERS	VILLAGE OF RUIDOSO	(8) RES. REROOF	\$0.00	\$0.00
11/30/2011	Building	BP-19029	119 WESTBURY DRIVE	L.L.B. CONSTRUCTION	RON McWORTER	(1) SINGLE FAMILY	\$7,743.80	\$133.73
11/1/2011	Electrical	ELE-1786	308 MORNINGSIDE	ZUNI ELECTRIC	SHANNON WRIGHT			\$145.00
11/2/2011	Electrical	ELE-1787	300 MOCKINGBIRD LN.	Kirby Electric	BRUCE TANNER			\$45.00
11/2/2011	Electrical	ELE-1788	111 PINE SHADOW	Kirby Electric	MICHAEL LYNCH			\$49.50
11/2/2011	Electrical	ELE-1789	65B BOBBY JONES CT	CENTRAL NEW MEXICO	SUN VALLEY			\$110.00
11/2/2011	Electrical	ELE-1790	200 CHELSEA	TURRI ELECTRIC	BILL SHEPHERD			\$70.00
11/2/2011	Electrical	ELE-1791	155 BUENA VISTA	CENTRAL NEW MEXICO	STEVEN BEATY			\$49.50
11/2/2011	Electrical	ELE-1792	171 CROWN RIDGE	CENTRAL NEW MEXICO	JEFF SICARD			\$49.50
11/3/2011	Electrical	ELE-1793	100 LARIAT COURT	LIVE WIRE ELECTRIC	TIM WIERWILLE			\$77.00
11/3/2011	Electrical	ELE-1794	119 KAIBAB DR.	SIERRA BLANCA	ROBERT AND LINDA			\$70.00
11/3/2011	Electrical	ELE-1795	115 MAPLE DR.	ANGUS ELECTRIC	KERRYMEISE			\$45.00

Filing Date	Permit Type	Permit Number	Address	Contractor	Owner	Purpose	Valuation	Fees
11/3/2011	Electrical	ELE-1796	290 SANTIAGO CIRCLE	ANGUS ELECTRIC	DON MANN		\$110.00	
11/3/2011	Electrical	ELE-1797	247 HOMESTEAD LOOP	MOUNTAIN ALARM	BERTON VICARS		\$49.50	
11/7/2011	Electrical	ELE-1798	137 TOPSIDE DRIVE	RED MOUNTAIN ELECTRIC	RICHARD RHODS		\$70.00	
11/7/2011	Electrical	ELE-1799	125 TOPSIDE DR.	RED MOUNTAIN ELECTRIC	LACY RESORT		\$45.00	
11/7/2011	Electrical	ELE-1800	224 FORT STANTON	ALTO LAKES ELECTRIC	FRANK JAMES		\$159.50	
11/8/2011	Electrical	ELE-1801	105 MOCKINGBIRD	LIVE WIRE ELECTRIC	PHILLIP SCHAFER		\$45.00	
11/8/2011	Electrical	ELE-1802	124 MILLAGRO HILLS CT	Custom Craft Electric	RICHARD DE LA		\$100.00	
11/8/2011	Electrical	ELE-1803	100 UPPER DECK	GMR ELECTRIC	BATEC, INC		\$70.00	
11/10/2011	Electrical	ELE-1804	102 GUADALUPE	BILL KELLEY ELECTRIC	LARRY & YIKI		\$45.00	
11/10/2011	Electrical	ELE-1805	398 SUDDERTH DR.	R L BAKER	WASHINGTON		\$45.00	
11/10/2011	Electrical	ELE-1806	503 FIRST STREET	R L BAKER	Whispering Pines		\$45.00	
11/14/2011	Electrical	ELE-1807	128 STAG LOOP	AE Electric	STEVE G MORAN		\$110.00	
11/14/2011	Electrical	ELE-1808	107 BROKEN ARROW	R L BAKER	LENELDA CYPHER		\$77.00	
11/14/2011	Electrical	ELE-1809	711 (721 F) MECHEM	ATOPAROK ELECTRICAL	WESTCAP		\$70.00	
11/16/2011	Electrical	ELE-1810	125 CROWN RIDGE	SIERRA BLANCA ELECTRIC	TERRY AND BETH		\$159.50	
11/16/2011	Electrical	ELE-1811	121 PARADISE CANYON	AE Electric	BARRY WACHTER		\$70.00	
11/17/2011	Electrical	ELE-1812	116 WHITE PINE ROAD	LIVE WIRE ELECTRIC	FRANK AND JUDY		\$100.00	
11/17/2011	Electrical	ELE-1813	201 RANCHO VISTA DR.	PULSE ELECTRIC	TED ABRAMS		\$45.00	
11/18/2011	Electrical	ELE-1814	154 JUNIPER ROAD	CENTRAL NEW MEXICO	JERRY GOWLER		\$70.00	

Filing Date	Permit Type	Permit Number	Address	Contractor	Owner	Purpose	Valuation	Fees
11/21/2011	Electrical	EL-E-1815	102 S. EBARB DRIVE	LAMAY ELECTRIC	PHYLIS & ED MAY		\$45.00	
11/23/2011	Electrical	EL-E-1816	119 WESTBURY DRIVE	PULSE ELECTRIC	RON McWORTER		\$45.00	
11/23/2011	Electrical	EL-E-1817	155 BANCROFT ROAD	LATIGO ELECTRIC, LLC	KENNETH CAMPBELL		\$77.00	
11/28/2011	Electrical	EL-E-1818	101 B INNSBROOK UNITAE	Electric	PARKS-FLOYD MAY		\$45.00	
11/29/2011	Electrical	EL-E-1819	101 LANCAshire LANE	CENTRAL NEW MEXICO MAY	RAYMUNDO NUNEZ		\$155.00	
11/29/2011	Electrical	EL-E-1820	109 WEST WHITE	CENTRAL NEW MEXICO MAY	RICHARD CALLAHAN		\$70.00	
11/29/2011	Electrical	EL-E-1821	111 LONESOME PINE	CENTRAL NEW MEXICO MAY	JOHN HALL		\$77.00	
11/30/2011	Electrical	EL-E-1822	107 SIERRA BLANCA	PULSE ELECTRIC	VILLAGE OF RUIDOSO		\$70.00	
11/1/2011	Plumbing	PL-701	139 AL TAMIRA DRIVE	LIGHTENING MECHANICAL	SAL LOZANO		\$115.50	
11/1/2011	Plumbing	PL-702	101 HARVARD PLACE	VENTURA PLUMBING	D.W. LARUE		\$172.00	
11/1/2011	Plumbing	PL-703	308 MORNINGSIDE	GENERAL HYDRONICS	SHANNON WRIGHT		\$218.00	
11/1/2011	Plumbing	PL-704	310 (126) LAUGHING	KINGS MECHANICAL	WAYNE WARD		\$148.50	
11/3/2011	Plumbing	PL-705	101 B INNSBROOK UNIT	METAL-TECH, INC	PARKS-FLOYD MAY		\$58.00	
11/7/2011	Plumbing	PL-706	8452 HWY 380	SAND J COX PLUMBING	HERMAN OTERO		\$85.80	
11/7/2011	Plumbing	PL-707	159 SILVER FOX LANE	WALKER ELECTRIC AND ACCODY	WILLARD		\$41.80	
11/8/2011	Plumbing	PL-708	307 SCENIC DR.	ADVANCED PLUMBING AND	MICHAEL FRENCH		\$94.00	
11/10/2011	Plumbing	PL-709	139 (141) NORTH VIEW	ALL AMERICAN PLUMBING	COREY CRAYTON		\$71.50	
11/10/2011	Plumbing	PL-710	103 VAIL LOOP	BONITO RIVER SERVICE	Daniel Mathison		\$71.50	
11/14/2011	Plumbing	PL-711	110 SPOTTED OWL	CAPTAN PLUMBING	RONNY QLDAG		\$71.50	

Filing Date	Permit Type	Permit Number	Address	Contractor	Owner	Purpose	Valuation	Fees
11/14/2011	Plumbing	PL-712	119 WESTBURYDRIVE	J & B PLUMBING	RON McWORTER		\$158.00	
11/16/2011	Plumbing	PL-713	207 RACCOON CT	HERRERA PLUMBING	MICHAEL & DEBORAH		\$63.80	
11/16/2011	Plumbing	PL-714	177 DEER PARK DR.	ADVANCED PLUMBING AND ROBERT DIFONZO			\$159.50	
11/17/2011	Plumbing	PL-715	213 SWALLOW DRIVE	UNDERDOWN PLUMBING	ROBERT BALANDRAN		\$65.00	
11/18/2011	Plumbing	PL-716	115 MAPLE DR.	CRS PLUMBING	KERRYMEISE		\$164.00	
11/18/2011	Plumbing	PL-717	115 DONKEY COURT	ADVANCED PLUMBING AND JOANNE HABELT			\$79.20	
11/21/2011	Plumbing	PL-718	152 FERN TRAIL	ALL AMERICAN PLUMBING	KINNEAR		\$65.00	
11/29/2011	Plumbing	PL-719	212 VALLEY VIEW	ALL RIGHT PLUMBING	TOM LUTTRELL		\$65.00	
11/29/2011	Plumbing	PL-720	504 EXCALIBUR #7 #8	BONITO RIVER SERVICE	HIGH SIERRA CONDO		\$117.00	
11/29/2011	Plumbing	PL-721	134 BRENTWOOD DR.	ALL AMERICAN PLUMBING	MATT THREADGILL		\$122.10	
11/29/2011	Plumbing	PL-722	152 FERN TRAIL	ALL AMERICAN PLUMBING	KINNEAR		\$85.00	
11/29/2011	Plumbing	PL-723	108 DONKEY CT	ADVANCED PLUMBING AND MOLLY BOGAN			\$222.20	
11/30/2011	Plumbing	PL-724	104 PINE KNOT TRAIL	PARSON'S PLUMBING	JULIE		\$71.50	
Total Number of Permits: 106			Total Valuation: \$996,347.51			Total Fees: \$15,987.73		