

**CITY OF TRUTH OR CONSEQUENCES
PLANNING & ZONING COMMISSION
AGENDA
MONDAY, MARCH 11, 2024**

REGULAR MEETING

Regular meeting of the Planning & Zoning Commission of the City of Truth or Consequences, New Mexico to be held in the City Commission Chambers, 405 W. Third, Truth or Consequences, New Mexico, on Monday, March 11, 2024 at 4:00 p.m.

INTRODUCTION:

ROLL CALL:

Chris Sisney, Chairman
Susan Buhler, Vice Chairman
Esther Luchini, Member
Lisa Kent, Member

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES:

- a) February 12, 2024

3. COMMENTS FROM THE PUBLIC (3 Minute Rule Applies)

4. PUBLIC HEARINGS (5 Minute Rule Applies):

- a) Public Hearing/Discussion/Action: Variance at 401 Hwy. 181 to allow a mobile home that exceeds the age limit. Assistant City Manager Alvarez

5. NEW BUSINESS:

- a) Discussion/Action: Permitted Uses—With Conditions - 401 Hwy 181 – Construction Yard and Storage units. Assistant City Manager Alvarez
- b) Discussion/Action: Revocation of Variance 1306 Tin St. Assistant City Manager Alvarez

6. REPORTS FROM THE BOARD

7. REPORTS FROM STAFF

8. ADJOURNMENT

**CITY OF TRUTH OR CONSEQUENCES
PLANNING & ZONING COMMISSION
MINUTES
MONDAY, FEBRUARY 12, 2024**

REGULAR MEETING

Regular meeting of the Planning & Zoning Commission of the City of Truth or Consequences, New Mexico to be held in the City Commission Chambers, 405 W. Third, Truth or Consequences, New Mexico, on Monday, February 12, 2024, at 4:00 p.m.

INTRODUCTION:

ROLL CALL:

Chris Sisney, Chairman
Susan Buhler, Vice Chairman
Esther Luchini, Member
Lisa Kent, Member

ALSO PRESENT:

Traci Alvarez, Assistant City Manager
Angela A. Torres, City Clerk

1. APPROVAL OF AGENDA:

Chairman Sisney made a motion to approve the agenda. Member Luchini seconded the motion. Motion carried unanimously.

2. APPROVAL OF MINUTES:

a) November 13, 2023.

Chairman Sisney made a motion to approve the minutes. Member Luchini seconded the motion. Motion carried unanimously.

3. COMMENTS FROM THE PUBLIC (3 Minute Rule Applies)

There were no comments from the public.

4. PUBLIC HEARINGS (5 Minute Rule Applies)

a) Public Hearing/Discussion/Action: Request for a Summary Plat Amendment at 808 N. Maple. The applicant wishes to amend their lot line and combine parcels 3021078432173 and 3021078432164.

Assistant City Manager Alvarez: This is a public hearing and discussion/action for a request for a summary plat amendment at 808 N. Maple. Both of the parcel numbers are noted on the agenda. The property owners own both parcels near 808 N. Maple. One is addressed as 808 Maple. They are doing

some building on the property, and they would like to continue to do some building for the main dwelling unit, but in order to do that they need to vacate their lot line and combine the two parcels into one. There are no issues with electric, water or sewer, and there are not any street issues.

City Clerk Torres swore in the participants for the public hearings.

Chairman Sisney opened the public hearing.

Proponents:

Steve Green: Shortly after Kim and Terry purchased the properties, my wife and I met them, and we could not have been more pleased to have these folks right across the street from us as our new neighbors. It was empty property, which doesn't do the city any good. They have come into our community, and built, and now they would like to build their home. They have been active in the community, and they take part in community life by attending events, and I would certainly hope that the Commission would put these two properties together so Kim and Terry could move forward with their project, and we will no for sure in the nighttime that they will be there in the morning for us and our neighborhood.

Assistant City Manager Alvarez: If I could follow up on that, this property is kind of what we would consider a success story. The city acquired this property a few years back as a property abatement. We put a lien on the property, and acquired the property, then we put it up for sale. It was purchased, and now they are doing some building and development on it. They have followed all planning & zoning rules, and they submitted all plans for everything that they have been doing so far.

Paula Green: I live across from Kim and Terry. We are really grateful to have them there. Before the city acquired the property, it was an abandoned house who had some squatting it. It was really ugly, and the guy seemed quite dangerous. I also had an altercation with him, so we were really happy that the city acquired the property and tore down the house, and we are so happy to see people who are good neighbors move in, and I hope you vote to approve this.

Kim Birdsall, applicant: I would like you to consider this combination of parcels, and I hope in the future, if it allows to be more, and more active in this community.

Opponents:

There were no opponents.

Chairman Sisney closed the public hearing.

Member Kent: Your intention is to build your primary residence here?

Kim Birdsall, applicant: Yes ma'am.

Member Luchini: Is there no direct access to the property off of Maple?

Kim Birdsall, applicant: That is correct. There is a slope on that side. It is in the middle. The mailing address of that property is actually 540 8th Avenue. That is where we have a mailbox on the front piece

of the property. Right now, we have a guest house/studio on the 808 portion of the property, and we would like to build our home closer to 8th avenue across the parcel.

Member Luchini: Okay. I believe this area photo is mis-marked. Between 7th and 8th on the photo, it should be 8th and 9th.

Assistant City Manager Alvarez: That would be my fault from working at home. My mapping system is not so great on the home computer. Also, once they get ready to build their main dwelling unit, the address will be based on the direction of their front door. That is how the County determines the address.

Member Luchini made a motion to recommend approval to the City Commission for a Request for a Summary Plat Amendment at 808 N. Maple to amend the lot line and combine parcels 3021078432173 and 3021078432164. Member Kent seconded the motion. Roll call vote was taken. Motion carried unanimously.

5. REPORTS FROM THE BOARD:

Member Kent: In the future, can we get an explanation as to why the meetings are cancelled whenever we have a meeting cancellation?

City Clerk Torres: That shouldn't be a problem.

6. REPORTS FROM STAFF:

There were no reports from city staff.

7. ADJOURNMENT:

Member Luchini made a motion to adjourn. Vice-Chairman Buhler seconded the motion. Motion carried unanimously.

PASSED AND APPROVED ON THIS 11th DAY OF March, 2024.

Chris Sisney, Chairman
Planning & Zoning Board



CITY OF TRUTH OR CONSEQUENCES
PLANNING AND ZONING COMMISSION ACTION FORM
DATE: 3-11-2024

ITEM: Public Hearing/Discussion/Action: Variance at 401 Hwy. 181 to allow a mobile home that exceeds the age limit

BACKGROUND:

Applicant is requesting a variance to allow a Mobile Home at 401 Hwy 181. This Variance is being requested because the mobile home exceeds the age limit per city code – must be less than 20 years old at time of installation. 401 Hwy 181 is located in the C-1 Zone and the mobile home meets required size standards per the Standards for District. All property owners within 300ft were notified and all required documents and fees paid. Mobile Home has been converted to an office and will be renovated and updated to continue to use as office space.

SUPPORT INFORMATION:

Public Hearing Notice

Photos

Findings of Facts Checklist

Name of Drafter: Traci Alvarez	: Assistant City Manager	Meeting date 3-11-2024
E-mail: talvarez@torcnm.org	Phone: 575-894-6673	

*Rolf Hechler
Mayor*

*Amanda Forrister
Mayor Pro-Tem*

*Merry Jo Fahl
Commissioner*



*Destiny Mitchell
Commissioner*

*Ingo Hoepfner
Commissioner*

*Angie Gonzales
City Manager*

*505 Sims St.
Truth or Consequences, New Mexico 87901
P: 575-894-6673 ♦ F: 575-894-7767
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NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the City of Truth or Consequences Planning & Zoning Commission will hold a Public Hearing during their regular scheduled meeting on Monday, March 11, 2024, to receive input regarding the following:

Public Hearing/Discussion/Action: Variance at 401 Highway 181, requesting permission for a mobile home that exceeds the age limit per city code.

The meeting will be held in the City Commission Chambers, 405 W. Third, Truth or Consequences, New Mexico starting at 4:00 p.m.

Should you have any questions regarding this Public Hearing, please contact Traci Alvarez at (575) 941-0565 or by email at talvarez@torcnm.org.

The agenda may be obtained on Friday, March 8, 2024 on the city website calendar at www.torcnm.org; by contacting the City Clerk's Office at 575-894-6673; or by email to: torcclerk@torcnm.org.

/s/ Angela A. Torres, CMC, City Clerk

Publish on the following date:

- Sentinel– Friday, February 9, 2024



Google









CITY OF TRUTH OR CONSEQUENCES
PLANNING AND ZONING COMMISSION ACTION FORM
DATE: 3-11-2024

ITEM: Discussion/Action - Permitted Uses—With Conditions - 401 Hwy 181 – Construction Yard and Storage units

BACKGROUND:

The following C-1 uses are permitted in accordance with stated conditions and upon approval by the Planning and Zoning Commission.

Construction or Contractor's Yard: Yard shall be maintained in a neat and orderly fashion and enclosed by a fence at least six (6) feet in height except that the height shall be limited to three (3) feet above street curb within a clear site triangle as defined in this Code.

Mini Storage Units: Units shall not be used for commercial sales of products, merchandise, service or repair. (This does not preclude a business from using storage units solely for storage of commercial or business related items provide that the actual commercial operation or business is conducted elsewhere, and there is no external evidence of the business at the storage unit.)

SUPPORT INFORMATION:

Code References

Name of Drafter: Traci Alvarez	: Assistant City Manager	Meeting date 3-11-2024
E-mail: talvarez@torcnm.org	Phone: 575-894-6673	

Sec. 11-9-7. C-1 General Commercial District.

- A. **PURPOSE.** The intent of the C-1 District is to provide for certain commercial/retail uses which serve both transient and local trade. The District is intended for areas surrounding major arterial or collector streets where a wide range of automobile-related service facilities, convenience goods and personal services are desirable and appropriate as a land use.
- B. **DEVELOPMENT STANDARDS.** Development standards and other requirements are provided in Articles X through XIV of this Code.
- C. **C-1 PERMITTED USES.**

• Accountant Office	• Arts and Crafts Studio
• Advertising Services	• Auditoriums
• Animal Hospital and Clinic	• Automobile Parking Lot
• Auto and Camper Sales, Service and Rental	• Gasoline Pumps
• Automotive Equipment	• Gasoline Stations
• Bakery	• Gift Shop
• Banking and Financial Institution	• Glass Cutting and Finishing
• Barber Shop and Beauty Parlor	• Golf Course
• Bathhouse or Spa	• Grocery Store
• Bicycle Sales and Service	• Gymnasium
• Boat and RV Storage	• Hardware Store
• Bookstores and Stationery Shops	• Heavy Equipment Sales
• Building and Other Construction-Contractor: office only	• Hobby Shop
• Business Service Establishment	• Hospital or Overnight Clinic
• Butcher Shop and Meat Sales	• Hotel and Motel
• Catering	• Household Appliance Sales and Service and Repair
• Cigarette and Cigar Shop	• Insurance Services
• Clinic	• Institutions, Public and Quasi-Public
• Clothing Store and Apparel Shop	• Jewelry Store
• Coffee Shop	• Kennel, Commercial
• Columbarium	• Laboratory (medical, dental or engineering)
• Community Center or Public Office Building	• Liquor Store - Taverns and Package Stores
• Convenience Store	• Pet Shop or Grooming Parlor
• Convention or Exhibition Hall	• Photographic Studio and Supply Store
• Country Club	• Plant Nursery
• Dance Hall or Music Academy	• Plumbing and Heating Shop
• Dentist Office	• Pool and Billiard Room
• Department Store	• Post Office
• Dressmaking Shop	• Private Club or Lounge
• Drugstore	• Public Park, Playground and Recreational
• Dry-cleaning and Steam cleaning Establishment	• Radio, Television Broadcasting Studios, Music Store
• Electrical Shop and Electricians	• Real Estate Services
• Farm Machinery	• Restaurant
• Farm and Ranch Products and Supplies	• Retail Sales
• Fast Food Sales including Drive-In Sales	• Roofing and Sheet Metal Shop

• Firewood Sales	• Shoe Repair
• Florist Shop	• Show and Sales Room for Business Products
• Food Store	• Skating Rink
• Frozen Food Locker	• Sporting Goods Store
• Funeral Home, Mortuary (including crematorium)	• Tailoring
• Furniture and Home Furnishings	• Taverns and Cocktail Lounges
• Taxicab Transportation	• Travel Agency
• Telephone Exchange Station	• Upholstery
• Telegraph and Messenger Service	• Variety Store
• Tire Sales and Service	• Warehousing and Storage
• Title and Abstracting Services	• Watch and Clock Sales and Service

D. *PERMITTED USES—WITH CONDITIONS.* The following C-1 uses are permitted in accordance with stated conditions and upon approval by the Planning and Zoning Commission.

1. Adult Entertainment Uses: Uses such as adult bookstores, adult movie theaters, and adult news racks, as defined in Article 8 of this Code, shall be permitted provided such use is located a minimum of three hundred (300) feet from a property line of any:
 - a. School;
 - b. Church;
 - c. Public park or recreational facility;
 - d. Residential District;
 - e. Another adult entertainment facility.

There shall be no public display visible outside of the building. In addition, display of adult pictures of other materials within a grocery store, bookstore, or other retail or wholesale store shall be concealed from public view.

2. Amusement Park or Enterprise: Subject to any other provisions and requirements of the Municipal Code. Temporary amusement enterprises are prohibited within three hundred (300) feet of any residential zoning District. Permanent amusement enterprises are prohibited within five hundred (500) feet of any residential zoning District.
3. Automobile Body and Repair Shop: Not permitted within one hundred (100) feet of any residential District.
4. Bank Drive-up Windows: Stacking lane(s) of one hundred eighty (180) feet by ten (10) feet for each drive-up must be provided and designed to insure that no bank traffic backs onto the street giving access. Banks must be located on a collector or arterial streets as shown on the City Street Plan.
5. Bowling Alley: Subject to approval of site and related plans. Bowling alleys are prohibited within three hundred (300) feet of any residential zoning District.
6. Bus or Motor Freight Terminal: Only when located on an arterial street as designated on the City Street Plan.
7. Car Washes: There shall be no run-off onto neighboring properties or streets resulting from the use. Any discharge into public liquid waste disposal systems shall be approved by the administrator of the system prior to approval of the business. If the subject property is not served by a public waste disposal system, approval from the New Mexico Environmental Department shall be required.

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8. Child Care Center, Nursery or Similar Use: Play areas shall be in accord with State licensing requirements and enclosed by a solid wall or fence five (5) feet in height.
 9. Christmas Tree Sales: Temporary, not prior to November 15, provided lots are cleaned and removed by December 31.
 10. Church: Only when located on an arterial or collector street as designated on the City Street Plan.
 11. Construction or Contractor's Yard: Yard shall be maintained in a neat and orderly fashion and enclosed by a fence at least six (6) feet in height except that the height shall be limited to three (3) feet above street curb within a clear site triangle as defined in this Code.
 12. Drive-In Theater: Subject to approval of site and related plans.
 13. Firewood Sales: No more than twenty (20) cords stored on site.
 14. Flea Market: Subject to any other requirements of the Municipal Code.
 15. Furniture Assembly (Accessory Use): Permitted only as an incidental or accessory use to retail sales. Maximum floor area for assembly shall not exceed three thousand (3,000) square feet, not exceed thirty percent (30%) of the total business floor area, and shall be within the same building.
 16. Gas Pressure Control Stations: (Public or Private Utility.)
 17. Heavy Equipment Repair (Accessory Use): Permitted only as an incidental or accessory use to heavy equipment sales. Floor area for repair shall not exceed three thousand (3,000) square feet and not exceed thirty percent (30%) of the total gross floor area. Welding is permitted only in conjunction with repair and shall not be used for the purpose of heavy equipment assembly.
 18. Miniature Golf Course: Subject to approval of site and related plans. Not permitted within one hundred (100) feet of any residential District.
 19. Mini Storage Units: Units shall not be used for commercial sales of products, merchandise, service or repair. (This does not preclude a business from using storage units solely for storage of commercial or business related items provide that the actual commercial operation or business is conducted elsewhere, and there is no external evidence of the business at the storage unit.)
 20. School, Public, Private or Trade: Sites shall be located on an arterial or collector street as shown on the City Street Plan.
 21. Shopping Center: Providing site, drainage, and related plans for the entire development are approved.
 22. Storage of Wrecked or Dismantled Vehicles and Parts (Accessory Use): The storage of wrecked and dismantled vehicles and parts thereof shall be permitted only as an incidental accessory use to a vehicle repair establishment or a body shop:
 - a. Storage shall be within an enclosed building or within a sight-obscuring fence at least six (6) feet in height;
 - b. Vehicles and parts stored at the exterior of the building shall be owned by customers of the business and such storage shall be only for the purpose of repair and return to customer;
 - c. Exterior storage of vehicles shall not remain on the premises for a period exceeding three (3) months;
 - d. A maximum of five (5) wrecked vehicles may be stored at the building exterior during any one time;
 - e. Exterior storage shall be a minimum of one hundred (100) feet from a residential District.

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23. Swimming Pools: Permitted only when a protective fence four (4) feet in height is provided around the yard, lot or pool area. The pool shall be no closer than five (5) feet from any property line, and approval from all utilities is required to insure overhead safety.
 24. Television and Radio Towers and all Other Free Standing Towers (Public and Private Uses): Towers shall have manufacturer's specifications to withstand a 75 mph wind and shall be constructed to meet New Mexico Building Code standards.
 25. Welding (Accessory Use): Welding shall be permitted only as an incidental or accessory use necessary for the repair of vehicles or equipment permitted in the C-1 District. Welding uses shall be approved by the Fire Department and shall be in accord with any other provisions of the Municipal Code.
 26. Wrecker Service: In accord with storage of wrecked vehicle provisions of Item D.22 of this Section.
- E. *SPECIAL USES FOR C-1 DISTRICT.* The following uses require approval of the City Commission. Specific conditions and provisions for special use may be referred to in Article V.
1. Dwelling Unit: Special Use Permits are required for dwellings within the C-1 District upon lots or other parcels located directly adjacent to Broadway Avenue, Main Street or Date Street. Dwellings elsewhere within the C-1 District are permitted by right. Manufactured Homes (MH's) are permitted within the C-1 District subject to the provisions stated herein and in Articles 11 and 14.
 2. Apartments ten (10) unit minimum)
 3. Concrete Sales and Ready Mix
 4. Correctional Facilities and Institutions
 5. Heavy Equipment Repair and Service
 6. Kennel (Commercial)
 7. Manufactured Home Park or Subdivision: Subject to the provisions of Articles 11 and 14.
 8. Propane or Liquefied Petroleum Gas Distribution Point: Up to two thousand (2,000) gallons, not be located within three hundred thirty (330) feet of any residential zoning district, or within the area bounded by Date, Main and Austin Streets.
 9. Racetrack
 10. Residential Vehicle Park
 11. Recycle Purchase Center
 12. Stadium: Baseball, Football, Soccer or Track.
 13. Townhouses (R-2 Development Standards apply)
 14. Welding Shop



CITY OF TRUTH OR CONSEQUENCES
PLANNING AND ZONING COMMISSION ACTION FORM
DATE: 3-11-2024

ITEM: Discussion/Action – Revocation of Variance 1306 Tin St.

BACKGROUND:

P & Z and City Commission approved variance request for installation of a mobile home that exceeded the age limit allowed per municipal code. Applicant has not met the development requirements or general condition requirements after installation of the mobile home.

SUPPORT INFORMATION:

Applicable Code reference

Name of Drafter: Traci Alvarez	: Assistant City Manager	Meeting date 3-11-2024
E-mail: talvarez@torcnm.org	Phone: 575-894-6673	

Sec. 11-5-5. Variance.

A Variance may be authorized by the City Commission after hearing the recommendation of the Planning and Zoning Commission. The variance shall provide relief from the strict application of dimension, distance, parking or setback requirements of this Code.

A. *Provisions for variance.*

1. The subject property must be irregular, narrow, shallow, or steep or otherwise, have physical conditions where application of the requirements of this Code would result in practical difficulty or unnecessary hardship to the owner in the use of his land or building.
2. The applicant shall notify all property owners of his/her intent in a manner specified in Section 11-7-2 and shall be subject to a public hearing as specified therein.
3. Variance shall not be granted in such cases where it would adversely affect adjoining properties, impair established property values, or endanger public safety.
4. Variances shall not be granted where spot zoning would occur.

B. *Fee.* A non-refundable application fee as set by City Commission Resolution must accompany each application.

C. *Submission requirements.* The application for variance shall be in the format stipulated by the City and shall contain plans and other information as required by the designated Zoning Administrator. The completed application for a variance, shall be submitted to the City Clerk for placement upon the agenda of the Planning and Zoning Commission.

D. *Revocation.* A variance shall be automatically revoked in the event of building permit for the approved Variance has not been obtained within ninety (90) days, or construction has not begun within one hundred eighty (180) days after the building permit has been issued. The Planning and Zoning Commission may grant ninety (90) days extension if deemed appropriate.

E. *Re-application for variance.* In the event of a denial decision by the City Commission, there shall be no re-application for the same variance for a period of one (1) year after the date of the decision of the Commission.

Sec. 11-11-2. Manufactured Homes (MH'S).

- A. *DISTRICT RESTRICTIONS.* A manufactured home located in a District as a single-family house shall conform to specific standards in that District. Individual MH's are permitted by right in the R-1, R-2, R-3, RR-1 and T-1 Districts; by right and by special use in specified portions of C-1 Districts, and allowed by right in Manufactured Home Parks and Subdivision. MHP's are permitted by right in R-3 Districts and are permissible by special use in R-2, C-1 and T-1 Districts. RVP's are permissible by special use in R-3, RR-1, C-1, M-1 and T-1 Districts.
- B. *MANUFACTURED HOMES ON INDIVIDUAL LOTS.* The following provisions apply to manufactured homes placed on individual lots or located within MHP's, MHS's or RVP's and are in addition to the General Conditions stated in Article 11-11-2.E.
1. *Placement in R-1 Districts:*
 - a. Home must be a minimum of one thousand, two hundred (1,200) square feet in heated area and twenty-four (24) feet in width.
 - b. Home must meet the definition for modular or prefabricated housing as defined in this Code and for manufactured housing as defined in the New Mexico Manufactured Housing and Zoning Act of 1987, and shall not be a home built on permanent chassis for towing.
 2. *Placement in Other Districts:*
 - a. *R-2 District:* Home must be a minimum of nine hundred (900) square feet in heated area and twenty-four (24) feet in width.
 - b. *R-3, C-1 or T-1 Districts:* Home must be a minimum of five-hundred fifty (550) square feet.
 - c. *RR-1 District:* Home must be a minimum of eight-hundred (800) square feet.
 - d. *R-4 District:* Home must be a minimum of one thousand, two hundred (1,200) square feet.
 3. *For all Districts, except within MHP's:* Homes must be on a permanent foundation as specified by the New Mexico Manufactured Housing Division Regulations (MHD 93-1) as now adopted and hereafter amended.
- C. *DEVELOPMENT REQUIREMENTS.* Development standards and additional requirements are provided in Articles X, and XII through XIV of this Code.
- D. *MANUFACTURED HOME INSTALLATION PERMIT REQUIRED.* In addition to any permits required by the state for moving and placement, or foundation/other construction, a Manufactured Home Installation Permit must be obtained from the City before placement of a manufactured home within the City limits. Permit application forms may be obtained from the designated Zoning Administrator's Office.
- E. *GENERAL CONDITIONS.* Except for installations in MHP's, all manufactured homes within the City are required to be set up on permanent foundations in accordance with the State Manufactured Housing Division Rules and Regulations. Installations in MHP's can be on non-permanent foundations in accordance with the State Manufactured Housing Division Rules and Regulations.
1. *Wheels to be removed:* Since MH's are considered to be permanent housing units, the City requires that the wheels of the MH's, if present, shall be removed during the installation process.
 2. *Non-Exposure of Undercarriage:* MH undercarriages, if present, shall be concealed by either:
 - a. An appropriate skirting installed in accordance with the 1993 Manufactured Housing Act of the state as now adopted and hereafter amended. If the tongue is not removed from the MH, it must be skirted in like manner and material as the MH.

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- b. Entrenching the home to a depth equal to the height of the undercarriage. Any such entrenching shall have provisions for drainage away from the unit.
 - c. Concealment of the undercarriage must be completed within sixty (60) days of placement of the unit.
- 3. *Damaged Units:* The City will not allow damaged units to be installed within the City limits.
 - 4. *Steps:* All MH units shall have permanent steps affixed to all exits.
 - 5. *Maintenance:* all manufactured housing units shall meet all existing City Codes related to proper appearance and maintenance of buildings and properties.
 - 6. *Standards:* All MH units shall be constructed according to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 USC 5401. et seq. as amended or carry NMBC state approval. Additionally, all MH Units that are installed at any particular location within the City limits shall not be twenty (20) years or older at the time of installation. Any unit to be used for non-residential purposes shall meet all NMBC standards and shall be in full compliance with requirements for access to the disabled as required by State Rule MHD 90-1 as amended.
 - 7. *Removal:* If a MH is removed the site shall be restored to original or better condition.
- F. *OTHER CONSTRUCTED IMPROVEMENTS.* All porches, patios, permanent steps, accessory buildings, additional to a manufactured housing unit and any other constructed improvements shall be required to comply with the New Mexico Building Code and the building permit obtained in accordance with City ordinances.
 - G. *OTHER REQUIREMENTS.* All other requirements not covered herein shall be as required by the State Manufactured Housing Act and Regulations.

(Ord. No. 684 , § 1, 7-12-17)