

**City of Las Cruces**  
PEOPLE HELPING PEOPLE

**Council Action and Executive Summary**

Item # 16 Ordinance/Resolution# 2638

For Meeting of September 19, 2011  
(Ordinance First Reading Date)

For Meeting of October 3, 2011  
(Adoption Date)

**TITLE:** AN ORDINANCE APPROVING A CONCEPT PLAN AND FINAL SITE PLAN FOR A PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS METRO VERDE AMENDMENT NO.1. THE SUBJECT PROPERTIES ENCOMPASS 695 ± ACRES AND ARE LOCATED IN THE SIERRA NORTE AREA NORTH OF THE FUTURE EXPANSION OF ARROYO ROAD AND SOUTH OF THE CITY LIMITS; PARCEL ID#S 02-36419, 02-36420, 02-36421, 02-36422, 02-37650, 02-38810, 02-38811. SUBMITTED BY DVI ON BEHALF OF SIERRA NORTE LAND HOLDINGS, LLC & BARBARA W. JOHNSON, PROPERTY OWNER (PUD-11-01 & PUD-11-02).

**PURPOSE(S) OF ACTION:**

Approval of a concept plan and final site plan known as Metro Verde Amendment No.1.

<b>COUNCIL DISTRICT: 5</b>		
<b><u>Drafter/Staff Contact:</u></b> Adam Ochoa	<b><u>Department/Section:</u></b> Community Development	<b><u>Phone:</u></b> 528-3204
<b><u>City Manager Signature:</u></b>		

**BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:**

The proposed Planned Unit Development (PUD) concept plan and final site plan known as Metro Verde Amendment No.1 is for a mixed-use development with single-family/multi-family residential, commercial, office, retail, and manufacturing land uses with a golf course. The subject properties are mostly undeveloped with 205 ± acres developed as a golf course.

The proposed concept plan and final site plan for Metro Verde Amendment No. 1 is a major amendment to the Sierra Norte master plan as well as a rezoning of some of the planning parcels in the Sierra Norte master plan from multiple zoning designations to PUD (Planned Unit Development). The proposed Metro Verde Amendment No. 1 will also be expanding the original 187 ± acre Metro Verde PUD found in the Sierra Norte master plan by approximately 500 ± acres.

The concept plan identifies nine different land use designations each with its own development standards. Each land use designation also has its own list of permitted land uses (see Attachment "C"). The concept plan also identifies a phasing plan that outlines the build out of the PUD in 26 possible phases. The concept plan illustrates how road cross-sections deviate from City of Las Cruces design standards. Four (4) streets that run through the subject area are identified on the MPO Thoroughfare Plan and are proposed to be constructed with the PUD. This includes portions of Sonoma Ranch Boulevard, Arroyo Road, Luna Vista Road and Dragonfly Road. The concept plan further proposes the construction of a utility lift station at the southeast corner of the subject area immediately north of Arroyo Road and immediately east of the PUD boundary.

The 2001 Zoning Code, as amended, identifies a final site plan as a substitute for a subdivision preliminary plat when an applicant must otherwise comply with the subdivision requirements. The proposed layout for the final site plan is in accordance with the proposed concept plan. Any future final plats submitted for Metro Verde Amendment No.1 will be processed administratively in accordance with the City of Las Cruces Subdivision Code.

The proposed Metro Verde Amendment No. 1 is encouraged by the 1999 Comprehensive Plan. The proposed PUD will be beneficial for the City of Las Cruces and will give the developer flexibility for development. The proposed Metro Verde Amendment No. 1 PUD will also provide parks and multi-use activity/recreational fields (functional open space) in conveniently located areas throughout the development. The proposed development will also provide a variety of land uses with a mixed-use type of development that will provide convenience and functionality to those who may live and/or work in this area of the community. The proposed Metro Verde Amendment No.1 will provide the following benefits to the City:

- The Village Plaza and commercial areas reduce dependency on cars by providing daily necessities close to home.
- The proposed PUD interconnects neighborhoods.
- Connects Metro Verde with Metro Verde South for a consistently master planned area.
- The proposed PUD provides double the required park land.
- Both neighborhood and regional parks provided are easily accessible.
- Multi-use paths and sidewalks provide pedestrian connectivity.
- Land for parks and civic services are donated to the City by the developer.
- The PUD will allow the incorporation of multi-use paths.
- The entire project is a sustainable design.
- Green construction will be required.
- The PUD is a mixed-use area with a variation of lot sizes and housing types.

On July 27, 2011, the Development Review Committee (DRC) reviewed the proposed Metro Verde Amendment No. 1 PUD. The DRC reviews PUD's from an infrastructure, utilities, and public improvement stand point. From a land use perspective the PUD is supported by the 1999 Comprehensive Plan. The DRC recommended approval without conditions for the proposed amendment with zone changes, concept plan and final site plan for the PUD known as Metro Verde Amendment No. 1.



**OPTIONS / ALTERNATIVES:**

1. Vote "Yes"; this will affirm the Planning and Zoning Commission recommendation for approval. The proposed concept plan and final site plan for the Planned Unit Development known as Metro Verde Amendment No.1 will be approved.
2. Vote "No"; this will reverse the recommendation made by the Planning and Zoning Commission. The current Sierra Norte master plan will remain on the subject properties.
3. Vote to "Amend"; this could allow Council to modify the Ordinance by adding conditions as determined appropriate.
4. Vote to "Table"; this could allow Council to table/postpone the Ordinance and direct staff accordingly.

**REFERENCE INFORMATION:**

The resolution(s) and/or ordinance(s) listed below are only for reference and are not included as attachments or exhibits.

1. Ordinance 2281.
2. Ordinance 2282.
3. Ordinance 2451.
4. Resolution 06-288.

COUNCIL BILL NO. 12-016  
ORDINANCE NO. 2638

**AN ORDINANCE APPROVING A CONCEPT PLAN AND FINAL SITE PLAN FOR A PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS METRO VERDE AMENDMENT NO.1. THE SUBJECT PROPERTIES ENCOMPASS 695 ± ACRES AND ARE LOCATED IN THE SIERRA NORTE AREA NORTH OF THE FUTURE EXPANSION OF ARROYO ROAD AND SOUTH OF THE CITY LIMITS; PARCEL ID#S 02-36419, 02-36420, 02-36421, 02-36422, 02-37650, 02-38810, 02-38811. SUBMITTED BY DVI ON BEHALF OF SIERRA NORTE LAND HOLDINGS, LLC & BARBARA W. JOHNSON, PROPERTY OWNER (PUD-11-01 & PUD-11-02).**

The City Council is informed that:

**WHEREAS**, Sierra Norte Land Holdings, LLC and Barbara W. Johnson, the property owners, have submitted a request for approval for a PUD concept plan and final site plan; and

**WHEREAS**, the PUD concept plan and final site plan is for 695 ± acres of property for a mixed-use development known as Metro Verde Amendment No.1; and

**WHEREAS**, the PUD concept plan and final site plan establish the development and design standards for the Metro Verde Amendment No.1 PUD; and

**WHEREAS**, the Planning and Zoning Commission, after conducting a public hearing on August 23, 2011 recommended that said PUD concept plan and final site plan be approved by a vote of 5-0-0 (two Commissioners absent).

**NOW, THEREFORE**, Be it ordained by the governing body of the City of Las Cruces:

(I)

**THAT** the land more particularly described in Exhibit "A," attached hereto and made part of this Ordinance, is hereby zoned PUD (Planned Unit Development).

(II)

**THAT** the PUD concept plan and final site plan for the land more particularly

described in Exhibit "A," attached hereto and made part of this Ordinance, is hereby approved.

(III)

THAT the PUD concept plan and final site plan approval for Metro Verde Amendment No.1 is based on the findings contained in Exhibit "B" (Findings and Comprehensive Plan Analysis), attached hereto and made part of this Ordinance.

(IV)

THAT the zoning of PUD for said property be shown accordingly on the City Zoning Atlas.

(V)

THAT City staff is hereby authorized to do all deeds necessary in the accomplishment of the herein above.

DONE AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

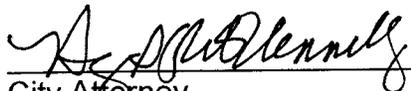
\_\_\_\_\_  
City Clerk

(SEAL)

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

VOTE:

Mayor Miyagishima: \_\_\_\_\_  
Councillor Silva: \_\_\_\_\_  
Councillor Connor: \_\_\_\_\_  
Councillor Pedroza: \_\_\_\_\_  
Councillor Small: \_\_\_\_\_  
Councillor Sorg: \_\_\_\_\_  
Councillor Thomas: \_\_\_\_\_





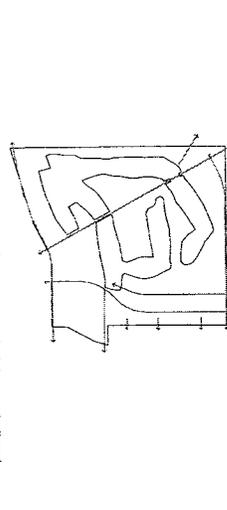


**DESIGN:**

1. Use high-density, clustered, mixed-use development that reduces energy consumption and encourages walking and biking.

**DESIGN/CONSTRUCTION:**

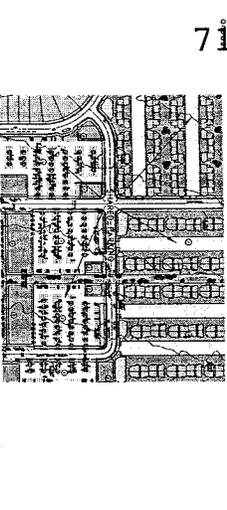
1. Incorporate water reuse of working systems that include: the Promenade Plaza, the multi-use nodes, and adjacent high-density parking to the east of the home.



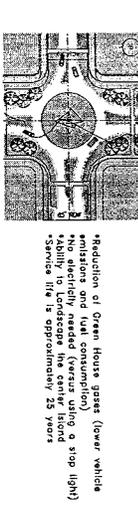
2. Work with the City to establish transit (bus) stops in the short-term and alternate connection for future mass transit.

3. Overlap the impervious parking surfaces required through shared parking in mixed-use areas. This will further reduce the use of vehicles and their emissions even when walking is not practical.

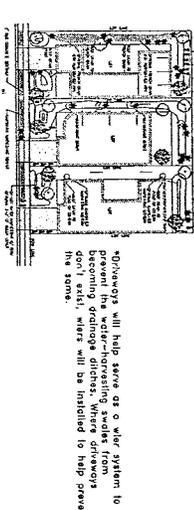
716



4. Use of greenhouses will improve traffic safety and capacity, as well as reduce pollution and fuel use.



5. Water will be dealt with in an integrated manner that involves both reducing the use of potable water and assessing the impact of storm water on natural systems.



6. Greenhouses will help serve as a solar system to prevent a water-heating system from becoming damaged during winter months when the sun is not shining. Water will be installed to help prevent the same.

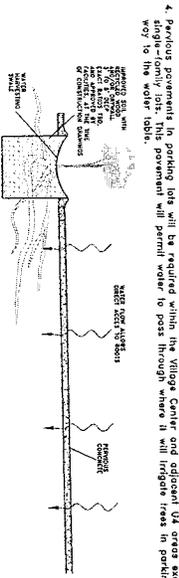
# SUSTAINABILITY CONCEPTS

**DESIGN:**

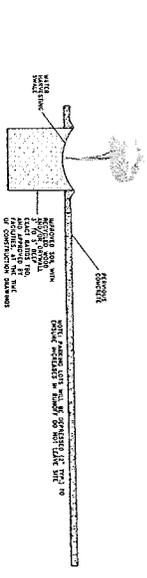
2. Reduce the use of potable water through xeriscaping. Use drought-tolerant, low-water-use plants. This will be accomplished by retaining the pattern of water plants through comments and developer installation.

3. Use primarily sub-surface irrigation and eliminate irrigation where possible, by using pervious pavements, micro-paving, and rain shut-off controls.

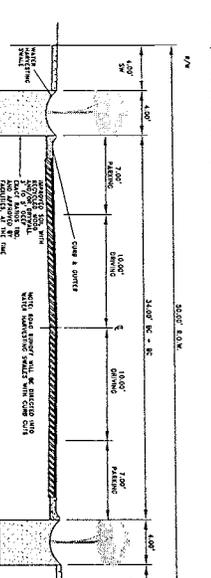
4. Pervious pavements in parking lots will be required within the Village Plaza and adjacent VA areas including the single-family lots. This pavement will permit water to pass through where it will irrigate trees in parking lots on its way to the water table.



5. Pervious pavements in parking lots will substantially reduce storm runoff, but landscape grass will also act as micro-pores to capture storm runoff to benefit landscaping and further eliminate or reduce runoff.

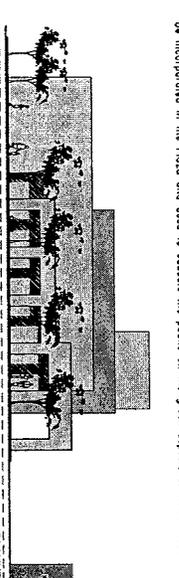


6. Land public streets will be designed with swales between the curb and sidewalk that will be landscaped and benefit from street runoff. These micro-pores will reduce and filter runoff, while excess major storm runoff will be collected and ponded in a traditional manner.



7. Weed barrier that prevents infiltration of water shall not be used within Metro Verde. This will reduce the use of a hydrocarbon material and greatly increase the pervasion of water into the soil.

8. Water will be harvested from building rooftops within the Plaza and stored in tanks to be used for irrigation of a clean collection surface. A pump-out/flush will be incorporated into the collection system to prevent the collection tank from becoming contaminated. The Plaza and used to reduce the pollution on the green spaces of Metro Verde.



9. The developer will cooperate with the City's water reclamation project for future connections between irrigation systems and the City wastewater treatment facility.

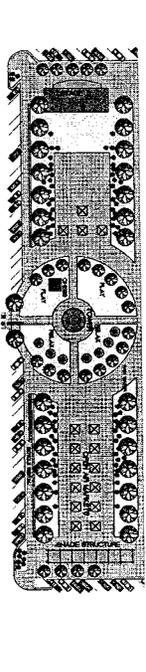
**WASTE REDUCTION:**

1. The developer will ensure the availability of local on-site recycling services that will reduce waste material from the construction process. The developer will ensure that the construction process provides significant environmental benefits. Contractor providing recycling services in Metro Verde will not be deemed to conflict with the City of Los Angeles solid waste collection services.

2. Recycling centers will be installed throughout Metro Verde that will be convenient for residents to use. The developer will provide lead and other responsible and the City will monitor and guard the centers.

**URBAN DESIGN:**

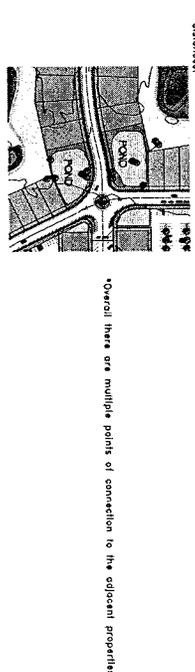
1. Provide Village Plaza for gathering and social interaction that is accessible by walking for most.



2. Create sustainable presence in Plaza and Promenade Park by showcasing water harvesting and renewable energies (possibly photovoltaic and wind). Also incorporate recycled materials for park benches and equipment. A sustainable museum/demonstration house may be built.

3. Pervious pavement and substantial number of trees will be used in the Village Plaza, major parking lots, and the Promenade Park to help reduce the heat-island effect.

4. Connectivity of pedestrian and vehicular systems within Metro Verde and to adjacent development will help reduce travel distances.



\*Overall there are multiple points of connection to the adjacent properties

5. Main pedestrian circulation paths will be well lit for safety and will meet City Night Sky Requirements.

6. Solar-access consideration will be required with design of individual structures including limiting west-facing windows and appropriate screening of south-facing windows.

**GREEN BUILDING:**

Metro Verde will encourage cost-effective and sustainable building methods, including:
 

- 1. Use of green building materials and construction methods, reducing solid waste, and improved indoor air quality will also be encouraged.
- 2. The following are some required and some recommended elements. All elements listed below are allowed in building codes that are currently in effect. The developer may substitute with alternative or new technology that is acceptable as a replacement by BOM or LEED or LEED or the developer in consultation with its architect.

- Recommended Elements:
1. Recycled content building materials (i.e., recycled flooring)
  2. Structural wood and framing alternatives
  3. Low-emission adhesives
  4. Energy-efficient windows or better
  5. Recycled material insulation
  6. Energy-recovery ventilators
  7. Low-voltage lighting
  8. Low-voltage lighting
  9. Low-voltage lighting
  10. Wind turbines in public spaces (See Sheet C2 below (and Use 1006))
  11. Low-voltage lighting
  12. Low-voltage lighting
  13. Water harvesting from building roof and pavement areas for individual households

**PUD AMENDMENT #1 METRO VERDE**

PREPARED FOR: SERRA HILF LAND BUILDING, LLC

BY: LAS CRUCES NEW MEXICO

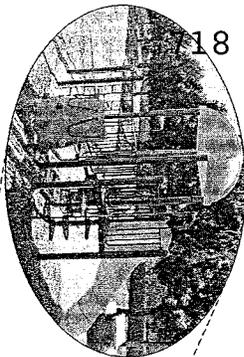
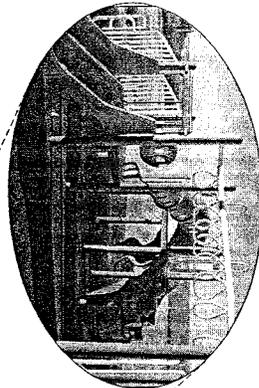
DATE	REVISION
10/11/07	REVISION 1
10/11/07	REVISION 2

**DESIGNER:** DENTON VENTURES, INC.

10000 W. CENTRAL EXPRESSWAY, SUITE 1000  
DENVER, CO 80231-1000  
TEL: 303.733.8333  
WWW.DENTONVENTURES.COM

**PROJECT:** METRO VERDE

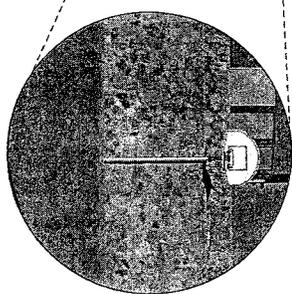
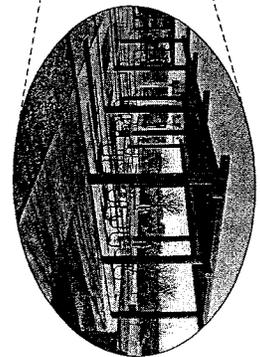
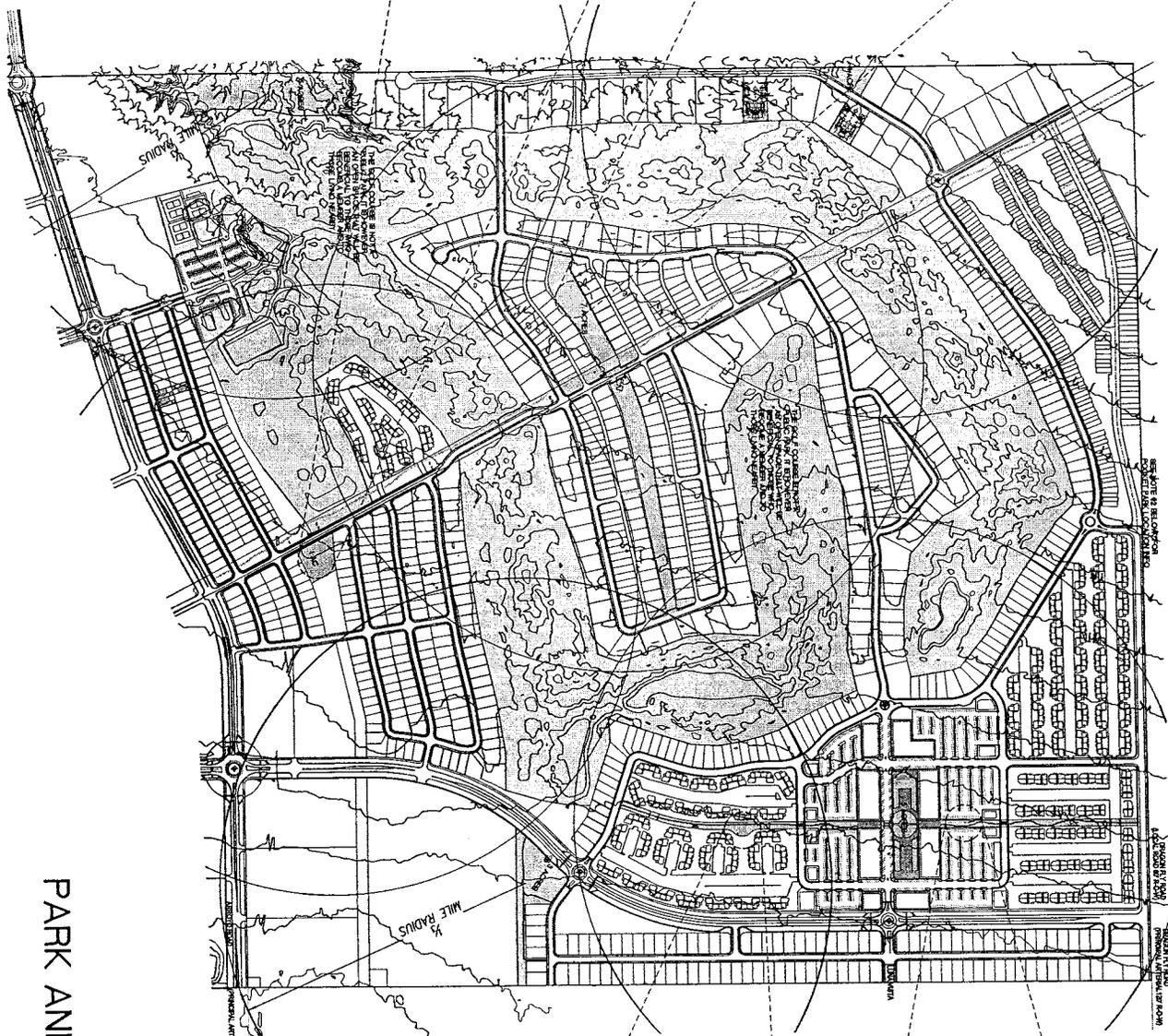




18

THE PICTURES PRESENTED ARE INTENDED TO ILLUSTRATE THE APPEARANCE OF THE DEVELOPMENT TO RESTRICT THE FINAL DESIGN TO THE IMAGES OR EQUIPMENT DEPICTED IN THESE IMAGES.

OVERALL PARK AND TRAIL SYSTEMS, INCLUDING UNDESIGNED COMMON AREAS, ARE CONCEPTUALLY ACCEPTABLE TO THE CITY FACILITIES DEPARTMENT FOR CONCEPT PLAN APPROVAL ONLY. DETERMINATION OF THE FINAL DESIGN, INCLUDING THE DEVELOPMENT OF SAID PARK, TRAILS, LANDSCAPED AREAS, AND OWNERSHIP AND MAINTENANCE RESPONSIBILITIES, SHALL BE THE PLAT SUBMITTAL OF THE PLANNED UNIT DEVELOPMENT, AND IS SUBJECT TO APPROVAL BY THE CITY FACILITIES DEPARTMENT. THE PLANNED UNIT DEVELOPMENT SHALL BE BUILT WITHIN DIFFERENT PHASES OF DEVELOPMENT.



**PATH LEGEND**

MAINTENANCE ROAD/PATH	(See City Masterplan Map)
TRAIL	(See City Masterplan Map)

**PARK ACREAGE TABLE**

ESTIMATED POPULATION:	7,143
ACREAGE PER 1,000 PEOPLE:	1.54
TOTAL ACREAGE:	11.00 ACRES

- NOTES:**
1. ALL AREAS OF PARK LAND, THE BOUNDARY OF WHICH IS SHOWN BY A DOTTED LINE, ARE TO BE DEVELOPED AS PARKS. THE PARK THIS IS BOUNDARY IS TO BE DEVELOPED AS A SUBORDINATE PARK WITHIN THE PHASES TO BE DEVELOPED IN THE (A) 1955 AT THE TIME OF DEVELOPMENT TO CREDIT THAT RESIDENCES. THE PHASES TO BE DEVELOPED IN THE (A) 1955 AT THE TIME OF DEVELOPMENT TO CREDIT THAT RESIDENCES SHALL BE USED AS RECREATION AREAS.
  2. THE PHASES TO BE DEVELOPED AS SUBORDINATE PARKS WITHIN THE PHASES TO BE DEVELOPED IN THE (A) 1955 AT THE TIME OF DEVELOPMENT TO CREDIT THAT RESIDENCES SHALL BE USED AS RECREATION AREAS.
  3. THE PHASES TO BE DEVELOPED AS SUBORDINATE PARKS WITHIN THE PHASES TO BE DEVELOPED IN THE (A) 1955 AT THE TIME OF DEVELOPMENT TO CREDIT THAT RESIDENCES SHALL BE USED AS RECREATION AREAS.

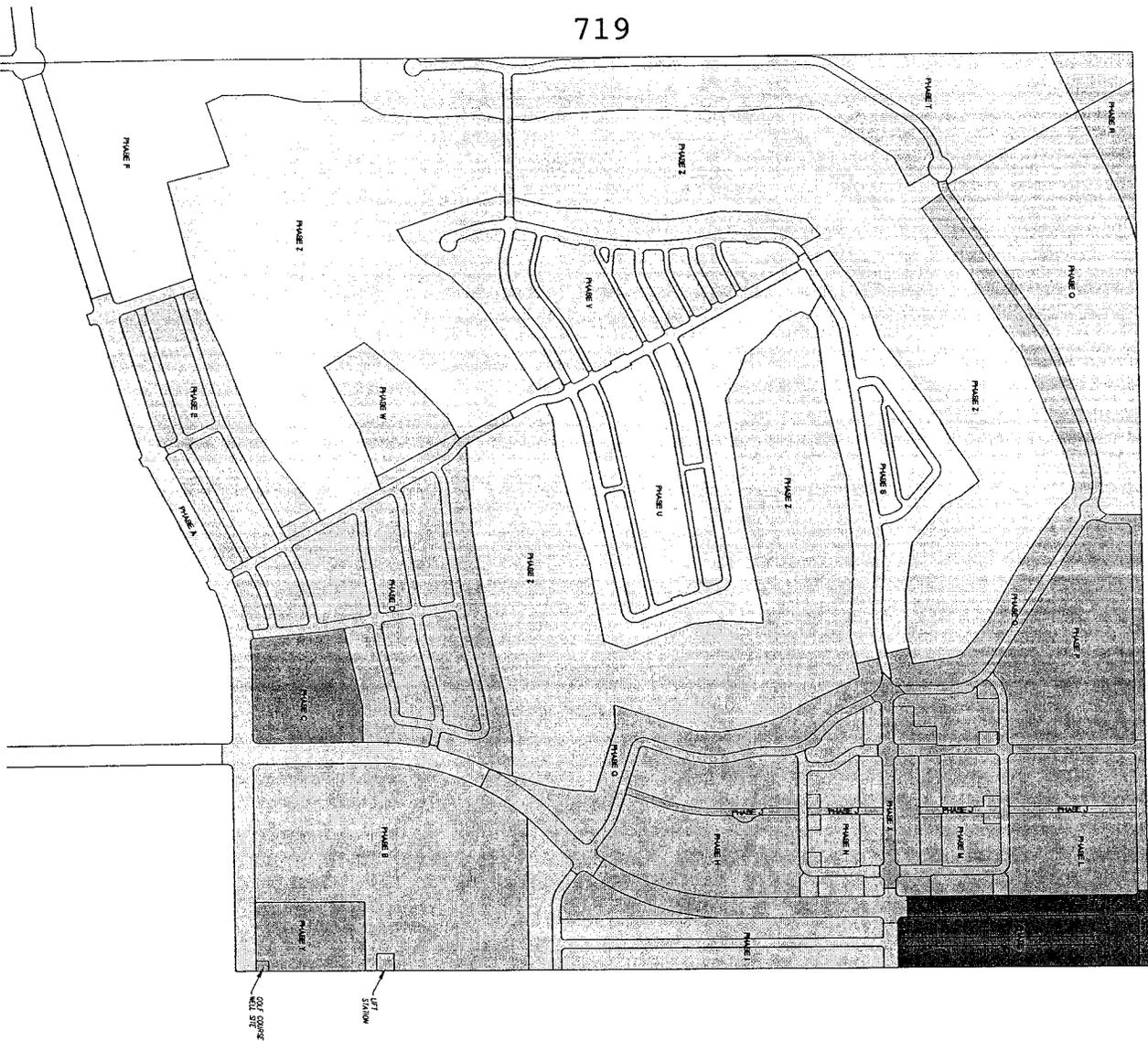
**PARK AND TRAIL PLAN**  
SCALE: 1" = 200'



DEVELOPER: VERDE METRO  
PREPARED FOR: VERDE METRO  
DATE: 03/20/2011  
DRAWN BY: [Name]  
CHECKED BY: [Name]

**VERDE METRO**  
PREPARED FOR  
SERRA NORTH LAND HOLDINGS, LLC  
LAS CRUCES  
NEW MEXICO

**PUD AMENDMENT #1**



PHASING LEGEND

COLOR	PHASE	DESCRIPTION	ACREAGE	ALLOWABLE RANGE	PROBABLE BUILDOUT
[Color]	PHASE A	PHASE A INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE A WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	14.19 AC	0 UNITS	1,000,000-1,500,000
[Color]	PHASE B	PHASE B INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE B WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	15.51 AC	0 UNITS	1,000,000-1,500,000
[Color]	PHASE C	PHASE C INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE C WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	8.88 AC	0 UNITS	1,000,000-1,500,000
[Color]	PHASE D	PHASE D INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE D WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	38.37 AC	78-215 UNITS	1,000,000-1,500,000
[Color]	PHASE E	PHASE E INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE E WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	19.10 AC	38-142 UNITS	1,000,000-1,500,000
[Color]	PHASE F	PHASE F INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE F WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	28.86 AC	173-488 UNITS	1,000,000-1,500,000
[Color]	PHASE G	PHASE G INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE G WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	13.84 AC	26-109 UNITS	1,000,000-1,500,000
[Color]	PHASE H	PHASE H INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE H WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	24.64 AC	14-71 UNITS	1,000,000-1,500,000
[Color]	PHASE I	PHASE I INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE I WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	14.98 AC	31-134 UNITS	1,000,000-1,500,000
[Color]	PHASE J	PHASE J INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE J WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	2.38 AC	0 UNITS	1,000,000-1,500,000
[Color]	PHASE K	PHASE K INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE K WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	13.84 AC	26-112 UNITS	1,000,000-1,500,000
[Color]	PHASE L	PHASE L INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE L WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	15.24 AC	37-147 UNITS	1,000,000-1,500,000
[Color]	PHASE M	PHASE M WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	18.28 AC	0-200 UNITS	1,000,000-1,500,000
[Color]	PHASE N	PHASE N WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	11.14 AC	0-200 UNITS	1,000,000-1,500,000
[Color]	PHASE O	PHASE O INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE O WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	18.40 AC	22-131 UNITS	1,000,000-1,500,000
[Color]	PHASE P	PHASE P INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE P WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	20.25 AC	121-468 UNITS	1,000,000-1,500,000
[Color]	PHASE Q	PHASE Q INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE Q WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	28.31 AC	170-480 UNITS	1,000,000-1,500,000
[Color]	PHASE R	PHASE R INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE R WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	3.78 AC	0 UNITS	1,000,000-1,500,000
[Color]	PHASE S	PHASE S INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE S WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	23.89 AC	24-170 UNITS	1,000,000-1,500,000
[Color]	PHASE T	PHASE T INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE T WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	41.86 AC	81-335 UNITS	1,000,000-1,500,000
[Color]	PHASE U	PHASE U INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE U WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	33.67 AC	66-248 UNITS	1,000,000-1,500,000
[Color]	PHASE V	PHASE V INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE V WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	6.88 AC	60-280 UNITS	1,000,000-1,500,000
[Color]	PHASE W	PHASE W INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE W WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	2.24 AC	0 UNITS	1,000,000-1,500,000
[Color]	PHASE X	PHASE X INCLUDES THE COMPLETED MARKET CENTER AND THE MARKET CENTER BUILDINGS. PHASE X WILL INCLUDE THE CONSTRUCTION OF COMMON RANCH BLVD. UP TO THE MARKET CENTER BUILDINGS.	5.88 AC	0 UNITS	1,000,000-1,500,000
[Color]	PHASE Y	PHASE Y WILL BE CONSTRUCTED IN CONJUNCTION WITH THE CITY'S WATER TREATMENT PLANT.	208.21 AC	180	1,000,000-1,500,000
[Color]	PHASE Z	PHASE Z INCLUDES THE NEW LAS CRUCES COMMON CLUB COURSE.	683.13 AC	1,341-1,337 UNITS	1,000,000-1,500,000
[Color]	TOTALS			20,000-20,000	1,341-1,337 UNITS

PHASING PLAN

THE PHASING PLAN IS INTENDED TO GIVE PRIORITY TO THE DEVELOPER TO RESPOND TO MARKET NEEDS. THE PHASING PLAN IS SUBJECT TO REVISIONS TO BE MADE BY THE DEVELOPER AT ANY TIME WITHOUT REQUIRING AN AMENDMENT TO THE PUD. REVISIONS TO THE PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY BY STAFF.

PHASES W-N CONSIST OF MIXED-USE BUILDINGS, AND BUILDOUT WILL BE BASED ON INDIVIDUAL BUILDING PERMITS. BUILDINGS CAN BE DEVELOPED INDIVIDUALLY, BARRING LOTS WILL NOT BE CONSIDERED A PART OF IMPROVEMENTS AND WILL BE BUILT WITH ADJACENT DEVELOPMENT.

PORTIONS OF SONORA RANCHO BLVD. AND ARRIVO ROAD WILL BE BUILT AS NEEDED ALONG WITH ADJACENT DEVELOPMENT.

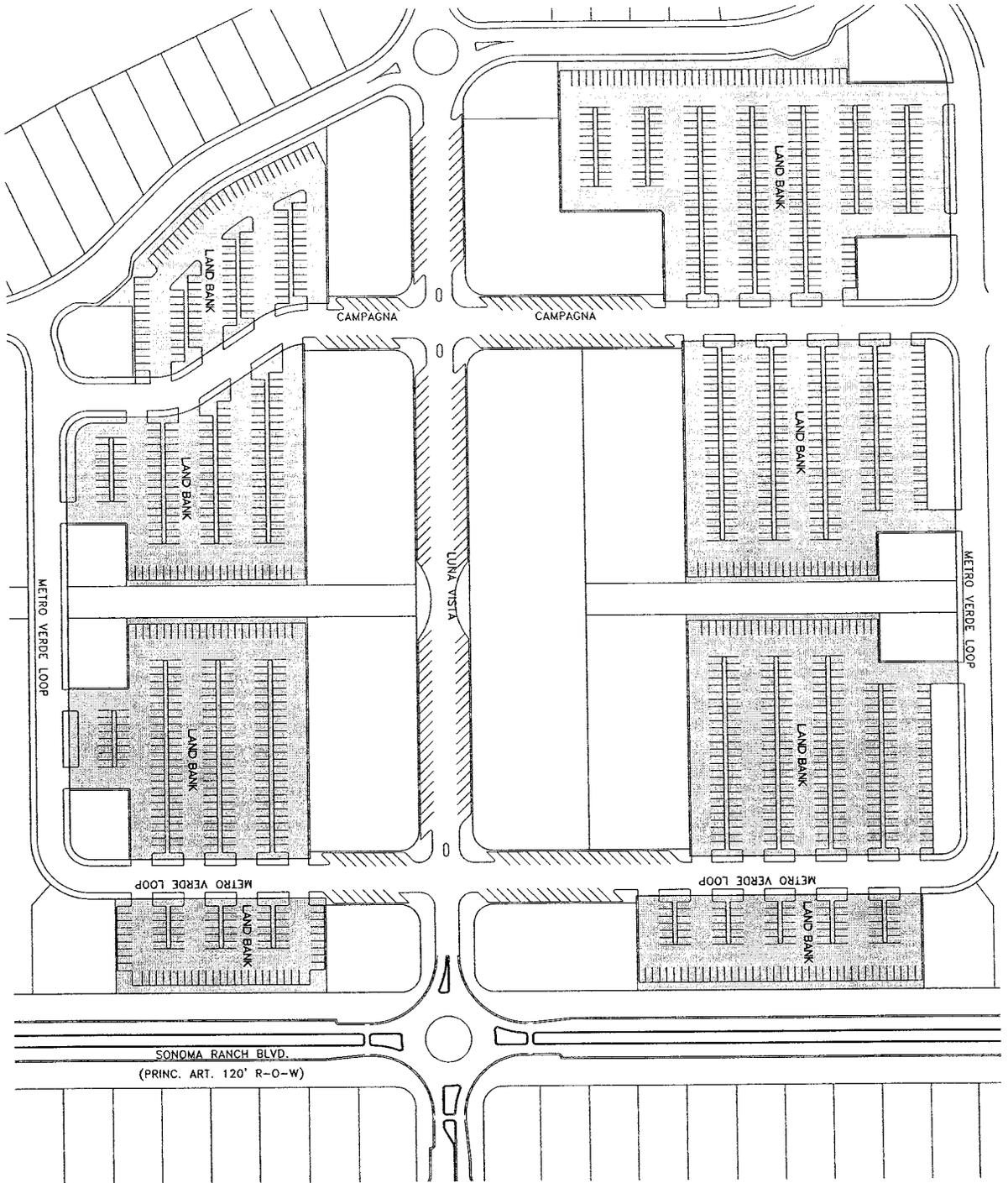
NORTH  
PHASING PLAN  
SCALE 1" = 1000'

**VERDE METRO**  
PUD AMENDMENT #1  
PREPARED FOR  
SIBERA NORTH AND HOLDINGS, LLC  
LAS CRUCES  
NEW MEXICO

DATE PHASE  
02/01 SUBMITTAL # 4  
02/01 SUBMITTAL # 7

DESIGNER: VERDE METRO, INC.  
10000 N. MESA BLVD., SUITE 100  
LAS CRUCES, NM 88001  
TEL: 505.252.2200  
WWW.VERDEMETRO.COM

**C6**  
03720444



PARKING LOT LAND BANK PLAN

SCALE 1" = 48'

- PARKING LOT LAND BANK NOTES:**
1. The parking lot in the Metro Verde Village Center area shall be reserved in a former medical, underground utility, or other structure.
  2. The reserved land may only be used for common use (e.g., outdoor eating, former medical, underground utility, or other structure).
  3. Reserve areas may be converted into parking lots at the discretion of the City Council upon approval of the City Council.
  4. Retention, and conversion of land bank areas to parking, shall not be a requirement of building construction or construction of streets, shall be primarily operated and maintained, and shall be determined by final design and depicted on the final plan.

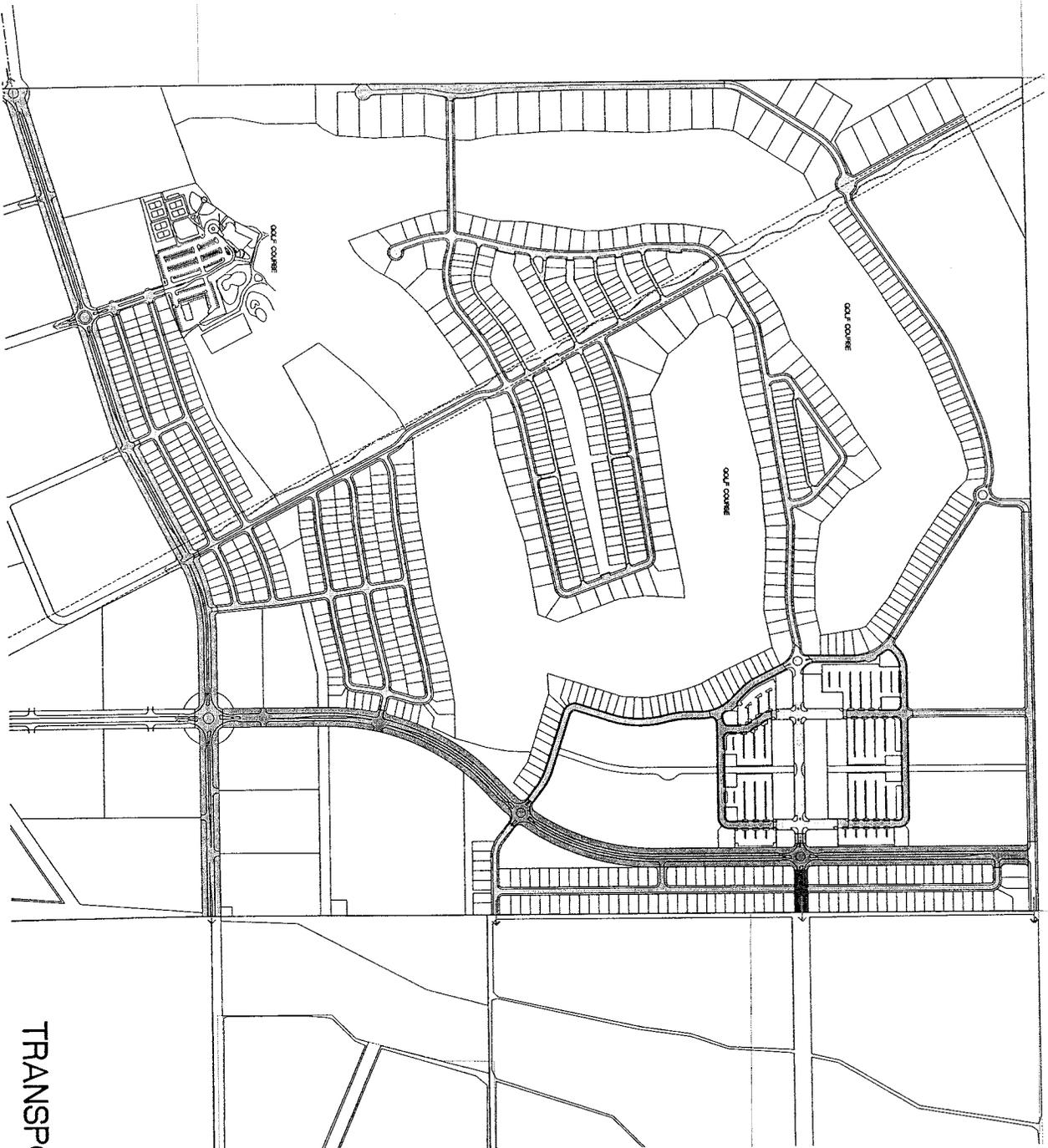
1. For additional information, please contact the Planning Department, City of San Antonio, 100 North Nueces Street, Suite 2000, San Antonio, TX 78205. Tel: 214.747.2200. Fax: 214.747.2200. Email: [planning@sanantonio.gov](mailto:planning@sanantonio.gov)

**PUD AMENDMENT #1**  
**METRO VERDE**  
 PREPARED FOR  
 SIBRA NORTH LAND HOLDINGS, LLC  
 LAS CRUCES  
 NEW MEXICO

DATE PREPARED	APRIL 2011
DATE SUBMITTED	APRIL 2011
DATE APPROVED	APRIL 2011
DATE REVISIONS	APRIL 2011

**CVI**  
 CONSULTING ENGINEERS, INC.  
 100 NORTH NUECES STREET, SUITE 2000  
 SAN ANTONIO, TEXAS 78205  
 TEL: 214.747.2200  
 FAX: 214.747.2200  
 WWW.CVIENTERS.COM

**C7**  
 CIVIL ENGINEER



TRANSPORTATION PLAN  
SCALE: 1" = 300'-0"

STREET CROSS-SECTION LEGEND			
COLOR	CLASSIFICATION	ROW	CROSS-SECTION #
[Pattern]	LOCAL (28'-34' BC-8C)	50'	1
[Pattern]	LOCAL (34' BC-8C)	50'	2
[Pattern]	LOCAL (50' BC-8C)	85'	3
[Pattern]	PRINCIPAL ARTERIAL (67' BC-8C)	120'	4
[Pattern]	PRINCIPAL ARTERIAL (50' BC-8C)	120'	5
[Pattern]	ALLEY (20' BC-8C)	20'	6
[Pattern]	LOCAL (40' BC-8C)	87'	7
[Pattern]	LOCAL (68' BC-8C)	88'	8
[Pattern]	LOCAL (47' BC-8C)	59'	9
[Pattern]	LOCAL (50' BC-8C)	68'	10
[Pattern]	LOCAL (28' BC-8C)	60'	11
[Pattern]	LOCAL (28' BC-8C)	50' (TYP.)	12

NOTES: 1. ALL CROSS-SECTION NUMBERS REFERENCE THE CORRESPONDING TYPICAL STREET SECTIONS SHEET, R1.  
2. FOR PEDESTRIAN PATHS, SEE THE PARK AND TRAIL PLAN.  
3. DRAGONFLY BLVD. EAST OF SOMMA RANCH BLVD. WILL BE BUILT AS A PRINCIPAL ARTERIAL PER CITY DESIGN STANDARDS. HALF OF THE CROSS-SECTION WILL BE BUILT WITH THIS PUD.

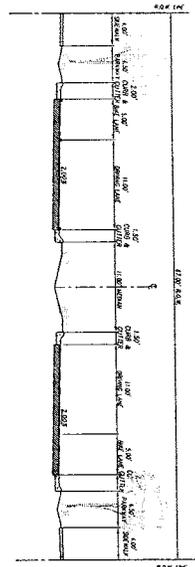
PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
SERRA NORTE LAND HOLDINGS, LLC  
LAS CRUCES  
NEW MEXICO

DESIGN: VANDERKAM, INC.  
1400 ROAD 100, SUITE 100  
ALBUQUERQUE, NM 87105  
TEL: 505.263.8800  
WWW.VANDERKAM.COM

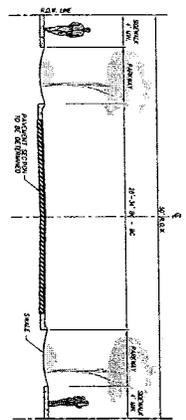
DATE: 04/14/11  
SUBMITAL # 1  
DATE: 07/20/11  
SUBMITAL # 2  
DATE: 07/28/11  
SUBMITAL # 3

SCALE: 1" = 300'-0"

C8  
D:\WORK\2011\0721

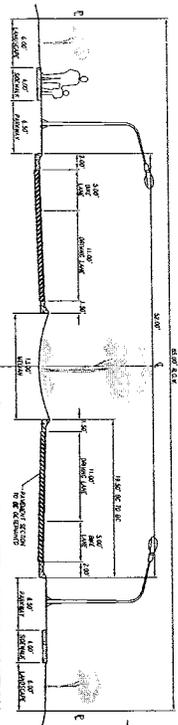


7 SIERRA DE LUNA NORTH OF ARROYO RD.  
SCALE: N15



1 TYPICAL 28'-34' LOCAL STREET SECTION  
SCALE: N15

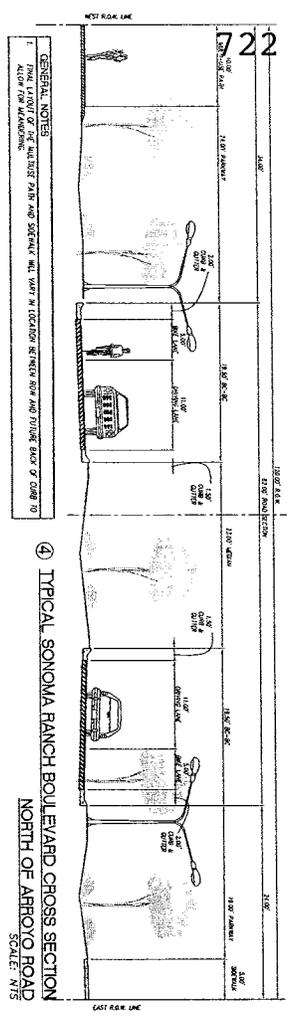
1. PORTION OF THIS ROAD WITHIN THE 10' PARALLEL STRIP SHALL BE OPEN TO TRAFFIC FROM EITHER SIDE OF THE ROAD.
2. TO THE RIGHT OF THE ROAD TO AVOID THE EDGE OF ADJACENT ROADWAY.



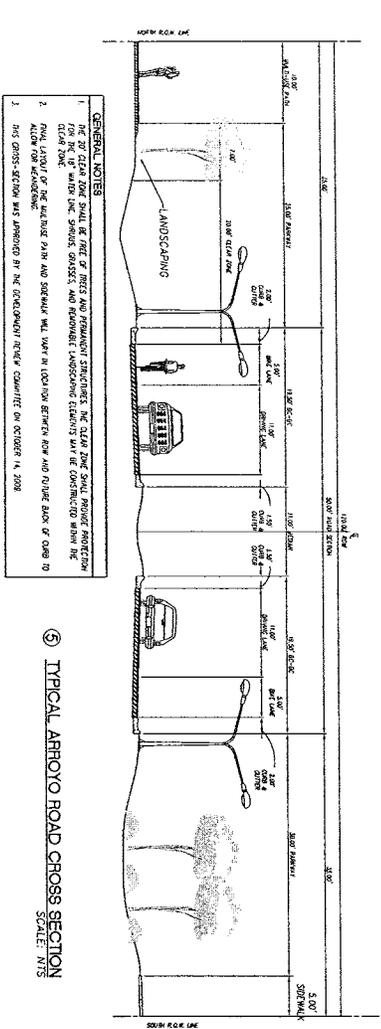
3 TYPICAL LUNA VISTA CROSS SECTION  
EAST OF SONOMA RANCH BLVD.  
SCALE: N15



2 TYPICAL 34' LOCAL STREET SECTION  
IN VICINITY OF THE VILLAGE CENTER  
SCALE: N15

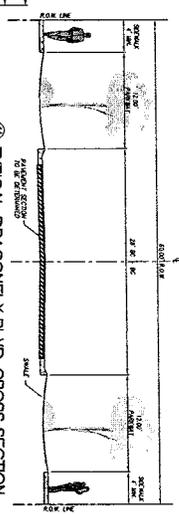


4 TYPICAL SONOMA RANCH BOULEVARD CROSS SECTION  
NORTH OF ARROYO ROAD  
SCALE: N15

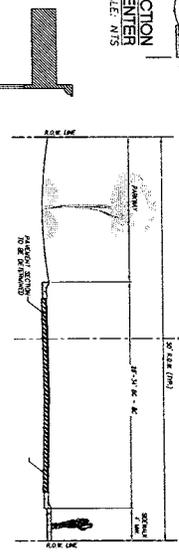


5 TYPICAL ARROYO ROAD CROSS SECTION  
SCALE: N15

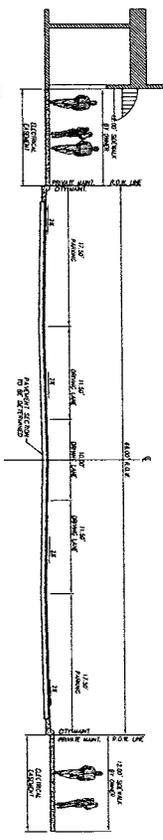
- GENERAL NOTES**
1. THE DESIGN SHALL BE BASED ON THE DESIGN AND PRELIMINARY STRUCTURES. THE DESIGN SHALL PROVIDE PROTECTION FOR THE WATER LINE, SANITARY, GAS, AND REMOVED LANDSCAPING ELEMENTS MAY BE CONSTRUCTED WITHIN THE DESIGN.
  2. THE DESIGN SHALL BE BASED ON THE DESIGN AND PRELIMINARY STRUCTURES. THE DESIGN SHALL PROVIDE PROTECTION FOR THE WATER LINE, SANITARY, GAS, AND REMOVED LANDSCAPING ELEMENTS MAY BE CONSTRUCTED WITHIN THE DESIGN.



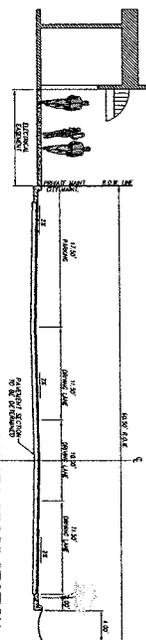
11 TYPICAL DRAGONFLY BLVD. CROSS SECTION  
WEST OF SONOMA RANCH BLVD.  
SCALE: N15



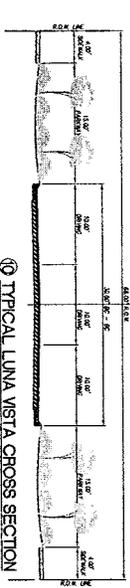
12 WEST BOUNDARY LOCAL STREET SECTION  
SCALE: N15



8 TYPICAL VILLAGE CENTER STREET SECTION (LOCAL 68' ROW)  
SCALE: N15

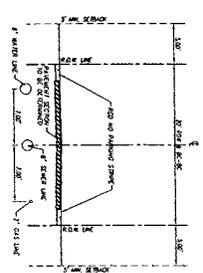


9 TYPICAL VILLAGE PLAZA CROSS SECTION  
SCALE: N15



10 TYPICAL LUNA VISTA CROSS SECTION  
WEST OF SONOMA RANCH BLVD.  
SCALE: N15

TYPICAL STREET SECTIONS



6 TYPICAL DEDICATED ALLEY SECTION  
SCALE: N15

**STREET WIDTH GUIDELINES**

NOTE: CROSS STREET WIDTH DURING THE WALKWAY

R.O.W. WIDTH	PARALLEL WIDTH (ON-STREET PARKING (B-CARD))	ONE SIDE	TWO SIDES
20'	2.5'-3.7'	NOT ALLOWED	NOT ALLOWED
30'	3.5'-4.7'	NOT ALLOWED	NOT ALLOWED
50'	2.5'-3.7'	NOT ALLOWED	NOT ALLOWED

- STREET GUIDELINE NOTES**
1. THE TYPICAL LOCAL STREET WIDTH FOR METRO VILLAGE SHALL BE 34' WITH A 10' PARALLEL STRIP FOR WALKWAY AND BICYCLE LANE. THE WIDTH WILL BE DETERMINED AT FINAL DESIGN.
  2. STREETS SHOULD BE CONNECTED AS MUCH AS POSSIBLE TO ENCOURAGE WALKING, BIKING, AND TO ASSIST EMERGENCY RESPONSE.
  3. THE ALLEY DESIGN CAN BE CHANGED TO ADDRESS DAMAGE RISKS.
  4. NO TREES SHALL BE PLANTED IN ANY PARKWAYS THAT ARE LESS THAN 4' WIDE.

PUD AMENDMENT #1  
SCALE: N15

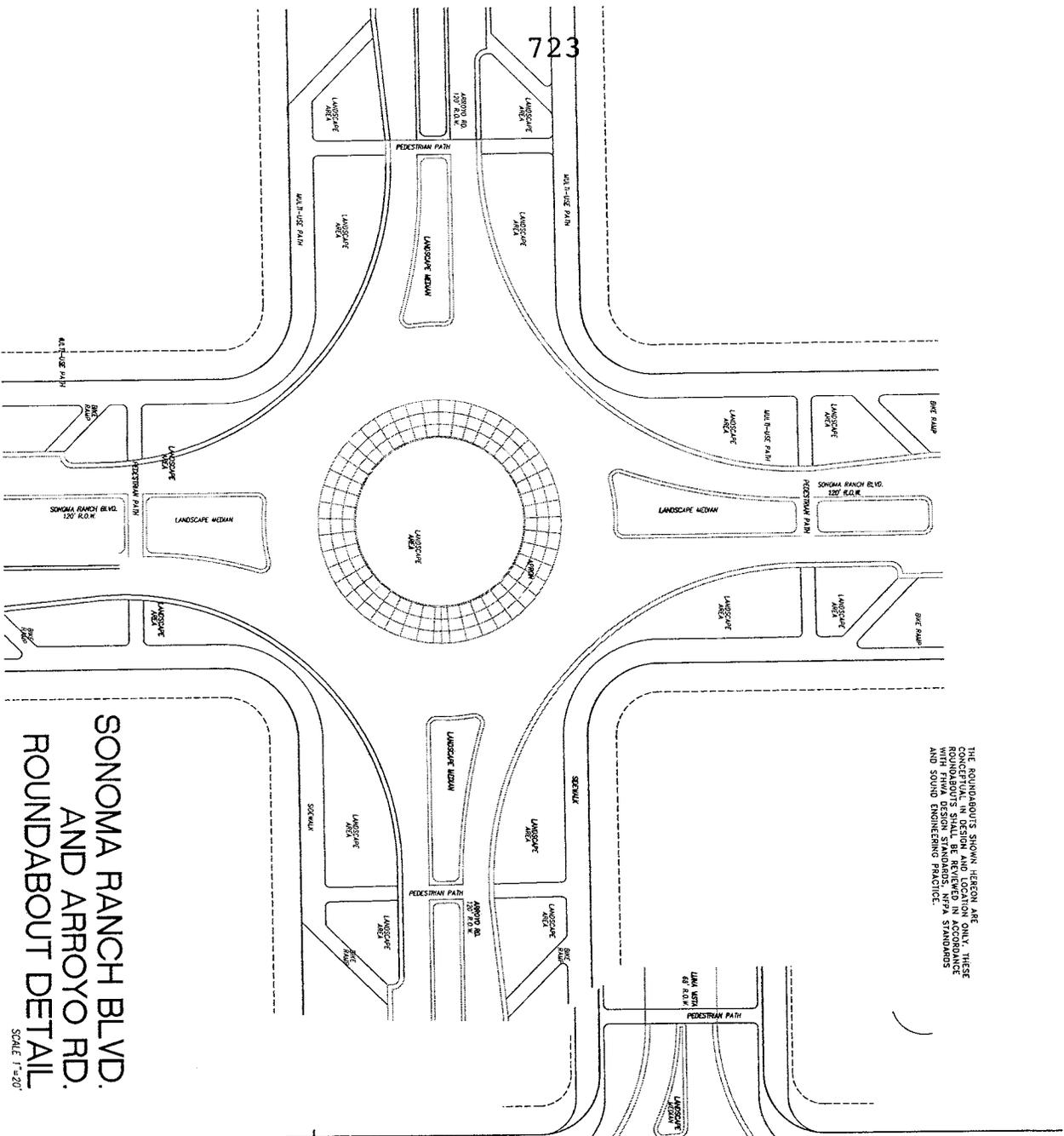
**METRO**  
VERDE  
PREPARED FOR  
SIERRA NORTH LAND INDUSTRIES, LLC  
LAS CRUCES  
NEW MEXICO

DATE: 08/11/2010  
PROJECT: METRO VERDE  
SUBMITTAL: 1

DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 08/11/2010

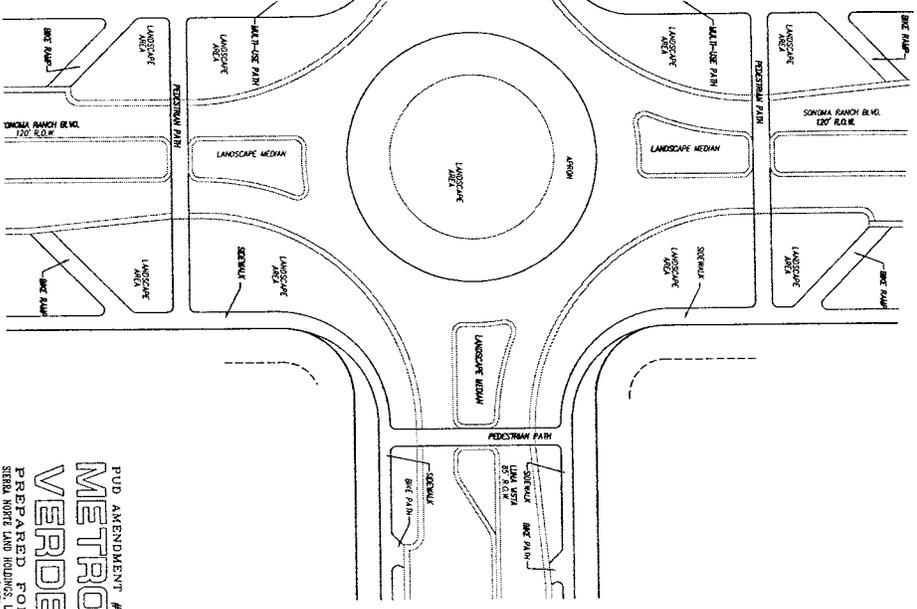
**R1**  
CLIENT

723



THE ROUNDABOUTS SHOWN HEREON ARE CONCEPTUAL IN DESIGN AND LOCATION ONLY. THESE ROUNDABOUTS SHALL BE REVIEWED IN ACCORDANCE WITH FINAL DESIGN STANDARDS AND WITH FINAL DESIGN STANDARDS AND LOCAL ORDINANCES.

**SONOMA RANCH BLVD.  
AND ARROYO RD.  
ROUNDABOUT DETAIL**  
SCALE 1"=20'



**SONOMA RANCH BLVD.  
AND LUNA VISTA  
ROUNDABOUT DETAIL**  
SCALE 1"=20'

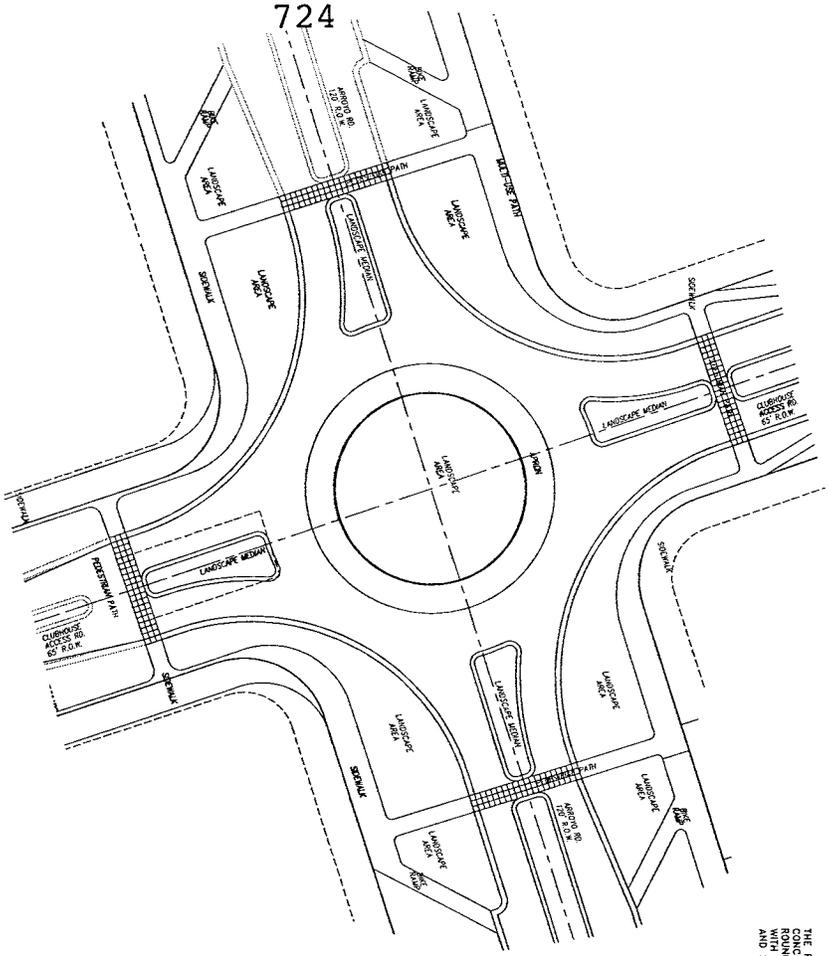
**PUD AMENDMENT #1  
METRO  
VERDE**  
PREPARED FOR  
SERRA NORTH LAND HOLDINGS, LLC  
LAS CRUCES  
NEW MEXICO

DATE	PREPARED
4/24/11	SUBMITTAL #1
6/24/11	SUBMITTAL #2
10/28/11	SUBMITTAL #3

GENSLER VERDE, INC.  
10000 N. CENTRAL AVENUE, SUITE 100  
DENVER, CO 80231  
TEL: 303.733.1100  
WWW.GENSLER.COM

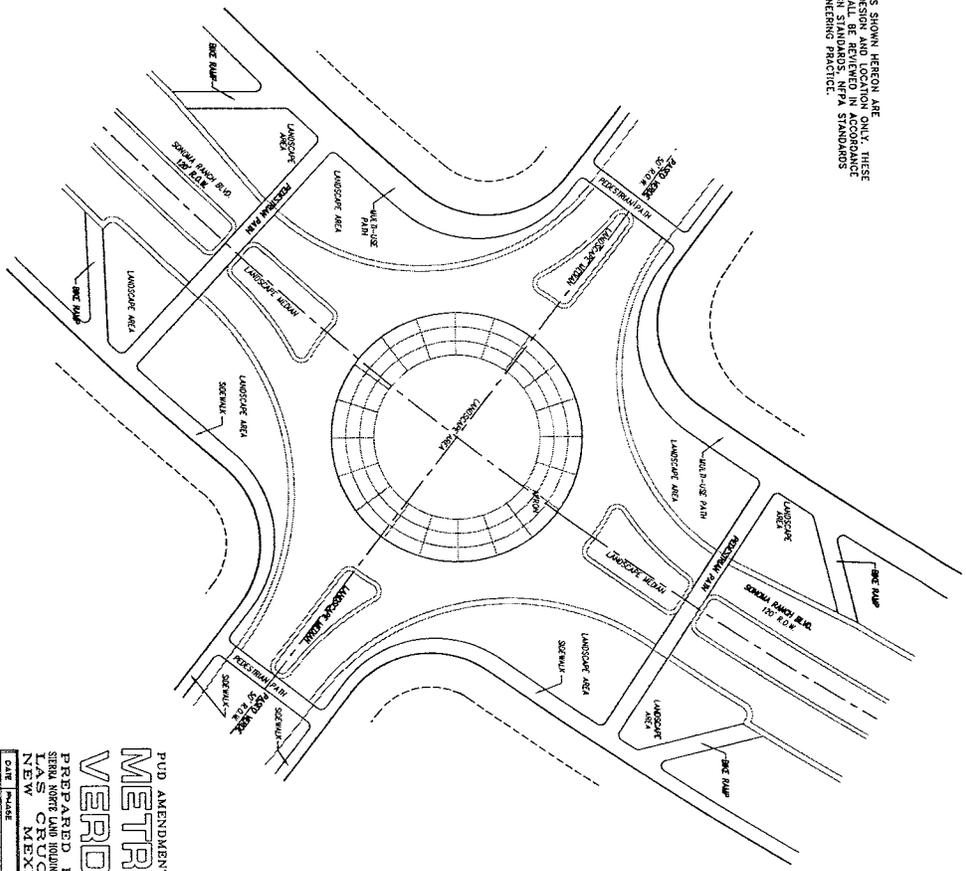
**R2**  
DESIGNED

ARROYO RD.  
AND SIERRA DE LUNA  
ROUNDBOUT DETAIL  
SCALE 1"=20'



THE ROUNDBOUTS SHOWN HEREON ARE PRELIMINARY. THE DESIGN AND LOCATION OF THESE ROUNDBOUTS SHALL BE REVIEWED IN ACCORDANCE WITH FHWA DESIGN STANDARDS, NTPA STANDARDS AND SOUND ENGINEERING PRACTICES.

SONOMA RANCH BLVD.  
AND PASEO VERDE  
ROUNDBOUT DETAIL  
SCALE 1"=20'

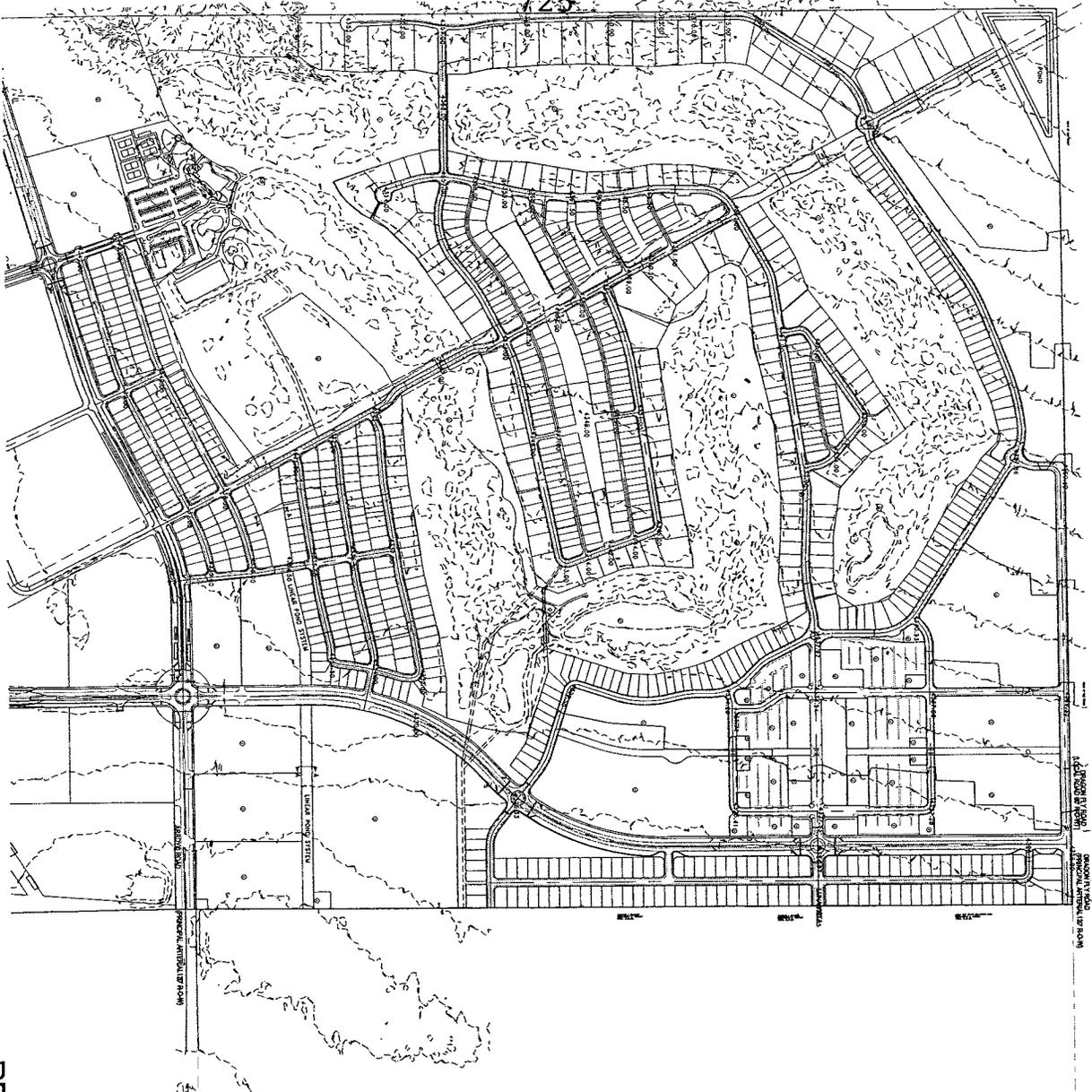


DATE: 11/11/11  
SUBMITTAL: 5  
DATE: 11/11/11  
SUBMITTAL: 5

DATE	NAME
11/11/11	11/11/11
11/11/11	11/11/11
11/11/11	11/11/11

PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
SIERRA NORTE LAND HOLDINGS, LP  
LAS CRUCES  
NEW MEXICO

11/11/11  
11/11/11  
11/11/11  
11/11/11



**LOW-IMPACT DEVELOPMENT CONCEPTS**

REDUCE IMPERVIOUS AREA AND POST-DEVELOPMENT CURVE NUMBER

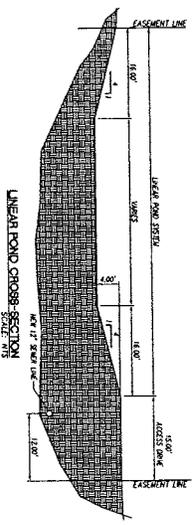
1. Reduce street width (ASHTO, ITE, ASCE guidelines)
2. Provide street trees
3. Encourage shared driveways
4. Encourage wider turning paths
5. Impervious areas strictly prohibited

**DRAINAGE APPROACH**

1. Infrastructure development will construct a regional system to detain/rain runoff volume
2. Encourage public parks and greenways. Report single-family lots will retain increased runoff in regional ponds. All other developments will retain increase in runoff in on-site ponds.
3. Pond restoration lots along in historical pattern.
4. Pond restoration lots along in historical pattern.
5. Reduce drainage-crossing needs of roadway, including curbs.
6. Pond in wetlands of wetlands to detain lot runoff.
7. Encourage wider turning paths.
8. Final drainage report must show how all elements of system fit together.
9. Final drainage report must show how all elements of system fit together.
10. Final drainage report must show how all elements of system fit together.
11. Final drainage report must show how all elements of system fit together.

**BUILDING DESIGN STANDARDS**

1. Encourage building design that reduces impervious area
2. Encourage public parks and greenways
3. Encourage public parks and greenways
4. Encourage increased landscaping in large parking lots
5. Encourage wider turning paths on all road uses



**PRELIMINARY GRADING PLAN**  
SCALE 1"=300'



GENIUS VENTURES, INC.  
1405 GARDEN OF THE GODS DRIVE  
SUITE 1000  
LAS VEGAS, NV 89131  
TEL: 702.735.8800  
WWW.GENIUSVENTURES.COM

DATE	4/2/11	SUBMITTAL	1
DATE	6/2/11	SUBMITTAL	2
DATE	7/2/11	SUBMITTAL	3

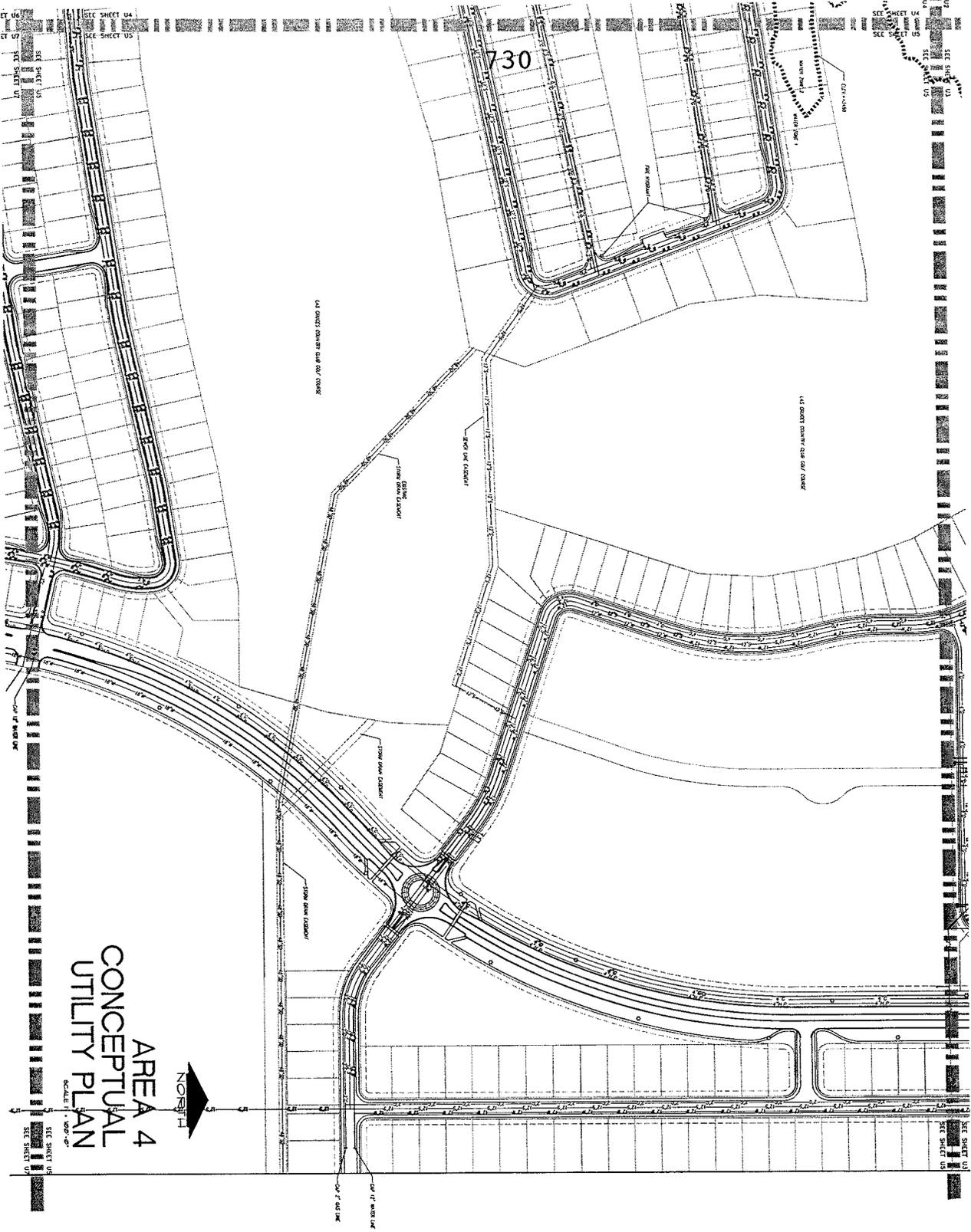
**EVD AMENDMENT #1**  
**METRO**  
**VERDE**  
PREPARED FOR  
SERRA NORTH LAND HOLDINGS, LLC  
LAS CRUCES  
NEW MEXICO











**AREA 4**  
**CONCEPTUAL**  
**UTILITY PLAN**



LEGEND	
---	NEW 12" GAS LINE
---	NEW 4" GAS LINE
---	NEW 12" WATER LINE
---	NEW 8" WATER LINE
---	NEW 6" WATER LINE
---	NEW 4" WATER LINE
---	EXISTING 12" WATER LINE
---	EXISTING 8" WATER LINE
---	EXISTING 6" WATER LINE
---	EXISTING 4" WATER LINE
---	EXISTING 12" SEWER LINE
---	EXISTING 8" SEWER LINE
---	EXISTING 6" SEWER LINE
---	EXISTING 4" SEWER LINE
---	NEW 12" SEWER LINE
---	NEW 8" SEWER LINE
---	NEW 6" SEWER LINE
---	NEW 4" SEWER LINE
---	NEW 12" STORM DRAIN
---	NEW 8" STORM DRAIN
---	NEW 6" STORM DRAIN
---	NEW 4" STORM DRAIN
---	NEW STREET LIGHT
0	

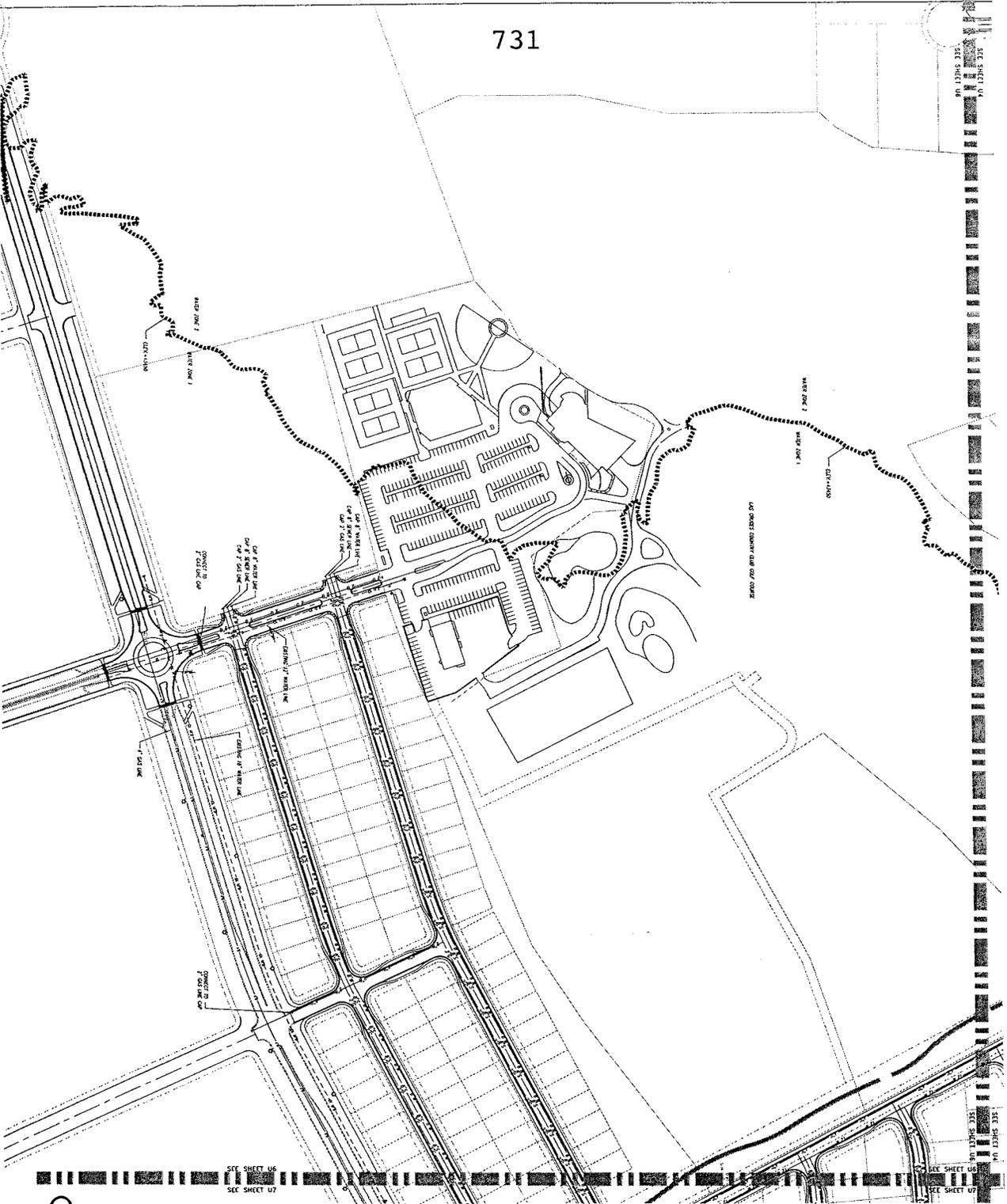
FORC. LINE DATE TO BE DETERMINED BY FIELD INSPECTION

**PUD AMENDMENT #1**  
**METRO**  
**VERDE**  
 PREPARED FOR  
 SIERRA NORTH LAND HOLDINGS, LLC  
 LAS CRUCES  
 NEW MEXICO

DATE	ISSUED
04/01	SUBMITTAL #1
07/01	SUBMITTAL #2
07/01	SUBMITTAL #3

**U5**  
 CIVIL  
 1200 W. UNIVERSITY AVENUE, SUITE 100  
 LAS CRUCES, NM 88001  
 TEL: 505.255.3333  
 FAX: 505.255.3333  
 WWW: WWW.METROVERDE.COM

731



**LEGEND**

---(1)---	NEW 1" DIA. LINE
---(2)---	NEW 2" DIA. LINE
---(3)---	NEW 3" DIA. LINE
---(4)---	NEW 4" DIA. LINE
---(5)---	NEW 6" DIA. LINE
---(6)---	NEW 8" DIA. LINE
---(7)---	NEW 10" DIA. LINE
---(8)---	NEW 12" DIA. LINE
---(9)---	NEW 15" DIA. LINE
---(10)---	NEW 18" DIA. LINE
---(11)---	NEW 24" DIA. LINE
---(12)---	NEW 30" DIA. LINE
---(13)---	NEW 36" DIA. LINE
---(14)---	NEW 42" DIA. LINE
---(15)---	NEW 48" DIA. LINE
---(16)---	NEW 54" DIA. LINE
---(17)---	NEW 60" DIA. LINE
---(18)---	NEW 72" DIA. LINE
---(19)---	NEW 84" DIA. LINE
---(20)---	NEW 96" DIA. LINE
---(21)---	NEW 108" DIA. LINE
---(22)---	NEW 120" DIA. LINE
---(23)---	NEW 132" DIA. LINE
---(24)---	NEW 144" DIA. LINE
---(25)---	NEW 156" DIA. LINE
---(26)---	NEW 168" DIA. LINE
---(27)---	NEW 180" DIA. LINE
---(28)---	NEW 192" DIA. LINE
---(29)---	NEW 204" DIA. LINE
---(30)---	NEW 216" DIA. LINE
---(31)---	NEW 228" DIA. LINE
---(32)---	NEW 240" DIA. LINE
---(33)---	NEW 252" DIA. LINE
---(34)---	NEW 264" DIA. LINE
---(35)---	NEW 276" DIA. LINE
---(36)---	NEW 288" DIA. LINE
---(37)---	NEW 300" DIA. LINE
---(38)---	NEW 312" DIA. LINE
---(39)---	NEW 324" DIA. LINE
---(40)---	NEW 336" DIA. LINE
---(41)---	NEW 348" DIA. LINE
---(42)---	NEW 360" DIA. LINE
---(43)---	NEW 372" DIA. LINE
---(44)---	NEW 384" DIA. LINE
---(45)---	NEW 396" DIA. LINE
---(46)---	NEW 408" DIA. LINE
---(47)---	NEW 420" DIA. LINE
---(48)---	NEW 432" DIA. LINE
---(49)---	NEW 444" DIA. LINE
---(50)---	NEW 456" DIA. LINE
---(51)---	NEW 468" DIA. LINE
---(52)---	NEW 480" DIA. LINE
---(53)---	NEW 492" DIA. LINE
---(54)---	NEW 504" DIA. LINE
---(55)---	NEW 516" DIA. LINE
---(56)---	NEW 528" DIA. LINE
---(57)---	NEW 540" DIA. LINE
---(58)---	NEW 552" DIA. LINE
---(59)---	NEW 564" DIA. LINE
---(60)---	NEW 576" DIA. LINE
---(61)---	NEW 588" DIA. LINE
---(62)---	NEW 600" DIA. LINE
---(63)---	NEW 612" DIA. LINE
---(64)---	NEW 624" DIA. LINE
---(65)---	NEW 636" DIA. LINE
---(66)---	NEW 648" DIA. LINE
---(67)---	NEW 660" DIA. LINE
---(68)---	NEW 672" DIA. LINE
---(69)---	NEW 684" DIA. LINE
---(70)---	NEW 696" DIA. LINE
---(71)---	NEW 708" DIA. LINE
---(72)---	NEW 720" DIA. LINE
---(73)---	NEW 732" DIA. LINE
---(74)---	NEW 744" DIA. LINE
---(75)---	NEW 756" DIA. LINE
---(76)---	NEW 768" DIA. LINE
---(77)---	NEW 780" DIA. LINE
---(78)---	NEW 792" DIA. LINE
---(79)---	NEW 804" DIA. LINE
---(80)---	NEW 816" DIA. LINE
---(81)---	NEW 828" DIA. LINE
---(82)---	NEW 840" DIA. LINE
---(83)---	NEW 852" DIA. LINE
---(84)---	NEW 864" DIA. LINE
---(85)---	NEW 876" DIA. LINE
---(86)---	NEW 888" DIA. LINE
---(87)---	NEW 900" DIA. LINE
---(88)---	NEW 912" DIA. LINE
---(89)---	NEW 924" DIA. LINE
---(90)---	NEW 936" DIA. LINE
---(91)---	NEW 948" DIA. LINE
---(92)---	NEW 960" DIA. LINE
---(93)---	NEW 972" DIA. LINE
---(94)---	NEW 984" DIA. LINE
---(95)---	NEW 996" DIA. LINE
---(96)---	NEW 1008" DIA. LINE
---(97)---	NEW 1020" DIA. LINE
---(98)---	NEW 1032" DIA. LINE
---(99)---	NEW 1044" DIA. LINE
---(100)---	NEW 1056" DIA. LINE
---(101)---	NEW 1068" DIA. LINE
---(102)---	NEW 1080" DIA. LINE
---(103)---	NEW 1092" DIA. LINE
---(104)---	NEW 1104" DIA. LINE
---(105)---	NEW 1116" DIA. LINE
---(106)---	NEW 1128" DIA. LINE
---(107)---	NEW 1140" DIA. LINE
---(108)---	NEW 1152" DIA. LINE
---(109)---	NEW 1164" DIA. LINE
---(110)---	NEW 1176" DIA. LINE
---(111)---	NEW 1188" DIA. LINE
---(112)---	NEW 1200" DIA. LINE
---(113)---	NEW 1212" DIA. LINE
---(114)---	NEW 1224" DIA. LINE
---(115)---	NEW 1236" DIA. LINE
---(116)---	NEW 1248" DIA. LINE
---(117)---	NEW 1260" DIA. LINE
---(118)---	NEW 1272" DIA. LINE
---(119)---	NEW 1284" DIA. LINE
---(120)---	NEW 1296" DIA. LINE
---(121)---	NEW 1308" DIA. LINE
---(122)---	NEW 1320" DIA. LINE
---(123)---	NEW 1332" DIA. LINE
---(124)---	NEW 1344" DIA. LINE
---(125)---	NEW 1356" DIA. LINE
---(126)---	NEW 1368" DIA. LINE
---(127)---	NEW 1380" DIA. LINE
---(128)---	NEW 1392" DIA. LINE
---(129)---	NEW 1404" DIA. LINE
---(130)---	NEW 1416" DIA. LINE
---(131)---	NEW 1428" DIA. LINE
---(132)---	NEW 1440" DIA. LINE
---(133)---	NEW 1452" DIA. LINE
---(134)---	NEW 1464" DIA. LINE
---(135)---	NEW 1476" DIA. LINE
---(136)---	NEW 1488" DIA. LINE
---(137)---	NEW 1500" DIA. LINE
---(138)---	NEW 1512" DIA. LINE
---(139)---	NEW 1524" DIA. LINE
---(140)---	NEW 1536" DIA. LINE
---(141)---	NEW 1548" DIA. LINE
---(142)---	NEW 1560" DIA. LINE
---(143)---	NEW 1572" DIA. LINE
---(144)---	NEW 1584" DIA. LINE
---(145)---	NEW 1596" DIA. LINE
---(146)---	NEW 1608" DIA. LINE
---(147)---	NEW 1620" DIA. LINE
---(148)---	NEW 1632" DIA. LINE
---(149)---	NEW 1644" DIA. LINE
---(150)---	NEW 1656" DIA. LINE
---(151)---	NEW 1668" DIA. LINE
---(152)---	NEW 1680" DIA. LINE
---(153)---	NEW 1692" DIA. LINE
---(154)---	NEW 1704" DIA. LINE
---(155)---	NEW 1716" DIA. LINE
---(156)---	NEW 1728" DIA. LINE
---(157)---	NEW 1740" DIA. LINE
---(158)---	NEW 1752" DIA. LINE
---(159)---	NEW 1764" DIA. LINE
---(160)---	NEW 1776" DIA. LINE
---(161)---	NEW 1788" DIA. LINE
---(162)---	NEW 1800" DIA. LINE
---(163)---	NEW 1812" DIA. LINE
---(164)---	NEW 1824" DIA. LINE
---(165)---	NEW 1836" DIA. LINE
---(166)---	NEW 1848" DIA. LINE
---(167)---	NEW 1860" DIA. LINE
---(168)---	NEW 1872" DIA. LINE
---(169)---	NEW 1884" DIA. LINE
---(170)---	NEW 1896" DIA. LINE
---(171)---	NEW 1908" DIA. LINE
---(172)---	NEW 1920" DIA. LINE
---(173)---	NEW 1932" DIA. LINE
---(174)---	NEW 1944" DIA. LINE
---(175)---	NEW 1956" DIA. LINE
---(176)---	NEW 1968" DIA. LINE
---(177)---	NEW 1980" DIA. LINE
---(178)---	NEW 1992" DIA. LINE
---(179)---	NEW 2004" DIA. LINE
---(180)---	NEW 2016" DIA. LINE
---(181)---	NEW 2028" DIA. LINE
---(182)---	NEW 2040" DIA. LINE
---(183)---	NEW 2052" DIA. LINE
---(184)---	NEW 2064" DIA. LINE
---(185)---	NEW 2076" DIA. LINE
---(186)---	NEW 2088" DIA. LINE
---(187)---	NEW 2100" DIA. LINE
---(188)---	NEW 2112" DIA. LINE
---(189)---	NEW 2124" DIA. LINE
---(190)---	NEW 2136" DIA. LINE
---(191)---	NEW 2148" DIA. LINE
---(192)---	NEW 2160" DIA. LINE
---(193)---	NEW 2172" DIA. LINE
---(194)---	NEW 2184" DIA. LINE
---(195)---	NEW 2196" DIA. LINE
---(196)---	NEW 2208" DIA. LINE
---(197)---	NEW 2220" DIA. LINE
---(198)---	NEW 2232" DIA. LINE
---(199)---	NEW 2244" DIA. LINE
---(200)---	NEW 2256" DIA. LINE
---(201)---	NEW 2268" DIA. LINE
---(202)---	NEW 2280" DIA. LINE
---(203)---	NEW 2292" DIA. LINE
---(204)---	NEW 2304" DIA. LINE
---(205)---	NEW 2316" DIA. LINE
---(206)---	NEW 2328" DIA. LINE
---(207)---	NEW 2340" DIA. LINE
---(208)---	NEW 2352" DIA. LINE
---(209)---	NEW 2364" DIA. LINE
---(210)---	NEW 2376" DIA. LINE
---(211)---	NEW 2388" DIA. LINE
---(212)---	NEW 2400" DIA. LINE
---(213)---	NEW 2412" DIA. LINE
---(214)---	NEW 2424" DIA. LINE
---(215)---	NEW 2436" DIA. LINE
---(216)---	NEW 2448" DIA. LINE
---(217)---	NEW 2460" DIA. LINE
---(218)---	NEW 2472" DIA. LINE
---(219)---	NEW 2484" DIA. LINE
---(220)---	NEW 2496" DIA. LINE
---(221)---	NEW 2508" DIA. LINE
---(222)---	NEW 2520" DIA. LINE
---(223)---	NEW 2532" DIA. LINE
---(224)---	NEW 2544" DIA. LINE
---(225)---	NEW 2556" DIA. LINE
---(226)---	NEW 2568" DIA. LINE
---(227)---	NEW 2580" DIA. LINE
---(228)---	NEW 2592" DIA. LINE
---(229)---	NEW 2604" DIA. LINE
---(230)---	NEW 2616" DIA. LINE
---(231)---	NEW 2628" DIA. LINE
---(232)---	NEW 2640" DIA. LINE
---(233)---	NEW 2652" DIA. LINE
---(234)---	NEW 2664" DIA. LINE
---(235)---	NEW 2676" DIA. LINE
---(236)---	NEW 2688" DIA. LINE
---(237)---	NEW 2700" DIA. LINE
---(238)---	NEW 2712" DIA. LINE
---(239)---	NEW 2724" DIA. LINE
---(240)---	NEW 2736" DIA. LINE
---(241)---	NEW 2748" DIA. LINE
---(242)---	NEW 2760" DIA. LINE
---(243)---	NEW 2772" DIA. LINE
---(244)---	NEW 2784" DIA. LINE
---(245)---	NEW 2796" DIA. LINE
---(246)---	NEW 2808" DIA. LINE
---(247)---	NEW 2820" DIA. LINE
---(248)---	NEW 2832" DIA. LINE
---(249)---	NEW 2844" DIA. LINE
---(250)---	NEW 2856" DIA. LINE
---(251)---	NEW 2868" DIA. LINE
---(252)---	NEW 2880" DIA. LINE
---(253)---	NEW 2892" DIA. LINE
---(254)---	NEW 2904" DIA. LINE
---(255)---	NEW 2916" DIA. LINE
---(256)---	NEW 2928" DIA. LINE
---(257)---	NEW 2940" DIA. LINE
---(258)---	NEW 2952" DIA. LINE
---(259)---	NEW 2964" DIA. LINE
---(260)---	NEW 2976" DIA. LINE
---(261)---	NEW 2988" DIA. LINE
---(262)---	NEW 3000" DIA. LINE

FOR ALL DIMENSIONS TO BE DETERMINED BY FINAL DESIGN

**AREA 5  
CONCEPTUAL  
UTILITY PLAN**  
SCALE: 1" = 100'-0"



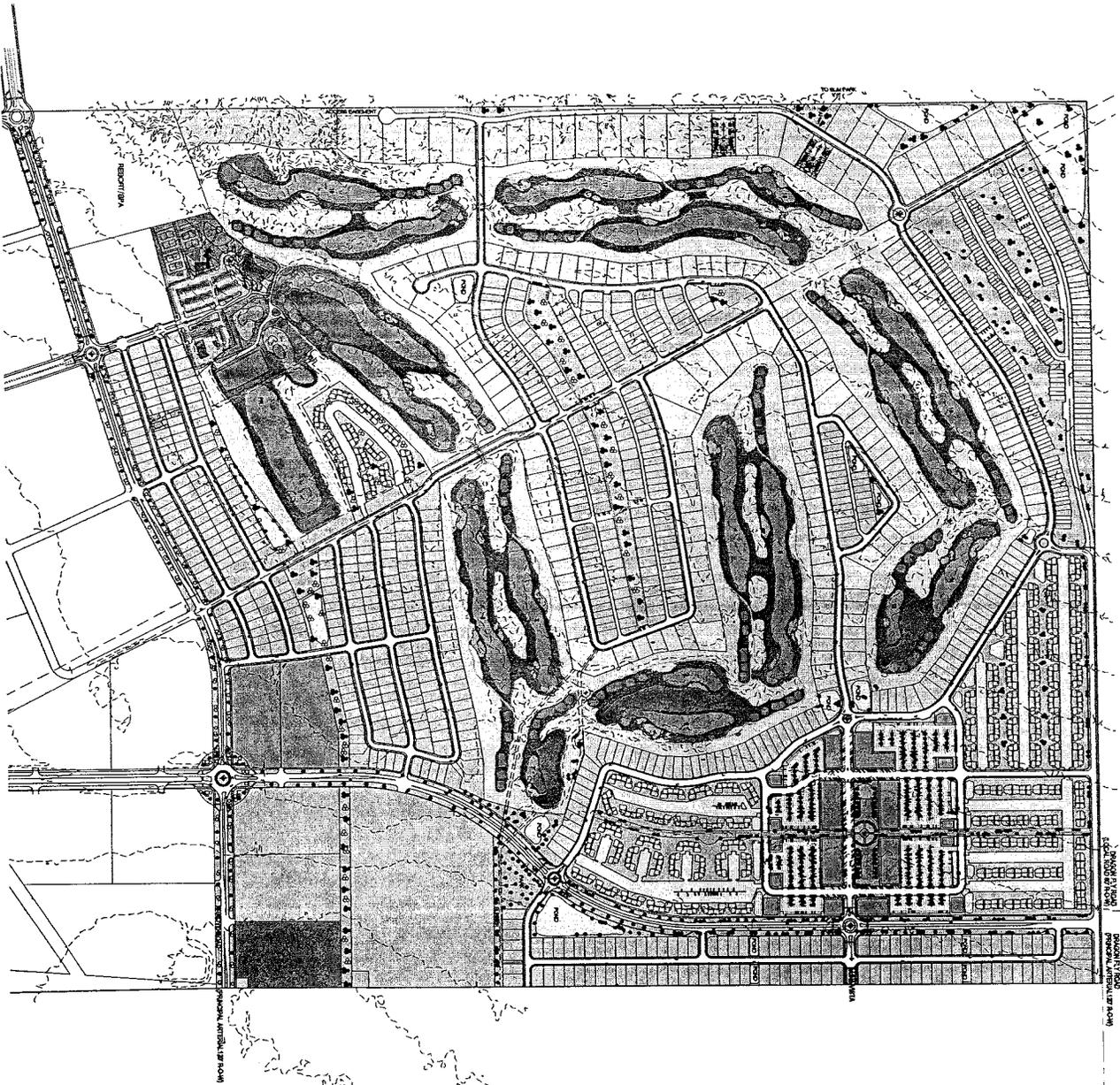
**PUD AMENDMENT #1  
METRO  
VERDE**  
PREPARED FOR  
SIBBA NORTH LAND HOLDINGS, LLC  
LAS CRUCES  
NEW MEXICO

DATE	PLANS
1/20/11	SUBMITTAL #1
1/20/11	SUBMITTAL #2

**U6**  
DESIGN

U6 DESIGN, INC.  
1000 W. UNIVERSITY AVENUE, SUITE 100  
LAS CRUCES, NEW MEXICO 88001  
PHONE: 505.251.1000  
FAX: 505.251.1001  
WWW.U6DESIGN.COM





FOR INFORMATIONAL  
PURPOSES ONLY

COLOR	LAND USE	BUILDING STUDY
[Pattern]	SINGLE-FAMILY	
[Pattern]	SINGLE-FAMILY BROWN WOODS	
[Pattern]	SINGLE-FAMILY LANE UNITS	
[Pattern]	COURTYARD HOUSES	SHEET 37
[Pattern]	CASITAS	SHEET 38
[Pattern]	TOWNHOMES	SHEETS 39-51 & 54
[Pattern]	4/8 PLOT	SHEETS 53-55
[Pattern]	MULTI-FAMILY	
[Pattern]	RECREATION	
[Pattern]	RETAIL/COMMERCIAL	SHEET 52
[Pattern]	LIGHT INDUSTRIAL	
[Pattern]	WASTE WATER TREATMENT PLANT	

**METRO VERDE**  
**DEVELOPMENT PLAN**  
SCALE: 1" = 100'-0"

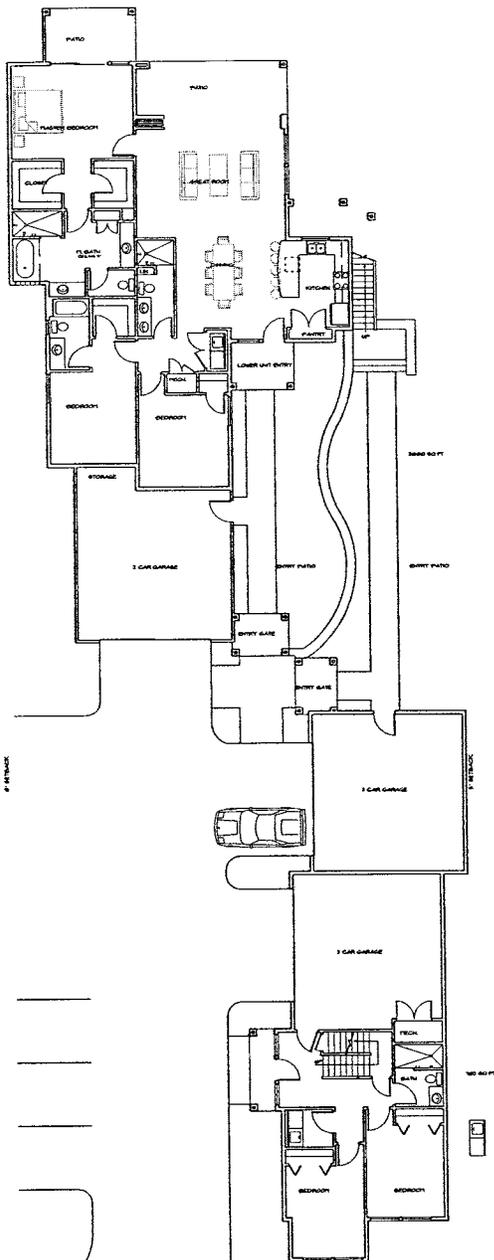


PUD AMENDMENT #1  
**METRO VERDE**  
PREPARED FOR  
BRIGHT VIEW LAND CO.  
LAS CRUCES  
NEW MEXICO

DATE: 1/14/04  
DRAWN: SUBMITTAL #1  
CHECKED: SUBMITTAL #2

**GV**  
GENTON VALLEY, INC.  
10000 N. GENTON VALLEY ROAD  
SUITE 100  
LAS CRUCES, NM 88011  
TEL: 505.253.3300  
FAX: 505.253.3308  
WWW.GENTONVALLEY.COM

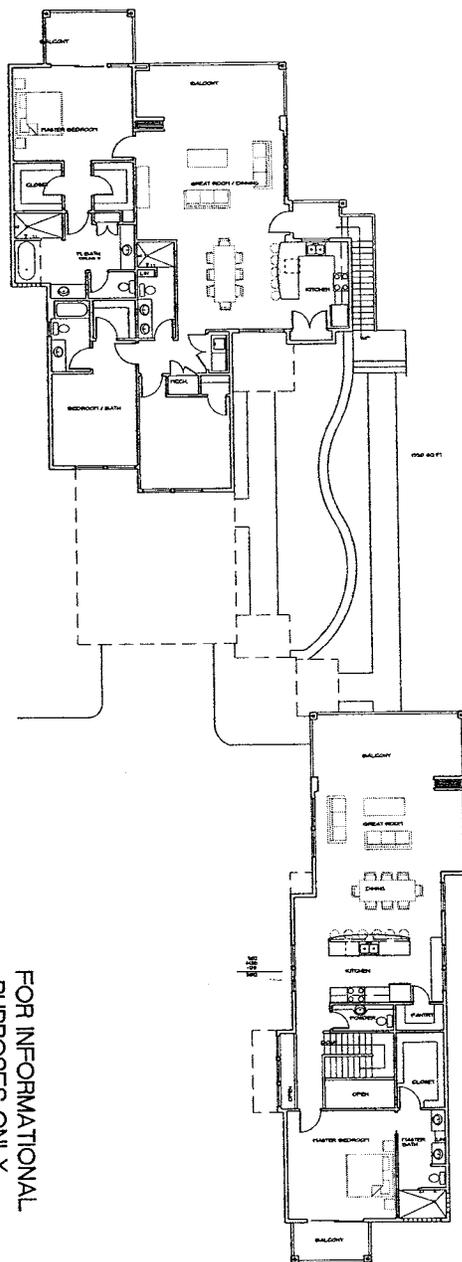
SHEET  
**S1**  
OF 11 SHEETS  
DRAWN BY: [Name]



6-PLEX

1st FLOOR PLAN

SCALE: 1/8" = 1'-0"



FOR INFORMATIONAL  
PURPOSES ONLY

2nd FLOOR PLAN

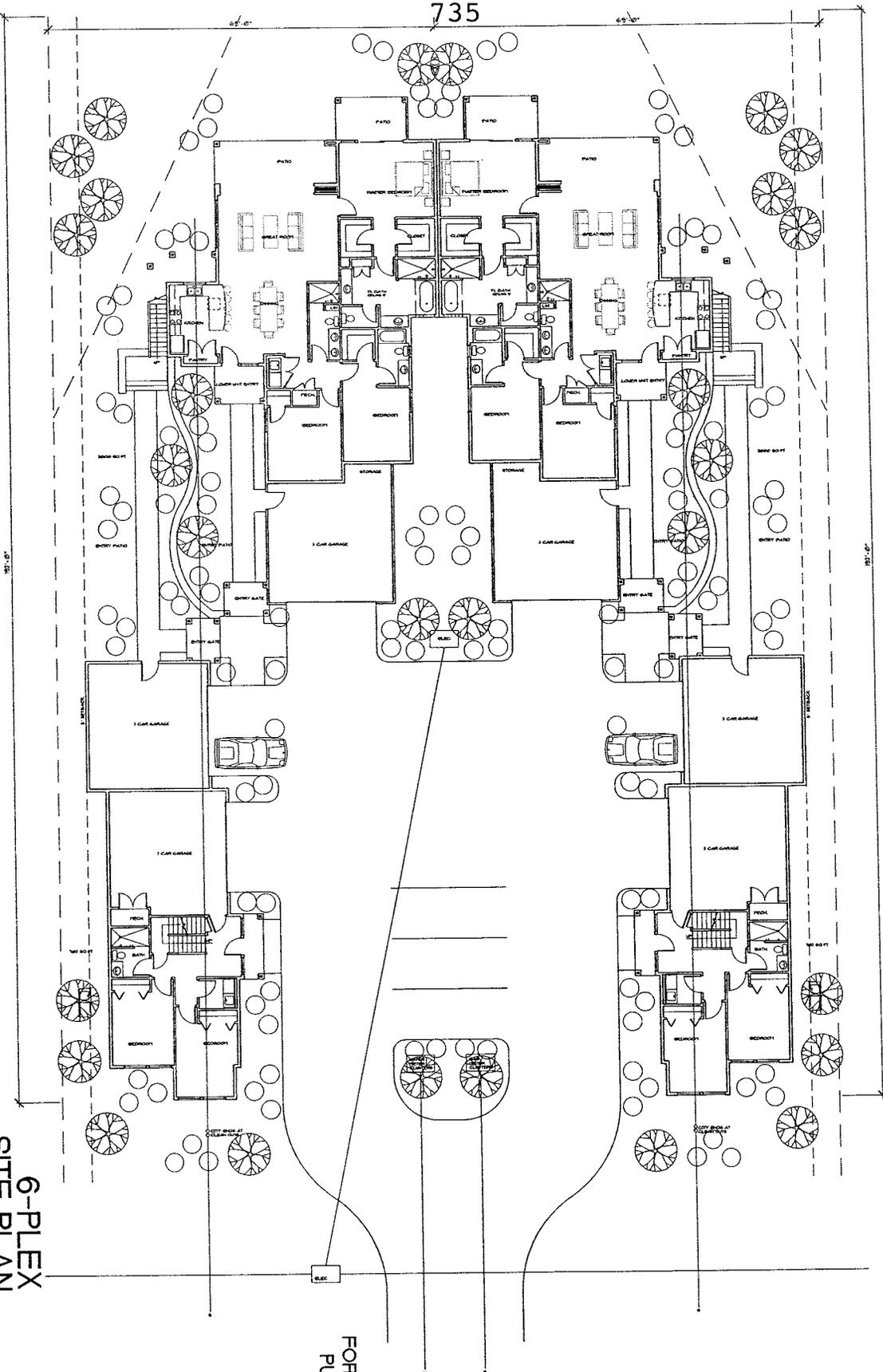
SCALE: 1/8" = 1'-0"



DESIGN PARTNERS, INC.  
ARCHITECTS  
1400 WEST 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.8800  
WWW.DENVERDESIGNPARTNERS.COM



PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
SERRA NORTH LAND HOLDINGS, LLC  
LAS CRUCES  
NEW MEXICO  
DATE PAGES  
AS/1 SUBMITTAL #1  
6/2/11 SUBMITTAL #2  
1/2/11 SUBMITTAL #3



**6-PLEX  
SITE PLAN**  
SCALE: 1/8" = 1'-0"

FOR INFORMATIONAL  
PURPOSES ONLY

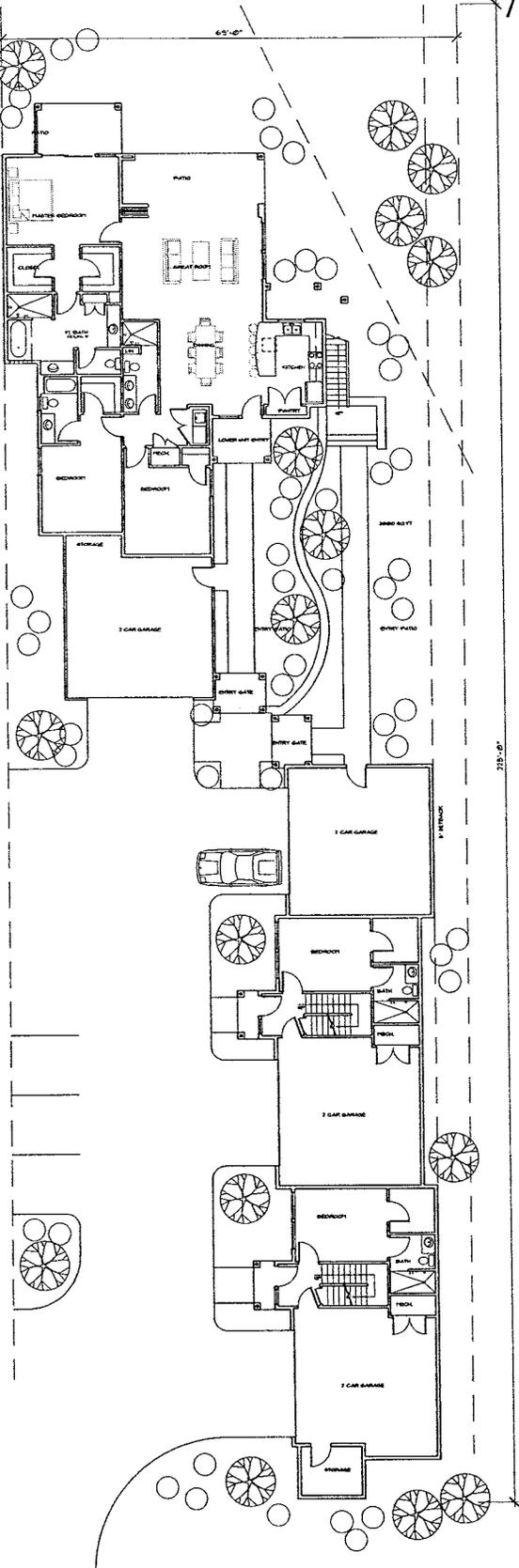
SHEET  
**S4**  
DWG



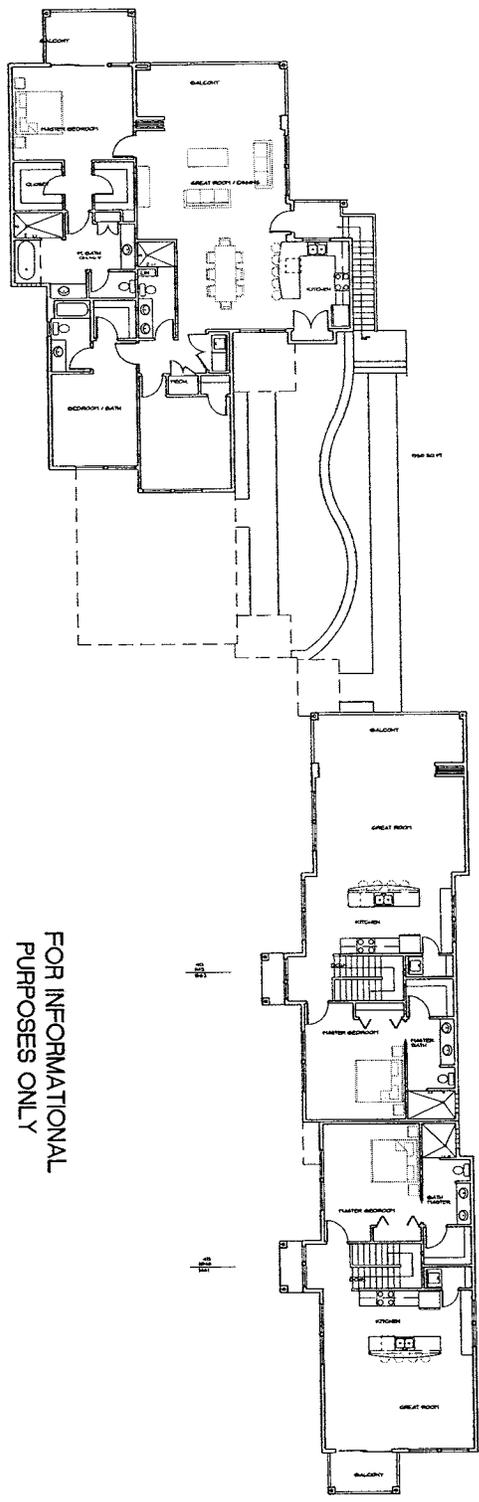
PUD AMENDMENT #1  
**METRO VERDE**  
PREPARED FOR  
SIERRA NORTH LAND HOLDINGS, LLC  
LAS CRUCES  
NEW MEXICO  
DATE: 02/14/2011  
DRAWN BY: [Name]  
CHECKED BY: [Name]

NO.	DESCRIPTION
1	REVISION
2	REVISION
3	REVISION

736



1st FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2nd FLOOR PLAN  
SCALE: 1/8" = 1'-0"

FOR INFORMATIONAL  
PURPOSES ONLY

8-PLEX

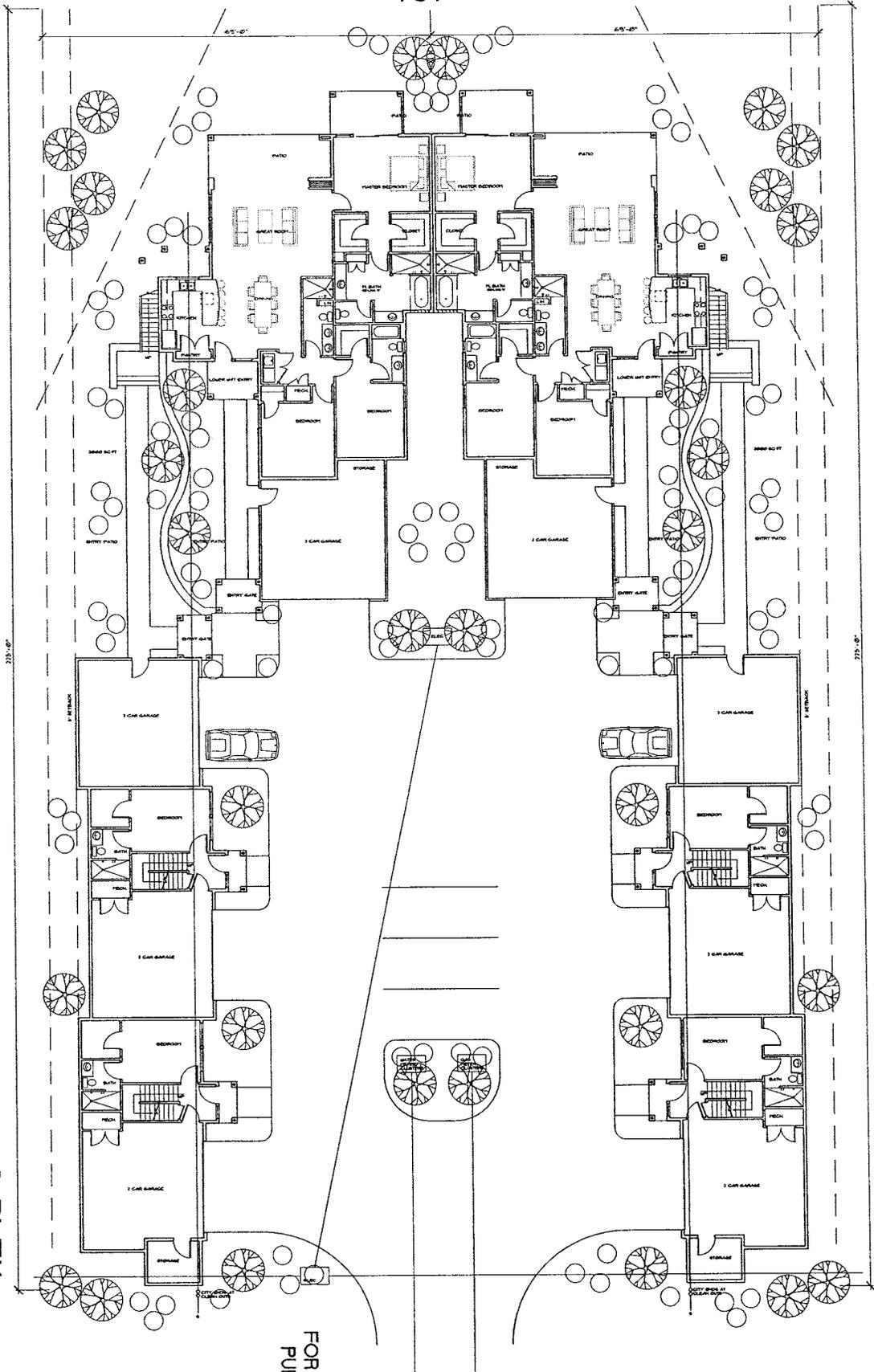
PUD AMENDMENT #1  
METRO  
VERDES  
PREPARED FOR  
SERRA NORTH LAND HOLDINGS, LLC  
LAS CRUCES  
NEW MEXICO

DATE	ISSUE
4/26/11	SUBMITTAL #1
6/23/11	SUBMITTAL #2
7/23/11	SUBMITTAL #3

DESIGN: V&V ARCHITECTS, INC.  
1000 W. UNIVERSITY AVENUE, SUITE 100  
LAS CRUCES, NM 88001  
TEL: 505.251.8811  
FAX: 505.251.8812  
WWW.VANDVARCHITECTS.COM

SHEET  
**S5**  
01/20/11

737



**8-PLEX  
SITE PLAN**  
SCALE: 1/8" = 1'-0"

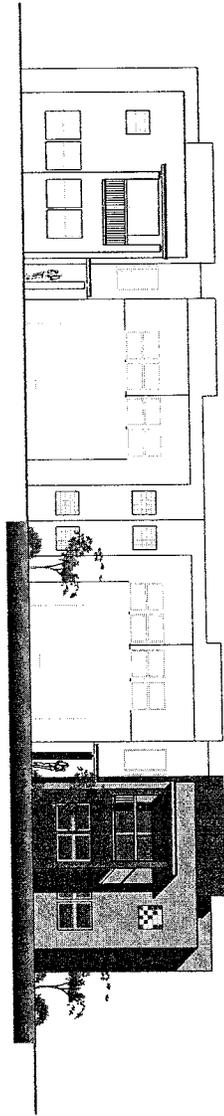
FOR INFORMATIONAL  
PURPOSES ONLY

**VERDE METRO**  
 PUD AMENDMENT #1  
 PREPARED FOR  
 SERRA NORTH LAND HOLDINGS, LLC  
 LAS CRUCES  
 NEW MEXICO

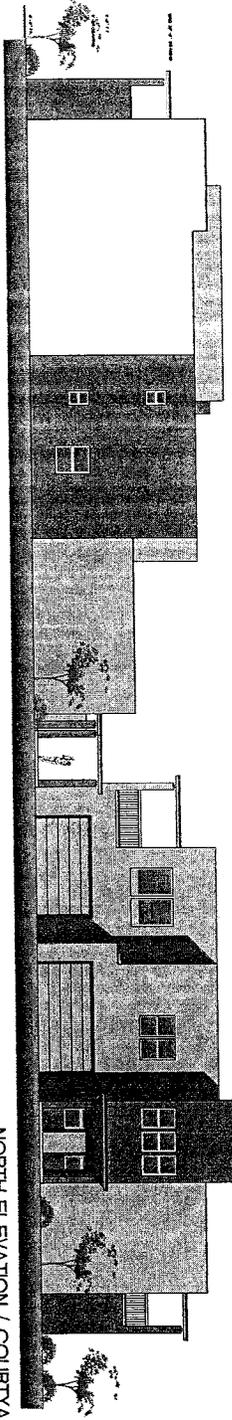
DATE/ISSUE	
4/26/11	SUBMITTAL #1
5/24/11	SUBMITTAL #2
7/26/11	SUBMITTAL #3



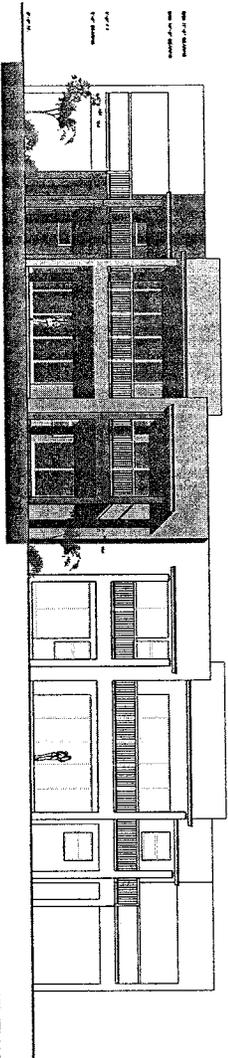
SHEET  
**S6**  
 DIVISION



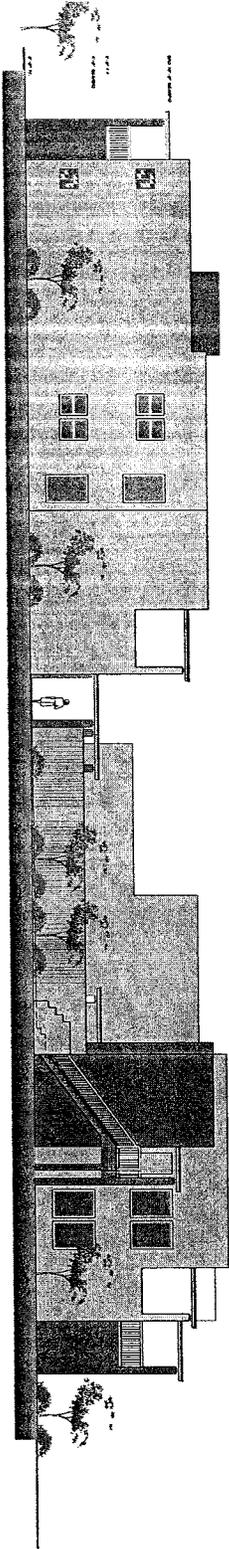
WEST ELEVATION / ENTRY DRIVE  
SCALE: 1/8" = 1'-0"



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



EAST ELEVATION / GOLF COURSE  
SCALE: 1/8" = 1'-0"



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

TYPICAL CONDO ELEVATIONS

FOR INFORMATIONAL  
PURPOSES ONLY

PUD AMENDMENT #1  
**METRO**  
**VERDE**

PREPARED FOR  
SIERRA NORTH LAND HOLDINGS, LP  
LAS CRUCES  
NEW MEXICO

DATE	ISSUED
4/26/11	SUBMITTAL 5
6/20/11	SUBMITTAL 5
7/25/11	SUBMITTAL 5

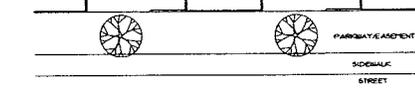
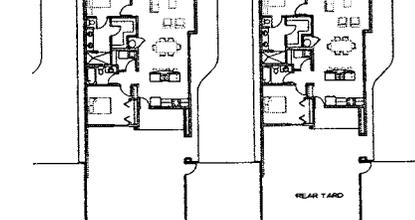
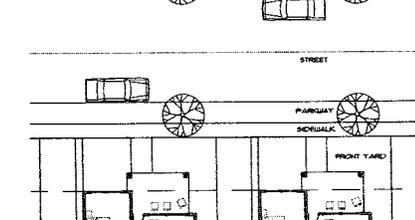
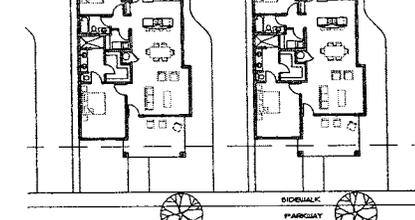
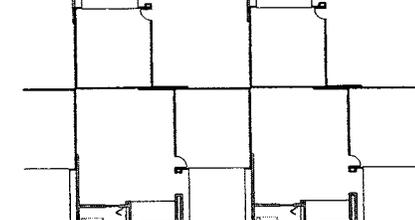
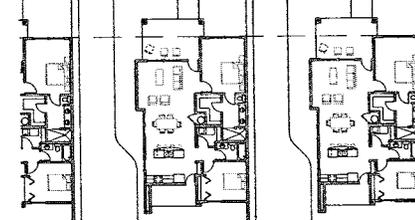
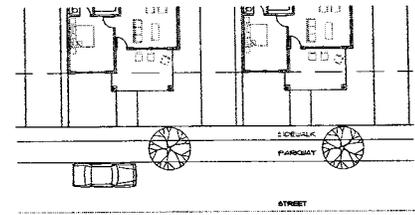


DENTON VERDUCCI ARCHITECTS, INC.  
1000 AVENUE OF THE ARTS, SUITE 100  
LAS CRUCES, NEW MEXICO 87801  
TEL: 505.253.2000  
WWW.DENTONVERDUCCI.COM

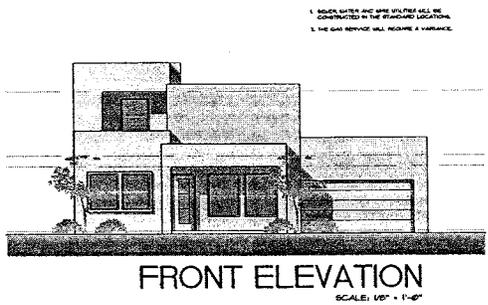




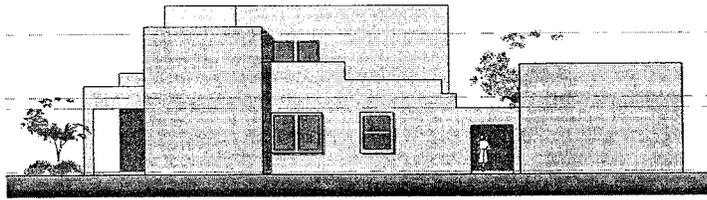
ARROYO ROAD ELEVATION  
SCALE: 1/8" = 1'-0"



SITE PLAN  
SCALE: 1/8" = 1'-0"

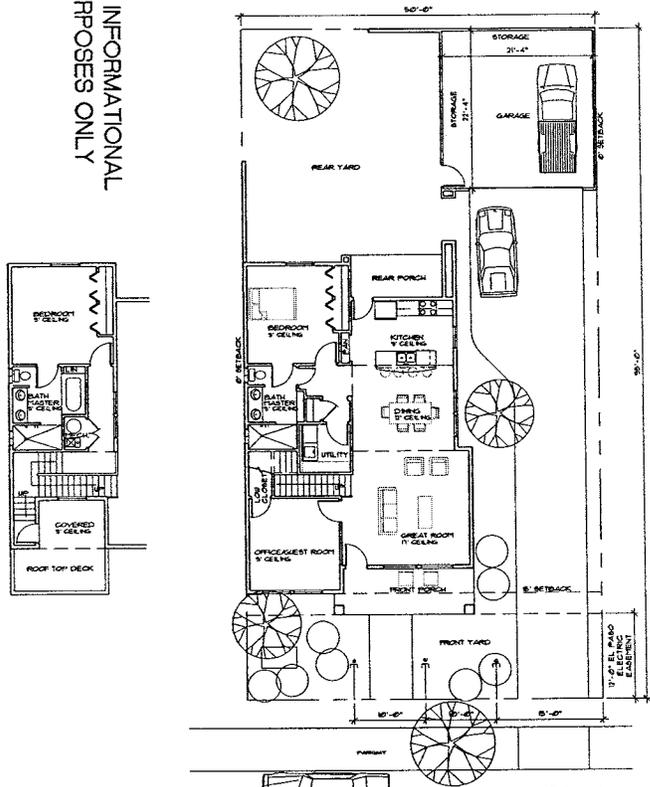


FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

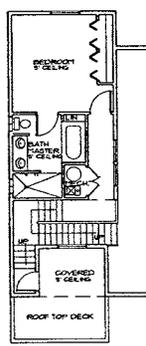


1st FLOOR PLAN  
3-BEDROOM HOME  
1775 sqft

QUALITY NOTE:  
1. REAR YARD AND SIDE YARD SHALL BE CONSTRUCTED IN THE STIPULATED LOCATION.  
2. THE GAS SERVICE SHALL REQUIRE A PARALLEL.

FLOOR PLAN  
SCALE: 1/8" = 1'-0"

2nd FLOOR PLAN



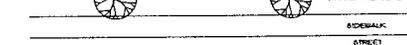
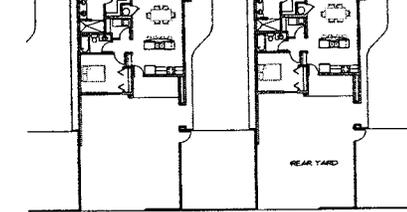
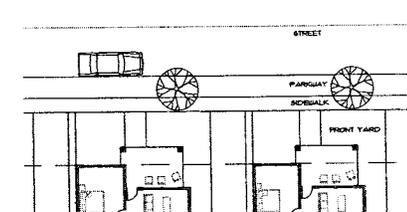
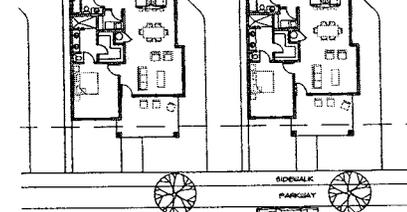
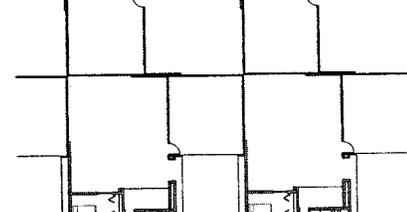
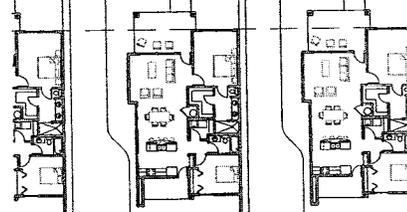
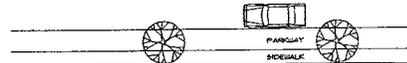
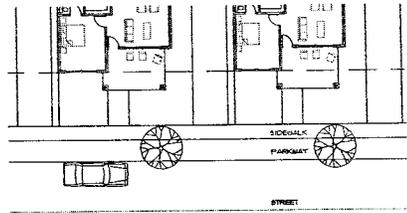
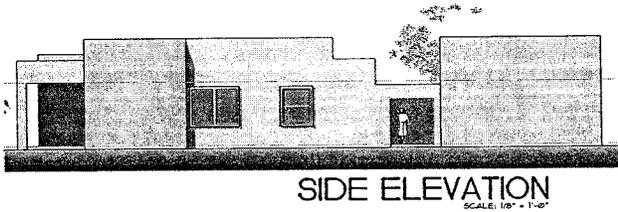
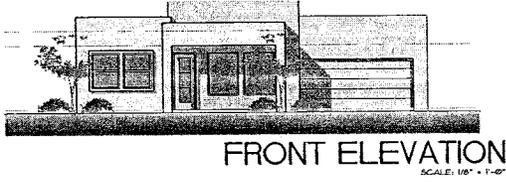
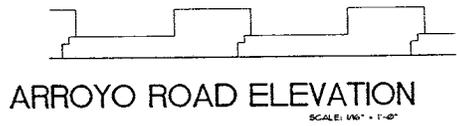
CASITAS



DESIGN: S8 CONSULTING, INC.  
1411 AVENUE 108, SUITE 101  
DALLAS, TEXAS 75241  
TEL: 972.382.8800  
WWW.S8CONSULTING.COM

DATE	ISSUE
DATE	REVISION

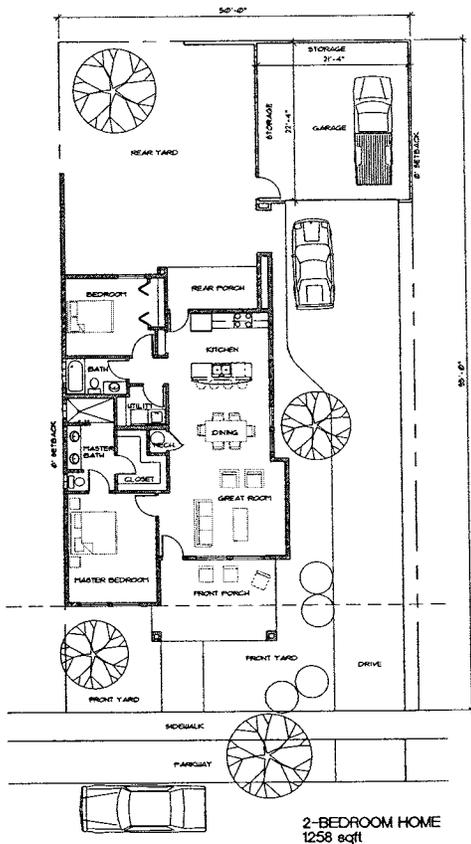
PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
SERRA NORTE LAND HOLDINGS, LLC  
LAS CRUCES  
NEW MEXICO



SITE PLAN  
SCALE: 1/8" = 1'-0"

FOR INFORMATIONAL  
PURPOSES ONLY

CASITAS



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

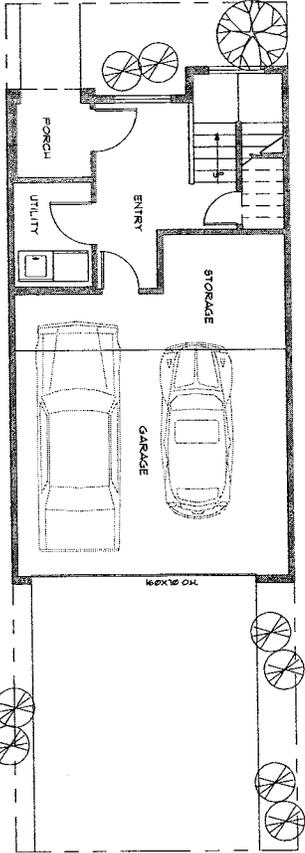
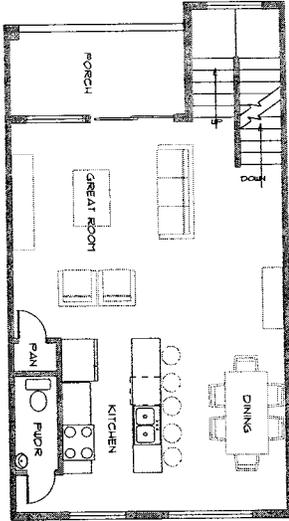
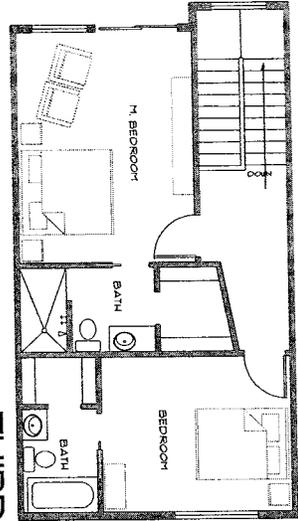


DESIGN: METRO  
ARCHITECTS, INC.  
1100 S. GARDEN AVENUE, SUITE 100  
DANA POINT, CA 92629  
TEL: (949) 770-5511  
FAX: (949) 770-5512



DATE	PHASE
4/24/11	SUBMITTAL #1
6/29/11	SUBMITTAL #2
7/28/11	SUBMITTAL #3

PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
SERRA NORTH LAND HOLDINGS, LLC  
LAS CRUCES  
NEW MEXICO



FOR INFORMATIONAL  
PURPOSES ONLY

3 STORY TOWNHOUSE

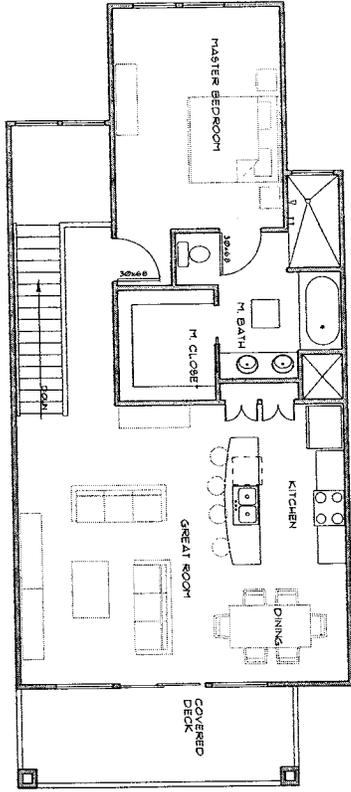
PUD AMENDMENT #1  
**METRO**  
**VERDE**  
PREPARED FOR  
SERRA NORTH LAND HOLDINGS, LLC  
NEW MEXICO

DATE	ISSUED
02/21	REVISION # 1
02/28	REVISION # 2
02/28	REVISION # 3
02/28	REVISION # 4
02/28	REVISION # 5
02/28	REVISION # 6
02/28	REVISION # 7
02/28	REVISION # 8
02/28	REVISION # 9
02/28	REVISION # 10

DANTON VENTURES, INC.  
1400 UNIVERSITY AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.8888  
WWW.DANTONVENTURES.COM

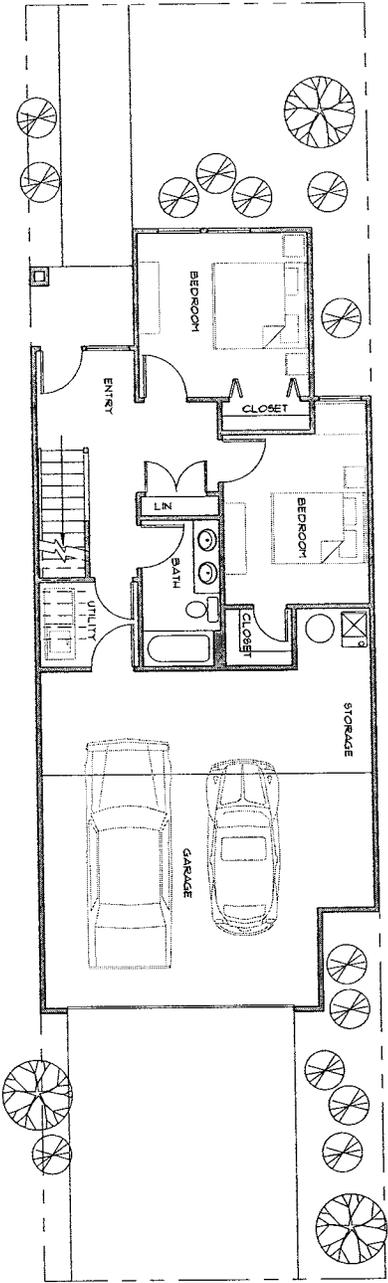
**S9**  
SITING





FOR INFORMATIONAL  
PURPOSES ONLY

SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1566 SF  
FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

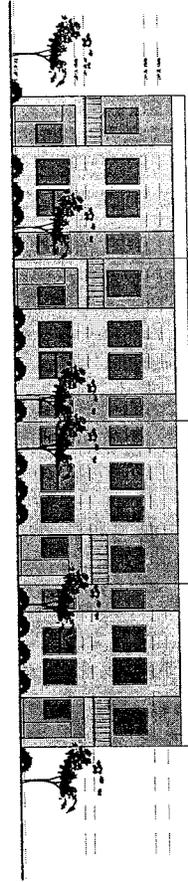
2 STORY TOWNHOUSE



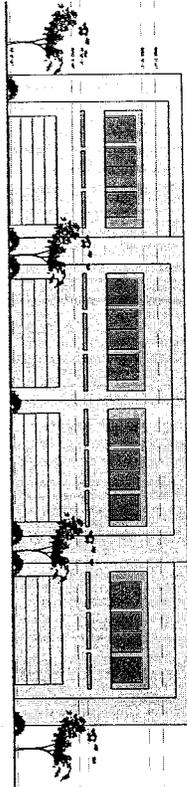

  
**DENTON VENTURES, INC.**  
 1405 ROBERTSON BLVD  
 SUITE 100  
 DALLAS, TEXAS 75246  
 TEL: 214.744.2222  
 FAX: 214.744.2222

**PLD AMENDMENT #1**  
**METRO**  
**VERDE**  
 PREPARED FOR  
 SERRA HUNT LAND HOLDINGS, LLC  
 1405 ROBERTSON BLVD  
 SUITE 100  
 DALLAS, TEXAS 75246  
 NEW MEXICO

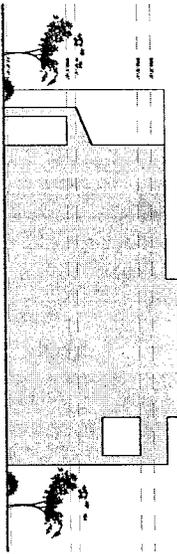
DATE	ISSUED
4/26	SUBMITTAL 1
6/26	SUBMITTAL 2
7/26	SUBMITTAL 3



MULTI FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



MULTI REAR ELEVATION  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

FOR INFORMATIONAL  
PURPOSES ONLY

2 STORY TOWNHOUSE

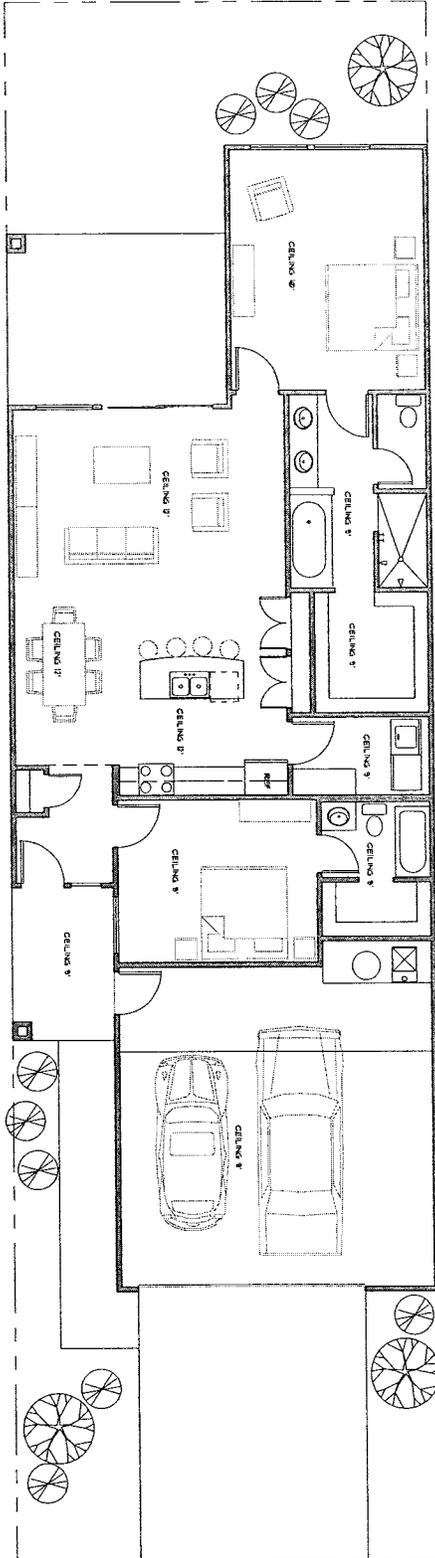


DESIGN: VALDES, INC.  
1405 AVENUE 10  
SUITE 300  
DALLAS, TEXAS 75241  
TEL: 972.353.3333  
WWW.VDES.COM



DATE	ISSUE
4/01	SUBMITTA #1
6/20	SUBMITTA #2
7/20	SUBMITTA #3

PUD AMENDMENT #1  
METRO  
VERVE  
PREPARED FOR  
SERRA HUNT LAND HOLDINGS, LLC  
NEW MEXICO



**FLOOR PLAN**

1403 SF

SCALE: 1/4" = 1'-0"

FOR INFORMATIONAL  
PURPOSES ONLY

**SINGLE STORY TOWNHOUSE**

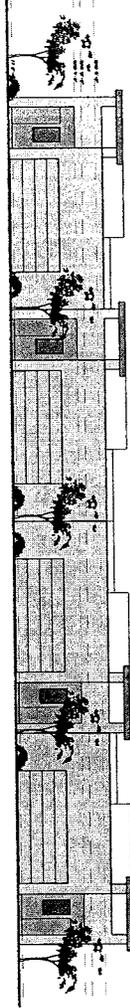
**PUD AMENDMENT #1**  
**METRO**  
**VERDE**

PREPARED FOR  
SERRA NORTE LAND HOLDINGS, LLC  
LAS CRUCES  
NEW MEXICO

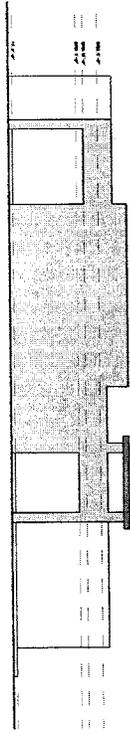
DATE	REVISION
10/11/11	SUBMITTAL #1
10/11/11	SUBMITTAL #2
10/11/11	SUBMITTAL #3

**AVI**  
ARCHITECTS, INC.  
10101 W. ALBUQUERQUE BLVD., SUITE 100  
ALBUQUERQUE, NM 87111  
TEL: 505.263.1100  
WWW.AVIARCHITECTS.COM

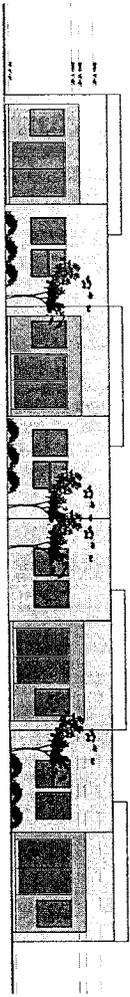
DATE: **S13**  
DISTRICT



MULTI FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



MULTI REAR ELEVATION  
SCALE: 1/4" = 1'-0"

FOR INFORMATIONAL  
PURPOSES ONLY

SINGLE STORY TOWNHOUSE

PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
SUNAM CRUCES  
NEW MEXICO

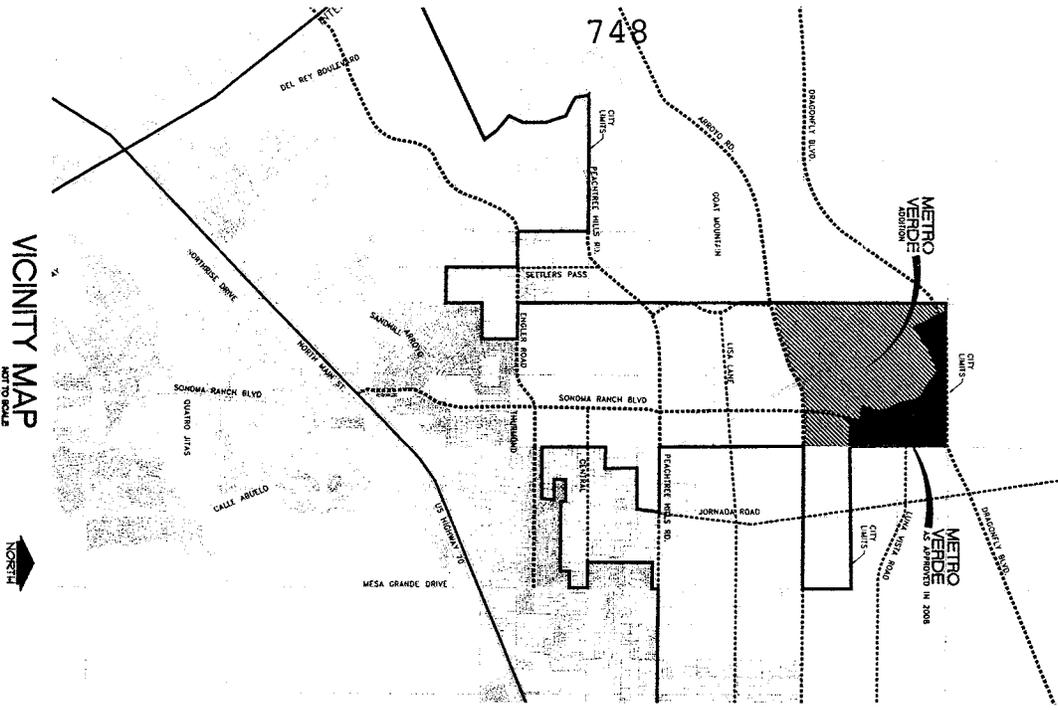
DATE	ISSUED
1/10/14	ASB/STL/A
1/10/14	ASB/STL/B
1/10/14	ASB/STL/C
1/10/14	ASB/STL/D

DAVITON VENTURES, INC.  
148 MADISON STREET  
SUITE 200  
DENVER, CO 80202



# METRO VERDE

FINAL SITE PLAN  
705.2 ACRES  
AMENDMENT TO PUD-08-03



### FINAL SITE PLAN NOTES:

**ROW**  
ROW'S IN METRO VERDE WILL BE DEDICATED TO AND UNBROUGHT IN ROW'S WILL BE MAINTAINED BY THE CITY OF LAS CRUCES. INDIVIDUAL TRACTS WILL BE OWNED AND MAINTAINED BY EITHER THE CITY OF LAS CRUCES OR THE DEVELOPER/BUSINESS & HOMEOWNER'S ASSOCIATION (BHOA) IN ACCORDANCE WITH THE TABLE ON THIS SHEET.

NO FINAL PLAT OF LAND IN METRO VERDE SHALL BE RECORDED UNTIL PAVED ROAD ACCESS AND WATER SEWER AND GAS UTILITIES HAVE BEEN LAYED OUT AND CONSTRUCTION OF THE ROADWAY AND UTILITIES IS UNDERWAY. THE CITY OF LAS CRUCES SUBSTANTIAL COMPLETION POLICY, THESE CONDITIONS SHALL NOT PRECLUDE EITHER (1) CITY REVIEW OF ONE OR MORE PROPOSED FINAL PLATS OF CONSTRUCTION DRAWINGS FOR LAND PLANNING OR FINANCING PURPOSES.

ALTERE SHOWN ON THIS FINAL SITE PLAN SHALL BE DEDICATED TO THE CITY OF LAS CRUCES FOR OPERATION AND MAINTENANCE DESIGN CRITERIA INCLUDING CURB TYPE AND TURNING RADII. ANY CHANGE AT FINAL DESIGN.

**TRACT NOTES AND SPECIFICATIONS**  
THE DEVELOPER RETAINS THE RIGHT TO RELOCATE AND REPAIR TRACT J TO THE NORTH SEGMENT OF THE PROMENADE PARK TO A MODIFIED LOCATION (THE SOUTH SEGMENT OF THE PROMENADE PARK) TO A MODIFIED LOCATION BETWEEN LOTS 137 AND 138, AND AT THE SAME TIME TO MAKE RELATED UNDER ADJUSTMENTS THROUGH REZONING TO LOTS 108 AND 110 AND LOTS 121 AND 122. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE MULTI-FAMILY AND/OR CONDO PRODUCTS ADJACENT TO THESE TRACTS, ON THE CONDITIONS THAT:

(1) THE OVERALL AREA OF THE REPARATED TRACTS IS NOT REDUCED;  
(2) THE OVERALL PROCESSION CONNECTIVITY THAT IS SHOWN BETWEEN TRACT J AND TRACT K TO THE SOUTH, AND BETWEEN TRACT N AND TRACT M TO THE NORTH, IS MAINTAINED.

VEHICULAR CROSSINGS THROUGH TRACTS J AND N BETWEEN THE ADJACENT MULTI-FAMILY LOTS (LOTS 109/110 AND LOTS 137/138 RESPECTIVELY) WILL BE APPROVED WITH REPAIR OR SITE PLAN APPROVAL.  
THE DEVELOPER ALSO RETAINS THE RIGHT AT ANY TIME TO ADD 1 AERIAL CASHEMOUNT EXHIB FOR TRACTS K AND M TO SERVE AS PERESTRAN CASHEMOUNT EXHIBS FOR TRACTS K AND M (LOTS 121/122 AND LOTS 123/125 RESPECTIVELY).  
LOT 999 IS RESERVED SPECIFICALLY FOR A WASTE WATER TREATMENT PLANT.

**PARK FEES**  
PARK FEES MAY BE WAIVED FOR THIS PROJECT DEPENDING ON THE VALUE OF THE DEVELOPER'S CONTRIBUTION OF PARK LAND AND PARK CONSTRUCTION, SUBJECT TO APPROVAL BY CITY STAFF AND CITY COUNCIL ON A CASE-BY-CASE BASIS. THE DEVELOPER WILL COLLECT THE PARK FEES FROM THE HOMEOWNERS OF THE TRACTS. THE DEVELOPER'S ASSOCIATION (BHOA) TO BE USED EXCLUSIVELY FOR LABORERS' AND MAINTENANCE OF THE INDIVIDUAL TRACTS WITHIN METRO VERDE.

### DRAINAGE STANDARDS

INCREASES IN RUNOFF SHALL BE RETAINED/DETECTED OR INFLUENTED WITH AREAS, REGIONAL POND, AND ON-LOT POND. THE DEVELOPER SHALL OBTAIN APPROVAL, ALL LOTS ADJACENT TO THE GOLF COURSE WILL BE ALLOWED TO DRAIN ONTO THE GOLF COURSE. SEE SHEET G1 ON THE PUD CONCEPT PLAN FOR ADDITIONAL INFORMATION.

**F** = ON-LOT PONDING, ON-LOT POND IS FOR EXCESS OF THE PROJECT OWNER.

### FLOOD ZONE NOTE

METRO VERDE IS LOCATED ON FEMA'S FLOOD INSURANCE RATE MAP 350130055 DATED SEPTEMBER 27, 1991. THE PUD IS LOCATED IN ZONE X AND AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

### OWNERSHIP AND MAINTENANCE

TRACT	PROPERTY/USE	OWNED BY	MAINTENANCE
A	Landscaping	BHOA	BHOA
B	Landscaping	BHOA	BHOA
C	Open Space	CITY	CITY
D	Park	CITY	CITY
E	Open Space	CITY	CITY
F	Open Space	CITY	CITY
G	Open Space	CITY	CITY
H	Open Space	CITY	CITY
I	Open Space	CITY	CITY
J	Park	CITY	CITY
K	Park	CITY	CITY
L	Park	CITY	CITY
M	Park	CITY	CITY
N	Park	CITY	CITY
O	Open Space	CITY	CITY
P	Open Space	CITY	CITY
Q	Open Space	CITY	CITY
R	Open Space	CITY	CITY
S	Park	CITY	CITY
T	Open Space	CITY	CITY
U	Open Space	CITY	CITY
V	Open Space	CITY	CITY
W	Open Space	CITY	CITY
X	Park	CITY	CITY
Y	Park	CITY	CITY
Z	Park	CITY	CITY
AA	Open Space	CITY	CITY
BB	Park	CITY	CITY
CC	Open Space	CITY	CITY
DD	Open Space	CITY	CITY
EE	Open Space	CITY	CITY
FF	Park	CITY	CITY
GG	Open Space	CITY	CITY
HH	Open Space	CITY	CITY
II	Open Space	CITY	CITY
JJ	Open Space	CITY	CITY

NOTE: FINAL DECISIONS REGARDING OWNERSHIP AND MAINTENANCE OF TRACTS BY THE CITY WILL BE SUBJECT TO CITY APPROVAL AT THE TIME OF SUBMITTAL OF FINAL PLAN.

### FINAL SITE PLAN DRAWING INDEX:

- F0 COVER SHEET
- F1 OVERALL FINAL SITE PLAN
- F2 FINAL SITE PLAN AREA 1
- F3 FINAL SITE PLAN AREA 2
- F4 FINAL SITE PLAN AREA 3
- F5 FINAL SITE PLAN AREA 4
- F6 FINAL SITE PLAN AREA 5
- F7 FINAL SITE PLAN AREA 6
- F8 CURVE TABLE
- F9 LAND USE GUIDELINES
- F0 EXISTING TOPOGRAPHY

### SUPPLEMENTAL INFORMATION:

- MASTER DRAINAGE STUDY
- TRAFFIC IMPACT ANALYSIS

THIS FINAL SITE PLAN HAS BEEN APPROVED BY THE ZONING ADMINISTRATION OF THE CITY OF LAS CRUCES & ALL THE REQUIREMENTS FOR APPROVAL IN SECTION 16.02 OF THE CITY OF LAS CRUCES ORDINANCE. THE CITY OF LAS CRUCES REPRESENTS THE PLANNING ALIGNMENT FOR APPROVAL OF THIS PLAN.

STATEMENT OF COMPLETION  
I HEREBY ACKNOWLEDGE AND CERTIFY THAT I AM THE REPRESENTATIVE OF THE FINAL PROJECT.

SIGNER: NORT LINDA HOLDINGS, LLC  
1000 S. SOLOMO DR.  
LAS CRUCES, NM 88001



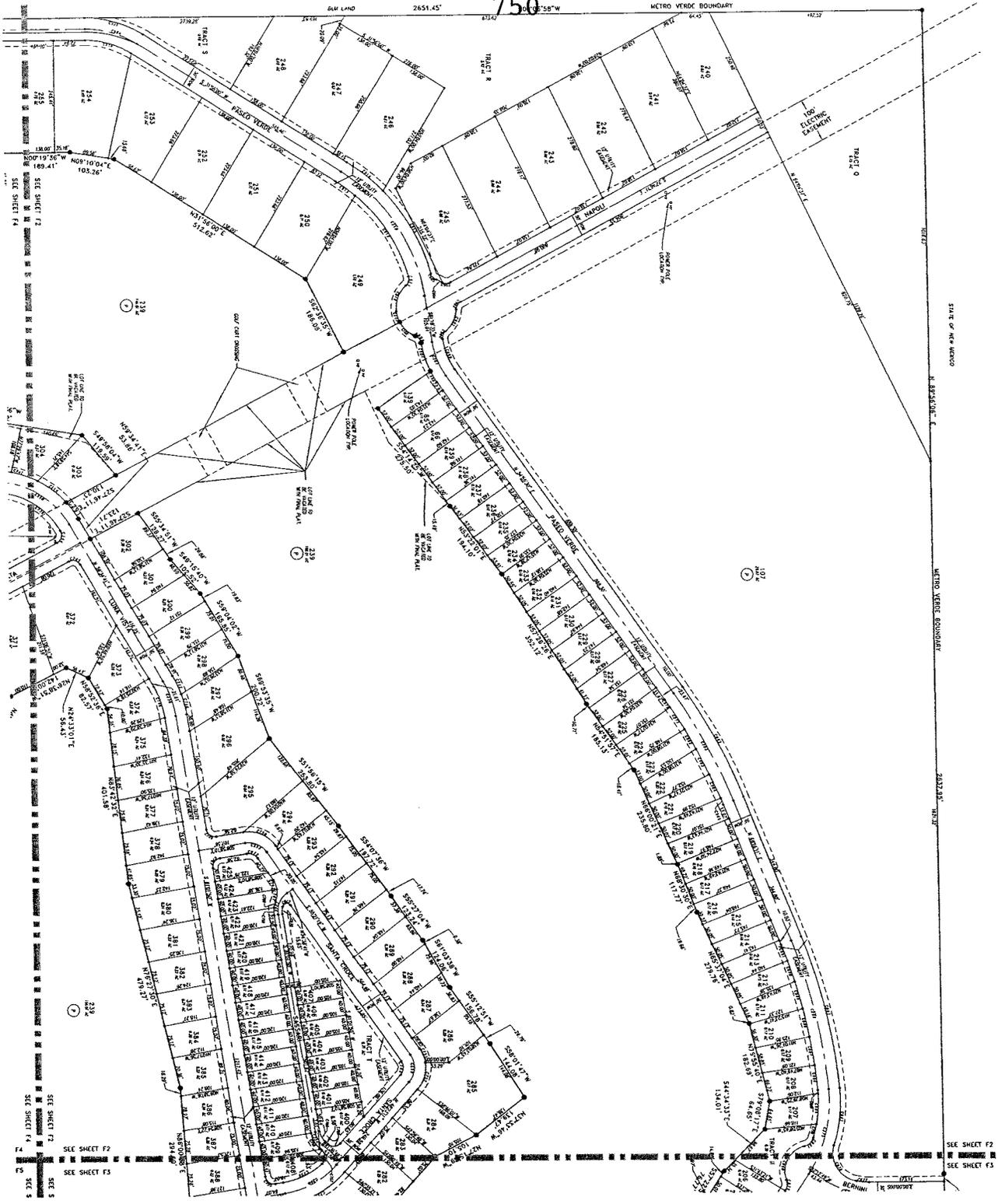
DESIGN: VENTURA, INC.  
1000 S. SOLOMO DR.  
LAS CRUCES, NM 88001  
TEL: 505-783-1234  
WWW.VENTURAINC.COM

FINAL SITE PLAN  
METRO VERDE  
PREPARED FOR  
LINDA HOLDINGS, LLC  
NEW MEXICO

DATE	REVISION
08/11/2011	1
08/11/2011	2
08/11/2011	3



750



STATE OF NEW MEXICO

METRO VERDE BOUNDARY

2651.45'

107'

SEE SHEET F2  
SEE SHEET F3

**FINAL SITE PLAN**  
**AREA 1**  
**F2**  
 SCALE 1" = 100'-0"

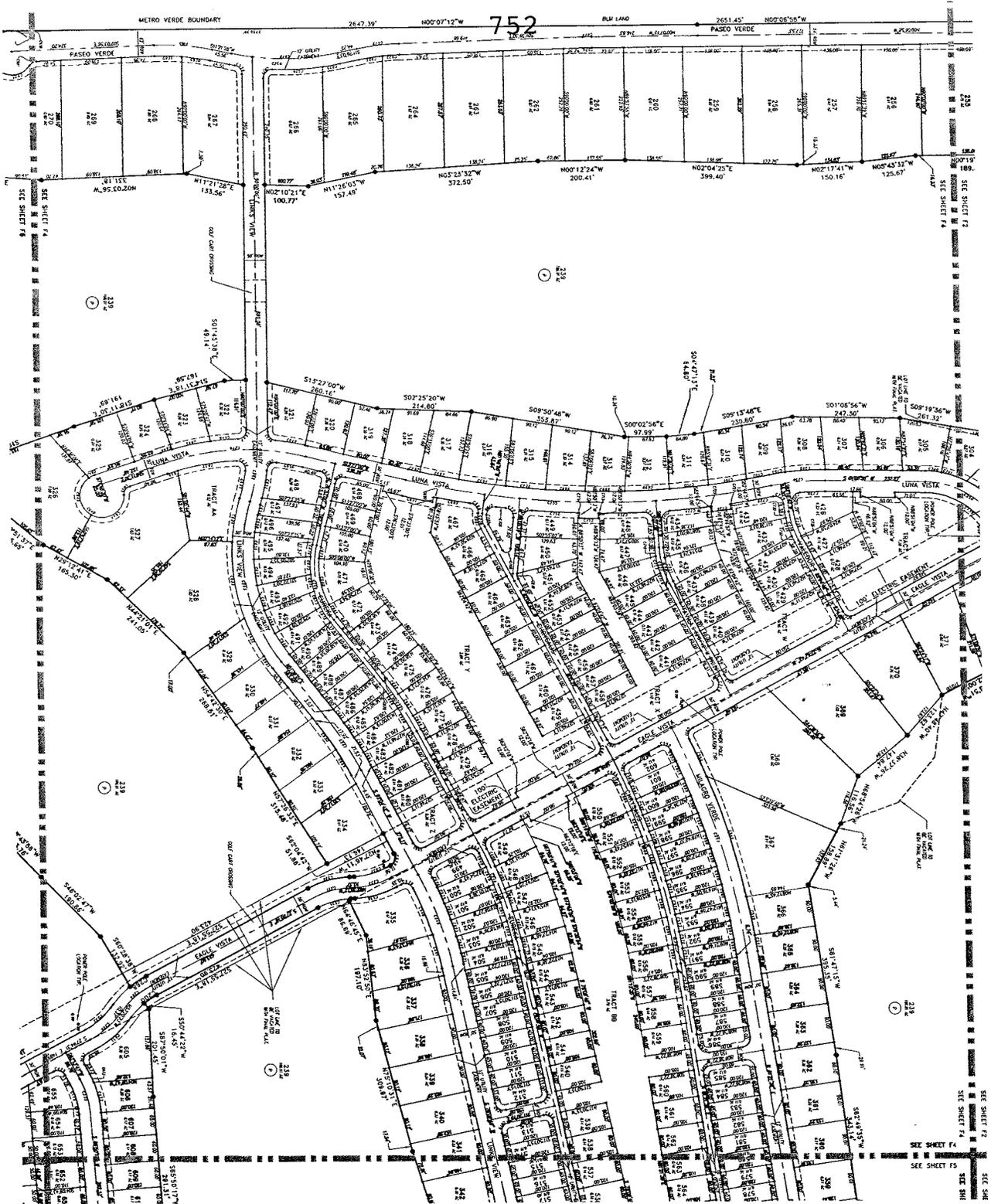
**Design PARTNERS, INC.**  
 10000 North Central Expressway, Suite 100  
 Dallas, Texas 75243  
 Phone: (972) 234-2200  
 Fax: (972) 234-2201  
 Website: www.designpartners.com

DATE	ISSUE
04/28	SUBMITTAL #1
07/28	SUBMITTAL #2
07/28	SUBMITTAL #3

SEE LAND USE GUIDELINES  
 ON SHEET F9 FOR DESIGN  
 STANDARDS.

**FINAL SITE PLAN**  
**METRO**  
**VERDE**  
 PREPARED FOR  
 SERRA NORTH LAND HOLDINGS, LLC  
 LAS CRUCES  
 NEW MEXICO





AREA 3  
FINAL  
SITE PLAN  
SCALE: 1"=50'-0"

design ventures, inc.  
1400 W. WASHINGTON AVENUE  
SUITE 100  
DENVER, CO 80202  
TEL: 303.733.8221  
WWW.DENVERDESIGNVENTURES.COM

DATE: 11/15/2011  
BY: J. HARRIS  
CHECKED: J. HARRIS  
APPROVED: J. HARRIS

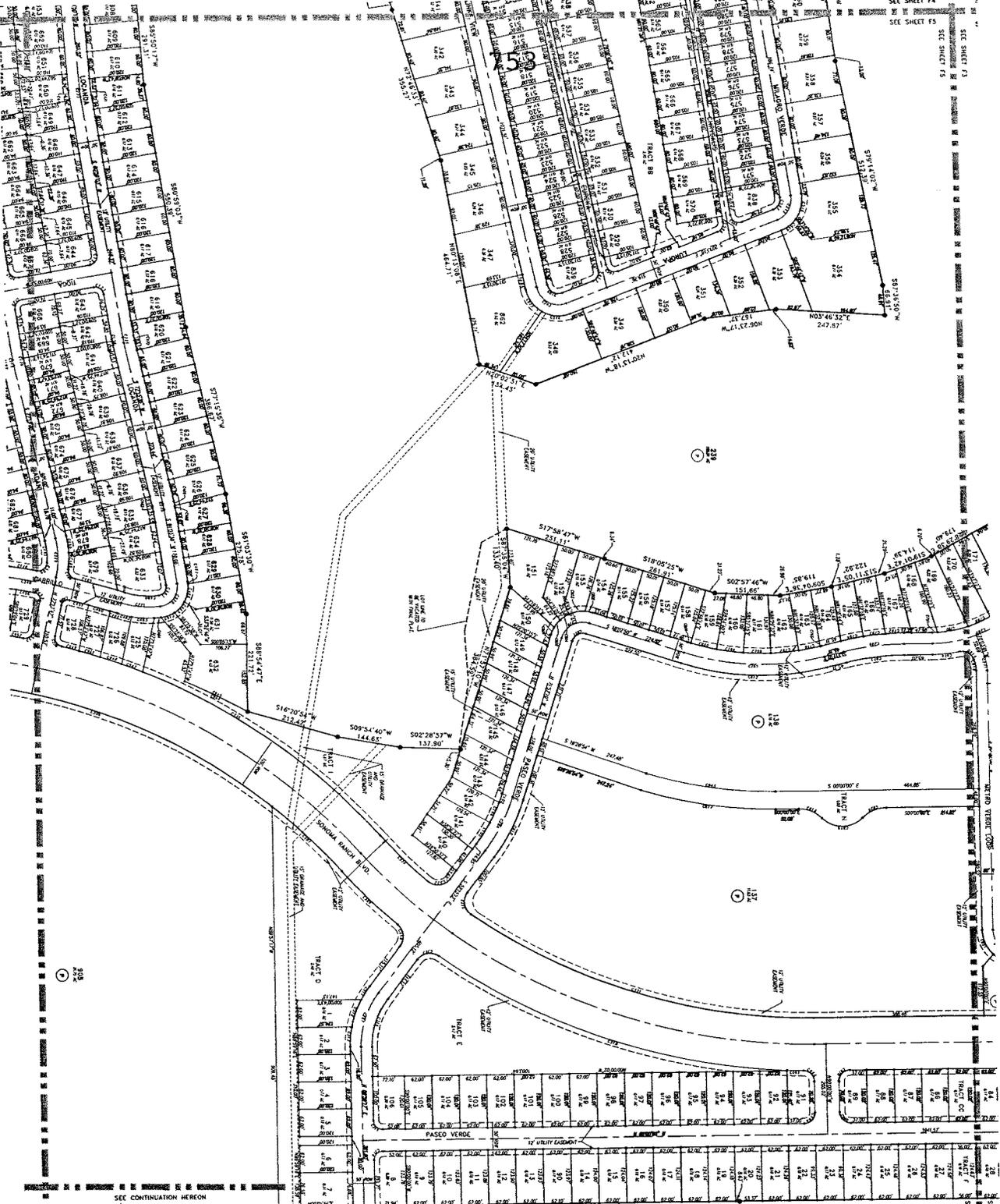
FINAL SITE PLAN  
METRO VERDE  
PREPARED FOR  
SERRA VORTE LAND HOLDINGS, LLC  
NEW MEXICO

DATE: 11/15/2011  
BY: J. HARRIS  
CHECKED: J. HARRIS  
APPROVED: J. HARRIS

SCALE: 1"=50'-0"

SEE LAND USE GUIDELINES  
ON SHEET F9 FOR DESIGN  
STANDARDS.

DATE	DESCRIPTION
11/15/2011	FINAL SITE PLAN
11/15/2011	PRELIMINARY SITE PLAN
11/15/2011	PRELIMINARY SITE PLAN
11/15/2011	PRELIMINARY SITE PLAN



SEE SHEET F4  
SEE SHEET F3  
SEE SHEET F5  
SEE SHEET F6  
SEE SHEET F7  
SEE SHEET F8  
SEE SHEET F9  
SEE SHEET F10  
SEE SHEET F11  
SEE SHEET F12  
SEE SHEET F13  
SEE SHEET F14  
SEE SHEET F15  
SEE SHEET F16  
SEE SHEET F17  
SEE SHEET F18  
SEE SHEET F19  
SEE SHEET F20  
SEE SHEET F21  
SEE SHEET F22  
SEE SHEET F23  
SEE SHEET F24  
SEE SHEET F25  
SEE SHEET F26  
SEE SHEET F27  
SEE SHEET F28  
SEE SHEET F29  
SEE SHEET F30  
SEE SHEET F31  
SEE SHEET F32  
SEE SHEET F33  
SEE SHEET F34  
SEE SHEET F35  
SEE SHEET F36  
SEE SHEET F37  
SEE SHEET F38  
SEE SHEET F39  
SEE SHEET F40  
SEE SHEET F41  
SEE SHEET F42  
SEE SHEET F43  
SEE SHEET F44  
SEE SHEET F45  
SEE SHEET F46  
SEE SHEET F47  
SEE SHEET F48  
SEE SHEET F49  
SEE SHEET F50  
SEE SHEET F51  
SEE SHEET F52  
SEE SHEET F53  
SEE SHEET F54  
SEE SHEET F55  
SEE SHEET F56  
SEE SHEET F57  
SEE SHEET F58  
SEE SHEET F59  
SEE SHEET F60  
SEE SHEET F61  
SEE SHEET F62  
SEE SHEET F63  
SEE SHEET F64  
SEE SHEET F65  
SEE SHEET F66  
SEE SHEET F67  
SEE SHEET F68  
SEE SHEET F69  
SEE SHEET F70  
SEE SHEET F71  
SEE SHEET F72  
SEE SHEET F73  
SEE SHEET F74  
SEE SHEET F75  
SEE SHEET F76  
SEE SHEET F77  
SEE SHEET F78  
SEE SHEET F79  
SEE SHEET F80  
SEE SHEET F81  
SEE SHEET F82  
SEE SHEET F83  
SEE SHEET F84  
SEE SHEET F85  
SEE SHEET F86  
SEE SHEET F87  
SEE SHEET F88  
SEE SHEET F89  
SEE SHEET F90  
SEE SHEET F91  
SEE SHEET F92  
SEE SHEET F93  
SEE SHEET F94  
SEE SHEET F95  
SEE SHEET F96  
SEE SHEET F97  
SEE SHEET F98  
SEE SHEET F99  
SEE SHEET F100

SEE CONTINUATION HEREON  
SEE SHEET F3  
SEE SHEET F4  
SEE SHEET F5  
SEE SHEET F6  
SEE SHEET F7  
SEE SHEET F8  
SEE SHEET F9  
SEE SHEET F10  
SEE SHEET F11  
SEE SHEET F12  
SEE SHEET F13  
SEE SHEET F14  
SEE SHEET F15  
SEE SHEET F16  
SEE SHEET F17  
SEE SHEET F18  
SEE SHEET F19  
SEE SHEET F20  
SEE SHEET F21  
SEE SHEET F22  
SEE SHEET F23  
SEE SHEET F24  
SEE SHEET F25  
SEE SHEET F26  
SEE SHEET F27  
SEE SHEET F28  
SEE SHEET F29  
SEE SHEET F30  
SEE SHEET F31  
SEE SHEET F32  
SEE SHEET F33  
SEE SHEET F34  
SEE SHEET F35  
SEE SHEET F36  
SEE SHEET F37  
SEE SHEET F38  
SEE SHEET F39  
SEE SHEET F40  
SEE SHEET F41  
SEE SHEET F42  
SEE SHEET F43  
SEE SHEET F44  
SEE SHEET F45  
SEE SHEET F46  
SEE SHEET F47  
SEE SHEET F48  
SEE SHEET F49  
SEE SHEET F50  
SEE SHEET F51  
SEE SHEET F52  
SEE SHEET F53  
SEE SHEET F54  
SEE SHEET F55  
SEE SHEET F56  
SEE SHEET F57  
SEE SHEET F58  
SEE SHEET F59  
SEE SHEET F60  
SEE SHEET F61  
SEE SHEET F62  
SEE SHEET F63  
SEE SHEET F64  
SEE SHEET F65  
SEE SHEET F66  
SEE SHEET F67  
SEE SHEET F68  
SEE SHEET F69  
SEE SHEET F70  
SEE SHEET F71  
SEE SHEET F72  
SEE SHEET F73  
SEE SHEET F74  
SEE SHEET F75  
SEE SHEET F76  
SEE SHEET F77  
SEE SHEET F78  
SEE SHEET F79  
SEE SHEET F80  
SEE SHEET F81  
SEE SHEET F82  
SEE SHEET F83  
SEE SHEET F84  
SEE SHEET F85  
SEE SHEET F86  
SEE SHEET F87  
SEE SHEET F88  
SEE SHEET F89  
SEE SHEET F90  
SEE SHEET F91  
SEE SHEET F92  
SEE SHEET F93  
SEE SHEET F94  
SEE SHEET F95  
SEE SHEET F96  
SEE SHEET F97  
SEE SHEET F98  
SEE SHEET F99  
SEE SHEET F100

SEE LAND USE GUIDELINES ON SHEET F3 FOR DESIGN STANDARDS.

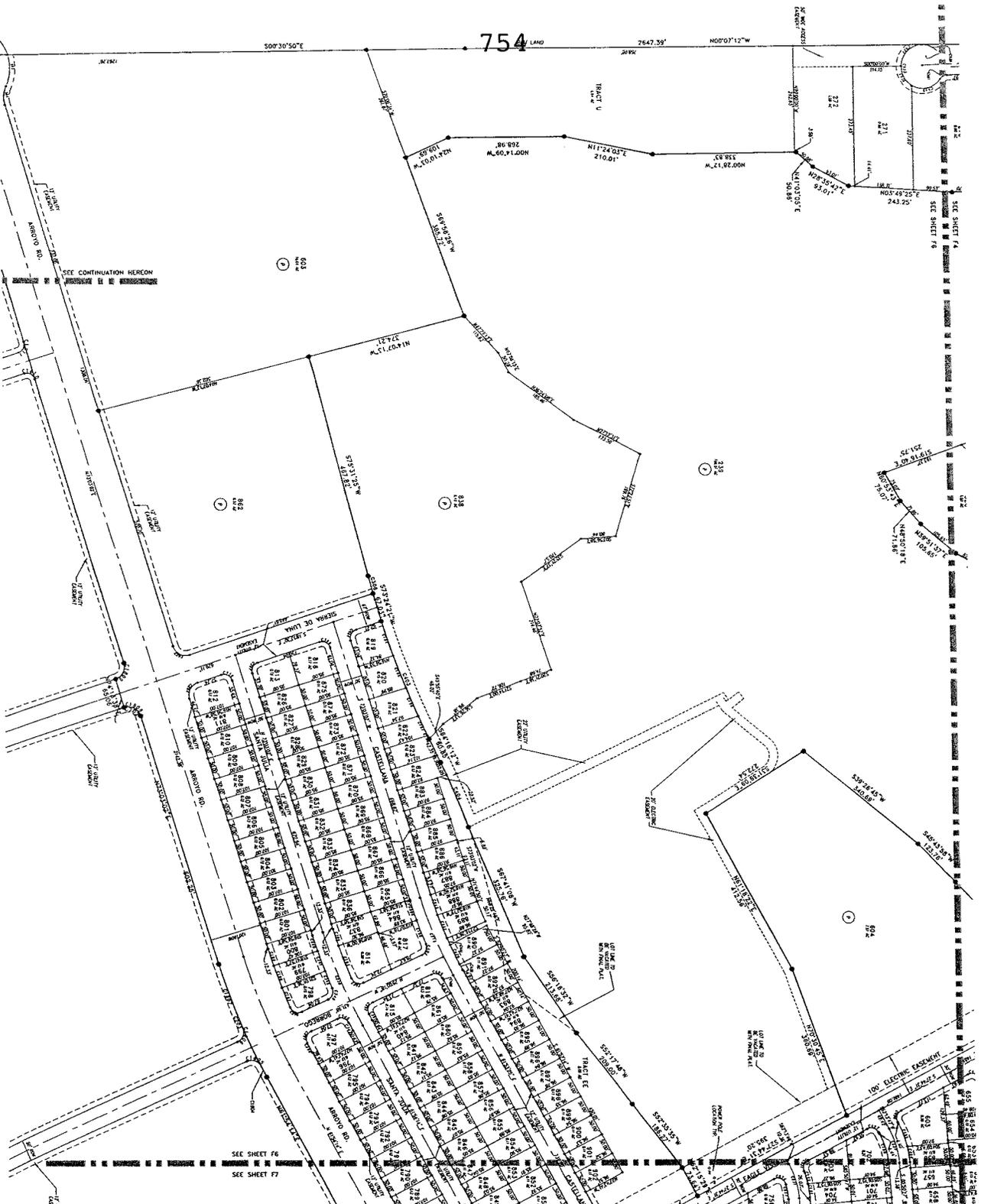
AREA 4  
FINAL  
SITE PLAN  
SCALE: 1" = 40'-0"

**FINAL SITE PLAN**  
**METRO VERDE**  
PREPARED FOR  
SUNSHINE DEVELOPMENT, LLC  
LAS CRUCES  
NEW MEXICO

DATE: 10/20/11  
SCALE: SUBMITTAL 1  
SCALE: SUBMITTAL 2  
SCALE: SUBMITTAL 3

GENIUM VENTURES, INC.  
10000 N. CENTRAL AVENUE  
SUITE 200  
DALLAS, TEXAS 75243  
TEL: 972.346.8800  
WWW.GENIUMV.COM

CHARLES L. STAMM  
REGISTERED PROFESSIONAL ENGINEER  
NO. 12345  
DALLAS, TEXAS



SEE SHEET 76

SEE SHEET 77

SEE CONTINUATION HEREON

SEE SHEET 74

SEE SHEET 75

SEE CONTINUATION HEREON

AREA 5  
FINAL  
SITE PLAN  
SCALE: 1" = 500'-0"

CONTINUATION  
SCALE: 1" = 500'-0"

**FINAL SITE PLAN**  
**METRO**  
**VERDE**

PREPARED FOR  
SERVA LINDA BUILDING, LLC  
LAS CRUCES  
NEW MEXICO

DATE	PHASE
1/20/11	PHASE 1
1/20/11	PHASE 2
1/20/11	PHASE 3

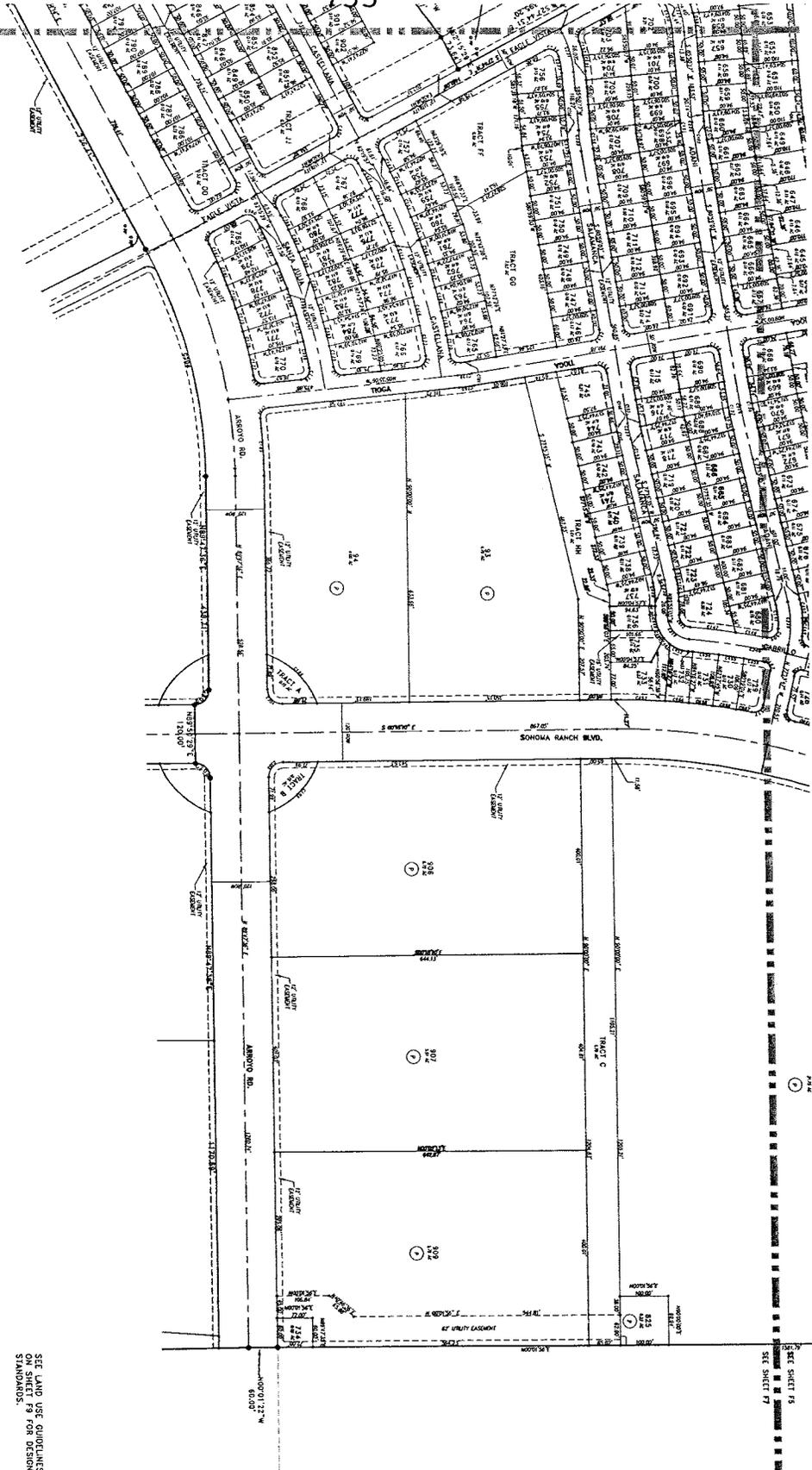
CAUTION: VENTURES, INC.  
1125 S. ANTONIO STREET  
SUITE 200  
LAS CRUCES, NM 88001  
PHONE: 505.251.2222  
WWW.CAUTIONVENTURES.COM



**SHEET**  
**F6**  
DISPERSA

755

SEE SHEET F6  
SEE SHEET F7



AREA 6  
FINAL SITE PLAN  
SCALE: 1" = 100'-0"



SEE LAND USE GUIDELINES  
STANDARDS FOR SUBDIVISION

DATE	ISSUE



PREPARED FOR  
SERRA NORTH LAND HOLDINGS, LLC  
LAS CRUCES  
NEW MEXICO

PREPARED BY  
DANIEL V. VAUGHAN, INC.  
1000 AVENUE N, SUITE 200  
LAS CRUCES, NM 88001  
TEL: 505.251.1400  
WWW.DANIELVAUGHAN.COM

PROJECT NO. 2010-001

DATE: 08/11/10

SCALE: 1" = 100'-0"

PROJECT: AREA 6

DATE: 08/11/10

SCALE: 1" = 100'-0"

PROJECT: AREA 6

DATE: 08/11/10

SCALE: 1" = 100'-0"

PROJECT: AREA 6

DATE: 08/11/10

SCALE: 1" = 100'-0"

PROJECT: AREA 6

DATE: 08/11/10

SCALE: 1" = 100'-0"

PROJECT: AREA 6

DATE: 08/11/10

SCALE: 1" = 100'-0"

PROJECT: AREA 6

DATE: 08/11/10

SCALE: 1" = 100'-0"

PROJECT: AREA 6

DATE: 08/11/10

SCALE: 1" = 100'-0"

PROJECT: AREA 6

DATE: 08/11/10

SCALE: 1" = 100'-0"

PROJECT: AREA 6

DATE: 08/11/10

SCALE: 1" = 100'-0"

PROJECT: AREA 6

DATE: 08/11/10

SCALE: 1" = 100'-0"

PROJECT: AREA 6

DATE: 08/11/10

SCALE: 1" = 100'-0"

PROJECT: AREA 6

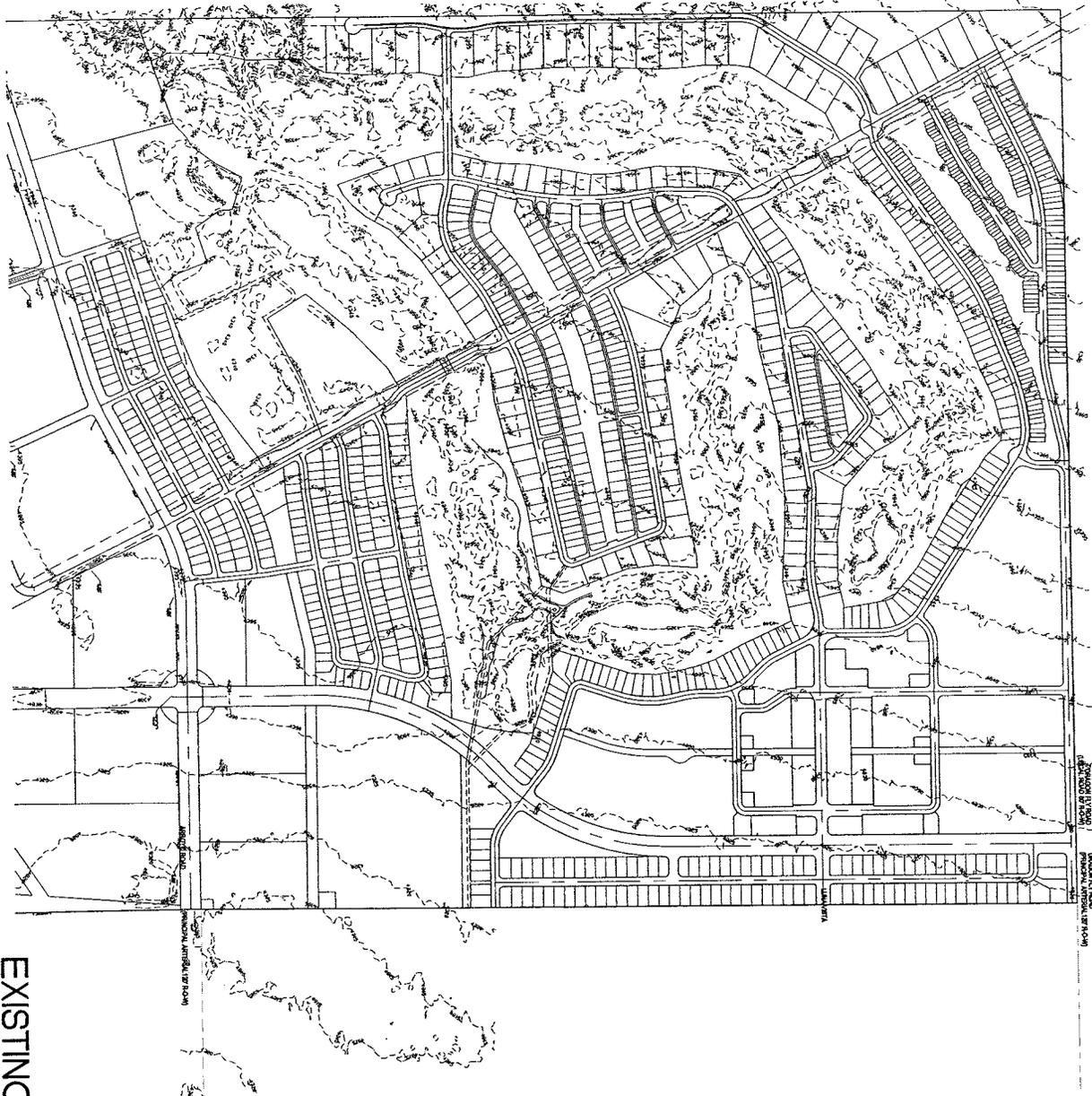
DATE: 08/11/10

SCALE: 1" = 100'-0"

756

Curve Length	Radius	Chord	Ch Length	Tangent	Delta
1.00	100.00	1.00	1.00	1.00	1.00
1.25	125.00	1.25	1.25	1.25	1.25
1.50	150.00	1.50	1.50	1.50	1.50
1.75	175.00	1.75	1.75	1.75	1.75
2.00	200.00	2.00	2.00	2.00	2.00
2.25	225.00	2.25	2.25	2.25	2.25
2.50	250.00	2.50	2.50	2.50	2.50
2.75	275.00	2.75	2.75	2.75	2.75
3.00	300.00	3.00	3.00	3.00	3.00
3.25	325.00	3.25	3.25	3.25	3.25
3.50	350.00	3.50	3.50	3.50	3.50
3.75	375.00	3.75	3.75	3.75	3.75
4.00	400.00	4.00	4.00	4.00	4.00
4.25	425.00	4.25	4.25	4.25	4.25
4.50	450.00	4.50	4.50	4.50	4.50
4.75	475.00	4.75	4.75	4.75	4.75
5.00	500.00	5.00	5.00	5.00	5.00
5.25	525.00	5.25	5.25	5.25	5.25
5.50	550.00	5.50	5.50	5.50	5.50
5.75	575.00	5.75	5.75	5.75	5.75
6.00	600.00	6.00	6.00	6.00	6.00
6.25	625.00	6.25	6.25	6.25	6.25
6.50	650.00	6.50	6.50	6.50	6.50
6.75	675.00	6.75	6.75	6.75	6.75
7.00	700.00	7.00	7.00	7.00	7.00
7.25	725.00	7.25	7.25	7.25	7.25
7.50	750.00	7.50	7.50	7.50	7.50
7.75	775.00	7.75	7.75	7.75	7.75
8.00	800.00	8.00	8.00	8.00	8.00
8.25	825.00	8.25	8.25	8.25	8.25
8.50	850.00	8.50	8.50	8.50	8.50
8.75	875.00	8.75	8.75	8.75	8.75
9.00	900.00	9.00	9.00	9.00	9.00
9.25	925.00	9.25	9.25	9.25	9.25
9.50	950.00	9.50	9.50	9.50	9.50
9.75	975.00	9.75	9.75	9.75	9.75
10.00	1000.00	10.00	10.00	10.00	10.00
10.25	1025.00	10.25	10.25	10.25	10.25
10.50	1050.00	10.50	10.50	10.50	10.50
10.75	1075.00	10.75	10.75	10.75	10.75
11.00	1100.00	11.00	11.00	11.00	11.00
11.25	1125.00	11.25	11.25	11.25	11.25
11.50	1150.00	11.50	11.50	11.50	11.50
11.75	1175.00	11.75	11.75	11.75	11.75
12.00	1200.00	12.00	12.00	12.00	12.00
12.25	1225.00	12.25	12.25	12.25	12.25
12.50	1250.00	12.50	12.50	12.50	12.50
12.75	1275.00	12.75	12.75	12.75	12.75
13.00	1300.00	13.00	13.00	13.00	13.00
13.25	1325.00	13.25	13.25	13.25	13.25
13.50	1350.00	13.50	13.50	13.50	13.50
13.75	1375.00	13.75	13.75	13.75	13.75
14.00	1400.00	14.00	14.00	14.00	14.00
14.25	1425.00	14.25	14.25	14.25	14.25
14.50	1450.00	14.50	14.50	14.50	14.50
14.75	1475.00	14.75	14.75	14.75	14.75
15.00	1500.00	15.00	15.00	15.00	15.00
15.25	1525.00	15.25	15.25	15.25	15.25
15.50	1550.00	15.50	15.50	15.50	15.50
15.75	1575.00	15.75	15.75	15.75	15.75
16.00	1600.00	16.00	16.00	16.00	16.00
16.25	1625.00	16.25	16.25	16.25	16.25
16.50	1650.00	16.50	16.50	16.50	16.50
16.75	1675.00	16.75	16.75	16.75	16.75
17.00	1700.00	17.00	17.00	17.00	17.00
17.25	1725.00	17.25	17.25	17.25	17.25
17.50	1750.00	17.50	17.50	17.50	17.50
17.75	1775.00	17.75	17.75	17.75	17.75
18.00	1800.00	18.00	18.00	18.00	18.00
18.25	1825.00	18.25	18.25	18.25	18.25
18.50	1850.00	18.50	18.50	18.50	18.50
18.75	1875.00	18.75	18.75	18.75	18.75
19.00	1900.00	19.00	19.00	19.00	19.00
19.25	1925.00	19.25	19.25	19.25	19.25
19.50	1950.00	19.50	19.50	19.50	19.50
19.75	1975.00	19.75	19.75	19.75	19.75
20.00	2000.00	20.00	20.00	20.00	20.00
20.25	2025.00	20.25	20.25	20.25	20.25
20.50	2050.00	20.50	20.50	20.50	20.50
20.75	2075.00	20.75	20.75	20.75	20.75
21.00	2100.00	21.00	21.00	21.00	21.00
21.25	2125.00	21.25	21.25	21.25	21.25
21.50	2150.00	21.50	21.50	21.50	21.50
21.75	2175.00	21.75	21.75	21.75	21.75
22.00	2200.00	22.00	22.00	22.00	22.00
22.25	2225.00	22.25	22.25	22.25	22.25
22.50	2250.00	22.50	22.50	22.50	22.50
22.75	2275.00	22.75	22.75	22.75	22.75
23.00	2300.00	23.00	23.00	23.00	23.00
23.25	2325.00	23.25	23.25	23.25	23.25
23.50	2350.00	23.50	23.50	23.50	23.50
23.75	2375.00	23.75	23.75	23.75	23.75
24.00	2400.00	24.00	24.00	24.00	24.00
24.25	2425.00	24.25	24.25	24.25	24.25
24.50	2450.00	24.50	24.50	24.50	24.50
24.75	2475.00	24.75	24.75	24.75	24.75
25.00	2500.00	25.00	25.00	25.00	25.00
25.25	2525.00	25.25	25.25	25.25	25.25
25.50	2550.00	25.50	25.50	25.50	25.50
25.75	2575.00	25.75	25.75	25.75	25.75
26.00	2600.00	26.00	26.00	26.00	26.00
26.25	2625.00	26.25	26.25	26.25	26.25
26.50	2650.00	26.50	26.50	26.50	26.50
26.75	2675.00	26.75	26.75	26.75	26.75
27.00	2700.00	27.00	27.00	27.00	27.00
27.25	2725.00	27.25	27.25	27.25	27.25
27.50	2750.00	27.50	27.50	27.50	27.50
27.75	2775.00	27.75	27.75	27.75	27.75
28.00	2800.00	28.00	28.00	28.00	28.00
28.25	2825.00	28.25	28.25	28.25	28.25
28.50	2850.00	28.50	28.50	28.50	28.50
28.75	2875.00	28.75	28.75	28.75	28.75
29.00	2900.00	29.00	29.00	29.00	29.00
29.25	2925.00	29.25	29.25	29.25	29.25
29.50	2950.00	29.50	29.50	29.50	29.50
29.75	2975.00	29.75	29.75	29.75	29.75
30.00	3000.00	30.00	30.00	30.00	30.00
30.25	3025.00	30.25	30.25	30.25	30.25
30.50	3050.00	30.50	30.50	30.50	30.50
30.75	3075.00	30.75	30.75	30.75	30.75
31.00	3100.00	31.00	31.00	31.00	31.00
31.25	3125.00	31.25	31.25	31.25	31.25
31.50	3150.00	31.50	31.50	31.50	31.50
31.75	3175.00	31.75	31.75	31.75	31.75
32.00	3200.00	32.00	32.00	32.00	32.00
32.25	3225.00	32.25	32.25	32.25	32.25
32.50	3250.00	32.50	32.50	32.50	32.50
32.75	3275.00	32.75	32.75	32.75	32.75
33.00	3300.00	33.00	33.00	33.00	33.00
33.25	3325.00	33.25	33.25	33.25	33.25
33.50	3350.00	33.50	33.50	33.50	33.50
33.75	3375.00	33.75	33.75	33.75	33.75
34.00	3400.00	34.00	34.00	34.00	34.00
34.25	3425.00	34.25	34.25	34.25	34.25
34.50	3450.00	34.50	34.50	34.50	34.50
34.75	3475.00	34.75	34.75	34.75	34.75
35.00	3500.00	35.00	35.00	35.00	35.00
35.25	3525.00	35.25	35.25	35.25	35.25
35.50	3550.00	35.50	35.50	35.50	35.50
35.75	3575.00	35.75	35.75	35.75	35.75
36.00	3600.00	36.00	36.00	36.00	36.00
36.25	3625.00	36.25	36.25	36.25	36.25
36.50	3650.00	36.50	36.50	36.50	36.50
36.75	3675.00	36.75	36.75	36.75	36.75
37.00	3700.00	37.00	37.00	37.00	37.00
37.25	3725.00	37.25	37.25	37.25	37.25
37.50	3750.00	37.50	37.50	37.50	37.50
37.75	3775.00	37.75	37.75	37.75	37.75
38.00	3800.00	38.00	38.00	38.00	38.00
38.25	3825.00	38.25	38.25	38.25	38.25
38.50	3850.00	38.50	38.50	38.50	38.50
38.75	3875.00	38.75	38.75	38.75	38.75
39.00	3900.00	39.00	39.00	39.00	39.00
39.25	3925.00	39.25	39.25	39.25	39.25
39.50	3950.00	39.50	39.50	39.50	39.50
39.75	3975.00	39.75	39.75	39.75	39.75
40.00	4000.00	40.00	40.00	40.00	40.00
40.25	4025.00	40.25	40.25	40.25	40.25
40.50	4050.00	40.50	40.50	40.50	40.50
40.75	4075.00	40.75	40.75	40.75	40.75
41.00	4100.00	41.00	41.00	41.00	41.00
41.25	4125.00	41.25	41.25	41.25	41.25
41.50	4150.00	41.50	41.50	41.50	41.50
41.75	4175.00	41.75	41.75	41.75	41.75
42.00	4200.00	42.00	42.00	42.00	42.00
42.25	4225.00	42.25	42.25	42.25	42.25
42.50	4250.00	42.50	42.50	42.50	42.50
42.75	4275.00	42.75	42.75	42.75	42.75
43.00	4300.00	43.00	43.00	43.00	43.00
43.25	4325.00	43.25	43.25	43.25	43.25
43.50	4350.00	43.50	43.50	43.50	43.50
43.75	4375.00	43.75	43.75	43.75	43.75
44.00	4400.00	44.00	44.00	44.00	44.00
44.25	4425.00	44.25	44.25	44.25	44.25
44.50	4450.00	44.50	44.50	44.50	44.50
44.75	4475.00	44.75	44.75	44.75	44.75
45.00	4500.00	45.00	45.00	45.00	45.00
45.25	4525.00	45.25	45.25	45.25	45.25
45.50	4550.00	45.50	45.50	45.50	45.50
45.75	4575.00	45.75	45.75	45.75	45.75
46.00	4600.00	46.00	46.00	46.00	46.00
46.25	4625.00	46.25	46.25	46.25	46.25
46.50	4650.00	46.50	46.50	46.50	46.50
46.75	4675.00	46.75	46.75	46.75	46.75
47.00	4700.00	47.00	47.00	47.00	47.00
47.25	4725.00	47.25	47.25	47.25	47.25





EXISTING TOPOGRAPHY  
 NORTH  
 SCALE 1"=500'



**FEG**  
 CONSULTANTS, INC.  
 1400 GARDEN DRIVE  
 SUITE 200  
 SAN ANTONIO, TEXAS 78203  
 TEL: 214.343.8811  
 FAX: 214.343.8812  
 WWW.FEGCONSULTANTS.COM

DATE	NAME
4/24/11	SUBMITTAL #
6/24/11	SUBMITTAL 1
7/27/11	SUBMITTAL 2

FINAL SITE PLAN  
**METRO**  
**VERDE**  
 PREPARED FOR  
 SERRA NORTH LAND HOLDINGS, LLC  
 LAS CRUCES  
 NEW MEXICO

**FINDINGS & COMPREHENSIVE PLAN ANALYSIS**

1. The subject property encompasses 695 ± acres, is currently undeveloped and is located in the original Sierra Norte master plan area.
2. The Metropolitan Planning Organization (MPO) has classified Sonoma Ranch Boulevard, Arroyo Road and Dragon Fly Boulevard east of Sonoma Ranch Boulevard as Principal Arterial designated roadways and Luna Vista as a Collector Roadway.
3. The proposed PUD known as Metro Verde Amendment No. 1 is a mixed-use development that provides residential, office, commercial and industrial land uses with a golf course
4. Metro Verde Amendment No. 1 contains nine (9) different land use designations, each with its own development standards and allowed land uses. There is no minimum lot size requirement in the Metro Verde Amendment No. 1 PUD.
5. Resolution 06-288 approved the master plan for the 1964.48 ± acres of land known as Sierra Norte. Ordinance 2281 approved the annexation and Ordinance 2282 approve the initial zoning for Sierra Norte.
6. Ordinance 2451 approved a concept plan for 187 ± acres of land for a Planned Unit Development (PUD) known as Metro Verde.
7. The applicant is proposing that the Metro Verde Amendment No.1 PUD will provide the following as benefits to the City:
  - The Village Plaza and commercial areas reduce dependency on cars by providing daily necessities close to home.
  - The proposed PUD interconnects neighborhoods.
  - Connects Metro Verde with Metro Verde South for a consistently master planned area.
  - The proposed PUD provides double the required park land.
  - Both neighborhood and regional parks provided are easily accessible.
  - Multi-use paths and sidewalks provide pedestrian connectivity.
  - Land for parks and civic services is donated to the City by the developer.
  - The proposed PUD will potentially reduce City maintenance costs.
  - The PUD will allow the incorporation of multi-use paths.
  - The entire project is a sustainable design.
  - Green construction will be required.
  - The PUD is a mixed-use area with a variation of lot sizes and housing types.
8. The proposed uses of the PUD will not be detrimental to the health, safety, or welfare of the community or adjacent neighborhood.

9. There is or will be adequate sewage capacity, roadway capacity, energy supply, and potable water supply to serve the PUD at the time of certificate of occupancy or letter of acceptance, as applicable, is to be issued.
10. The PUD conforms to the intent, goals, objectives, policies and standards of all City plans and codes.
11. The uses propose, including their density and intensity, are appropriate to the character of the neighborhood and will have a positive aesthetic effect on the neighborhood in which the PUD will be located.
12. The proposed uses will not subject surrounding properties and pedestrians to significant hazardous traffic conditions.
13. The PUD conforms to the intent, goals, objectives, policies and standards of all City plans and codes.
14. Land Use Element, Goal 2, Policy 2.5.2 of the 1999 Comprehensive Plan states that a Planned Unit Development will be used for developments that can be created to benefit both the community and the developer.
15. Urban Design Element, Goal 1, Policy 1.1.6 of the 1999 Comprehensive Plan states that parks and multi-use activity/recreational fields (functional open space) should be encouraged to develop in conveniently located areas.
16. Urban Design Element, Goal 1, Policy 1.1.7 encourages a balance of land uses as a means of providing convenience and functionality to those who may live and/or work in one area of the community.
17. The following policies from the 1999 Comprehensive Plan are relevant to the current proposal:

Land Use Element, Goal 2 (Growth Management)

Policies:

- 2.5.1 The Planned Unit Development process shall observe growth management policy as established in the Land Use Element, other applicable elements and all companion documents.
- 2.5.2 Planned Unit Developments will only be used for those developments which can be created to benefit both the community and the developer.
- 2.5.3 The PUDs process shall be required for those subdivided, multi-phased developments which generally request more than two (2) planning-related variances.

- 2.5.4 Those developments which request variances to engineering standards (non-planning-related issues) will be considered and acted upon by the Development Review Committee (DRC).
- 2.5.5.b Submittal of a final site plan. This plan shall act as a Preliminary Plat when the applicant must go through the subdivision process. The final site plan shall address the location and dimensions of all buildings, setbacks, parking, walkways, lighting, signs, landscaping, open space, recreational and buffered areas, and other elements of development; all of which must conform to the approved concept plan. All proposed design-related issues, i.e. drainage, utilities, transportation, streets, and lot layout, etc., must be addressed and approved prior to building permit issuance and Final Plat consideration.
- 2.5.6 The City realizes that there must be an advantage and genuine interest for developers to initiate the PUD process. The City also realizes that it must make some inducements to motivate the developer to use the PUD's flexibility to create a unique, quality development. In return, a developer should provide a meaningful benefit to the community by providing specific types of development. Consequently, standard housing developments (typical R-1, single family zoning) shall not use the PUD process. In order to accomplish this, only particular types of development may utilize PUDs as a means to an end.
- a. The types of developments or areas in which development may occur (or combinations of) which may utilize the PUD process are as follows:
    - High density residential development
    - Low density residential development
    - Affordable housing development
    - Environmentally sensitive area development
    - Redevelopment
    - Infill development
    - Historic District development
    - Clustering development
    - Social (quasi-public) development
    - Commercial/Business development
    - Industrial development
  - b. Incentives which may be used through the PUD
    - Setbacks
    - Building height
    - Density
    - Lot width
    - Lot size
    - Street width
    - Development-related fees
    - Signage
    - Parking
  - c. A developer may not be granted a variation in design elements without providing a benefit to the City/community which, in turn, may only be

accomplished with quality design principles. Such benefits to the City/community include:

- Distinctiveness and excellence in design and landscaping per the Urban Design Element
- Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc.
- Preservation of major arroyos as per the Storm Water Management Policy Plan
- Preservation of important cultural resources such as known or potential archaeological sites
- Provision of affordable housing and/or subsidized housing
- Provide architectural variety
- Clustering of buildings
- Provide alternative transportation facilities
- Increased park fees
- Increased landscaping, including higher quality landscaping deeper vegetative buffers; or increased planting along roadways, in open spaces and recreational areas, and along the perimeter of the project
- Use of greenways or landscaped corridors linking various uses.
- Screening of or rear placement of parking areas
- Use of sidewalks/footpaths or pedestrian bicycle circulation networks
- Segregation of vehicular and pedestrian/bicycle circulation networks
- Traffic mitigation measures
- Other public benefits such as provision of a community center or day care center
- Development of active or passive recreational areas
- Public access to community facilities in PUD
- Supply recreational facilities for owners/residents
- Advancement of City policy or plan

2.5.7 The applicant shall clearly state that any deviations from required zoning and development standards are deserving of such waivers. The City shall not experience a decrease in level-of-service, increase tax burden or maintenance burden beyond typical development. Justification for waivers shall be in the form of traffic analysis, land use assumptions, or any other source which clearly demonstrates that such variations would not adversely impact the health, safety, and welfare of residents. Impacts resulting from code deviations must be thoroughly addressed and mitigation strategies provided before the City may grant any waivers.

2.5.8 A developer will not be granted a waiver to the City's design standards that may pose a threat to public health, safety, and welfare. Waivers must also be consistent with City policies found in all City documents and plans.

#### Urban Design Goal 1 (Image)

Policies:

- 1.1.6. Parks and multi-use activity/recreational fields (functional open space) should be encouraged to develop in conveniently located areas.
- 1.1.7. Encourage a balance of land uses as a means of providing convenience and functionality to those who may live and/or work in one area of the community.

#### Urban Design Goal 2 (Conservation/Preservation)

##### Policies:

- 2.5.1. Advocate an appropriate balance between physical development and open space that will provide a desirable environment and quality of life in the urban area as well as perpetuating the unique natural and rural environments of the region.
- 2.5.2. Encourage new development to provide networks of open space. Open space should be linked with parks and recreational trails so that any open space areas may be considered "usable" space. Development waivers, such as density bonuses, shall be used as incentives to developers to create and/or maintain open space.

#### Urban Design Goal 3 (Design)

##### Policies:

- 3.10.5 Support a policy of mixed land uses as discussed in the Land Use Element. Land uses which are not traditionally considered compatible may be located next to one another depending upon design features and compatibility with the adjacent area as a result of a mixed land use policy. Those uses with lower intensities must be protected from any negative impacts from adjacent uses with higher intensities in order to protect a desirable quality of life within the City.



Planning & Zoning  
Commission  
Staff Report

Date: August 8, 2011

**CASE #** PUD-11-01 & PUD-11-02

**PROJECT NAME:** Metro Verde Amendment No. 1 (Planned Unit Development)

**APPLICANT:** DVI

**PROPERTY OWNER:** Sierra Norte Land Holdings, LLC & Barbara W. Johnson

**REQUEST:** Approval for a Concept Plan and Final Site Plan for a Planned Unit Development (PUD) known as the Metro Verde Amendment No. 1

**PROPOSED USE:** A mixed-use development with single-family/multi-family residential, commercial, office, retail, and manufacturing land uses with a golf course

**SIZE:** 695 ± acres

**CURRENT ZONING:** OS-R(Open Space – Recreation), R-1a (Single-Family Medium Density), R-1b (Single-Family High Density), R-2 (Multi-Dwelling Low Density), R-4 Multi-Dwelling High Density & Limited Retail and Office), C-3 (Commercial High Intensity), PUD (Planned Unit Development)

**LOCATION:** Located in the Sierra Norte area north of the future expansion of Arroyo Road and south of the City Limits; Parcel IDs 02-36419, 02-36420, 02-36421, 02-36422, 02-37650, 02-38810, 02-38811

**COUNCIL DISTRICT:** 5

**PLANNING COMMISSION DATE:** August 23, 2011

**PREPARED BY:** Adam Ochoa, Planner

**DRC RECOMMENDATION** Approval

**PROPERTY INFORMATION**

Address/Location: Located in the Sierra Norte area north of the future expansion of Arroyo Road and south of the City Limits; Parcel IDs 02-36419, 02-36420, 02-36421, 02-36422, 02-37650, 02-38810, 02-38811.

Acreage: 695 ±

Current Zoning: OS-R (Open Space – Recreation), R-1a (Single-Family Medium Density), R-1b (Single-Family High Density), R-2 (Multi-Dwelling Low Density), R-4 Multi-Dwelling High Density & Limited Retail and Office), C-3 (Commercial High Intensity), PUD (Planned Unit Development)

Current Land Use: Primarily undeveloped; 205 ± acres developed as a golf course.

Proposed Zoning: PUD (Planned Unit Development)

Proposed Land Use: A mixed-use development that will entail residential, commercial, office, retail, and manufacturing land uses with a golf course

Is the subject property located within an overlay district? Yes  No   
If yes which overlay district?

**SITE ANALYSIS**

The proposed PUD known as Metro Verde Amendment No. 1 encompasses 695 ± acres and is a mixed-use development that provides single-family/multi-family residential, office, commercial and industrial land uses with a golf course. The proposed PUD will be composed of nine different land use districts that offer a wide variety of development standards and land uses. The nine districts include the following:

- Sub-Urban (U3) encompassing 181 ± acres;
- General Urban (U4) encompassing 133 ± acres;
- Recreation Center (U5a) encompassing 15 ± acres;
- Combined Sub-Urban/Recreation Center (U3/U5a) encompassing 7 ± acres;
- Urban Center (U5b) encompassing 9 ± acres;
- Village Center (U5c) encompassing 28 ± acres;
- Business Park (SUa) encompassing 34 ± acres;
- Waste Water Treatment Plant (SUB) encompassing 6 ± acres;
- Golf Course encompassing 205 ± acres;
- Drainage/Ponding encompassing 26 ± acres; and
- Neighborhood Parks encompassing 22 ± acres.

Each land use designation proposes its own setbacks, density, street frontage, building height, parking standards, etc. Each land use designation also proposes allowed land uses that range from open space to manufacturing. The concept plan proposes no minimum lot size requirements for either residential or non-residential uses within the Metro Verde Amendment No. 1 PUD. The Metro Verde Amendment No. 1 PUD also introduces sustainability concepts to help make the new proposed development "green." The Metro Verde Amendment No. 1 PUD is an attempt to mix land uses, take advantage of compact building design, create a range of housing opportunities and choices, create walkable neighborhoods, foster a strong sense of place, preserve open space, and provide a variety of transportation choices.

**PHASING**

Is phasing proposed? Yes  No

If yes, how many phases? 26 phases

Timeframe for implementation: The applicant has not identified a timeframe for the development.

**ADJACENT ZONING AND LAND USE INFORMATION**

**Table 1: Land Uses**

Location		Existing Use	Zoning District	Zoning Designation
Subject Properties		Primarily Undeveloped/Golf Course	Multiple	Multiple Zoning Districts
Surrounding Properties	North	Undeveloped	Not Identified	Extra-Territorial Zone
	South	Undeveloped (Metro Verde South PUD)	PUD	Planned Unit Development
	East	Undeveloped	City: OS-R, R-1, C-3/ ETZ: ER3	Multiple Zoning Districts
	West	Undeveloped	Not Identified	Extra-Territorial Zone

**HISTORY**

Previous applications? Yes  No

If yes, please explain: Ordinance 2281 approved the annexation of 1964.48 ± acres of land known as Sierra Norte. Ordinance 2282 approved the initial zoning for the 1964.48 ± acre tract of land known as Sierra Norte. Ordinance 2451 approved a concept plan for 187 ± acres of land for a Planned Unit Development (PUD) known as Metro Verde.

Previous ordinance number? 2281, 2282, 2451

Previous uses if applicable: N/A

**COMPREHENSIVE PLAN**

Elements & Policies

Land Use Element

1. Goal 2, Policy 2.5.1, 2.5.2, 2.5.3, 2.5.4, 2.5.5b, 2.5.6, 2.5.7, 2.5.8

Urban Design Element

1. Goal 1, Policy 1.1.6, 1.1.7
2. Goal 2, Policy 2.5.1, 2.5.2
3. Goal 3, Policy 3.10.5

767

Analysis: The proposed PUD will be beneficial for the City of Las Cruces and will give the developer flexibility for development. The proposed Metro Verde Amendment No. 1 PUD will also provide parks and multi-use activity/recreational fields (functional open space) in conveniently located areas throughout the development. The proposed development will also provide a variety of land uses with a mixed-use type of development that will provide convenience and functionality to those who may live and/or work in this area of the community. The proposed mixed-use development is encouraged by the 1999 Comprehensive Plan. Recommendation of approval.

**REVIEWING DEPARTMENT COMMENTS**

Fire Prevention:

Accessibility Issues	low	med	high
Building Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary Site/Lot Accessibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fireflow/Hydrant Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type of building occupancy: Unknown at this time

**Nearest Fire Station**

Distance: 4.15 ± miles

Address: 2750 Northrise Drive

Adequate Capacity to Accommodate Proposal? Yes  No

Additional Comments: Any new development will require conformance with City of Las Cruces Design Standards, Subdivision Code, Building Code, and/or Fire Code. Recommendation of approval.

Police Department:

Additional Comments: The police department did not review this application.

Engineering Services:

Flood Zone Designation: Zone X

**Development Improvements**

Drainage calculation needed	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Drainage study needed	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Other drainage improvements needed	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Sidewalk extension needed	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Curb & gutter extension needed	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Paving extension needed	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

Additional Comments: Recommendation of approval.

MPO:

Road classifications: The future expansion of and Sonoma Ranch Boulevard is a thoroughfare that runs north and south and is classified as a Principal Arterial roadway. The future expansion of Arroyo Road and Dragon Fly Boulevard east of Sonoma Ranch Boulevard are both thoroughfares that run east and west and are both also classified as Principal Arterial roadways. The future expansion of Luna Vista east of Sonoma Ranch Boulevard is a thoroughfare that runs east and west and is classified as a Collector roadway.

Additional Comments: Recommendation of approval.

Public Transit

768

Where is the nearest bus stop (miles)? 2.60 ± miles south.

Is the developer proposing the construction of new bus stops/ shelters? Yes  No  N/A

Explain: Bus shelters were not proposed as a public benefit.

Traffic Engineering:

Is development adjacent to a State Highway System? Yes  No  N/A

If yes, please specify the reviewing comments by the New Mexico Department of Transportation:

Are road improvements necessary? Yes  No  N/A

If yes, please explain: Any proposed development will be required to provide primary and secondary access through a fully improved road prior to development.

Was a TIA required? Yes  No  N/A

If yes, summarize:

Did City of Las Cruces Traffic Engineer Require a TIA? No.

The proposed use *will*  or *will not*  adversely affect the surrounding road network.

Site Accessibility

Adequate driving aisle	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Adequate curb cut	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Intersection sight problems	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Off-street parking problems	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

On-Street Parking Impacts

None  Low  Medium  High  N/A

Explain:

Future Intersection Improvements

Yes  If yes what intersection? Intersections will need to be improved as there are no existing road improvements.

No

Additional Comments: Recommendation of approval.

Water Availability and Capacity:

Source of water: CLC  Other:

CLC water system capable of handling increased usage? Yes  No  N/A

If no, is additional service available? Yes  No  N/A

Additional Comments: The proposed utility layout<sup>769</sup> is conceptual and will be revised as necessary throughout the development process. Water and sewer service to this area will require pump stations built to CLC specifications. Recommendation of approval.

Wastewater Availability and Capacity

Wastewater service type: CLC  On-lot septic   
CLC wastewater service capable of handling increased usage? Yes  No  N/A

If no, is additional service available? Yes  No

Potential problems with gravity wastewater system or system connection? Yes  No  N/A

If yes, can potential problems be handled through development or building permit process?  
Yes  No

If development is being served by on-lot septic, please specify review comments by the New Mexico Environmental Department:

Additional Comments: The proposed utility layout is conceptual and will be revised as necessary throughout the development process. Water and sewer service to this area will require pump stations built to CLC specifications. Recommendation of approval.

Gas Utilities

Gas Availability

Natural gas service available? Yes  No  N/A   
If yes, is the service capable of handling the increased load? Yes  No

Need BTUH requirements? Yes  No  N/A

Additional Comments: Recommendation of approval.

Public Schools

Nearest Schools:

- |   |                                |
|---|--------------------------------|
| 1. Elementary: Mesa Vista Elementary School | Distance (miles): 0.75 ± miles |
| Enrollment: 386                             |                                |
| 2. Middle School: Mesa Middle School        | Distance (miles): 0.75 ± miles |
| Enrollment: 429                             |                                |
| 3. High School: Onate High School           | Distance (miles): 2.55 ± miles |
| Enrollment: 2075                            |                                |

Adequate capacity to accommodate proposal? Yes  No  N/A

Explain: Since the proposed Metro Verde Amendment No. 1 PUD is projecting a lesser number of residents than the original Sierra Norte Master Plan, school capacities should not be an issue.

**DESIGN STANDARDS ANALYSIS**

Parking

Is there existing parking on the site? Yes  No  N/A

If yes, how many parking spaces presently exist? How many are accessible?

770  
If no, will parking be required for the proposed use? Yes  No  N/A

If yes, how many parking spaces will be required? The applicant is proposing that the PUD will require all single-family residential development to provide a minimum of two (2) off-street parking stalls per lot and all other development to provide a minimum of 70% of the parking required by the 2001 Zoning Code and a maximum of 125% of the parking required by the 2001 Zoning Code. The parking requirements will be established by land use.

How many accessible? The number of accessible parking stalls will be verified during the building permit process.

Is there existing bicycle parking on the site? Yes  No  N/A

If yes, describe:

Will bicycle parking be required for the proposed use? Yes  No  N/A

Comments: The applicant is proposing that all non-single-family development shall provide 1 bicycle parking space per every 2,000 square feet of Gross Floor Area (GFA).

#### Landscaping and Buffering

Is there existing landscaping on the subject property? Yes  No  N/A

If yes, is the landscaping adequate to serve the proposed use? Yes  No

If no, what landscaping will be required? The applicant is proposing to require the PUD to provide the minimum 15% landscaping as required by the City of Las Cruces Design Standards.

Are there existing buffers on the subject property? Yes  No  N/A

If yes, are the buffers adequate to serve the proposed use? Yes  No

If no, what additional buffering will be required? The proposed PUD is a mixed-use development that will not require any buffers between land uses other than the required setbacks outlined by the concept plan.

#### Open Space, Parks, Recreation and Trails

Are there presently any existing open space areas, parks or trails on or near the subject property? Yes  No  N/A

If yes, how is connectivity being addressed? Explain:

Are open space areas, parks or trails a requirement of the proposed use?  
Yes  No  N/A

Are open space areas, parks or trails being proposed? Yes  No  N/A

Explain: As a benefit to the City of Las Cruces the applicant is proposing 22 acres of park land with the proposed development. The applicant has stated that this is double the amount required by City standards. The applicant is proposing to have a park within one-third (1/3) of a mile to all residences.

Table 2: Special Characteristics

Characteristic	Applies to Project?	Explanation
EBID Facilities	No	N/A
Medians/ Parkways Landscaping	Yes	All medians or parkways throughout the development shall be required to be landscaped following City of Las Cruces standards.

Table 3: Project Chronology

Date	Action
April 4, 2011	Application submitted to Development Services
April 5, 2011	Case sent out for initial review to all reviewing departments
July 27, 2011	DRC meeting recommends approval of the proposed PUD
August 1, 2011	Final reviews received from reviewing departments approving the proposal
August 7, 2011	Newspaper advertisement
August 12, 2011	Public notice letter mailed to neighboring property owners
August 14, 2011	Sign posted on property
August 23, 2011	Planning and Zoning Commission public hearing

## SUMMARY AND CONCLUSIONS

The proposed concept plan and final site plan for the Planned Unit Development (PUD) known as Metro Verde Amendment No. 1 PUD is a major amendment to the Sierra Norte master plan as well as a rezoning of some of the planning parcels in the original Sierra Norte master plan to PUD (Planned Unit Development). Under this proposed major amendment, the original Metro Verde PUD of 187 ± acres is being expanded by approximately 500 +/- acres and will include a private golf course.

The Sierra Norte annexation and master plan were approved in March of 2006, which annexed 1964.488 +/- acres into the City of Las Cruces with 57 planning parcels. At that time all planning parcels received various zoning designations. In 2008, City Council approved a PUD for Metro Verde for 187 +/- acres located in the northeastern corner of the Sierra Norte master planned area. The original Metro Verde PUD is a mixed-use development that incorporates residential, commercial, and open space/recreational land uses. In addition, the Planning and Zoning Commission approved a preliminary plat for a single-family residential subdivision known as "The Fountains." The proposed concept plan and final site plan for Metro Verde Amendment No. 1 incorporates both the area of the original Metro Verde and The Fountains. The subject property is located within the Sierra Norte mater planned area north of the future expansion of Arroyo Road, south of the future expansion of Dragon Fly Boulevard, and generally west of the future expansion of Sonoma Ranch Boulevard.

The proposed Metro Verde Amendment No. 1 PUD has a phasing plan that outlines the build out of the PUD in 26 possible phases. These phases will have the option to build out in any order and in conjunction with each other as long as access, secondary access, infrastructure, and fire flow issues are met in accordance with the applicable adopted codes of the City of Las Cruces. The phasing plan is intended to give the developer some flexibility to respond to market needs. Individual phases will also have the option to be combined into larger phases or reduced to smaller phases. Revisions to the phasing plan may be approved administratively. The developer has called out a total number of dwelling units allowed in the PUD ranging from 1,746 to 8,527 units due to minimum/maximum density requirements, but the probable build out of dwelling units will be approximately 2,551 dwelling units.

Four (4) streets that run through the proposed Metro Verde Amendment No.1 are part of the Metropolitan Organization Thoroughfare Plan and are proposed to be constructed with the PUD. This includes portions of Sonoma Ranch Boulevard, Arroyo Road, Luna Vista Road and Dragonfly Road. Sonoma Ranch Boulevard and Arroyo Road are proposed to be constructed as two-lane median divided roads with roundabouts and turning lanes at major intersections. Local streets throughout the proposed PUD will measure 28 to 34 feet from back of curb to back of curb with on-street parking allowed on both sides. Local streets will be designed to discourage through traffic while ensuring connectivity. Street lights will only be installed on collector and arterial thoroughfares throughout the Metro Verde Amendment No.1 PUD. The proposed PUD also proposes to construct alleys in certain areas of the development for residential use.

The proposed Metro Verde Amendment No. 1 PUD is also proposing to construct a utility lift station at the southeast corner of the proposed PUD. The lift station is located proposed to be located next to the future waste water treatment plant and is required by the City of Las Cruces Utilities Department.

The 2001 Zoning Code, as amended, identifies a final site plan as a substitute for a subdivision preliminary plat when an applicant must otherwise comply with the subdivision requirements. The proposed layout for the final site plan is in accordance with the proposed concept plan. Any future final plats submitted for the Metro Verde Amendment No. 1 PUD will be processed administratively in accordance with the City of Las Cruces Subdivision Code.

The proposed Planned Unit Development (PUD) is supported by the Development Services Staff and all reviewing departments in the City of Las Cruces. The proposed PUD is also supported by the 1999 Comprehensive Plan.

## FINDINGS

1. The subject property encompasses 695 ± acres, is currently undeveloped and is located in the original Sierra Norte master plan area.
2. The Metropolitan Planning Organization (MPO) has classified Sonoma Ranch Boulevard, Arroyo Road and Dragon Fly Boulevard east of Sonoma Ranch Boulevard as Principal Arterial designated roadways and Luna Vista as a Collector Roadway.
3. The proposed PUD known as Metro Verde Amendment No. 1 is a mixed-use development that provides residential, office, commercial and industrial land uses with a golf course
4. Metro Verde Amendment No. 1 contains nine (9) different land use designations, each with its own development standards and allowed land uses. There is no minimum lot size requirement in the Metro Verde Amendment No. 1 PUD.
5. Resolution 06-288 approved the master plan for the 1964.48 ± acres of land known as Sierra Norte. Ordinance 2281 approved the annexation and Ordinance 2282 approve the initial zoning for Sierra Norte.
6. Ordinance 2451 approved a concept plan for 187 ± acres of land for a Planned Unit Development (PUD) known as Metro Verde.
7. The applicant is proposing that the Metro Verde Amendment No.1 PUD will provide the following as benefits to the City:
  - The Village Plaza and commercial areas reduce dependency on cars by providing daily necessities close to home.
  - The proposed PUD interconnects neighborhoods.

- Connects Metro Verde with Metro Verde<sup>773</sup> South for a consistently master planned area.
  - The proposed PUD provides double the required park land.
  - Both neighborhood and regional parks provided are easily accessible.
  - Multi-use paths and sidewalks provide pedestrian connectivity.
  - Land for parks and civic services is donated to the City by the developer.
  - The proposed PUD will potentially reduce City maintenance costs.
  - The PUD will allow the incorporation of multi-use paths.
  - The entire project is a sustainable design.
  - Green construction will be required.
  - The PUD is a mixed-use area with a variation of lot sizes and housing types.
8. The proposed uses of the PUD will not be detrimental to the health, safety, or welfare of the community or adjacent neighborhood.
  9. There is or will be adequate sewage capacity, roadway capacity, energy supply, and potable water supply to serve the PUD at the time of certificate of occupancy or letter of acceptance, as applicable, is to be issued.
  10. The PUD conforms to the intent, goals, objectives, policies and standards of all City plans and codes.
  11. The uses propose, including their density and intensity, are appropriate to the character of the neighborhood and will have a positive aesthetic effect on the neighborhood in which the PUD will be located.
  12. The proposed uses will not subject surrounding properties and pedestrians to significant hazardous traffic conditions.
  13. The PUD conforms to the intent, goals, objectives, policies and standards of all City plans and codes.
  14. Land Use Element, Goal 2, Policy 2.5.2 of the 1999 Comprehensive Plan states that a Planned Unit Development will be used for developments that can be created to benefit both the community and the developer.
  15. Urban Design Element, Goal 1, Policy 1.1.6 of the 1999 Comprehensive Plan states that parks and multi-use activity/recreational fields (functional open space) should be encouraged to develop in conveniently located areas.
  16. Urban Design Element, Goal 1, Policy 1.1.7 encourages a balance of land uses as a means of providing convenience and functionality to those who may live and/or work in one area of the community.

### **STAFF RECOMMENDATION**

Staff has reviewed this proposed amendment with zone changes, concept plan and final site plan and based on the preceding findings recommends approval without conditions.

### **DRC RECOMMENDATION**

On July 27, 2011, the Development Review Committee (DRC) reviewed the proposed Metro Verde Amendment No. 1 PUD. The DRC reviews PUD's from an infrastructure, utilities, and public improvement stand point. From a land use perspective the PUD is supported by the 1999

Comprehensive Plan. The DRC recommends approval<sup>774</sup> without conditions for the proposed amendment with zone changes, concept plan and final site plan for the PUD known as Metro Verde Amendment No. 1.

## **ATTACHMENTS**

1. Development Statement
2. Proposed Concept Plan & Final Site Plan
3. Comprehensive Plan Elements and Policies
4. Minutes from the July 27, 2011 DRC Meeting
5. Aerial Map
6. Vicinity Map

## DEVELOPMENT STATEMENT for City Subdivision/Zoning Applications

Please note: The following information is provided by the applicant for information purposes only. The applicant is not bound to the details contained in the development statement, nor is the City responsible for requiring the applicant to abide by the statement. The Planning and Zoning Commission may condition approval of the proposal at a public hearing where the public will be provided an opportunity to comment.

### Applicant Information

Name of Applicant: SIERRA NORTE LAND HOLDINGS, LLC

Contact Person: DREW DENTON

Contact Phone Number: 575-0241

Contact e-mail Address: drew@dvi-las-cruces.com

Web site address (if applicable): \_\_\_\_\_

### Proposal Information

Name of Proposal: METRO VERDE AMENDMENT #1

Type of Proposal (single-family subdivision, townhouse, apartments, commercial/industrial)

MIXED-USE

Location of Subject Property NORTH OF ARROYO, SOUTH OF DRAGONFLY

(In addition to description, attach map. Map must be at least 8 1/2" x 11" in size and clearly show the relation of the subject property to the surrounding area)

Acreage of Subject Property: 695

Detailed description of current use of property. Include type and number of buildings:

VACANT EXCEPT FOR THE GOLF COURSE

Detailed description of intended use of property. (Use separate sheet if necessary):

PLEASE SEE PUD

Zoning of Subject Property: VARIES

Proposed Zoning (if applicable): PUD

Proposed number of lots 929 1/2, to be developed in 26 phase (s).

Proposed square footage range of homes to be built from TBD to TBD

Proposed square footage and height of structures to be built (if applicable):

TBD

Anticipated hours of operation (if proposal involves non-residential uses):

TBD

Anticipated traffic generation TBD trips per day.

Anticipated development schedule: work will commence on or about TBD

and will take TBD to complete.

How will stormwater runoff be addressed (on-lot ponding, detention facility, etc.)?

REGIONAL & ON-LOT PONDING

Will any special landscaping, architectural or site design features be implemented into

the proposal (for example, rock walls, landscaped medians or entryways, entrance signage, architectural themes, decorative lighting)? If so, please describe and attach

rendering (rendering optional). PLEASE SEE PUD

Is the developer/owner proposing the construction of any new bus stops or bus shelters? Yes \_\_\_ No \_\_\_ Explain: THIS IS IN THE PUD

Is there existing landscaping on the property? ON THE GOLF COURSE & NATIVE VEGETATION

Are there existing buffers on the property? NO

Is there existing parking on the property? Yes \_\_\_ No X

If yes, is it paved? Yes \_\_\_ No \_\_\_

How many spaces? 0 How many accessible? 0

**Attachments**

Please attach the following: (\* indicates optional item)

Location map

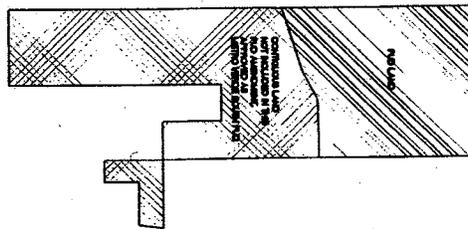
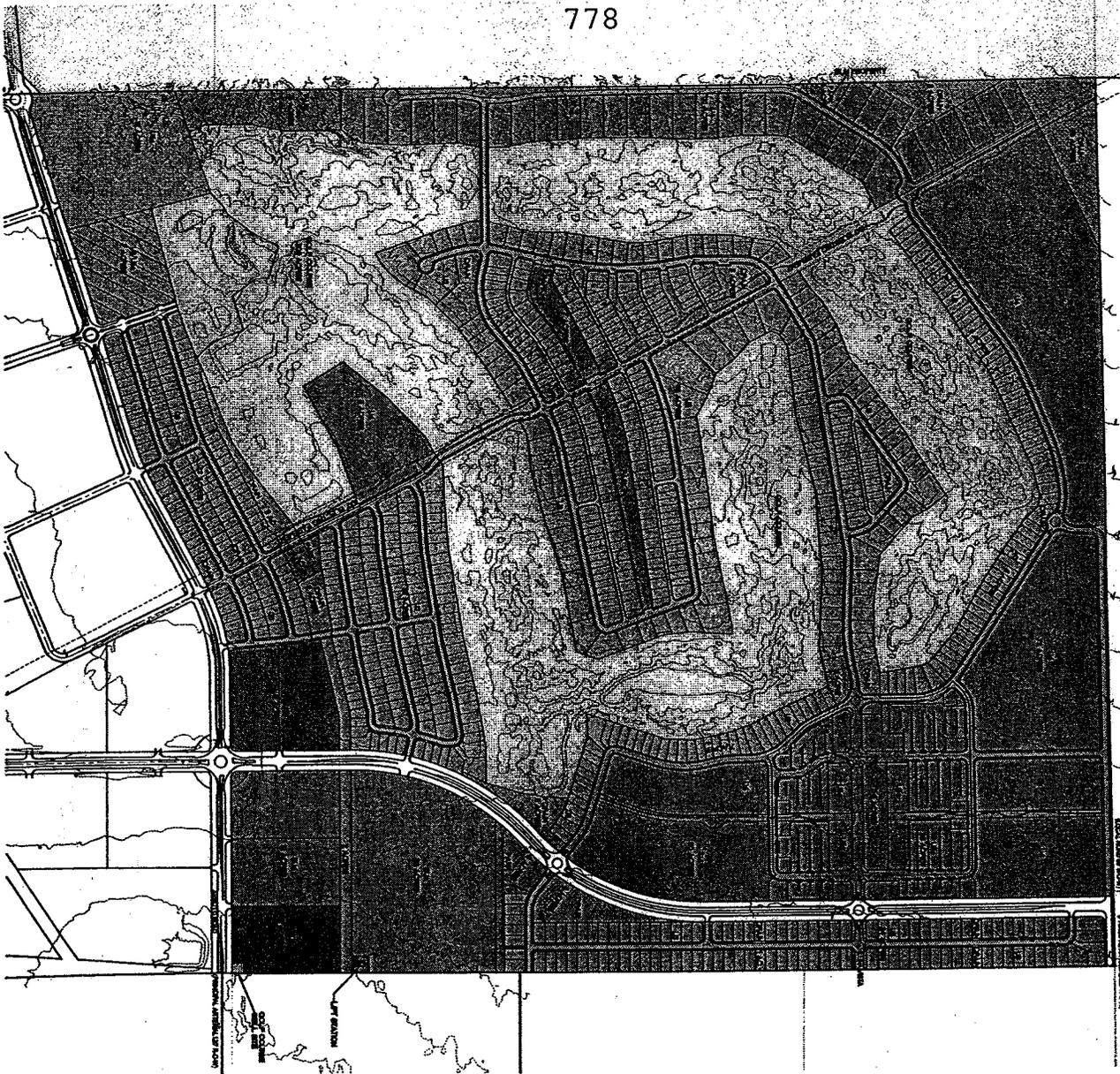
Subdivision Plat (If applicable)

Proposed building elevations

\*renderings of architectural or site design features

\*other pertinent information





COLOR	LAND USE	ACREAGE
[Pattern]	1st 2nd-4th	181 ACRES
[Pattern]	1st 5th-6th	123 ACRES
[Pattern]	1st 7th-8th	7 ACRES
[Pattern]	1st 9th-10th	18 ACRES
[Pattern]	1st 11th-12th	9 ACRES
[Pattern]	1st 13th-14th	32 ACRES
[Pattern]	1st 15th-16th	24 ACRES
[Pattern]	1st 17th-18th	9 ACRES
[Pattern]	1st 19th-20th	28 ACRES
[Pattern]	1st 21st-22nd	12 ACRES

1. SEE SHEET 778 FOR LAND USE INFORMATION.  
 2. SEE SHEET 779 FOR LAND USE INFORMATION.  
 3. SEE SHEET 780 FOR LAND USE INFORMATION.  
 4. THE TOTAL SQUARE FOOTAGE FOR THE TOTAL AREA OF THE PROJECT IS 1,000,000 SQ. FT.

CONCEPT PLAN



PUD AMENDMENT #1  
**METRO**  
**VERDE**  
 PREPARED FOR  
 BOB BERRY AND BRYAN JR  
 LAS CRUCES  
 NEW MEXICO

DATE: 10/15/03  
 DRAWN BY: AMBETHA, S  
 CHECKED BY: BOB BERRY



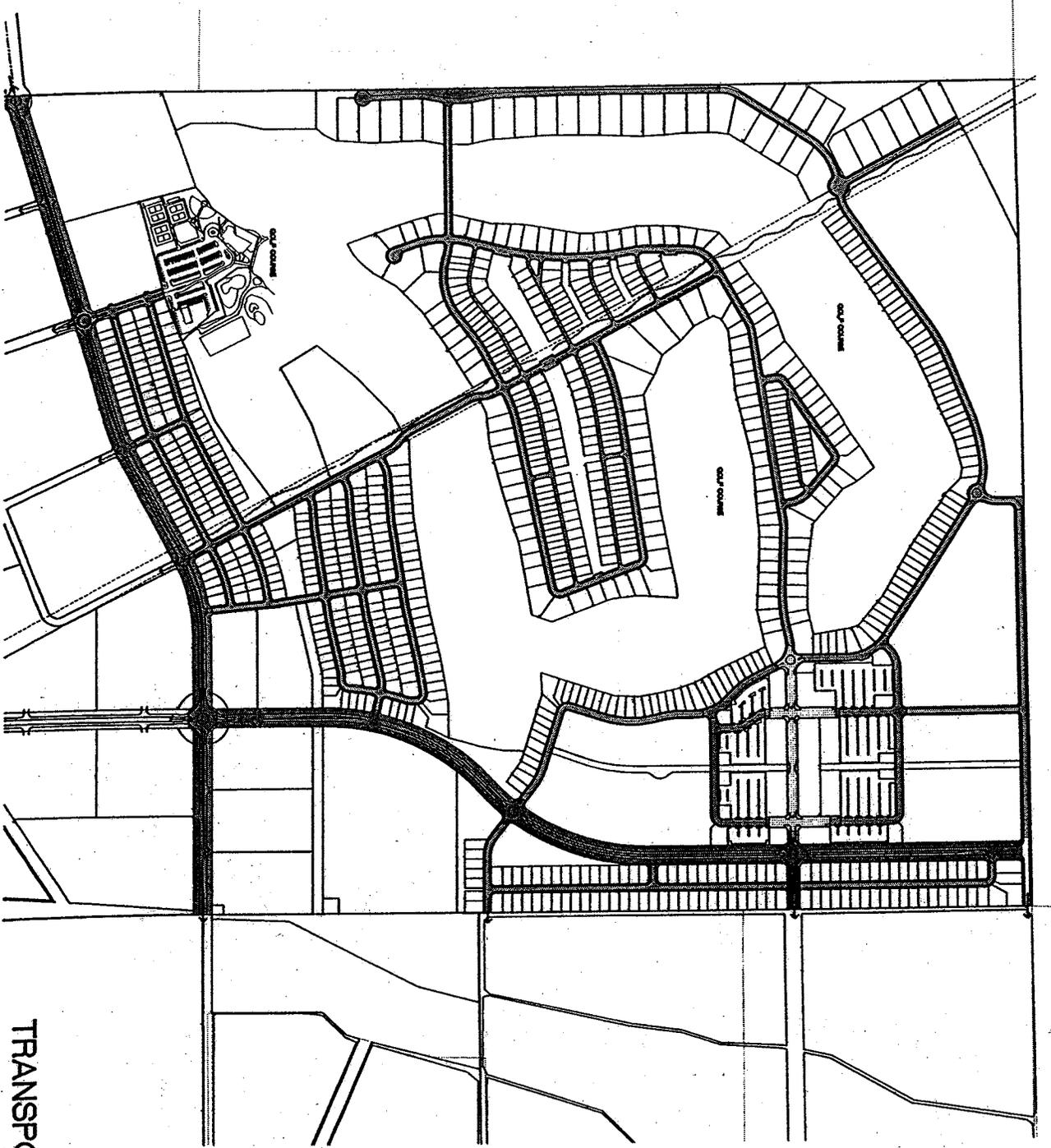












**STREET CROSS-SECTION LEGEND**

COLOR	CLASSIFICATION	ROW	CROSS-SECTION #
[Pattern]	LOCAL (24'-30' R.O.W.)	50'	1
[Pattern]	LOCAL (24' R.O.W.)	50'	2
[Pattern]	COLLECTOR (24' R.O.W.)	50'	3
[Pattern]	PRINCIPAL ARTERIAL (24' R.O.W.)	120'	4
[Pattern]	PRINCIPAL ARTERIAL (24' R.O.W.)	120'	5
[Pattern]	ALLEY (24' R.O.W.)	30'	6
[Pattern]	LOCAL (24' R.O.W.)	47'	7
[Pattern]	LOCAL (24' R.O.W.)	47'	8
[Pattern]	LOCAL (24' R.O.W.)	50'	9
[Pattern]	LOCAL (24' R.O.W.)	50'	10
[Pattern]	LOCAL (24' R.O.W.)	60'	11
[Pattern]	LOCAL (24' R.O.W.)	50' (TYP.)	12

NOTES: 1. ALL CROSS-SECTION NUMBERS REFERENCE THE CORRESPONDING TYPICAL STREET SECTION SHEET, E1.  
 2. FOR FUTURE PARKS, SEE THE PARK AND TRAIL PLAN.  
 3. GROUNDWATER BLDG. EAST OF SOUTHWEST BAYOU SHALL BE BUILT AS A PRINCIPAL ARTERIAL PER CITY DESIGN STANDARDS. HALF OF THE CROSS-SECTION WILL BE BUILT WITH THIS PLAN.

**TRANSPORTATION PLAN**

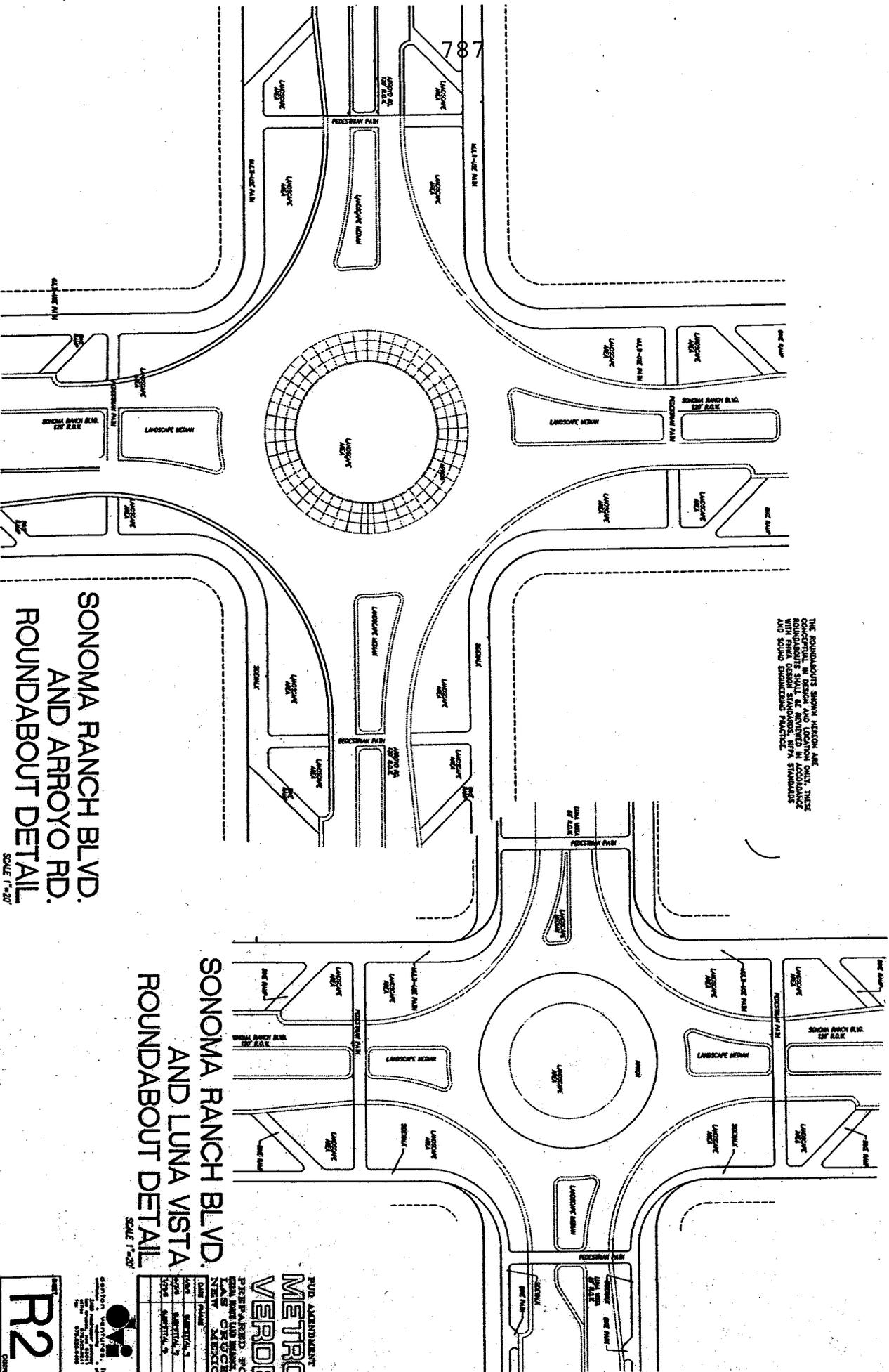
POD AMENDMENT #1  
**METRO**  
**VERDE**  
 PREPARED FOR  
 THE METRO PLANNING AND  
 CONSTRUCTION DEPARTMENT  
 NEW ORLEANS, LOUISIANA  
 DATE: 11/11/11

DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**C8**  
 CONSULTING ENGINEERS



THE ROUNDABOUTS SHOWN HEREON ARE CONCEPTUAL IN DESIGN AND LOCATION. ONLY THOSE ROUNDABOUTS SHOWN WITH A GRID PATTERN WILL BE CONSIDERED TO BE CONCEPTUAL. ALL OTHERS WILL BE CONSIDERED TO BE TENTATIVE. ALL ROUNDABOUTS WILL BE DESIGNED TO MEET THE DESIGN STANDARDS, NEMA STANDARDS AND SOUND ENGINEERING PRACTICE.



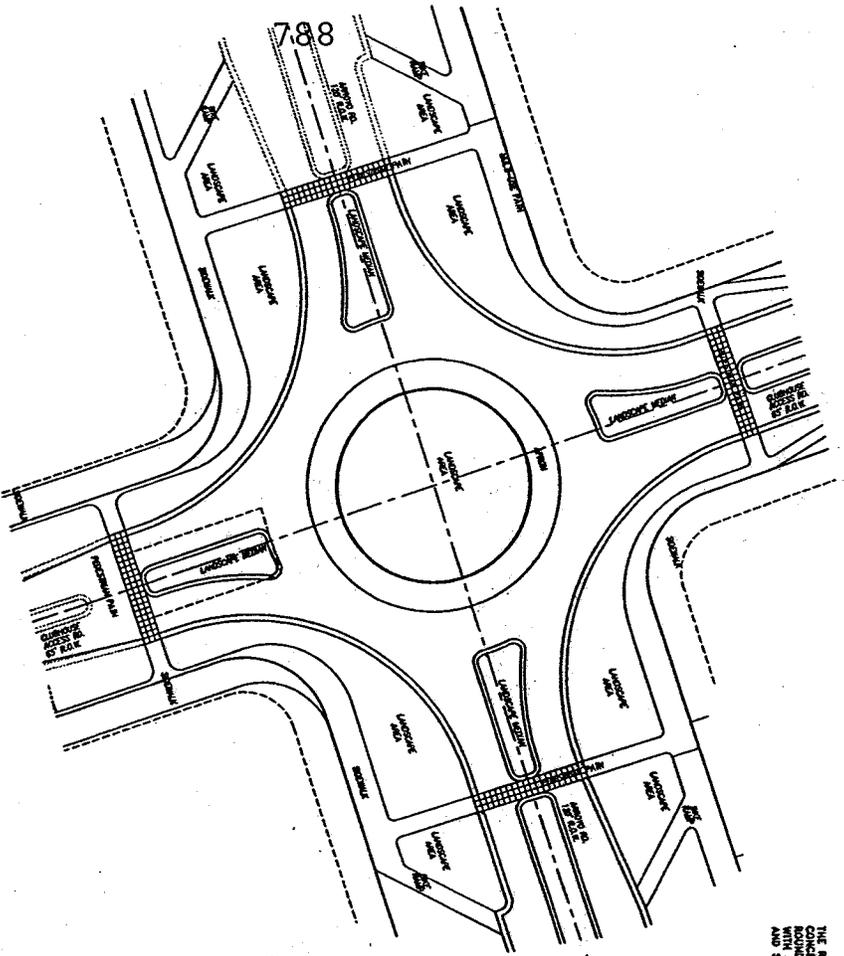
SONOMA RANCH BLVD.  
AND ARROYO RD.  
ROUNDABOUT DETAIL  
SCALE 1"=20'

SONOMA RANCH BLVD.  
AND LUNA VISTA  
ROUNDABOUT DETAIL  
SCALE 1"=20'

PUD AMENDMENT #1  
**METRO**  
**VERDE**  
PREPARED FOR  
SANTA ANITA LAND MANAGEMENT  
BY  
TAS CRECHES  
NEW  
MEXICO

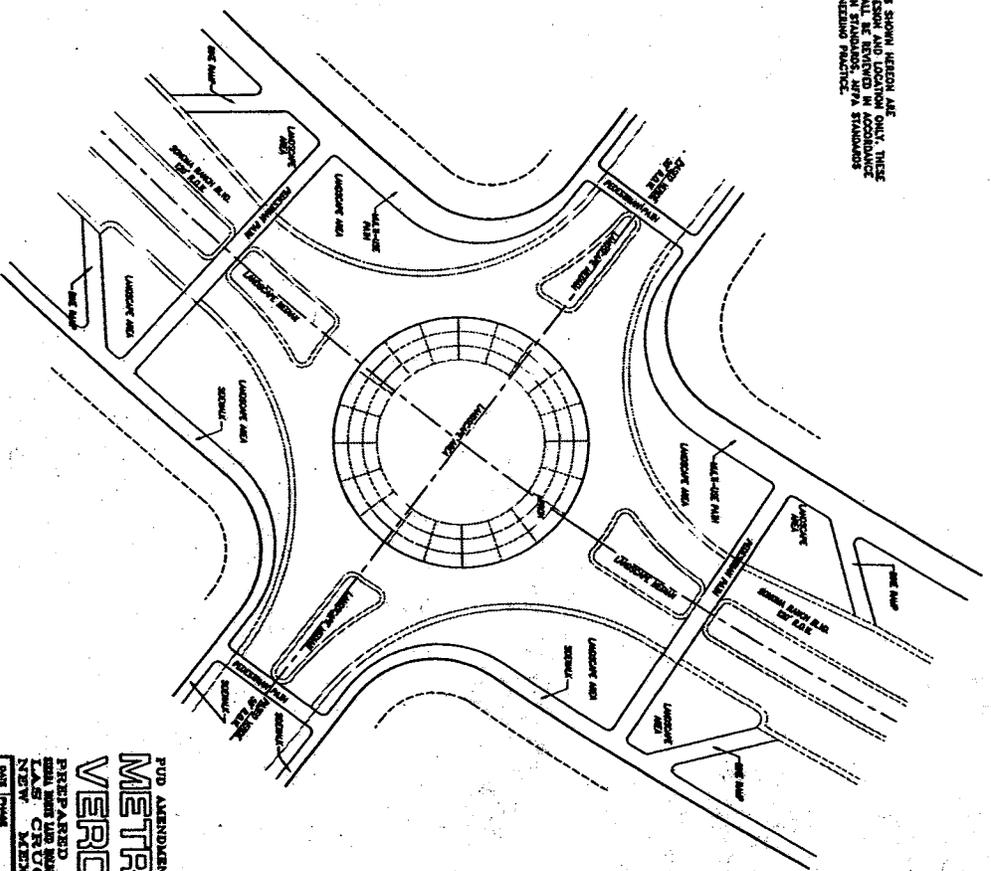
DATE: 11/11/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1"=20'





ARROYO RD.  
AND SIERRA DE LUNA  
ROUNDAABOUT DETAIL  
SCALE 1"=20'

THE ROUNDAABOUTS SHOWN HEREIN ARE  
FOR INFORMATION ONLY. THE  
DESIGNER'S LIABILITY IS LIMITED TO THE  
ROUNDABOUTS SHOWN IN ACCORDANCE  
WITH FHWA DESIGN STANDARDS, NEPA STANDARDS  
AND SOUND ENGINEERING PRACTICE.



SONOMA RANCH BLVD.  
AND PASEO VERDE  
ROUNDAABOUT DETAIL  
SCALE 1"=20'

PUD AMENDMENT #1  
**METRO VERDE**  
PREPARED FOR  
THE CALIFORNIA HIGH SPEED RAIL  
AUTHORITY  
NEW MEXICO

DATE	REVISION
01/11/11	INITIALS
01/11/11	REVISION 1
01/11/11	REVISION 2
01/11/11	REVISION 3

  
 GARDNER WHITFIELD, INC.  
 10000 N. CENTRAL EXPRESSWAY, SUITE 100  
 DALLAS, TEXAS 75243  
 TEL: 972.382.1000  
 FAX: 972.382.1001  
 WWW.GARDNERWHITFIELD.COM

  
**R3**  
 ENGINEERS





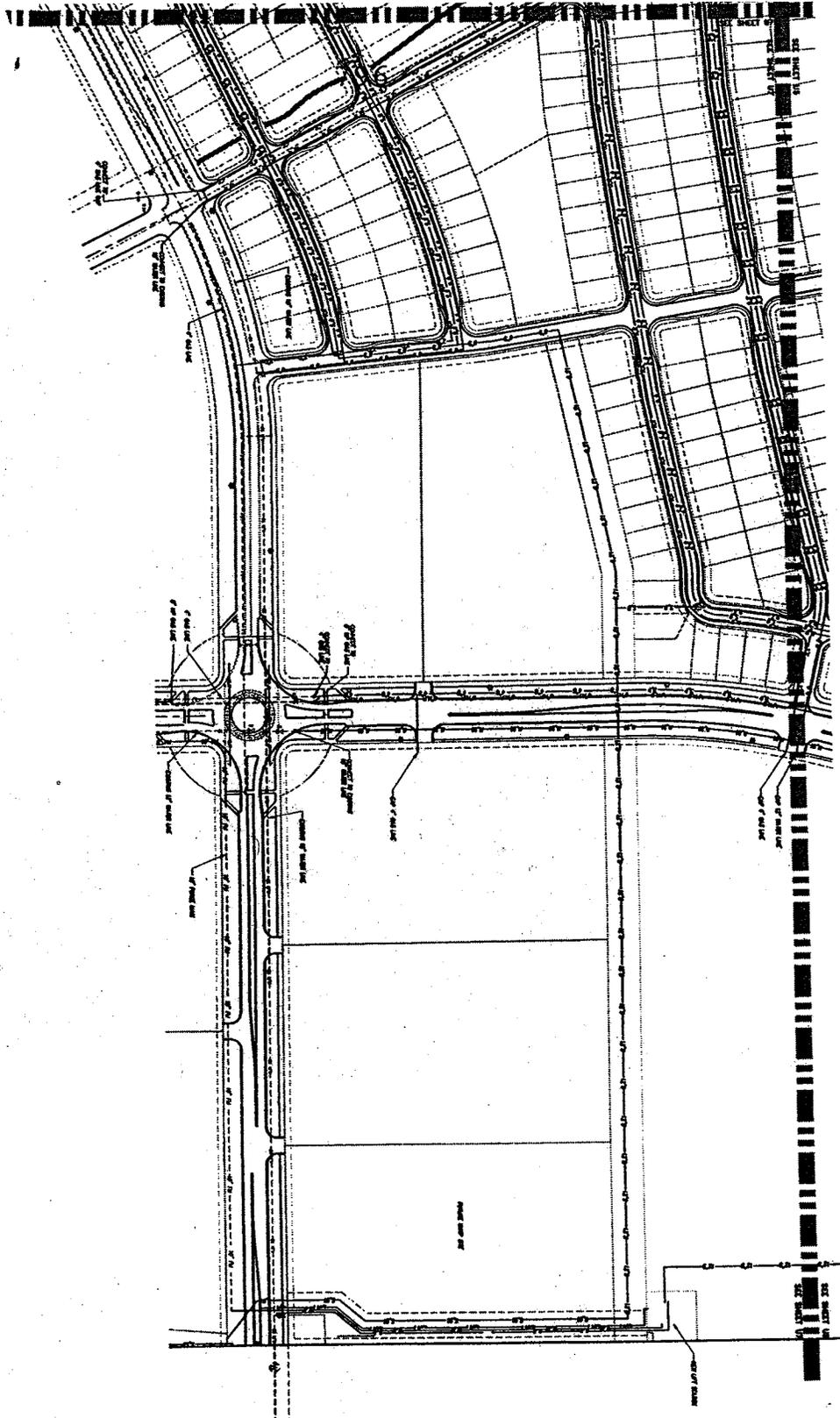












**LEGEND**

---	SEWER MAIN
---	WATER MAIN
---	GAS MAIN
---	ELECTRIC MAIN
---	TELEPHONE MAIN
---	CABLE TV MAIN
---	STREET LIGHTS
---	CROSSINGS OF SEWER LINE
---	CROSSINGS OF WATER MAIN
---	CROSSINGS OF GAS MAIN
---	CROSSINGS OF ELECTRIC MAIN
---	CROSSINGS OF TELEPHONE MAIN
---	CROSSINGS OF CABLE TV MAIN
---	CROSSINGS OF STREET LIGHTS
---	CROSSINGS OF SEWER LINE
---	CROSSINGS OF WATER MAIN
---	CROSSINGS OF GAS MAIN
---	CROSSINGS OF ELECTRIC MAIN
---	CROSSINGS OF TELEPHONE MAIN
---	CROSSINGS OF CABLE TV MAIN
---	CROSSINGS OF STREET LIGHTS

**AREA 6**  
**CONCEPTUAL**  
**UTILITY PLAN**

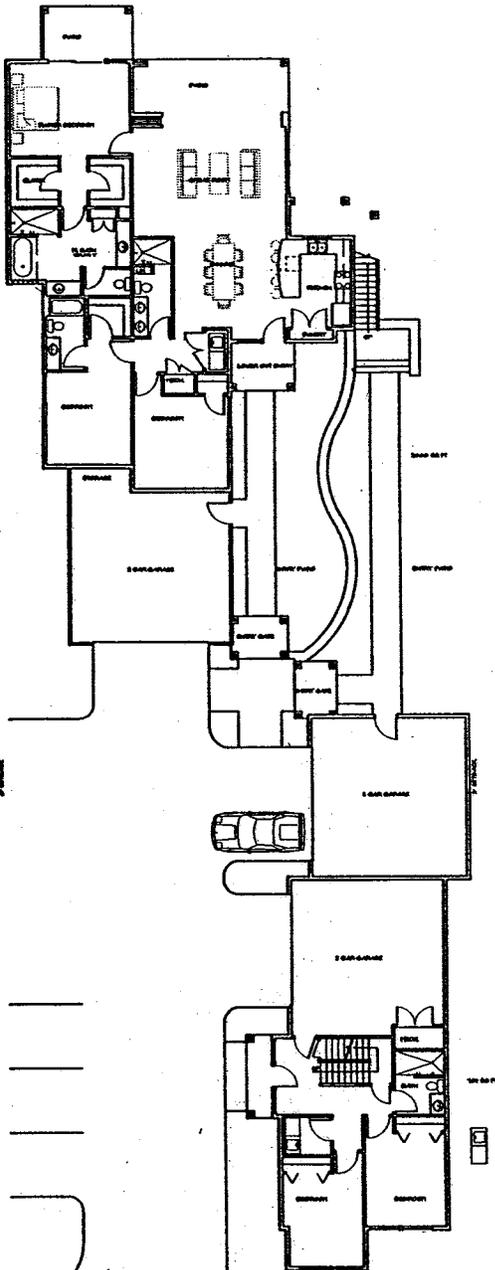


**PUD AMENDMENT #1**  
**METRO**  
**VERDE**  
 PREPARED FOR  
 EDNA SERRANO BROWN, LLC  
 NEW CHASECO  
 NEW MEXICO

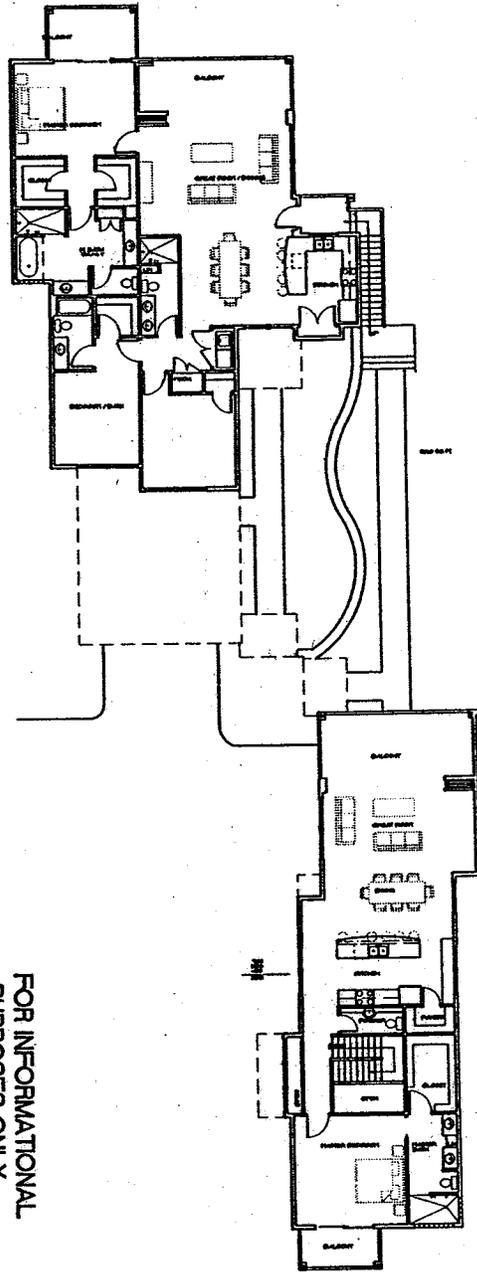


DATE: 10/15/11  
 DRAWN: [Name]  
 CHECKED: [Name]  
 APPROVED: [Name]





1st FLOOR PLAN



2nd FLOOR PLAN

FOR INFORMATIONAL  
PURPOSES ONLY

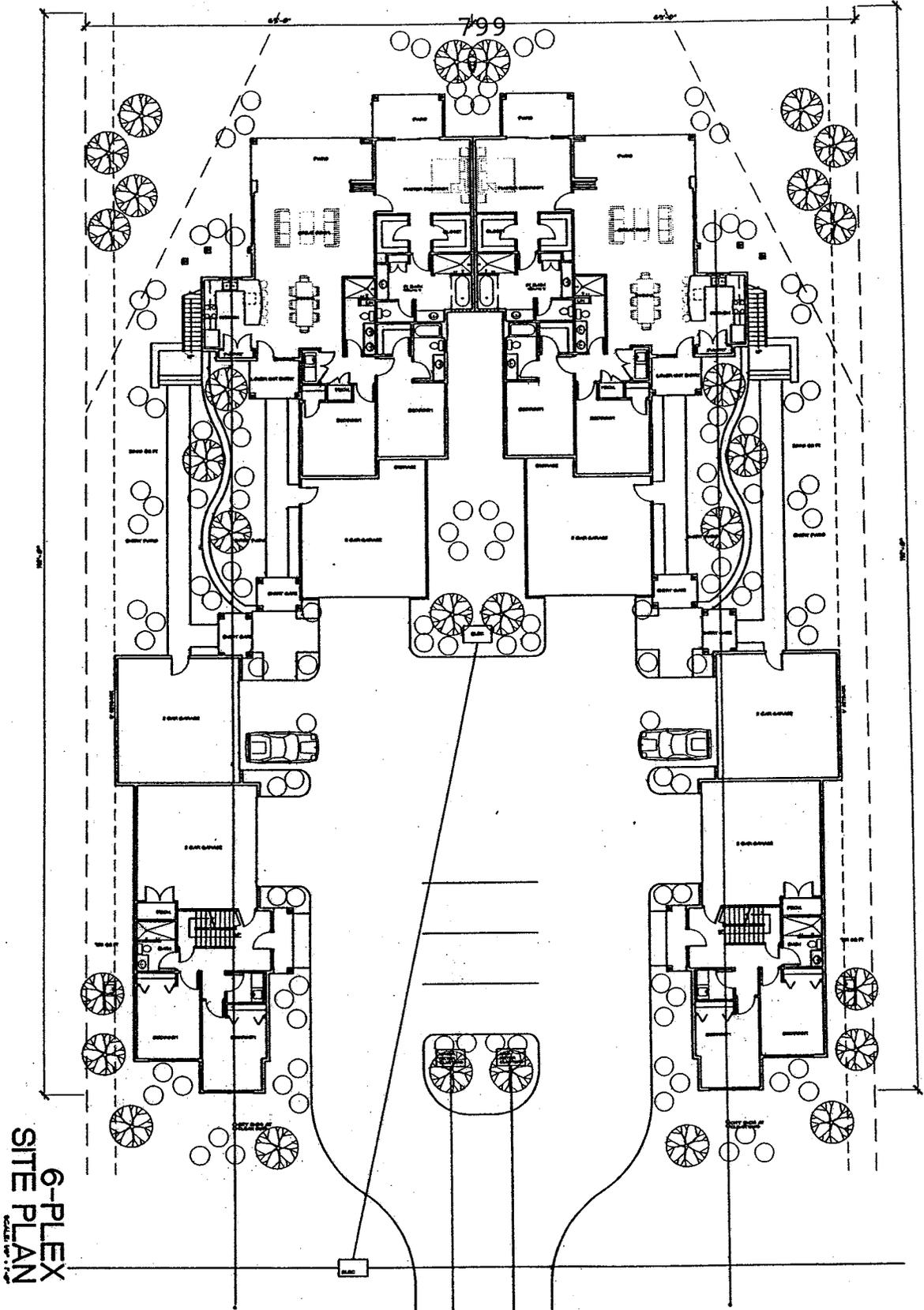
6-PLEX



DESIGN: VENTURE, Inc.  
 1000 West 10th Street  
 Suite 100  
 Anchorage, Alaska 99501  
 Phone: (907) 562-1111  
 Fax: (907) 562-1112

DATE	PROJECT	REVISION
10/11/01	1000 WEST 10TH STREET	1
10/11/01	1000 WEST 10TH STREET	2
10/11/01	1000 WEST 10TH STREET	3

PUD AMENDMENT #1  
**METRO**  
**VERDE**  
 PREPARED FOR  
 BSA, METRO AND BSA, LLC  
 1000 WEST 10TH STREET  
 ANCHORAGE, ALASKA 99501  
 NEW MEDICO



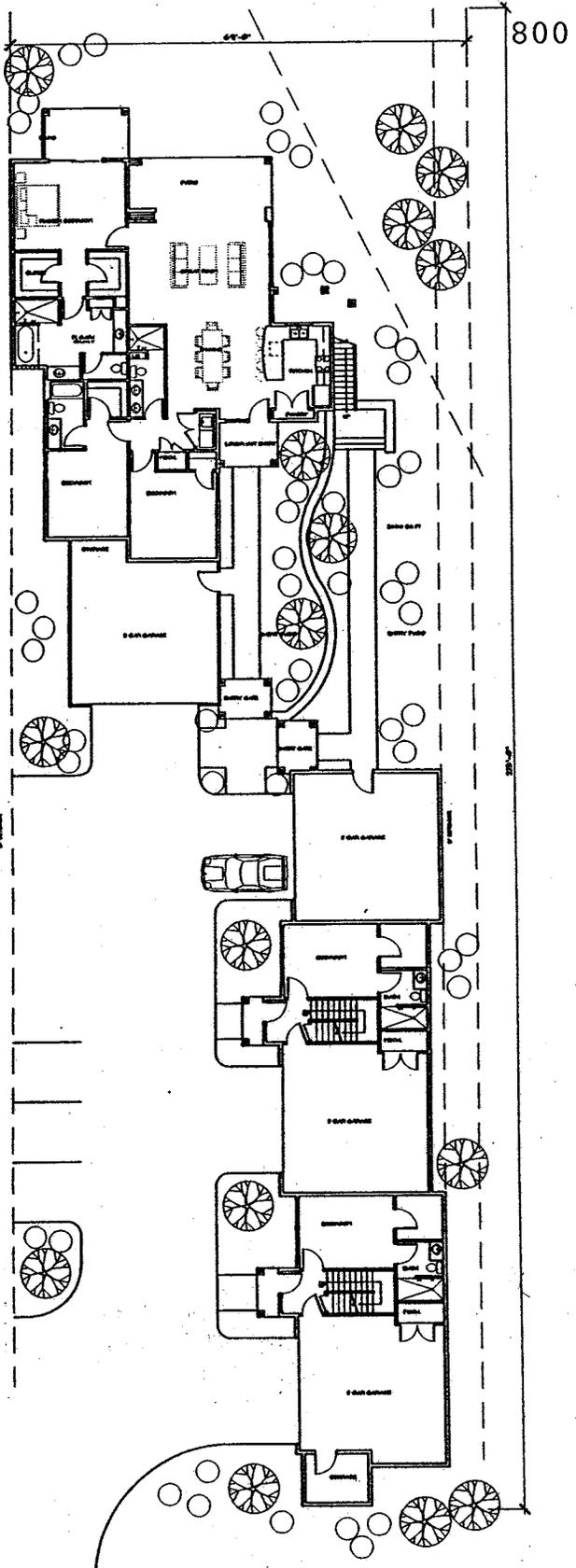
6-PLEX  
SITE PLAN

FOR INFORMATIONAL  
PURPOSES ONLY

PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
LAS CRUCES  
NEW MEXICO  
DATE: 08/11/11  
DRAWN: [blank]  
CHECKED: [blank]  
APPROVED: [blank]

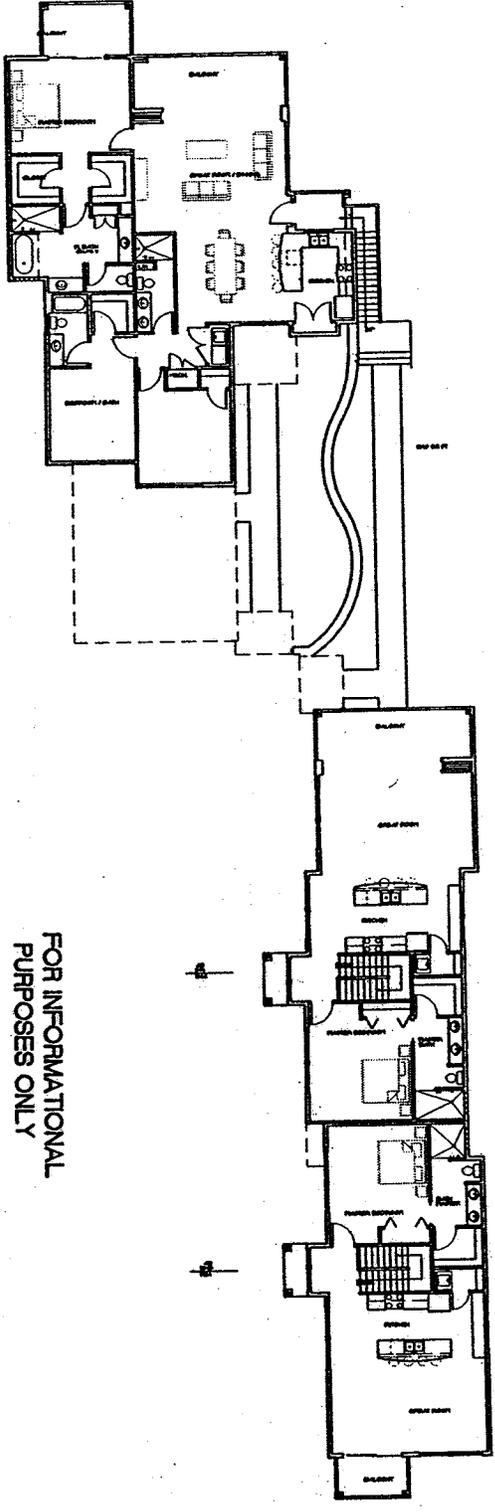


S4



8-PLEX

1st FLOOR PLAN



FOR INFORMATIONAL  
PURPOSES ONLY

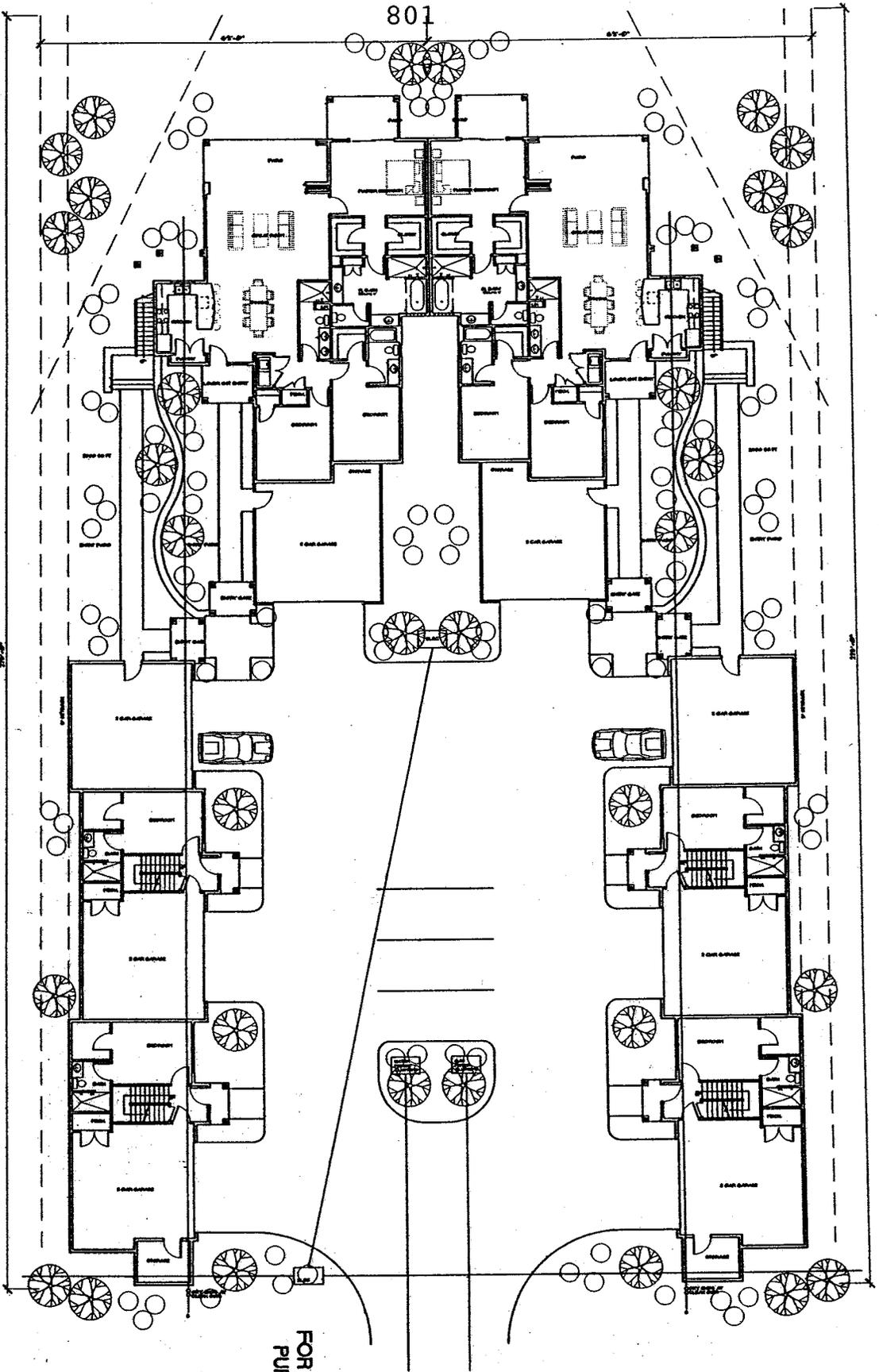
2nd FLOOR PLAN



Garrett, Venturi, Inc.  
Architects  
1000 North Dearborn Street  
Chicago, IL 60610  
Tel: 312.329.1000  
Fax: 312.329.1001  
www.garrettventuri.com

UNIT	NO.	SUBJECT	DATE
1	1	CONTRACT	10/1/00
2	2	CONTRACT	10/1/00
3	3	CONTRACT	10/1/00
4	4	CONTRACT	10/1/00
5	5	CONTRACT	10/1/00
6	6	CONTRACT	10/1/00
7	7	CONTRACT	10/1/00
8	8	CONTRACT	10/1/00

PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
THE METRO CHICAGO  
NEW MEXICO  
NEW MEXICO



**8-PLEX  
SITE PLAN**

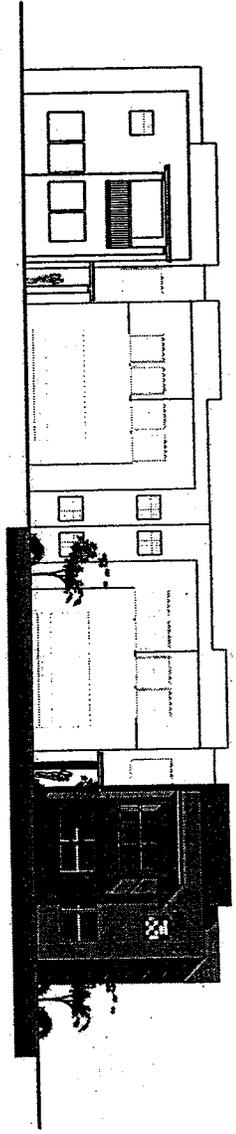
FOR INFORMATIONAL  
PURPOSES ONLY

PUD AMENDMENT #1  
**METRO  
VERDE**  
PREPARED FOR  
THE CITY OF NEW  
MEXICO

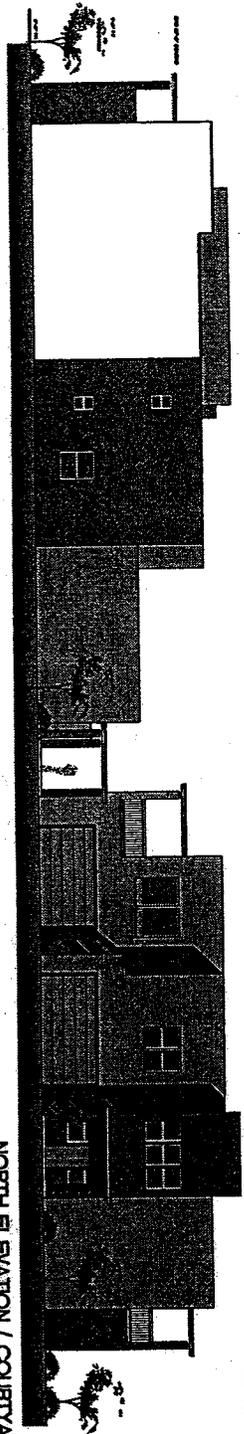
DATE	10/11/11
BY	WILLIAMSON
FOR	VERDE
PROJECT	VERDE
LOCATION	VERDE
SCALE	AS SHOWN

**WILLIAMSON**  
DESIGN PARTNERS, INC.  
1000 10th Street, N.E.  
Albuquerque, NM 87102  
TEL: 505.243.1111  
WWW.WILLIAMSONDESIGN.COM

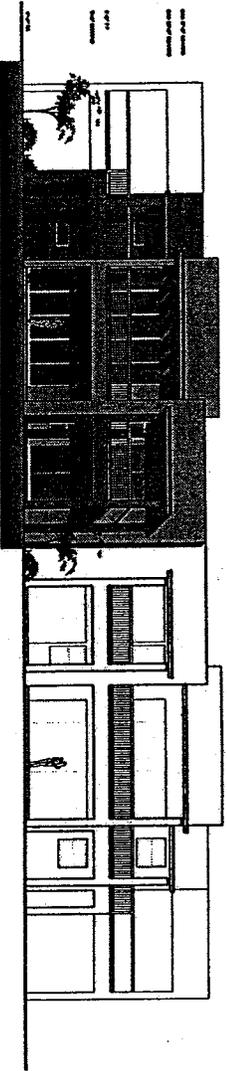




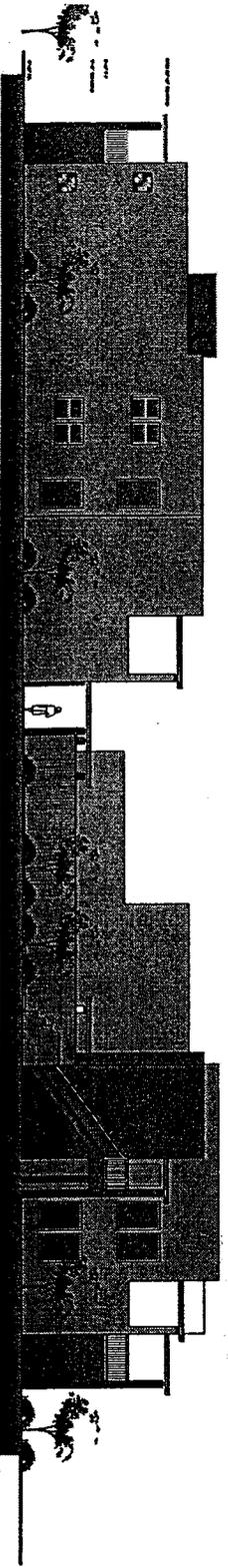
WEST ELEVATION / ENTRY DRIVE  
SCALE: 1/8" = 1'-0"



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



EAST ELEVATION / GOLF COURSE  
SCALE: 1/8" = 1'-0"



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

TYPICAL CONDO ELEVATIONS

FOR INFORMATIONAL  
PURPOSES ONLY

POD AMENDMENT #1:  
**METRO**  
**VERDE**

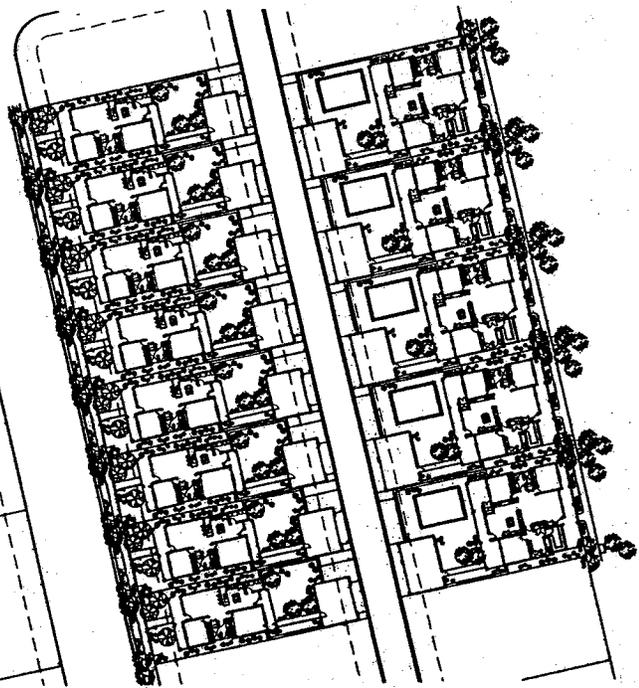
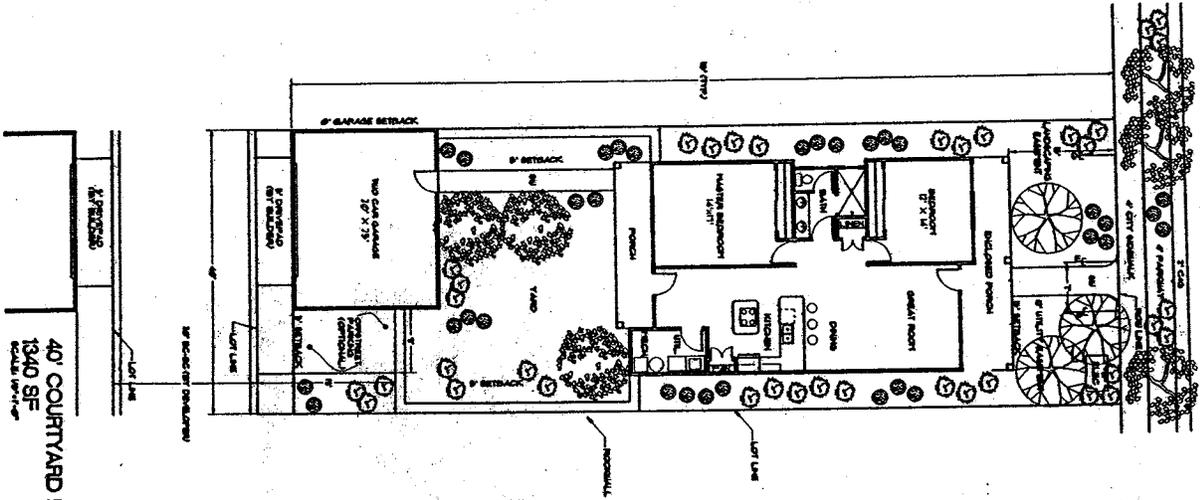
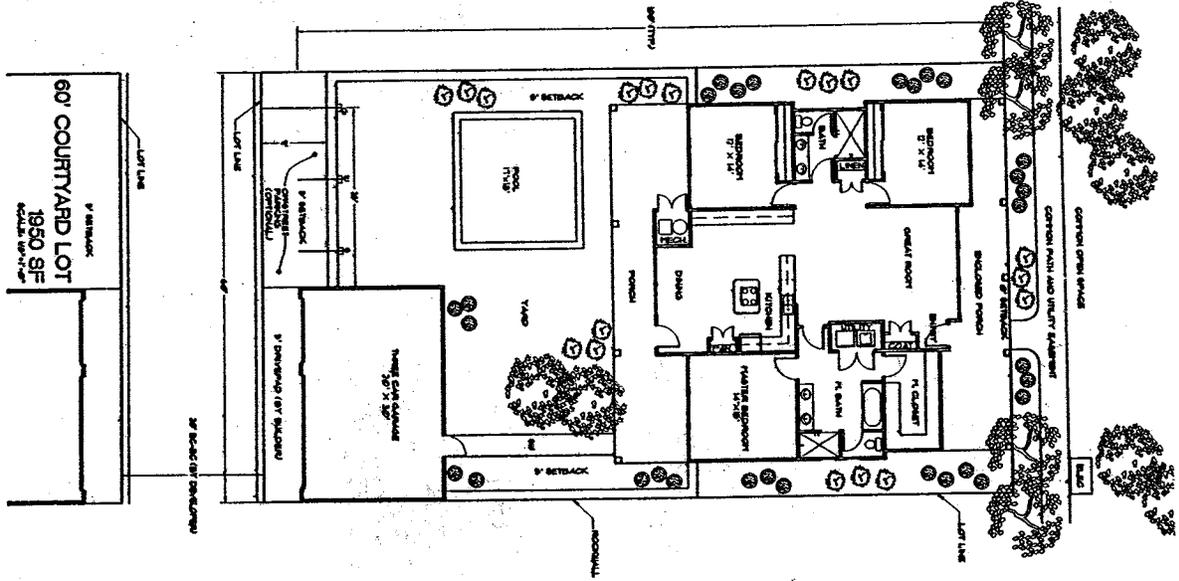
PREPARED FOR  
SBA PART TWO BIDDING  
LAS CRUCES  
NEW MEXICO

DATE	DESCRIPTION
04/01	REVISION 1
04/01	REVISION 2
04/01	REVISION 3



ORION VENTURES, INC.  
10000 N. MESA LANE  
SUITE 100  
DALLAS, TEXAS 75243  
TEL: 972.382.1000  
WWW.OVI.VENTURES.COM





FOR INFORMATIONAL  
PURPOSES ONLY

- UTILITY NOTES
1. GARAGE LOTS WITH DRIVEWAYS PROVIDED SHALL BE SERVED FROM THE EXISTING UTILITY MAINS. ALL OTHER LOTS SHALL BE SERVED FROM THE EXISTING UTILITY MAINS. ALL OTHER LOTS SHALL BE SERVED FROM THE EXISTING UTILITY MAINS.
  2. ALL OTHER LOTS WITH DRIVEWAYS PROVIDED SHALL BE SERVED FROM THE EXISTING UTILITY MAINS. ALL OTHER LOTS SHALL BE SERVED FROM THE EXISTING UTILITY MAINS.
  3. ALL OTHER LOTS WITH DRIVEWAYS PROVIDED SHALL BE SERVED FROM THE EXISTING UTILITY MAINS. ALL OTHER LOTS SHALL BE SERVED FROM THE EXISTING UTILITY MAINS.

PUD AMENDMENT #1  
**METRO**  
**VERDE**

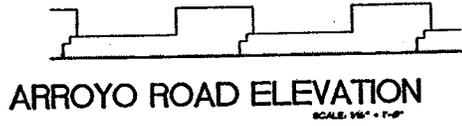
PREPARED FOR THE  
LAND CRUISE  
NEW MEXICO

DATE	ISSUED	BY
08/11/11	08/11/11	08/11/11
08/11/11	08/11/11	08/11/11
08/11/11	08/11/11	08/11/11
08/11/11	08/11/11	08/11/11

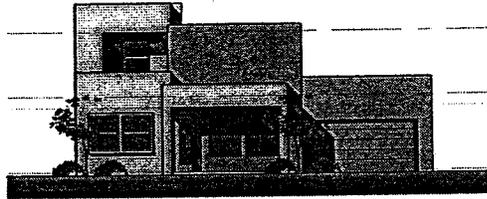


COURTYARD LOTS

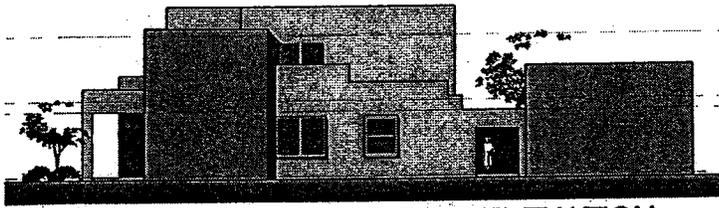




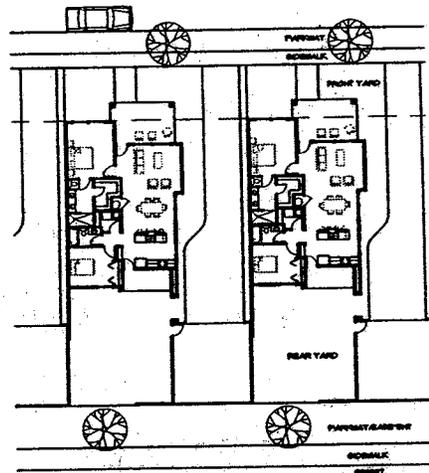
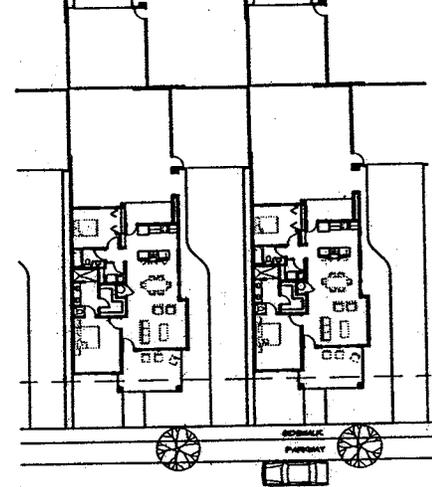
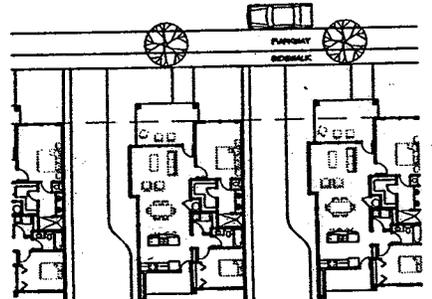
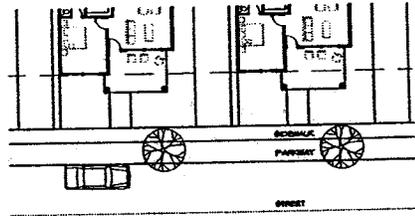
ARROYO ROAD ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



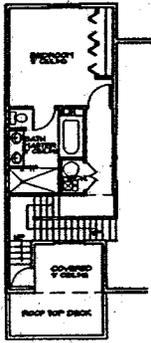
SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



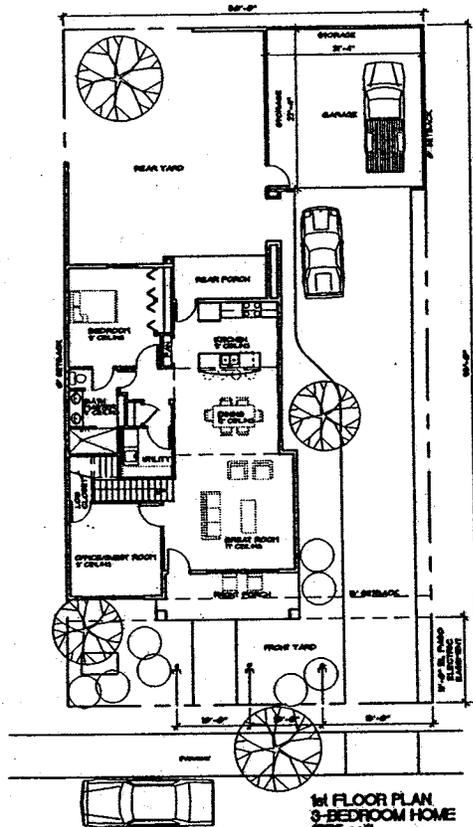
SITE PLAN  
SCALE: 1/8" = 1'-0"

1. EXISTING AND PROPOSED WALLS OF BUILDING SHALL BE SHOWN WITH A THICK LINE.  
2. THE GARAGE SHALL BE SHOWN WITH A THICK LINE.

FOR INFORMATIONAL PURPOSES ONLY



2nd FLOOR PLAN



1st FLOOR PLAN  
3-BEDROOM HOME  
1775 sqft

1. EXISTING AND PROPOSED WALLS OF BUILDING SHALL BE SHOWN WITH A THICK LINE.  
2. THE GARAGE SHALL BE SHOWN WITH A THICK LINE.

FLOOR PLAN  
SCALE: 1/8" = 1'-0"

CASITAS



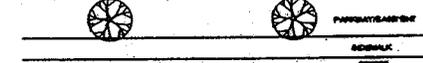
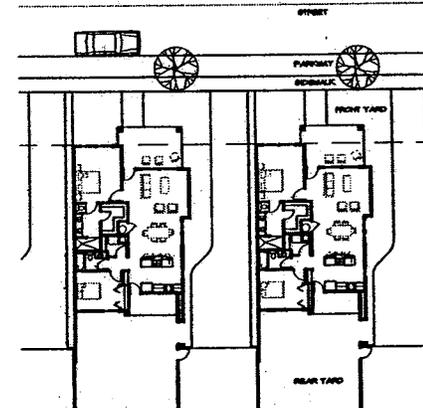
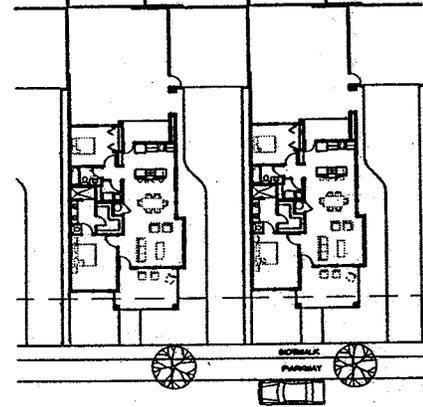
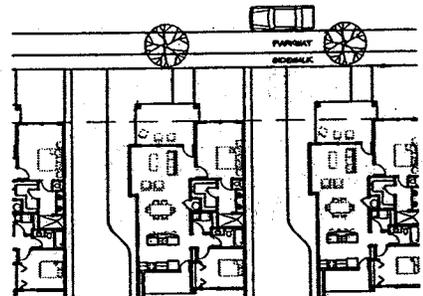
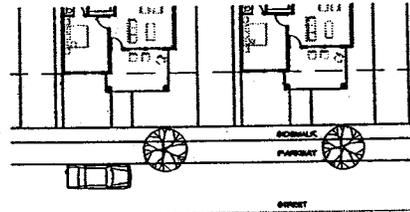
DESIGN PARTNERS, INC.  
ARCHITECTS AND INTERIORS  
10000 N. CENTRAL EXPRESSWAY, SUITE 100  
DALLAS, TEXAS 75243  
TEL: 972.961.1111  
WWW.DESIGNPARTNERS.COM

DATE	ISSUE
01/11/11	INITIALS
02/01/11	REVISIONS
03/01/11	REVISIONS
04/01/11	REVISIONS

PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR THE CITY OF DALLAS, TEXAS  
NEW MEXICO

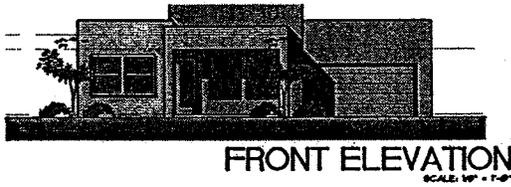
ARROYO ROAD ELEVATION

SCALE: 1/4" = 1'-0"



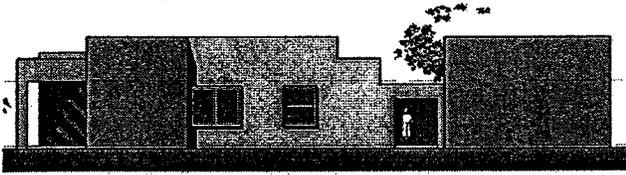
SITE PLAN

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

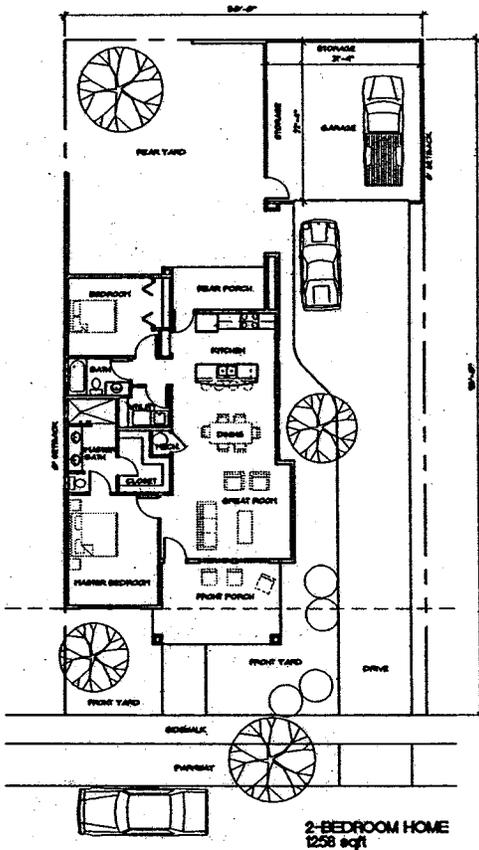


SIDE ELEVATION

SCALE: 1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY

CASITAS



2-BEDROOM HOME  
1256 sqft

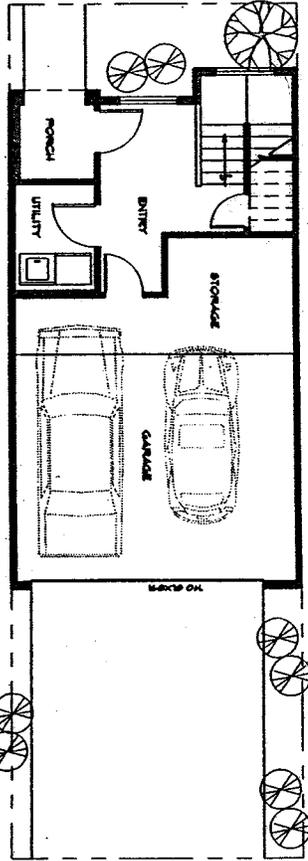
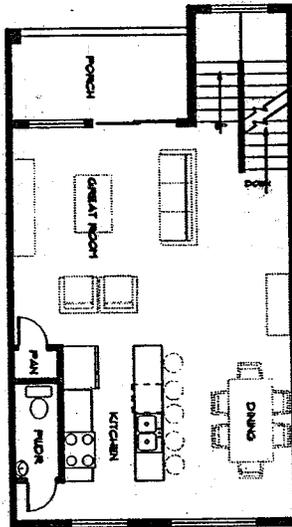
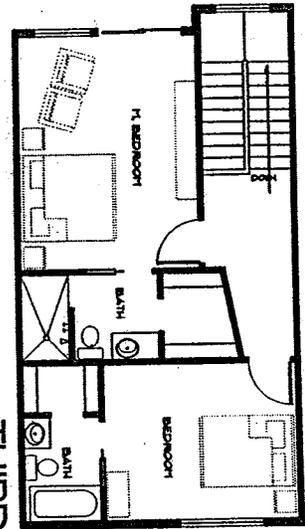
FLOOR PLAN

SCALE: 1/4" = 1'-0"



NO.	DESCRIPTION	DATE
1	PRELIMINARY	1/1/00
2	REVISED	2/1/00
3	REVISED	3/1/00
4	REVISED	4/1/00
5	REVISED	5/1/00

PLD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
SUNBELT LAND DEVELOPMENT, LLC  
BY  
SUNBELT LAND DEVELOPMENT, LLC  
DATE  
1/1/00



FOR INFORMATIONAL  
PURPOSES ONLY

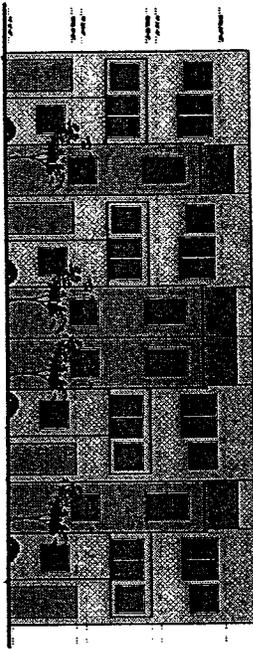
3 STORY TOWNHOUSE

PLD AMENDMENT #1  
**METRO VERDE**  
PREPARED FOR  
SUNBELT DEVELOPMENT  
NEW MEXICO  
NEW MEXICO

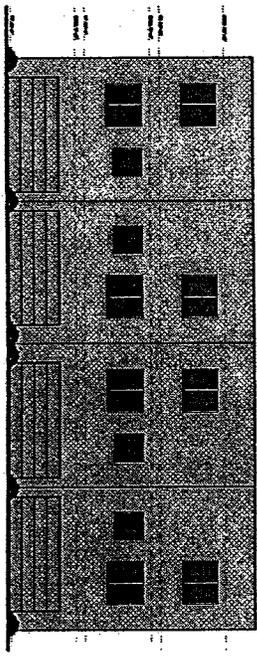
NO.	DATE	DESCRIPTION
001	08/11/2011	INITIAL DESIGN
002	08/11/2011	REVISIONS
003	08/11/2011	REVISIONS
004	08/11/2011	REVISIONS
005	08/11/2011	REVISIONS



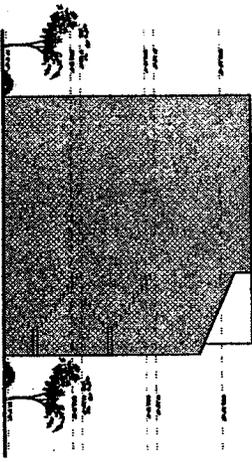
807



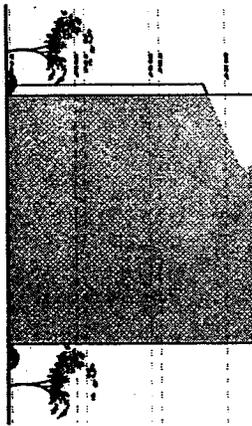
MULTI FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



MULTI REAR ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

FOR INFORMATIONAL  
PURPOSES ONLY

### 3 STORY TOWNHOUSE

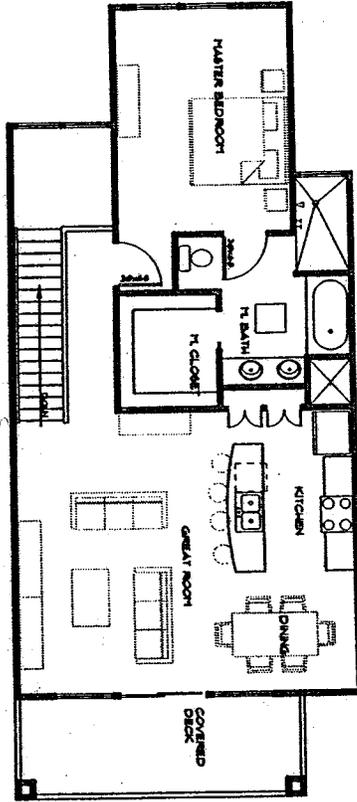
DATE	ISSUED
NOV 11 2011	REVISED 1
NOV 11 2011	REVISED 2
NOV 11 2011	REVISED 3

**OV**  
 Ovation Ventures, Inc.  
 1000 West 10th Street, Suite 100  
 Anchorage, Alaska 99501  
 Tel: 907.561.1111  
 Fax: 907.561.1112



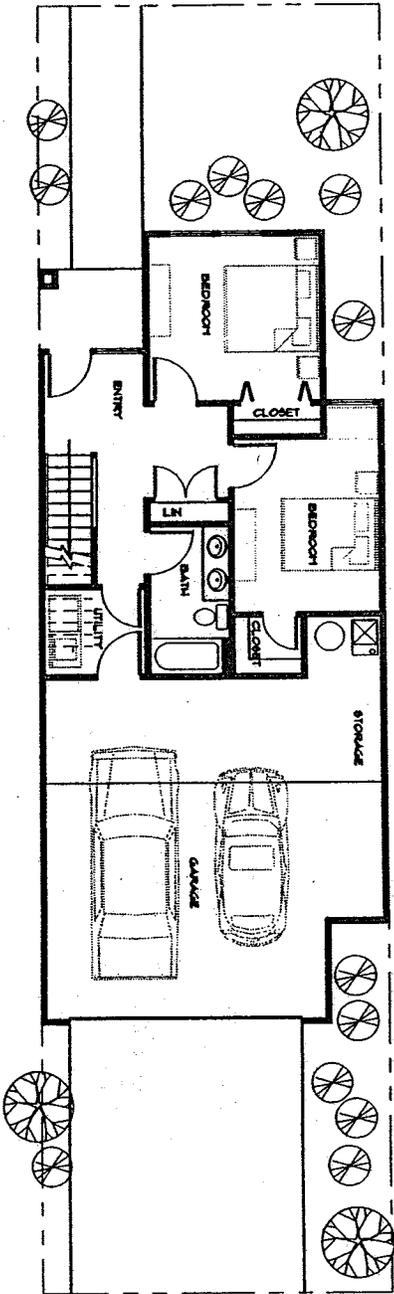
PUD AMENDMENT #1  
**METRO**  
**VERDE**

PREPARED FOR  
 TOWN OF ANCHORAGE  
 1000 WEST 10TH STREET  
 ANCHORAGE, ALASKA 99501



SECOND FLOOR PLAN

FOR INFORMATIONAL PURPOSES ONLY



1566 sq ft FIRST FLOOR PLAN

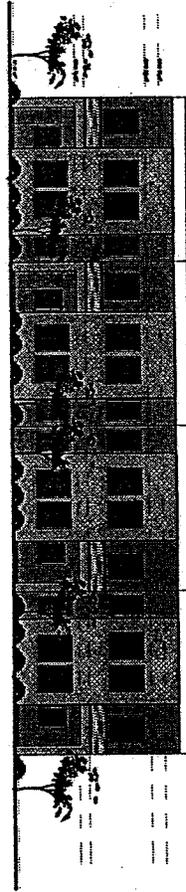
2 STORY TOWNHOUSE

BID AMENDMENT #1  
**METRO VERDE**  
 PREPARED FOR  
 THE CITY OF  
 NEW MEXICO  
 NEW MEXICO

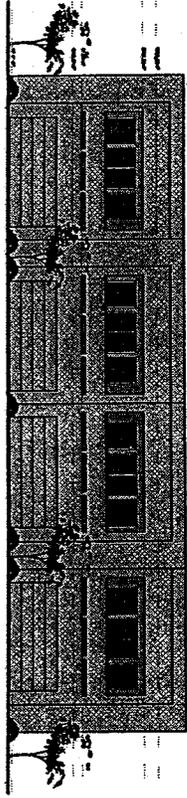
DATE	REVISION
01/11/2011	REVISED
01/11/2011	REVISED
01/11/2011	REVISED

Design: VANDERKAM, Inc.  
 10000 Santa Fe Blvd, Suite 100  
 Santa Fe, NM 87505  
 Tel: 505/424-1111  
 Fax: 505/424-1112  
 www.vanderkam.com

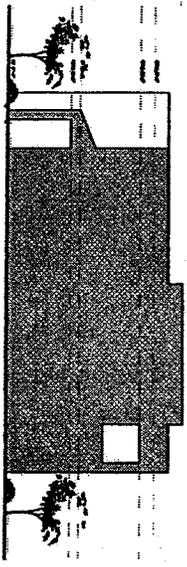




MULTI FRONT ELEVATION



MULTI REAR ELEVATION



SIDE ELEVATION

FOR INFORMATIONAL  
PURPOSES ONLY

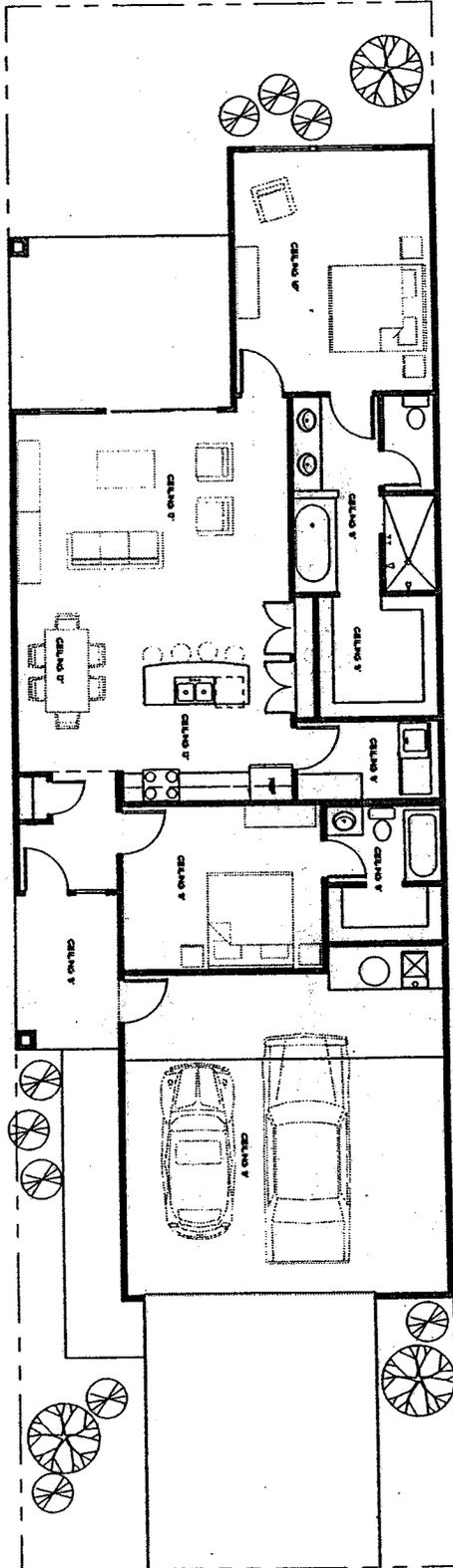
2 STORY TOWNHOUSE

**VERDE METRO**  
 SUB-AMENDMENT #1  
 PREPARED FOR  
 SERRA WEST LUG BURNS LLC  
 LAKES CROUCHES  
 NEW RIVERSIDE  
 NEW RIVERSIDE

DATE	APPROVAL

**SVI**  
 Structural Vertical Inc.  
 1000 S. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CA 92805  
 TEL: 714.938.8888  
 FAX: 714.938.8889  
 WWW.SVI-CORP.COM

**S12**  
 2017-18



1403 61'  
**FLOOR PLAN**  
CELDA NO. 1-10

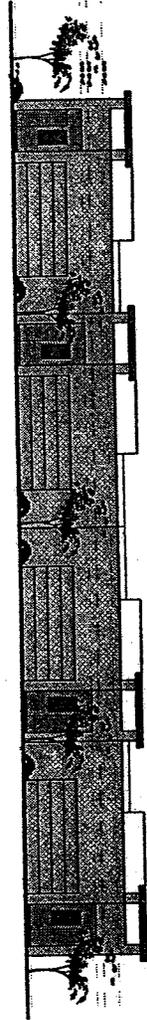
FOR INFORMATIONAL  
 PURPOSES ONLY

**SINGLE STORY TOWNHOUSE**

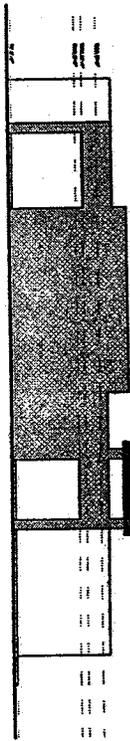
PUD AMENDMENT #1  
**METRO VERDE**  
 PREPARED FOR  
 BANKS CALLES  
 NEW MEXICO

DATE	ISSUED
02/01	REVISION 1
02/01	REVISION 2
02/01	REVISION 3

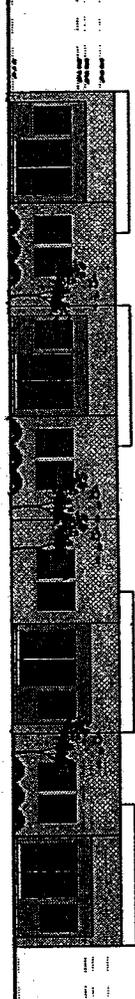




MULTI FRONT ELEVATION



SIDE ELEVATION



MULTI REAR ELEVATION

FOR INFORMATIONAL  
PURPOSES ONLY

SINGLE STORY TOWNHOUSE

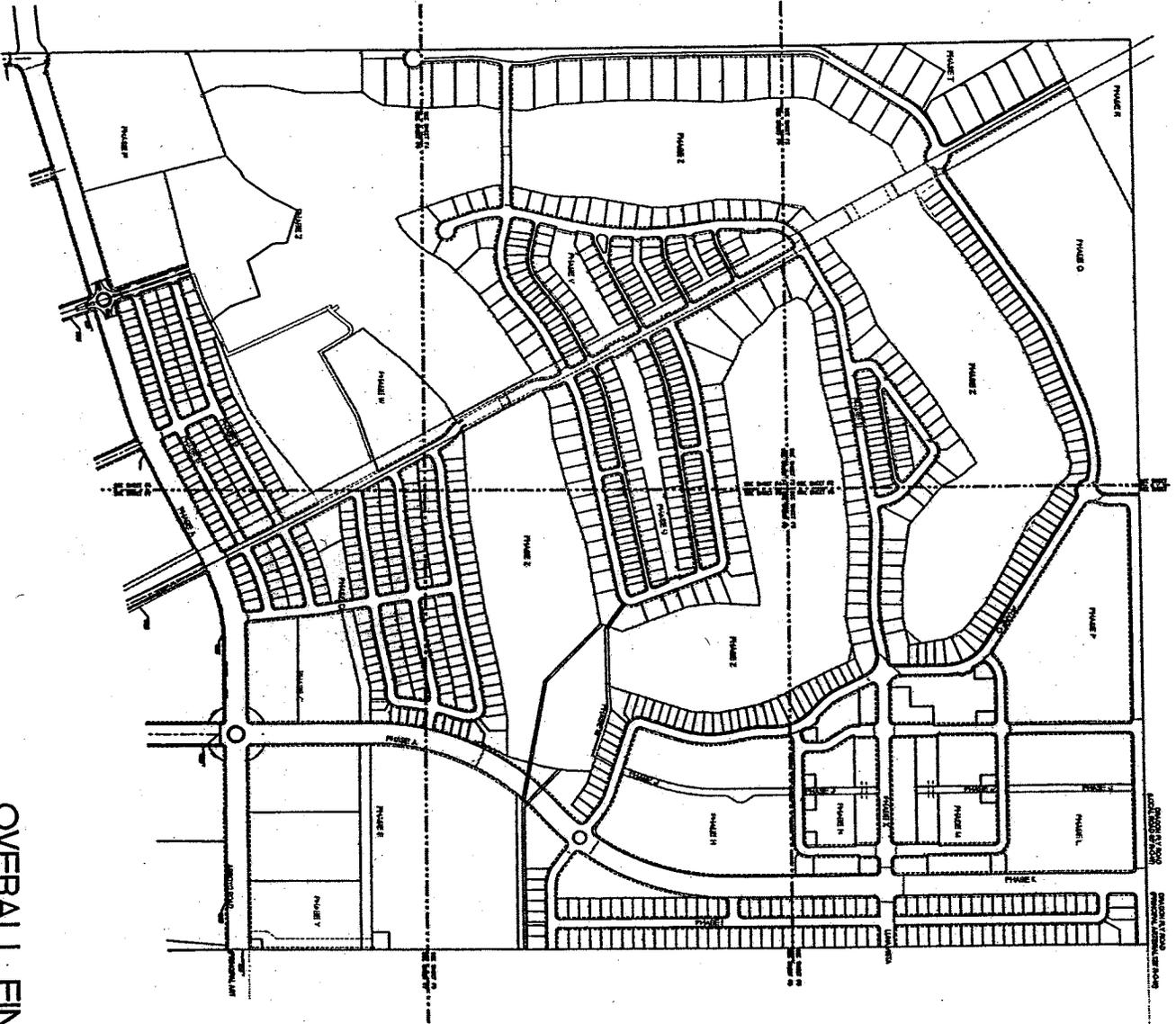
PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
LAKS CRUCES  
NEW MEXICO

DATE	ISSUED
08/11	REVISION 1
08/11	REVISION 2
08/11	REVISION 3
08/11	REVISION 4
08/11	REVISION 5
08/11	REVISION 6
08/11	REVISION 7
08/11	REVISION 8
08/11	REVISION 9
08/11	REVISION 10

**ovi**  
cantieri ventures, inc.  
1000 West 10th Street  
Suite 200  
Albuquerque, NM 87102  
Tel: 505.263.1111  
www.oviconsulting.com







SEE LAND USE GUIDELINES ON SHEET P3 FOR DESIGN STANDARDS.

OVERALL FINAL SITE PLAN

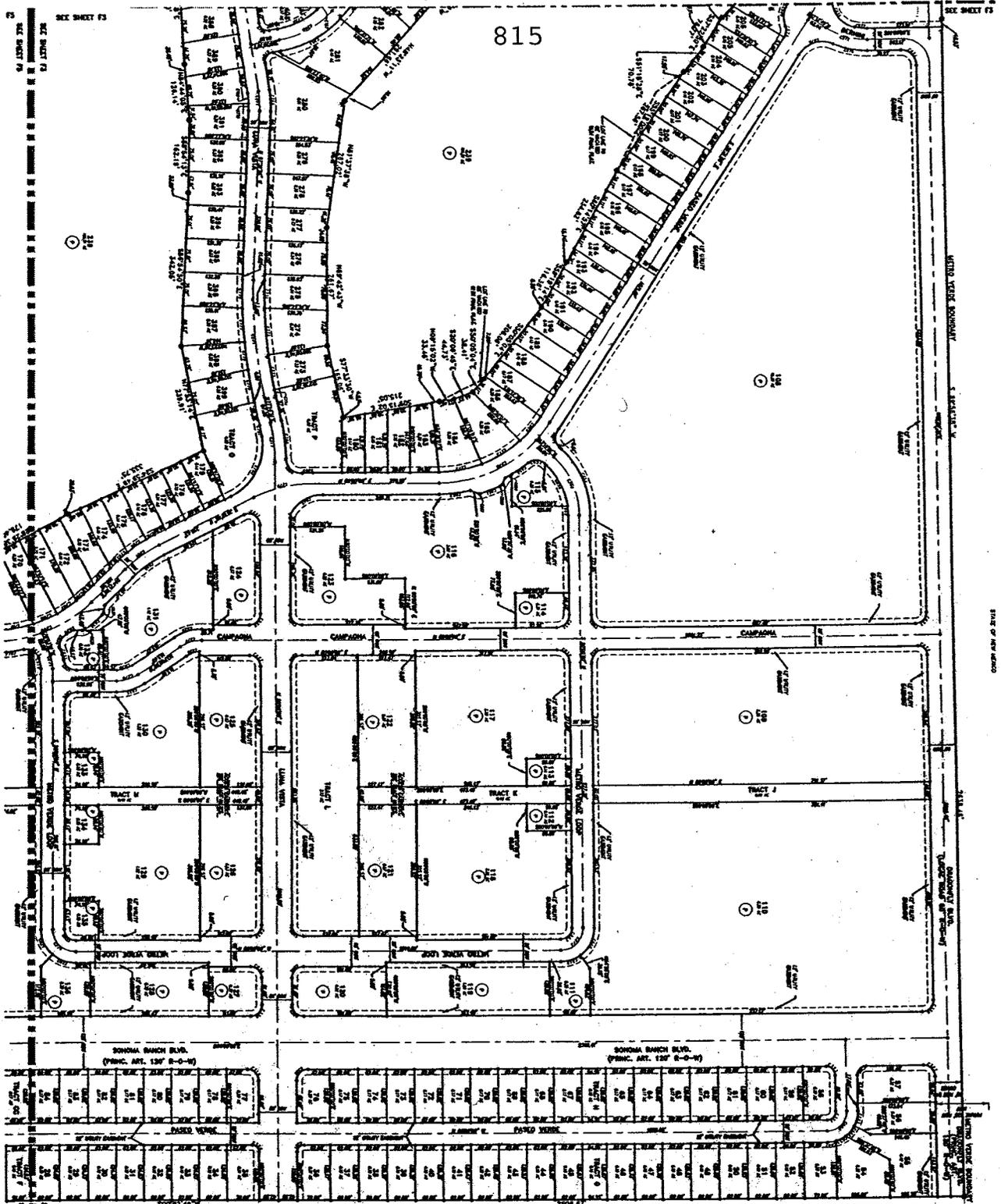


antonio ventura, inc.  
 10000 W. 10th Avenue, Suite 100  
 Denver, CO 80202  
 Phone: 303.751.1000  
 Fax: 303.751.1001  
 Website: www.antonioventura.com

DATE	DESCRIPTION
08/11/2008	FINAL SITE PLAN
08/11/2008	PREPARED FOR PHASE 1
08/11/2008	PHASE 2
08/11/2008	PHASE 3
08/11/2008	PHASE 4
08/11/2008	PHASE 5
08/11/2008	PHASE 6
08/11/2008	PHASE 7
08/11/2008	PHASE 8
08/11/2008	PHASE 9
08/11/2008	PHASE 10

FINAL SITE PLAN  
**METRO VERDE**  
 PREPARED FOR  
 PHASE 1  
 PHASE 2  
 PHASE 3  
 PHASE 4  
 PHASE 5  
 PHASE 6  
 PHASE 7  
 PHASE 8  
 PHASE 9  
 PHASE 10  
 NEW MEXICO





SEE LAND USE ORDINANCES ON SHEET F3 FOR DESIGN STANDARDS.

CHARLES L. WILLIAMS  
REGISTERED PROFESSIONAL ENGINEER  
NO. 10746

BANK ONE TRUST CO. - INSURE ETAL  
REGISTERED PROFESSIONAL ENGINEER  
NO. 10742

**AREA 2  
FINAL  
SITE PLAN**



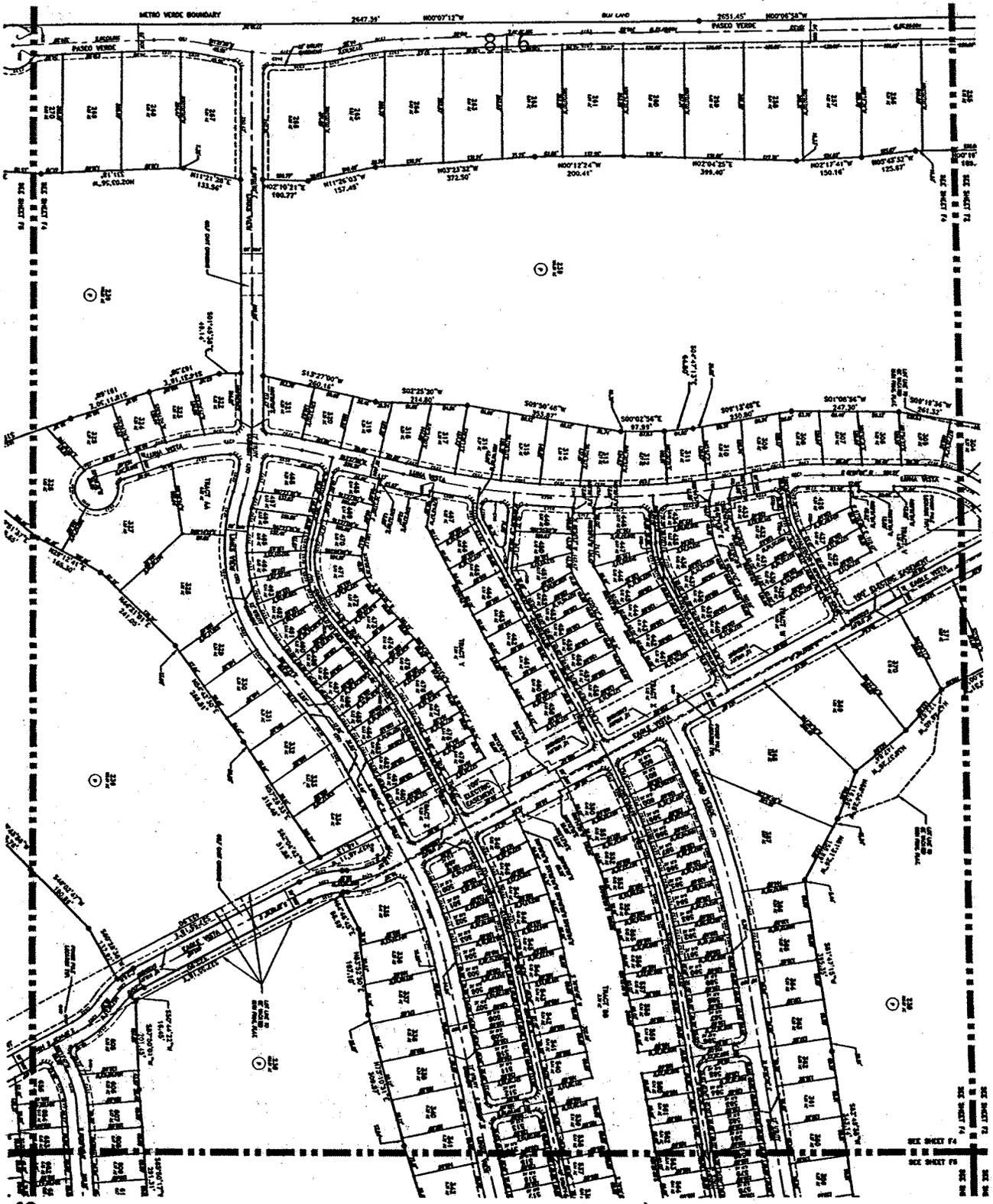
**F3**



**FINAL SITE PLAN  
METRO  
VERDE**

PREPARED FOR  
LAS CRUCES  
NEW MEXICO

DATE	DESCRIPTION
10/11/11	ISSUED FOR PERMITS
10/11/11	ISSUED FOR DESIGN
10/11/11	ISSUED FOR DESIGN



**AREA 3  
FINAL  
SITE PLAN**



SEE LAND USE GUIDELINES  
ON SHEET 79 FOR DESIGN  
STANDARDS.

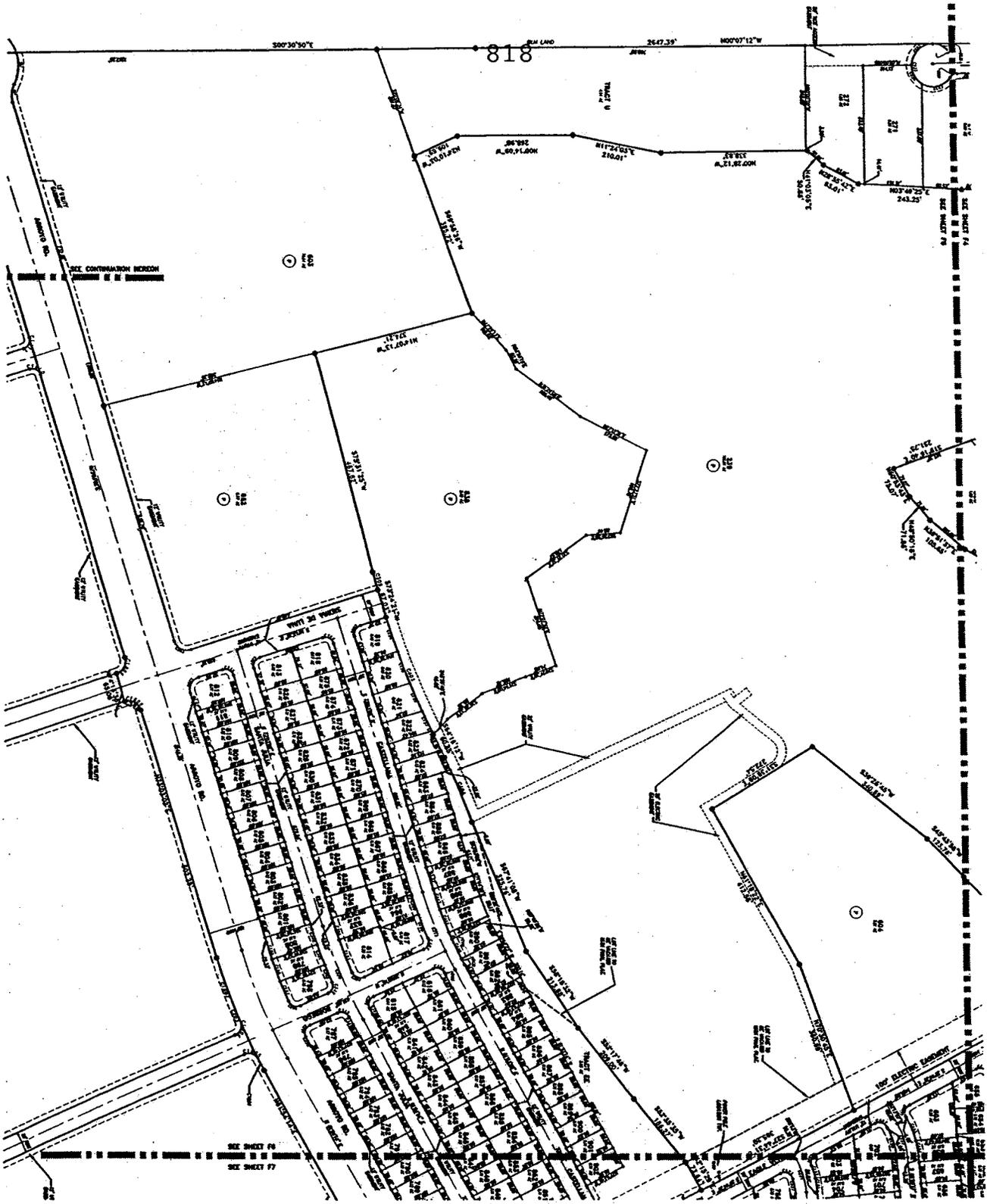
**FINAL SITE PLAN  
METRO  
VERDE**  
PREPARED FOR  
PERMITS AND RECORDS  
LAW OFFICERS  
NEW MEXICO  
COUNTY

DATE	PROJECT
10/11/11	AREA 3
10/11/11	AREA 3
10/11/11	AREA 3



**F4**





**AREA 5  
FINAL  
SITE PLAN**



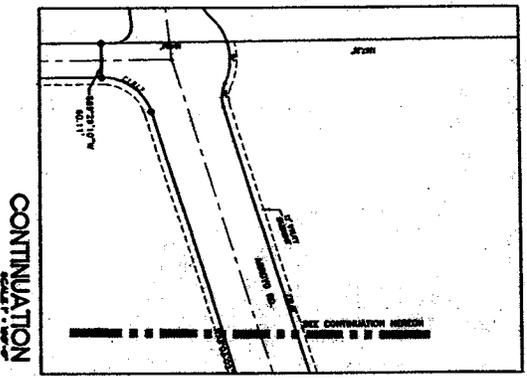
SEE LAND USE GUIDELINES  
ON SHEET 79 FOR DESIGN  
STANDARDS.

**F6**

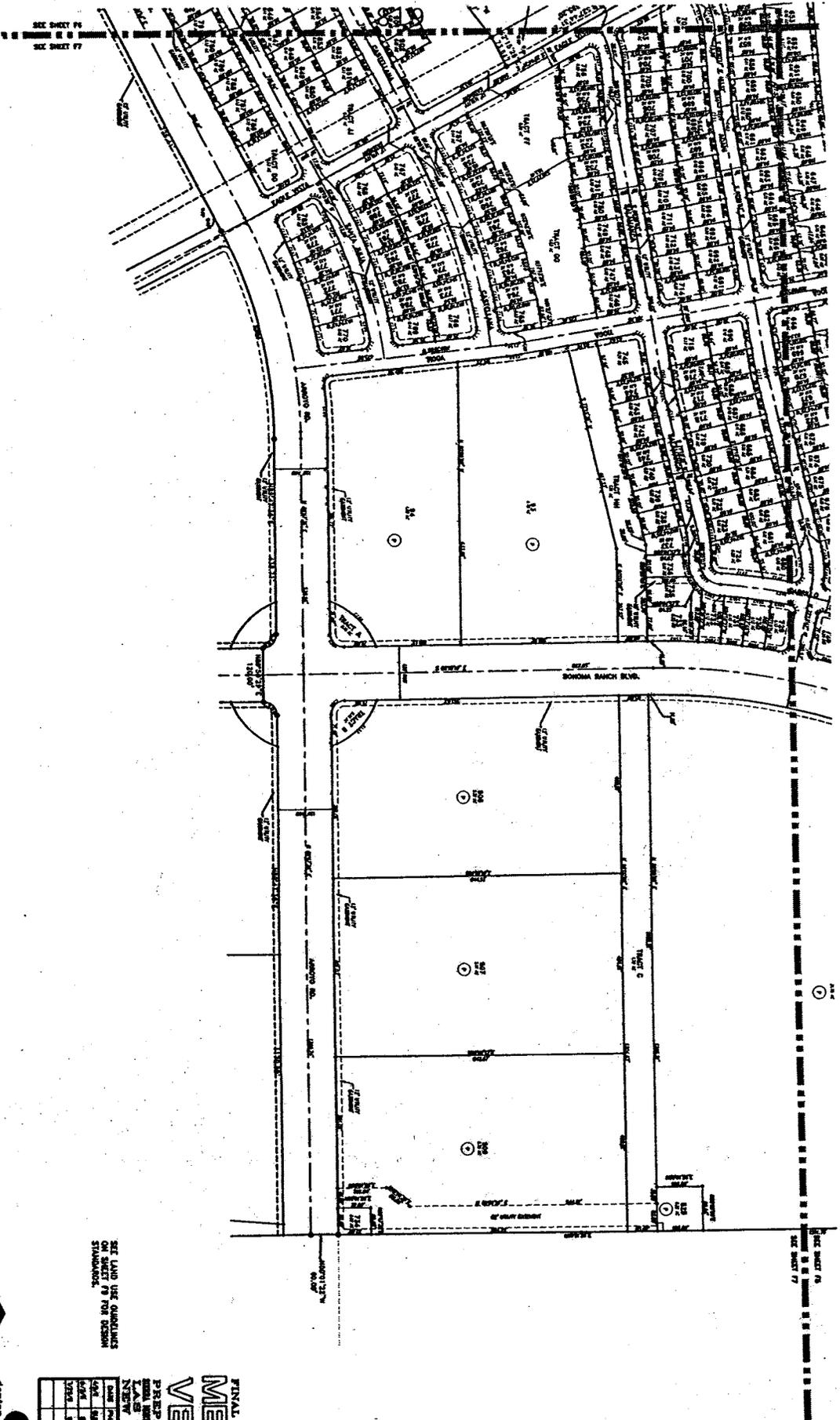
STATIONARY VERPOE METRO  
PREPARED FOR  
LANS CRUCES  
NEW MEXICO

DATE	PROJECT
10/11/11	STATIONARY VERPOE METRO
08/11/11	STATIONARY VERPOE METRO
07/11/11	STATIONARY VERPOE METRO

**FINAL SITE PLAN  
METRO  
VERPOE**



**CONTINUATION**



SEE LAND USE GUIDELINES  
ON SHEET F9 FOR DESIGN  
STANDARDS.

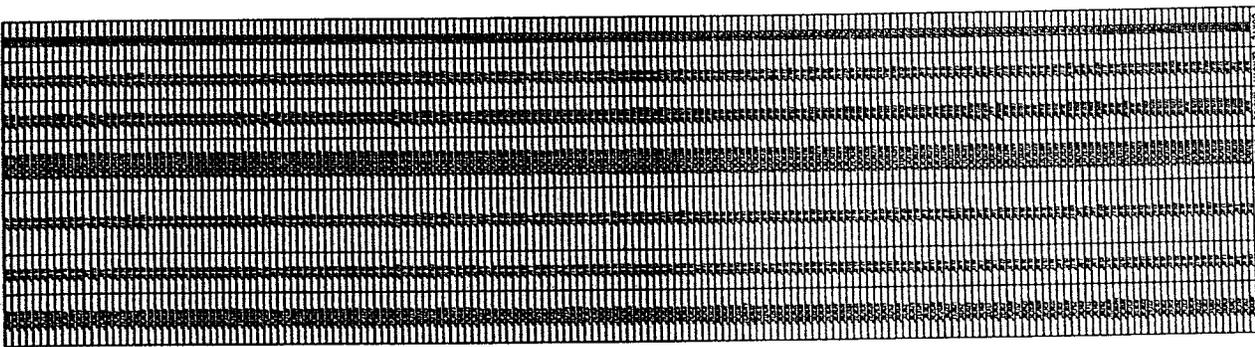
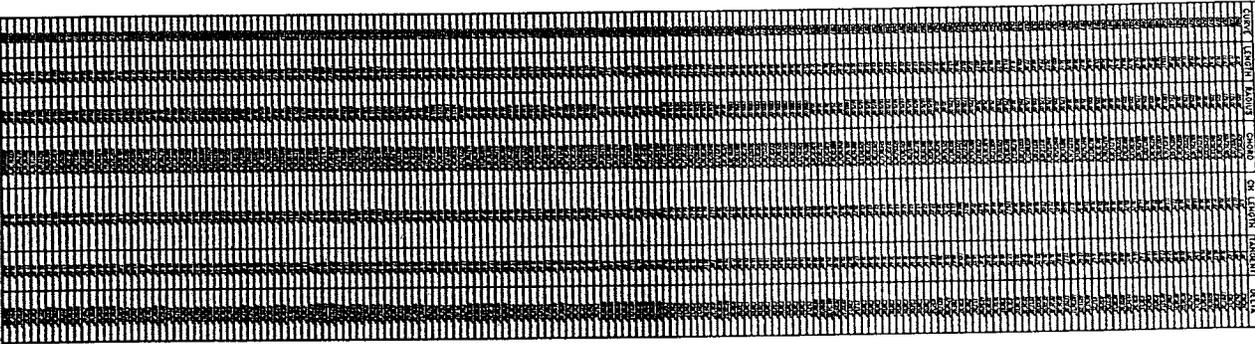
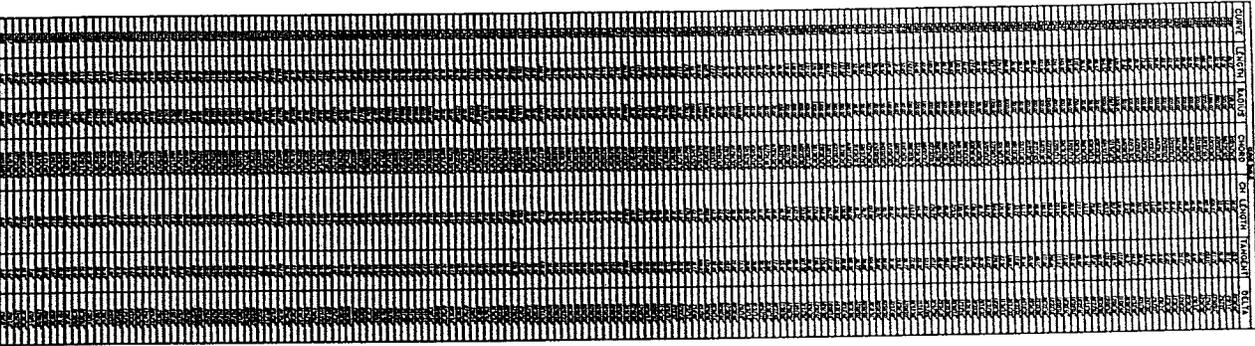
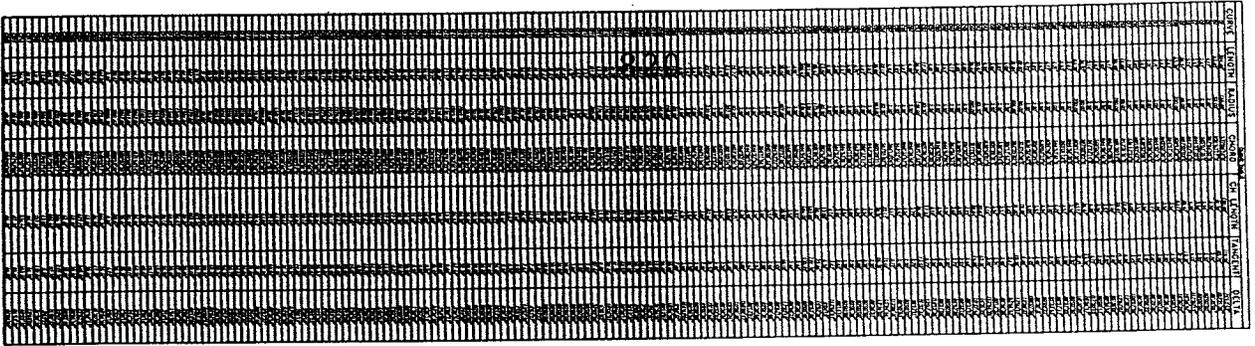


**AREA 6**  
**FINAL SITE PLAN**

**FINAL SITE PLAN**  
**METRO**  
**VERDE**  
PREPARED FOR  
NEW MEXICO  
NEW MEXICO  
NEW MEXICO

NO.	REVISION	DATE
1	INITIAL	1/1/00
2	REVISION 1	1/1/00
3	REVISION 2	1/1/00
4	REVISION 3	1/1/00





FINAL SITE PLAN

CURVE TABLE



**F8**

denton ventures, inc.  
 10000 W. 10th Avenue, Suite 100  
 Denver, CO 80202  
 Phone: 303.750.0000  
 Fax: 303.750.0001  
 www.dentonventures.com

DATE	ISSUED
08/11/2011	REVISION 1
08/11/2011	REVISION 2
08/11/2011	REVISION 3

PUD AMENDMENT #1  
**METRO**  
**VERDIE**  
 PREPARED FOR  
 METRO DENVER  
 LAS CRUCES  
 NEW MEXICO

# LAND USE GUIDELINES

## US BARRIADA

US BARRIADA is a residential development consisting of single-family detached homes, townhomes, and multi-family units. The development is designed to provide a mix of housing types and densities to meet the needs of a diverse population. The site is located in a prime location with easy access to public transportation and major roads.

## US LIBERAL CENTER

US LIBERAL CENTER is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER

US LIBERAL CENTER is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER

US LIBERAL CENTER is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER

US LIBERAL CENTER is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER

US LIBERAL CENTER is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER

US LIBERAL CENTER is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER (CONT)

US LIBERAL CENTER (CONT) is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER (CONT)

US LIBERAL CENTER (CONT) is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER (CONT)

US LIBERAL CENTER (CONT) is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER (CONT)

US LIBERAL CENTER (CONT) is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER (CONT)

US LIBERAL CENTER (CONT) is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER (CONT)

US LIBERAL CENTER (CONT) is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER (CONT)

US LIBERAL CENTER (CONT) is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER (CONT)

US LIBERAL CENTER (CONT) is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER (CONT)

US LIBERAL CENTER (CONT) is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER (CONT)

US LIBERAL CENTER (CONT) is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER (CONT)

US LIBERAL CENTER (CONT) is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER (CONT)

US LIBERAL CENTER (CONT) is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER (CONT)

US LIBERAL CENTER (CONT) is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

## US LIBERAL CENTER (CONT)

US LIBERAL CENTER (CONT) is a commercial and office development. The site is located in a central business district and is designed to provide a mix of office space, retail, and public services. The development is designed to be a vibrant and active part of the community.

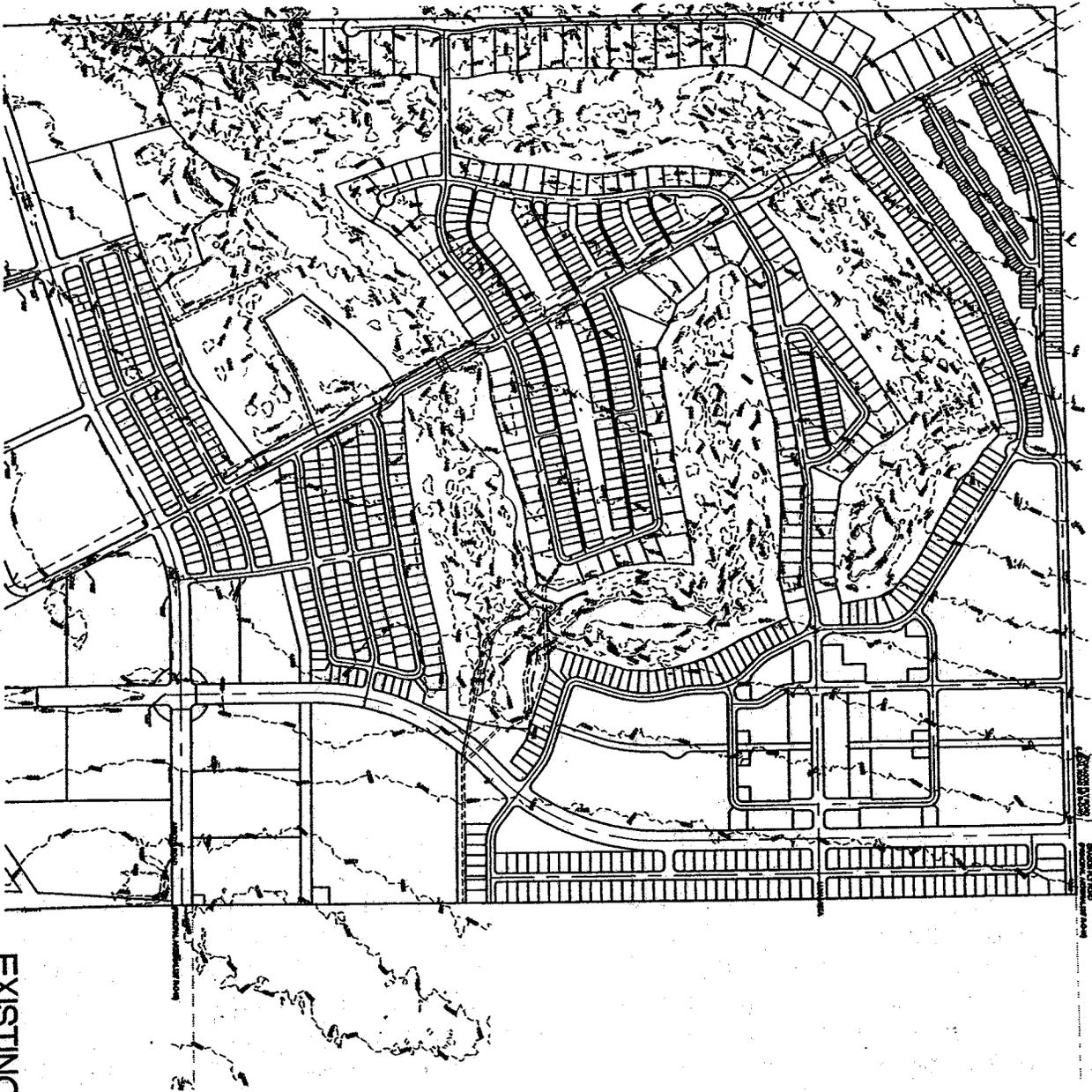
## LAND USE TABLE

USE	U1	U2	U3	U4	U5	U6	U7	U8	U9	U10	U11	U12	U13	U14	U15	U16	U17	U18	U19	U20	
Residential Single-Family																					
Residential Medium-Density																					
Residential High-Density																					
Commercial Office																					
Commercial Retail																					
Industrial																					
Public Use																					
Transportation																					
Utility																					
Other																					

FINAL SITE PLAN  
METRO  
VERDE  
PREPARED FOR  
THE CITY OF METRO  
NEW MEXICO

DATE: 10/15/2014  
DRAWN BY: [Name]  
CHECKED BY: [Name]

F9 CONSULTING, INC.  
10101 N. CENTRAL EXPRESSWAY, SUITE 100  
DALLAS, TEXAS 75243  
TEL: 972.443.9999  
WWW.F9CONSULTING.COM



EXISTING TOPOGRAPHY



DESIGNED BY  
 OVI  
 OVI ENGINEERS, INC.  
 10000 W. CENTRAL EXPRESSWAY, SUITE 100  
 DENVER, CO 80231  
 TEL: 303.751.1000  
 FAX: 303.751.1001  
 WWW.OVIENGINEERS.COM

DATE	REVISION
08/11/08	INITIAL DESIGN
09/01/08	REVISED DESIGN
09/01/08	REVISED DESIGN

PREPARED FOR  
 LAS CRUCES  
 NEW MEXICO  
**METRO VERDE**

FINAL SITE PLAN

## **COMPREHENSIVE PLAN ELEMENTS & POLICIES**

### **Land Use Element, Goal 2 (Growth Management)**

#### **Policies:**

- 2.5.1 The Planned Unit Development process shall observe growth management policy as established in the Land Use Element, other applicable elements and all companion documents.
- 2.5.2 Planned Unit Developments will only be used for those developments which can be created to benefit both the community and the developer.
- 2.5.3 The PUDs process shall be required for those subdivided, multi-phased developments which generally request more than two (2) planning-related variances.
- 2.5.4 Those developments which request variances to engineering standards (non-planning-related issues) will be considered and acted upon by the Development Review Committee (DRC).
- 2.5.5.b Submittal of a final site plan. This plan shall act as a Preliminary Plat when the applicant must go through the subdivision process. The final site plan shall address the location and dimensions of all buildings, setbacks, parking, walkways, lighting, signs, landscaping, open space, recreational and buffered areas, and other elements of development; all of which must conform to the approved concept plan. All proposed design-related issues, i.e. drainage, utilities, transportation, streets, and lot layout, etc., must be addressed and approved prior to building permit issuance and Final Plat consideration.
- 2.5.6 The City realizes that there must be an advantage and genuine interest for developers to initiate the PUD process. The City also realizes that it must make some inducements to motivate the developer to use the PUD's flexibility to create a unique, quality development. In return, a developer should provide a meaningful benefit to the community by providing specific types of development. Consequently, standard housing developments (typical R-1, single family zoning) shall not use the PUD process. In order to accomplish this, only particular types of development may utilize PUDs as a means to an end.
- a. The types of developments or areas in which development may occur (or combinations of) which may utilize the PUD process are as follows:
- High density residential development
  - Low density residential development
  - Affordable housing development
  - Environmentally sensitive area development
  - Redevelopment
  - Infill development
  - Historic District development
  - Clustering development

- Social (quasi-public) development
  - Commercial/Business development
  - Industrial development
- b. Incentives which may be used through the PUD
- Setbacks
  - Building height
  - Density
  - Lot width
  - Lot size
  - Street width
  - Development-related fees
  - Signage
  - Parking
- c. A developer may not be granted a variation in design elements without providing a benefit to the City/community which, in turn, may only be accomplished with quality design principles. Such benefits to the City/community include:
- Distinctiveness and excellence in design and landscaping per the Urban Design Element
  - Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc.
  - Preservation of major arroyos as per the Storm Water Management Policy Plan
  - Preservation of important cultural resources such as known or potential archaeological sites
  - Provision of affordable housing and/or subsidized housing
  - Provide architectural variety
  - Clustering of buildings
  - Provide alternative transportation facilities
  - Increased park fees
  - Increased landscaping, including higher quality landscaping deeper vegetative buffers; or increased planting along roadways, in open spaces and recreational areas, and along the perimeter of the project
  - Use of greenways or landscaped corridors linking various uses.
  - Screening of or rear placement of parking areas
  - Use of sidewalks/footpaths or pedestrian bicycle circulation networks
  - Segregation of vehicular and pedestrian/bicycle circulation networks
  - Traffic mitigation measures
  - Other public benefits such as provision of a community center or day care center
  - Development of active or passive recreational areas
  - Public access to community facilities in PUD
  - Supply recreational facilities for owners/residents
  - Advancement of City policy or plan

- 2.5.7 The applicant shall clearly state that any deviations from required zoning and development standards are deserving of such waivers. The City shall not experience a decrease in level-of-service, increase tax burden or maintenance burden beyond typical development. Justification for waivers shall be in the form of traffic analysis, land use assumptions, or any other source which clearly demonstrates that such variations would not adversely impact the health, safety, and welfare of residents. Impacts resulting from code deviations must be thoroughly addressed and mitigation strategies provided before the City may grant any waivers.
- 2.5.8 A developer will not be granted a waiver to the City's design standards that may pose a threat to public health, safety, and welfare. Waivers must also be consistent with City policies found in all City documents and plans.

#### Urban Design Goal 1 (Image)

##### Policies:

- 1.1.6. Parks and multi-use activity/recreational fields (functional open space) should be encouraged to develop in conveniently located areas.
- 1.1.7. Encourage a balance of land uses as a means of providing convenience and functionality to those who may live and/or work in one area of the community.

#### Urban Design Goal 2 (Conservation/Preservation)

##### Policies:

- 2.5.1. Advocate an appropriate balance between physical development and open space that will provide a desirable environment and quality of life in the urban area as well as perpetuating the unique natural and rural environments of the region.
- 2.5.2. Encourage new development to provide networks of open space. Open space should be linked with parks and recreational trails so that any open space areas may be considered "usable" space. Development waivers, such as density bonuses, shall be used as incentives to developers to create and/or maintain open space.

#### Urban Design Goal 3 (Design)

##### Policies:

- 3.10.5 Support a policy of mixed land uses as discussed in the Land Use Element. Land uses which are not traditionally considered compatible may be located next to one another depending upon design features and compatibility with the adjacent area as a result of a mixed land use policy. Those uses with lower intensities must be protected from any negative impacts from adjacent uses with higher intensities in order to protect a desirable quality of life within the City.



## City of Las Cruces

### DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the verbatim minutes of the City of Las Cruces Development Review Committee meeting held on Wednesday, July 27, 2011 at 9:00 a.m. at City Hall, 700 North Main Street, Room 2150, Las Cruces, New Mexico.

**DRC PRESENT:** Cheryl Rodriguez, Community Development  
Tom Murphy, MPO  
Meei Montoya, Utilities  
Mark Johnston, Facilities  
Steve Mims, Fire Marshal  
Loretta Reyes, Public Works

**STAFF PRESENT:** Adam Ochoa, Community Development  
Jaime Rodriguez, Public Works  
Mark Dubbin, Fire Department  
Catherine Duarte, Land Management  
Bonnie Ennis, Recording Secretary

**OTHERS PRESENT:** John Moscato, Sierra Norte Land Holdings, LLC, property owner  
Drew Denton, DVI

#### I. CALL TO ORDER (9:04 am)

Rodriguez: I'll go ahead and call this meeting to order for Wednesday, July 27<sup>th</sup>. It's approximately 9:04 in the morning.

#### II. APPROVAL OF MINUTES – July 13, 2011 & July 20, 2011

Rodriguez: We have two sets of minutes on the agenda today to be approved. The first one is the July 13<sup>th</sup> minutes. Are there any changes?

Murphy: Move approval. Tom Murphy.

Reyes: Second. Loretta Reyes.

Rodriguez: All those in favor?

All: Aye.

Rodriguez: The second set is the July 20<sup>th</sup>.

Murphy: Move approval.

1  
2 Dubbin: Second.

3  
4 Rodriguez: All those in favor?

5  
6 All: Aye.

7  
8 **III. OLD BUSINESS - NONE**

9  
10 **IV. NEW BUSINESS**

11  
12 **1. PUD-11-01 – Metro Verde Amendment #1 PUD Concept Plan**

- 13 • A request for approval for a Major Amendment to the Sierra Norte Master  
14 Plan and a request for approval for a concept plan of a proposed Planned  
15 Unit Development (PUD) known as Metro Verde Amendment #1.  
16 • The subject property encompasses 695 +/- acres of land and is located in  
17 the Sierra Norte area north of the future expansion of Arroyo Road and  
18 south of the City Limits.  
19 • The concept plan proposes to develop a mixed-use development that will  
20 entail residential, commercial, office, retail, and manufacturing land uses  
21 with a golf course.  
22 • Submitted by DVI on behalf of Barbra W. Johnson & Sierra Norte Land  
23 Holdings, LLC, property owners.

24  
25 **2. PUD-11-02 – Metro Verde Amendment #1 PUD Final Site Plan**

- 26 • A request for approval for a final site plan of a proposed Planned Unit  
27 Development (PUD) known as Metro Verde Amendment #1.  
28 • The subject property encompasses 695 +/- acres of land and is located in  
29 the Sierra Norte area north of the future expansion of Arroyo Road and  
30 south of the City Limits.  
31 • The PUD is proposed to be developed in twenty-six (26) phases with the  
32 number of dwelling units ranging from 1,746 to 8,527 units.  
33 • Submitted by DVI on behalf of Barbra W. Johnson & Sierra Norte Land  
34 Holdings, LLC, property owners.

1  
2 **Rodriguez:** We have two items on today's agenda, both of them pertaining to the  
3 Metro Verde Amendment #1 PUD. Adam, if you can present the case  
4 specifics about the concept plan and the final site plan and then, Drew and  
5 Mr. Moscato, if you could present any other details for the development  
6 proposal that would be appreciated, too. Adam?  
7

8 **Ochoa:** First of all we have the concept plan for Metro Verde Amendment #1 PUD.  
9 This is essentially located in the northern section of what is the Sierra  
10 Norte and Master Planned Area. It's an amendment to the existing Metro  
11 Verde PUD that exists now. It's the upper, kind of "L" shaped property  
12 that was original Metro Verde so this is an amendment to that to  
13 incorporate what is now a roughly 695 acre parcel or piece of property  
14 located between the future extension of Arroyo Road to the south and the  
15 City Limits to the north. The concept plan is a post-develop and mixed-  
16 use development that will essentially entail everything from residential,  
17 commercial, office, retail and manufactured land uses and it also includes  
18 the golf course, as well. The developer is proposing his own development  
19 standards for the setbacks, his own type of zoning designations with  
20 different land uses permitted throughout each one and the mix-used  
21 development being proposed for this, as well, smaller setbacks and so on.  
22 The final site plan itself, as well, at the same area, is proposed to be  
23 developed in about 26 phases in any order as developed, too, as long as  
24 we have access, primary and secondary, as required by code; dwelling  
25 units ranging anywhere between about 1700 dwelling units to a maximum  
26 of about 8500 dwelling units throughout the entire area and that's,  
27 essentially, it. We have seen this one before. This is just basically an  
28 amended one of those previously submitted to the DRC.  
29

30 **Rodriguez:** DVI or Mr. Moscato?  
31

32 **Denton:** I think Adam covered most everything with it. I would just like to say, like  
33 you said, this is one that's been seen before, gone through the City but  
34 never went through the full approval process. It's the same concept,  
35 basically, of Metro Verde South, which previously came through and has  
36 recently been approved by City Council. We took this amendment and  
37 took it back to, I guess, update it to the comments that came through  
38 Metro Verde South so that we're in compliance with everything that, all the  
39 concerns that came up with that project; but it is the same land uses that  
40 were presented with that project.

1 For anybody that hasn't looked it over and is familiar with it on the  
 2 concept plan you can see there are several different colored areas which  
 3 represent the different land uses. Like Adam mentioned, it is a mixed use  
 4 project located around the golf course. The light green sections are  
 5 separated, single-family detached units; the darker green can go to multi-  
 6 family, attached single-family units; your bright red at the bottom is more  
 7 for, lack of better terms, your big box-commercial type of areas; and then  
 8 you'll see the lighter pink color on the bottom left-hand side. This is,  
 9 again, a resort area, a small retail area, not your big Wal-marts or Targets;  
 10 but some of your little Mom and Pop shops and trying to fit more of that  
 11 small retail in. The purple area you see is a light-industrial area, business  
 12 park type of area. The blue section at the bottom corner there is a civic  
 13 site that is dedicating the future use of City of Las Cruces Wastewater  
 14 Treatment Plant and then you can see the, I guess, dark pink kind of in the  
 15 center, which is our village plaza center, which has its own set of  
 16 guidelines. It is more like the smaller retail stores but there are some  
 17 other guidelines fitting in and just making it more of a plaza area with a 5-  
 18 acre plaza, promenade park running up and down the area. I guess one  
 19 difference with this is we are proceeding with the final site plan with this  
 20 submittal so the lots you see are being proposed for a final site plan or, I  
 21 guess, the equivalent to a preliminary plat.

22  
 23 Rodriguez: I have a few questions: this is the northern regional Sierra Norte, so with  
 24 the exception of the State Land Office in that finger, which is known as the  
 25 Jornada del Norte area, all of it is combined into a PUD now off of Metro  
 26 Verde and, essentially, from Engler up to the most northern boundary  
 27 those Development Standards' land uses are all consistent.

28  
 29 Denton: That is correct.

30  
 31 Rodriguez: And then all of the thoroughfares for the deviation for cross-section of  
 32 everything now, we've been having separate discussions but that's all  
 33 been integrated and locked into the concept plan, correct?

34  
 35 Denton: That's correct. The Sonoma Ranch Boulevard cross-section and Arroyo,  
 36 with this PUD, are all consistent with the discussions that have been had  
 37 on this project.

38  
 39 Rodriguez: We'll go around the room. Public Works?

40  
 41 Reyes: Loretta Reyes, Public Works. We've approved both the concept plan and  
 42 the final site plan. We did have some conditions and I believe all of those  
 43 have been met so we have no further issues.

44  
 45 Rodriguez: Fire?

46  
 47 Dubbin: Fire Department. Mark Dubbin. We have approved the concept plan with  
 48 the same conditions that we had on the original submittal.

- 1  
2 Rodriguez: Which were, again, for the record?  
3  
4 Dubbin: Adam? There's a list of them...  
5  
6 Ochoa: I don't have those on me.  
7  
8 Rodriguez: So they are on the last review then?  
9  
10 Dubbin: They are consistent with phase connectivity and phase order, and  
11 accesses...there is a list of six or seven.  
12  
13 Rodriguez: Okay. Facilities?  
14  
15 Johnston: Mark Johnston, Facilities. Facilities' questions have been met. I would,  
16 for the record, like to mention that we're in the preliminary stage right now,  
17 we know; that we have park ponding issues. I want to make sure that if  
18 we venture down that road that they really do work. It's a concept that  
19 we've talked about a bit so I'm sure of the usage of that. I'd like to stay  
20 away from that if we could but it is still on the table.  
21  
22 Rodriguez: MPO?  
23  
24 Murphy: Tom Murphy, MPO. No outstanding issues.  
25  
26 Rodriguez: Utilities.  
27  
28 Montoya: I believe all of our Utilities comments and concerns have been addressed  
29 and agreed to by the developers so we have no more comments.  
30  
31 Rodriguez: Planning, do you have any other comments?  
32  
33 Ochoa: No, all comments have been ironed out with the developer. There have  
34 been additional comments with the lift station. It came in so they've put in  
35 development standards for that. Staff feels comfortable with buffering and  
36 so forth as set forth by the concept plan for the lift station. Other than that  
37 there are no outstanding issues from Development Services.  
38  
39 Rodriguez: DVI or Mr. Moscato, do you have any additional comments?  
40  
41 Denton: Not at this time.  
42  
43 Rodriguez: With that do I have a motion to approve PUD-11-01 which is the Metro  
44 Verde Amendment #1 PUD Concept Plan?  
45  
46 Dubbin: So moved.  
47  
48 Montoya: Second. Meei Montoya.

1  
2 Rodriguez: All those in favor?

3  
4 All: Aye.

5  
6 Rodriguez: Those opposed? Seeing none, may I have a motion to approve the PUD-  
7 11-02, the Metro Verde Amendment #1 PUD Final Plan?

8  
9 Murphy: So moved.

10  
11 Dubbin: Second.

12  
13 Rodriguez: All those in favor?

14  
15 All: Aye.

16  
17 Rodriguez: Those opposed? Seeing none... and this will be placed on the August  
18 23<sup>rd</sup> Planning and Zoning Agenda.

19  
20 **V. ADJOURNMENT (9:15 am)**

21  
22 Rodriguez: Do we have a motion to adjourn?

23  
24 Dubbin: So moved.

25  
26 Reyes: Second, Loretta Reyes.

27  
28 Rodriguez: We are adjourned.

29  
30 *Cheryl Rodriguez*  
31 Chairperson

ZONING: PUD

OWNER: SIERRA NORTE LAND HOLDINGS  
& BARBARA W. JOHNSON

Aerial View  
832

PARCEL: MULTIPLE  
DATE: 08/17/2011

ATTACHMENT #5

Subject Properties



*This map was created by Community Development to assist in the administration of local zoning regulations. Neither the City of Las Cruces or the Community Development Department assumes any legal responsibilities for the information contained in this map. Users noting errors or omissions are encouraged to contact the City (575) 528-3043.*

**Legend**

● Public_Facilities	●—● EBID Water System	▨ Arroyo
□ City Parcel	—+— Railroad	▨ Rio Grande
▬ Interstates_Highway		

  
 15 21 51 04 65 07 28 61 51 01 01 11 01 23 22 54 00  
 Feet  
 Community Development Department  
 700 N Main St  
 Las Cruces, NM 88001  
 (575) 528-3222

ZONING: PUD

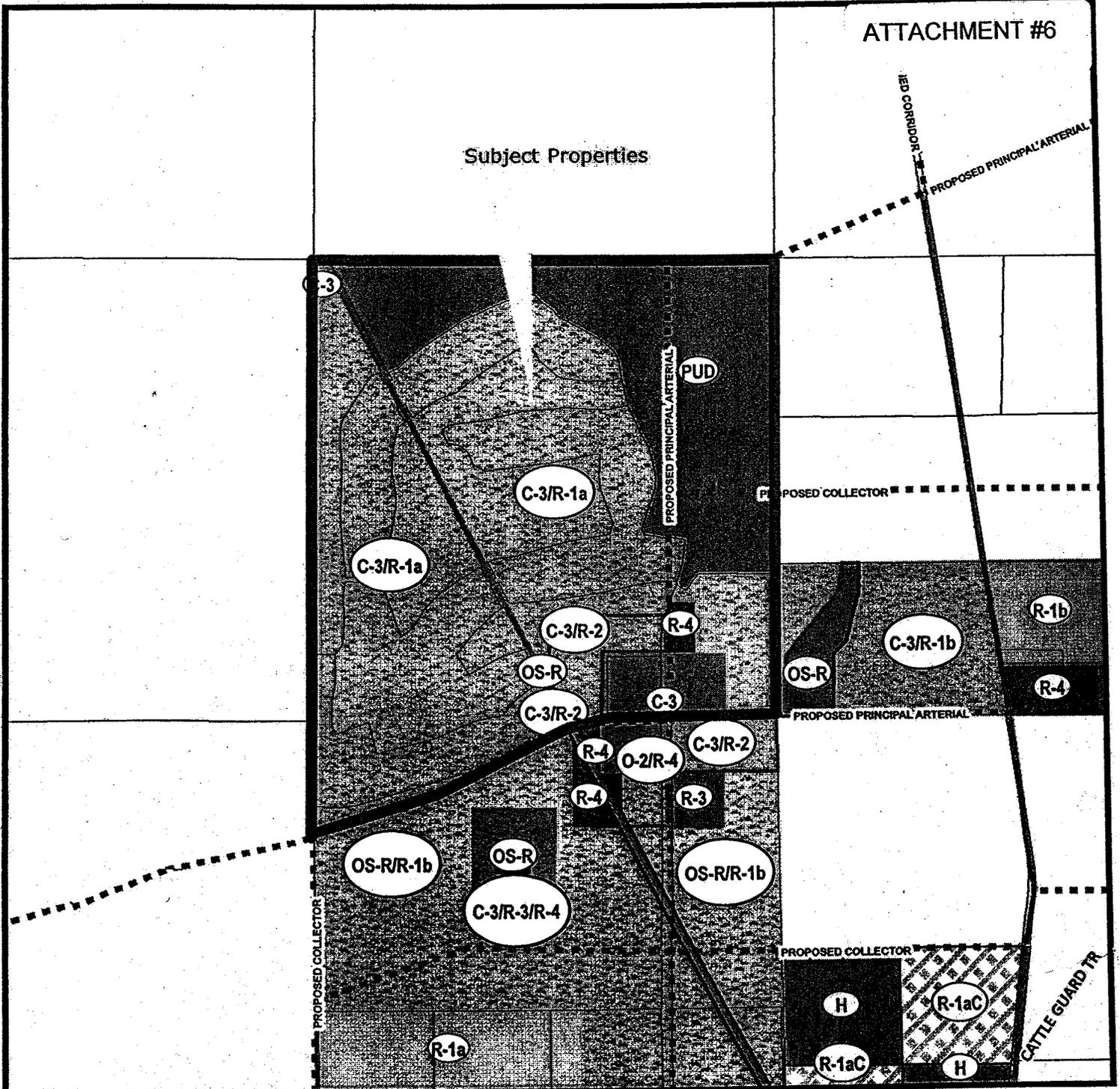
OWNER: SIERRA NORTE LAND HOLDINGS & BARBARA W. JOHNSON

# Zone Map

PARCEL: MULTIPLE  
DATE: 08/17/2011

ATTACHMENT #6

Subject Properties



This map was created by Community Development to assist in the administration of local zoning regulations. Neither the City of Las Cruces or the Community Development Department assumes any legal responsibilities for the information contained in this map. Users noting errors or omissions are encouraged to contact the City (575) 528-3243.

### Legend

- Public\_Facilities
- ▬ EXISTING LIMITED ACCESS
- ▬ EXISTING PRINCIPAL ARTERIAL
- ▬ EXISTING MINOR ARTERIAL
- ▬ EXISTING COLLECTOR
- ▬ PROPOSED LIMITED ACCESS
- ▬ PROPOSED INTERCHANGE/UNDERPASS
- ▬ PROPOSED PRINCIPAL ARTERIAL
- ▬ PROPOSED MINOR ARTERIAL
- ▬ PROPOSED COLLECTOR
- ▬ PROPOSED CORRIDOR
- ▬ Non Designated Trail
- ▬ Proposed Paved EBID
- ▬ Proposed Unpaved EBID
- City Parcel
- ▬ Interstates\_Highway
- EBID Water System
- ⊕ Railroad
- ▬ Rio Grande
- ▬ Arroyo



1 2 3 4 5 6 7 8 9 10 11 12 Feet

Community Development Department  
700 N Main St  
Las Cruces, NM 88001  
(575) 528-3222

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

**PLANNING AND ZONING COMMISSION  
FOR THE  
CITY OF LAS CRUCES  
City Council Chambers  
August 23, 2011 at 6:00 p.m.**

**BOARD MEMBERS PRESENT:**

- Charles Scholz, Chairman
- Godfrey Crane, Vice Chair
- Charles Beard, Secretary
- Ray Shipley, Member
- William Stowe, Member
- Donald Bustos, Member
- Shawn Evans, Member

**BOARD MEMBERS ABSENT: NONE**

**STAFF PRESENT:**

- David Weir, Director, Community Development
- Adam Ochoa, Acting Senior Planner
- Helen Revels, Planner
- Lorenzo Vigil, Acting Assistant Planner
- Srijana Basayat, Planner
- Mark Dubbin, CLC Fire Department
- Jared Abrams, CLC Legal Staff
- Bonnie Ennis, Recording Secretary

**I. CALL TO ORDER (6:00 pm)**

Scholz: Good evening and welcome to the Planning and Zoning Commission meeting for Tuesday, August 23, 2011. I'm Charlie Scholz, the Chair of the Commission. Before we begin our proceedings I want to identify the members of the Commission who are here tonight. On my far right is Commissioner Crane. He represents Council District 4. Next to him is Commissioner Stowe. He represents Council District 1. On my immediate right is Commissioner Beard. He represents Council District 2 and I represent Council District 6.

**II. APPROVAL OF MINUTES – July 26, 2011**

Scholz: The first order of business is always the approval of minutes and I see an errant member coming in the door. It's Commissioner Evans who represents District 5. So we'll wait until he sits down and then we'll go

1 for approval of the minutes. Welcome, Commissioner Evans. All right,  
2 are there any additions or corrections to the minutes?  
3  
4 Crane: I have a few, Mr. Chairman.  
5  
6 Scholz: Commissioner Crane.  
7  
8 Crane: Page 21, line 19 the end of Ms. Rodriguez's remarks she was, as it  
9 were, quoting the City Council so we need to close quotation marks at  
10 the end of her paragraph.  
11  
12 Scholz: At the end of the word "this Body," right?  
13  
14 Crane: Right.  
15  
16 Scholz: Okay.  
17  
18 Crane: And on page 46, line 44...  
19  
20 Scholz: Go ahead.  
21  
22 Crane: "lightening" should have the "e" taken out of it.  
23  
24 Scholz: Okay. Thank you. Anything else?  
25  
26 Crane: And page 49, line 36, I think I said "practicable." Please don't ask me  
27 to define the difference between "practical" and "practicable." There's  
28 something from my distant past tells me there's a difference.  
29  
30 Scholz: What was that line again, please?  
31  
32 Crane: 36  
33  
34 Scholz: Thank you. I'm on the wrong page. Here we go.  
35  
36 Crane: Page 49.  
37  
38 Scholz: Thank you. All right, Commissioner Beard.  
39  
40 Beard: I noticed that you were incognito.  
41  
42 Scholz: Yes, I conducted the meeting but I didn't appear the (*inaudible – three*  
43 *people speaking*) of the Board members present so that's obviously an  
44 oversight. I like transparent government but I don't think that applies  
45 here. Anything else? Well, I have four: page 49, line 6 my name is  
46 misspelled. Tsk, tsk. That also happens on page 48, line 39; and

1 page 70, line 34 I think the word should be "masts," m-a-s-t-s, not  
 2 "masks." And then page 77, line 1 I was going to say it "sounded like  
 3 something out of Saturday Night Live." Old joke. All right, any other  
 4 additions or corrections? Okay, I'll entertain a motion to approve as  
 5 amended.  
 6

7 Crane: So moved.

8  
 9 Scholz: Okay, Crane moves. Is there a second?

10  
 11 Beard: Second.

12  
 13 Scholz: And Beard seconds. All those in favor say aye.

14  
 15 All: Aye.

16  
 17 Scholz: Those opposed same sign. All right. The minutes are approved.  
 18

### 19 III. POSTPONEMENTS

20  
 21 Scholz: That brings us to postponements and, Mr. Ochoa, I understand there  
 22 are two postponements we have to deal with.

23  
 24 Ochoa: That is correct, Mr. Chair. Case S-11-006 and case S-11-017 will be  
 25 postponed to a September 8<sup>th</sup> Special Planning and Zoning meeting.

26  
 27 Scholz: Okay.

28  
 29 Ochoa: That's Thursday, September 8<sup>th</sup>.

- 30  
 31 1. **\*\*Case S-11-006:** Application of Borderland Engineers and Surveyors,  
 32 LLC on behalf of Troy & Cecilia Pitcher, property owners, to approve a  
 33 final plat for 5.203 ± acres known as the Mesa Grande Addition  
 34 Subdivision, Plat No.1, Replat No.1. The final plat proposes to replat one  
 35 (1) existing tract of land into two (2) new parcels. The subject property is  
 36 located on the north side of Bataan Memorial West, 0.165 ± miles east of  
 37 its intersection with Mesa Grande Avenue; a.k.a. 5195 Bataan Memorial  
 38 West; Parcel ID# 02-19666; Proposed Use: Existing single-family  
 39 residence and undetermined commercial high intensity uses; Council  
 40 District 5.

41 **(POSTPONED TO SEPTEMBER 8, 2011 SPECIAL MEETING)**

42  
 43 Scholz: Okay, I'll entertain a motion to postpone case S-11-006 to the Special  
 44 Meeting on September 8<sup>th</sup>.

45  
 46 Crane: So Moved.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45

Scholz: Okay, is there a second.

Beard: I second.

Scholz: All those in favor say aye.

All: Aye.

Scholz: Those opposed same sign. All right, that's postponed.

2. **\*\*Case S-11-017:** Application of Prestige Development Group Inc. on behalf of ALPS LLC, property owner, to approve a master plan for 5.351 ± acres known as the Valley Vista Plaza Master Plan. The master plan will allow for the phasing and alternate summary for the commercial development. The subject properties are located on the southeast corner of Valley Drive and Avenida de Mesilla; a.k.a. 1305 S. Valley Drive and 1450 S. Valley Drive; Parcel IDs 02-07035 and 16810; Proposed Use: Shopping/business center; Council District 4.  
**(POSTPONED TO SEPTEMBER 8, 2011 SPECIAL MEETING)**

Scholz: Then I'll entertain a motion to postpone cast S-11-017 to the Special Meeting on September 8<sup>th</sup>.

Beard: So moved.

Scholz: Okay, Beard moves. Is there a second?

Stowe: Second.

Scholz: And Stowe seconds. All those in favor say aye.

All: Aye.

Scholz: Those opposed same sign. All right, those two postponements are taken care of.

**IV. CONSENT AGENDA**

Scholz: Then we have a consent agenda. Folks, this is how the consent agenda works. The Community Development Department has recommended that these be approved. If there's no one from the audience that wishes to speak to them or no one from the Commission that wishes to speak to them then we will approve them in one motion.

1 *Those items on the consent agenda will be voted by one motion with the*  
2 *acceptance of the agenda. Any Planning and Zoning Commissioner, Staff or*  
3 *member of the public may remove an item from the consent agenda for*  
4 *discussion by the commission.*  
5

- 6 1. **Case PUD-11-01:** Application of DVI on behalf of Sierra Norte Land  
7 Holdings, LLC and Barbra W. Johnson for a Concept Plan for a Planned  
8 Unit Development known as Metro Verde Amendment No. 1 PUD. The  
9 subject properties encompasses 695 ± acres and are located in the  
10 Sierra Norte area north of the future expansion of Arroyo Road and  
11 south of the City Limits; Parcel IDs 02-36419, 02-36420, 02-36421, 02-  
12 36422, 02-37650, 02-38810, 02-38811. Proposed Use: A mixed-use  
13 development with single-family/multi-family residential, commercial,  
14 office, retail, and manufacturing land uses with a golf course; Council  
15 District 5.  
16

17 Scholz: Is there anyone who cares to speak to case PUD-11-01?  
18

- 19 2. **Case PUD-11-02:** Application of DVI on behalf of Sierra Norte Land  
20 Holdings, LLC and Barbra W. Johnson for a Final Site Plan for a  
21 Planned Unit Development known as Metro Verde Amendment #1 PUD.  
22 The subject properties encompasses 695 ± acres and are located in the  
23 Sierra Norte area north of the future expansion of Arroyo Road and  
24 south of the City Limits; Parcel IDs 02-36419, 02-36420, 02-36421, 02-  
25 36422, 02-37650, 02-38810, 02-38811. Proposed Use: A mixed-use  
26 development with single-family/multi-family residential, commercial,  
27 office, retail, and manufacturing land uses with a golf course; Council  
28 District 5.  
29

30 Scholz: All right, how about PUD-11-02? Okay, I'll entertain a motion to accept  
31 the consent agenda.  
32

33 Evans: So moved.  
34

35 Scholz: Evans moved.  
36

37 Beard: Second.  
38

39 Scholz: And Beard seconds. All those in favor same sign. All right, the  
40 consent agenda is passed.  
41

42 **V. OLD BUSINESS**  
43

- 44 1. **Case Z2840:** Application of Susan J. Frary to rezone from R-2 (Multi-  
45 Dwelling Low Density) to C-2C (Commercial Medium Intensity-  
46 Conditional) and to numerically deviate from the required ten (10) foot

**LAND USE TABLE**

LAND USE	U3	U4	U5a	U5b	U5c	SUa	SUb	OS	GC
<b>RESIDENTIAL</b>									
Mixed Use		A	A	A	A	A			
Multi-Family/Assisted Living/Apartments/Retirement		A	A	A	A*	A			
Live/Work Unit	A	A	A	A	A				
Single-Family Attached/Condominium/Townhome	A	A	A		A*				
Single-Family Detached	A								
Accessory Living Unit/Rental Unit	A	A							
<b>AG &amp; EQUESTRIAN</b>									
Greenhouse (Commercial)						A			
Animal Facility/Kennels						A			
<b>INSTITUTIONAL</b>									
Schools (Public & Private)			A	A	A	A			
Childcare Center		A	A	A	A	A			A
Hospital/Nursing Home/Hospice		A	A	A	A	A			
Religious Assembly and Uses	A	A	A	A	A	A			
Community Buildings/Public Use			A	A	A	A	A	A	
<b>RECREATION</b>									
Public Entertainment/Theatres			A	A	A	A			
Private Entertainment/Gyms		A	A	A	A	A			A
Parks/Playgrounds	A	A	A	A	A	A	A	A	A
Public Art/Fountain	A	A	A	A	A	A	A	A	A
<b>SERVICE</b>									
Retail Sales			A	A	A	A			A
Restaurant/Bar/Cafe (as a separate facility)		A	A	A	A	A			
Restaurant/Bar/Cafe (as a part of another use)		A	A	A	A	A			A
Display Gallery			A	A	A	A			
Open-Market Building			A	A	A	A		A	
Kiosks/Push Cart		A	A	A	A	A		A	A
Movie Theater			A	A	A	A			
Packaged Liquor-Selling Establishment			A	A	A	A			A
Hotel (no room limit)			A	A	A	A			
Bed & Breakfast/Hostel/Inn (50 unit maximum)	A	A	A		A	A			
Work/Live Unit		A	A	A	A	A			
Office Building/Office Park		A	A	A	A	A	A		A
Shopping Center/Mall			A	A	A	A			
Healthcare Clinic		A	A	A	A	A			
<b>UTILITY RELATED USES</b>									
Communication Structures						A	A	A	
Cemetery									
Funeral Home						A			
Cremation Facility									
Public Utility Plants							A		
<b>MANUFACTURING</b>									
Heavy Industrial Facility									
Light Industrial Facility						A	A		
Research and Development/Laboratory			A	A	A	A			
<b>TRANSPORTATION/WHOLESALE</b>									
Gas Station				A		A			
Automobile & Truck Service				A		A			
Body Shop						A			
Drive-Through Facility				A	A	A			
Public Transportation & Uses	A	A	A	A		A	A		
Warehouse/Mini-Storage Units						A	A		
Parking Structures		A	A	A		A	A		A
Maintenance Yard/Building/Equipment Repair						A	A		A

A = Allowed use by right

LAND USE TABULATION		
COLOR	LAND USE	ACREAGE
	U3 SUB-URBAN	181 ACRES
	U4 GENERAL URBAN	133 ACRES
	U3/U5a COMBINED	7 ACRES
	U5a RECREATION CENTER	15 ACRES
	U5b URBAN CENTER	9 ACRES
	U5c VILLAGE CENTER	28 ACRES
	SUa BUSINESS PARK	34 ACRES
	SUb WASTE WATER TREATMENT PLANT	6 ACRES
	GOLF COURSE	205 ACRES
	DRAINAGE/PONDING	26 ACRES
	NEIGHBORHOOD PARKS	22 ACRES

- SEE SHEET C2 FOR LAND USE INFORMATION.
- ALL ACREAGES ARE APPROXIMATE AND MAY BE ADJUSTED WITH FINAL DESIGN.
- THE TRAIL SHOWN ALONG THE 100' ELECTRIC EASEMENT REPRESENTS THE MAINTENANCE ROAD FOR THE EASEMENT AND NOT A CITY MAINTAINED TRAIL SYSTEM.

ZONING: PUD

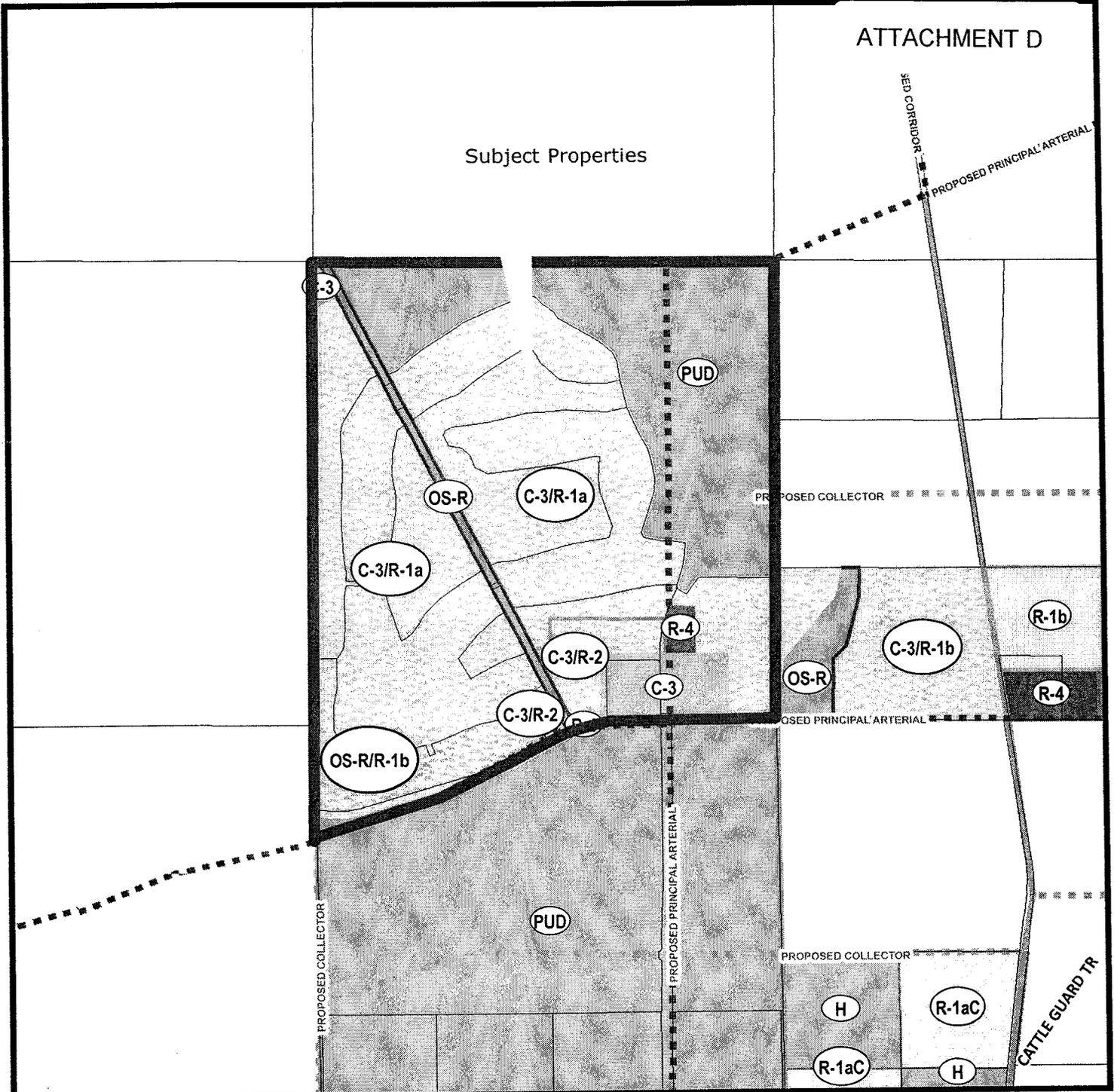
OWNER: SIERRA NORTE LAND HOLDINGS & BARBARA W. JOHNSON

# 840 Zone Map

PARCEL: MULTIPLE  
DATE: 08/17/2011

ATTACHMENT D

Subject Properties



This map was created by Community Development to assist in the administration of local zoning regulations. Neither the City of Las Cruces or the Community Development Department assumes any legal responsibilities for the information contained in this map. Users noting errors or omissions are encouraged to contact the City (575) 528-3043.

### Legend

- Public\_Facilities
- ▬ EXISTING LIMITED ACCESS
- ▬ EXISTING PRINCIPAL ARTERIAL
- ▬ EXISTING MINOR ARTERIAL
- ▬ EXISTING COLLECTOR
- ▬ PROPOSED LIMITED ACCESS
- ▬ PROPOSED INTERCHANGE/UNDERPASS
- ▬ PROPOSED PRINCIPAL ARTERIAL
- ▬ PROPOSED MINOR ARTERIAL
- ▬ PROPOSED COLLECTOR
- ▬ PROPOSED CORRIDOR
- ▬ Non Designated Trail
- ▬ Proposed Paved EBID
- ▬ Proposed Unpaved EBID
- City Parcel
- ▬ Interstates\_Highway
- EBID Water System
- ▬ Railroad
- ▬ Rio Grande
- ▬ Arroyo



15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 Feet

**Community Development Department**  
700 N Main St  
Las Cruces, NM 88001  
(575) 528-3222