

City of Las Cruces
PEOPLE HELPING PEOPLE

Council Action and Executive Summary

Item # 17 Ordinance/Resolution# 2642

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

For Meeting of January 17, 2012
(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.

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

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. 12-020
 ORDINANCE NO. 2642

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 _____ 2012.

APPROVED:

Mayor

ATTEST:

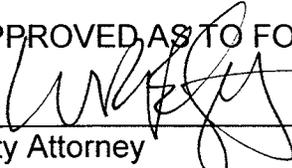
City Clerk

(SEAL)

Moved by: _____

Seconded by: _____

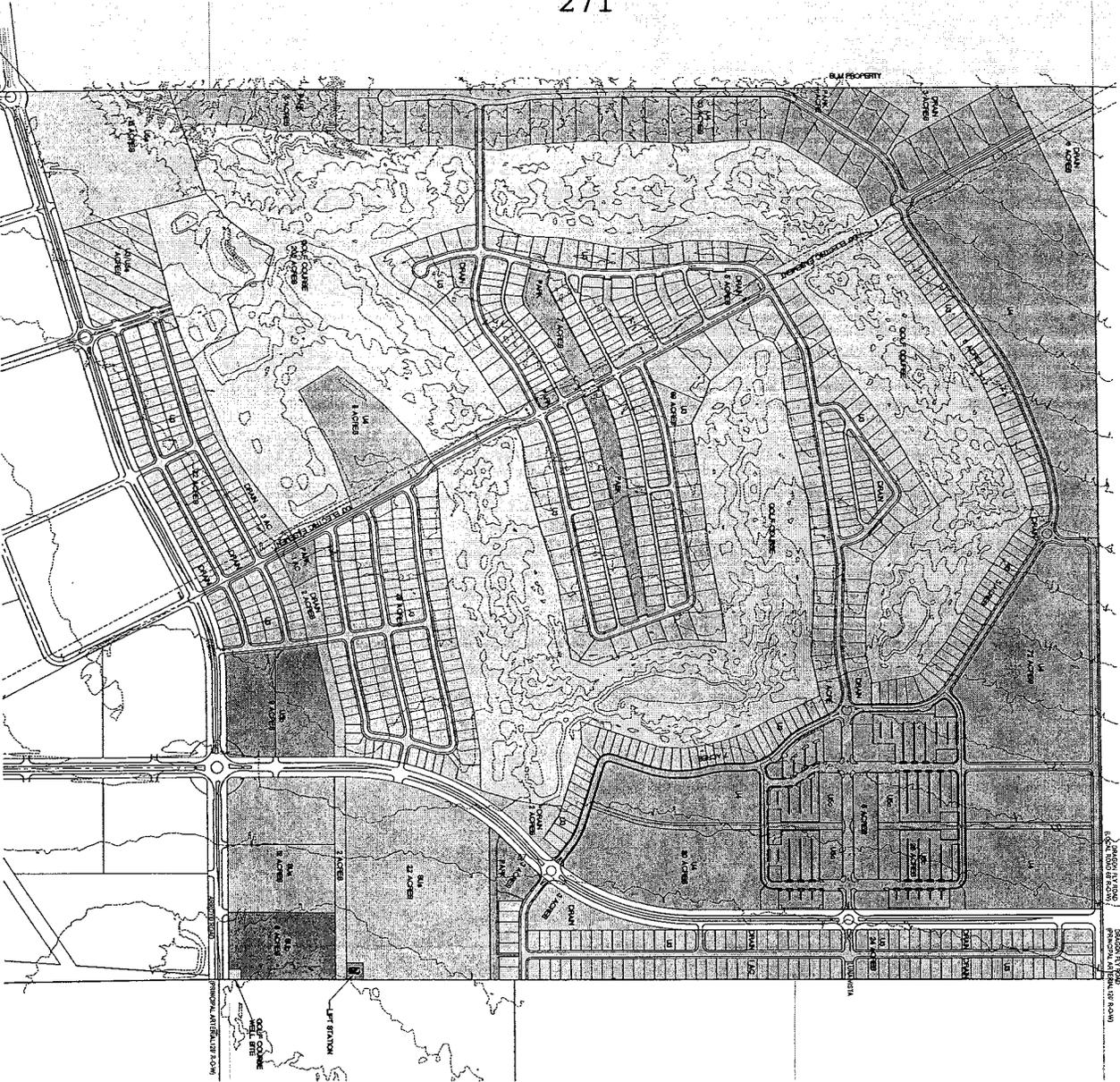
APPROVED AS TO FORM:



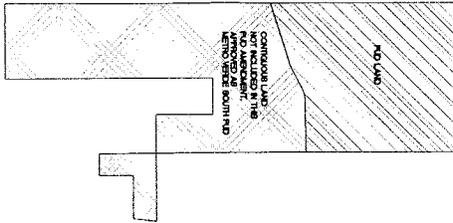
Deputy City Attorney

VOTE:

Mayor Miyagishima: _____
Councillor Silva: _____
Councillor Smith: _____
Councillor Pedroza: _____
Councillor Small: _____
Councillor Sorg: _____
Councillor Thomas: _____



1. SEE SHEET C2 FOR LAND USE INFORMATION.
 2. THIS PLAN REPRESENTS THE ANTICIPATED ROAD FOR THE DEVELOPER AND NOT A CITY MAINTAINED ROAD.



COLOR	LAND USE	ACREAGE
[Pattern]	US SUB-URBAN	181 ACRES
[Pattern]	U4 GENERAL URBAN	133 ACRES
[Pattern]	U1/U2 COMBINED	7 ACRES
[Pattern]	U3 RECREATION CENTER	15 ACRES
[Pattern]	U5 URBAN CENTER	9 ACRES
[Pattern]	U6 VILLAGE CENTER	38 ACRES
[Pattern]	S10 BUSINESS PARK	34 ACRES
[Pattern]	S11 WHITE WATER TREATMENT PLANT	9 ACRES
[Pattern]	P01 COUSSET	205 ACRES
[Pattern]	R01 BALANCE/POUNDING	28 ACRES
[Pattern]	M01 MINGUERRINGO PARK	22 ACRES

1. SEE SHEET C2 FOR LAND USE INFORMATION.
2. THIS PLAN REPRESENTS THE ANTICIPATED ROAD FOR THE DEVELOPER AND NOT A CITY MAINTAINED ROAD.
3. THE SHADING REPRESENTS THE ANTICIPATED ROAD FOR THE DEVELOPER AND NOT A CITY MAINTAINED ROAD.

CONCEPT PLAN

SCALE 1" = 300'-0"



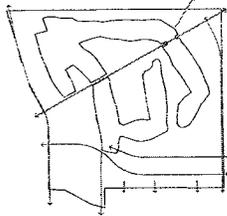
PUD AMENDMENT #1
METRO
VERDE
 PREPARED FOR
 SERRA NORTE LAND HOLDINGS, LP
 LAS CRUCES
 NEW MEXICO
 DATE PREPARED: 1/15/10
 DRAWN BY: SERRA NORTE
 CHECKED BY: SERRA NORTE
 APPROVED BY: SERRA NORTE
 PROJECT NO.: 07-001-001

DESIGN:

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

TRANSPORTATION:

1. Incorporate walkways, bike paths, and sidewalks that encourage leaving the car at home.

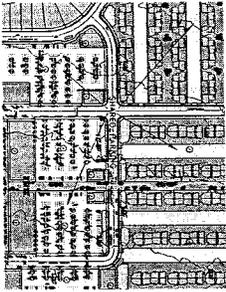


2. Work with the City to establish transit (bus) stops in the short-term and alternate connection for future mass transit.

"This will further reduce the use of vehicles and their emissions even when walking is not practical."

3. Reduce the use of public water through xeriscaping. Use primarily native low-water-use plants. This will be accomplished by retaining the grade of usable plants through coveyards and developer installation.

273

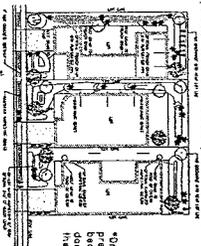


4. Use of roundabouts will improve traffic safety and capacity, as well as reduce pollution and fuel use.

Reduction of Green House gases (lower vehicle emissions) will be achieved through the use of electric vehicles. No electric vehicle charging stations are required. Service life is approximately 25 years.

WATER CONSERVATION:

1. Water will be dealt with in an integrated manner that includes both reducing the use of potable water and capturing storm water on natural systems.



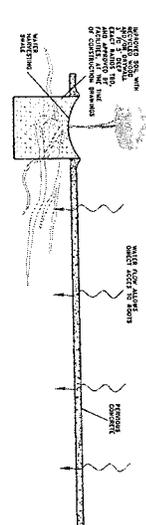
"Driveways will help store at a water system to prevent the water-harvesting tanks from becoming damage objects. Storm drainage systems will be included to help prevent the same."

SUSTAINABILITY CONCEPTS

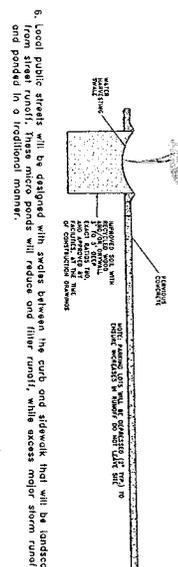
2. Reduce the use of potable water through xeriscaping. Use primarily native low-water-use plants. This will be accomplished by retaining the grade of usable plants through coveyards and developer installation.

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

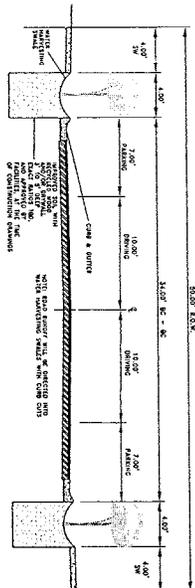
4. Pervious pavements in parking lots will be required within the Village Center and adjacent US areas including single-family units. Pervious pavements will permit water to pass through where it will infiltrate trees in parking lots on its way to the water table.



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

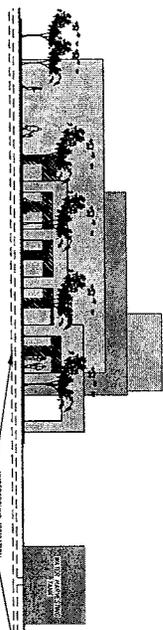


6. Local public streets will be designed with swales between the curb and sidewalk that will be landscaped and benefit from tree runoff. These micro ponds will reduce and filter runoff, while excess major storm runoff will be collected and ponded in a traditional manner.



7. Hard borders that prevent infiltration of water shall not be used within Metro Verde. This will reduce the use of a hydroponic material and greatly increase the precipitation 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 the Plaza and Promenade Park. Roofs to be harvested will be covered with a solar collection panel. A collection tank will be incorporated in the Plaza and used to educate the public on the green aspects of Metro Verde.



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

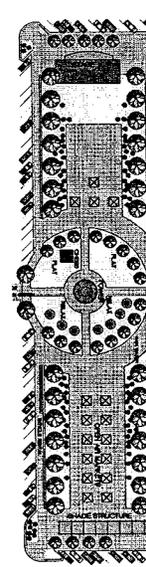
WASTE REDUCTION:

1. The developer shall ensure the availability of local on-site recycling services that will reduce waste material from construction. These recycled materials will be used in new construction where possible providing significant environmental benefits. Contractors providing recycling services in Metro Verde will not be deemed to conflict with the City of Las Cruces solid waste collection service.

2. Recycling centers will be located throughout Metro Verde that will be convenient for residents to use. The developer will provide land and resources and the City will maintain and provide the centers.

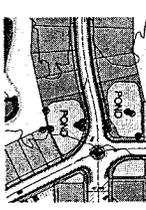
RECREATION:

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



2. Create sustainable passive 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.



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:

will encourage cost-effective and sustainable building methods including conservation of fossil fuels, water, and other natural resources. Recycling of construction materials, reducing solid waste, and improved indoor air quality will also be encouraged. The following are items that will be required or encouraged by City codes, all of which elements listed or required may be substituted with alternate or new technology that is acceptable as a replacement by BOM or LEED or the developer in consultation with its architect.

- Required Elements:**
1. Xeriscaping landscape plants, specified.
 2. Solar or fluorescent hot water heater or similar energy-saving equipment
 3. Compact fluorescent light bulbs or similar energy-saving equipment
 4. Low-voltage landscape lighting
 5. Low-water consumption fixtures
 6. Double-glazed lower windows or better
 7. Energy-efficient HVAC (1+ SEER or Energy Star rating)
 8. HVAC duct runs shall be constructed within the conditioned space or insulated or outlined by Energy Star
 9. Single-ply white reflective roofs for all flat roofs
 10. Water harvesting from building roof and pavement areas for individual landscape irrigation

Recommended Elements:

1. Recycled content building materials (i.e. recycled flooring)
2. Low-voltage landscape lighting
3. Low-voltage water fixtures
4. Wood or vinyl windows
5. Recycled material insulation
6. Passive or active solar heating
7. Solar-generated electricity (i.e. photovoltaic)
8. Low-volatile organic compounds (VOC) interior paint
9. Solar-generated electricity (i.e. photovoltaic)
10. Innovative design products
11. Innovative design products
12. Natural daylighting of commercial interiors

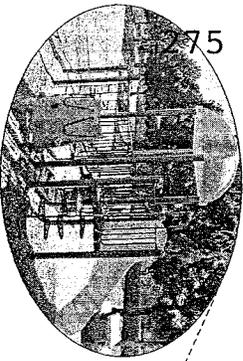
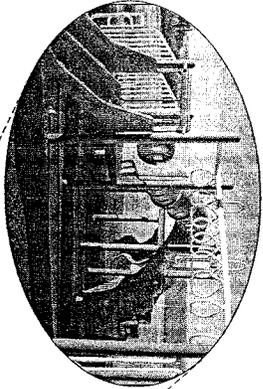
PREPARED FOR
SHERA NORTH LAND HOLDINGS, LLC
LAS CRUCES
NEW MEXICO

PUD AMENDMENT #1
METRO VERDE

DATE: 10/21/11
SUBMITTAL: 1
DATE: 10/21/11
SUBMITTAL: 2
DATE: 10/21/11
SUBMITTAL: 3

DESIGNED BY: [Logo]
INC.
10100
SUITE 100
LAS CRUCES, NM 88001
TEL: 505.253.2200
WWW.METROVERDEDESIGN.COM

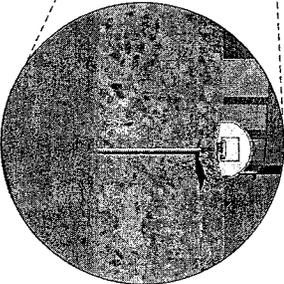
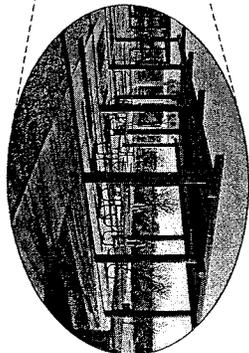
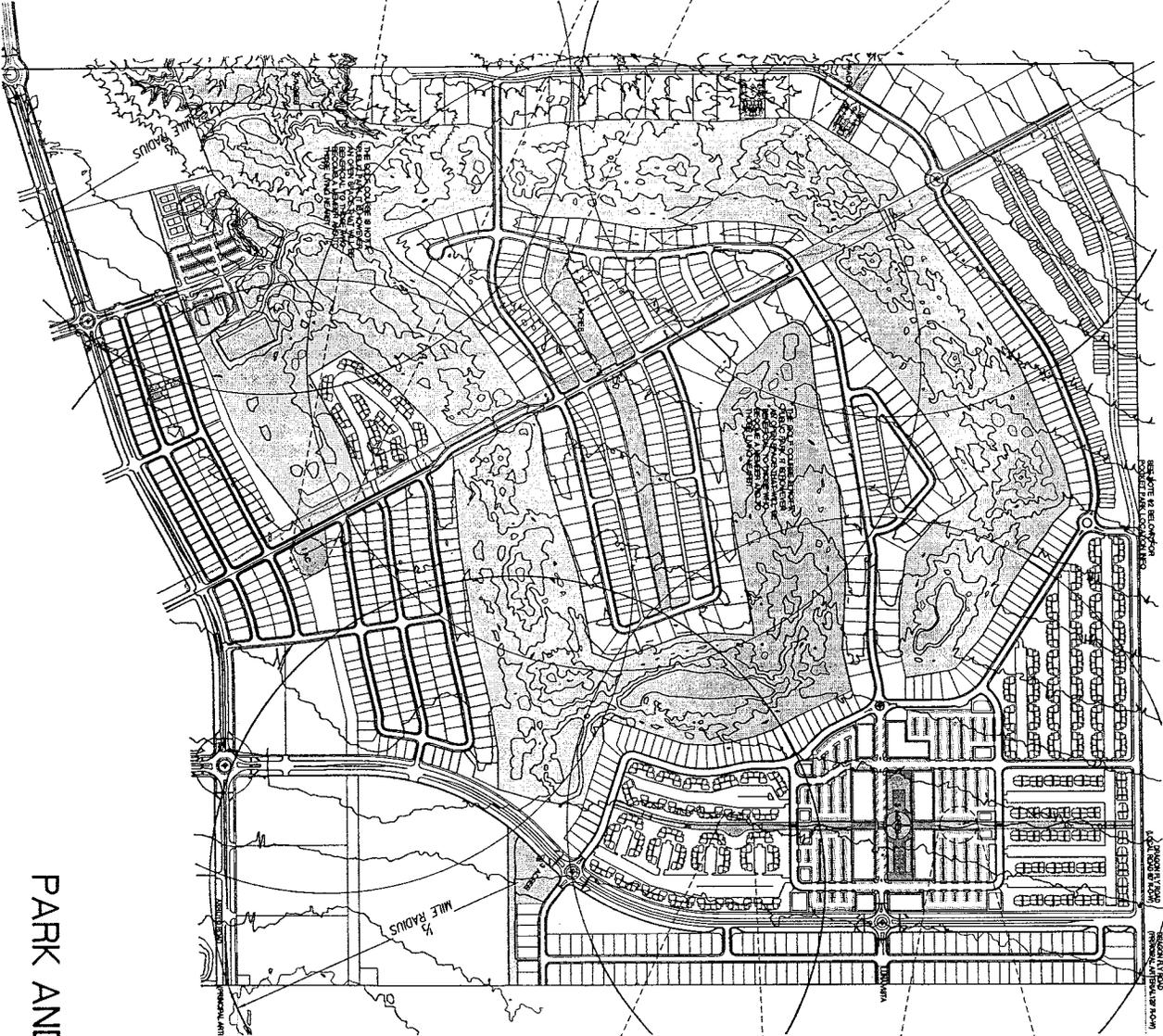
SHEET 03 OF 03



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THE IMAGES PRESENTED ARE INTENDED FOR REPRESENTATION OF A CONCEPT AND NOT TO RESTRICT THE FINAL DESIGN TO THE IMAGES OR EQUIPMENT SHOWN IN THESE IMAGES.

OVERALL PARK AND TRAIL SYSTEMS, INCLUDING LANDSCAPED COMMON AREAS, ARE CONCEPTUALLY ACCEPTABLE TO THE CITY FACILITIES DEPARTMENT ON THE ASSESSMENT OF PARK IMPACT FEES, DEVELOPMENT OF SAID PARK, TRAILS, LANDSCAPED AREAS, AND OVERSIGHT OF SPECIFICALLY DESIGNATED AS A PART OF THE FINAL PLAN SUBMITTAL OF THE PLANNED UNIT DEVELOPMENT AND IS SUBJECT TO THE CITY COUNCIL'S APPROVAL. ADDITIONAL NEIGHBORHOOD PARKS WILL BE BUILT WITHIN DIFFERENT PHASES OF DEVELOPMENT.



PATH LEGEND

Submittant Road/Path	(Not a City-maintained Path)
Trail	

TRAILS, PATHS, AND TRENCHES MUST BE SEPARATED FROM THE TRAFFIC BY A MINIMUM OF 2 FEET.

PARK ACREAGE TABLE

ESTIMATED SQUARE FEET	7,143
ACREAGE	164.00 AC. (163.0000 AC. NEW)
ACREAGE	1.54 X 7.14 = 11.00 ACRES

- NOTES:**
- 72 ACRES OF PARK LAND ARE SHOWN ON ACREAGE. THIS IS SUBJECT TO THE RECORDS ON FILE WITH THE CITY ENGINEER.
 - THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED PARK AND TRAIL SYSTEMS AND HAS DETERMINED THAT THE PROPOSED SYSTEMS ARE FEASIBLE AND WILL PROVIDE THE INTENT OF DEVELOPMENT TO ENSURE THAT A PARK IS WITHIN 1/4 MILE TO ALL RESIDENTS.
 - NO TRAILS SHOWN AS PARK LAND SHALL BE USED AS NEIGHBORHOOD PARKING AREAS.

PARK AND TRAIL PLAN
SCALE: 1" = 200'

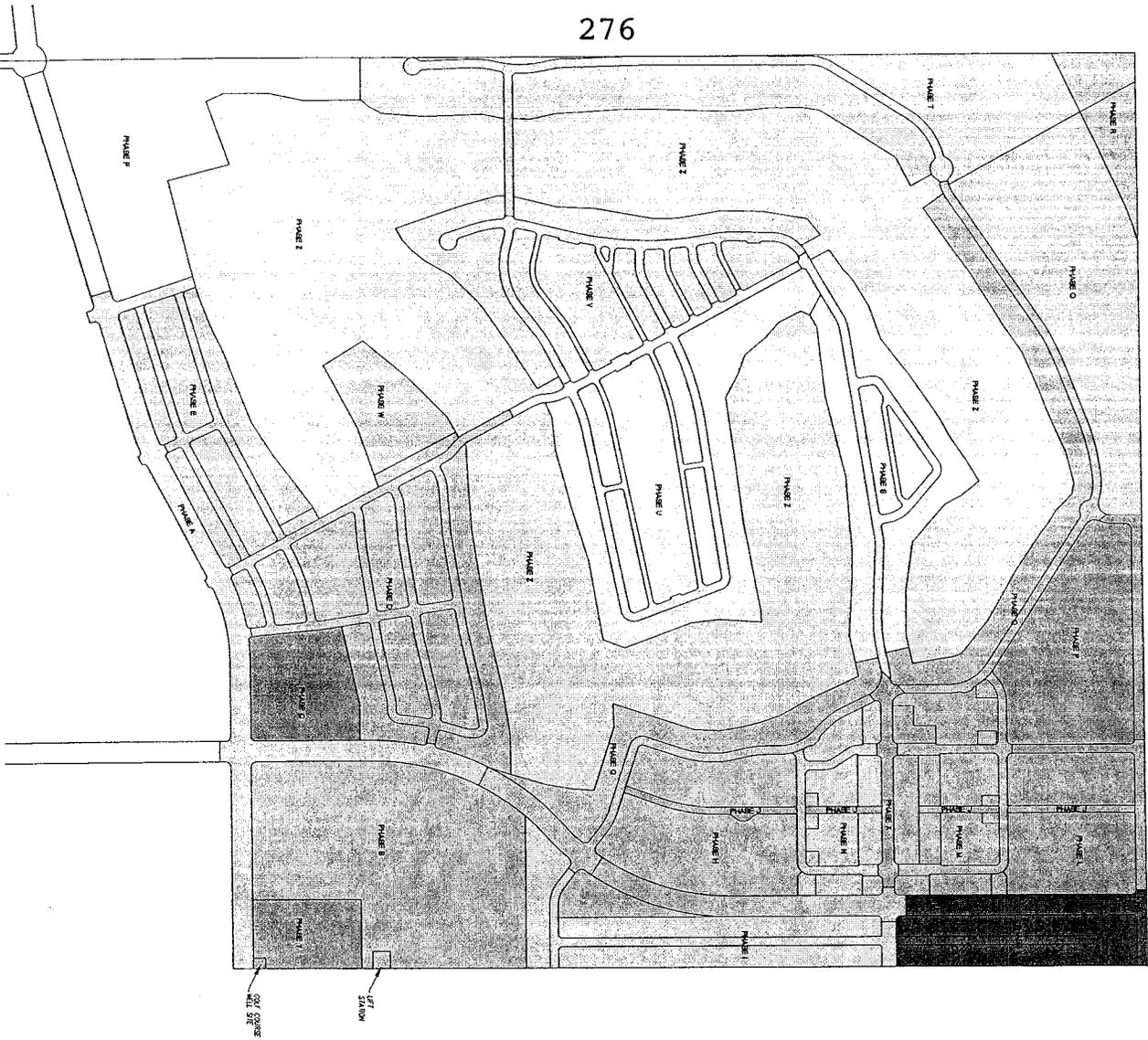
VERDE METRO

PREPARED FOR
SUNSHINE DEVELOPMENT
NEW MEXICO

DATE: 08/11/11
DRAWN BY: [Name]
CHECKED BY: [Name]

DESIGN: [Name]
SCALE: 1" = 200'

C5
SITE PLAN



PHASING LEGEND

COLOR	PHASE	DESCRIPTION	ACREAGE	ALLOWABLE RANGE	PROBABLE BUILDOUT
[Color Box]	PHASE A	PHASE A THROUGH W WILL BE COMPLETED IN ANY ORDER AND IN SEQUENTIAL ORDER. CONSTRUCTION OF PHASES A THROUGH W WILL BE ACCORDING TO THE ADDRESS.	14.18 AC	0 UNITS	
[Color Box]	PHASE B	PHASE B WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	35.93 AC	213-7000 UNITS 1,000-50,000 FT ² GFA	
[Color Box]	PHASE C	PHASE C WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	8.96 AC	151-284 UNITS 50,000 FT ² GFA	
[Color Box]	PHASE D	PHASE D WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	38.37 AC	79-215 UNITS	
[Color Box]	PHASE E	PHASE E WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	19.10 AC	34-452 UNITS	
[Color Box]	PHASE F	PHASE F WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	28.86 AC	200,000-1,500,000 FT ² GFA	
[Color Box]	PHASE G	PHASE G WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	13.64 AC	28-109 UNITS	
[Color Box]	PHASE H	PHASE H WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	24.04 AC	164-721 UNITS	
[Color Box]	PHASE I	PHASE I WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	16.84 AC	24-138 UNITS	
[Color Box]	PHASE J	PHASE J WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	2.58 AC	0 UNITS	
[Color Box]	PHASE K	PHASE K WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	13.94 AC	28-112 UNITS	
[Color Box]	PHASE L	PHASE L WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	16.24 AC	97-487 UNITS	
[Color Box]	PHASE M	PHASE M WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	18.25 AC	60-500 UNITS 200,000-1,500,000 FT ² GFA	
[Color Box]	PHASE N	PHASE N WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	11.14 AC	26,000-100,000 FT ² GFA	
[Color Box]	PHASE O	PHASE O WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	14.46 AC	25-131 UNITS	
[Color Box]	PHASE P	PHASE P WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	20.25 AC	121-648 UNITS	
[Color Box]	PHASE Q	PHASE Q WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	22.81 AC	170-940 UNITS	
[Color Box]	PHASE R	PHASE R WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	5.79 AC	0 UNITS	
[Color Box]	PHASE S	PHASE S WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	22.80 AC	0-100 UNITS	
[Color Box]	PHASE T	PHASE T WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	38.89 AC	234-1,170 UNITS	
[Color Box]	PHASE U	PHASE U WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	41.68 AC	61-333 UNITS	
[Color Box]	PHASE V	PHASE V WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	53.67 AC	66-348 UNITS	
[Color Box]	PHASE W	PHASE W WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	6.86 AC	0-100 UNITS	
[Color Box]	PHASE X	PHASE X WILL INCLUDE THE CONSTRUCTION OF SOMONA RANCH BLDG UP TO LUNA VISTA ROAD, INCLUDING SOMONA RANCH BLDG AS WELL AS A PORTION OF GARAGEWAY BLDG.	2.25 AC	0 UNITS	
[Color Box]	PHASE Y	PHASE Y WILL BE CONSTRUCTED IN CONJUNCTION WITH THE CITY'S WATER TREATMENT PLANT.	3.88 AC	180	
[Color Box]	PHASE Z	PHASE Z INCLUDES THE NEW LAS CRUCES COUNTY CLUB COURSE.	205.21 AC	16,000-16,000	
[Color Box]	TOTALS		693.13 AC	174,624-1,537 UNITS 1,000-50,000 FT ² GFA	334 UNITS 50,000 FT ² GFA

PHASING PLAN

THE PHASING PLAN IS INTENDED TO GIVE FLEXIBILITY TO THE DEVELOPER TO RESPOND TO MARKET NEEDS. INDIVIDUAL PHASES MAY BE COMBINED INTO LARGER PHASES OR RECONFIGURED INTO SMALLER SUBPHASES WITHOUT AFFECTING THE PUD. REVISIONS TO THE PHASING PLAN MAY BE APPROVED BY THE CITY OF LAS CRUCES, NEW MEXICO. PHASES U-N CONSIST OF MIXED-USE BUILDINGS, AND BUILDOUT WILL BE BASED ON INDIVIDUAL BUILDING PERMITS. BUILDINGS CAN BE DEVELOPED INDIVIDUALLY. PARKING LOTS WILL NOT BE CONSIDERED A PART OF IMPROVEMENTS AND WILL BE BUILT WITH ADJACENT BUILDINGS. PORTIONS OF SOMONA RANCH BLVD. AND ABBOTT ROAD WILL BE BUILT AS NEEDED ALONG WITH ADJACENT DEVELOPMENT.

PHASING PLAN



PREPARED FOR
LAS CRUCES
NEW MEXICO

DATE: 08/11/11
DRAWN: [Name]

SCALE: 1" = 500'-0"

PROJECT: [Name]

DATE: 08/11/11

DRAWN: [Name]

SCALE: 1" = 500'-0"

PROJECT: [Name]

DATE: 08/11/11

DRAWN: [Name]

SCALE: 1" = 500'-0"

PROJECT: [Name]

DATE: 08/11/11

DRAWN: [Name]

SCALE: 1" = 500'-0"

PROJECT: [Name]

DATE: 08/11/11

DRAWN: [Name]

SCALE: 1" = 500'-0"

PROJECT: [Name]

DATE: 08/11/11

DRAWN: [Name]

SCALE: 1" = 500'-0"

PROJECT: [Name]

DATE: 08/11/11

DRAWN: [Name]

SCALE: 1" = 500'-0"

PROJECT: [Name]

DATE: 08/11/11

DRAWN: [Name]

SCALE: 1" = 500'-0"

PROJECT: [Name]

DATE: 08/11/11

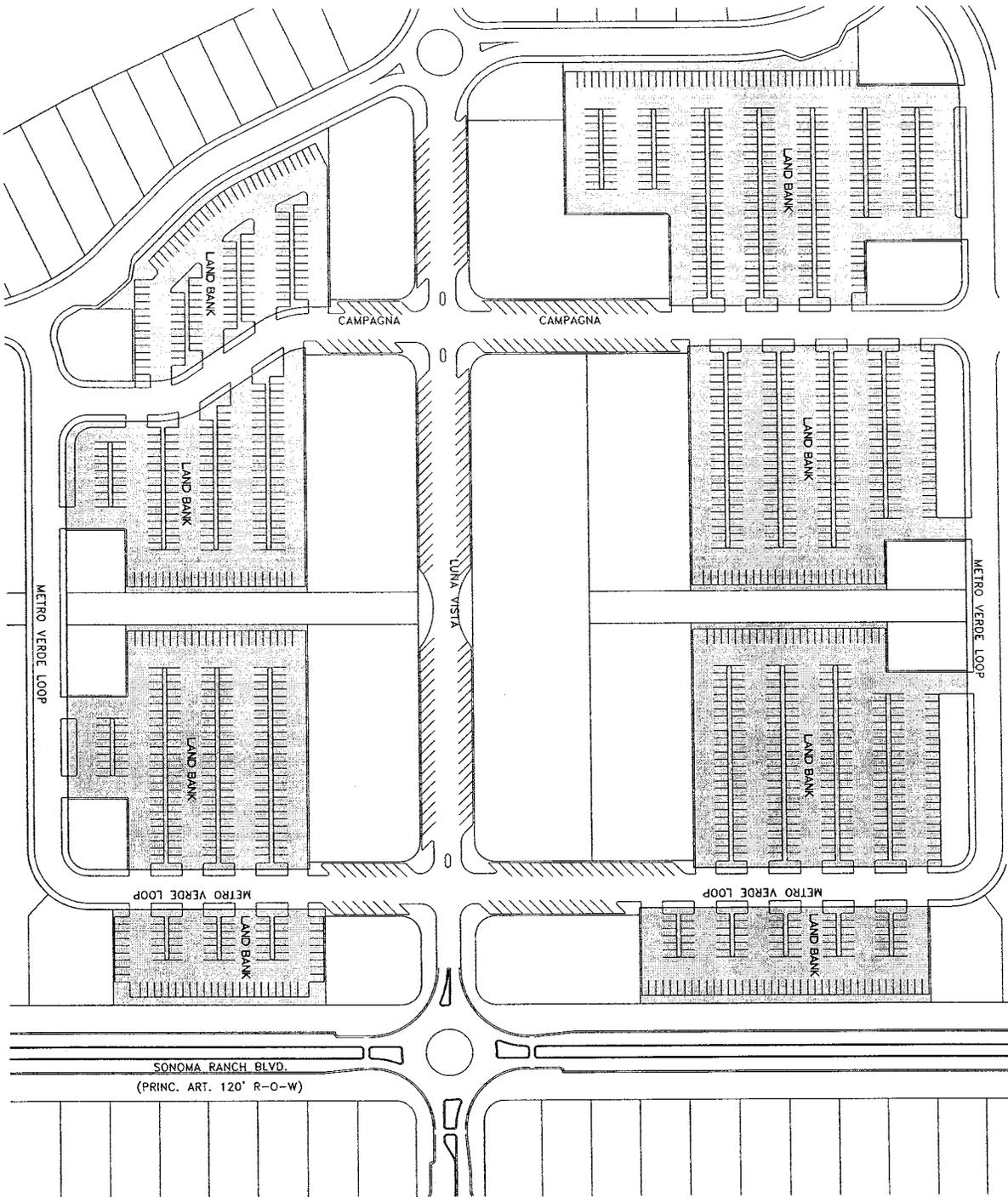
DRAWN: [Name]

SCALE: 1" = 500'-0"

PROJECT: [Name]

DATE: 08/11/11

DRAWN: [Name]



PARKING LOT LAND BANK PLAN

SCALE 1" = 60'

- PARKING LOT LAND BANK NOTES**
1. The parking lot in the Metro Verde Village Center area shall be reserved in a manner, under ground utility, and parking use temporary or permanent.
 2. The reserved land may only be used for common uses (e.g. outdoor athletic, storage, etc.) and shall not be used for any other purpose.
 3. Reserve areas may be converted into parking lots at the discretion of the City of Sonoma.
 4. Funding, and conversion of land bank areas to parking, shall not be a condition of the land bank agreement.
 5. Acquisition of building construction in the Village Center, shall be primarily dependent on individual land bank areas to be determined by final design and dependent on the final plan.

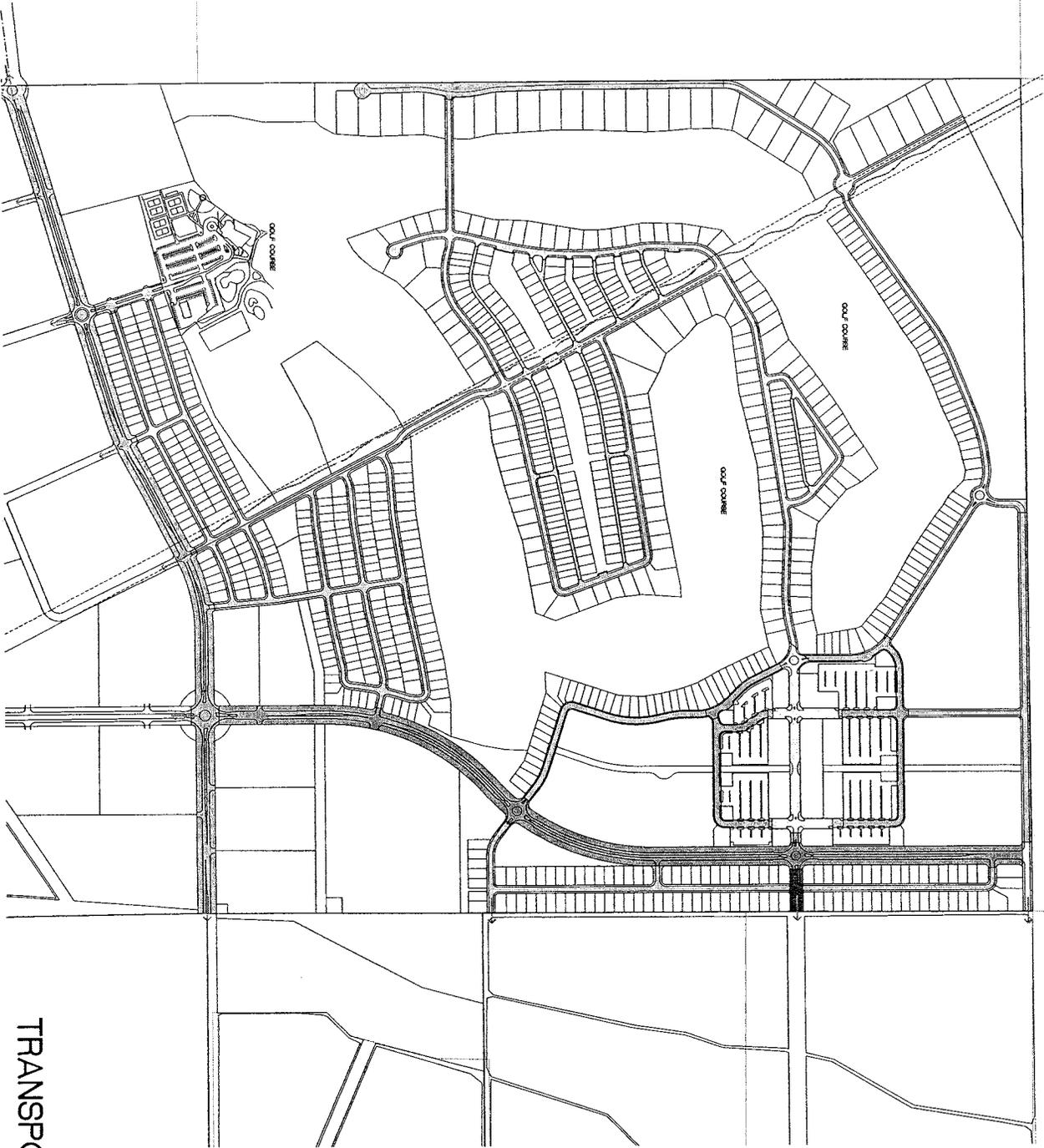
1. For additional information, visit Sonoma County's website at www.sonomacounty.ca.gov.
 2. Sonoma County, 2014, "The Sonoma County Land Bank Program: A Guide to the Program", Sonoma County, California.
 3. Sonoma County, 2014, "The Sonoma County Land Bank Program: A Guide to the Program", Sonoma County, California.
 4. Sonoma County, 2014, "The Sonoma County Land Bank Program: A Guide to the Program", Sonoma County, California.

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

DATE	APPROVAL
01/11/15	SUBMITTAL #1
02/26/15	SUBMITTAL #2
07/28/15	SUBMITTAL #3

o v i
 DENTON VERDE, INC.
 1000 VERDE DRIVE, SUITE 100
 SONOMA, CA 94965
 TEL: 707.535.2100
 FAX: 707.535.2100
 WWW.DENTONVERDE.COM

C7
 SHEET
 03/26/15



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]	COLLECTOR (35' BC-8C)	85'	③
[Pattern]	PRINCIPAL ARTERIAL (48' BC-8C)	120'	④
[Pattern]	PRINCIPAL ARTERIAL (51' ALTY)	120'	⑤
[Pattern]	LOCAL (28' BC-8C)	20'	⑥
[Pattern]	LOCAL (40' BC-8C)	67'	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. REGIONAL BVD. EAST OF SONOLA RANCH BVD. WILL BE BUILT AS A PRINCIPAL ARTERIAL PER CITY DESIGN STANDARDS. HALF OF THE CROSS-SECTION WILL BE BUILT WITH THIS PUD.
 3. REGIONAL BVD. WEST OF SONOLA RANCH BVD. WILL BE BUILT AS A PRINCIPAL ARTERIAL PER CITY DESIGN STANDARDS. HALF OF THE CROSS-SECTION WILL BE BUILT WITH THIS PUD.

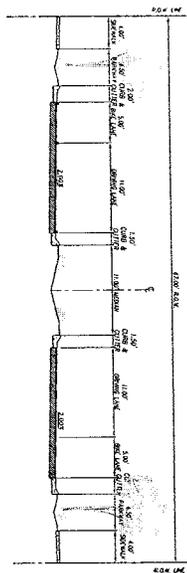
TRANSPORTATION PLAN
 SCALE: 1" = 100'-0"



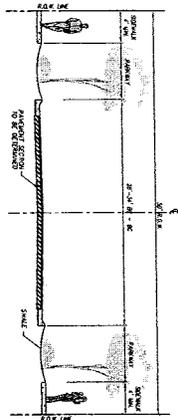
PREPARED FOR
 SERRA WHITE LAND HOLDINGS, LLC
 LAS CRUCES
 NEW MEXICO

PROJECT #1
METRO VERDE
 SUBMITTAL # 2
 DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 11/11/11

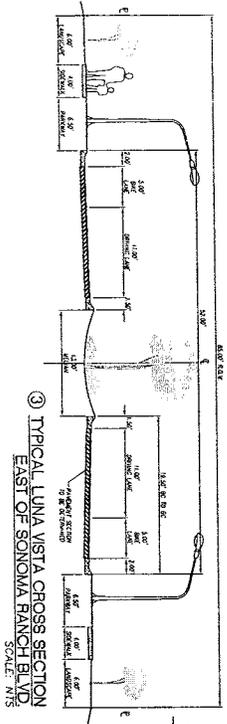
CONTRIBUTOR: [Name]
 1000 [Address]
 LAS CRUCES, NM 88001
 TEL: 505.253.8200
 FAX: 505.253.8200
 WWW: [Website]



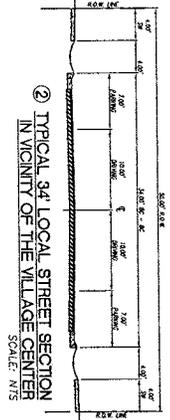
⑦ SIERRA DE LUNA NORTH OF ARROYO RD.
SCALE: N1/S



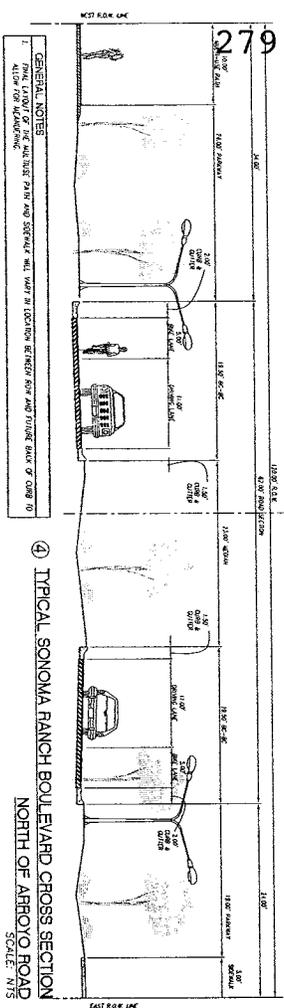
① TYPICAL 28'-34' LOCAL STREET SECTION
SCALE: N1/S



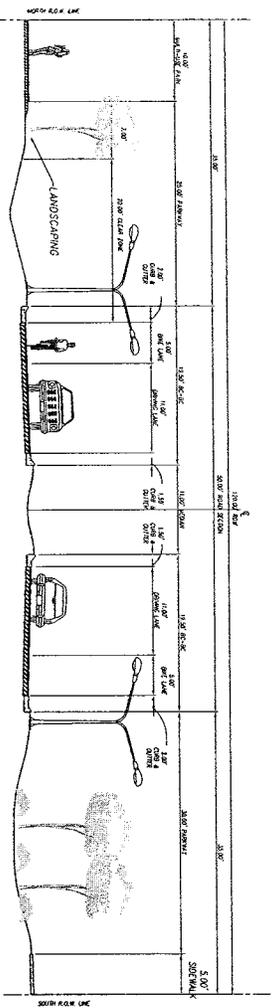
③ TYPICAL LUNA VISTA CROSS SECTION
EAST OF SONOMA RANCH BLVD.
SCALE: N1/S



② TYPICAL 34' LOCAL STREET SECTION
IN VICINITY OF THE VILLAGE CENTER
SCALE: N1/S



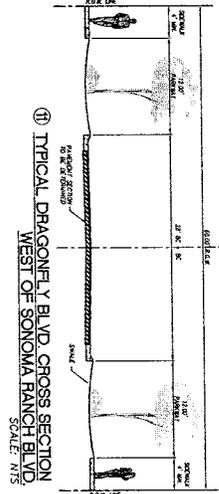
④ TYPICAL SONOMA RANCH BOULEVARD CROSS SECTION
NORTH OF ARROYO ROAD
SCALE: N1/S



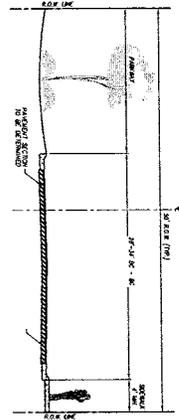
⑤ TYPICAL ARROYO ROAD CROSS SECTION
SCALE: N1/S

GENERAL NOTES

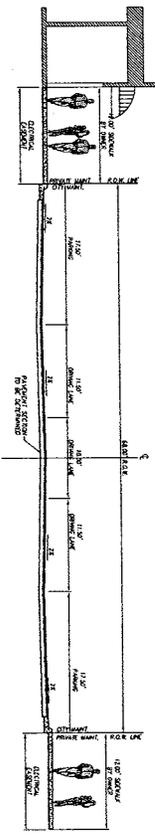
- THE 20' TREE STRIP SHALL BE FREE OF BRUSH AND REMOVAL STRONGHOLDS. THE CLEAR TREE STRIP SHALL PROVIDE PROTECTION OF THE CURB AND SHALL BE MAINTAINED. BRUSH AND REMOVAL STRONGHOLDS SHALL BE CONSIDERED WITH THE 20' TREE STRIP.
- FINAL LAYOUT OF THE BICYCLE PAIR AND SIDEWALK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN RAFAEL AND THE STATE OF CALIFORNIA.
- THIS CROSS-SECTION WAS APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE ON OCTOBER 14, 2008.



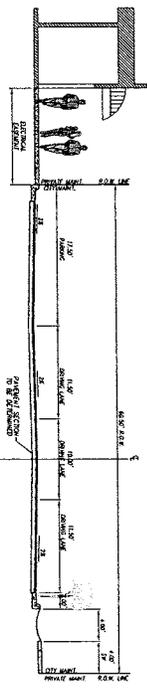
⑩ TYPICAL DRAGONFLY BLVD CROSS SECTION
WEST OF SONOMA RANCH BLVD.
SCALE: N1/S



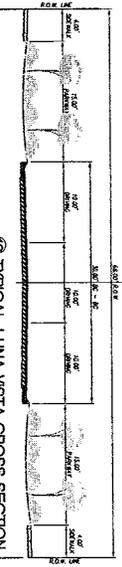
⑫ WEST BOUNDARY LOCAL STREET SECTION
SCALE: N1/S



⑧ TYPICAL VILLAGE CENTER STREET SECTION (LOCAL 68' ROW)
SCALE: N1/S

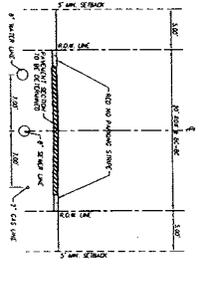


⑨ TYPICAL VILLAGE PLAZA CROSS SECTION
SCALE: N1/S



⑩ TYPICAL LUNA VISTA CROSS SECTION
WEST OF SONOMA RANCH BLVD.
SCALE: N1/S

⑪ TYPICAL STREET SECTIONS



⑬ TYPICAL DEDICATED ALLEY SECTION
SCALE: N1/S

NOTE: CURB THE WAY CHAIR FOR HANDICAPPED

STREET WIDTH GUIDELINES	ROW WIDTH	PAVEMENT WIDTH ON-STREET PARKING	NOT ALLOWED
10'-0"	10'-0"	3'-0" TO 3'-6"	NO PARKING
12'-0"	12'-0"	3'-0" TO 3'-6"	BOTH SIDES
14'-0"	14'-0"	3'-0" TO 3'-6"	BOTH SIDES

STREET GUIDELINE NOTES

- THE TYPICAL LOCAL STREET WIDTH FOR METRO YARDS SHALL BE 28'-34' BC-9C WITH PARKING DETERMINED AT FINAL DESIGN.
- STREETS SHOULD BE CONNECTED AS MUCH AS POSSIBLE TO ENCOURAGE WALKING, BIKING, AND TO ASSIST CARPOOLING RESPONSES.
- THE ALLEY DESIGN CAN BE CHANGED TO ADDRESS ON-SITE NEEDS.
- NO TREES SHALL BE PLANTED IN ANY PARKWAYS THAT ARE LESS THAN 4' WIDE.

VERDE METRO

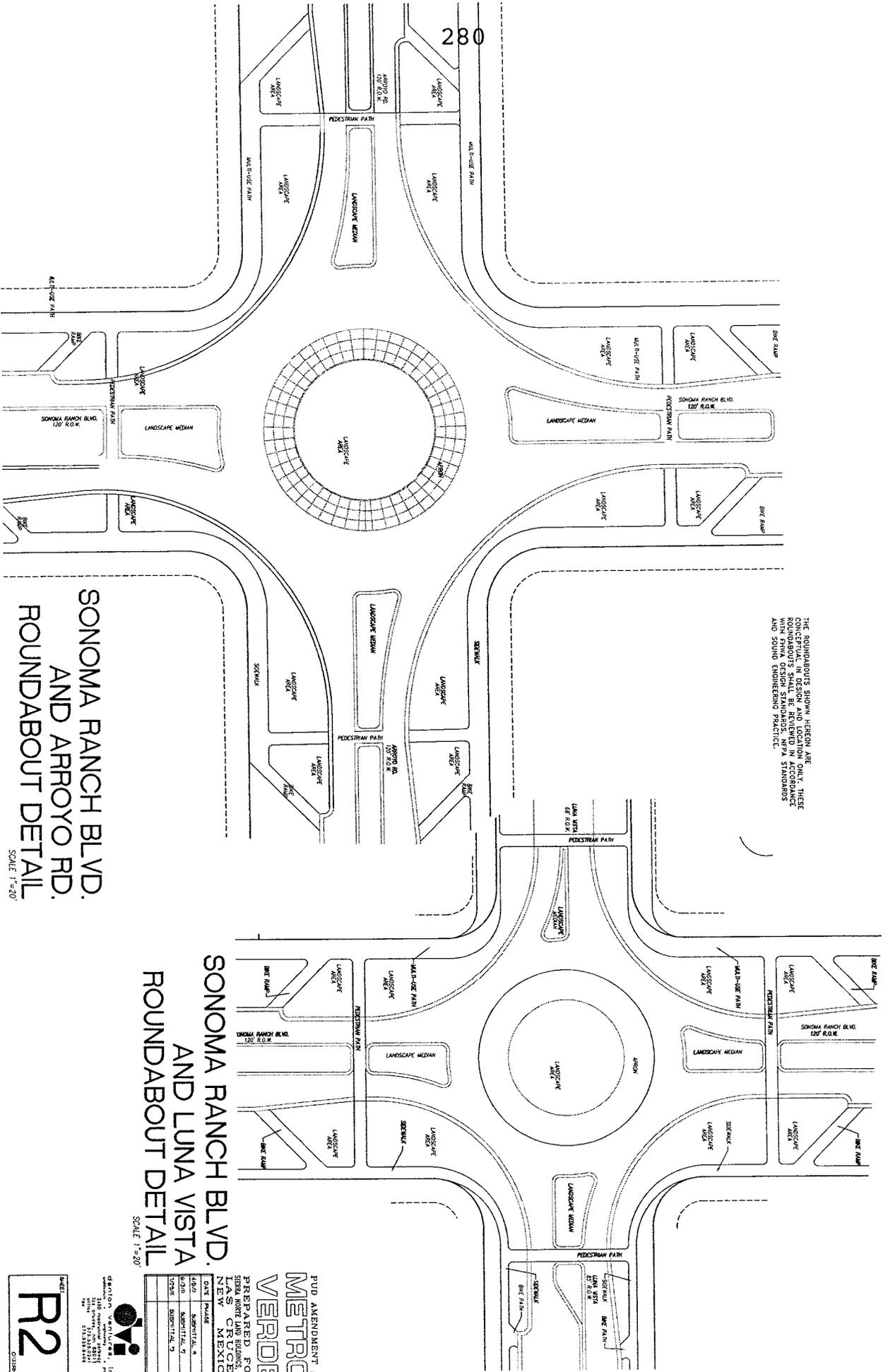
PREPARED FOR
SIERRA NORTH LAND HOLDINGS, LLC
NEWARK, CALIFORNIA

DATE: 10/14/08
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: N1/S

GENSLER ARCHITECTS, INC.
1400 RAYBURN DRIVE
SAN FRANCISCO, CA 94104
TEL: 415.774.2000
WWW.GENSLER.COM

R1
OVERLAY

THE ROUNDABOUTS SHOWN HEREON ARE CONCEPTUAL DESIGN AND LOCATION ONLY. THESE ROUNDABOUTS SHALL BE REVIEWED IN ACCORDANCE WITH FPA DESIGN STANDARDS, NAPA 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'

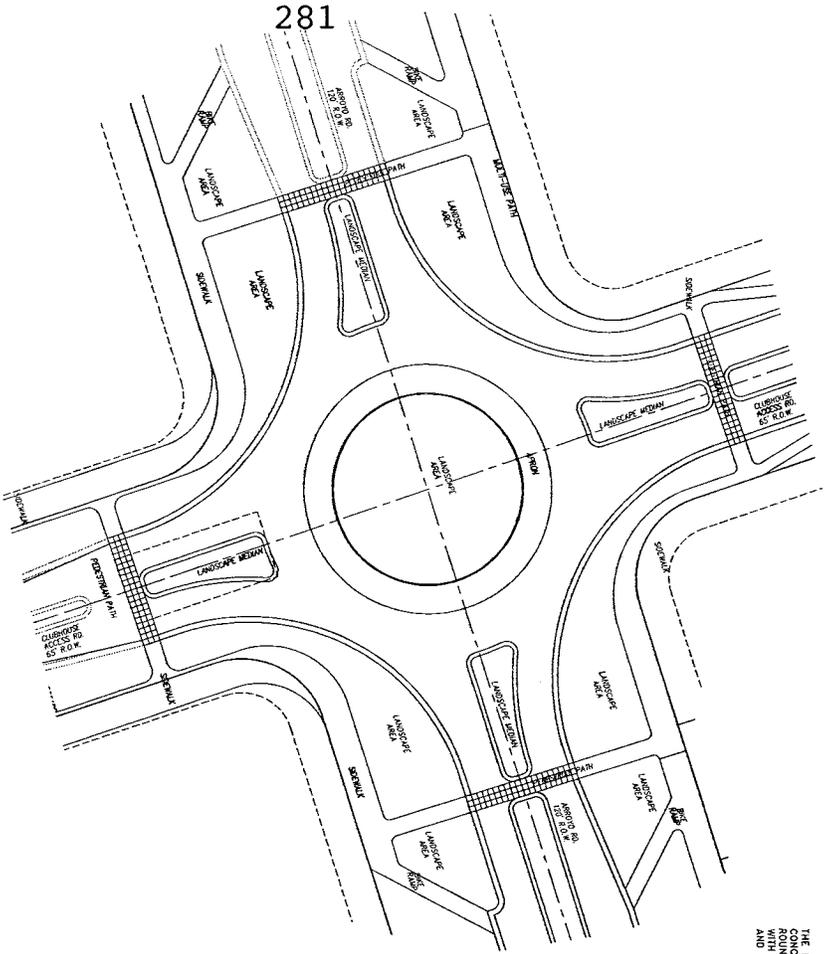
PUD AMENDMENT #1
METRO
VERPOE

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

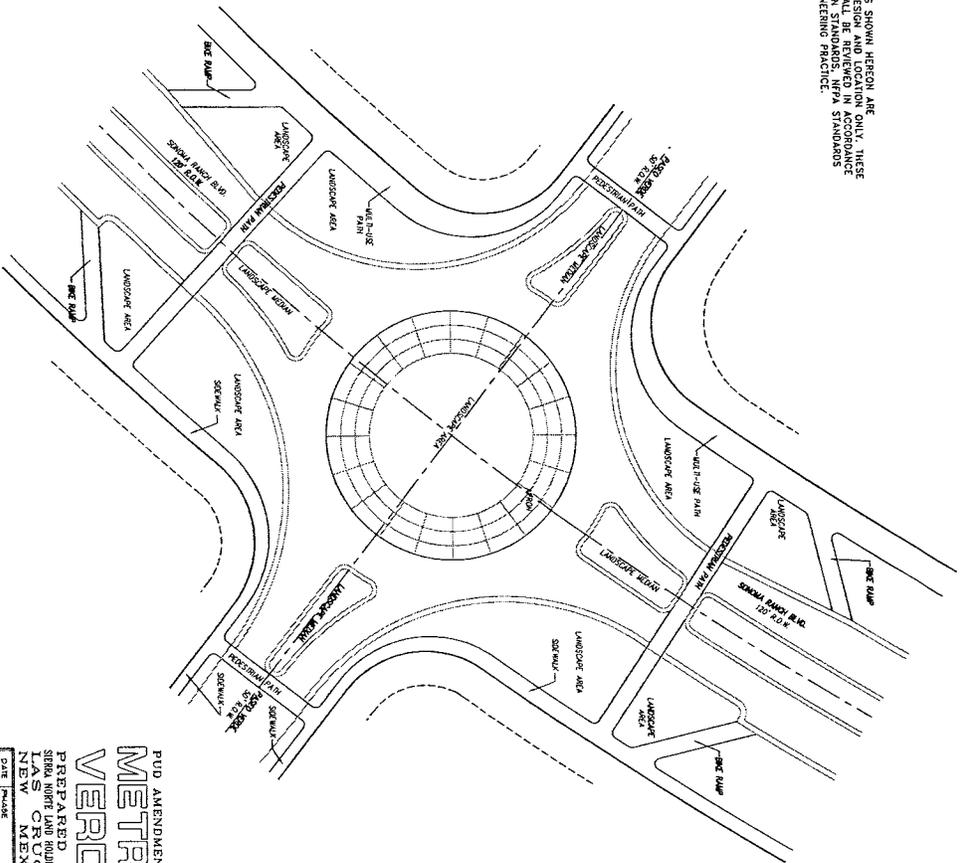
DATE	ISSUED
02/20	SUBMITTAL 5
07/28	SUBMITTAL 5

DATE: 02/20/2018
TIME: 10:00 AM
BY: J. GONZALEZ
PROJECT: SONOMA RANCH BLVD. AND LUNA VISTA ROUNDABOUTS
SHEET: R2

THE ROUNDABOUTS SHOWN HEREON ARE CONCEPTUAL. IN DESIGN AND LOCATION ONLY. THESE ROUNDABOUTS SHALL BE REVIEWED IN ACCORDANCE WITH CHINA DESIGN STANDARDS FOR SHADINGS AND SCENE ENGINEERING PRACTICE.



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



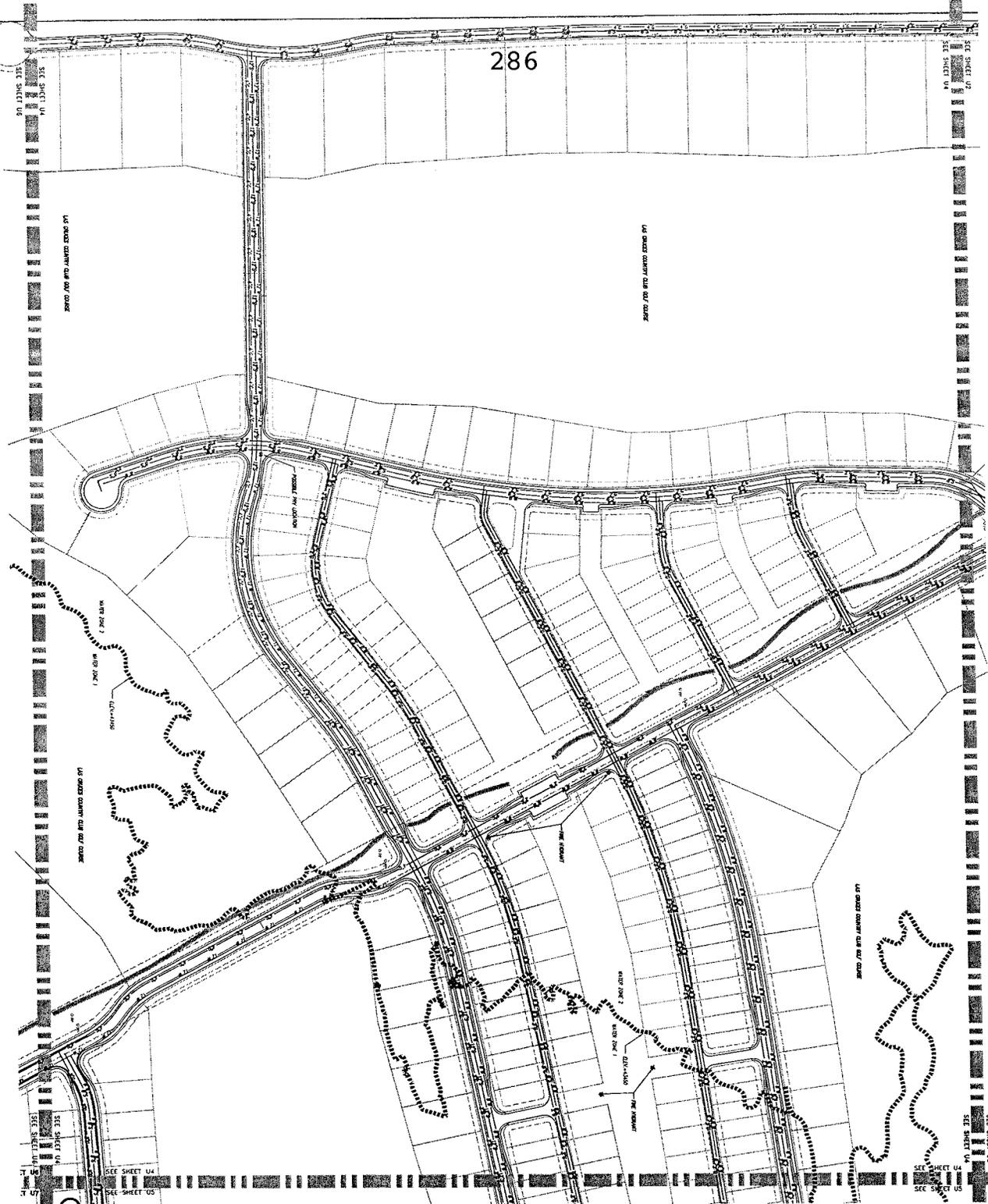
SONOMA RANCH BLVD.
AND PASEO VERDE
ROUNDAABOUT DETAIL
SCALE 1" = 20'

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

DATE	PACKAGE
4/26/11	SUBMITTAL 1
6/24/11	SUBMITTAL 2
1/27/12	SUBMITTAL 3

GENIUM CONSULTANTS, INC.
1400 RIVINGTON PARKWAY
SUITE 200
DALLAS, TEXAS 75247
TEL: 972.443.8200
WWW.GENIUMCONSULTANTS.COM





SEE SHEET U2
SEE SHEET U3
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SEE SHEET U100

LEGEND

---	NEW 1" GAS LINE
---	NEW 1" O.S. LINE
---	NEW 1" WATER LINE
---	NEW 1" SEWER LINE
---	NEW 1" STORM LINE
---	EXISTING 1" GAS LINE
---	EXISTING 1" O.S. LINE
---	EXISTING 1" WATER LINE
---	EXISTING 1" SEWER LINE
---	EXISTING 1" STORM LINE
---	EXISTING 12" WATER LINE
---	EXISTING 12" SEWER LINE
---	EXISTING 12" STORM LINE
---	EXISTING 12" POWER LINE
---	EXISTING 12" TELEPHONE LINE
---	EXISTING 12" CABLE TV LINE
---	EXISTING 12" FIBER OPTIC LINE
---	EXISTING 12" DRAINAGE CANAL
---	EXISTING 12" STORM DRAIN
---	NEW SHEET LIMIT

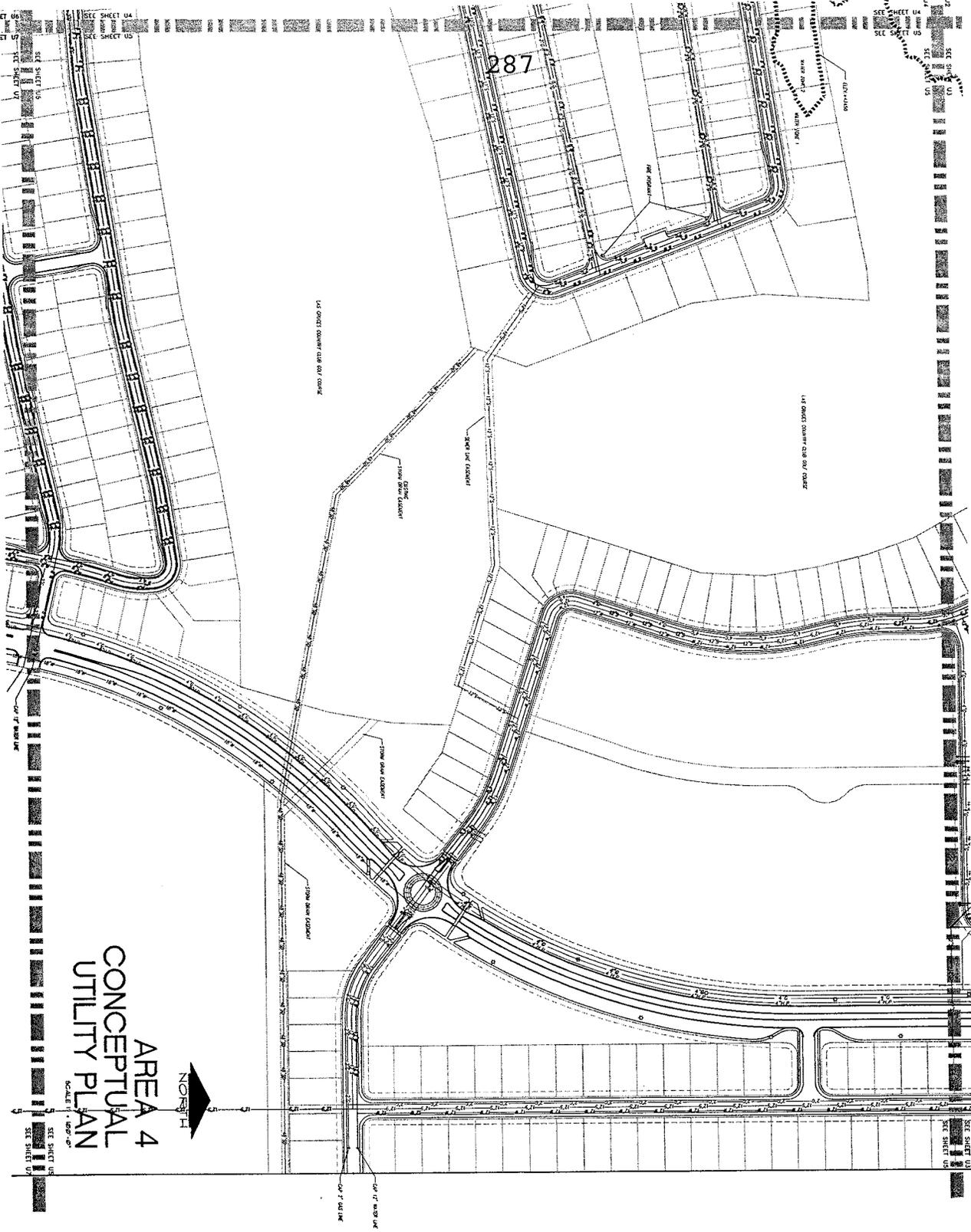
AREA 3
CONCEPTUAL
UTILITY PLAN
SCALE: 1" = 100'-0"

YVI
Geotek Consultants, Inc.
1100 West 19th Street, Suite 100
Tulsa, Oklahoma 74107
Phone: (918) 438-8888
Fax: (918) 438-8889
www.yvi.com

U4
CONCEPTUAL

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

DATE	REVISION
4/26	SUBMITTAL #1
6/20	SUBMITTAL #2
1/28/20	SUBMITTAL #3



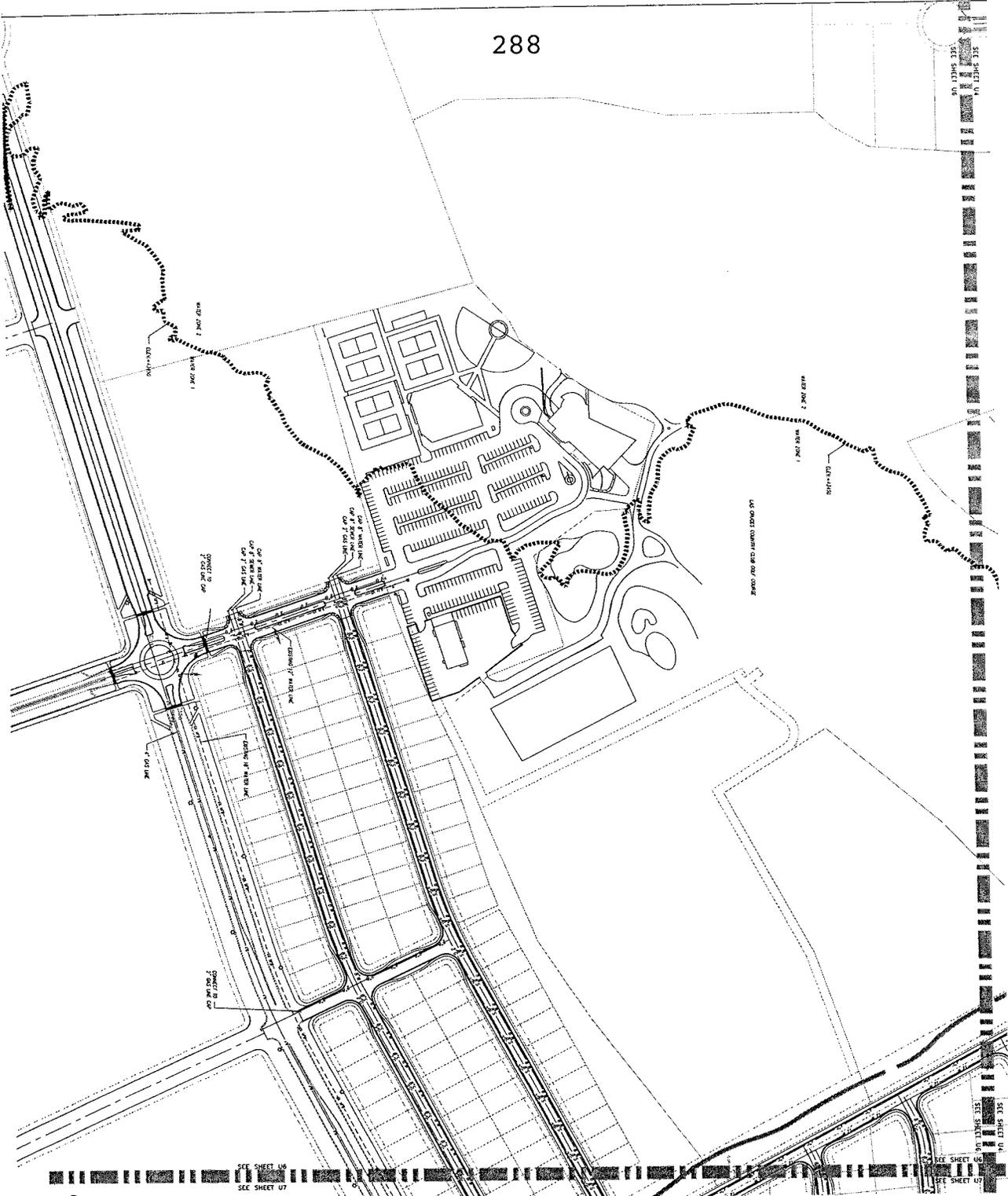
AREA 4
CONCEPTUAL
UTILITY PLAN



SCALE: 1" = 50'-0"

LEGEND

---	NEW 12" GAS LINE
---	NEW 8" GAS LINE
---	NEW 6" GAS LINE
---	NEW 4" GAS LINE
---	NEW 3" GAS LINE
---	NEW 2" GAS LINE
---	NEW 1.5" GAS LINE
---	NEW 1" GAS LINE
---	NEW 0.75" GAS LINE
---	NEW 0.5" GAS LINE
---	NEW 0.375" GAS LINE
---	NEW 0.25" GAS LINE
---	NEW 0.1875" GAS LINE
---	NEW 0.125" GAS LINE
---	NEW 0.0625" GAS LINE
---	NEW 0.03125" GAS LINE
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---	NEW 0.0078125" GAS LINE
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---	NEW 0.000000000000000000013552502656070781250717875429687500599611961187265625" GAS LINE
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---	NEW 0.00000000000000000000000000000000000004701969242470135937499900000



SEE SHEET U6
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SEE SHEET U100

LEGEND

---	NEW 2" GAS LINE
---	NEW 4" GAS LINE
---	NEW 6" GAS LINE
---	NEW 8" GAS LINE
---	NEW 10" GAS LINE
---	NEW 12" GAS LINE
---	NEW 14" GAS LINE
---	NEW 16" GAS LINE
---	NEW 18" GAS LINE
---	NEW 20" GAS LINE
---	NEW 24" GAS LINE
---	NEW 30" GAS LINE
---	NEW 36" GAS LINE
---	NEW 42" GAS LINE
---	NEW 48" GAS LINE
---	NEW 54" GAS LINE
---	NEW 60" GAS LINE
---	NEW 66" GAS LINE
---	NEW 72" GAS LINE
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---	NEW 618" GAS LINE
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---	NEW 636" GAS LINE
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---	NEW 684" GAS LINE
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---	NEW 696" GAS LINE
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---	NEW 714" GAS LINE
---	NEW 720" GAS LINE
---	NEW 726" GAS LINE
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---	NEW 738" GAS LINE
---	NEW 744" GAS LINE
---	NEW 750" GAS LINE
---	NEW 756" GAS LINE
---	NEW 762" GAS LINE
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---	NEW 780" GAS LINE
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---	NEW 894" GAS LINE
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---	NEW 954" GAS LINE
---	NEW 960" GAS LINE
---	NEW 966" GAS LINE
---	NEW 972" GAS LINE
---	NEW 978" GAS LINE
---	NEW 984" GAS LINE
---	NEW 990" GAS LINE
---	NEW 996" GAS LINE
---	NEW 1002" GAS LINE

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

VI
DANLON VENTURES, INC.
2400 DANFORTH AVENUE
SUITE 100
DALLAS, TEXAS 75244
TEL: 972.961.1111
WWW.DANLONVENTURES.COM

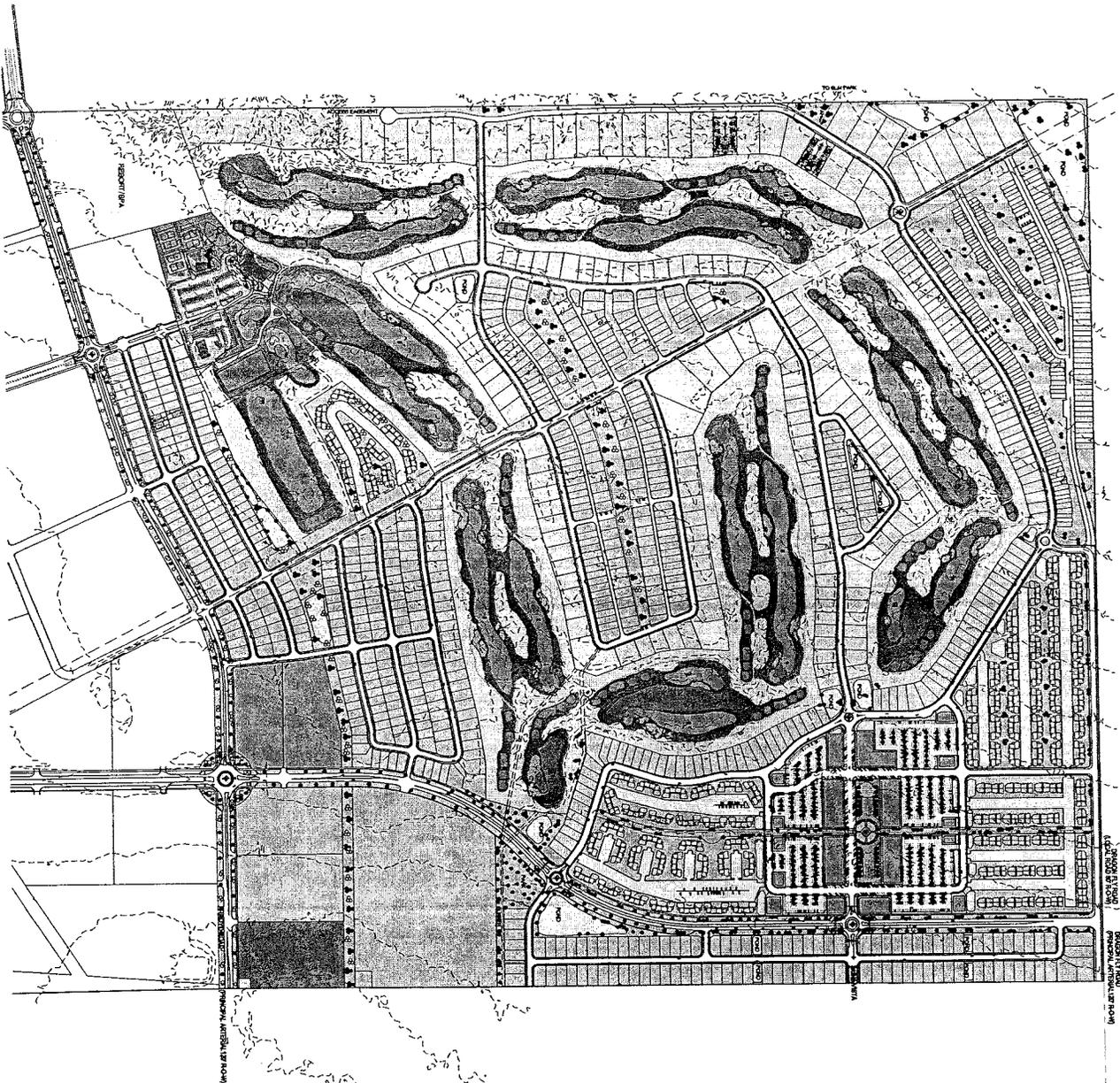
PREPARED FOR
SERRA WIRE AND ROPEWORKS, LLC
NEW MEXICO

DATE: 08/20/14
DESIGN: SERRA WIRE & ROPEWORKS, LLC
CHECKED: SERRA WIRE & ROPEWORKS, LLC
DATE: 08/20/14

U6
CONCEPTS



PUD AMENDMENT #1
METRO
VERDE



FOR INFORMATIONAL
PURPOSES ONLY

COLOR	LAND USE	BUILDING STUDY
[Pattern]	SINGLE-FAMILY	
[Pattern]	COURTHOUSE HOMES	SHEET 57
[Pattern]	CASITAS	SHEET 58
[Pattern]	TOWNHOMES	SHEETS 59-61
[Pattern]	4/8 FLDR	SHEETS 62-68
[Pattern]	MULTI-FAMILY	
[Pattern]	RESORT	
[Pattern]	RETAIL/COMMERCIAL	SHEET 52
[Pattern]	LIGHT INDUSTRIAL	
[Pattern]	WASTE WATER TREATMENT PLANT	

METRO VERDE
DEVELOPMENT PLAN
SCALE: 1" = 300'-0"



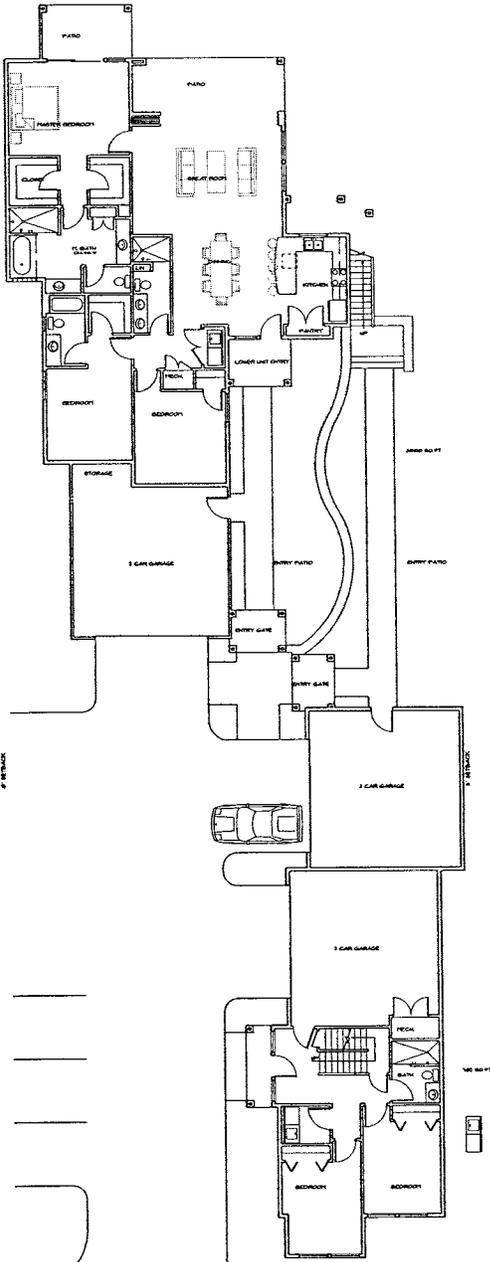
PUD AMENDMENT #1
METRO VERDE
PREPARED FOR
BRIGHTVIEW LAND CO.
NEW MEXICO

DATE PHASE
4/30/ SUBMITTAL #1
6/29/ SUBMITTAL #2

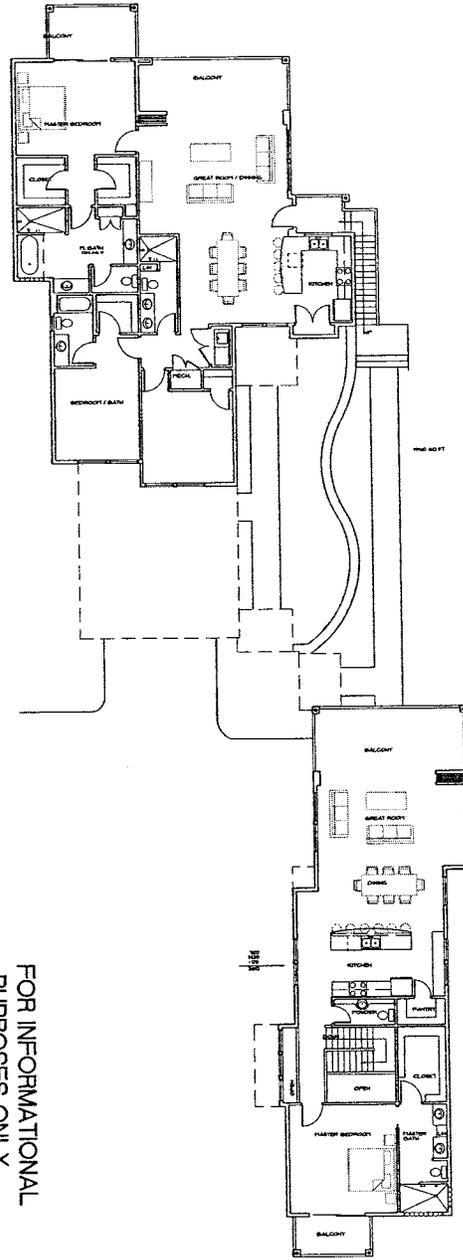
DAYTON VOLANTE, INC.
1100 W. UNIVERSITY AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.DVINC.COM

DAYTON VOLANTE, INC.
1100 W. UNIVERSITY AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.DVINC.COM

S1
CITYWALL



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



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

FOR INFORMATIONAL
PURPOSES ONLY

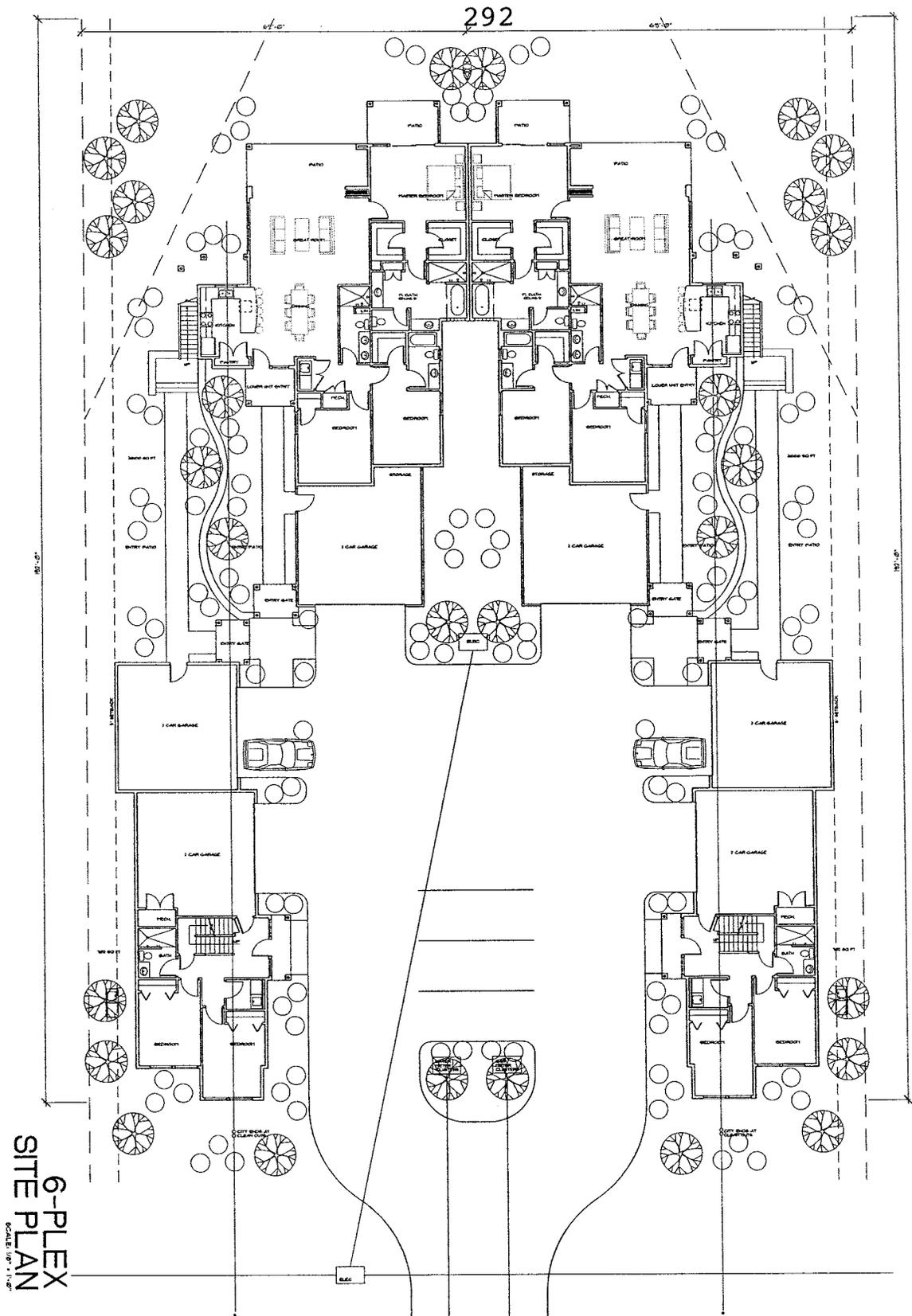
6-PLEX

SHEET # **S3**

DANIEL VANLIEREN, Inc.
ARCHITECTS
1010 W. 12TH STREET, SUITE 100
DENVER, CO 80202
TEL: 303.733.8811
FAX: 303.733.8812

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

DATE	PHASE
4/8/11	SUBMITTAL #1
6/2/11	SUBMITTAL #2
7/28/11	SUBMITTAL #3



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

FOR INFORMATIONAL
PURPOSES ONLY

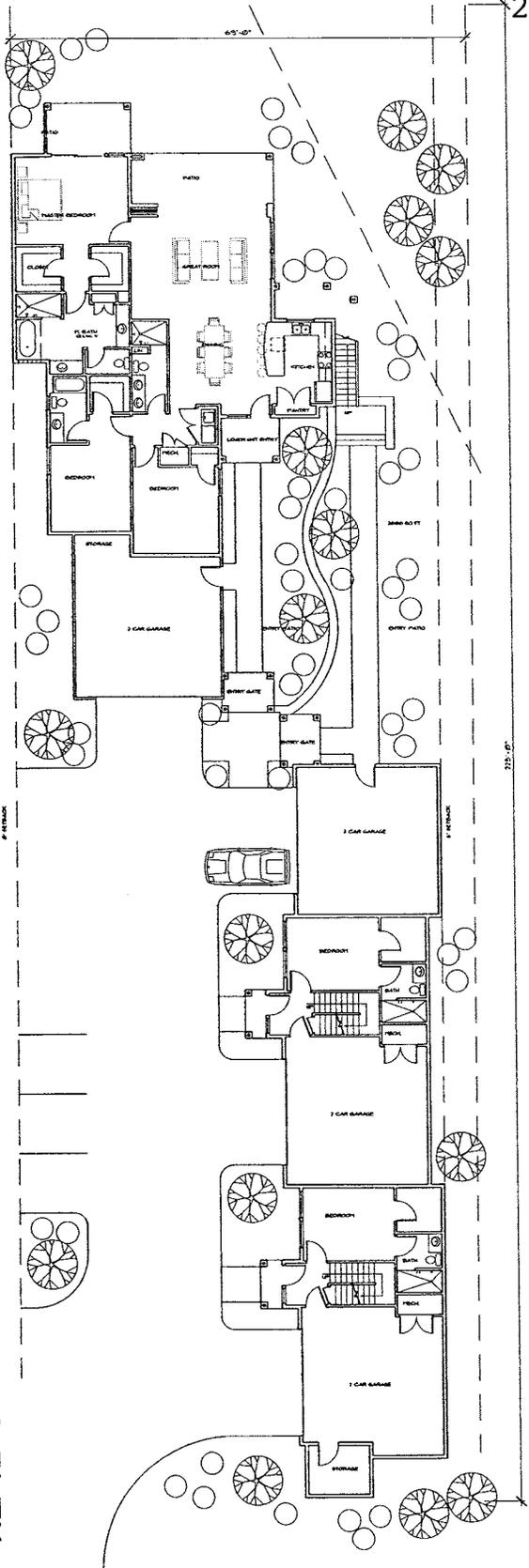
PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SERRA LINDA HOMES
NEW MEXICO
DATE PREPARED: 10/20/2010

NO.	REVISION
1	ISSUED
2	REVISION

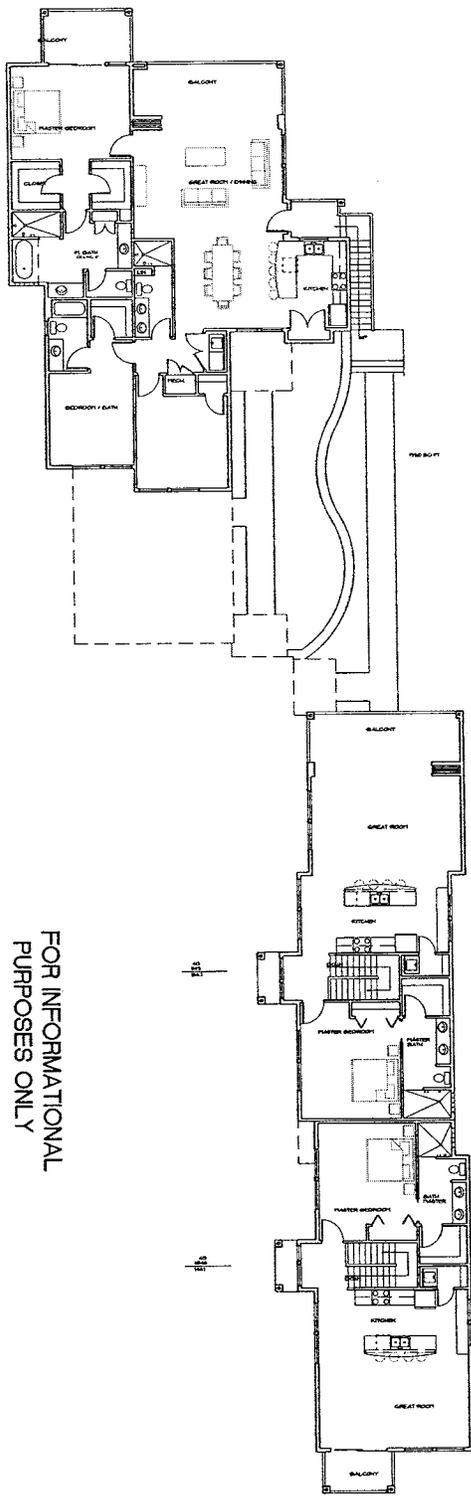
OV
DARION VENTURES, INC.
1400 UNIVERSITY AVENUE, SUITE 100
ALBUQUERQUE, NEW MEXICO 87101
PHONE: 505.263.1000
WWW.OVINC.COM

SHEET
S4
CONCEPT

8-PLEX



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



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

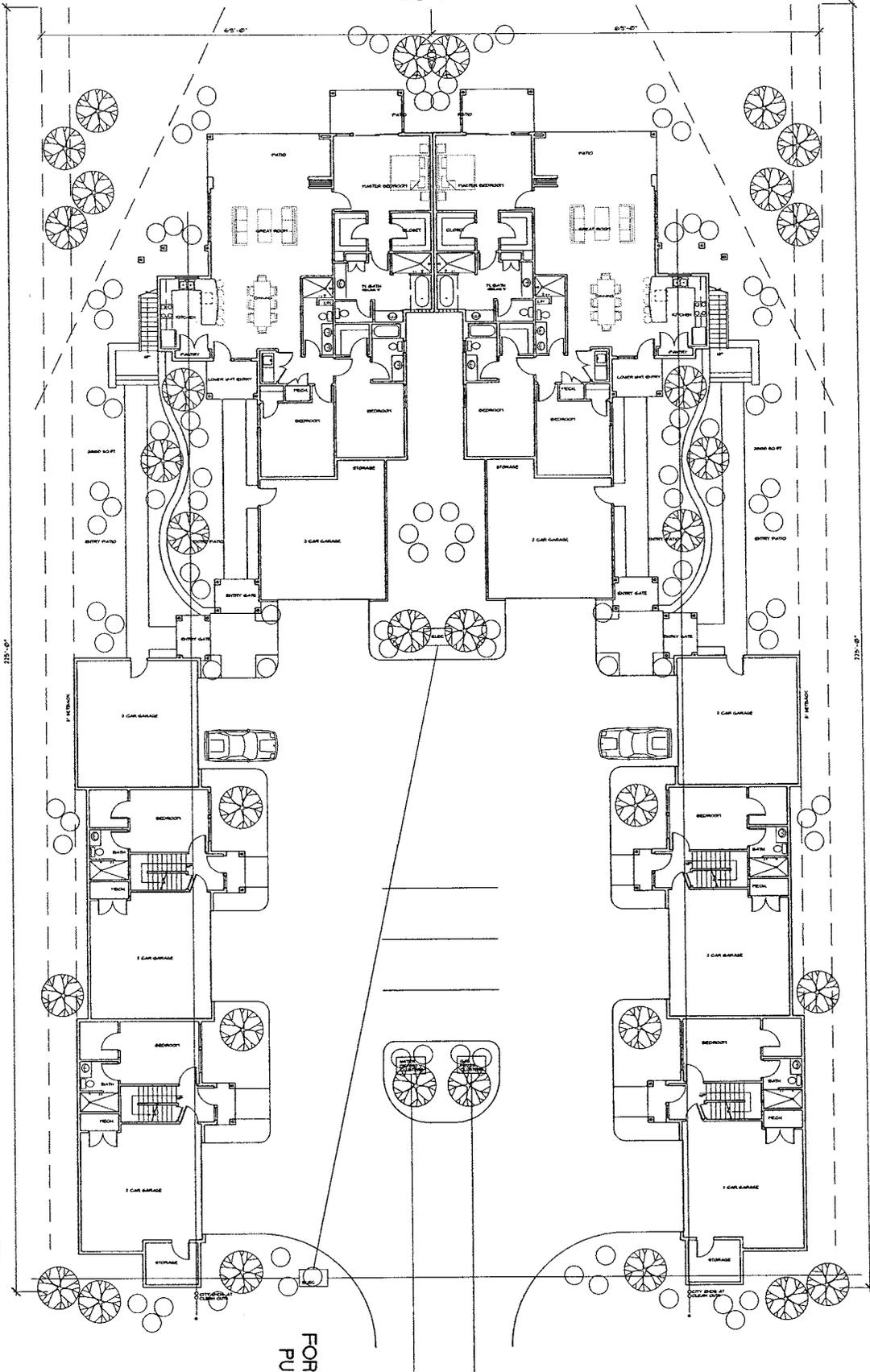
FOR INFORMATIONAL PURPOSES ONLY



CREATION VENTURES, LLC
 100 AVENUE 100, SUITE 100
 LAS VEGAS, NV 89101
 TEL: 702.735.8888
 FAX: 702.735.8888

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

DATE	PACKAGE
4/20/11	SUBMITTAL #
5/20/11	SUBMITTAL #
7/20/11	SUBMITTAL #



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

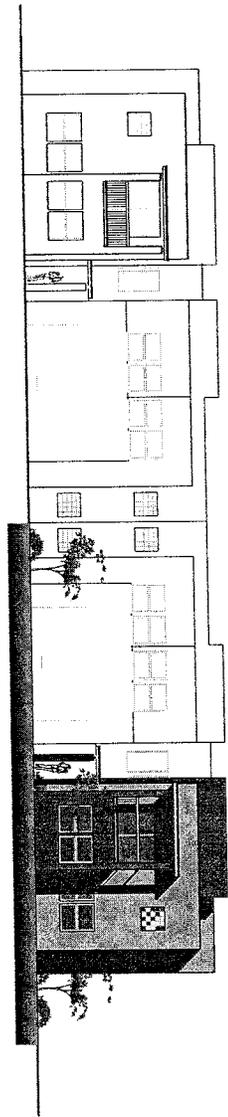
FOR INFORMATIONAL
PURPOSES ONLY

PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SERRA HUNTER LAND BUILDERS, LLC
LAS CRUCES
NEW MEXICO
DATE: 04/15/2010

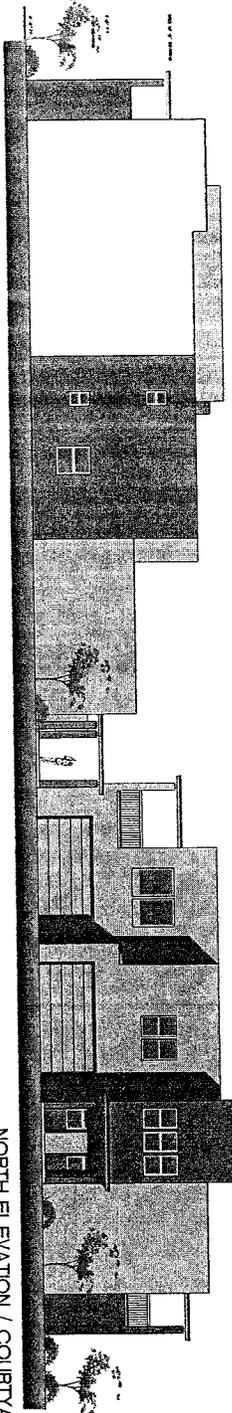
REVISION	DATE	DESCRIPTION
1	04/15/2010	ISSUE FOR PERMITTING
2	04/15/2010	ISSUE FOR PERMITTING
3	04/15/2010	ISSUE FOR PERMITTING

OV
OVERTON VENTURES, LLC
1000 W. UNIVERSITY AVENUE, SUITE 100
LAS CRUCES, NM 88001
TEL: 505.253.2200
FAX: 505.253.2200

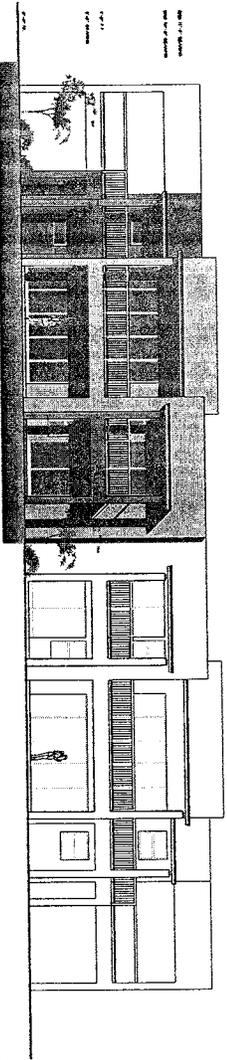




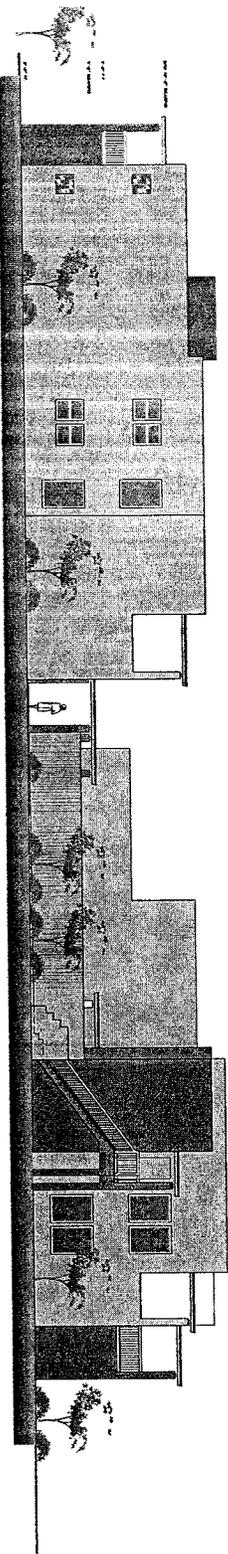
WEST ELEVATION / ENTRY DRIVE
SCALE: 1/4" = 1'-0"



NORTH ELEVATION / COURTYARD
SCALE: 1/4" = 1'-0"



EAST ELEVATION / GOLF COURSE
SCALE: 1/4" = 1'-0"



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

TYPICAL CONDO ELEVATIONS

FOR INFORMATIONAL
PURPOSES ONLY

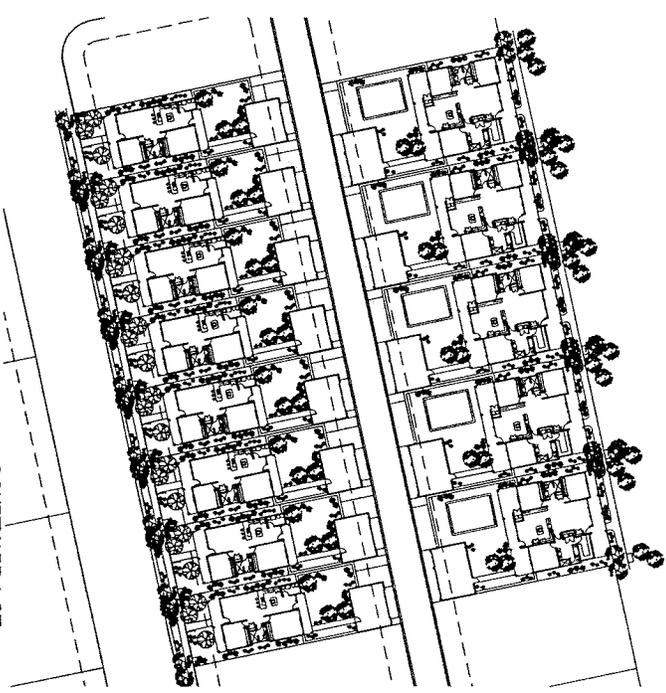
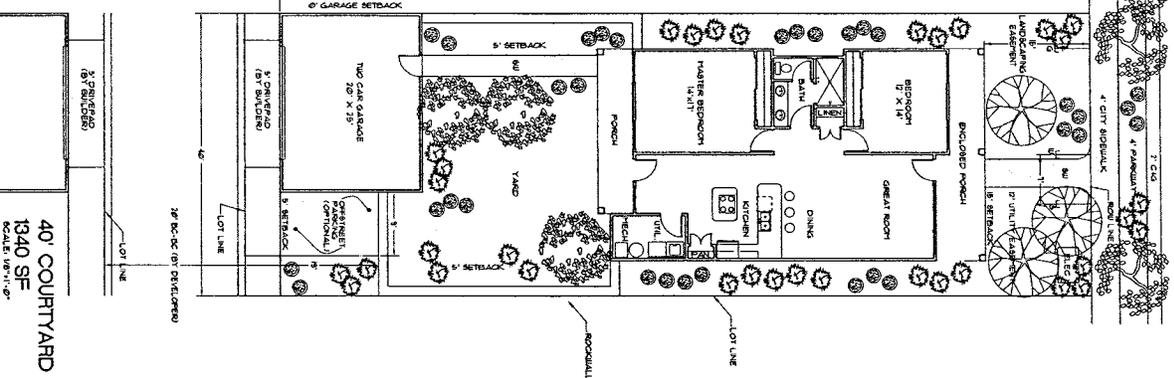
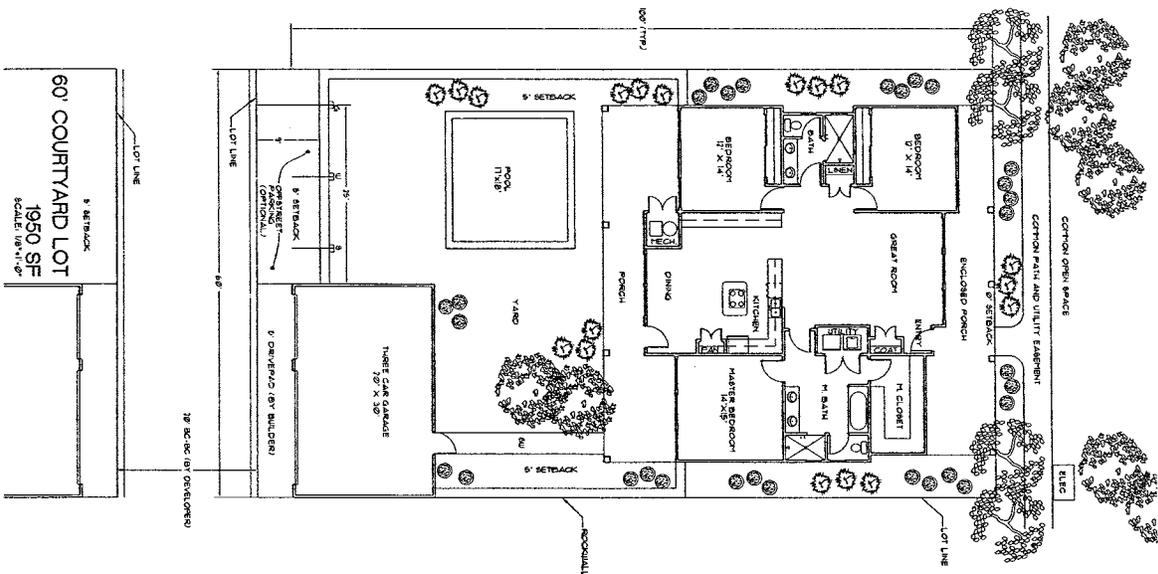
PUD AMENDMENT #1
METRO
VERDE

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

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

DESIGNED BY
ov
OVERLOOK ARCHITECTURE, INC.
1000 UNIVERSITY AVENUE, SUITE 200
SAN ANTONIO, TEXAS 78201
TEL: 214.520.8800
WWW.OVERLOOKARCHITECTURE.COM





FOR INFORMATIONAL PURPOSES ONLY

- UTILITY NOTES
1. COURTYARD WITH NEAREST NEIGHBOR SHALL BE USED FOR NEARBY UTILITY LOCATIONS AND ELECTRICAL SERVICE SHALL BE THE NEAREST STANDARD LOCATIONS. SEWER WILL REQUIRE A VARIANCE TO BE 7' FROM WATER.
 2. NEIGHBOR LOTS WITH ONLY 7' ALLEY ACCESS SHALL BE SERVED FROM THE COURTYARD. THE COURTYARD SERVICE SHALL BE PROVIDED FROM THE ALLEY. THE COURTYARD SERVICE SHALL BE PROVIDED FROM THE ALLEY. UTILITIES WILL COME FROM THE OPEN SPACE SIDE.

COURTYARD LOTS

S7

 DISTRICT

GENTON VENTURES, INC.
 1400 AVENUE 1801
 SUITE 200
 HOUSTON, TX 77056
 TEL: 281.232.4444
 FAX: 281.232.4444

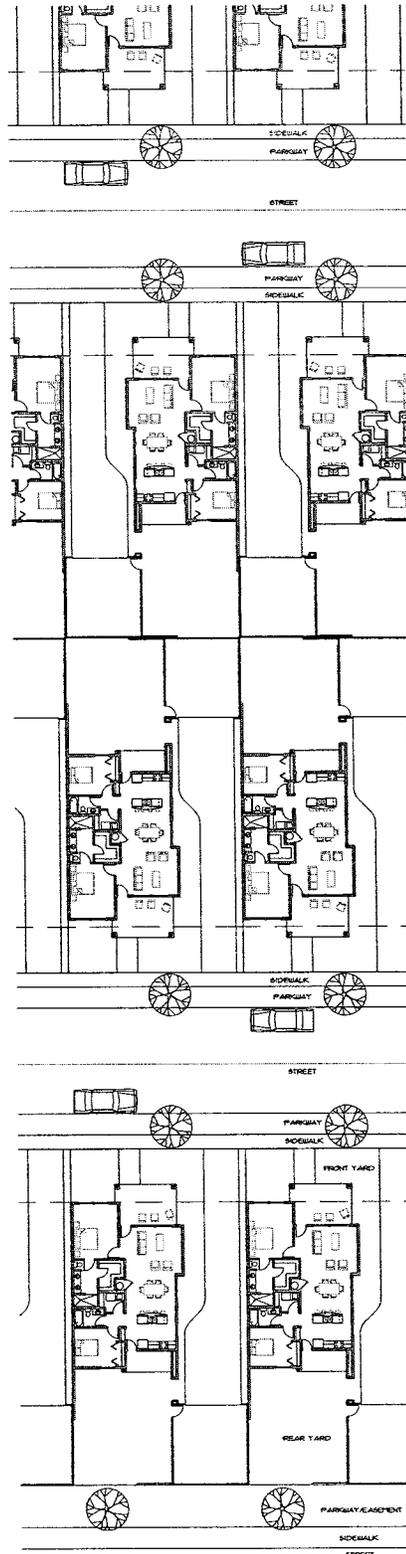
PUD AMENDMENT #1

METRO VERDE

PREPARED FOR
 SERRA LINDA HOLDINGS, LLC
 LAS CRUCES
 NEW MEXICO

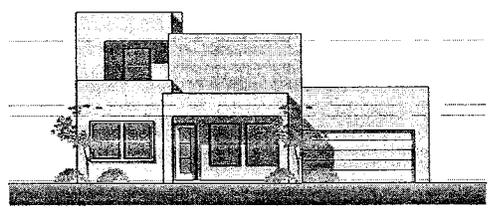
DATE	ISSUED
4/26/11	SUBMITTAL # 1
6/24/11	SUBMITTAL # 2
7/19/11	SUBMITTAL # 3

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

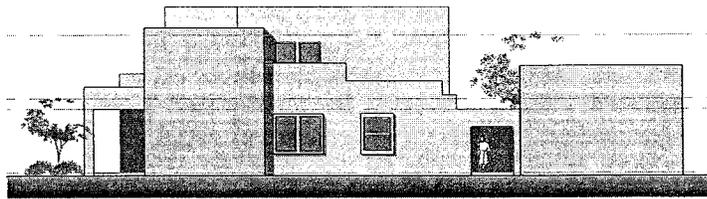


SITE PLAN
SCALE: 1/8" = 1'-0"

1. ROUGH WATER AND WIRE UTILITIES WILL BE CONSTRUCTED IN THE STANDARD LOCATIONS.
2. THE GAS SERVICE WILL REQUIRE A VARIANCE.

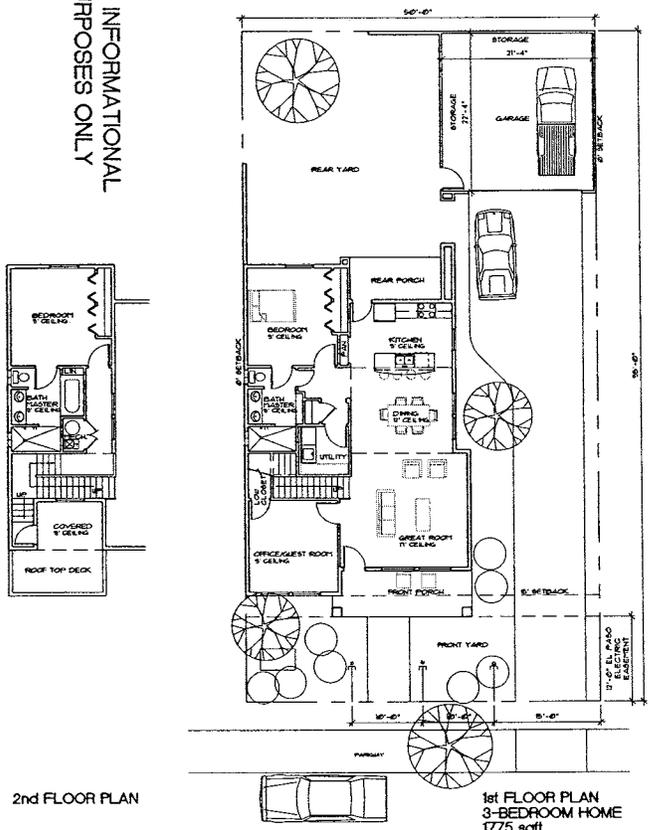


FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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

FOR INFORMATIONAL PURPOSES ONLY



2nd FLOOR PLAN

1st FLOOR PLAN
3-BEDROOM HOME
1775 sqft

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

CASITAS



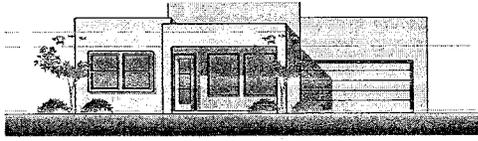
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DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

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



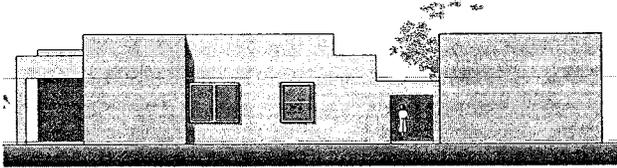
ARROYO ROAD ELEVATION

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



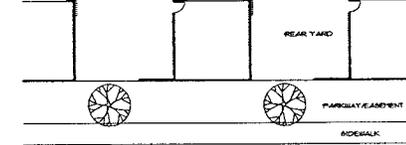
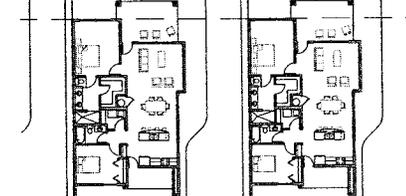
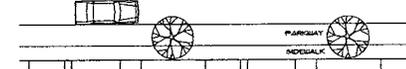
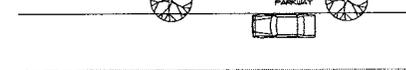
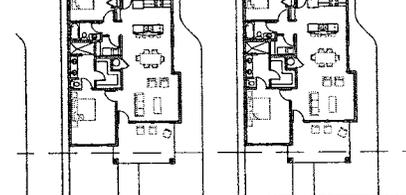
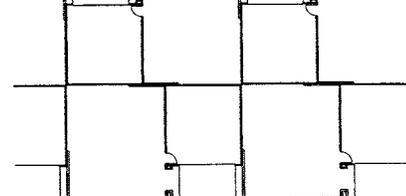
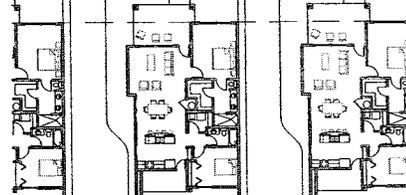
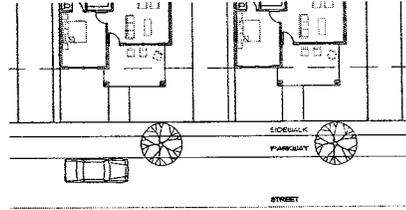
FRONT ELEVATION

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



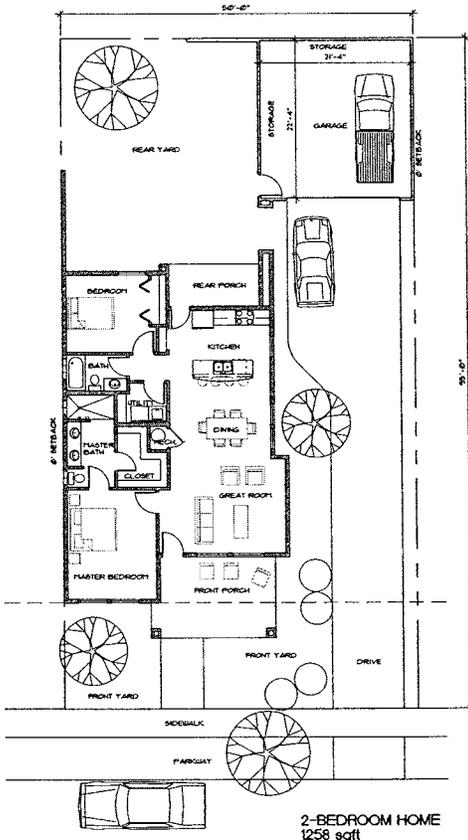
SIDE ELEVATION

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



SITE PLAN

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



FOR INFORMATIONAL
PURPOSES ONLY

CASITAS

2-BEDROOM HOME
1258 sqft

FLOOR PLAN

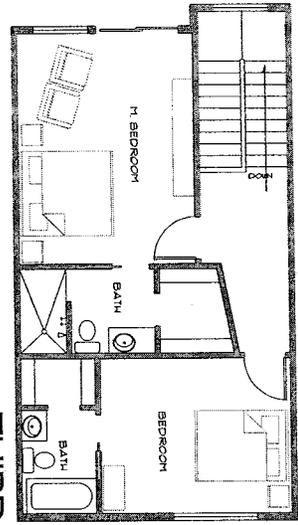
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SHEET
S8a
S8888

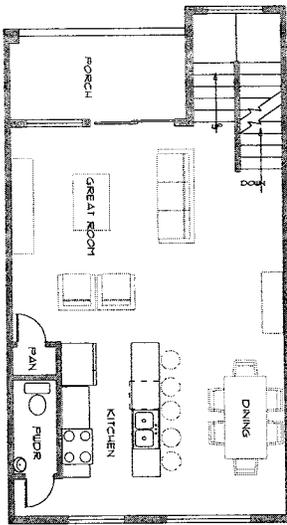
DESIGN VENTURES, INC.
1400 PASEO DEL MAR, SUITE 100
SAN ANTONIO, TEXAS 78201
TEL: 214.521.1100
WWW.DESIGNVENTURES.COM

DATE	ISSUE
4/26/11	SUBMITTAL #1
6/20/11	SUBMITTAL #2
7/20/11	SUBMITTAL #3

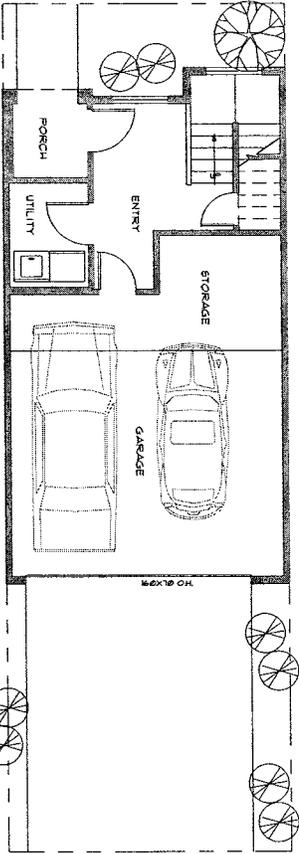
PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SERRA NORTH AND HOLDINGS, LLC
LAS CRUCES
NEW MEXICO



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

3 STORY TOWNHOUSE

FOR INFORMATIONAL PURPOSES ONLY

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

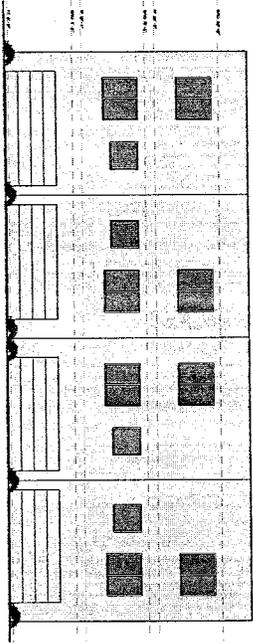
DATE	PACKAGE
02/01	SUBMITTAL # 1
02/01	SUBMITTAL # 2
02/01	SUBMITTAL # 3

DESIGNED BY: VENTURA ASSOCIATES, INC.
10000 N. MESA DRIVE, SUITE 100
DALLAS, TEXAS 75243
PHONE: 972.382.8811
FAX: 972.382.8812
WWW.VENTURAASSOCIATES.COM

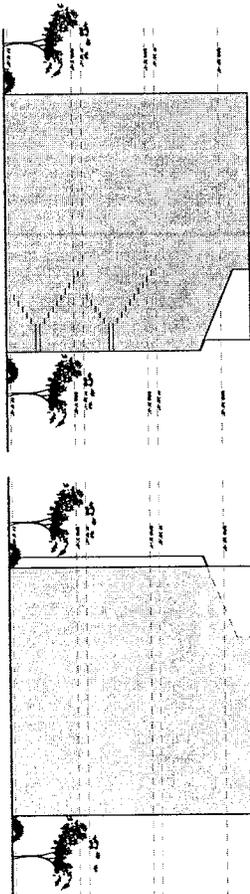




MULTI FRONT ELEVATION
SCALE 1/8" = 1'-0"



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

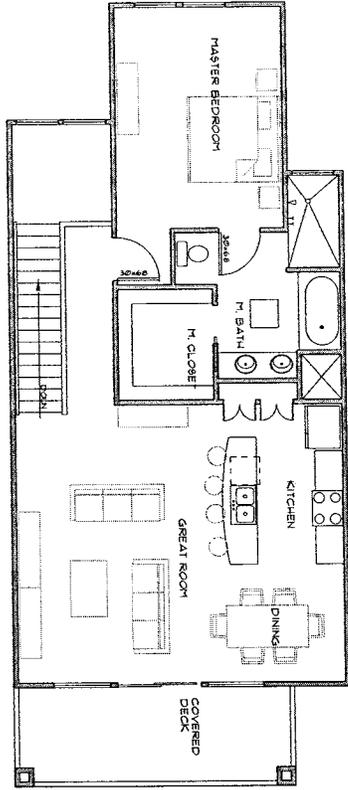
PUD AMENDMENT #1
METRO
VERDE

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

DATE	REVISION
04/21	SUBMITTAL #1
07/24	SUBMITTAL #2
11/24	SUBMITTAL #3

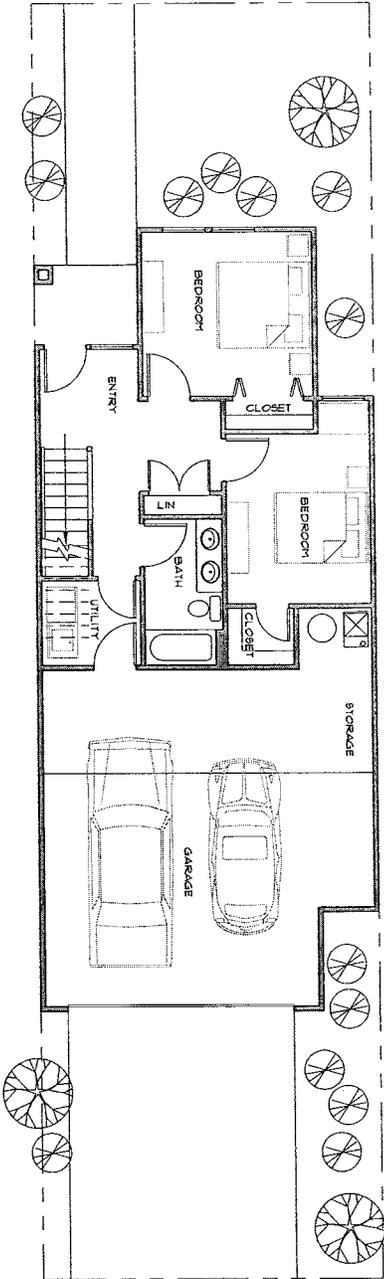
OSWALDO VARGAS, INC.
ARCHITECTS
5000 UNIVERSITY AVENUE, SUITE 100
LAS CRUCES, NEW MEXICO 88001
PHONE: 505.259.8800
FAX: 505.259.8800





FOR INFORMATIONAL
PURPOSES ONLY

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



1366 SF
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 STORY TOWNHOUSE

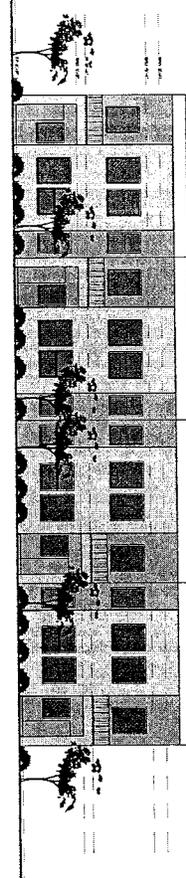
PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SERRA NORTH LAND HOLDINGS, LLC
LAS CRUCES
NEW MEXICO

DATE PLOTTED	APPROVAL #
4/2/10	RESIDENTIAL 9
1/28/10	RESIDENTIAL 9

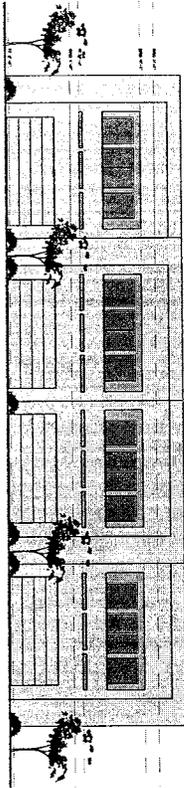


 GARDNER VAN DYKE, INC.
 4800 SHERWOOD AVENUE, SUITE 100
 LAS CRUCES, NM 87801
 TEL: 505.253.2400
 FAX: 505.253.2400

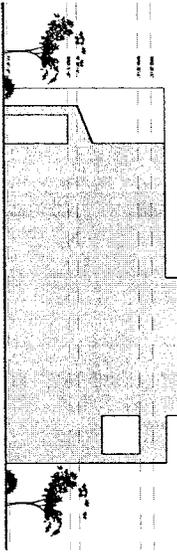
SHEET
S11
 03/27/10



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



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



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

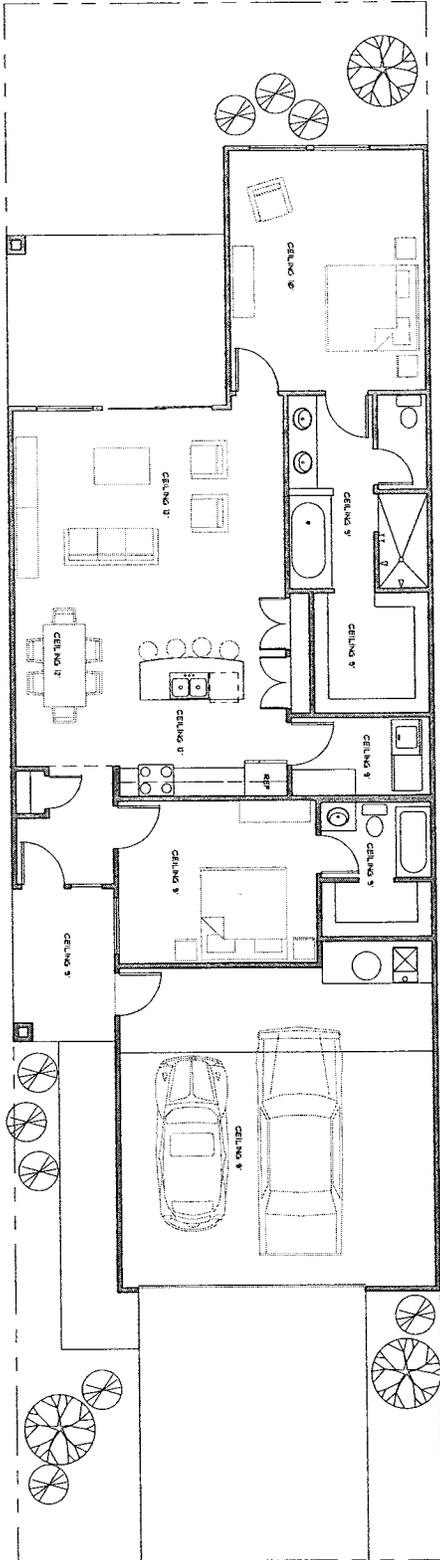
FOR INFORMATIONAL
PURPOSES ONLY

2 STORY TOWNHOUSE

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

DATE	PHASE
4/20	SUBMITTAL 1
6/27/11	SUBMITTAL 2
7/28/11	SUBMITTAL 3





1403 SF

FLOOR PLAN

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

FOR INFORMATIONAL
PURPOSES ONLY

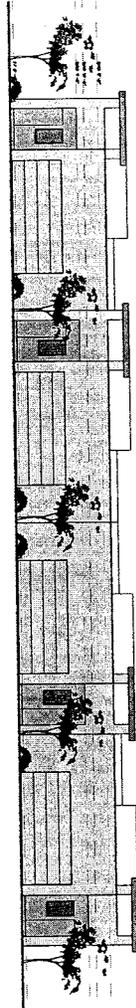
SINGLE STORY TOWNHOUSE

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

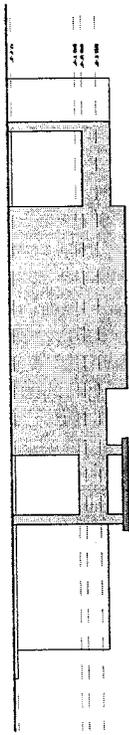
DATE: 11/14/13
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
DATE: 11/14/13

ORLANDO, FLORIDA, INC.
1000 N. UNIVERSITY AVENUE, SUITE 100
ORLANDO, FLORIDA 32811
TEL: 407.224.1100
WWW.VERDEORLANDO.COM

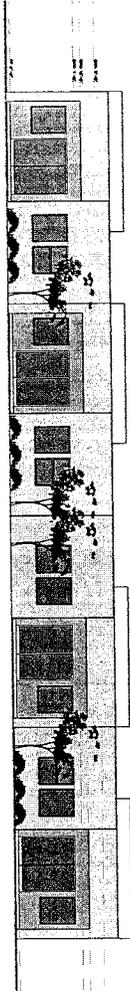
PROJECT
S13
DRAWING



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



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



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

FOR INFORMATIONAL
PURPOSES ONLY

SINGLE STORY TOWNHOUSE

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

DATE	PACKAGE
DATE	SUBMITTAL #
DATE	SUBMITTAL #
DATE	SUBMITTAL #

DESIGNED BY
ARCHITECTS
1000 AVENUE
SUITE 100
LAS CRUCES, NM 88001
TEL: 575.523.8100
WWW.VIARCHITECTS.COM

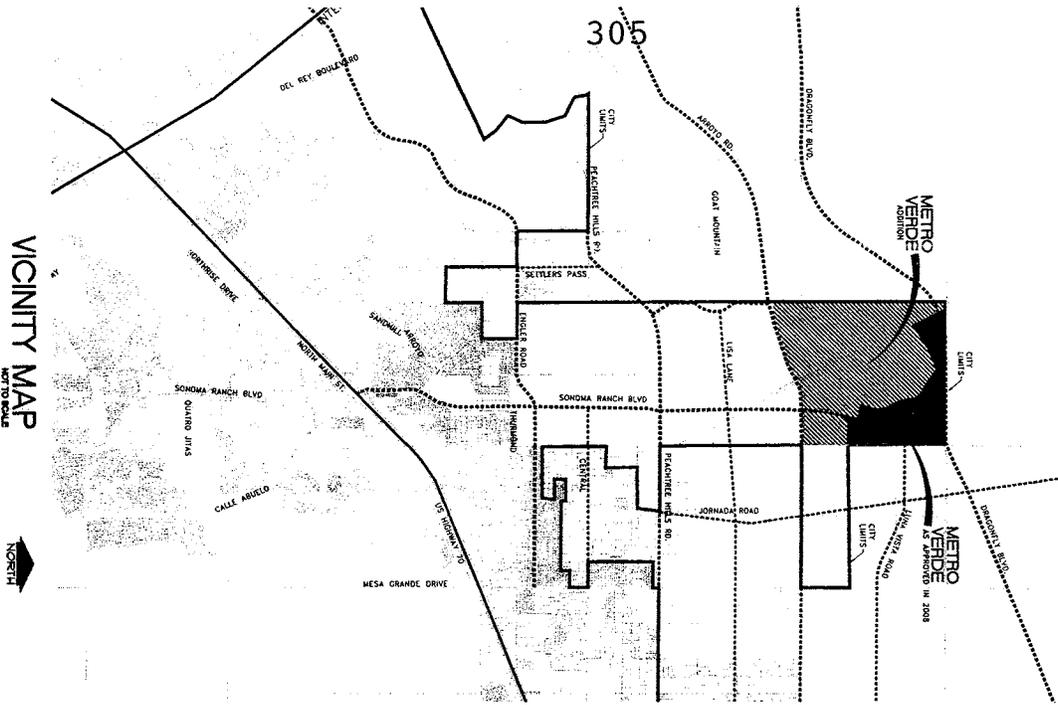


METRO VERDE

FINAL SITE PLAN

705.2 ACRES

AMENDMENT TO PUD-08-03



VICINITY MAP
NOT TO SCALE



FINAL SITE PLAN NOTES

REWORK IN METRO VERDE SHALL BE DEPLICATED TO AND IMPROVEMENTS IN TRACTS 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 PARKING ROAD ACCESS AND WATER, SEWER, AND GAS UTILITIES HAVE BEEN PROVIDED TO THE TRACTS. THE CITY OF LAS CRUCES SHALL REVIEW THE CONDITIONS SHALL NOT PRECLUDE EITHER (1) CITY REVIEW OF ONE OR MORE PROPOSED FINAL PLATS OR CONSTRUCTION DRAWINGS FOR LAND PLANNING OR FINANCING PURPOSES.

ALERTS SHOWN ON THE FINAL SITE PLAN SHALL BE DEPLICATED TO THE CITY OF LAS CRUCES FOR OPERATION AND MAINTENANCE DESIGN CRITERIA, INCLUDING CURB TYPE AND TURNING RADIUS, MAY CHANGE AT FINAL DESIGN.

TRACT NOTES AND SPECIFICATIONS

THE DEVELOPER RETAINS THE RIGHT TO RELOCATE AND REPLAT TRACT J (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 MINOR ADJUSTMENTS, THROUGH REPLATING, TO LOTS 108 AND 110 AND BUILDING PERMITS FOR THE MULTI-FAMILY AND/OR CONDO PROJECTS ADVANCE TO THESE TRACTS, ON THE CONDITIONS THAT:

(1) THE OVERALL PARK OF THE RELATED TRACTS IS NOT DELETED FROM THE PROJECT.

(2) THE OVERALL PEDESTRIAN 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) MAY BE APPROVED WITH REPLAT ON THE PLAN APPROVAL.

THE DEVELOPER ALSO RETAINS THE RIGHT AT ANY TIME TO ADD 1 AERIAL DESIGNER SIGN FOR TRACTS M AND N TO SERVE AS PEDESTRIAN CONNECTIONS TO THE MULTI-FAMILY AND/OR CONDO BUILDINGS (LOTS 131/122 AND LOTS 125/26 RESPECTIVELY).

LOT 809 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 ASSOCIATION (BHOA) AND THE HOMEOWNERS ASSOCIATION (BHOA) TO BE USED EXCLUSIVELY FOR IMPROVEMENTS AND MAINTENANCE OF THE INDIVIDUAL TRACTS WITHIN METRO VERDE.

DRAINAGE STANDARDS

INCREASES IN RUNOFF SHALL BE RETAINED/DETAINED OR INFILTRATED WITHIN THE TRACTS. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF AREAS), REGIONAL PONDS, AND ON-LOT PONDS SUBJECT TO CITY 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.

① = ON-LOT PONDING, ON-LOT POND IS FOR EXCESS OF THE PROPERTY OWNER.

FLOOD ZONE NOTE

METRO VERDE IS LOCATED ON FEMA'S FLOOD INSURANCE RATE MAP 53010C025A DATED SEPTEMBER 27, 1991. THE PUD IS LOCATED IN ZONE X AND THE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

OWNERSHIP AND MAINTENANCE

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

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

FINAL SITE PLAN DRAWING INDEX:

- FC 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
 - FG EXISTING TOPOGRAPHY
- SUPPLEMENTAL INFORMATION:**
- MASTER DRAINAGE STUDY
 - TRAFFIC IMPACT ANALYSIS

THIS FINAL SITE PLAN HAS BEEN APPROVED BY THE ZONING DEPARTMENT OF THE CITY OF LAS CRUCES & ALL THE REQUIREMENTS FOR APPROVAL IN SUBDIVISION OF THE CITY OF LAS CRUCES. THESE PLATS TO BE MADE TO BE IN FULL COMPLIANCE WITH THE PLANNING DEPARTMENT FOR APPROVAL OF THE CITY.

ZONING DEPARTMENT

DATE: _____

STATEMENT OF COMPLETION

I, THE ZONING DEPARTMENT, AND THE COMMISSIONER OF THE CITY OF LAS CRUCES, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLATS ARE IN FULL COMPLIANCE WITH THE PLANNING DEPARTMENT FOR APPROVAL OF THE CITY.

SHERA WRIGHT LAND HOLDINGS, LLC
 805 S. DOUGLAS
 LAS CRUCES, NM 88001

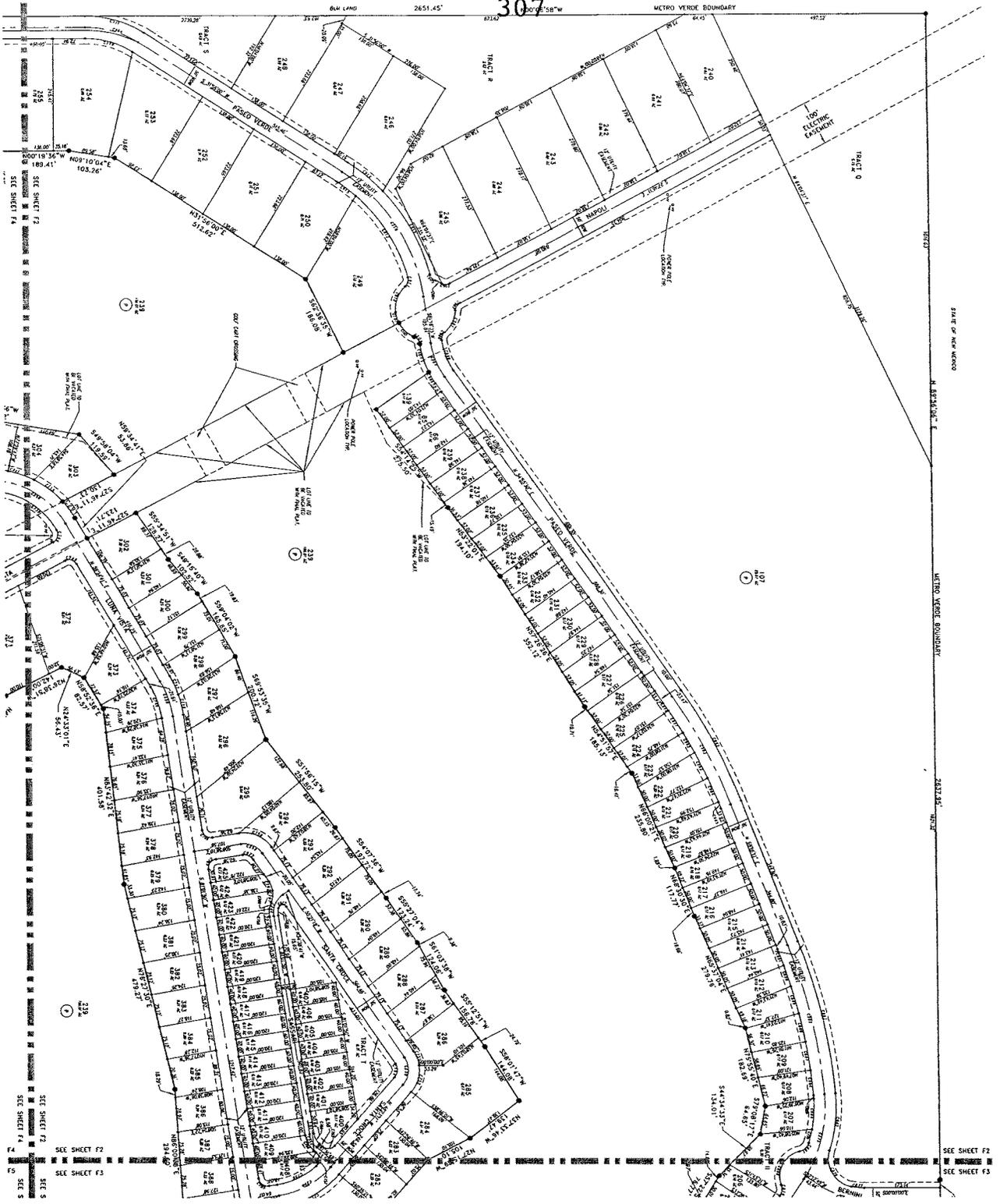


DESIGN VENTURES, INC.
 1400 UNIVERSITY AVENUE
 SUITE 200
 LAS CRUCES, NM 88001
 TEL: 505.255.2222
 FAX: 505.255.2222

FINAL SITE PLAN
METRO VERDE
 PREPARED FOR
 SHERA WRIGHT LAND
 HOLDINGS, LLC
 LAS CRUCES,
 NEW MEXICO

DATE: 10/20/2011
 DRAWN BY: IDENTICAL 2
 CHECKED BY: IDENTICAL 2

4



SEE SHEET F2
SEE SHEET F3
SEE SHEET F4
SEE SHEET F5

SEE SHEET F2
SEE SHEET F3

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

F2
DRAWN

FINAL SITE PLAN
METRO VERDE

PREPARED FOR
SERRA NORTH LAND BUSINESS, LLC
NEW MEXICO

DATE: SUBMITTAL #1
DATE: SUBMITTAL #2
DATE: SUBMITTAL #3

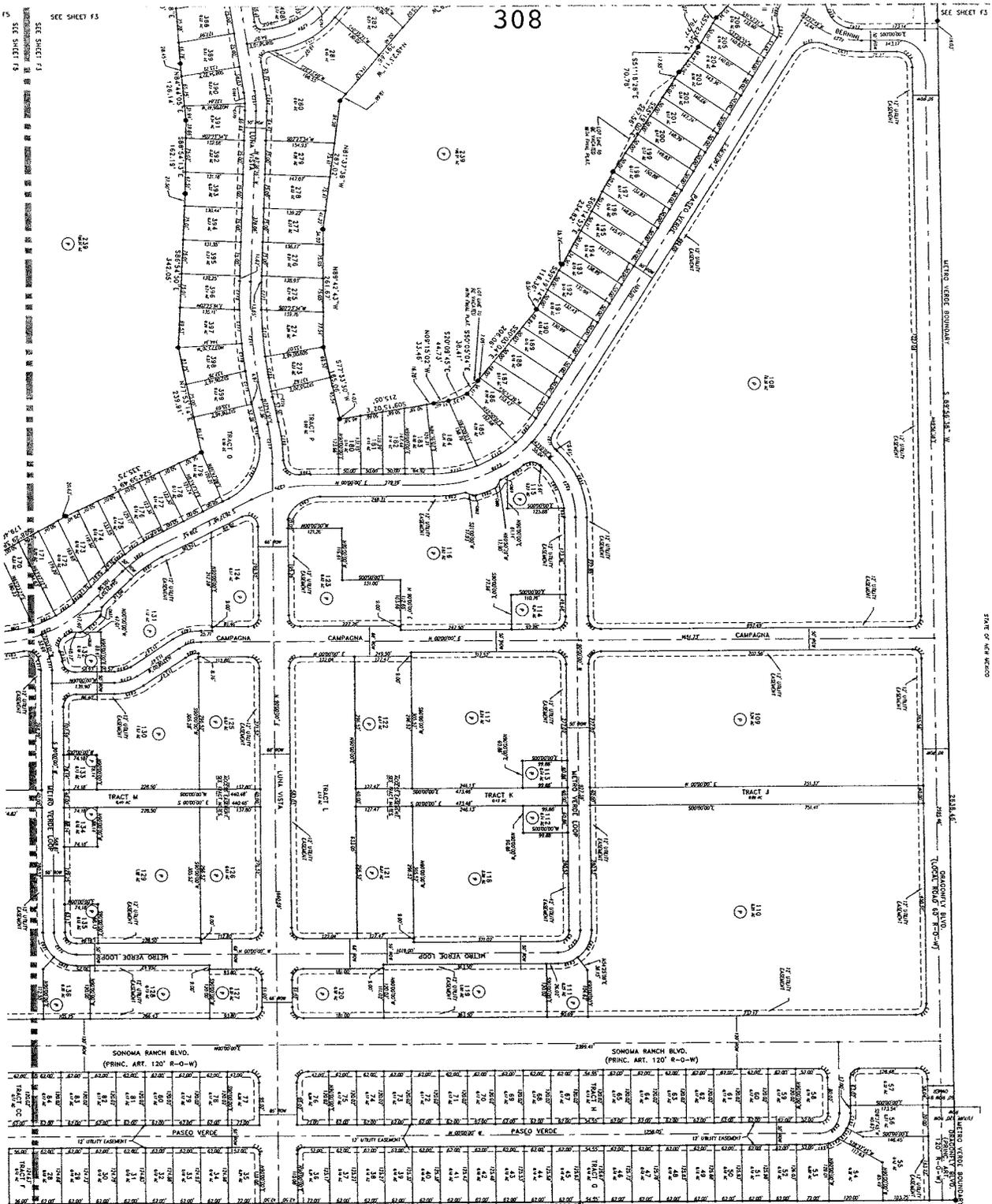
OWNER: SERRA NORTH LAND BUSINESS, LLC
DESIGNER: SERRA NORTH LAND BUSINESS, LLC
DATE: SUBMITTAL #1

SEE LAND USE GUIDELINES
ON SHEET F9 FOR DESIGN
STANDARDS.



DAVIDSON ARCHITECTS, P.C.
1400 UNIVERSITY AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1234
WWW.DAVIDSONARCHITECTS.COM

308



**AREA 2
FINAL
SITE PLAN**



SEE LAND USE GUIDELINES
ON SHEET F3 FOR DESIGN
STANDARDS.

CHANGING 1.5% MAXIMUM
INSTRUMENT # 06743

BANK ONE TRUST CO - TRSTE ETAL
INSTRUMENT # 06742
FILED 11-11-09

DATE	PHASE
4/24	SUBMITTAL #1
6/23/09	SUBMITTAL #2
1/23/10	SUBMITTAL #3

FINAL SITE PLAN
PREPARED FOR
SERRA NORTH LAND HOLDINGS, LLC
LAS VEGAS, MEXICO

VERDE METRO

OW
OWENS & WATKINS, INC.
10000 W. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75243
TEL: 972.382.1000
WWW.OWENSANDWATKINS.COM

F3
D12953

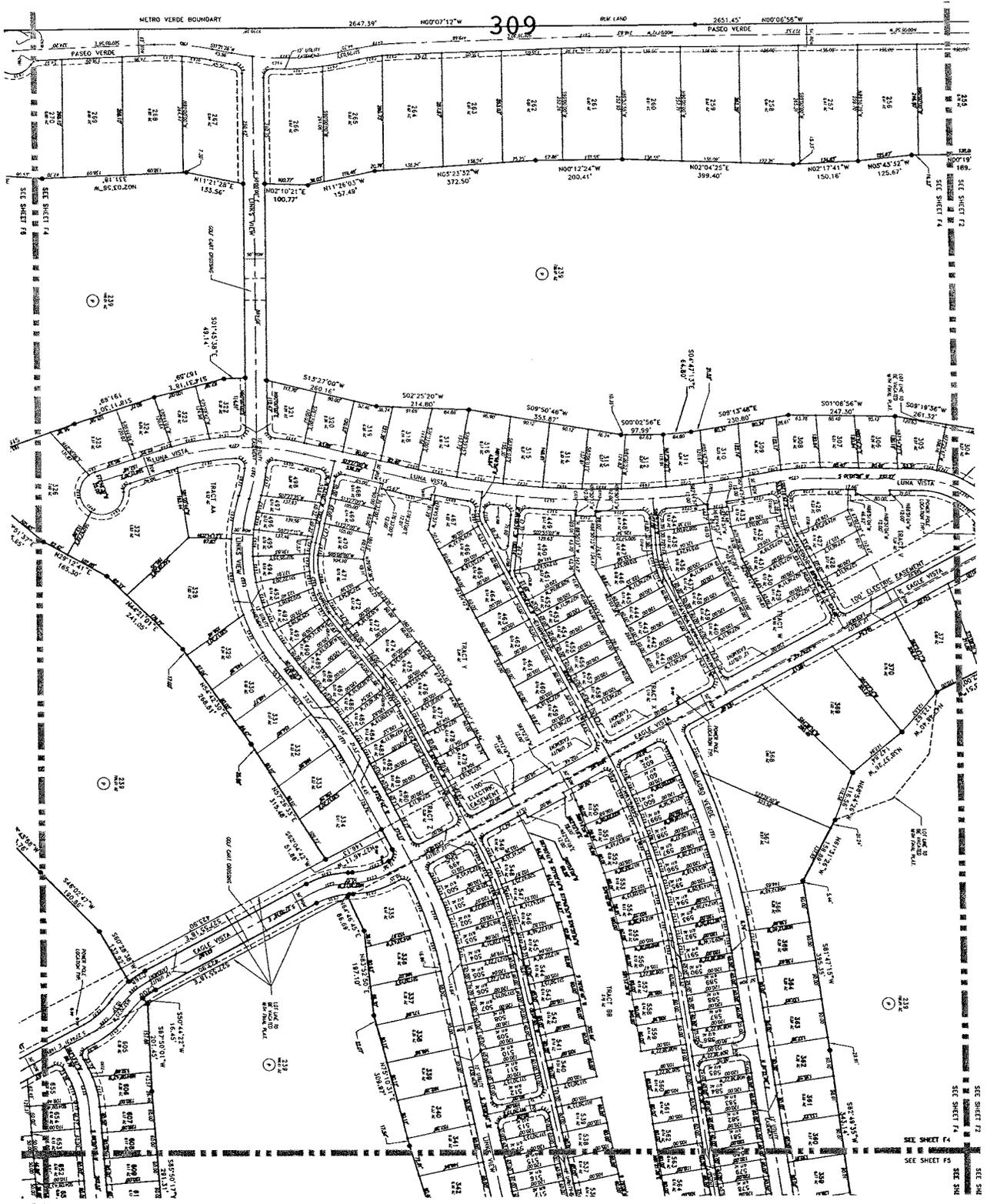
SEE SHEET F3
SEE SHEET F1
SEE SHEET F5

SEE SHEET F3
SEE SHEET F1
SEE SHEET F5

SEE SHEET F3
SEE SHEET F1
SEE SHEET F5

SEE SHEET F3
SEE SHEET F1
SEE SHEET F5

SEE SHEET F3
STATE OF NEW MEXICO



SEE LAND USE GUIDELINES ON SHEET F3 FOR DESIGN STANDARDS.

AREA 3
FINAL
SITE PLAN
SCALE: 1" = 100'-0"

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

DATE: 10/20/11
DRAWN: [REDACTED]
CHECKED: [REDACTED]
DESIGNED: [REDACTED]
SCALE: 1" = 100'-0"

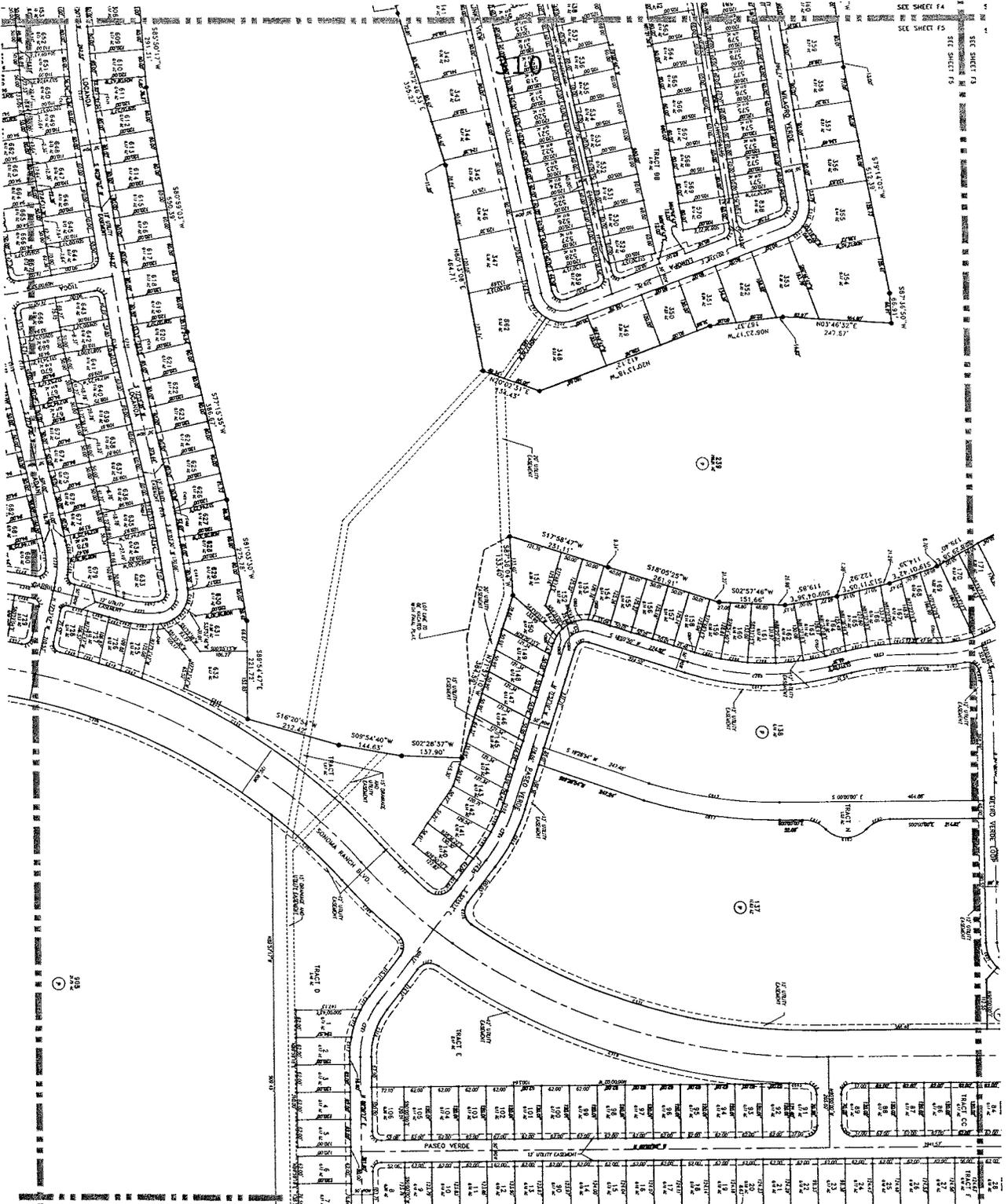
F4

02/22/12

DESIGN PARTNERS, INC.
1410 W. 11TH AVENUE
SUITE 100
LAS CRUCES, NM 88101
TEL: 505.251.2222
WWW.DESIGNPARTNERS.COM

DP

DATE	PROJECT
10/20/11	METRO VERDE
10/20/11	METRO VERDE
10/20/11	METRO VERDE



SEE CONTINUATION HEREON
 SEE SHEET F3
 SEE SHEET F4
 SEE SHEET F5
 SEE SHEET F6
 SEE SHEET F7
 SEE SHEET F8
 SEE SHEET F9

CHARLES L. WILLIAMS
 REGISTERED P.E. 067463
 FILED: 2-2-06

**AREA 4
 FINAL
 SITE PLAN**

F5
 031226

FINAL SITE PLAN
METRO VERDE
 PREPARED FOR
 SERRA NORTH LAND HOLDINGS, LLC
 LANDS CROCCES
 NEW SALEXICO

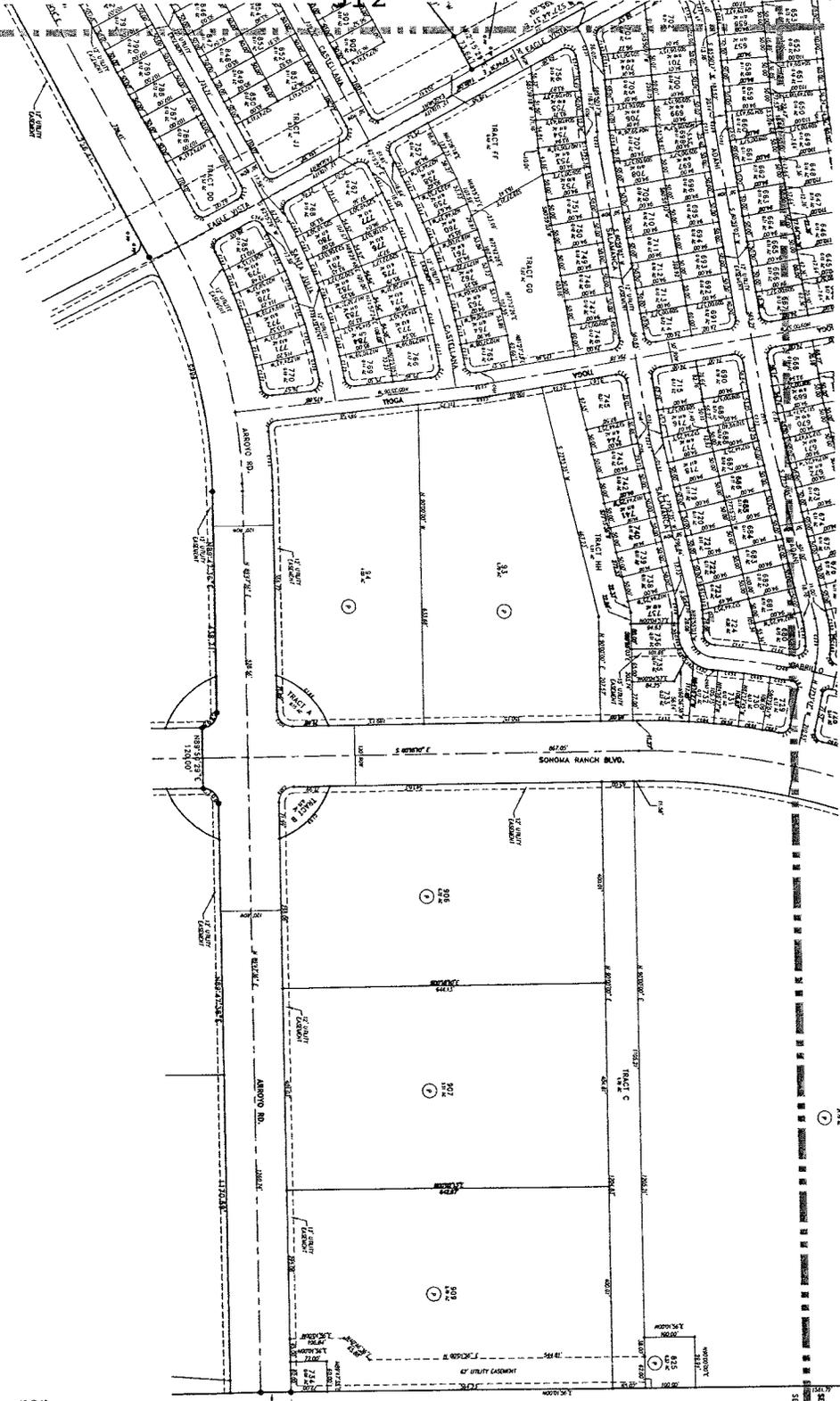
DATE	PHASE
04/01	PRELIMINARY
07/20	PRELIMINARY
07/20	PRELIMINARY

SEE LAND USE GUIDELINES
 ON SHEET F9 FOR DESIGN
 STANDARDS.



DAVIDSON UTILITIES, INC.
 11100 W. 11TH STREET
 SUITE 200
 DENVER, CO 80202
 TEL: 303.733.8888
 FAX: 303.733.8888
 WWW.DAVIDSONUTILITIES.COM

SEE SHEET F6
 SEE SHEET F7



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



SEE LAND USE GUIDELINES
 ON SHEET F9 FOR DESIGN
 STANDARDS.

design ventures, inc.
 1440 JENSEN AVENUE
 SUITE 200
 SAN ANTONIO, TEXAS 78201
 TEL: 214-343-8800
 FAX: 214-343-8801
 WWW.DVINC.COM

PREPARED FOR
 SERRA NORTH LAND HOLDINGS, LLC
 NEW MEXICO

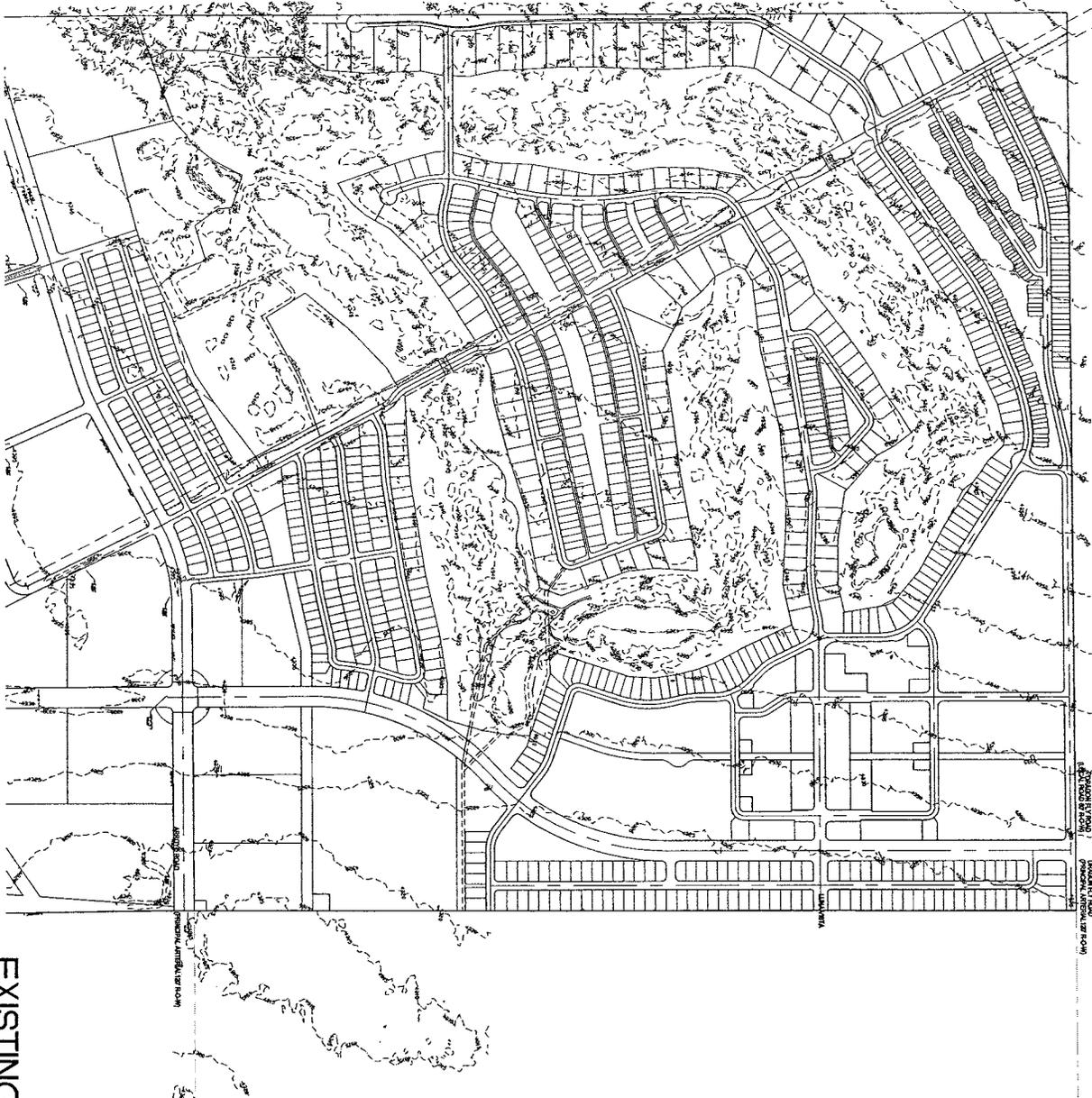
DATE PREPARED
 6/2/11
REVISION
 1/2/11

PROJECT
 F7
 DISTRICT

FINAL SITE PLAN
VERDE METRO

PREPARED FOR
 SERRA NORTH LAND HOLDINGS, LLC
 NEW MEXICO

DATE PREPARED	6/2/11
REVISION	1/2/11



EXISTING TOPOGRAPHY



DANIEL VENTURA, INC.
 1400 AVENIDA DE LOS RIOS
 SUITE 200
 LAS CRUCES, NM 87901
 TEL: 505.252.2222
 FAX: 505.252.2222
 WWW.DANIELVENTURA.COM

FINAL SITE PLAN
 METRO
 VERDE

PREPARED FOR
 SERRA LINDSEY LLC
 LAS CRUCES
 NEW MEXICO

DATE	PHASE
4/26/11	SUBMITTAL #1
5/20/11	SUBMITTAL #2
7/26/11	SUBMITTAL #3

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 approved 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 proposed, 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. 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.
14. 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.
15. 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.
16. 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

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 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

325

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 layout³²⁶ 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?

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 Verde³²⁹ 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 Verde³³⁰ 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 approval³³¹ 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

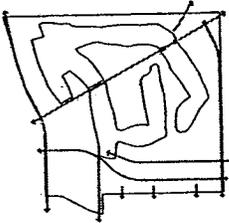
SUSTAINABILITY CONCEPTS

DESIGN

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

TRANSPORTATION

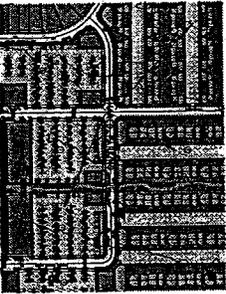
1. Incorporate within bike lanes a network of walking systems that include the "Perroneville Park" multi-use trails, and sidewalks that encourage leaving the car at home.



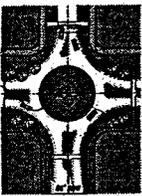
2. Work with the City to establish transit (bus) stops in the short-term and alternate consideration for future mass transit.

This will further reduce the use of vehicles and their emissions even when walking is not practical.

3. Reduce the impervious parking surface required through shared parking in mixed-use areas.

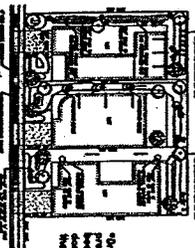


4. Use of roundabouts will improve traffic safety and capacity, as well as reduce pollution and fuel use.



Reduction of Green House gases (lower vehicle emissions and fuel consumption) will be achieved by reducing the number of vehicles on the road (reducing idling and stop-and-go traffic) and by using more efficient vehicles (reducing fuel consumption). A roundabout will be approximately 23 years payback.

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



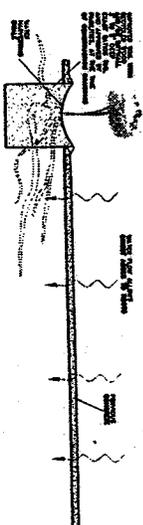
Openings will help serve as a water system to improve energy efficiency. Three different types of openings will be included to help prevent the same.

2. Reduce the use of potable water through xeriscaping. Use primarily native hardy/perennials plants. This will be accomplished by reducing the needs of urban plants through scientific and designer installation.

3. Use primarily sub-surface irrigation, and eliminate irrigation where possible. By using perennials, native plants, and rain shut-off controls.

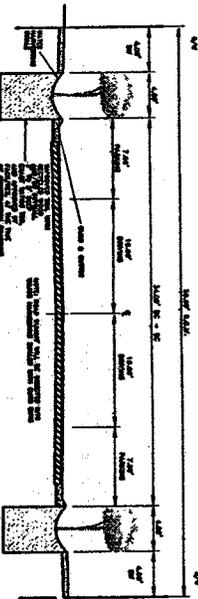
Perennials that will use sub-surface irrigation from the required water collected from the roof of the building. Water from rainwater harvesting will be used for irrigation. Landscaping in parking lots will be irrigated in part through the use of water harvesting and perennials. Commercial buildings may include irrigation systems.

4. Potable groundwater in parking lots will be recycled within the Village Center and adjacent US areas existing from the water table. The permeable will permit water to pass through where it will irrigate trees in parking lots on its way to the water table.



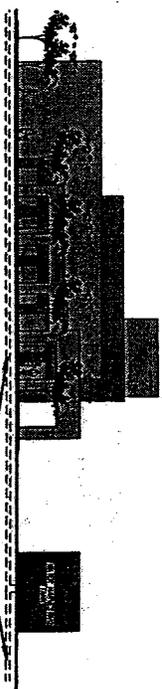
5. Perennials in parking lots will substantially reduce storm runoff. Landscaping areas will also act as micro ponds to capture storm runoff to benefit landscaping and further eliminate or reduce runoff.

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



7. Wind barrier that prevents infiltration of water shall not be used within Lake View. This will reduce the use of a hydrocarbon material and greatly increases the permeability 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 the Plaza and Frenoville Park. Tanks to be harvested will be of glass, smooth, light-colored materials providing a clean collection surface. A pre-wash/rinse will be incorporated and collection will be from roof drains. A collection tank will be incorporated in the Plaza and used to educate the public on the green aspects of Lake View.



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

WATER RESOURCES

1. The developer will ensure the availability of local parks, recreation, and walking paths that will reduce water runoff from impervious surfaces. This will be achieved by using permeable materials for parking lots and sidewalks. A permeable material will reduce runoff and increase infiltration. The developer will ensure that the City of Lake View will not be denied the use of the City's water resources.

2. Recycling centers will be included throughout Lake View, and the City will encourage for residents to use. The developer will provide such and encourage the City will monitor and operate the centers.

LANDSCAPE

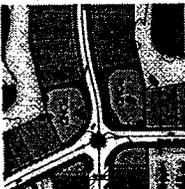
1. Provide Village Plaza for gatherings and social interaction that is accessible by walking for many.



2. Create sustainable pressure in Plaza and Frenoville Park by decreasing water harvesting and permeable materials (concrete and asphalt). Also incorporate recycled materials for park benches and equipment. A permeable material/construction material may be used.

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

4. Connectivity of pedestrian and vehicular systems within Lake View and its adjacent development will help reduce travel distance.



Overall there are multiple points of connection to the adjacent properties.

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

6. Solar-panels consideration will be required with design of high-rise structures including building west-facing windows and appropriate screening of south-facing windows.

GREEN BUILDING

Lake View will encourage earth-friendly and sustainable building practices including:

- 1. Use of low-VOC paints and finishes.
- 2. Use of low-VOC adhesives and sealants.
- 3. Use of low-VOC caulks and grouts.
- 4. Use of low-VOC floor coverings.
- 5. Use of low-VOC wall coverings.
- 6. Use of low-VOC ceiling coverings.
- 7. Use of low-VOC ceiling tiles.
- 8. Use of low-VOC ceiling panels.
- 9. Use of low-VOC ceiling lights.
- 10. Use of low-VOC ceiling fans.
- 11. Use of low-VOC ceiling fans.
- 12. Use of low-VOC ceiling fans.

Energy Efficient

1. Construction debris recycled
2. Xeriscaping landscaping with low water requirements
3. Use of low-VOC paints and finishes
4. Use of low-VOC adhesives and sealants
5. Use of low-VOC caulks and grouts
6. Use of low-VOC floor coverings
7. Use of low-VOC wall coverings
8. Use of low-VOC ceiling coverings
9. Use of low-VOC ceiling tiles
10. Use of low-VOC ceiling panels
11. Use of low-VOC ceiling lights
12. Use of low-VOC ceiling fans

Recommended

1. Use of low-VOC paints and finishes
2. Xeriscaping landscaping with low water requirements
3. Use of low-VOC adhesives and sealants
4. Use of low-VOC caulks and grouts
5. Use of low-VOC floor coverings
6. Use of low-VOC wall coverings
7. Use of low-VOC ceiling coverings
8. Use of low-VOC ceiling tiles
9. Use of low-VOC ceiling panels
10. Use of low-VOC ceiling lights
11. Use of low-VOC ceiling fans
12. Use of low-VOC ceiling fans

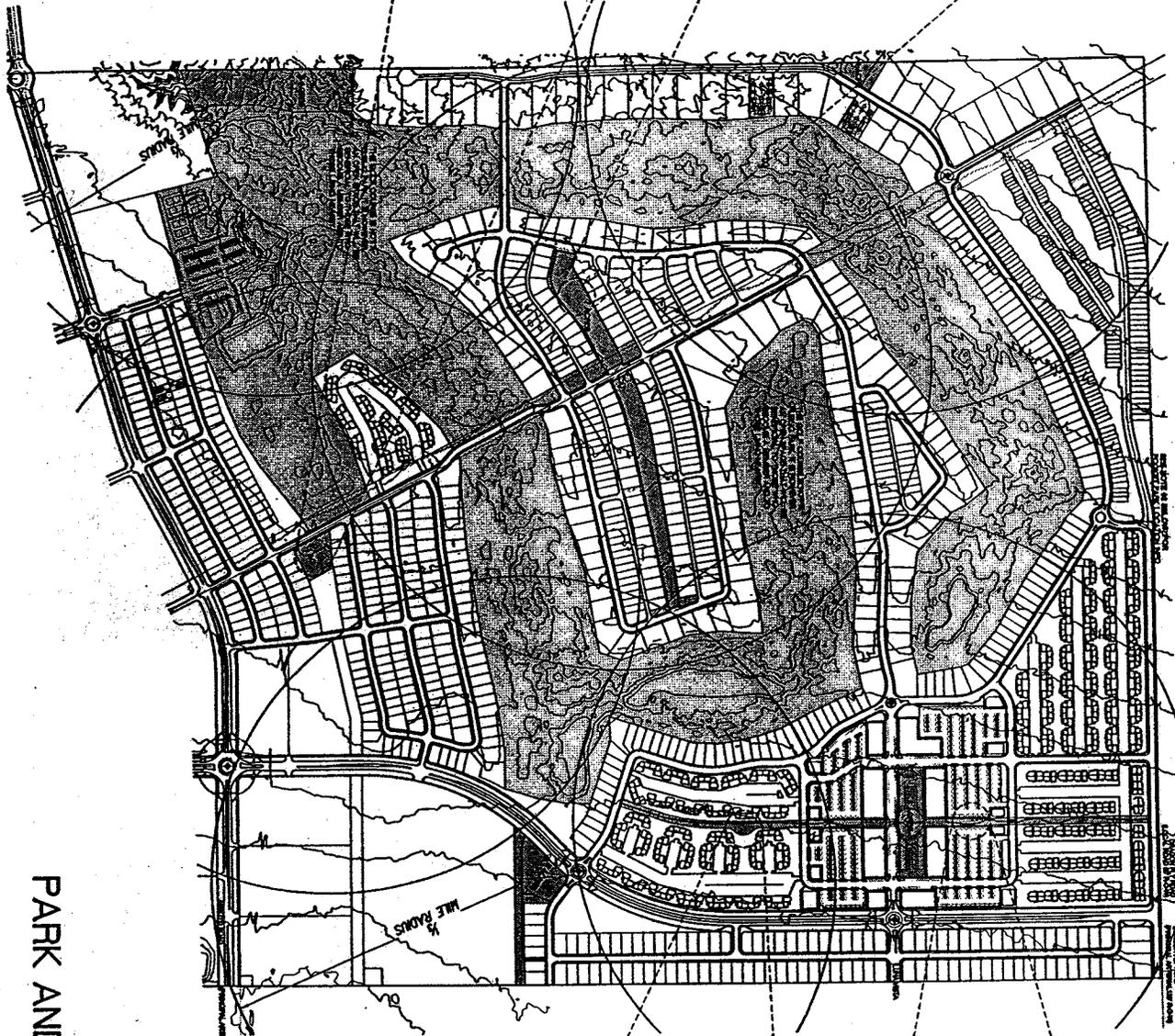
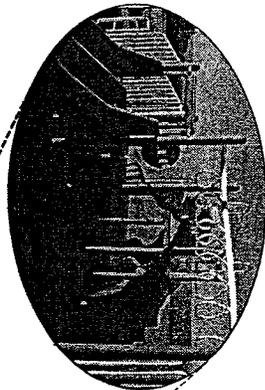
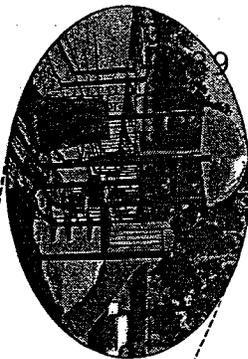
PUD AMENDMENT #1
METRO
VERDE

PREPARED FOR
 ERM AND MICHIGAN
 NEW MEXICO

DATE	PROJECT

THE PICTURES PRESENTED ARE INTENDED TO PRESENT AN IDEAL CONCEPT FOR THE PROJECT AND ARE NOT TO BE CONSIDERED AS A FINAL DESIGN OR TO BE USED FOR EQUIPMENT ORDERING IN THESE IMAGES.

GENERAL PARK AND TRAIL SYSTEMS, INCLUDING LANDSCAPED COMMON AREAS, ARE CONCEPTUALLY ACCEPTABLE TO THE CITY FACILITIES DEPARTMENT ON THE ASSUMPTION OF PARK MAINTENANCE, DEVELOPMENT OF SANITARY TRAILS, LANDSCAPED AREAS AND OVERSEER AND MAINTENANCE PERSONNEL. THE CITY FACILITIES DEPARTMENT AS A PART OF THE FINAL PLAN SUBMITTAL OF THE PLANNED UNIT DEVELOPMENT, MAY BE SUBJECT TO CITY COUNCIL APPROVAL OF THE FINAL DESIGN AND DEVELOPMENT. THE CITY COUNCIL WILL BE BUILT WITHIN DIFFERENT PHASES OF DEVELOPMENT.



PARK AND TRAIL PLAN

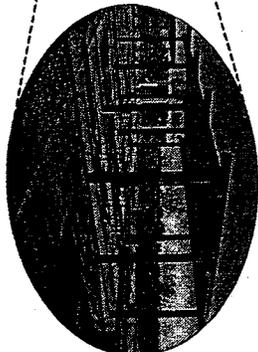
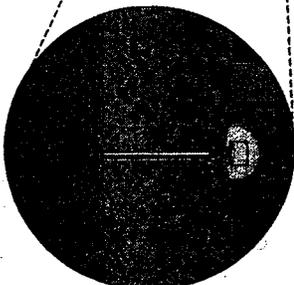


- NOTES**
1. 22 ACRES OF PARK LAND ARE SHOWN ON THE PLAN. THIS IS BASED ON THE ASSUMPTION THAT THE DEVELOPER WILL PROVIDE ADEQUATE LAND FOR PARK AND TRAIL DEVELOPMENT. THE CITY FACILITIES DEPARTMENT WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PARK AND TRAIL SYSTEMS. THE CITY COUNCIL WILL BE BUILT WITHIN DIFFERENT PHASES OF DEVELOPMENT.
 2. THE CITY FACILITIES DEPARTMENT WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PARK AND TRAIL SYSTEMS. THE CITY COUNCIL WILL BE BUILT WITHIN DIFFERENT PHASES OF DEVELOPMENT.
 3. THE CITY FACILITIES DEPARTMENT WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PARK AND TRAIL SYSTEMS. THE CITY COUNCIL WILL BE BUILT WITHIN DIFFERENT PHASES OF DEVELOPMENT.

PATH LEGEND	
[Symbol]	Landscaped Area/Park
[Symbol]	Trail
[Symbol]	Path

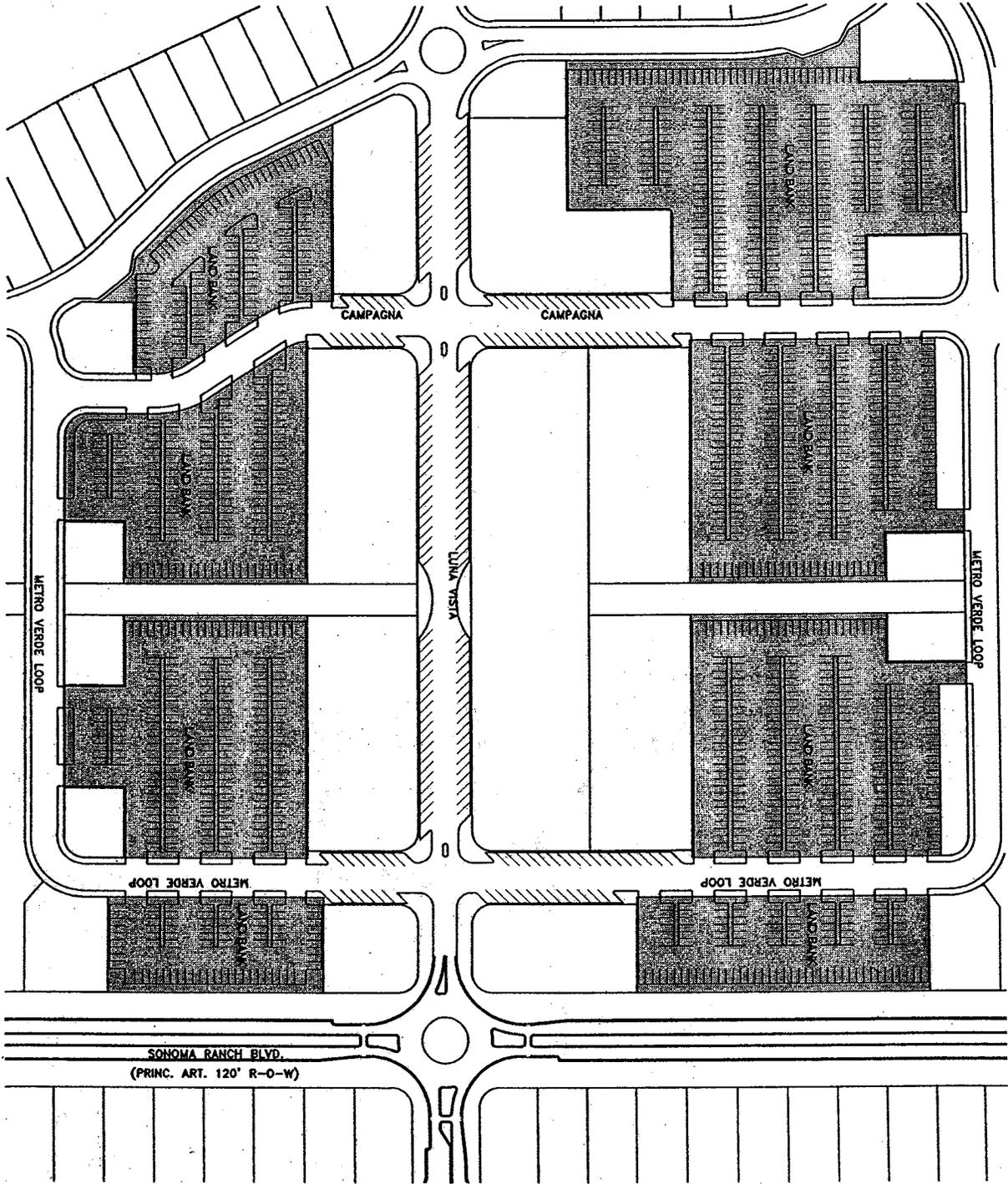
ALL LOCAL STREET HAVE A MINIMUM OF 10' CLEARANCE FROM THE TRAILWAY OR PARKWAY.

PARK ADEQUACY TABLE	
ESTIMATED POPULATION:	7,143
9.144 AC. FOR 1,000 PEOPLE	
1.348 x 7,143 = 9,628 ACRES	



PUD AMENDMENT #1
METRO
VERDE
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 DENVER METRO
 LANS CRUCES
 NEW MEXICO

DATE	REVISION
10/15/11	1
10/15/11	2
10/15/11	3



PARKING LOT LAND BANK PLAN

SCALE 1" = 40'

- GENERAL NOTES:**
1. The proposed site is located on the eastern side of the existing road.
 2. The proposed site is located on the eastern side of the existing road.
 3. The proposed site is located on the eastern side of the existing road.
 4. The proposed site is located on the eastern side of the existing road.
 5. The proposed site is located on the eastern side of the existing road.
 6. The proposed site is located on the eastern side of the existing road.
 7. The proposed site is located on the eastern side of the existing road.
 8. The proposed site is located on the eastern side of the existing road.
 9. The proposed site is located on the eastern side of the existing road.
 10. The proposed site is located on the eastern side of the existing road.

PREPARED FOR THE CITY OF LAS CRUCES, NEW MEXICO

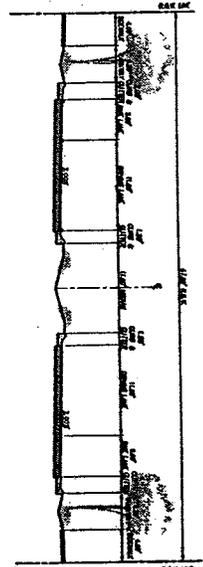
**PUD AMENDMENT #1
METRO
VERDE**

PREPARED FOR
SONOMA RANCH BLVD. LLC
LAS CRUCES
NEW MEXICO

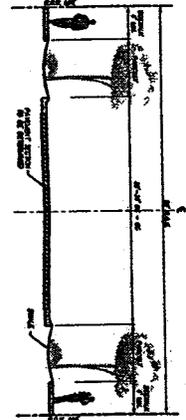
DATE	REVISION
06/01/2011	01
06/01/2011	02
06/01/2011	03
06/01/2011	04
06/01/2011	05

CVI
CANTON CONSULTANTS, INC.
1000 S. RIVER ST.
SUITE 100
LAS CRUCES, NM 88001
TEL: 505/325-1111
WWW.CVICONSTRUCTORS.COM

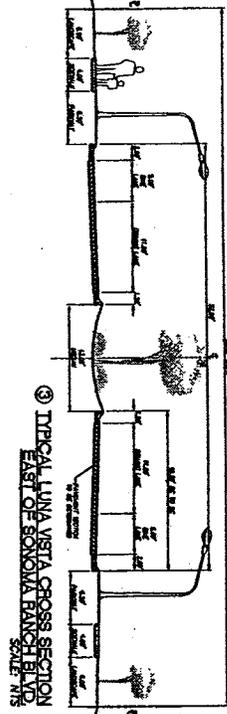




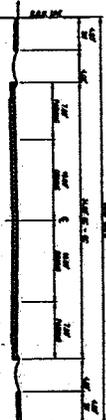
⑦ SIERRA DE LUNA NORTH OF ARROYO RD.
SCALE: NTS



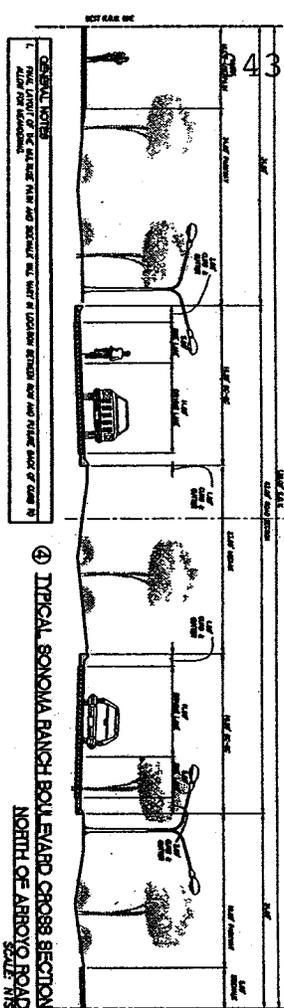
① TYPICAL 28'-34' LOCAL STREET SECTION
SCALE: NTS



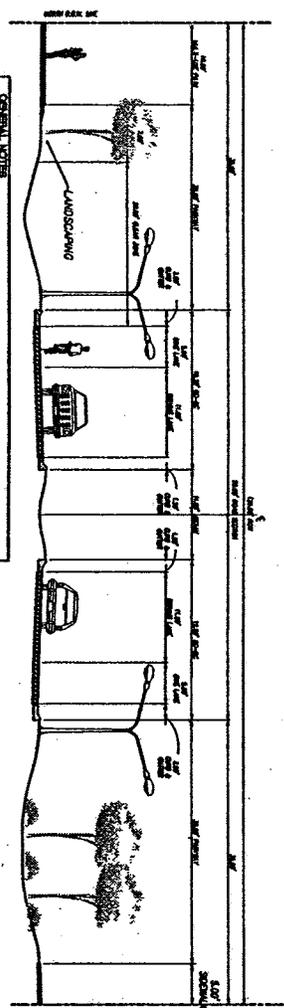
③ TYPICAL LUNA VISTA CROSS SECTION
EAST OF SONOMA RANCH BLVD.
SCALE: NTS



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



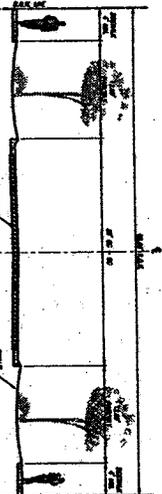
④ TYPICAL SONOMA RANCH BLVD EWARD CROSS SECTION
NORTH OF ARROYO ROAD
SCALE: NTS



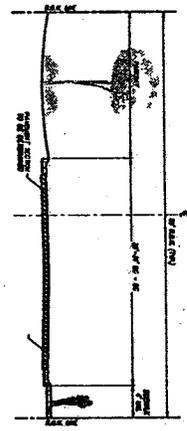
⑤ TYPICAL ARROYO ROAD CROSS SECTION
SCALE: NTS

GENERAL NOTES

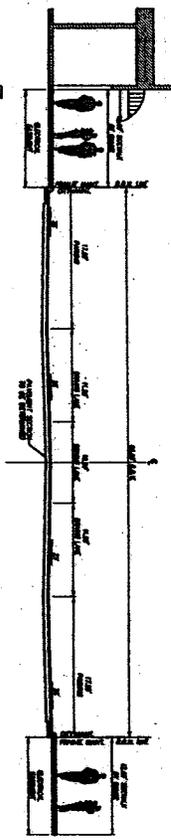
1. FINAL LAYOUT OF THE PLANNING AND DESIGN SHALL BE DETERMINED BY THE DEVELOPER IN CONJUNCTION WITH THE CITY OF SAN JOSE.
2. FINAL LAYOUT OF THE PLANNING AND DESIGN SHALL BE DETERMINED BY THE DEVELOPER IN CONJUNCTION WITH THE CITY OF SAN JOSE.
3. ALL DISTANCES ARE APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE ON FEBRUARY 14, 2008.



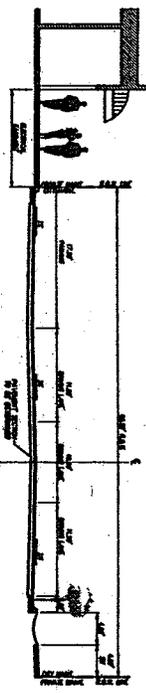
⑩ TYPICAL DRAGONFLY BLVD CROSS SECTION
WEST OF SONOMA RANCH BLVD.
SCALE: NTS



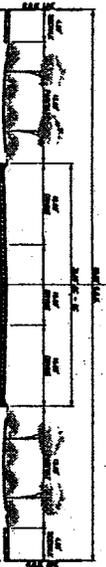
⑥ WEST BOUNDARY LOCAL STREET SECTION
SCALE: NTS



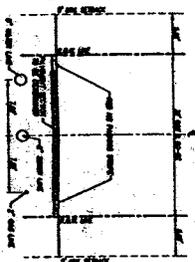
⑧ TYPICAL VILLAGE CENTER STREET SECTION (LOCAL ST. BOW)
SCALE: NTS



⑨ TYPICAL VILLAGE PLAZA CROSS SECTION
SCALE: NTS



⑪ TYPICAL LUNA VISTA CROSS SECTION
WEST OF SONOMA RANCH BLVD.
SCALE: NTS



③ TYPICAL DEDICATED ALLEY SECTION
SCALE: NTS

STREET WIDTH GUIDELINES

ROW WIDTH (VARIABLE WIDTH) PER STREET PAVING (ft - in)	ROW WIDTH (ft - in)	ROW WIDTH (ft - in)
20'	15'	10'
25'	20'	15'
30'	25'	20'
35'	30'	25'
40'	35'	30'
45'	40'	35'
50'	45'	40'
55'	50'	45'
60'	55'	50'
65'	60'	55'
70'	65'	60'
75'	70'	65'
80'	75'	70'
85'	80'	75'
90'	85'	80'
95'	90'	85'
100'	95'	90'

STREET GUIDELINE NOTES

1. THE TYPICAL LOCAL STREET WIDTH FOR ALL STREETS SHALL BE 30' TO 40' WITH A MINIMUM OF 20' AND A MAXIMUM OF 100'. THE STREET WIDTH SHALL BE DETERMINED BY THE DEVELOPER IN CONJUNCTION WITH THE CITY OF SAN JOSE.
2. STREETS SHOULD BE CONSTRUCTED AS MUCH AS POSSIBLE TO ENCOURAGE WALKING, BIKING, AND TO ASSIST EMERGENCY RESPONSE.
3. THE ALLEY DESIGN CAN BE CHANGED TO ADDRESS PARKING NEEDS.
4. NO TREES SHALL BE PLANTED IN ALLEY PARKWAYS THAT ARE LESS THAN 8' WIDE.

TYPICAL STREET SECTIONS

PUB. AMENDMENT #1
SCALE: NTS

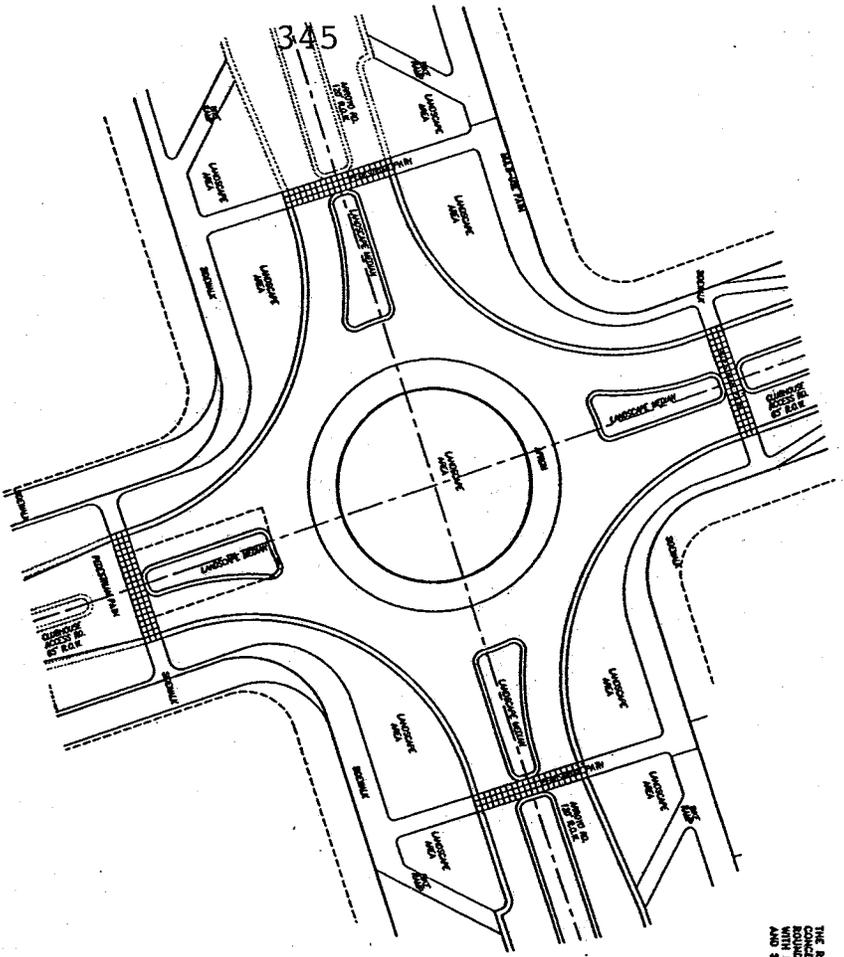
VERDE METRO

PREPARED FOR
SANTA CLAY AND BROWN, INC.
LAS CRUCES
NEW MEXICO

DATE: 02/14/08
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: METRIC 1:5

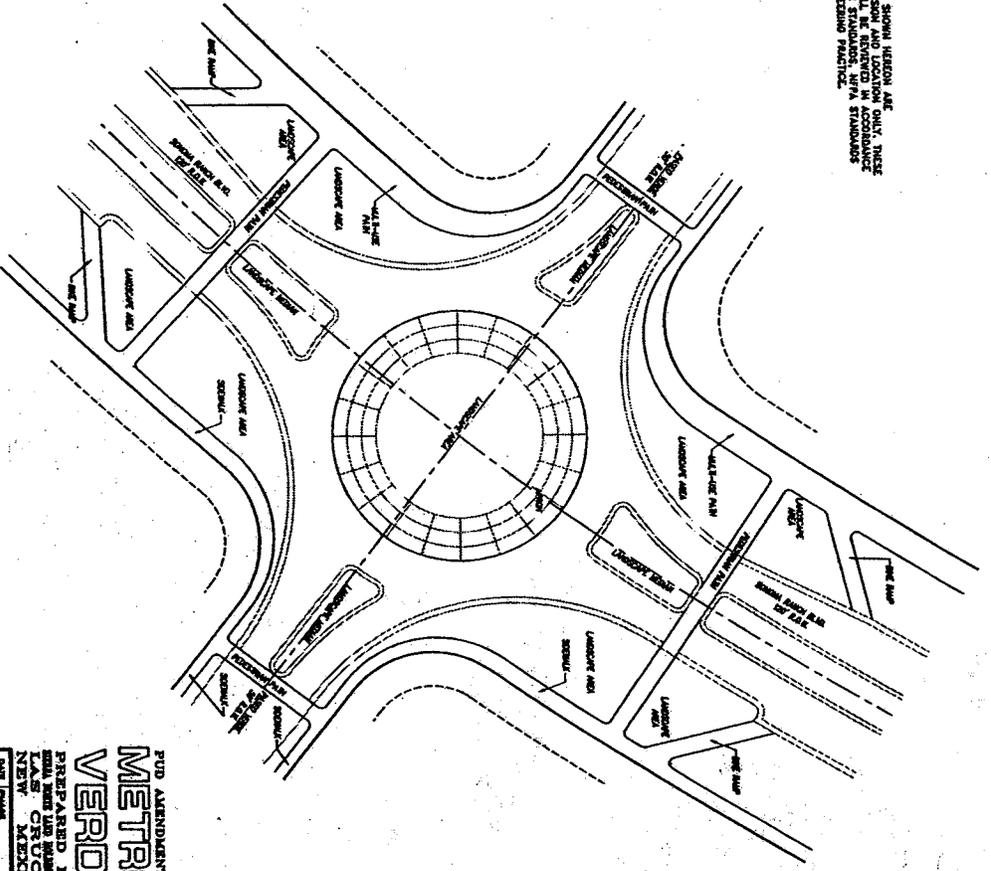
DESIGN: [Name], INC.
1000 [Address]
SAN JOSE, CA 95128
TEL: (408) 281-1000
WWW.DESIGN[Name].COM

R1
RESIDENTIAL



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

THE ROUNDAABOUTS SHOWN HEREON ARE ONLY THOSE SHOWN FOR INFORMATION. THE ROUNDAABOUTS SHALL BE DESIGNED IN ACCORDANCE WITH TYPICAL DESIGN STANDARDS, 1974 STANDARDS AND SOUND ENGINEERING PRACTICE.



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

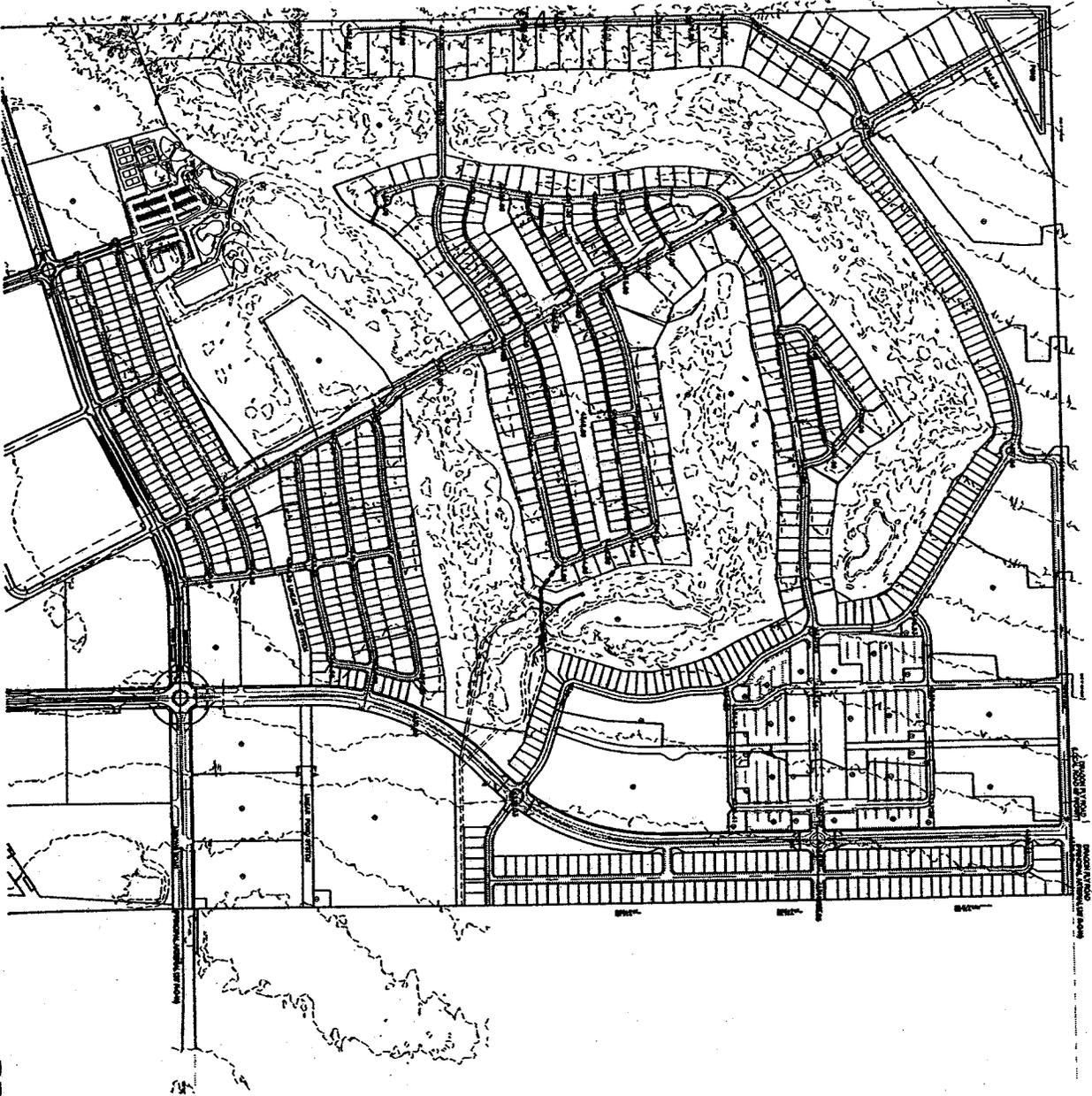


Center Ventures, Inc.
10000 Wilshire Blvd.
Suite 1000
Beverly Hills, CA 90210
Tel: 310-277-1111
Fax: 310-277-1112



PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
LAW OFFICES
NEW MEDICO

DATE	REVISION
07/11/01	1
07/11/01	2
07/11/01	3



LOW-IMPACT DEVELOPMENT CONCERNS

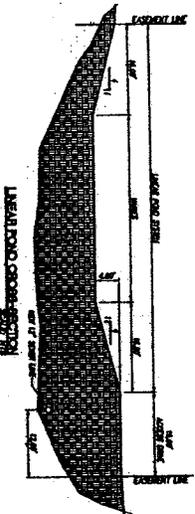
- REDUCE IMPERVIOUS AREA AND POST-DEVELOPMENT CURVE NUMBER
1. Reduce paved width (ASSTO, ITE, ASCE guidelines)
 2. Provide street trees
 3. Provide permeable pavement
 4. Encourage shared driveway
 5. Impervious road barrier prohibited

DRAINAGE APPROACH

1. Interim/transition development will construct a regional system to drain/retain runoff system.
2. As added in the Master Drainage Report design-build the site will increase runoff to regional ponds. All other developments will not increase runoff in system.
3. Street road runoff in system.
4. Storm to separate later storm in watershed pattern.
5. Stormwater storage in system.
6. Stormwater storage of runoff to address the design.
7. Future stormwater flow paths where possible.
8. Final drainage report will show flow all elements of system to regional pond.
9. Final drainage report will be provided when available around 1.2 1/2-1.5 year.
10. For additional information please refer to the Master Drainage Report.

BUILDING DESIGN STANDARDS

1. Encourage building design that reduces impervious area.
2. Encourage building design that reduces impervious area.
3. Encourage building design that reduces impervious area.
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PRELIMINARY GRADING PLAN

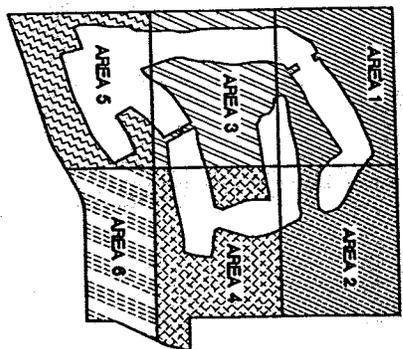
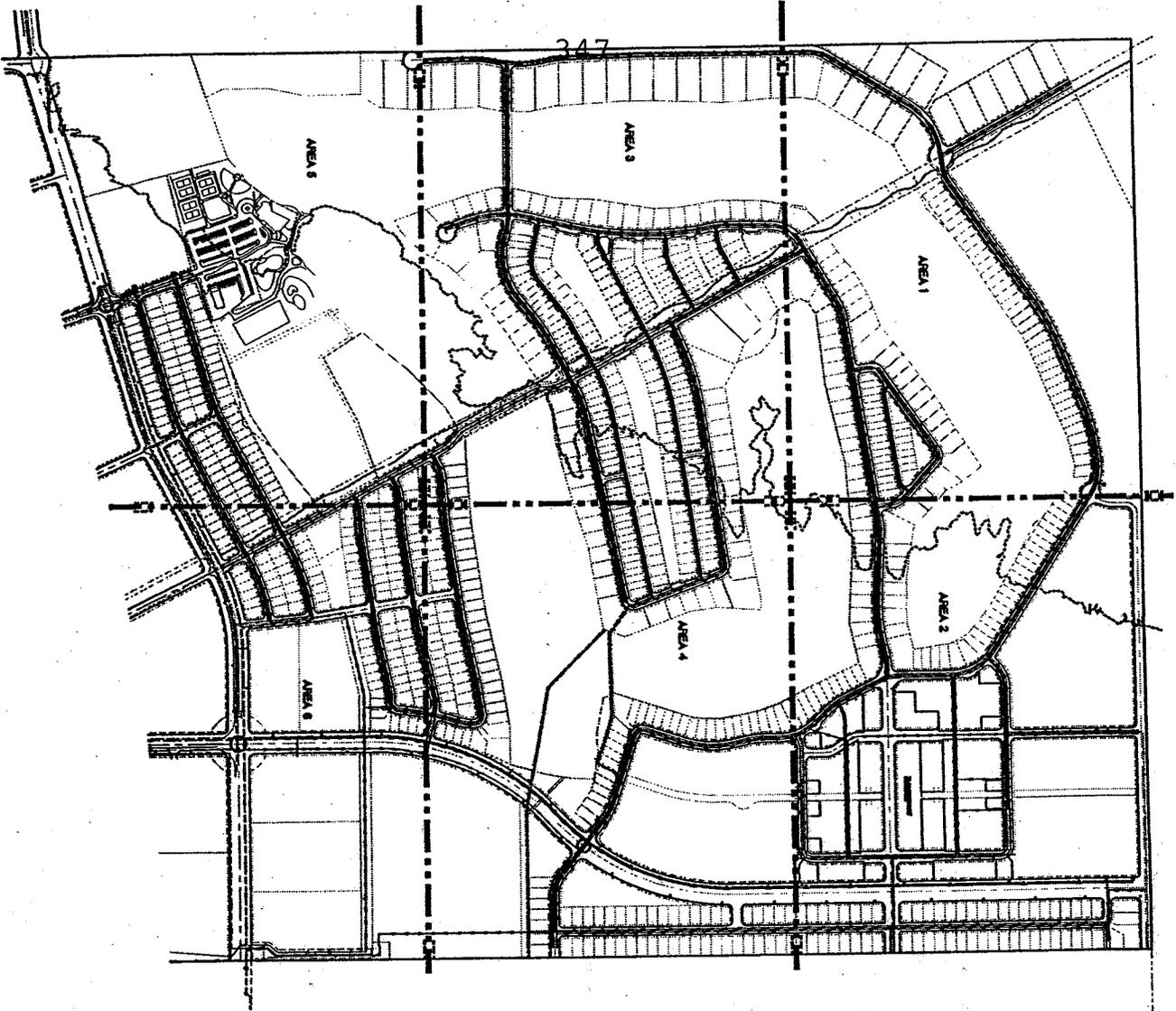


**PUD AMENDMENT #1
METRO
VERDE**

PREPARED FOR
EMILIANO LUIS RAMOS JR.
TAS CRUCES
NEW MEXICO

DATE	REVISION
10/11/2011	1.0
10/11/2011	2.0
10/11/2011	3.0
10/11/2011	4.0
10/11/2011	5.0





KEY PLAN

WATER INFRASTRUCTURE NOTE
 THE WATER INFRASTRUCTURE SHOWN ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED. THE ENGINEER HAS NOT CONDUCTED FIELD SURVEYS TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE WATER INFRASTRUCTURE SHOWN ON THIS PLAN.

LEGEND

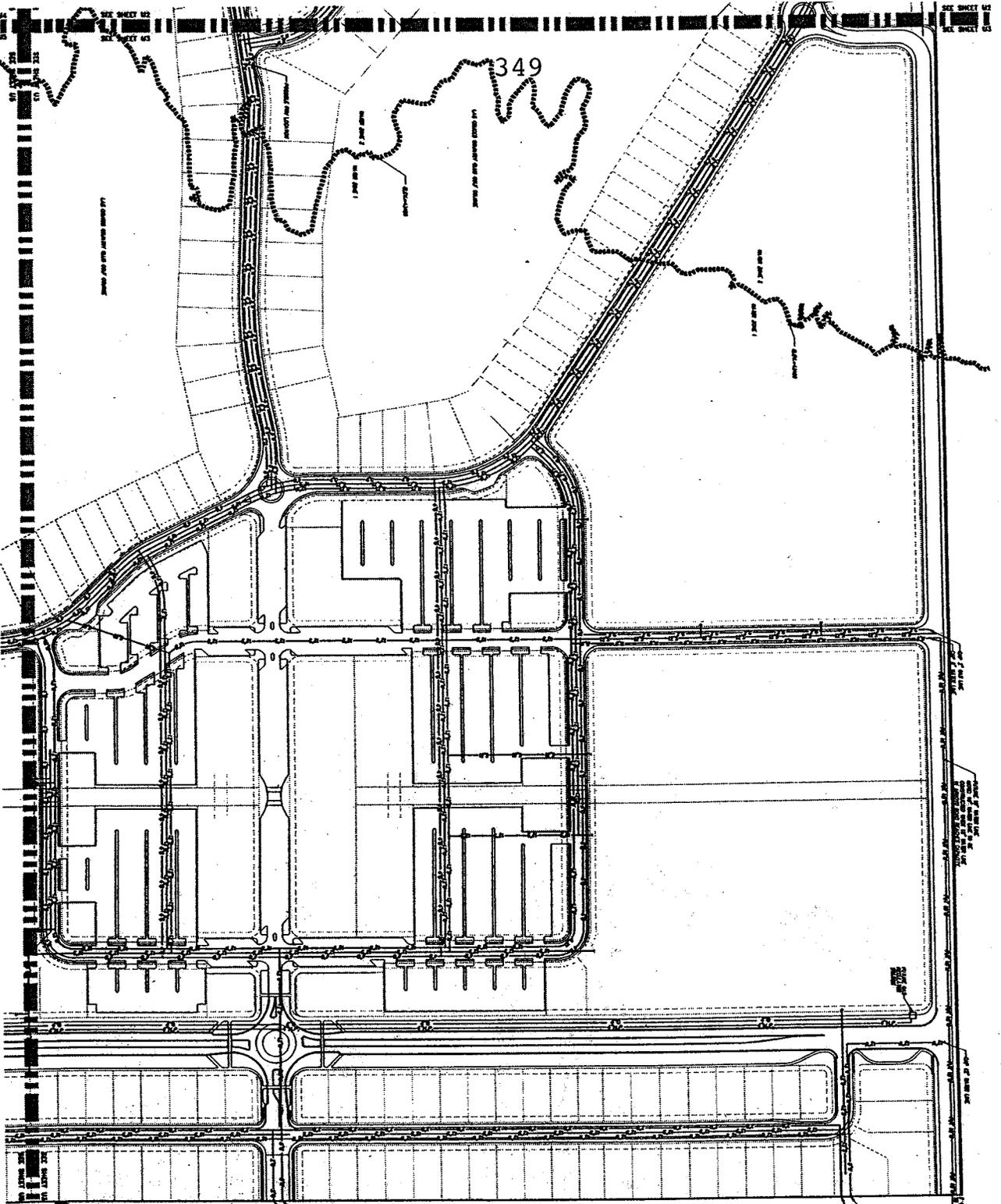
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OVERALL MASTER UTILITY PLAN
 SCALE: 1" = 100'



PUD AMENDMENT #1
METRO
VERDE
 PREPARED FOR
 METRO WATER UTILITIES
 1400 WEST 14TH AVENUE
 DENVER, CO 80202
 DATE: 11/15/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]





AREA 2
CONCEPTUAL
UTILITY PLAN



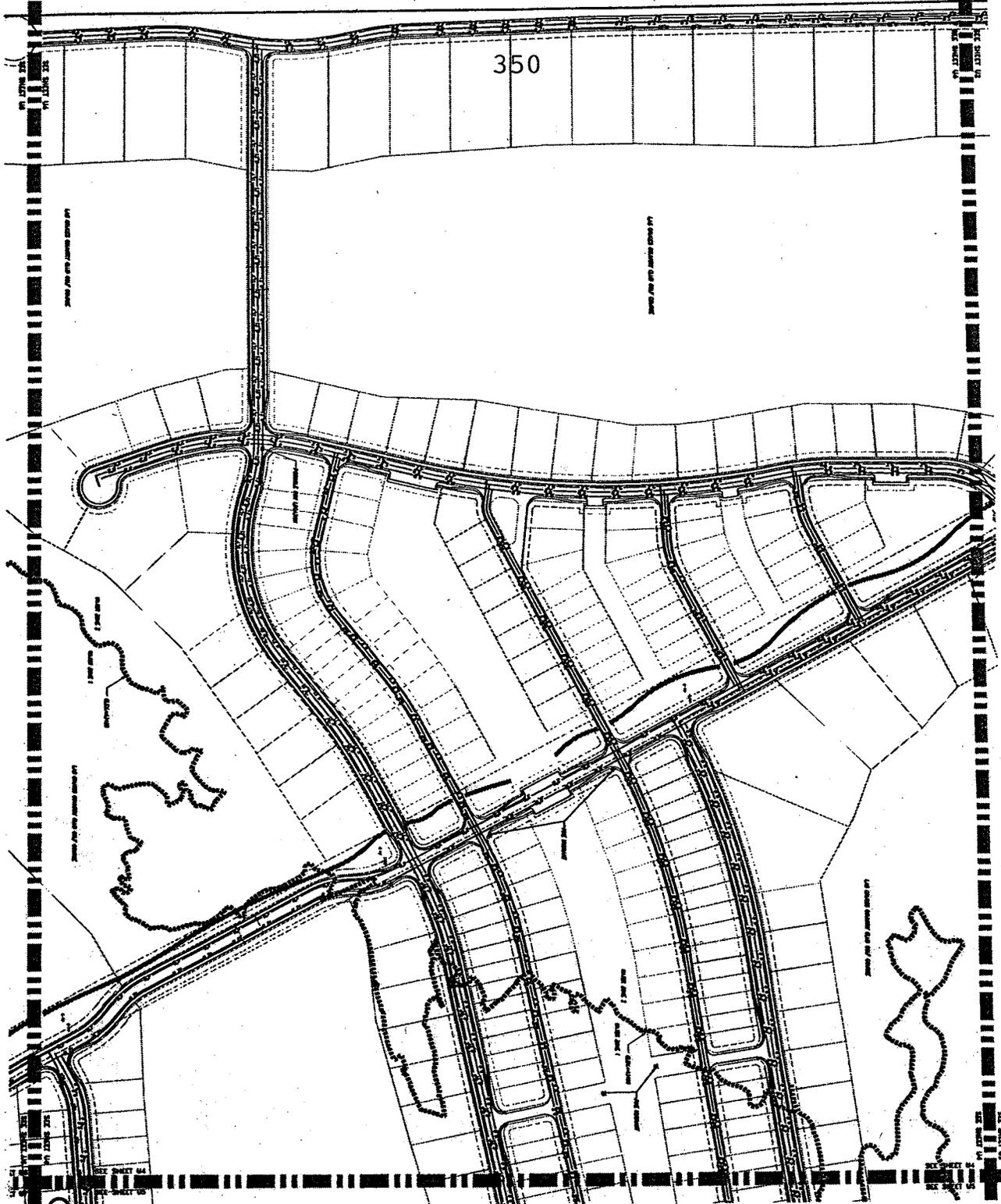
**PUD AMENDMENT #1
METRO
VERDE**
PREPARED FOR
LAS CRUCES
NEW MEXICO



DESIGN: VENTURA, INC.
DATE: 10/15/10
PROJECT: METRO VERDE
SHEET: U3-10

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--- 7476907476290154011259915818069824" GAS ---	--- 14953814952580308022519831636139648" GAS ---
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--- 478522078482569856720634612356468736" GAS ---	--- 957044156965139713441269224712937472" GAS ---
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--- 1914088313930279468882538449425848944" GAS ---	--- 3828176627860558937765076998851697888" GAS ---
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--- 1284522923435364303592250078705904025626768" GAS ---	--- 2569045846870728607184500157411



350

AREA 3
CONCEPTUAL
UTILITY PLAN
SCALE: 1" = 50'



PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
EAST ORCHARD
NEW MEXICO
SANTA FE

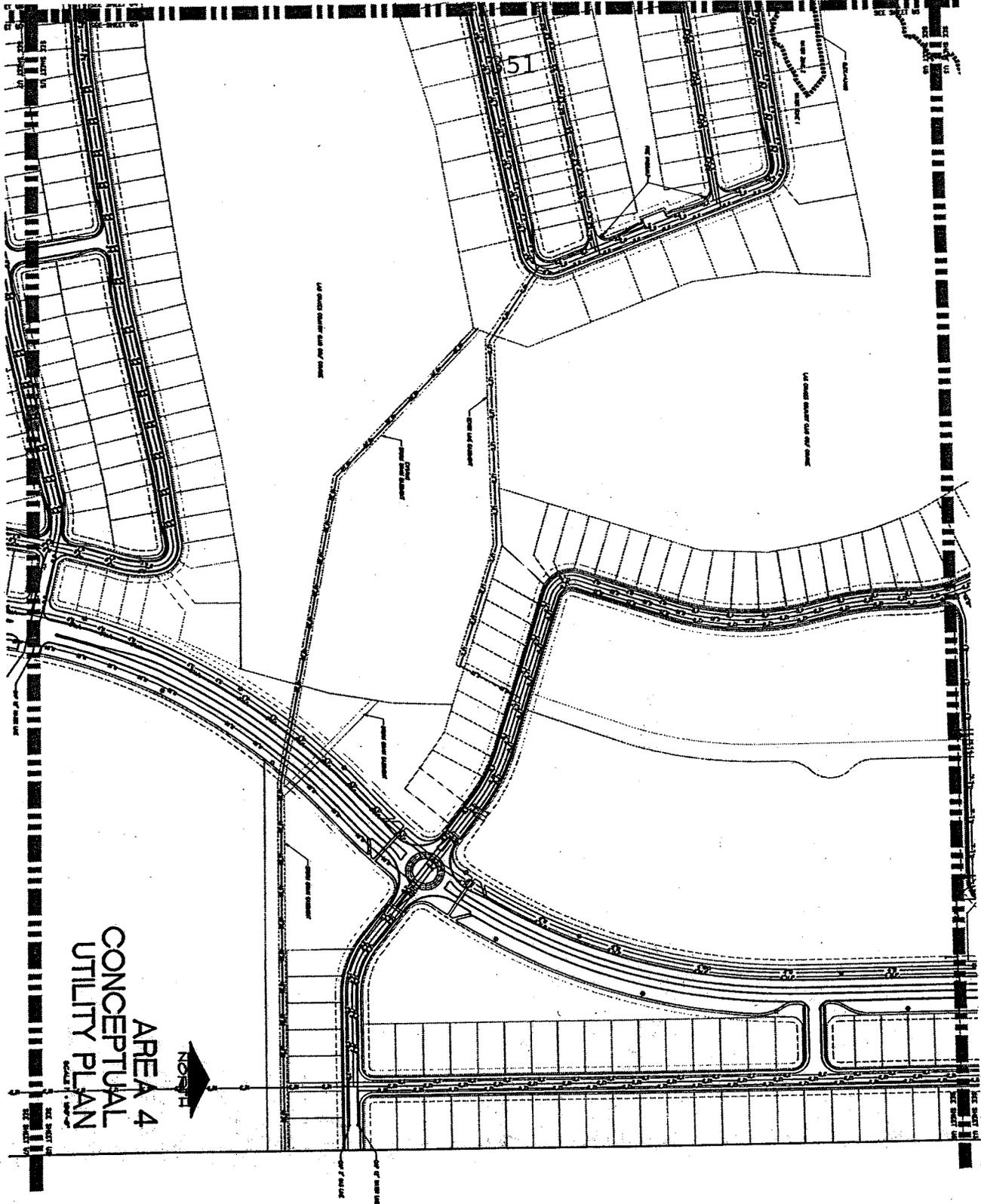
DATE	REVISION
NOV. 2011	1
DEC. 2011	2
JAN. 2012	3



U4

LEGEND

---○---	Water Main
---○---	Water Service Line
---○---	Sanitary Sewer Main
---○---	Sanitary Sewer Service Line
---○---	Gas Main
---○---	Gas Service Line
---○---	Electric Main
---○---	Electric Service Line
---○---	Storm Sewer Main
---○---	Storm Sewer Service Line
---○---	Other Utility



AREA 4
CONCEPTUAL
UTILITY PLAN



LEGEND

	12' Right of Way Line
	6' Right of Way Line
	3' Right of Way Line
	12' Utility Right of Way Line
	6' Utility Right of Way Line
	3' Utility Right of Way Line
	12' Right of Way Line
	6' Right of Way Line
	3' Right of Way Line
	12' Utility Right of Way Line
	6' Utility Right of Way Line
	3' Utility Right of Way Line
	12' Right of Way Line
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	3' Right of Way Line
	12' Utility Right of Way Line
	6' Utility Right of Way Line
	3' Utility Right of Way Line

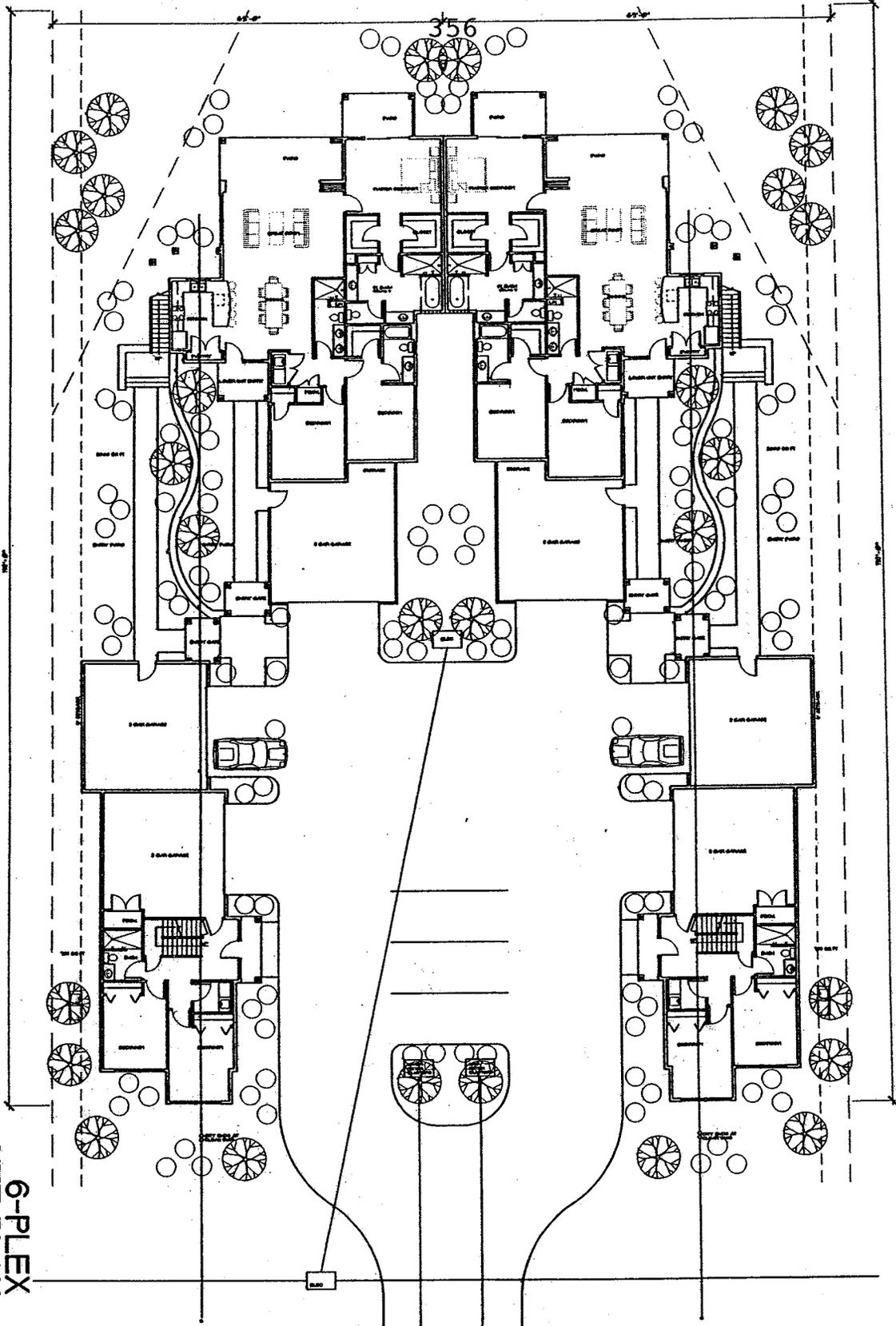
POD AMENDMENT #1
METRO
VERDE
 PREPARED FOR
 PERMITS AND RECORDS
 DIVISION
 NEW MEXICO
 DEPARTMENT OF
 TRANSPORTATION

DATE	DESCRIPTION

ENGINEERING FIRM
 1000
 1000
 1000
 1000

U5

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



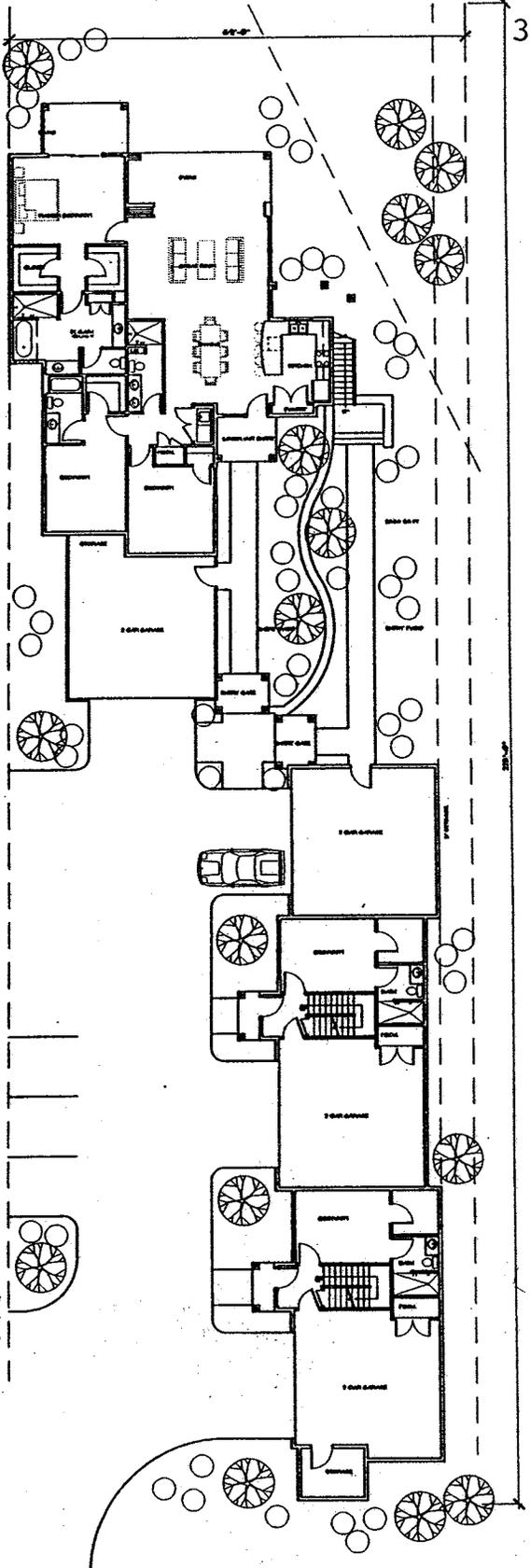
FOR INFORMATIONAL
PURPOSES ONLY

**PUD AMENDMENT #1
METRO
VERDE**
PREPARED FOR
SUN NEW LEB NEMO LLC
LAS CRUCES
NEW MEXICO

DATE	DESCRIPTION
10/1/2014	INITIAL 1
10/1/2014	INITIAL 2
10/1/2014	INITIAL 3

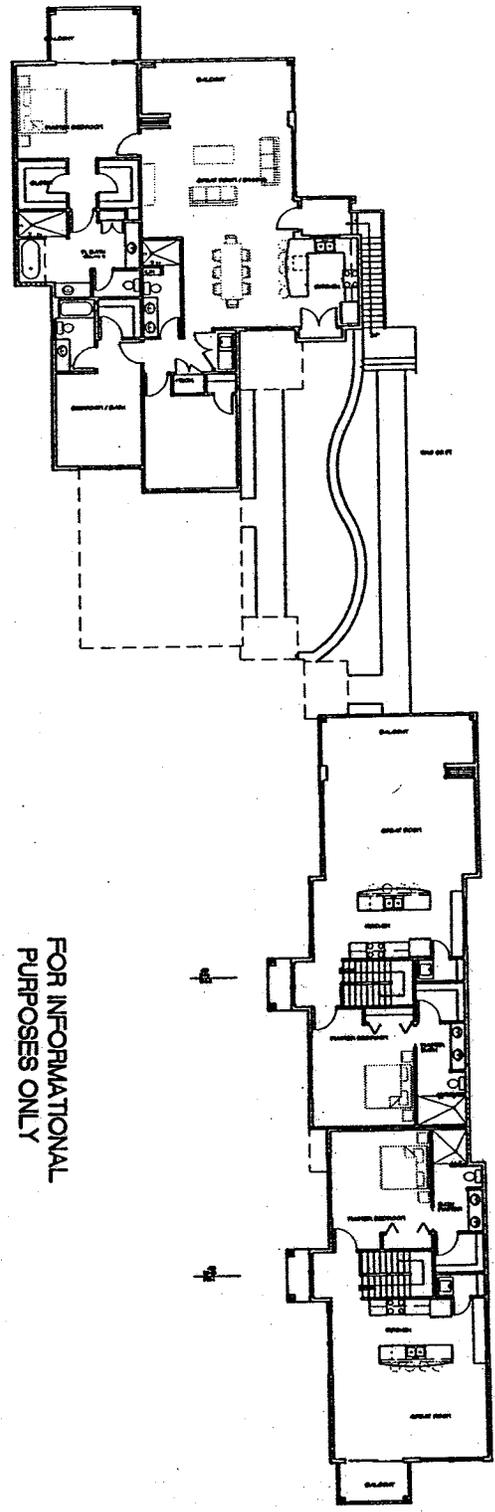


357



8-PLEX

1st FLOOR PLAN



FOR INFORMATIONAL PURPOSES ONLY

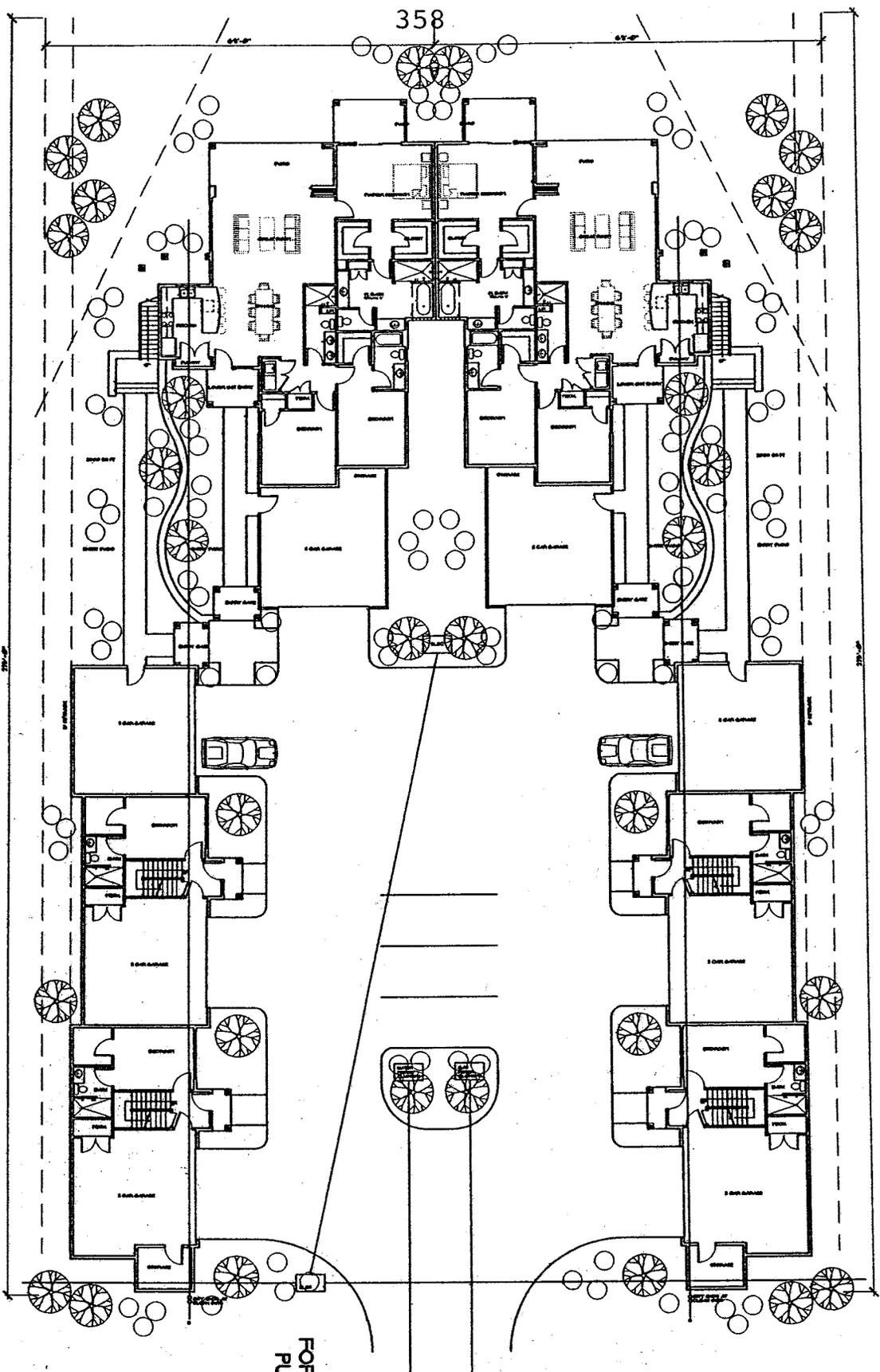
2nd FLOOR PLAN



PUD AMENDMENT #1
METRO VERDE
 PREPARED FOR
 BEA WONG AND PARTNERS, LLC
 LAS CRUCES
 NEW MEXICO

DATE PLOTTED	
SHEET	SHEET 4
DATE	08/11/11
BY	08/11/11
APP'D	08/11/11

**8-PLEX
SITE PLAN**
CASE NO. 11-1

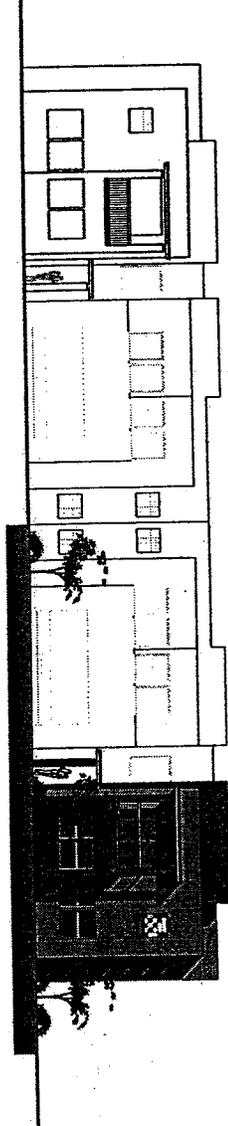


FOR INFORMATIONAL
PURPOSES ONLY

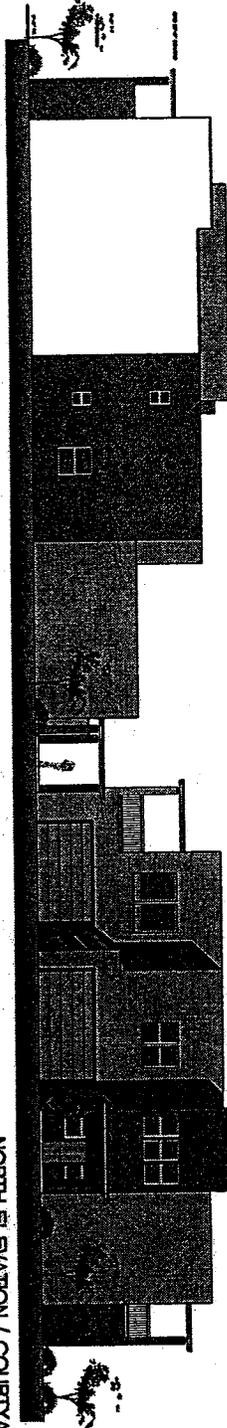
PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SUNBELT PARTNERSHIP, LLC
LANS CROUCH
NEW MEXICO

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

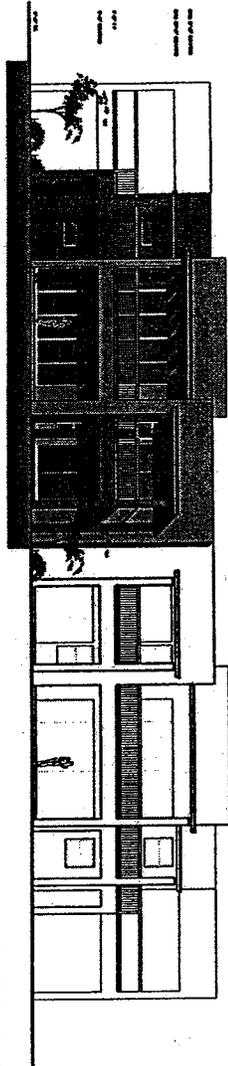




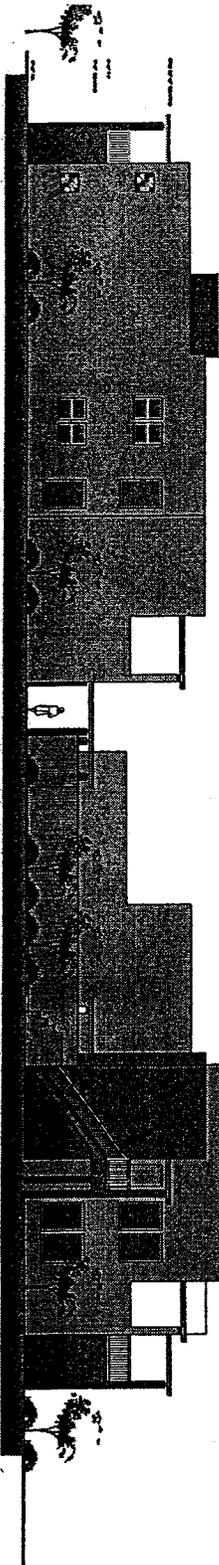
WEST ELEVATION / ENTRY DRIVE
SCALE: 1/8" = 1'-0"



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

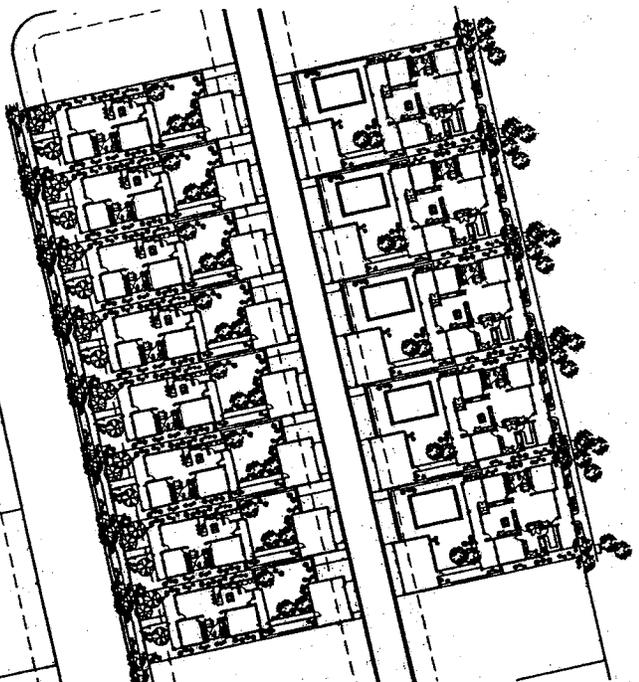
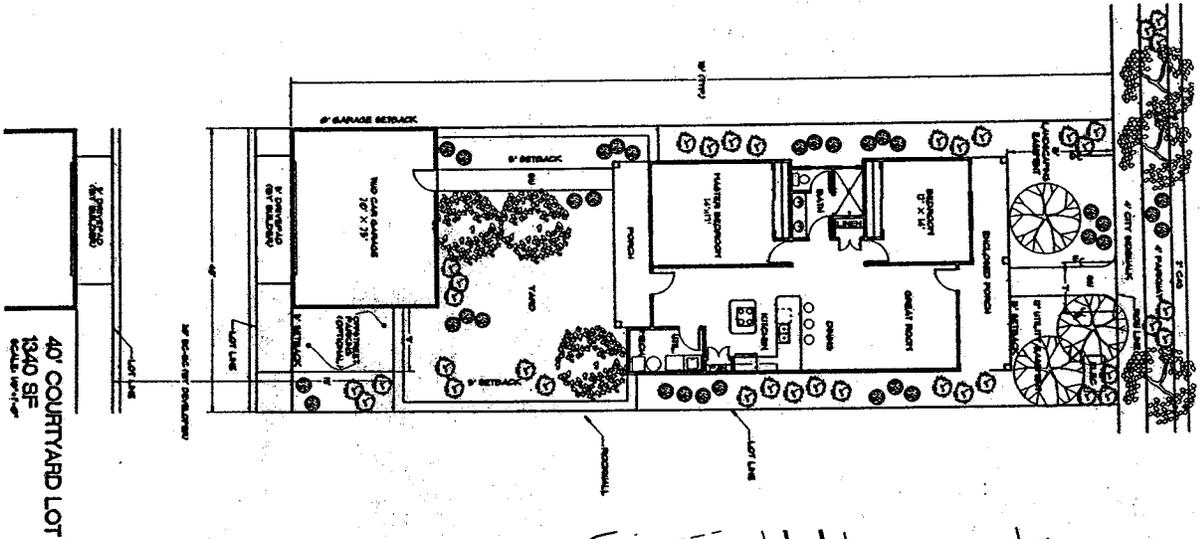
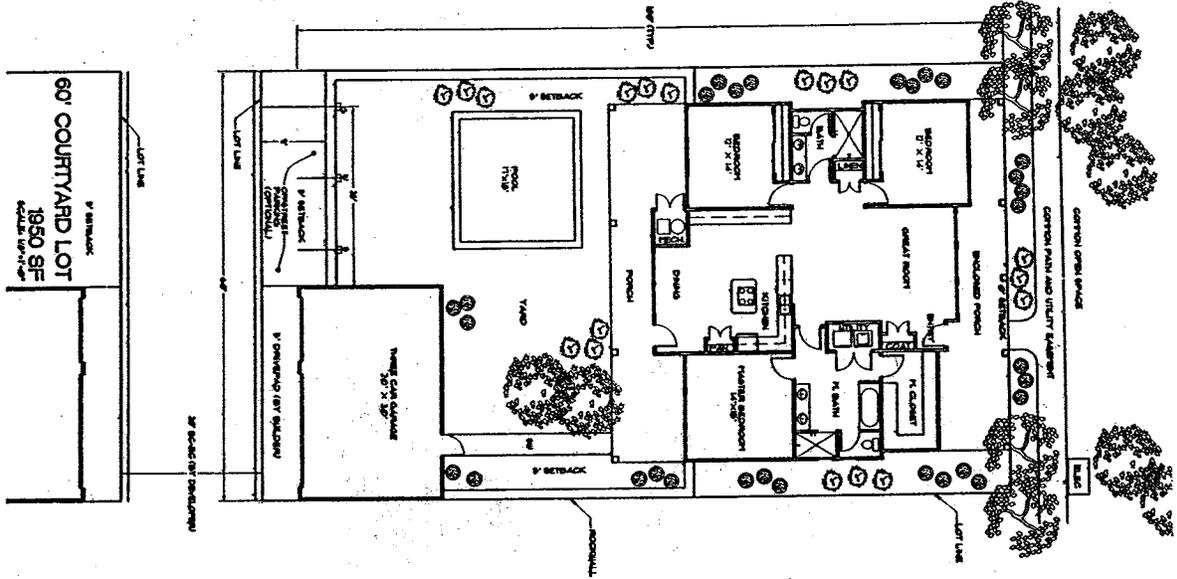
PUD AMENDMENT #1
METRO
VERDE

PREPARED FOR
SERRA WEST LIND HOMES, LLC
LAS CRUCES
NEW MEXICO

DATE	PROJECT
09M 2011	SERIALS 3
10M 2011	SERIALS 3
11M 2011	SERIALS 3

GENSLER ARCHITECTS, INC.
300 West 10th Street, Suite 1000
Las Cruces, NM 88001
Tel: 505.647.3333
Fax: 505.647.3334





FOR INFORMATIONAL
PURPOSES ONLY

- UTILITY NOTES:
1. GARAGE LOTS WITH FRONT PORCHES SHALL BE SETBACK FROM THE FRONT LOT LINE AS SHOWN ON THE SITE PLAN.
 2. SIDE SETBACKS SHALL BE 9' FROM THE LOT LINE.
 3. REAR SETBACKS SHALL BE 27' FROM THE LOT LINE.
 4. ALL SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE WALL OR CURB CUT UNLESS OTHERWISE NOTED.
 5. ALL SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE WALL OR CURB CUT UNLESS OTHERWISE NOTED.

DATE	DESCRIPTION
08/11/11	PRELIMINARY
08/11/11	REVISED
08/11/11	REVISED
08/11/11	REVISED

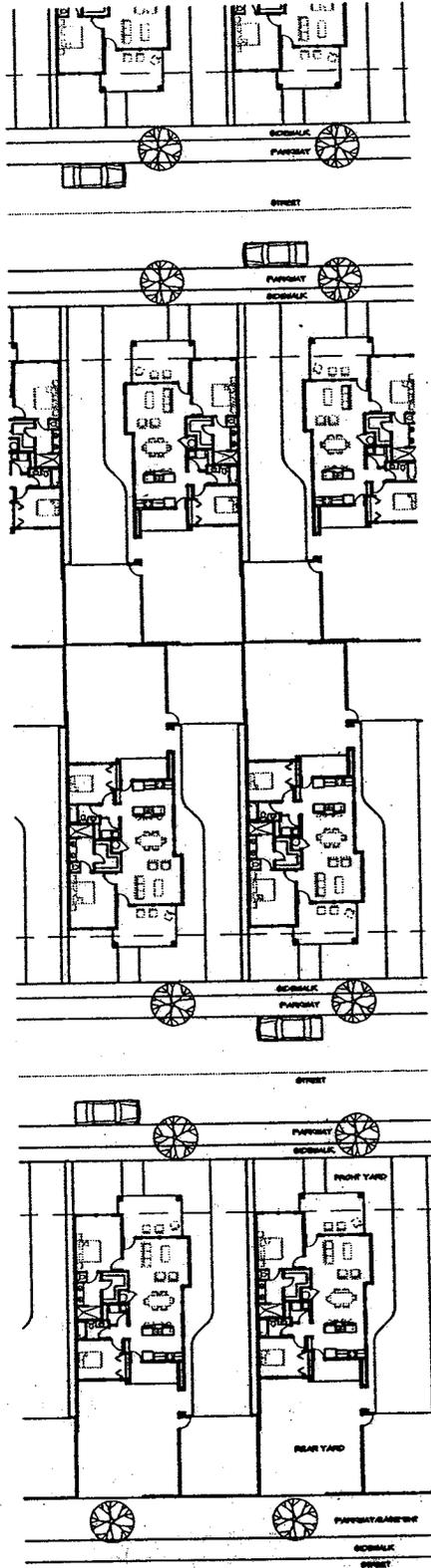
PLUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
THE CITY OF NEW
MEXICO
NEW MEXICO

DATE: 08/11/11
BY: [Signature]
FOR: [Signature]

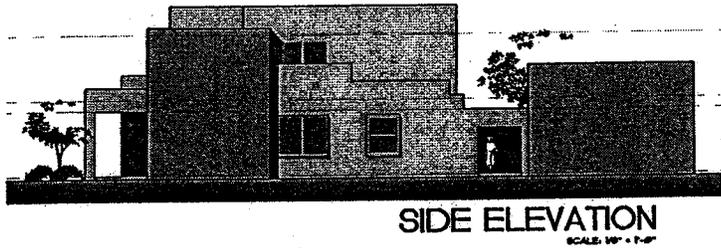
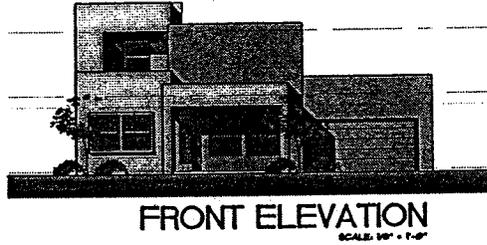
COURTYARD LOTS



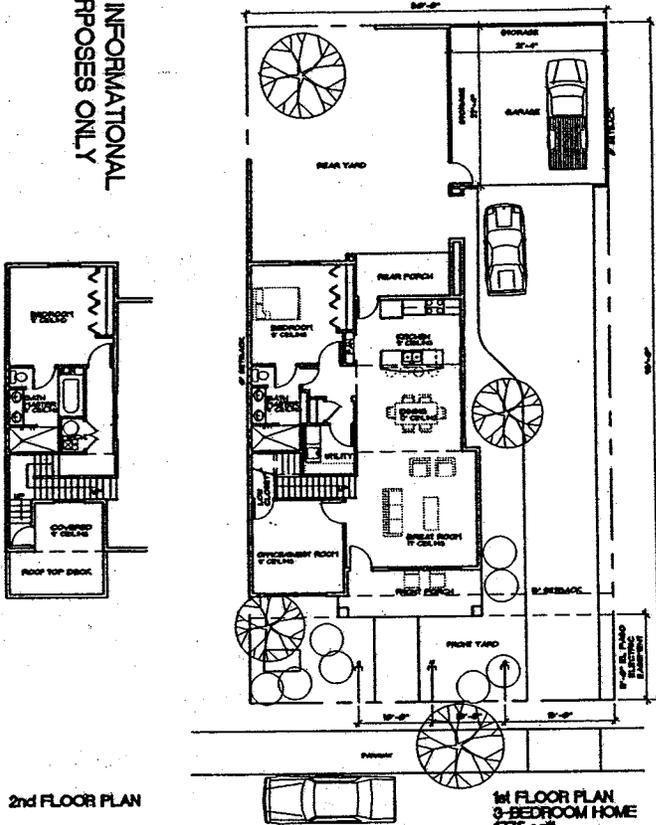
ARROYO ROAD ELEVATION
SCALE: 1/8" = 1'-0"



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



FOR INFORMATIONAL
PURPOSES ONLY



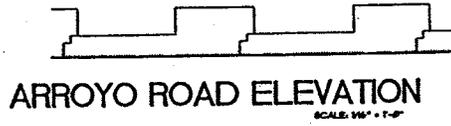
FLOOR PLAN
SCALE: 1/8" = 1'-0"

CASITAS



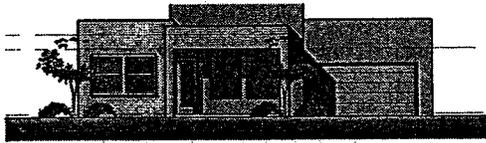
DATE	ISSUED
01/11/2011	REVISED PER COMMENTS

PROJ. APPROPRIATE AT
METRO
VERDE
PREPARED FOR
SANTA ANITA
NEW MEXICO



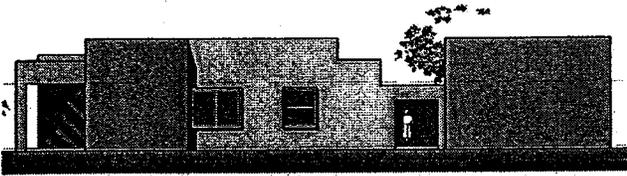
ARROYO ROAD ELEVATION

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



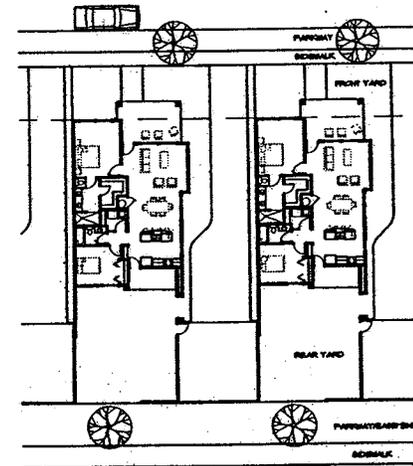
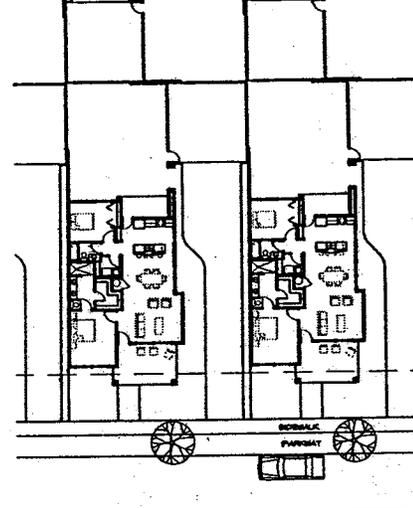
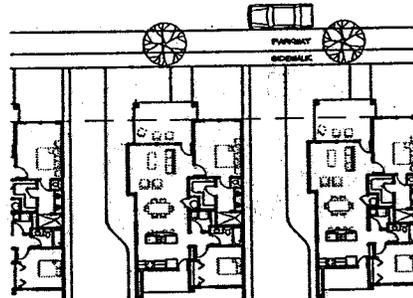
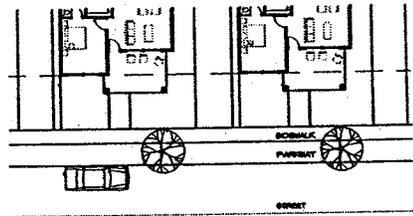
FRONT ELEVATION

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



SIDE ELEVATION

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

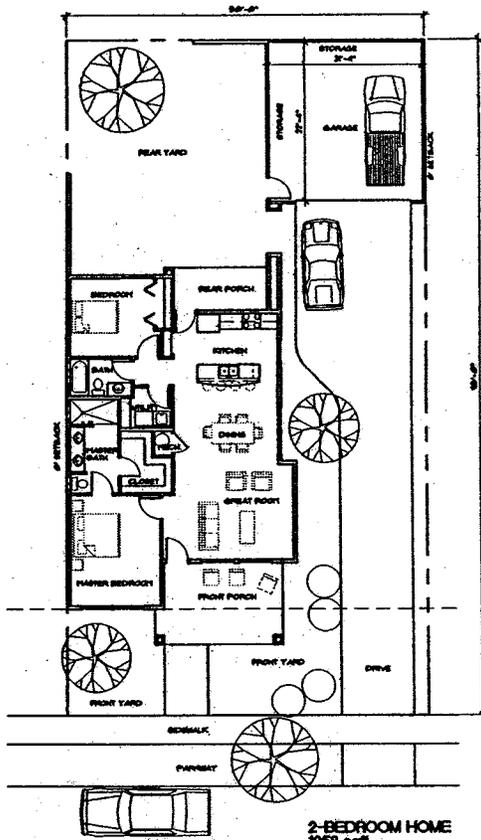


SITE PLAN

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

FOR INFORMATIONAL PURPOSES ONLY

CASITAS



2-BEDROOM HOME
1258 sqft

FLOOR PLAN

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

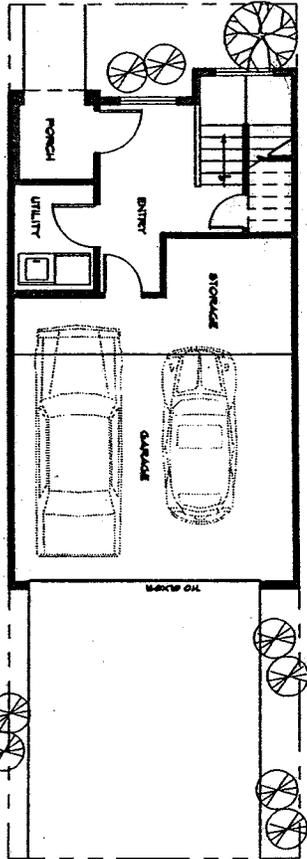
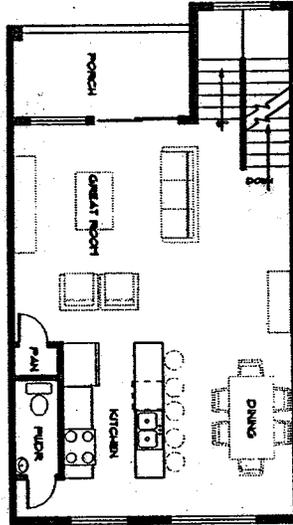
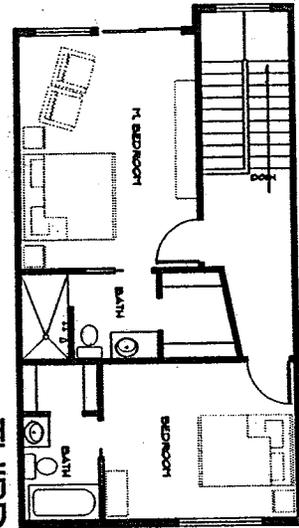


Sanborn Venturini, Inc.
1000 West 10th Street
San Jose, CA 95128
408.298.1111
www.sanbornventurini.com



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

PUD ALTERNATIVE #1
METRO
VERDE
PREPARED FOR
THE CITY OF SAN JOSE
BY
SANBORN VENTURINI, INC.
SAN JOSE, CALIFORNIA



FOR INFORMATIONAL
PURPOSES ONLY

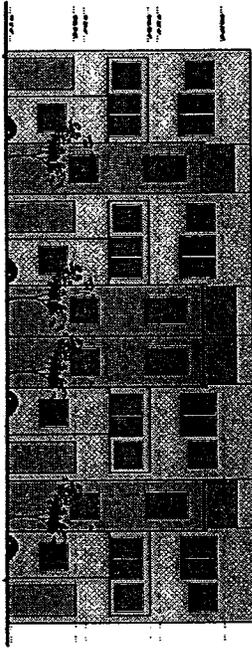
3 STORY TOWNHOUSE

PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SUNAL HERRERA LUIS HERRERA, LLC
LAW OFFICES
NEW MEXICO

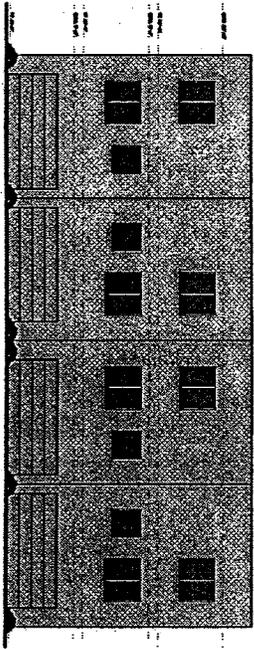
DATE	ISSUED
08/11/2011	REVISED

DAVIDSON VENTURES, INC.
10000 RIVINGTON DRIVE, SUITE 200
DALLAS, TEXAS 75243
TEL: 972.382.1000
WWW.DVINC.COM

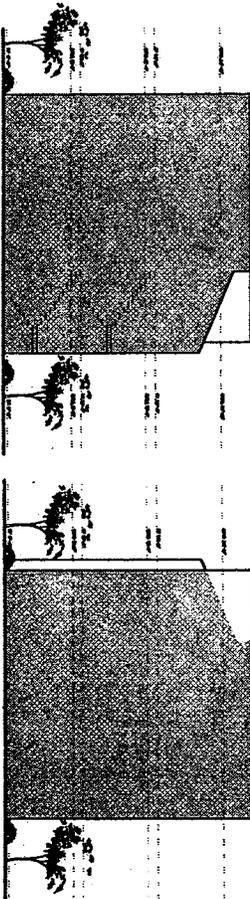




MULTI FRONT ELEVATION
SCALE 1/8" = 1'-0"



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



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

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

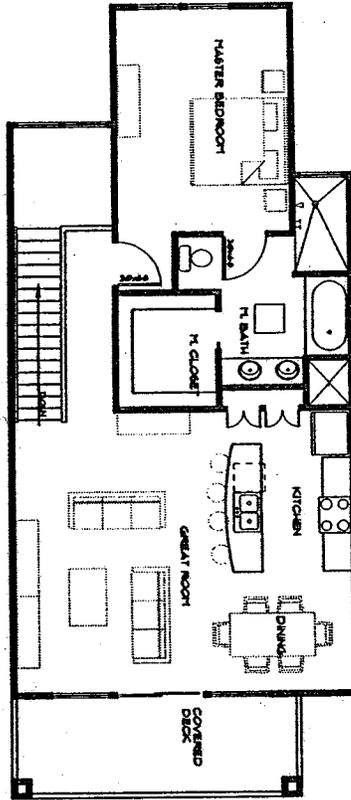
FOR INFORMATIONAL
PURPOSES ONLY

3 STORY TOWNHOUSE

PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
BY
DATE
NO. OF SHEETS
DATE
NO. OF SHEETS

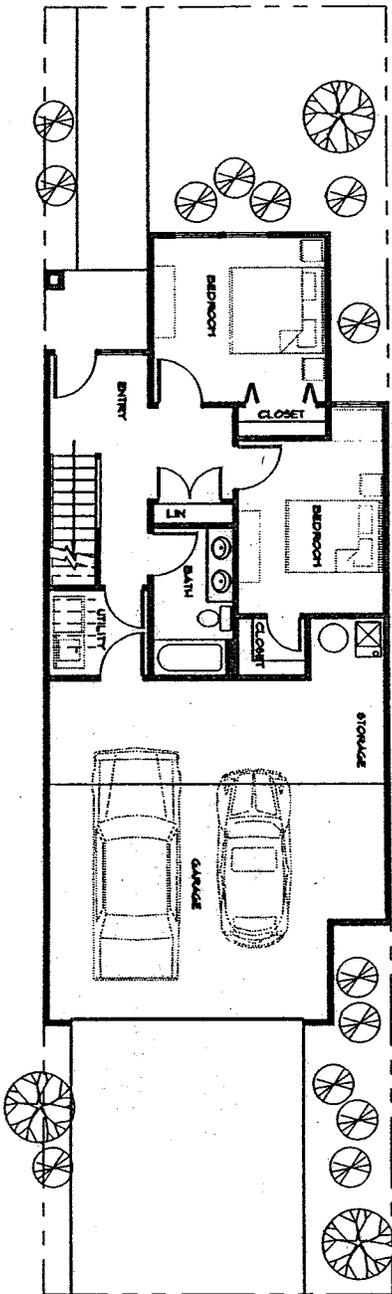
OWI
OVERLAND WATER INVESTMENTS, INC.
10000 E. 10TH AVE., SUITE 100
DENVER, CO 80231
TEL: 303.755.8800
WWW.OVI-CO.COM





FOR INFORMATIONAL
PURPOSES ONLY

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



1566 of
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

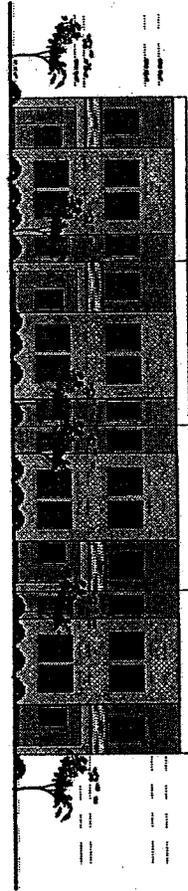
2 STORY TOWNHOUSE

FUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SOLA NURS L&J BARRA, LLC
LAS CRUCES
NEW MEXICO

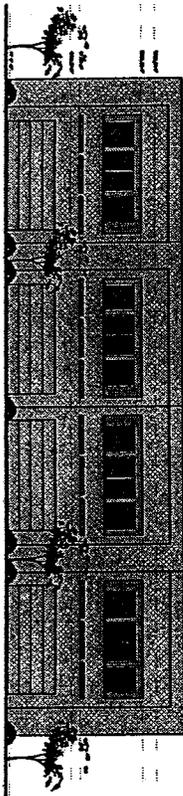
DATE	PROJECT
06/24	AMEND# 1
06/24	AMEND# 2
07/01	AMEND# 3

OSTER'S ARCHITECTS, INC.
1000 West Alameda Street, Suite 100
Las Cruces, NM 88001
Tel: 505/646-1234
Fax: 505/646-1235
www.osterarchitects.com

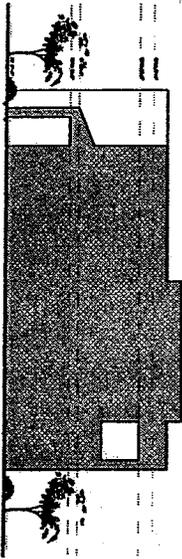




MULTI FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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

FOR INFORMATIONAL
PURPOSES ONLY

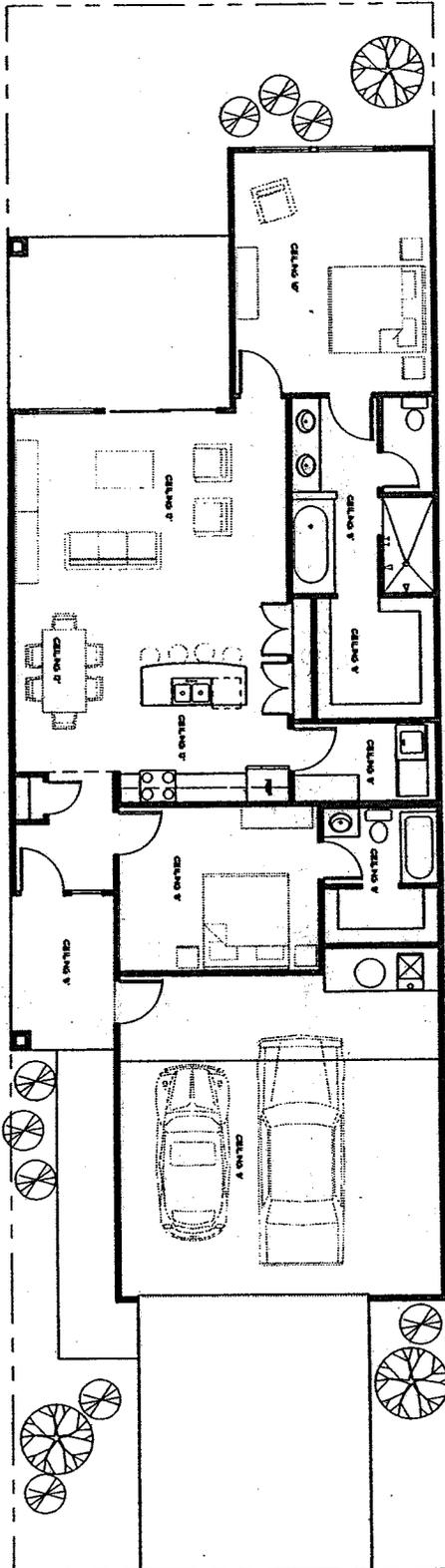
2 STORY TOWNHOUSE

PUD AMENDMENT #1
METRO
VERDE

PREPARED FOR
SUNBELT LAND SERVICES, LLC
LAS CRUCES
NEW MEXICO

DATE PLOTTED	08/11/11
DATE	08/11/11
SCALE	AS SHOWN
BY	08/11/11
APP'D	08/11/11





1403 of
FLOOR PLAN
 SCALE: 1/8" = 1'-0"

FOR INFORMATIONAL
 PURPOSES ONLY

SINGLE STORY TOWNHOUSE

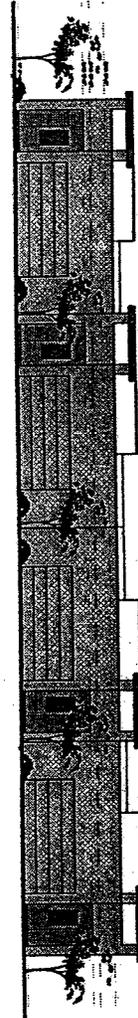
PUD AMENDMENT #1
METRO
VERDE

PREPARED FOR
 SBAI NEW LBS NUMBER 10
 LAS CRUCES
 NEW MEXICO

DATE	REVISION
04/01	REVISION 1
04/01	REVISION 2
07/01	REVISION 3

DARTON VENTURES, INC.
 1000 S. GARDEN AVENUE, SUITE 100
 LAS CRUCES, NEW MEXICO 88001
 TEL: 505/325-1111
 FAX: 505/325-1112
 WWW.DARTONVENTURES.COM

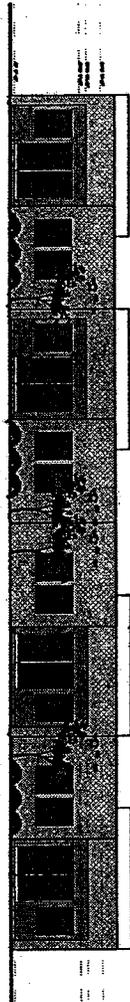
S13
 CONCEPT



MULTI FRONT ELEVATION



SIDE ELEVATION



MULTI REAR ELEVATION

FOR INFORMATIONAL
PURPOSES ONLY

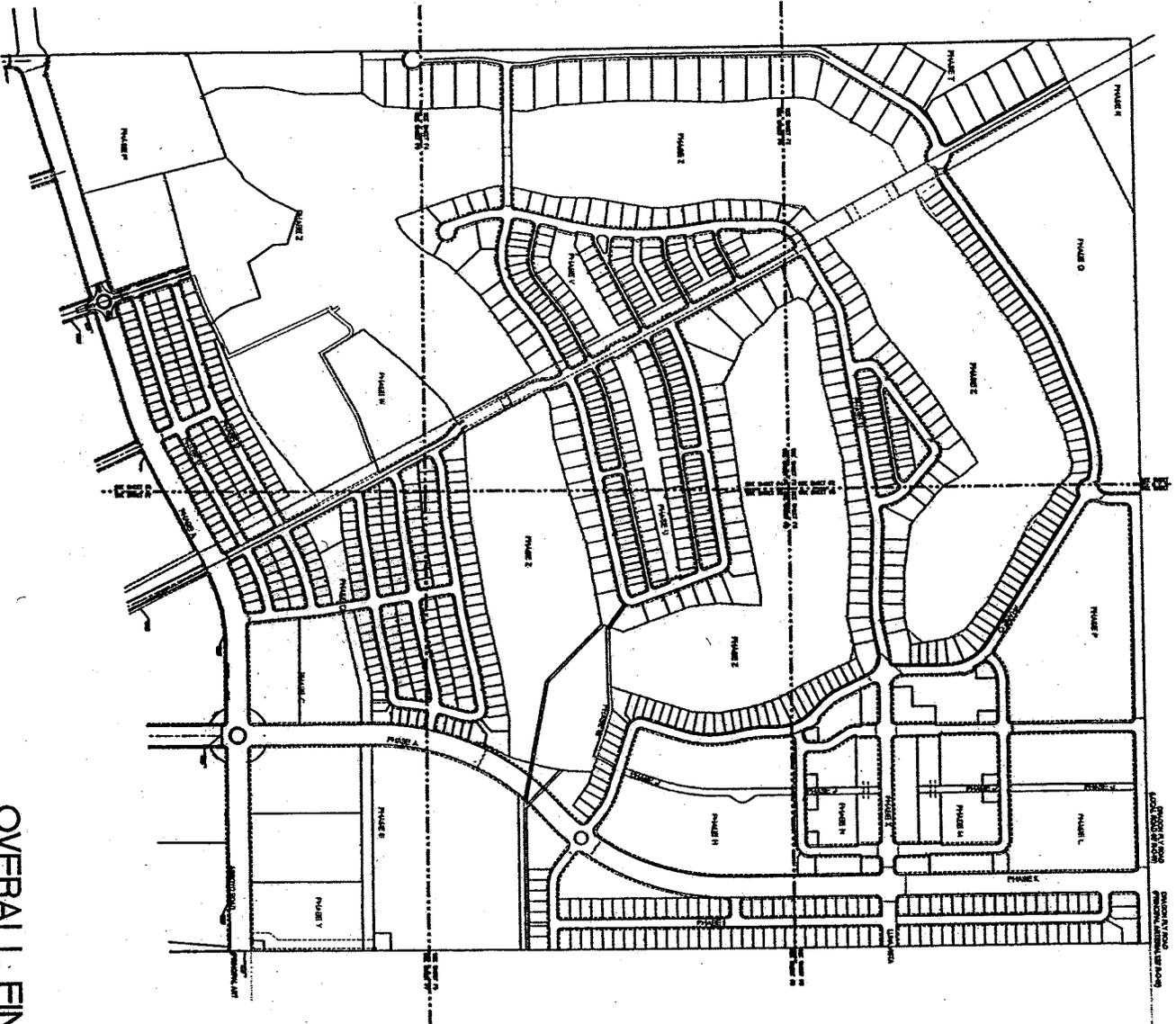
SINGLE STORY TOWNHOUSE

PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SANTA FE COUNTY
NEW MEXICO

DATE	ISSUED
01/11/11	01/11/11
02/01/11	02/01/11
03/01/11	03/01/11
04/01/11	04/01/11
05/01/11	05/01/11
06/01/11	06/01/11
07/01/11	07/01/11
08/01/11	08/01/11
09/01/11	09/01/11
10/01/11	10/01/11
11/01/11	11/01/11
12/01/11	12/01/11

DESIGNED BY
ARCHITECTS
P.C.
1000
SANTA FE, NM 87505
TEL: 505.966.1000
WWW.VVAV.COM





SEE LUMP SUM QUANTITIES ON SHEET 79 FOR OTHER STRUCTURES.

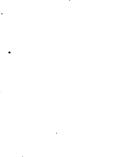
OVERALL FINAL SITE PLAN



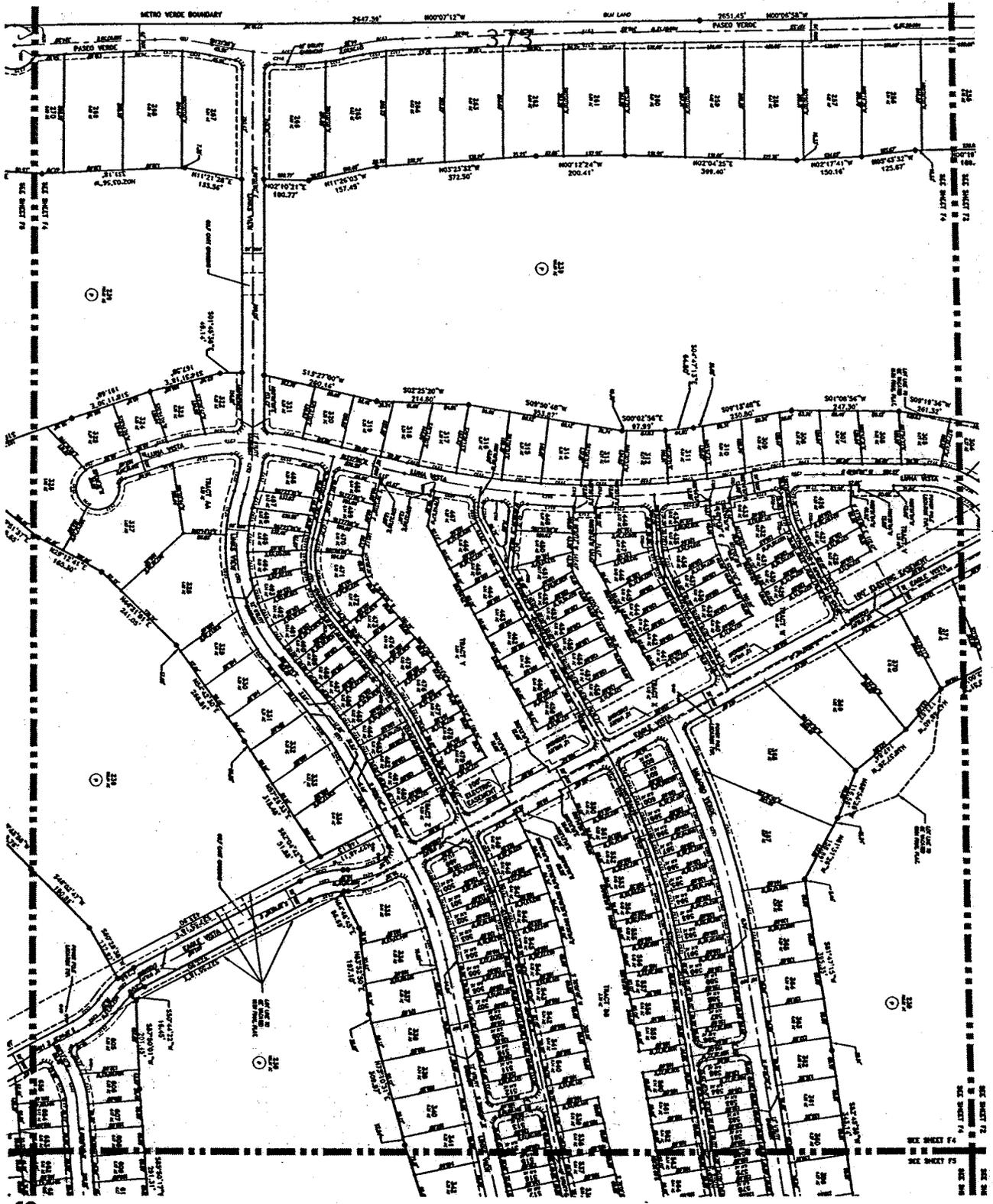
DATE: 10/15/2010
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN
 PROJECT: METRO VERDE
 SHEET: F1

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
LOT 1	10,000	10,000	10,000
LOT 2	10,000	10,000	10,000
LOT 3	10,000	10,000	10,000
LOT 4	10,000	10,000	10,000
LOT 5	10,000	10,000	10,000
LOT 6	10,000	10,000	10,000
LOT 7	10,000	10,000	10,000
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LOT 98	10,000	10,000	10,000
LOT 99	10,000	10,000	10,000
LOT 100	10,000	10,000	10,000

FINAL SITE PLAN
 METRO
 VERDE
 PREPARED FOR
 THE METRO VERDE
 LAS CRUCES
 NEW MEXICO



OVERSEAS VETERINARY, INC.
 10000 N. MESA BLVD.
 SUITE 100
 LAS CRUCES, NM 88001
 (505) 785-1000
 WWW.OVI-VET.COM



**AREA 3
FINAL
SITE PLAN**



SEE LAND USE COMPLIANCE
ON SHEET 79 FOR GENERAL
STANDARDS.

**FINAL SITE PLAN
METRO
VERDE**

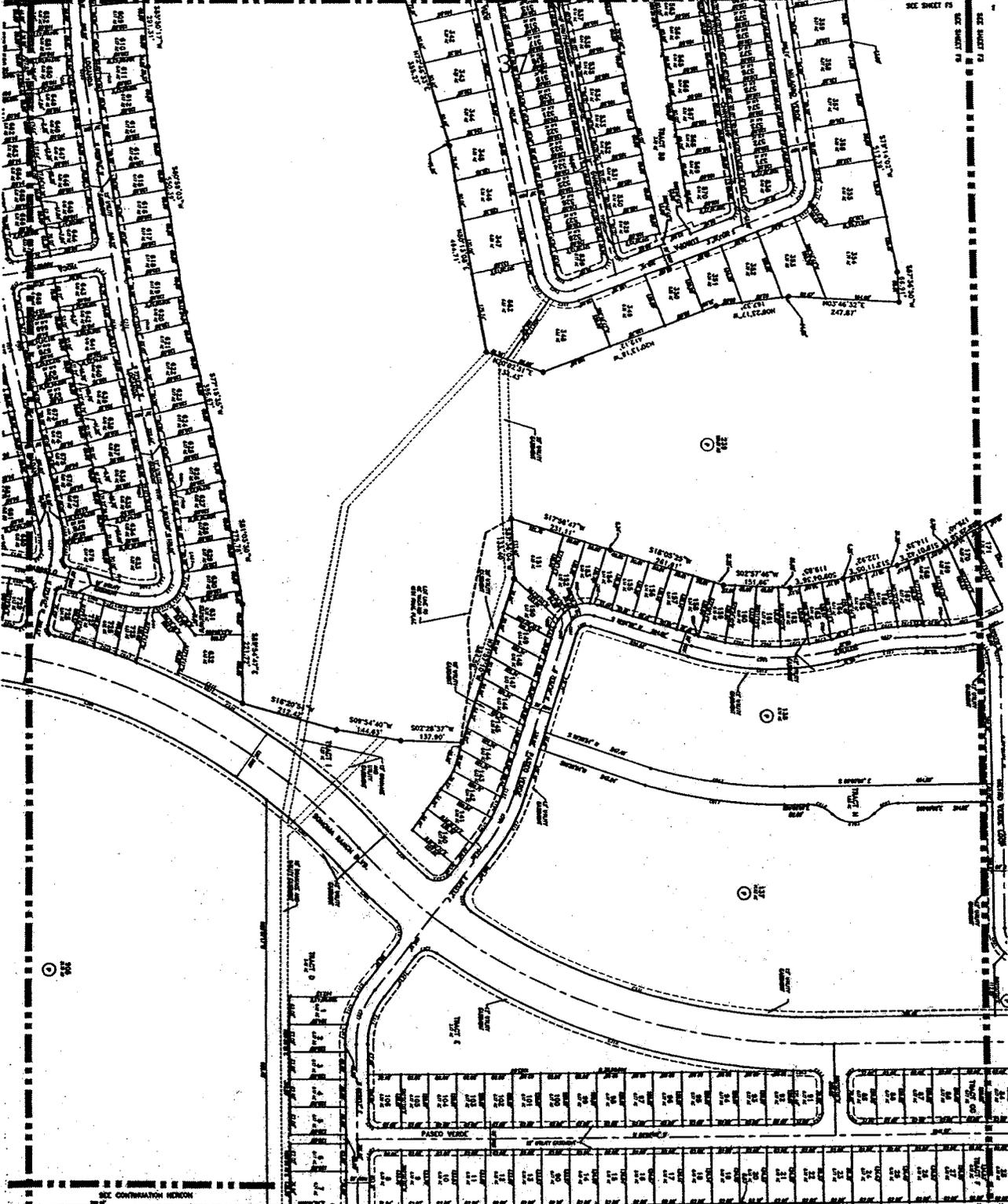
PREPARED FOR
SERRA WEST LUIS VIKING, US
LAND CYCLES
NEW MEXICO

DATE	PROJECT
1/11/11	METRO VERDE



F4

SEE SHEET 72
SEE SHEET 73
SEE SHEET 74
SEE SHEET 75
SEE SHEET 76
SEE SHEET 77
SEE SHEET 78
SEE SHEET 79



CHARLES L. WILLIAMS
 ARCHITECT & ENGINEER
 1234 5th Street, Suite 100
 Phoenix, AZ 85001
 Phone: (602) 555-1234

SEE LAND USE ZONING
 ON SHEET BY RON JOHNSON
 STANDARDS



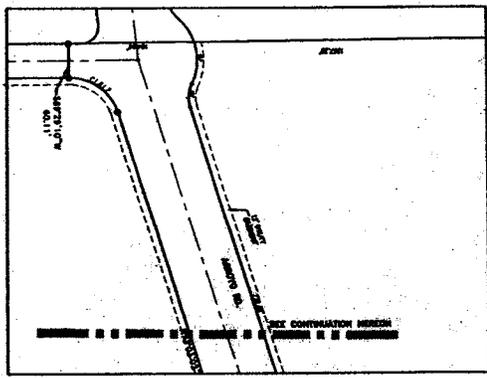
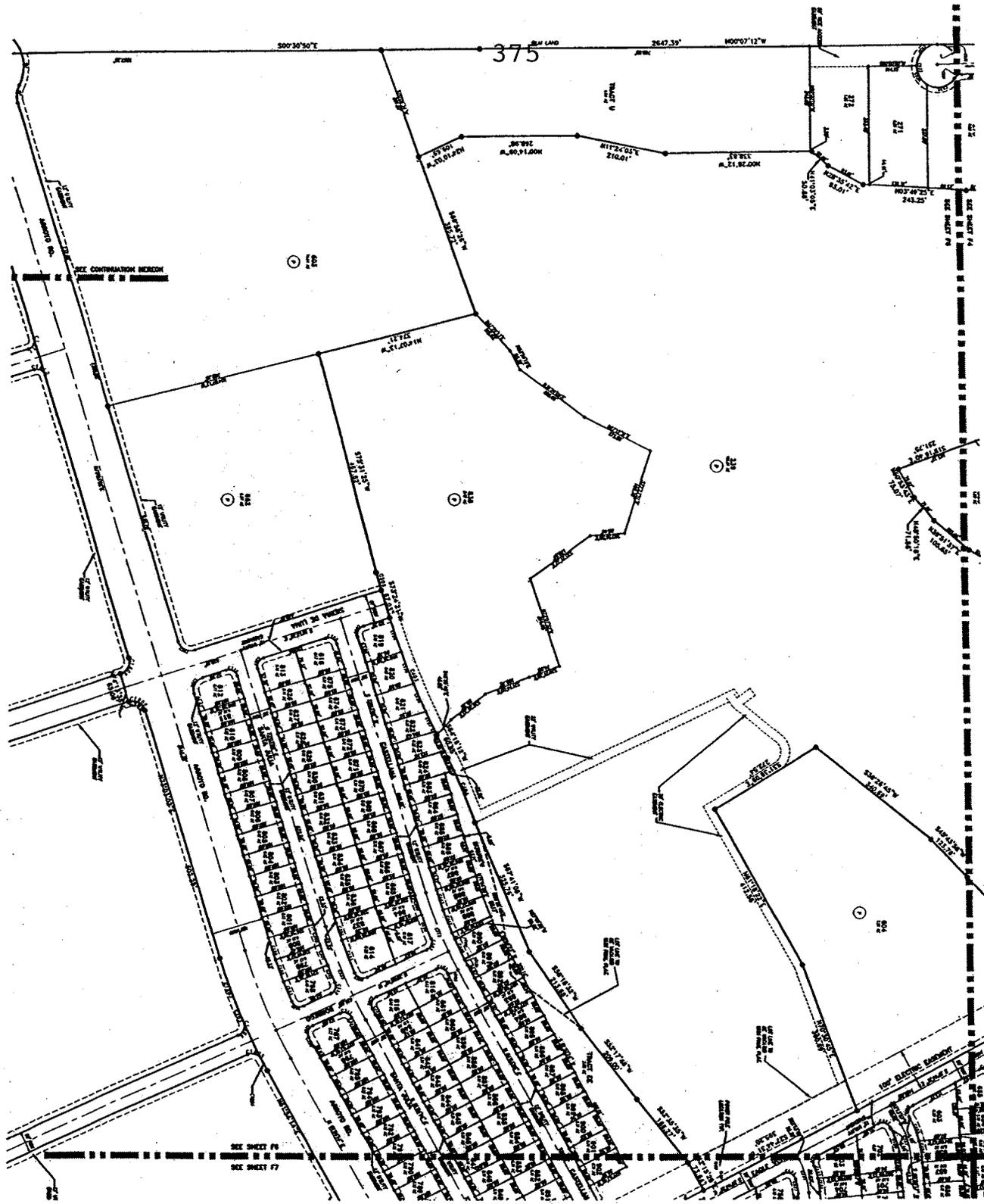
AREA 4
FINAL
SITE PLAN

FINAL SITE PLAN
METRO
VERDE

PREPARED FOR:
 DEVELOPER: METRO VERDE LLC
 NAME OF PROJECT:
 METRO VERDE

DATE	DESCRIPTION
01/15/2024	FINAL SITE PLAN
01/10/2024	REVISED SITE PLAN
01/05/2024	REVISED SITE PLAN



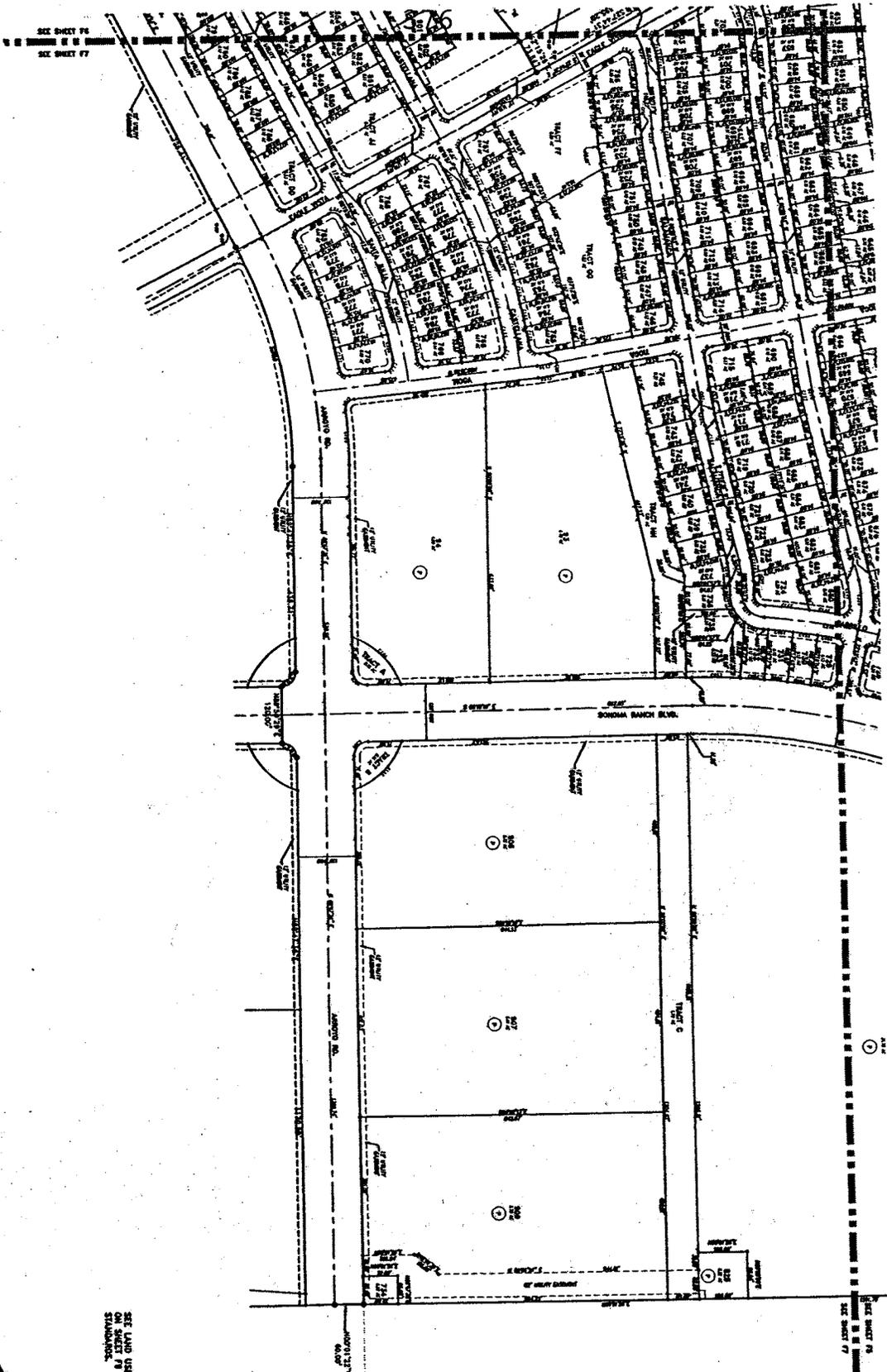


**AREA 5
FINAL
SITE PLAN**



STANTEC
STANTEC ARCHITECTURE, INC.
1000 WEST 10TH AVENUE
DENVER, CO 80202
TEL: 303.733.1000
WWW.STANTEC.COM

NO.	DATE	DESCRIPTION
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3	10/10/11	REVISED
4	11/05/11	REVISED
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SEE LAND USE QUANTITIES
ON SHEET F9 FOR DESIGN
STANDARDS.



AREA 6
FINAL SITE PLAN

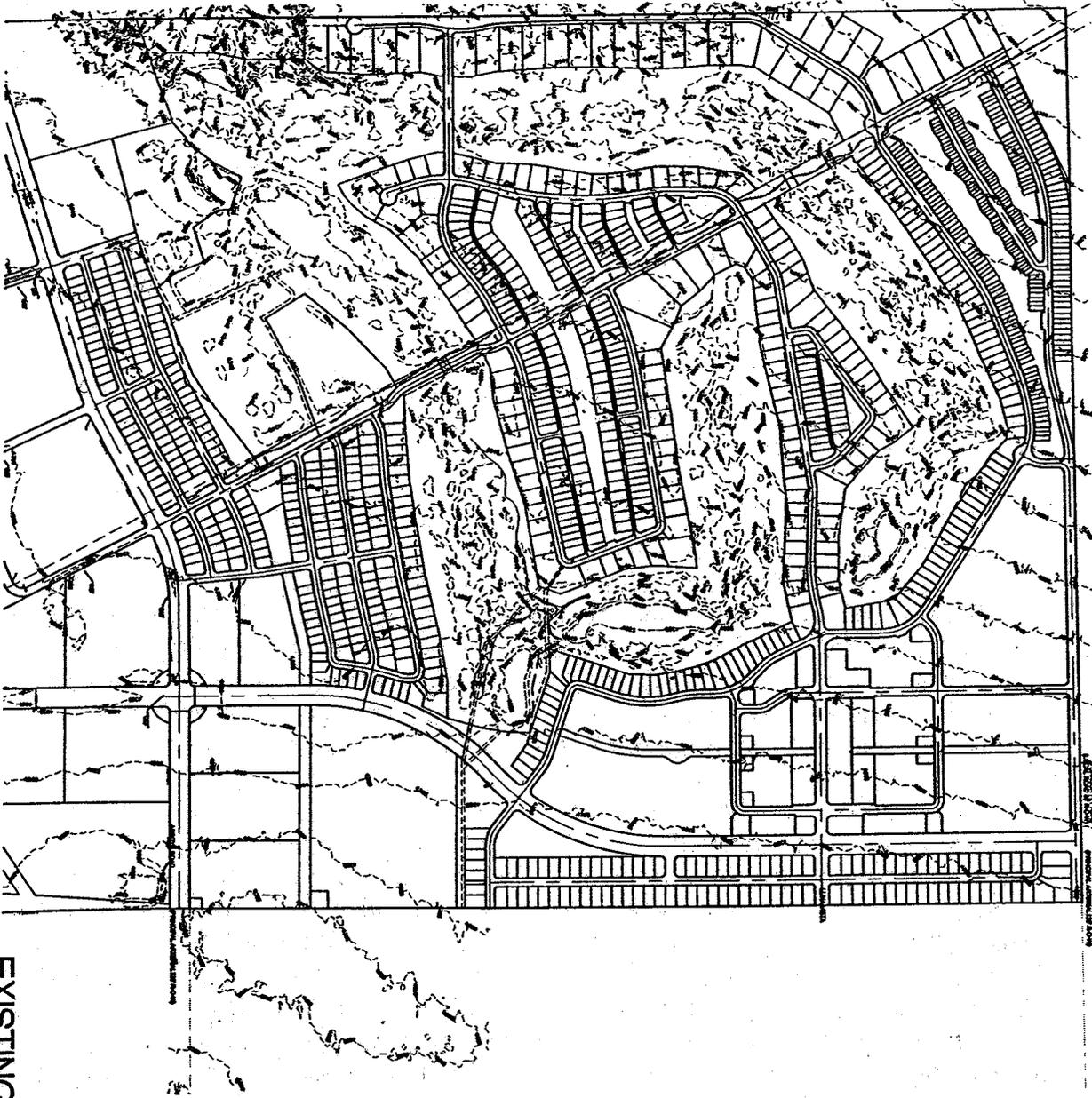
FINAL SITE PLAN
METRO
VERDE

PREPARED FOR
SANTA RITA LAND DEVELOPMENT
LAS CRUCES
NEW MEXICO

DATE ISSUED
10/11/2011

BY
SANTITA, S
SANTITA, S





EXISTING TOPOGRAPHY
SCALE 1/8"=1'-0"



FG
ENGINEERS
1000 S. GARDEN AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1100
WWW.FGENGINEERS.COM



OVI
CONSULTANTS
1000 S. GARDEN AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1100
WWW.OVIENGINEERS.COM

DATE: 10/15/08
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: AS SHOWN

PREPARED FOR
SUNBELT LAND DEVELOPMENT, LLC
NEW HAVEN, CONNECTICUT

**FINAL SITE PLAN
METRO
VERDE**

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 27th. 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 13th 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 20th.

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 Plan and a request for approval for a concept plan of a proposed Planned Unit Development (PUD) known as Metro Verde Amendment #1.
- 14 • The subject property encompasses 695 +/- acres of land and is located in
- 15 the Sierra Norte area north of the future expansion of Arroyo Road and
- 16 south of the City Limits.
- 17 • The concept plan proposes to develop a mixed-use development that will
- 18 entail residential, commercial, office, retail, and manufacturing land uses
- 19 with a golf course.
- 20 • Submitted by DVI on behalf of Barbra W. Johnson & Sierra Norte Land
- 21 Holdings, LLC, property owners.
- 22
- 23
- 24

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

- 27 • A request for approval for a final site plan of a proposed Planned Unit 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 23rd 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
389

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	
— Interstates_Highway	▨ Rio Grande	


 15751 51048607281 0151048607281 0151048607281 0151048607281 0151048607281 0151048607281 0151048607281 0151048607281 0151048607281
 Feet
 Community Development Department
 700 N Main St
 Las Cruces, NM 88001
 (575) 528-3222

ZONING: PUD

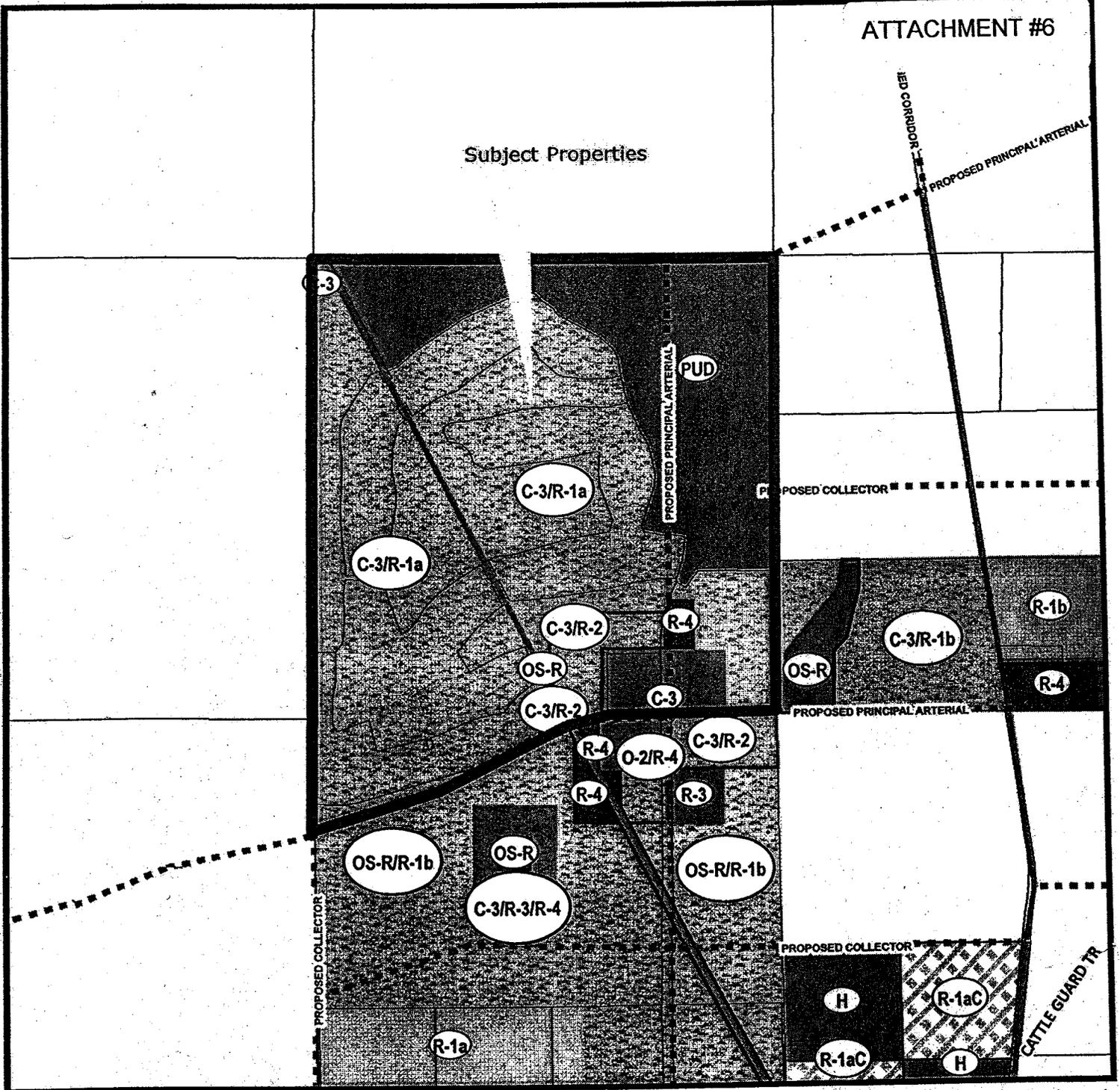
OWNER: SIERRA NORTE LAND HOLDINGS & BARBARA W. JOHNSON

Zone Map

PARCEL: MULTIPLE
DATE: 08/17/2011

ATTACHMENT #6

Subject Properties



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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" = 100' Feet

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

**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 8th Special Planning and Zoning meeting.
 26

27 Scholz: Okay

28
 29 Ochoa: That's Thursday, September 8th.
 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 8th.
 45

46 Crane: So Moved.

- 1
2 Scholz: Okay, is there a second.
3
4 Beard: I second.
5
6 Scholz: All those in favor say aye.
7
8 All: Aye.
9
10 Scholz: Those opposed same sign. All right, that's postponed.
11
12 2. ****Case S-11-017:** Application of Prestige Development Group Inc. on
13 behalf of ALPS LLC, property owner, to approve a master plan for 5.351
14 ± acres known as the Valley Vista Plaza Master Plan. The master plan
15 will allow for the phasing and alternate summary for the commercial
16 development. The subject properties are located on the southeast corner
17 of Valley Drive and Avenida de Mesilla; a.k.a. 1305 S. Valley Drive and
18 1450 S. Valley Drive; Parcel IDs 02-07035 and 16810; Proposed Use:
19 Shopping/business center; Council District 4.
20 **(POSTPONED TO SEPTEMBER 8, 2011 SPECIAL MEETING)**
21
22 Scholz: Then I'll entertain a motion to postpone cast S-11-017 to the Special
23 Meeting on September 8th.
24
25 Beard: So moved.
26
27 Scholz: Okay, Beard moves. Is there a second?
28
29 Stowe: Second.
30
31 Scholz: And Stowe seconds. All those in favor say aye.
32
33 All: Aye.
34
35 Scholz: Those opposed same sign. All right, those two postponements are
36 taken care of.
37

38 IV. CONSENT AGENDA

- 39
40 Scholz: Then we have a consent agenda. Folks, this is how the consent
41 agenda works. The Community Development Department has
42 recommended that these be approved. If there's no one from the
43 audience that wishes to speak to them or no one from the Commission
44 that wishes to speak to them then we will approve them in one motion.
45

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
RESIDENTIAL									
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							
AG & EQUESTRIAN									
Greenhouse (Commercial)						A			
Animal Facility/Kennels						A			
INSTITUTIONAL									
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	
RECREATION									
Public Entertainment/Theatres			A	A	A	A			
Private Entertainment/Dyms		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
SERVICE									
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			
UTILITY RELATED USES									
Communication Structures						A	A	A	
Cemetery									
Funeral Home						A			
Cremation Facility									
Public Utility Plants							A		
MANUFACTURING									
Heavy Industrial Facility									
Light Industrial Facility						A	A		
Research and Development/Laboratory			A	A	A	A			
TRANSPORTATION/WHOLESALE									
Gas Station				A		A			
Automobile & Truck Service				A		A			
Body Shop						A			
Drive-Through Facility			A	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

1. SEE SHEET C2 FOR LAND USE INFORMATION.
2. ALL ACREAGES ARE APPROXIMATE AND MAY BE ADJUSTED WITH FINAL DESIGN.
3. 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

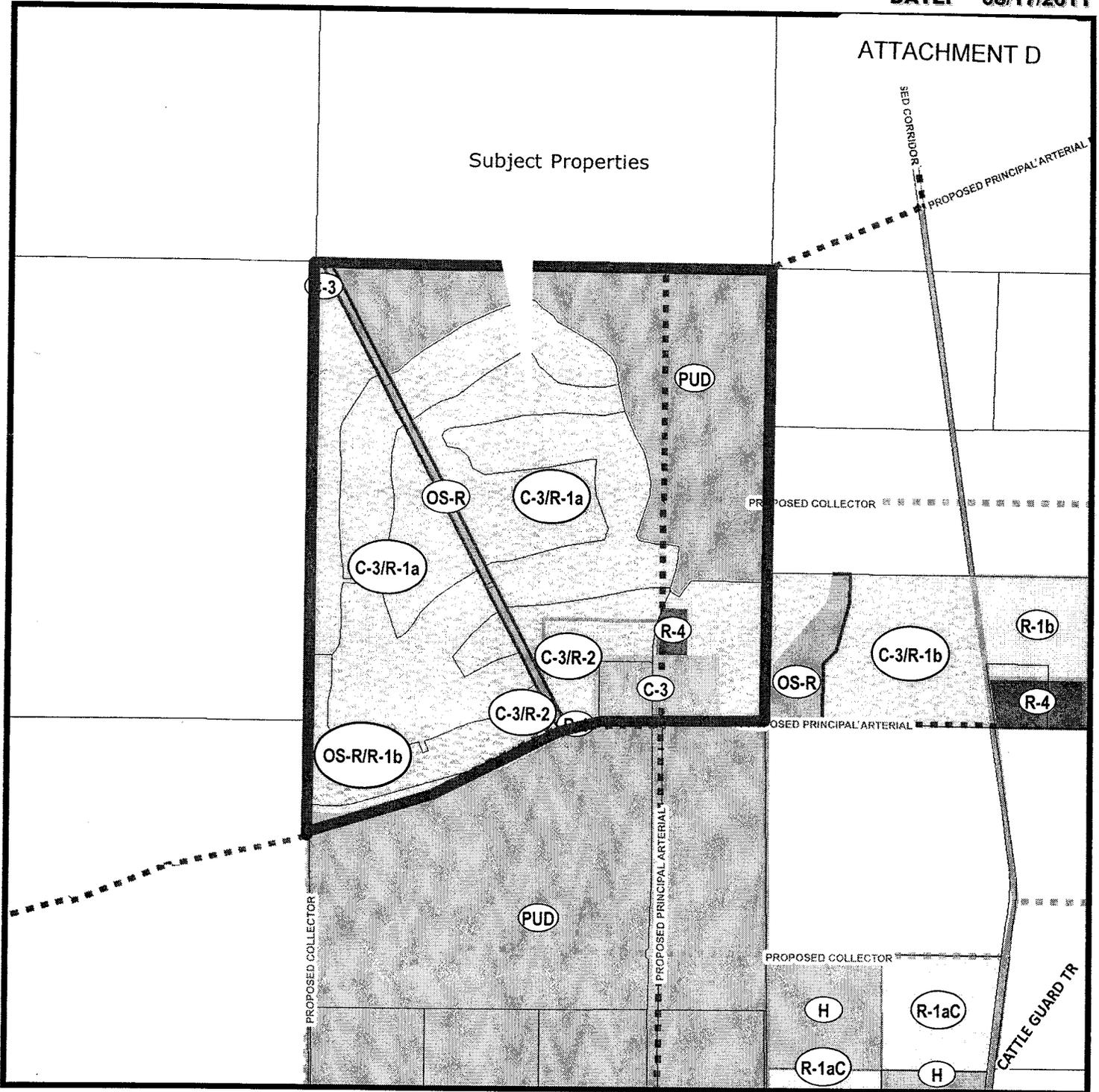
397 Zone Map

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



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Feet

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