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**City of Las Cruces**<sup>®</sup>  
 PEOPLE HELPING PEOPLE

**Council Action and Executive Summary**

Item # 8

Ordinance/Resolution# 2653

For Meeting of March 19, 2012  
 (Ordinance First Reading Date)

For Meeting of April 2, 2012  
 (Adoption Date)

Please check box that applies to this item:

QUASI JUDICIAL

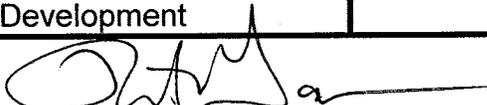
LEGISLATIVE

ADMINISTRATIVE

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

**PURPOSE(S) OF ACTION:**

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

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

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

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

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

The concept plan identifies nine different land use designations each with its own development standards. Each land use designation also has its own list of permitted land uses (see

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

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

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

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

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

On August 23, 2011, the Planning and Zoning Commission (P&Z) recommended approval for the proposed PUD concept plan and final site plan by a vote of 5-0-0 (two Commissioners absent). There was no public input at the meeting pertaining to the proposed case.

The PUD Concept and Final Site Plans have not been reviewed by the City Council due to questions and concerns related to the ownership and title of the subject property. The applicant and City staff have met and proposed a means to address this ownership and title issue. The applicant is willing to provide an agreement that indemnifies the City from any legal claims related to the ownership of the PUD's property. A paragraph has been added to the PUD ordinance summarizing this remedy to the property issue.

**SUPPORT INFORMATION:**

1. Ordinance.
2. Exhibit "A"- Metro Verde Amendment No.1 Concept Plan and Final Site Plan. (A full size copy shall be delivered to City Council with the CAES Packet.)
3. Exhibit "B"- Findings and Comprehensive Plan Analysis.
4. Attachment "A"- Staff Report to the Planning and Zoning Commission for Case PUD-11-01 & PUD-11-02.
5. Attachment "B"- Draft minutes from the August 23, 2011 Planning and Zoning Commission meeting.
6. Attachment "C"- PUD Land Use Designations and Permitted Land Uses.
7. Attachment "D"- Vicinity Map.

**SOURCE OF FUNDING:**

Is this action already budgeted?  N/A	Yes	<input type="checkbox"/>	See fund summary below
	No	<input type="checkbox"/>	If No, then check one below:
	<i>Budget Adjustment Attached</i>	<input type="checkbox"/>	Expense reallocated from: _____
	<input type="checkbox"/>	<input type="checkbox"/>	Proposed funding is from a new revenue source (i.e. grant; see details below)
		<input type="checkbox"/>	Proposed funding is from fund balance in the _____ Fund.
Does this action create any revenue?  N/A	Yes	<input type="checkbox"/>	Funds will be deposited into this fund: _____ in the amount of \$ _____ for FY _____.
	No	<input type="checkbox"/>	There is no new revenue generated by this action.

**BUDGET NARRATIVE**

N/A
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**FUND EXPENDITURE SUMMARY:**

Fund Name(s)	Account Number(s)	Expenditure Proposed	Available Budgeted Funds in Current FY	Remaining Funds	Purpose for Remaining Funds
N/A	N/A	N/A	N/A	N/A	N/A

**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. 12-031  
ORDINANCE NO. 2653

**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** Sierra Norte Land Holdings, LLC and Barbara W. Johnson, the property owners, have acknowledged the following:

- City approval of the Metro Verde PUD Amendment No. 1 Concept Plan and Final Site does not establish any precedent or vested right for the construction or financing of the construction of public infrastructure for Metro Verde PUD by the City including the adoption of a Special Assessment District (SAD).
- The Sierra Norte Land Holdings, LLC has agreed to indemnify the City from any legal actions related to the title of the property and the approval of the Metro Verde Amendment No. 1 Concept Plan and Final Site Plan and the subsequent development of the property.
- The Sierra Norte Land Holdings, LLC has agreed to correct any legal description and property deed errors and discrepancies for the property included within the boundaries of the Metro Verde PUD Amendment No. 1 Concept Plan and Final Site Plan.

**(V)**

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

(VI)

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: \_\_\_\_\_

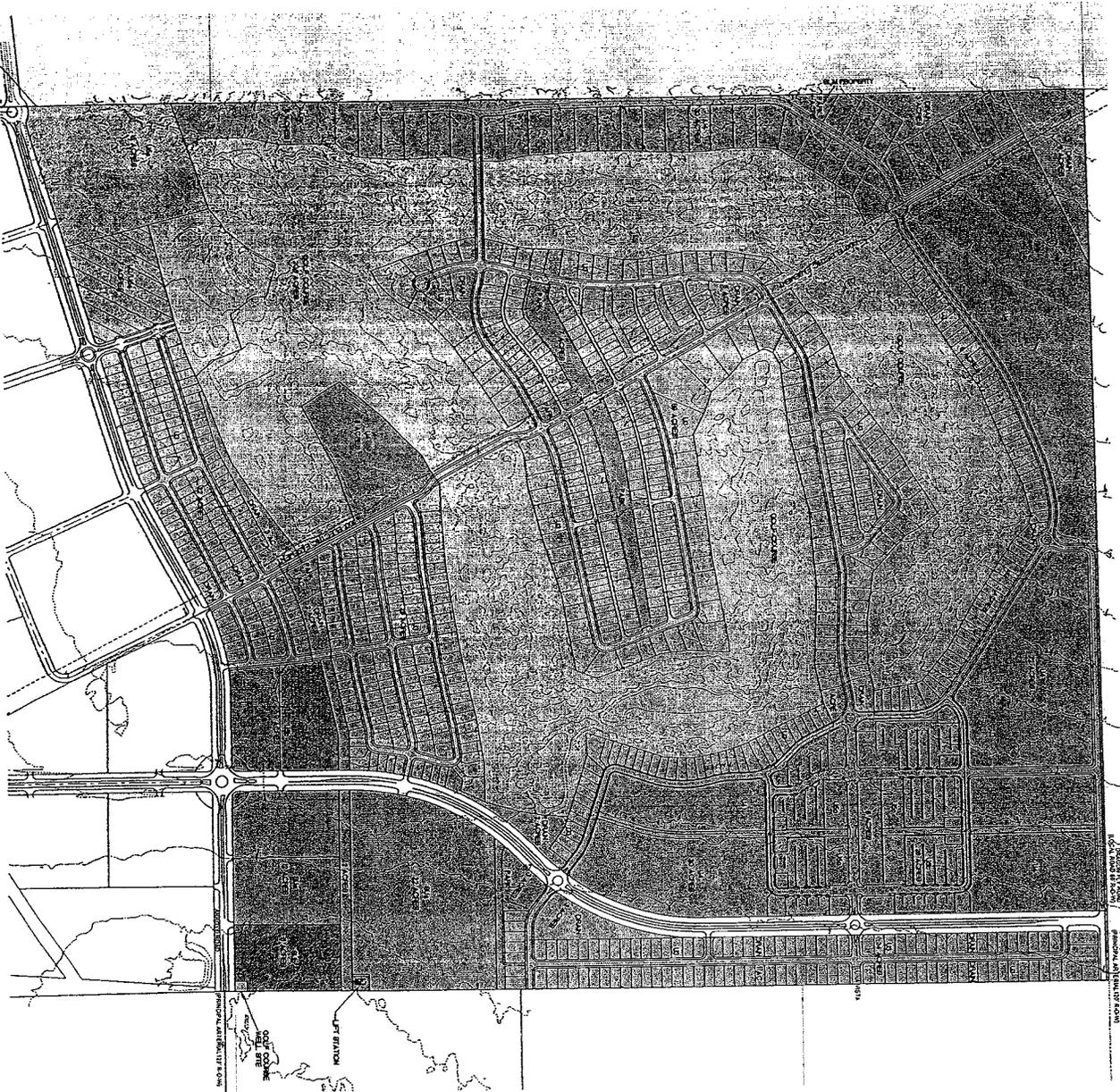
APPROVED AS TO FORM:

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

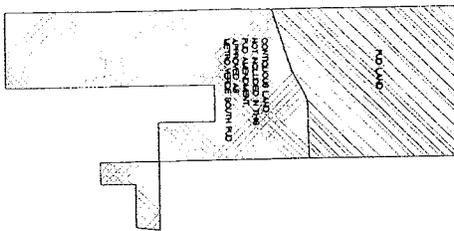
VOTE:

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





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COLOR	LAND USE	ACREAGE
[Pattern]	U1 SUB-URBAN	181 ACRES
[Pattern]	U2 GENERAL URBAN	133 ACRES
[Pattern]	U3/4/5 COMMERC	7 ACRES
[Pattern]	U6 RECREATION CENTER	15 ACRES
[Pattern]	001 URBAN CENTER	9 ACRES
[Pattern]	016 WILDLIFE CENTER	28 ACRES
[Pattern]	510 BUSINESS PARK	31 ACRES
[Pattern]	510 WHITE WATER RECREATION PARK	8 ACRES
[Pattern]	600 CONCERT	108 ACRES
[Pattern]	600/610/620/630/640/650/660/670/680/690/700/710/720/730/740/750/760/770/780/790/800/810/820/830/840/850/860/870/880/890/900/910/920/930/940/950/960/970/980/990/1000	35 ACRES
[Pattern]	NEIGHBORHOOD PARKS	22 ACRES

SEE SHEET C1 FOR LAND USE INFORMATION.  
 1. ALL AREAS ARE APPROXIMATE AND MAY BE CALIBRATED TO FIT THE MAINTENANCE ROAD FOR SYSTEM.  
 2. THE TOTAL SQUARE FEET OF THE MAINTENANCE ROAD FOR SYSTEM IS APPROXIMATELY 1,000,000 SQ. FT.

# CONCEPT PLAN

SCALE 1" = 100'-0"

**PUD AMENDMENT #1**  
**VERDE METRO**  
 PREPARED FOR  
 SERRA MOUNT LAND HOLDINGS, LLC  
 NEW MEXICO  
 DATE: 11/11/11  
 DRAWN: [Name]  
 CHECKED: [Name]  
 APPROVED: [Name]

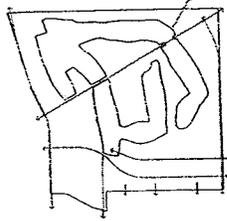




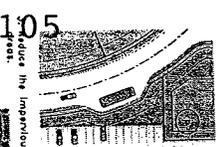
# SUSTAINABILITY CONCEPTS

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

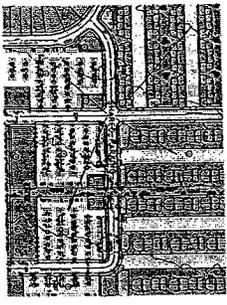
**TRANSPOZITION**  
1. Incorporate within Metro Verde a network of walking systems that include the Promenade Park, the multi-use trails, and sidewalks that encourage leaving the car at home.



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



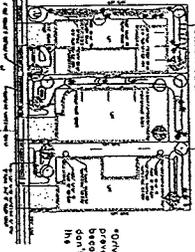
3. Reduce the impervious parking surfaces required through shared parking in mixed-use developments.



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



5. Reduction of Green House gases (lower vehicle emissions) and increased air quality and visibility to landscape the center island service life is approximately 25 years.



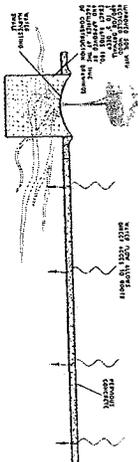
**WATER CONSERVATION**  
1. Water will be dealt with in an integrated manner that implies both reducing the use of water and the use of storm water on reduce systems.

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

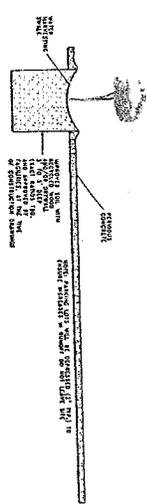
3. Use primarily sub-surface irrigation, and eliminate irrigation where possible, by using product permeable, micro ponding, and rain shut-off sensors.

4. Village Plaza structures will include water harvesting for irrigation. Landscaping in parking lots will be irrigated in part through the use of water harvesting and permeable pavement. Commercial buildings may install irrigation systems.

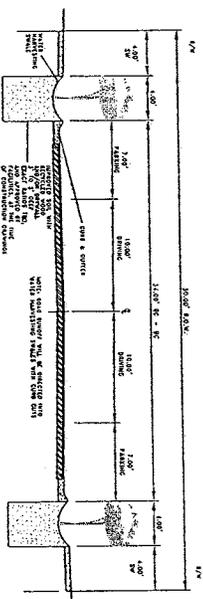
5. Permeable pavements in parking lots will be required within the Village Center and adjacent US areas excluding single-family lots. This pavement will permit water to pass through where it will irrigate trees in parking lots on its way to the water table.



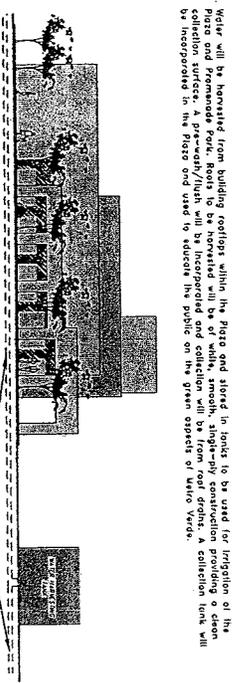
6. Permeable pavements in parking lots will substantially reduce storm runoff, but landscape areas will also act as micro ponds to capture storm runoff to benefit transposing and further eliminate or reduce runoff.



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



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. This water will be incorporated and collection will be from roof drains. A collection tank will be incorporated in the Plaza and used to reduce the public on the green aspects of Metro Verde.



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

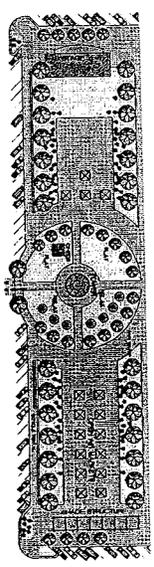
## WATER EFFICIENCY

1. The developer will ensure the availability of legal on-site recycling services that will reduce water, material, and energy consumption. These recycled materials will be used on-site except where it will be deemed to conflict with the City of Los Angeles Code water conservation standards.

2. Reusable water will be installed throughout Metro Verde that will be convenient for residents to use. The developer will provide land and receptacles and the City will maintain and operate the system.

## VEGETATION

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



2. Create sustainable practices in Plaza and Promenade Park by showcasing water harvesting and renewable energies (possibly photovoltaic or wind) that may be built.

3. Permeable pavement and substantial number of trees will be used in the Village Plaza, major parking lot, and the Promenade Park to help reduce the neighborhood street.

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



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

5. Urban 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 shading windows and appropriate covering of solar-facing windows.

## GREEN BUILDING

Metro Verde will encourage cost-effective and sustainable building methods including reduction of fossil fuels, water, and other natural resources. Recycling of construction materials, reducing solid waste, and other recommended elements. All elements listed below are allowed in Metro Verde even if they are not addressed by City codes. All elements listed or required may be substituted with alternatives in consultation with the engineer.

### Required Elements:

- Construction details recycled
- Materials recycled with no need for extra rain-sensitive liners
- Storm or drainage not water based when possible
- 90% Energy-efficient appliances or better
- Low-water consumption fixtures
- Low-water consumption fixtures
- 8-1/2" wall insulation and R-13 ceiling insulation or better
- Energy-efficient HVAC (14 SEER or Energy Star rating)
- HVAC duct runs shall be constructed within the conditioned space or programmable thermostat
- Single-split with reflective roof for all flat roofs
- Single-split with reflective roof and permeable areas for individual landscape irrigation

### Recommended Elements:

- Green building materials (i.e. recycled flooring)
- Structural steel and forming alternatives
- On-demand water fixtures
- Wood or vinyl windows
- Energy-efficient ventilators
- Energy-efficient lighting
- Passive or active solar heating
- Solar-generated electricity (i.e. photovoltaic)
- Energy-efficient lighting
- Wind turbines for public spaces (See Sheet C2 below Land Use Table)
- Innovative design products
- Interior daylighting of commercial interiors

**PUD AMENDMENT #1**  
**METRO**  
**VERDE**  
PREPARED FOR  
SERRA HORTLAND HOLDINGS, LLC  
NASS CRANFORD, CALIFORNIA  
MEXICO

DATE	REVISION
06/01	SUBMITTAL 1
07/01	SUBMITTAL 2
07/30	SUBMITTAL 3

**DESIGN PARTNERS, INC.**  
1100 WEST 12TH STREET  
LOS ANGELES, CA 90006  
TEL: 213.221.8811  
WWW.DESIGNPARTNERS.COM

**DR3**  
02/2008

# VILLAGE CENTER URBAN DESIGN ELEMENTS

## SHARED PARKING - MIXED-USE AREAS 3-TIERED APPROACH:

SHARED PARKING WITHIN MIXED-USE PROJECTS SHOULD BE CONSIDERED. THE FIRST IS THAT OFFICE BUILDINGS, HOTELS, AND RESTAURANTS SHOULD BE PROVIDED WITH THE SECOND IS THE OFFICE-AUDIENCE PROMOTION THAT A SINGLE SPACE WILL BE USED FOR MORE THAN ONE USE. THE THIRD IS THAT A SINGLE SPACE WILL BE USED FOR MORE THAN ONE USE. THE THIRD IS THAT A SINGLE SPACE WILL BE USED FOR MORE THAN ONE USE.

**TIER 1 - OFF-STREET PARKING WITH MIXED-USE BUILDINGS (I.E. PARKING LOTS AND STRUCTURES)**  
PARKING SPACES SHALL BE PROVIDED WITHIN THE PARKING LOTS OF THE MIXED-USE CENTERS. THE MIXED-USE CENTERS SHALL BE PROVIDED WITHIN THE MIXED-USE CENTERS. THE MIXED-USE CENTERS SHALL BE PROVIDED WITHIN THE MIXED-USE CENTERS.

**TIER 2 - ON-STREET PARKING**  
A MINIMUM OF 400 ON-STREET PARKING SPACES SHALL BE PROVIDED WITHIN THE VILLAGE CENTER. THE VILLAGE CENTER SHALL BE PROVIDED WITHIN THE VILLAGE CENTER.

**TIER 3 - SHARED PARKING WITH ADJACENT RESIDENTIAL AREAS**  
THE USE OF SHARED PARKING WITH ADJACENT RESIDENTIAL AREAS SHALL BE PROVIDED WITHIN THE VILLAGE CENTER. THE VILLAGE CENTER SHALL BE PROVIDED WITHIN THE VILLAGE CENTER.

**EXTERIOR LIGHTING**  
EXTERIOR LIGHTING AT MIXED-USE SHALL ADHERE TO THE OUTDOOR LIGHTING ORDINANCE. THE FOLLOWING ARE GENERAL LIGHTING LEVELS FOR SITE ILLUMINATION DESIGN.

EDUCATIONAL WAYS	AVERAGE LUMEN/FEET (L/F)
COMMERCIAL	1.00
RESIDENTIAL	0.05
PEDESTRIAN WAYS	0.05

**DOORS AND WINDOW PLACEMENT**  
LARGE AREAS OF DOORS AND WINDOWS ARE ENCOURAGED ON THE GROUND FLOOR WHERE INDIVIDUAL BUSINESSES SHOULD BE AT STREET LEVEL AND DISPERSED ALONG THE FACE OF THE BUILDING AND NOT GROUPED INTO COMMON ENTRIES.

## SITE FURNISHINGS:

SITE FURNISHINGS PROVIDE THE HUMAN ELEMENTS OF A SITE. PLACES TO SIT, GET A DRINK OF WATER, PARK A BICYCLE, AND WAIT FOR A BUS. FURNISHINGS WILL BE SELECTED WITH SUSTAINABILITY AND SITE UTILIZATION IN MIND. INDIVIDUAL BUSINESSES MAY USE THE TOWNSHIPS ZONE FOR FURNISHING TABLES. SEE ORAL AND SHEET.

**10. PRINCIPLES FOR DEVELOPING SUCCESSFUL TOWN CENTERS:**  
TOWN CENTERS, INC. USED, IN PART, THE URBAN LAND INSTITUTE'S TEN PRINCIPLES FOR DEVELOPING SUCCESSFUL TOWN CENTERS FOR GUIDANCE IN DEVELOPING THE MIXED-USE PUD. THE TEN PRINCIPLES AND HOW THEY APPLY TO MIXED-USE ARE AS FOLLOWS:

**1. CREATING A VIBRANT PUBLIC REALM**  
MIXED-USE INCLUDES A 24-HOUR PUBLIC REALM THAT WILL INSURE AN AGGREGATION OF PEOPLE, PLAY AREAS, AND SHARED STRUCTURES. THE PUBLIC REALM CAN BE USED FOR COMMUNITY EVENTS RANGING FROM CONCERTS TO FARMER'S MARKETS, FROM 4TH OF JULY PARADES TO SCHOOL FIELD TRIPS.

**2. RESPECT MARKET REALITIES**  
IT IS IMPORTANT TO PROVIDE A VARIETY OF HOUSING THAT WILL APPEAL TO THE TYPICAL LIVES CHOICE. HOUSING WILL BE ALTERNATIVELY PROVIDED FOR THE USUAL MARKET.

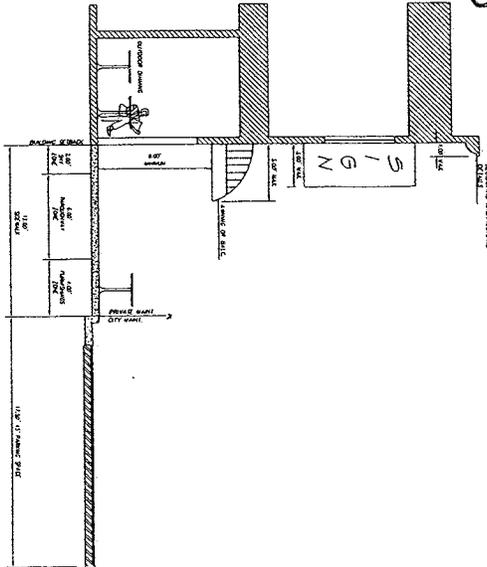
**3. SHARE THE RISK, SHARE THE REWARD**  
SOME PUBLIC INVESTMENT IN MIXED-USE HOUSING MAY BE CONSTRUCTED USING A PUBLIC INVESTMENT DISTRICT (PID) AS THE KEY COST TO THE CITY.

**4. PLAN FOR DEVELOPMENT AND FINANCIAL COMPLETION**  
MIXED-USE DEVELOPMENT SHOULD BE FINANCED TO COMPLETION OF EVERYTHING FROM SINGLE-FAMILY HOMES TO THE STOREY MIXED-USE BUILDINGS.

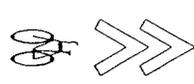
**5. BALANCE FLEXIBILITY WITH A LONG-TERM VISION**  
MIXED-USE PROJECTS SHOULD BE DESIGNED TO ACCOMMODATE THE MOST SUSTAINABLE MIXED-USE PROJECTS. FLEXIBILITY IN THE DESIGN OF MIXED-USE PROJECTS IS ESSENTIAL TO THE LONG-TERM SUCCESS OF A MIXED-USE COMMUNITY IS DEPENDENT ON ITS ABILITY TO GROW AND CHANGE OVER TIME. THE PID ZONE WITHIN THE CITY OF LAS CRUCES UNUSUALLY ALLOWS FOR THIS FLEXIBILITY.

**6. CAPTURE THE BENEFITS THAT DENSITY OFFERS**  
DENSITY IS OFFERED CONSIDERABLY BY THE PUBLIC. DENSITY OFFERS MANY BENEFITS, INCLUDING THE ABILITY TO PROVIDE A VARIETY OF HOUSING, COMMUNITIES THAT ARE DIVERSE AND ALIVE WITH PEOPLE TEND TO BE SAFER, HIGHER DENSITY MAKES PUBLIC TRANSPORTATION PRACTICAL AND ECONOMIC FOR THE CITY AND PROVIDES THE NECESSARY POPULATION BASE FOR THE VILLAGE CENTER.

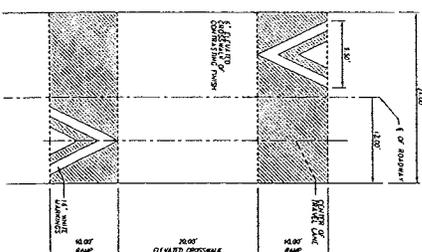
**7. CONNECT TO THE COMMUNITY**  
ALTHOUGH MIXED-USE IS AT THE OUTER BOUNDARIES OF THE CITY LIMITS, EVERY EFFORT IS MADE TO CONNECT TO THE COMMUNITY. MIXED-USE PROJECTS CONNECT TO THE ROAD NETWORK IN MULTIPLE PLACES. PEDESTRIAN CONNECTIONS ARE PROVIDED TO THE NORTH, SOUTH, AND EAST. CITY BUS STOPS ARE INCORPORATED, AND ALL CONNECTIONS ARE FOR PUBLIC USE.



SIDEWALK DETAIL - VILLAGE CENTER  
SCALE: 1" = 1'-0"



SHARROW  
NOT TO SCALE



PEDESTRIAN CROSSING  
VILLAGE CENTER  
NOT TO SCALE

PUD AMENDMENT #1  
**METRO VERDE**  
PREPARED FOR  
SINK SHIRT DAN RODRIGUEZ,  
NEW ORLEANS, LA  
NEW MEXICO

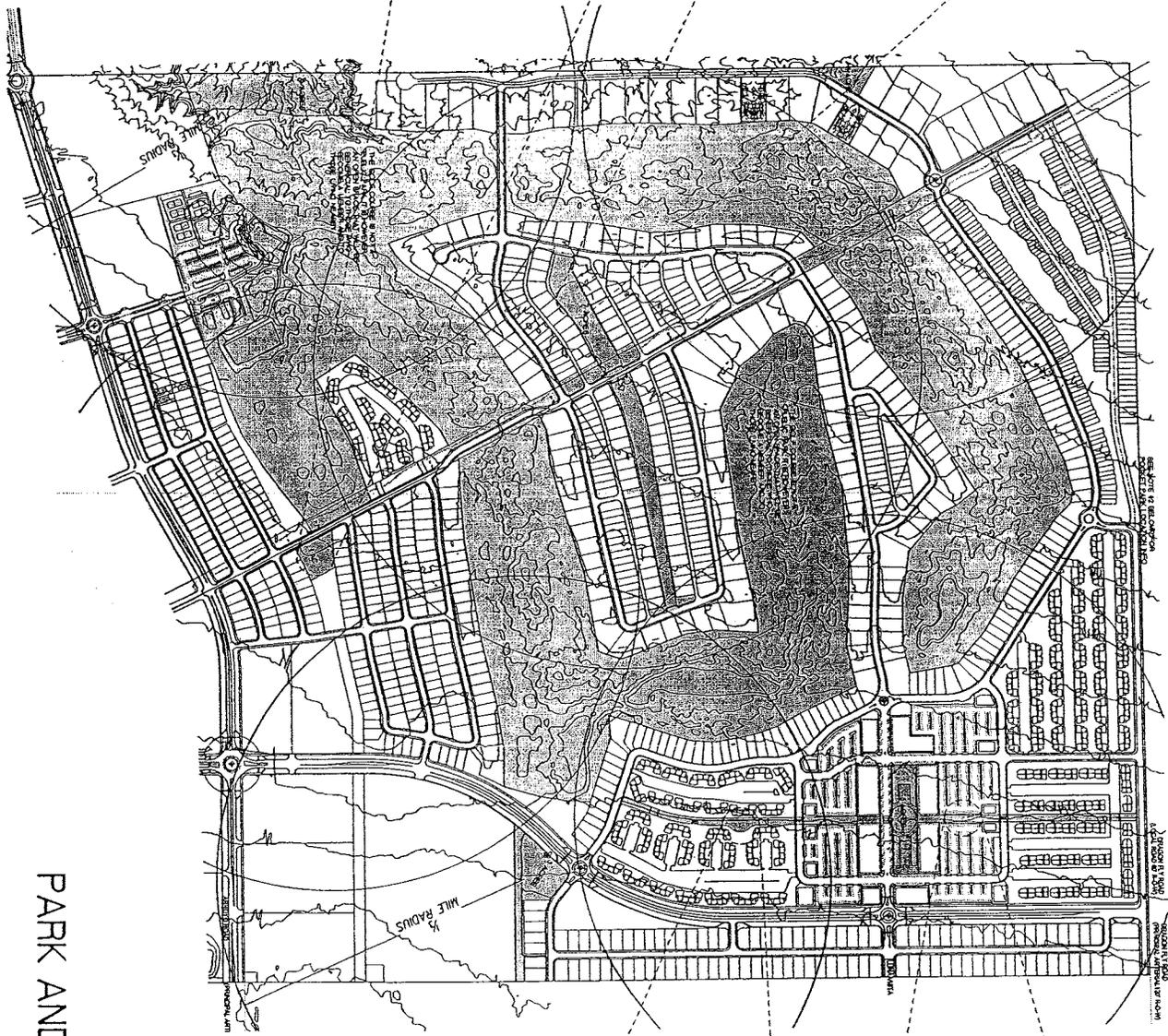
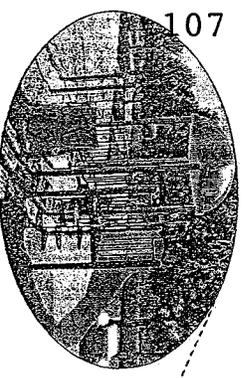
DATE	REVISION
01/11/11	REVISION 1
02/11/11	REVISION 2
03/11/11	REVISION 3

DESIGN: VANTAGE INC.  
1410 W. UNIVERSITY BLVD.  
SUITE 100  
ALBUQUERQUE, NM 87106  
TEL: 505.263.1111  
WWW.VANTAGEINC.COM

**C4**  
DRAWING

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

OVERALL PARK AND TRAIL SYSTEMS, INCLUDING LANDSCAPED COMMON AREAS, ARE CONCEPTUALLY ACCEPTABLE TO THE CITY FACILITIES DEPARTMENT FOR SUBSEQUENT DEVELOPMENT OF PARK IMPACT FEES, DEVELOPMENT OF SAID PARK, TRAILS, LANDSCAPED AREAS, AND OWNERSHIP AND MAINTENANCE BEING AS A PART OF THE FINAL PLAN SUBMITTED TO THE PLANNING DEPARTMENT, AND IS SUBJECT TO THE CITY COUNCIL'S APPROVAL. ADDITIONAL NEIGHBORHOOD PARKS WILL BE BUILT WITHIN DIFFERENT PHASES OF DEVELOPMENT.

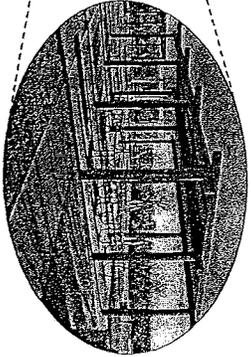
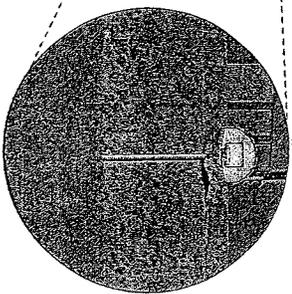


**PARK AND TRAIL PLAN**  
 NORTH  
 SCALE: 1" = 200'

- NOTES:
1. 12 ACRES OF PARK LAND ARE SHOWN ON THE PLAN.
  2. THE SIZES OF THE PARKS AND TRAILS ARE INDICATED BY THE SHADING OF THE AREAS.
  3. THE TRAILS ARE SHOWN AS DASHED LINES.

PARK ACREAGE TABLE	
GRAND TOTAL	12.00 ACRES
INDIVIDUAL PLOTS	0.50 ACRES PER PLOT
TOTAL PLOTS	24 PLOTS

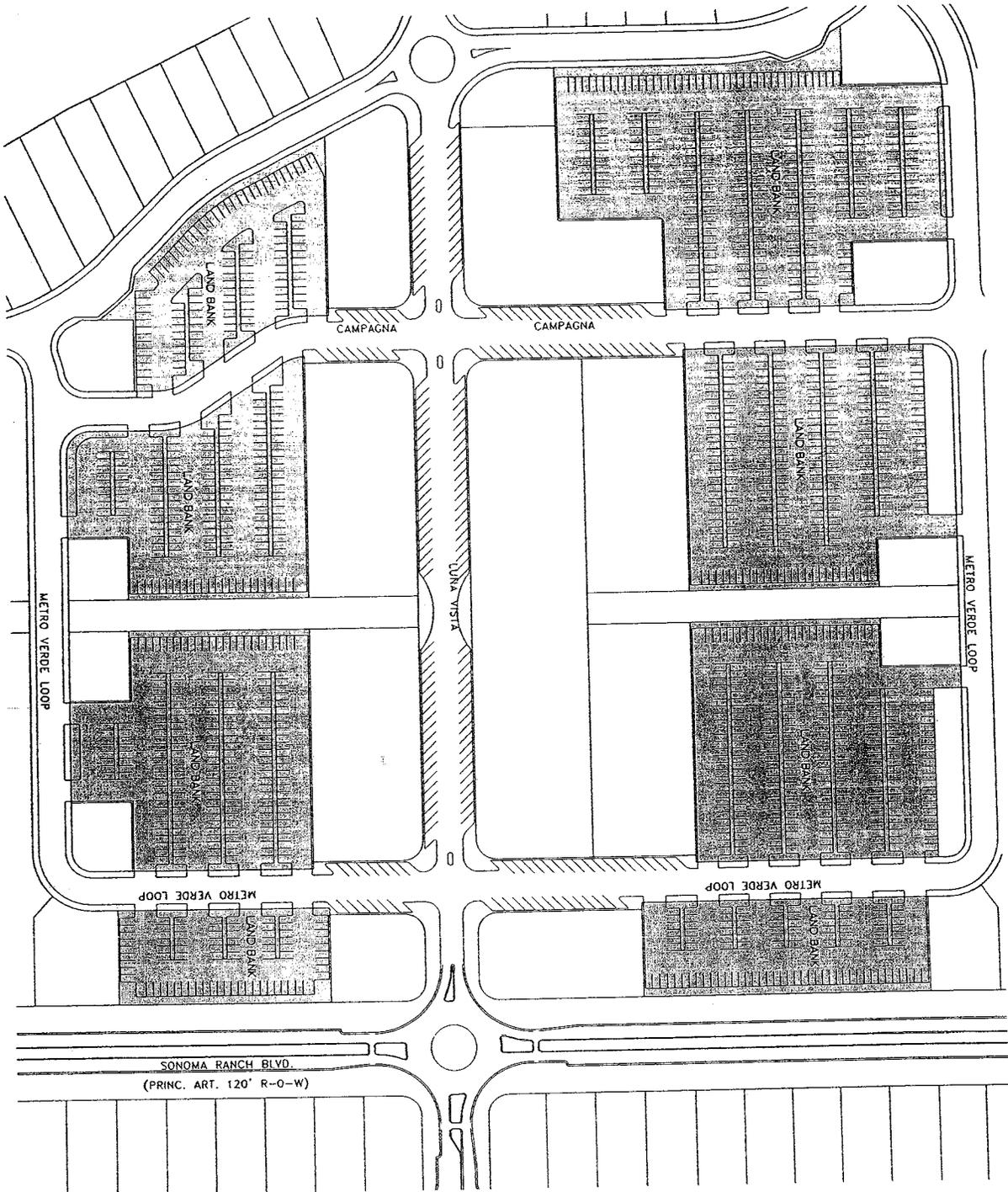
PATH LEGEND	
[Symbol]	LANDSCAPED BIODIVERSITY PATH
[Symbol]	TRAIL



**CANTON VALLEY, INC.**  
 1000 WEST 10TH STREET  
 SUITE 100  
 DENVER, CO 80202  
 (303) 733-1111  
 www.cantonvalley.com

**PUD AMENDMENT #1  
 METRO VERDE  
 PREPARED FOR  
 CANTON VALLEY, INC.  
 NEW MEXICO**





- PARKING LOT LAND BANK NOTES:**
1. The parking lots in the Metro Verde Village Center area shall be reserved in a manner consistent with the provisions of the City of Sonoma Municipal Code, Chapter 17.00, Article 17.01, Section 17.01.010.
  2. The reserved land may only be used for temporary uses (e.g. outdoor eating, temporary events, etc.) and shall not be used for permanent structures or other uses.
  3. Access ways may be provided to adjacent residential parking.
  4. The location, design, and construction of land bank areas shall be consistent with the provisions of the City of Sonoma Municipal Code, Chapter 17.00, Article 17.01, Section 17.01.010.
  5. Access ways and any improvements constructed therein, shall be privately owned and maintained by the land bank owner.
  6. Specific and required land bank uses to be established by final design and displayed on the final plan.

1. For additional information, contact the Planning Department, 1000 Main Street, Sonoma, CA 94965, or call (707) 938-2200.

PARKING LOT LAND BANK PLAN

SCALE: 1" = 40'

**PUD AMENDMENT #1  
METRO VERDE**

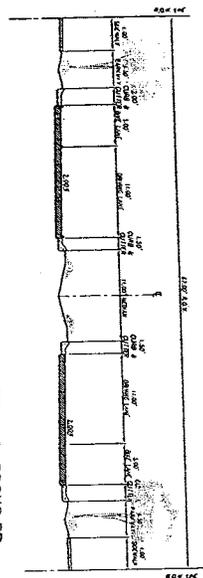
PREPARED FOR  
SIERRA NORTH LAND HOLDINGS, LLC  
LAW OFFICES  
NEW MEXICO

DATE	PHASE
7/20/11	SUBMITTAL 1
8/24/11	SUBMITTAL 2
1/23/12	SUBMITTAL 3

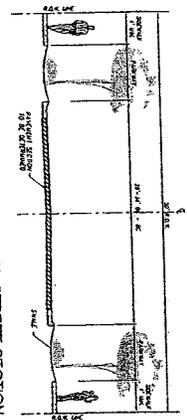
OWI  
OAKVIEW CONSULTANTS, INC.  
1000 MAIN STREET, SUITE 100  
SONOMA, CA 94965  
TEL: (707) 938-2200  
WWW.OAKVIEWCONSULTANTS.COM

**C7**  
DRAWING

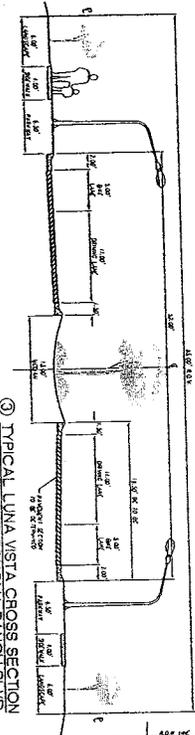




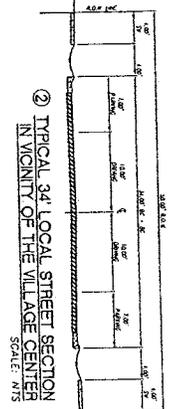
7 SIERRA DE LUNA NORTH OF ARROYO BLVD  
SCALE: NTS



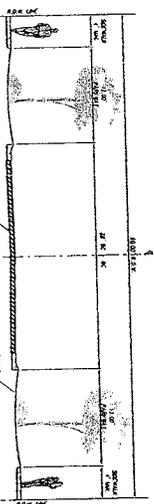
1 TYPICAL 28'-34' LOCAL STREET SECTION  
SCALE: NTS



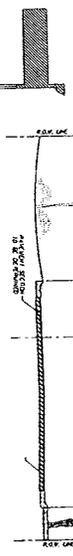
3 TYPICAL LUNA VISTA CROSS SECTION  
EAST OF SONOMA RANCH BLVD  
SCALE: NTS



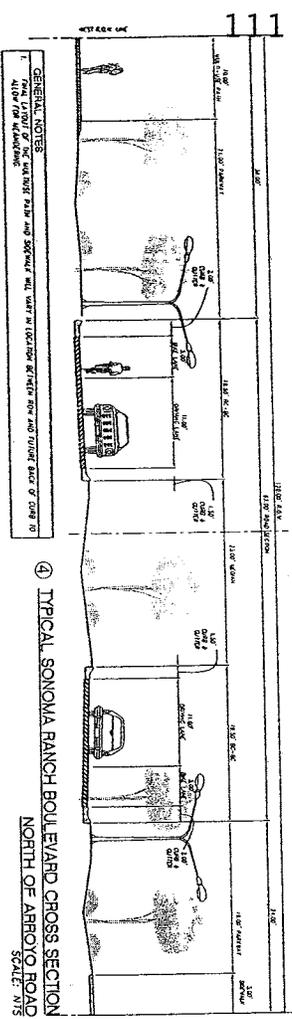
2 TYPICAL 34' LOCAL STREET SECTION  
IN VICINITY OF THE VILLAGE CENTER  
SCALE: NTS



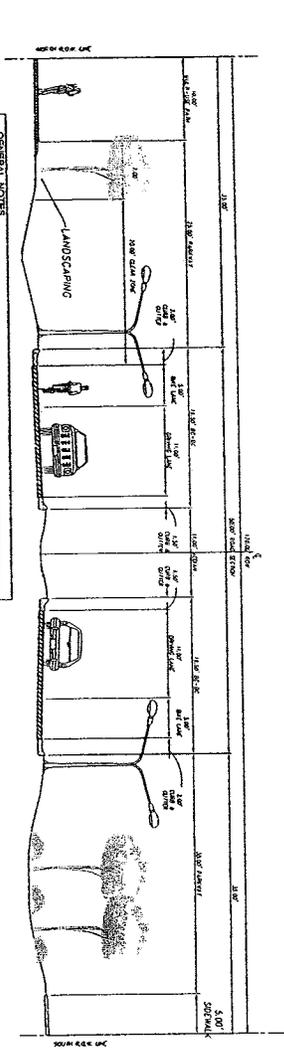
11 TYPICAL DRAGONEL Y BLVD CROSS SECTION  
WEST OF SONOMA RANCH BLVD  
SCALE: NTS



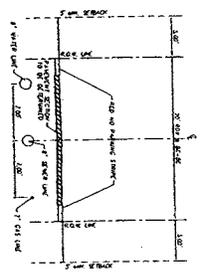
12 WEST BOUNDARY LOCAL STREET SECTION  
SCALE: NTS



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



5 TYPICAL ARROYO ROAD CROSS SECTION  
SCALE: NTS

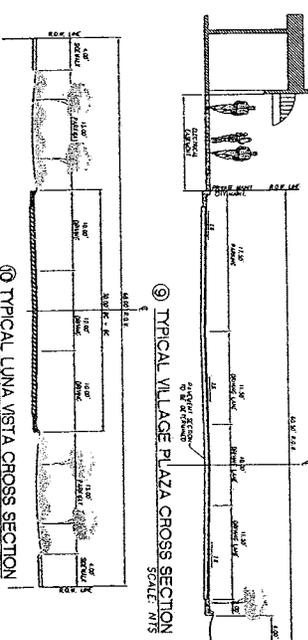


6 TYPICAL DEDICATED ALLEY SECTION  
SCALE: NTS

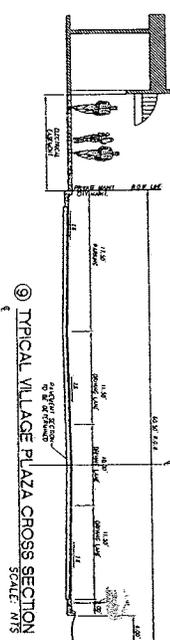
STREET GUIDELINE NOTES

1. THE TYPICAL LOCAL STREET WIDTH FOR METRO VERDES SHALL BE 28'-34' BC-8C WITH PARKING ALLOWED ON BOTH SIDES. WIDTH WILL BE DETERMINED AT FINAL DESIGN.
2. STREETS SHOULD BE CONNECTED AS MUCH AS POSSIBLE TO ENCOURAGE WALKING, BIKING, AND TO ASSIST TRANSPORTATION RESPONSIBILITY.
3. THE ALLEY DESIGN CAN BE CHANGED TO ADDRESS UNUSUAL NEEDS.
4. NO TREES SHALL BE PLANTED IN ANY PARKWAYS THAT ARE LESS THAN 4' WIDE.

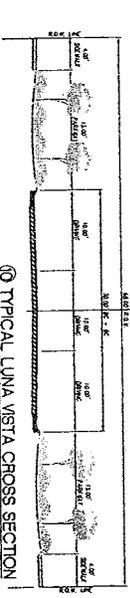
STREET WIDTH GUIDELINES	NOT ALLOWED
ROW WIDTH	10'
PAVEMENT WIDTH-STREET PARKING (BC-8C)	3'-20'
SETBACK	18'-24'
SO. SIDE	18'-24'
NO. SIDE	18'-24'



9 TYPICAL VILLAGE CENTER STREET SECTION (LOCAL 68' ROW)  
SCALE: NTS



8 TYPICAL VILLAGE PLAZA CROSS SECTION  
SCALE: NTS



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

TYPICAL STREET SECTIONS

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

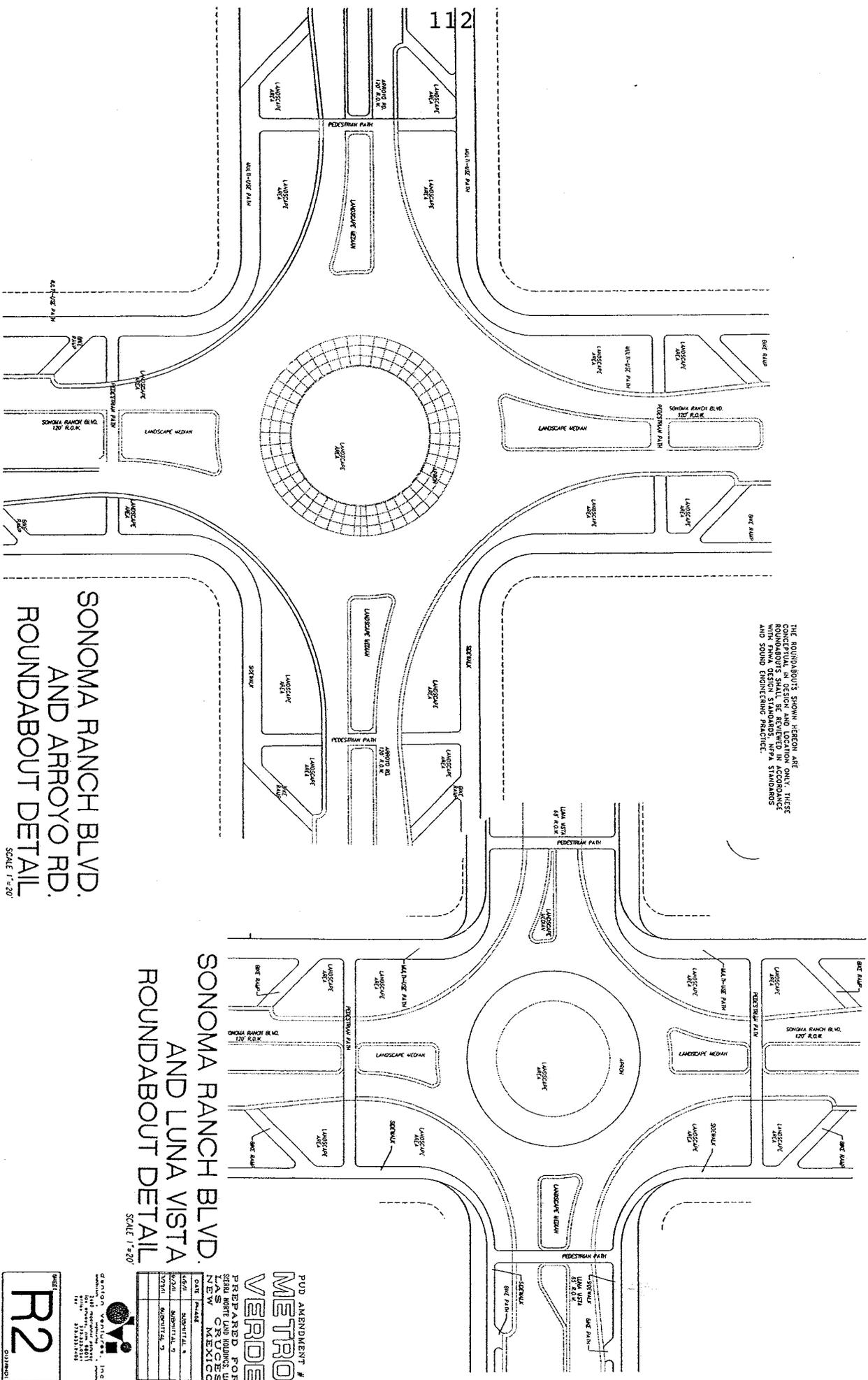
DATE: 10/15/11  
DRAWN BY: SUBHANTHA S.  
CHECKED BY: [Signature]

danville VERDES, INC.  
1000 S. VERDES AVENUE  
DANVILLE, CA 94519  
TEL: (925) 438-1111  
WWW.DANVILLEVERDES.COM

SHEET R1 OF 11  
DATE: 10/15/11

GENERAL NOTES

1. THE CITY OF SAN JOSE HAS REVIEWED THIS PLAN. THE CITY OF SAN JOSE SHALL PROVIDE PROVISIONS FOR THE CITY OF SAN JOSE. THE CITY OF SAN JOSE SHALL PROVIDE PROVISIONS FOR THE CITY OF SAN JOSE.
2. THE CITY OF SAN JOSE HAS REVIEWED THIS PLAN. THE CITY OF SAN JOSE SHALL PROVIDE PROVISIONS FOR THE CITY OF SAN JOSE.
3. THE CITY OF SAN JOSE HAS REVIEWED THIS PLAN. THE CITY OF SAN JOSE SHALL PROVIDE PROVISIONS FOR THE CITY OF SAN JOSE.



THE ROUNDABOUT SHOWN HEREON ARE CONCEPTUAL IN DESIGN AND LOCATION ONLY. THESE ROUNDABOUTS SHALL BE REVIEWED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 2003 EDITION, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS, 2003 EDITION, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS, 2003 EDITION, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS, 2003 EDITION.

**SONOMA RANCH BLVD.  
AND ARROYO RD.  
ROUNDABOUT DETAIL**

SCALE 1"=20'

**SONOMA RANCH BLVD.  
AND LUNA VISTA  
ROUNDABOUT DETAIL**

SCALE 1"=20'

**POD AMENDMENT #1  
METRO  
VERDE**

PREPARED FOR  
SANTA CRUZ  
NEW MEXICO

DATE	ISSUE
NOV 14, 2011	NOV 14, 2011
NOV 14, 2011	NOV 14, 2011
NOV 14, 2011	NOV 14, 2011
NOV 14, 2011	NOV 14, 2011

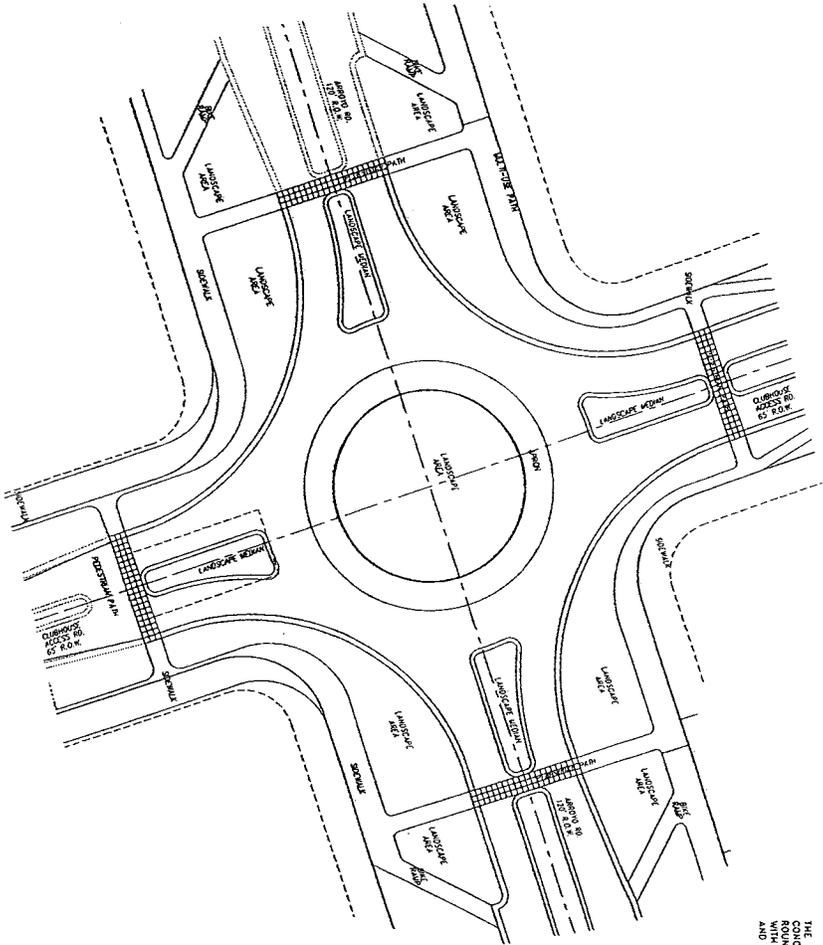
DATE: 11/14/11  
ISSUE: 11/14/11  
NOV 14, 2011  
NOV 14, 2011  
NOV 14, 2011  
NOV 14, 2011

**R2**

CONFORMING

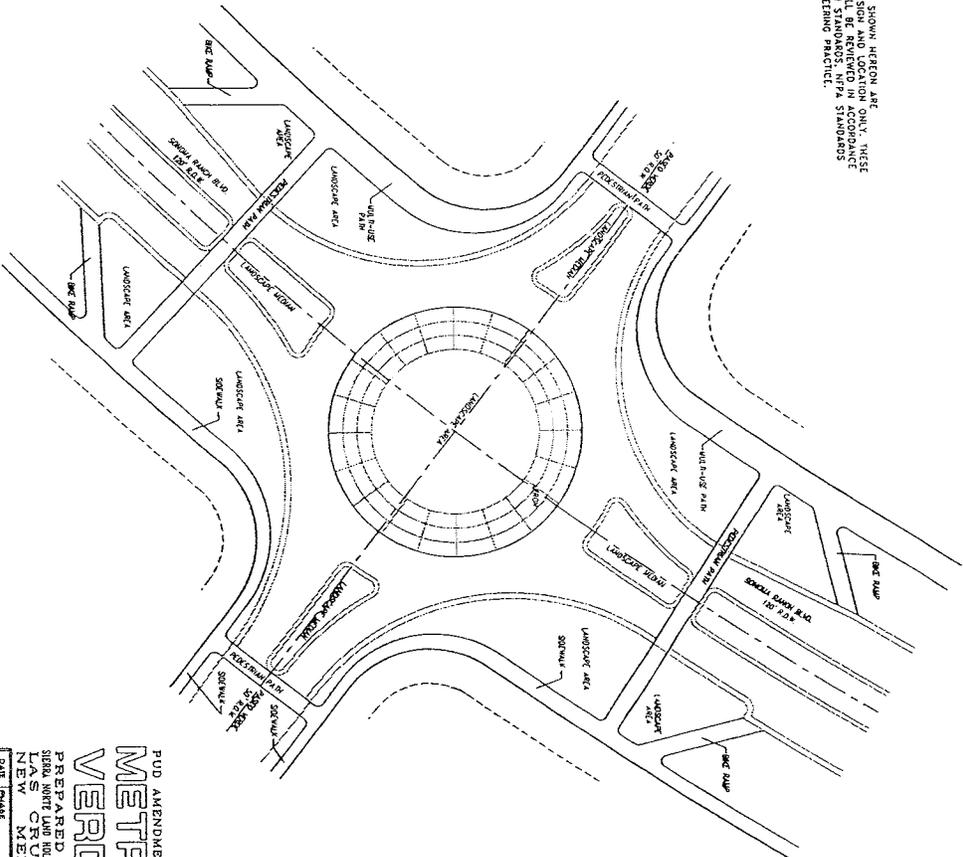
**VI**

VERDE  
INTEGRATED  
LANDSCAPE  
ARCHITECTURE



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

THE ROUNDAABOUTS SHOWN HEREON ARE FOR INFORMATION ONLY. THESE ROUNDAABOUTS SHALL BE REVIEWED IN ACCORDANCE WITH FHWA DESIGN STANDARDS, NFPA STANDARDS AND SOUND ENGINEERING PRACTICE.



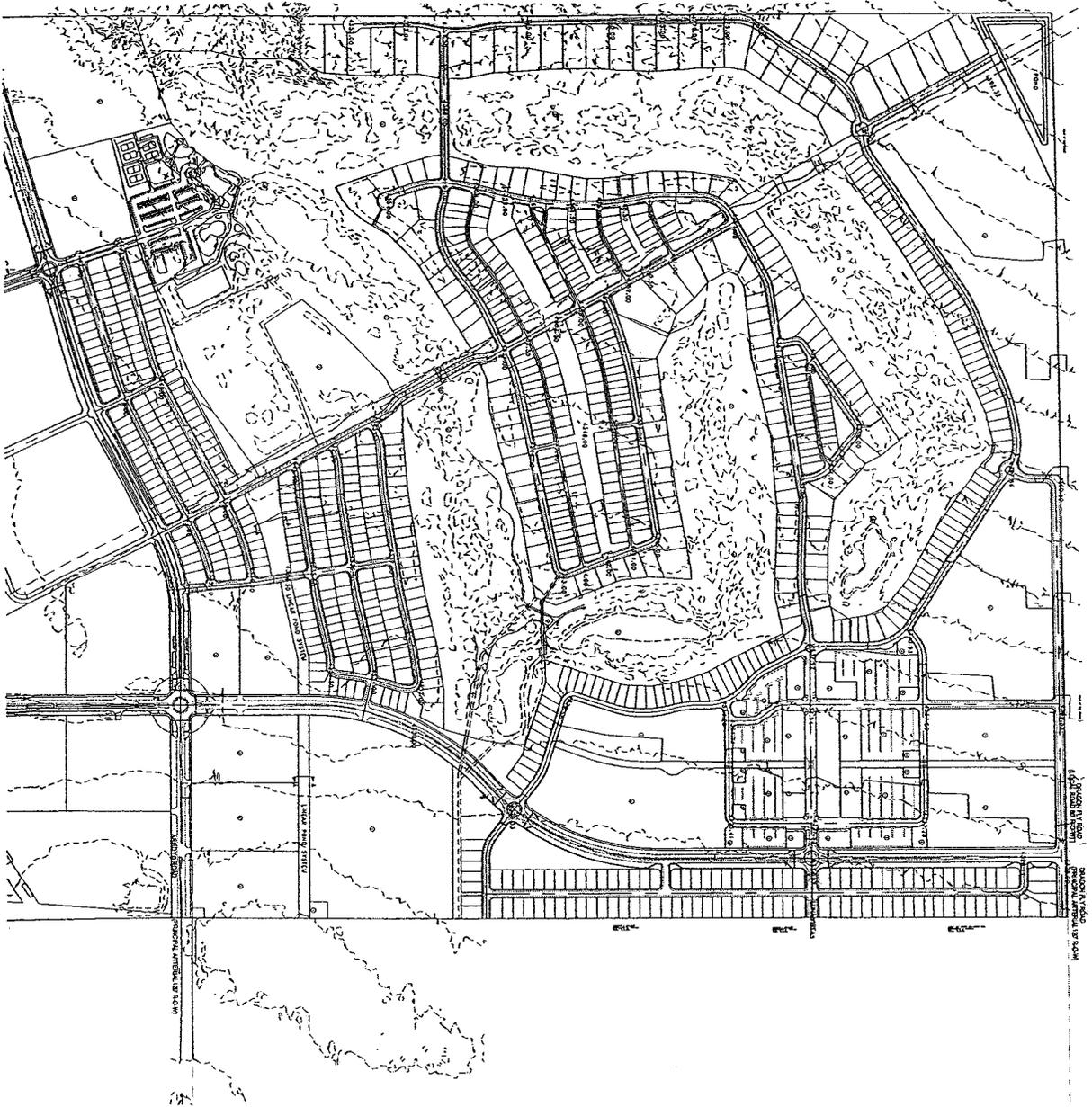
SONOMA RANCH BLVD.  
AND PASEO VERDE  
ROUNDAABOUT DETAIL  
SCALE 1" = 20'

FUD AMENDMENT #1  
**METRO VERDE**  
PREPARED FOR  
THE STATE OF CALIFORNIA  
NEW MEXICO

DATE	APPROVAL

DESIGN PARTNERS, INC.  
1110 11th Street, Suite 100  
San Francisco, CA 94103  
Tel: 415.774.1111  
Fax: 415.774.1112  
www.designpartners.com

**R3**  
01111101



**LOW-IMPACT DEVELOPMENT CONCEPTS**

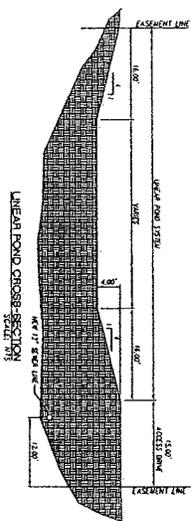
- REDUCE IMPERVIOUS AREA AND POST-DEVELOPMENT CURVE NUMBER**
1. Reduce street width (ASHTO, ITC, ASCE guidelines)
  2. Provide street trees
  3. Provide street lighting
  4. Encourage shared driveways
  5. Minimize paved driveway

**DRAINAGE APPROACH**

1. Infrastructure development will construct a regional system to detain/retain runoff volume.
2. Increase runoff in regional ponds. All other developments will retain runoff in road/ in on-site ponds.
3. Down to roadside take place in historical pattern.
4. Reduce drainage-crossing needs of roadways, including driveways.
5. Provide in median of roadways, including driveways.
6. Final drainage reports must show how all elements of system fit together. Detail will be provided when volumes exceed 1.5 I/I.
7. Other additional information please refer to the master Drainage Report.

**BUILDING DESIGN STANDARDS**

1. Encourage building design that reduces impervious area
2. Encourage parking pavements in large parking lots
3. Encourage increased landscaping in large parking lots
4. Encourage water harvesting on all hard sites



**PRELIMINARY GRADING PLAN**  
SCALE: 1/800

PUD AMENDMENT #1  
**METRO VERDE**

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

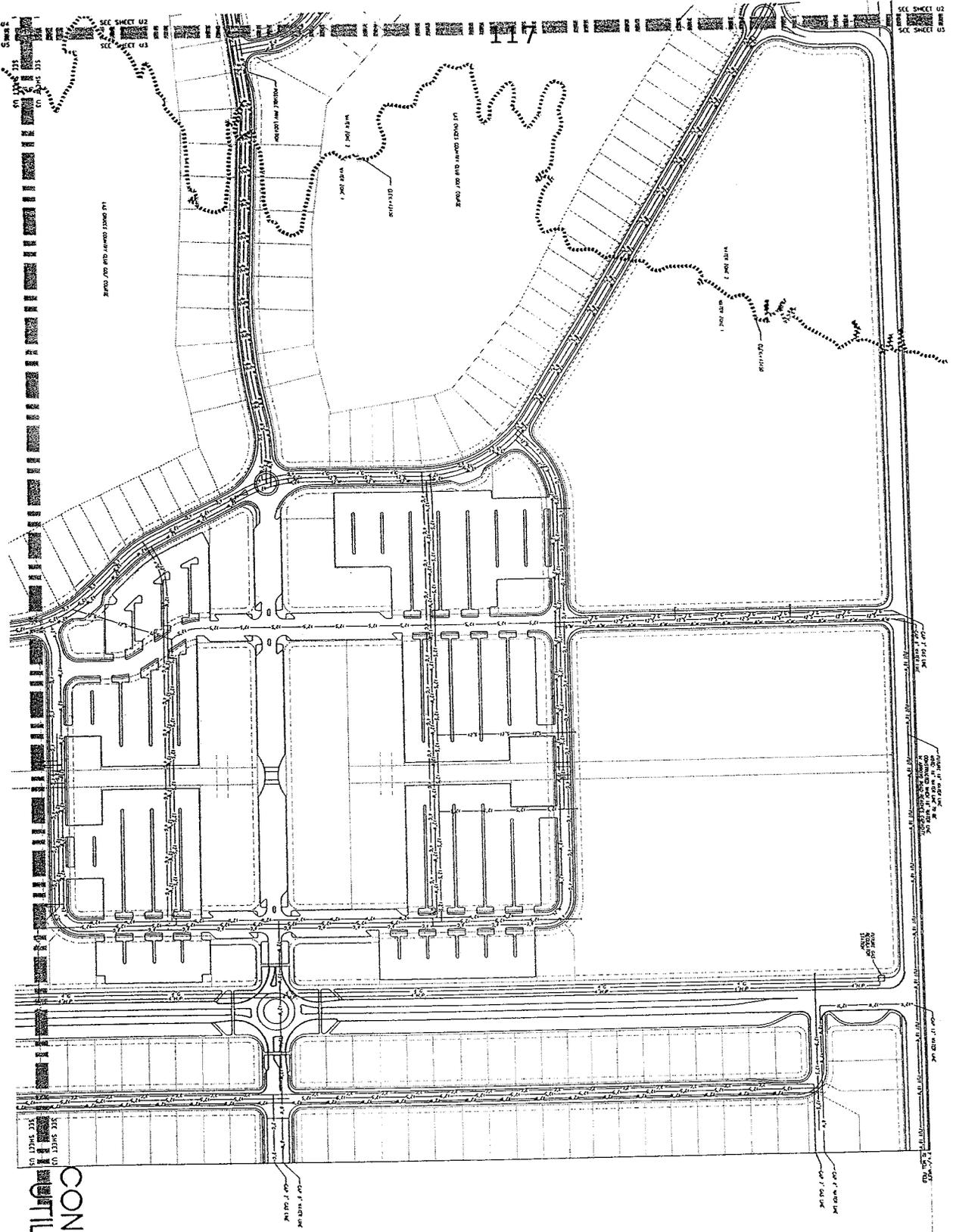
DATE	PROJECT
4/20/11	SUBMITTAL # 1
6/27/11	SUBMITTAL # 2
11/20/11	SUBMITTAL # 3

DESIGN: VAVLER, INC.  
1400 N. GARDEN AVENUE, SUITE 100  
LAS CRUCES, NM 87801  
TEL: 505.251.1333  
WWW.VAVLER.COM

**GV1**  
0311004







**LEGEND**

---	1" = 100' Utility Line
---	1" = 100' Water Line
---	1" = 100' Sewer Line
---	1" = 100' Gas Line
---	1" = 100' Electric Line
---	1" = 100' Storm Drain
---	1" = 100' Street Light
---	1" = 100' Proposed New Utility Line
---	1" = 100' Existing Utility Line
---	1" = 100' Existing Water Line
---	1" = 100' Existing Sewer Line
---	1" = 100' Existing Gas Line
---	1" = 100' Existing Electric Line
---	1" = 100' Existing Storm Drain
---	1" = 100' Existing Street Light



**AREA 2  
CONCEPTUAL  
UTILITY PLAN**  
SCALE: 1" = 100'-0"

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

DATE	ISSUE
03/01	SUBMITTAL 1
03/01	SUBMITTAL 2
03/01	SUBMITTAL 3



**DAVISON VALUERS, INC.**  
1100 ALBUQUERQUE AVENUE, SUITE 100  
ALBUQUERQUE, NEW MEXICO 87102  
TEL: 505.263.1111  
WWW.DAVISONVALUERS.COM

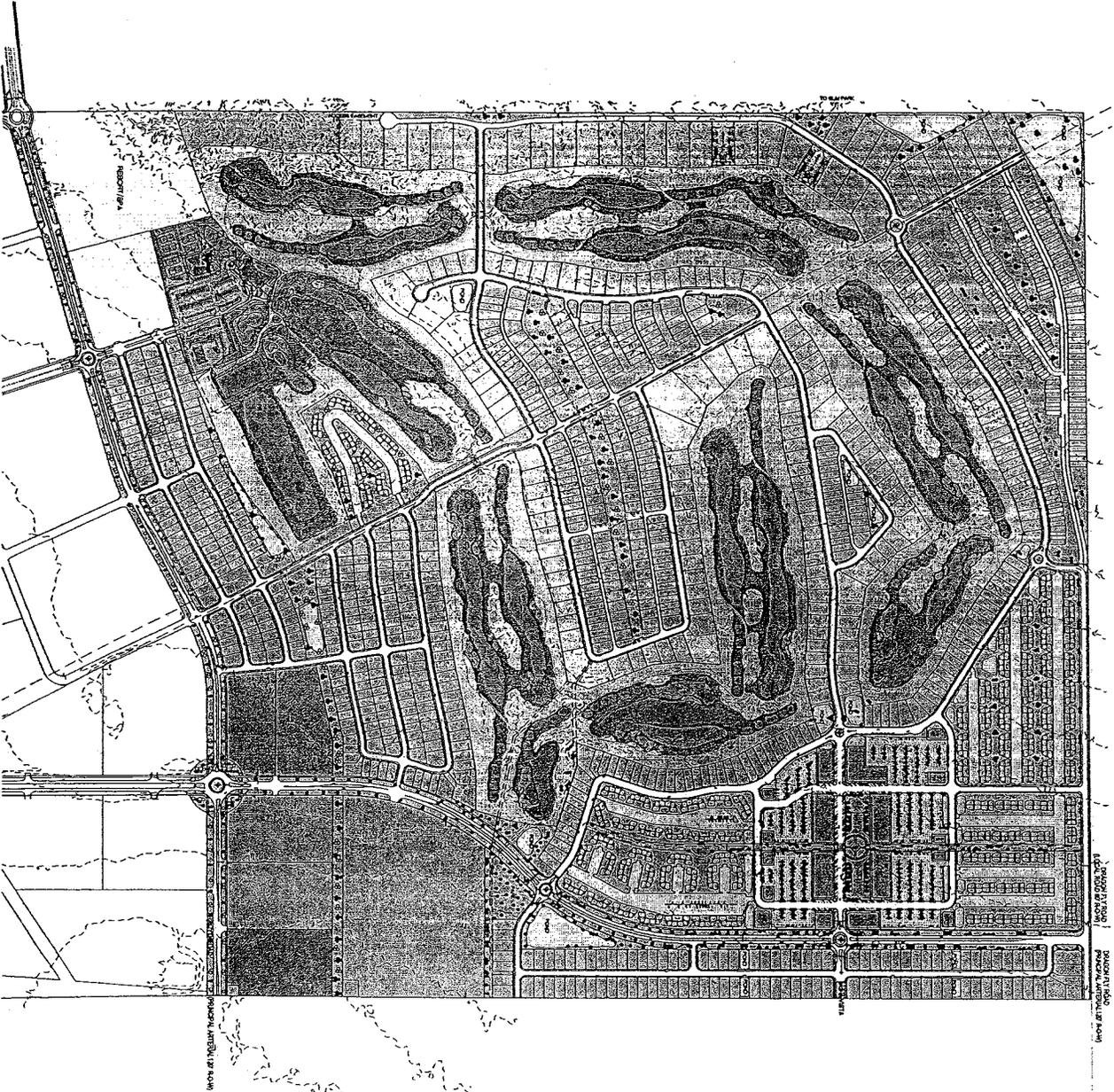
**U3**  
CONTRACT











FOR INFORMATIONAL  
PURPOSES ONLY

COLOR	LAND USE	BUILDING STUDY
[Pattern]	SINGLE-FAMILY	
[Pattern]	SINGLE-FAMILY DETACHED UNITS	
[Pattern]	SINGLE-FAMILY LANDSCAPED UNITS	
[Pattern]	COURTYARD HOMES	SHEET 37
[Pattern]	CASITAS	SHEET 38
[Pattern]	TOWNHOMES	SHEETS 38-314
[Pattern]	5/8 FLEX	SHEETS 33-35
[Pattern]	MULTI-FAMILY	
[Pattern]	RESORT	
[Pattern]	RETAIL/COMMERCIAL	SHEET 31
[Pattern]	INDUSTRIAL	
[Pattern]	WASTE WATER TREATMENT PLANT	

METRO VERDE  
DEVELOPMENT PLAN  
SCALE: 1" = 325'-0"

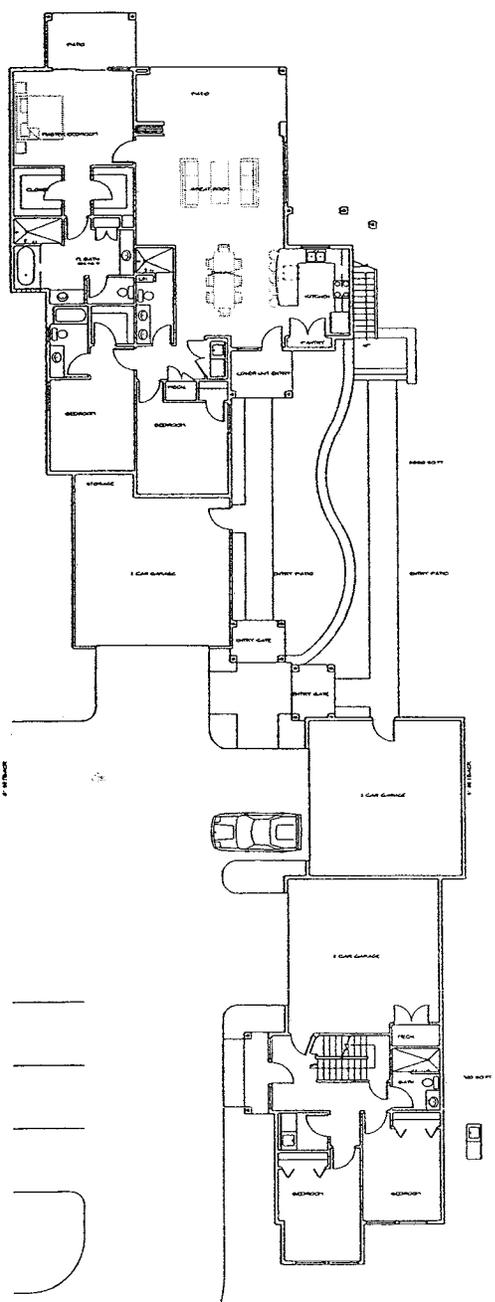


PUD AMENDMENT #1  
**METRO VERDE**  
PREPARED FOR  
BRIGHT VER LANDS  
NEW MEXICO

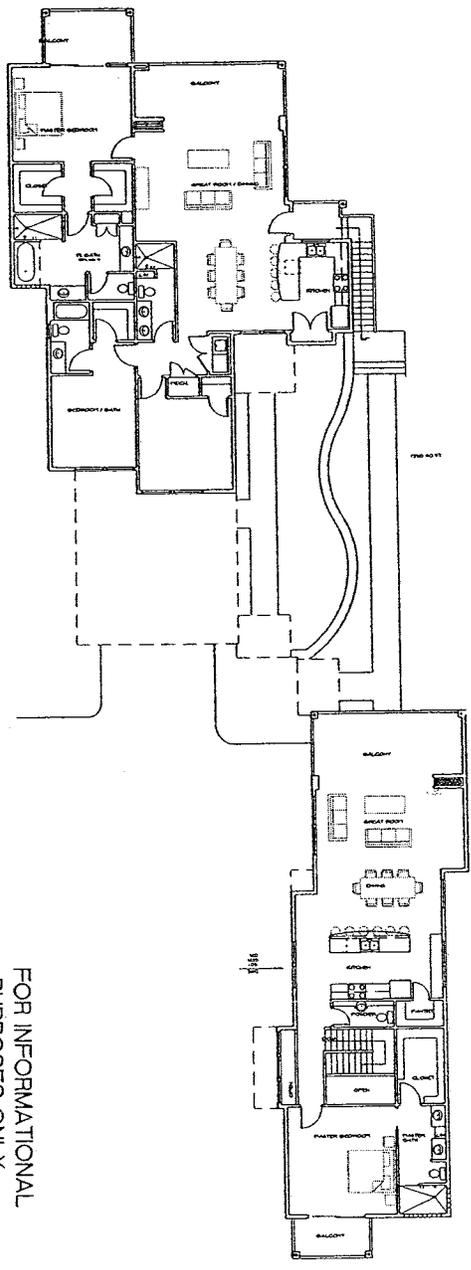


DESIGN VENTURES, INC.  
1800 ANTONIO DRIVE  
SUITE 200  
ALBUQUERQUE, NM 87102  
TEL: 505-263-1111  
WWW.DESIGNVENTURES.COM

SHEET  
**S1**  
OF 11 SHEETS  
CONTRACT



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



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

FOR INFORMATIONAL  
PURPOSES ONLY

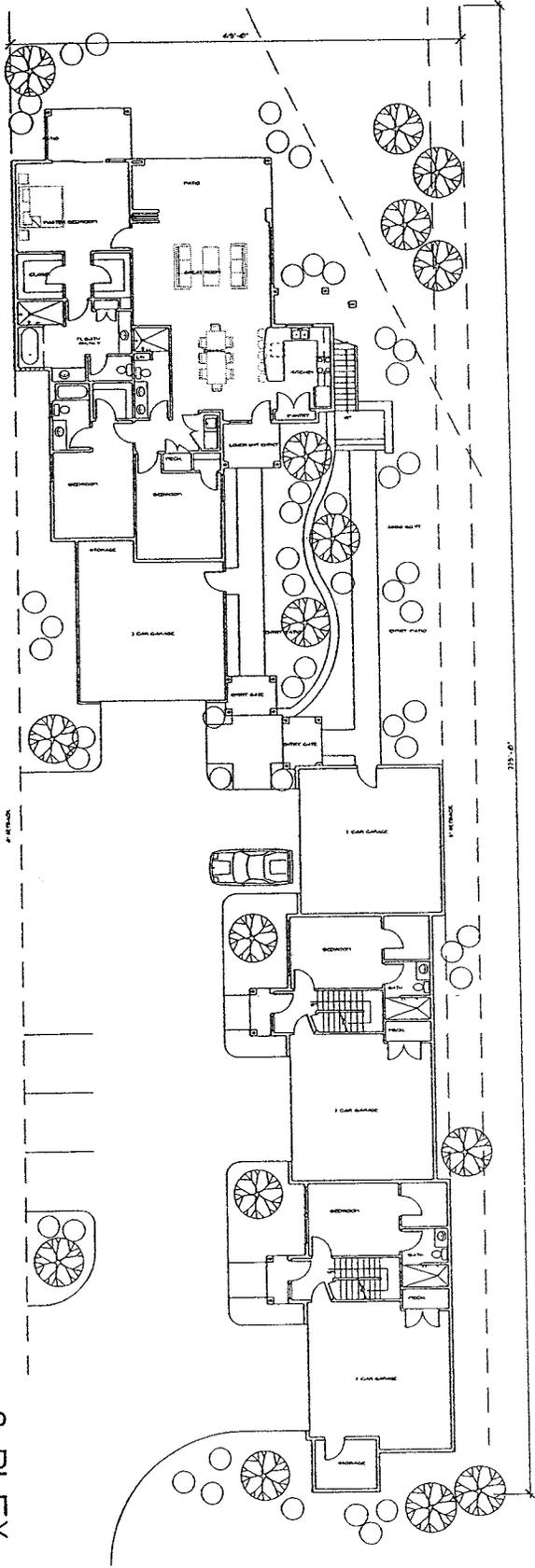
6-PLEX

SHEET  
**S3**  
ONISCI

  
 V&V CONSULTANTS, INC.  
 1000 West 12th Street  
 Suite 100  
 Las Cruces, NM 88801  
 Tel: 505/325-1234  
 Fax: 505/325-1234

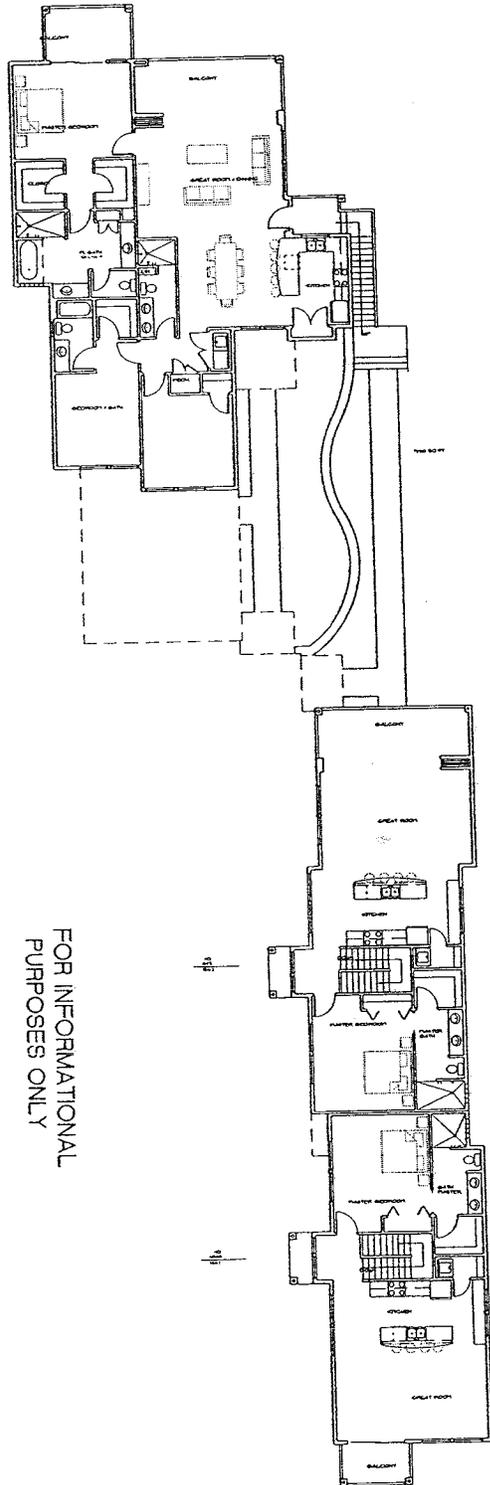
PUD AMENDMENT #1  
**METRO**  
**VERDE**  
 PREPARED FOR  
 SERA, HOPE LAND HOLDINGS, LLC  
 LAS CRUCES  
 NEW MEXICO  
 DATE: 10/20/11  
 DRAWN: SUBMITTAL 1  
 CHECKED: SUBMITTAL 2  
 DESIGNED: SUBMITTAL 3





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

8-PLEX



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

FOR INFORMATIONAL  
PURPOSES ONLY

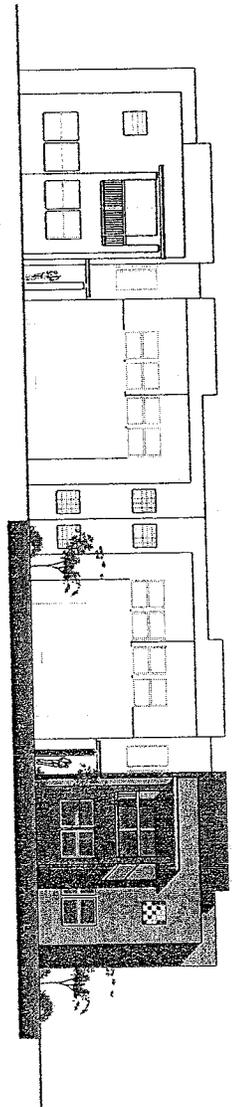
PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
SHERA ROBERT LAMB HOLDINGS, LLC  
125 S. CHRYSLER  
DENVER, CO 80202

DATE: PENDING  
L/01: SUBMITTAL #1  
L/02: SUBMITTAL #2  
L/03: SUBMITTAL #3

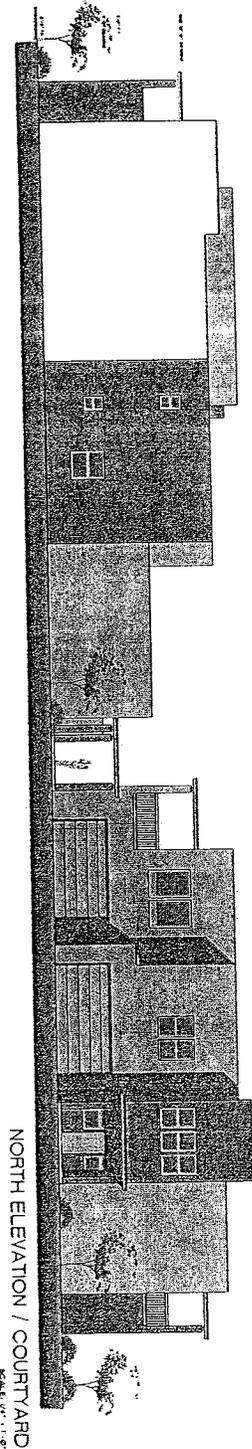
DESIGNED BY: VPI  
VPI ARCHITECTS, INC.  
1400 EAST 17TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.8888  
WWW.VPIARCHITECTS.COM

DATE: 10/2011  
DRAWN BY: S5  
CHECKED BY: S5

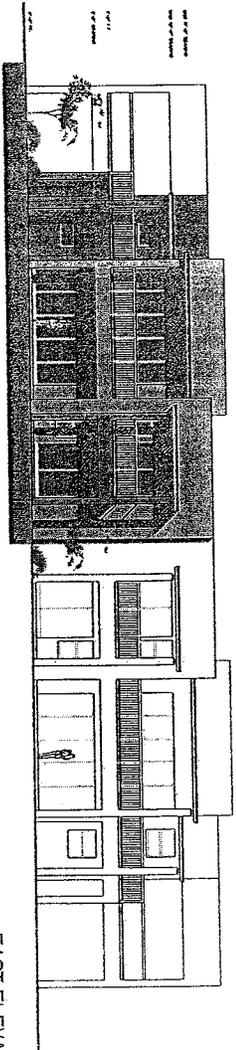




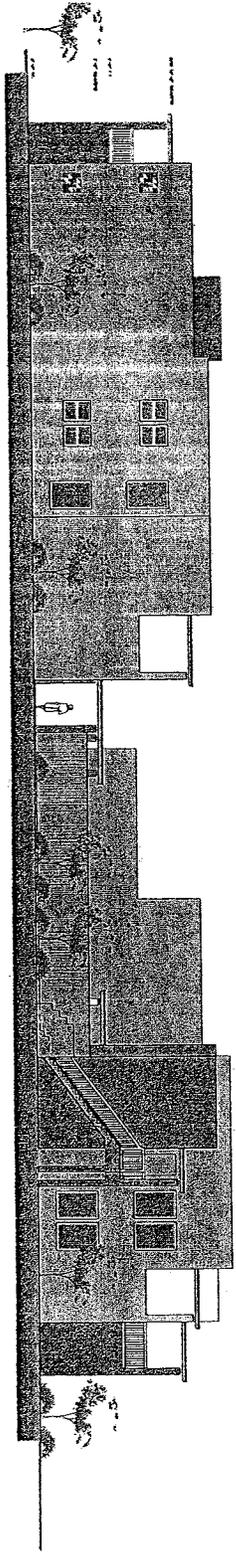
WEST ELEVATION / ENTRY DRIVE  
SCALE: 1/8" = 1'-0"



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"

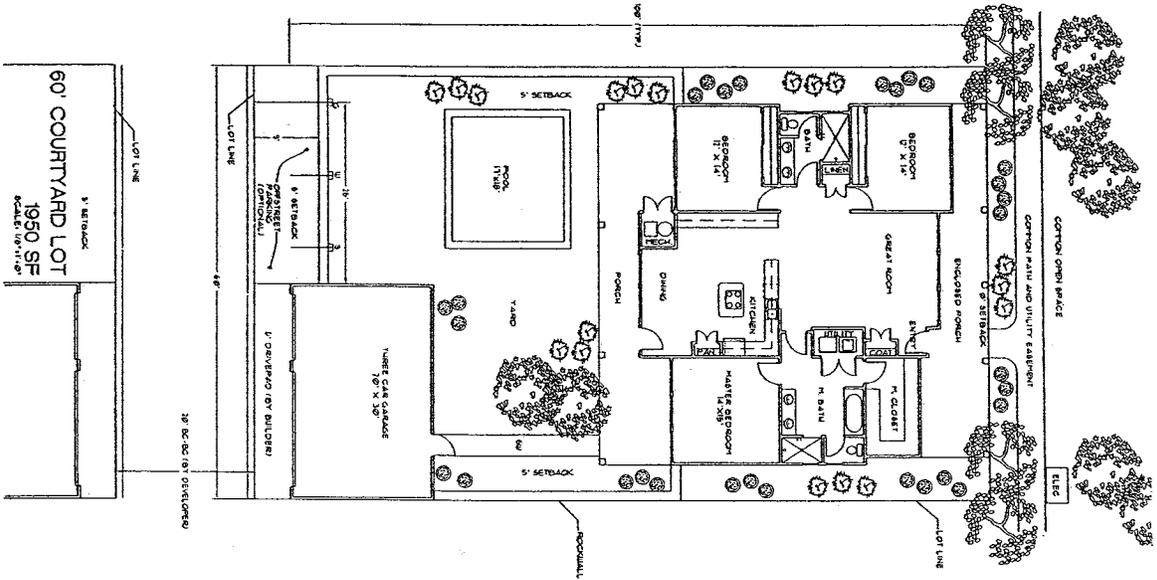
TYPICAL CONDO ELEVATIONS

FOR INFORMATIONAL  
PURPOSES ONLY

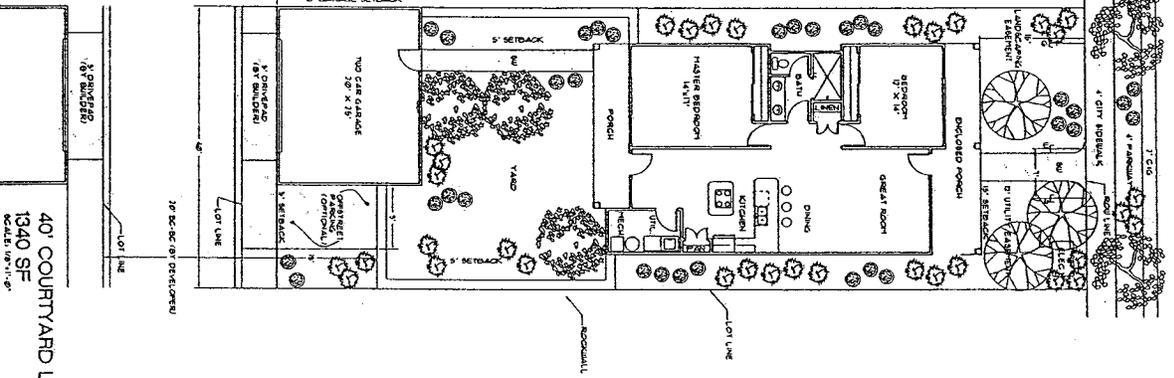
PUD AMENDMENT #1  
**METRO**  
**VERDE**  
PREPARED FOR  
SHEPPARD BUILDING LLC  
LAS CRUCES  
NEW MEXICO  
DATE: 10/2014  
DRAWN BY: [blank]  
CHECKED BY: [blank]  
DESIGNED BY: [blank]

DESIGN VENTURES, INC.  
10000 N. ALBUQUERQUE BLVD.  
SUITE 100  
ALBUQUERQUE, NM 87112  
TEL: 505.261.1111  
WWW.DESIGNVENTURES.COM

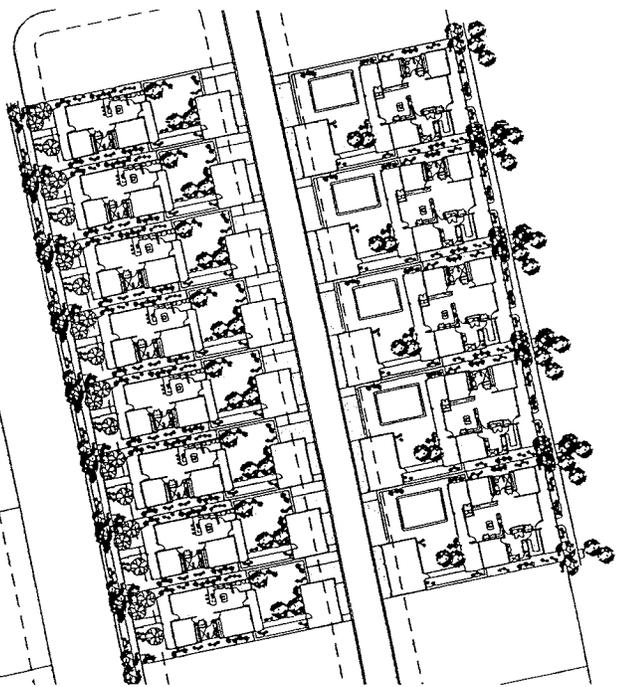




60' COURTYARD LOT  
1950 SF  
SCALE: 1/8" = 1'-0"



40' COURTYARD LOT  
1340 SF  
SCALE: 1/8" = 1'-0"



FOR INFORMATIONAL  
PURPOSES ONLY

- UTILITY NOTES
1. COURTYARD LOTS WITH STREET FRONTAGE WILL BE SERVED FROM THE UTILITY LOCATIONS SHOWN ON THIS PLAN.
  2. THE COMMON OPEN SPACE ACCESS SHALL BE SERVED FROM THE UTILITY LOCATIONS SHOWN ON THIS PLAN.
  3. THE UTILITY LOCATIONS SHOWN ON THIS PLAN SHALL BE SERVED FROM THE UTILITY LOCATIONS SHOWN ON THIS PLAN.

DATE	ISSUE
05/21/2014	PRELIMINARY
06/10/2014	REVISED
06/10/2014	REVISED
06/10/2014	REVISED

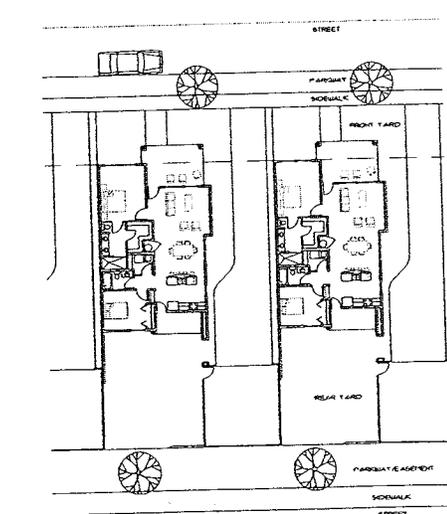
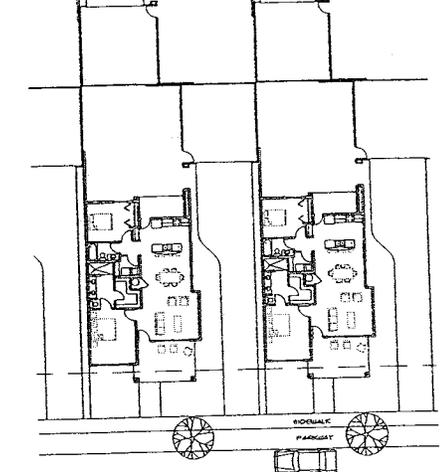
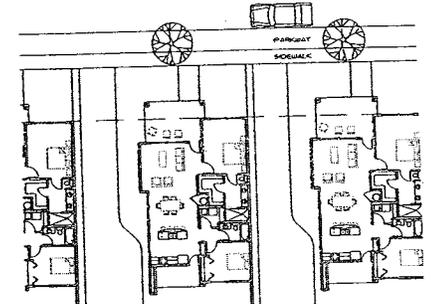
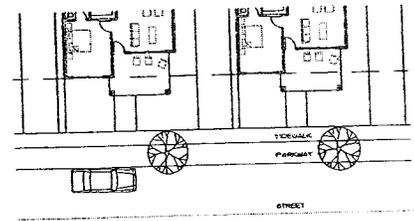
PUD AMENDMENT #1  
**METRO VERDE**  
PREPARED FOR  
SERRA NORTH LANE HOLDINGS, LLC  
NEW MEXICO

DESIGN: VOLUTARI, INC.  
1405 UNIVERSITY AVENUE  
SUITE 100  
ALBUQUERQUE, NM 87102  
TEL: 505.263.1111

COURTYARD LOTS



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

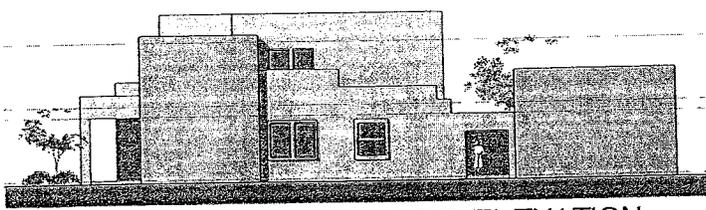


SITE PLAN  
SCALE: 1/8" = 1'-0"

1. SHADE AREAS AND LINE WEIGHTS SHALL BE CONSIDERED IN THE PREPARING DOCUMENTS.  
2. THE GUY SERVICE WILL PROVIDE A VARIANCE.

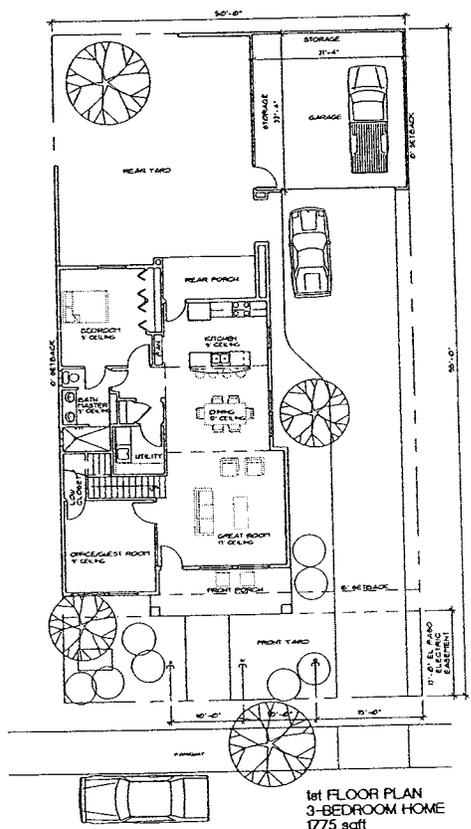


FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



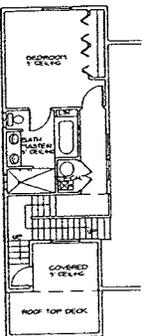
SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY



1st FLOOR PLAN  
3-BEDROOM HOME  
1775 sqft

1. SHADE AREAS AND LINE WEIGHTS SHALL BE CONSIDERED IN THE PREPARING DOCUMENTS.  
2. THE GUY SERVICE WILL PROVIDE A VARIANCE.



2nd FLOOR PLAN

CASITAS

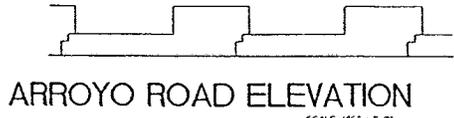
FLOOR PLAN  
SCALE: 1/8" = 1'-0"



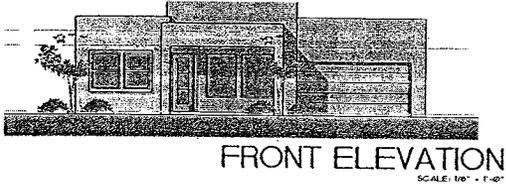
DEVELOPER: VENTURA GROUP, INC.  
1000 W. BROADWAY, SUITE 1000  
SAN ANTONIO, TEXAS 78207  
TEL: 214.222.1111  
WWW.VENTURAGROUP.COM

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

DATE	PHASE
10/11/11	PRELIMINARY
11/15/11	REVISION 1
12/15/11	REVISION 2
01/15/12	REVISION 3



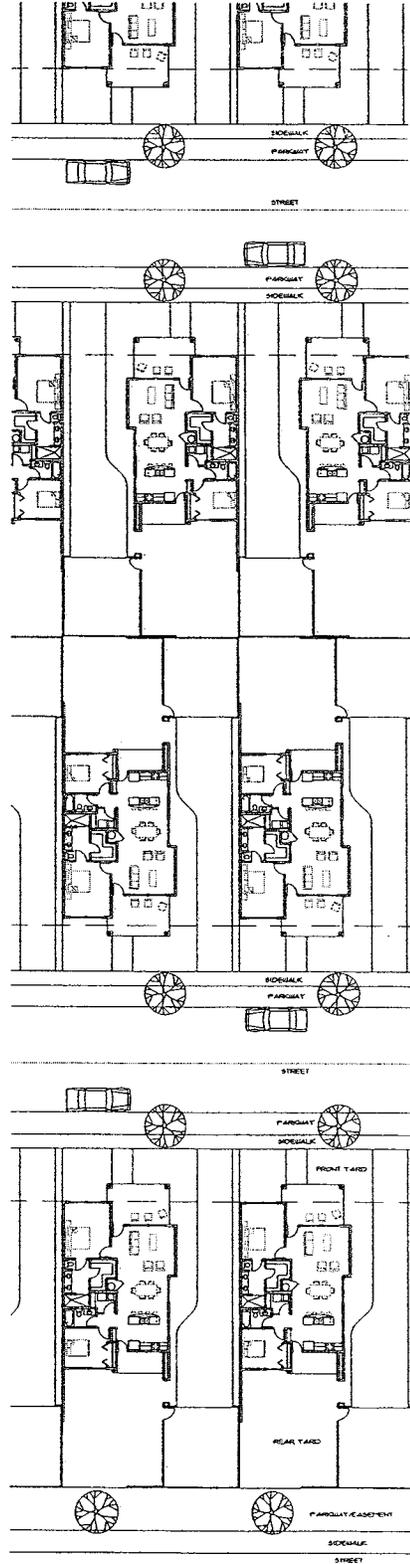
ARROYO ROAD ELEVATION  
SCALE: 1/8" = 1'-0"



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



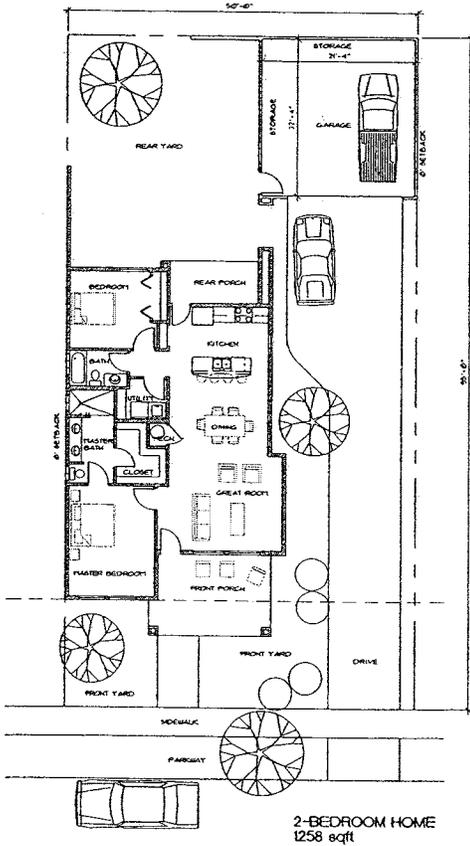
SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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

FOR INFORMATIONAL  
PURPOSES ONLY

CASITAS



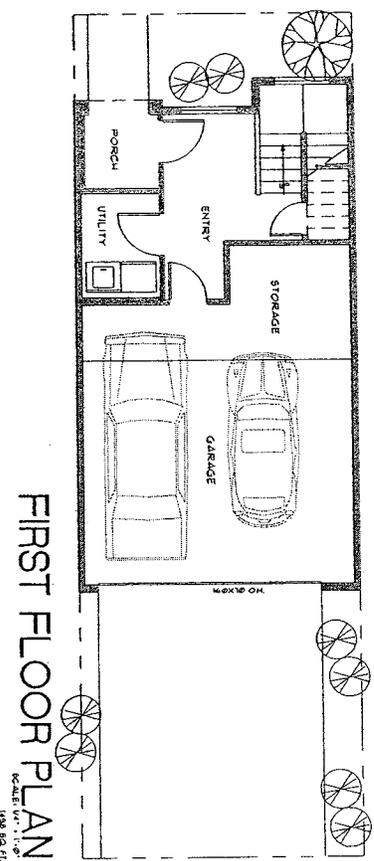
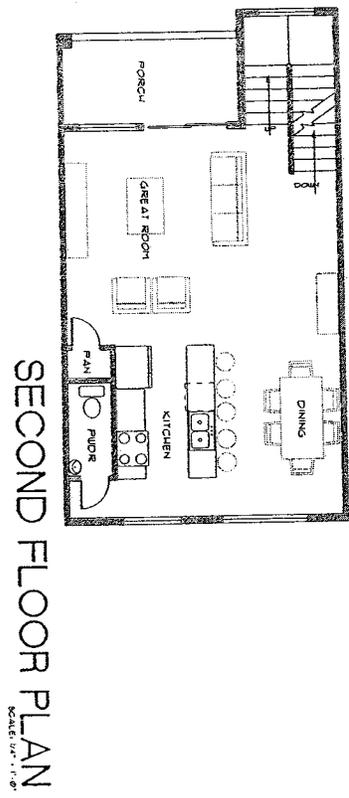
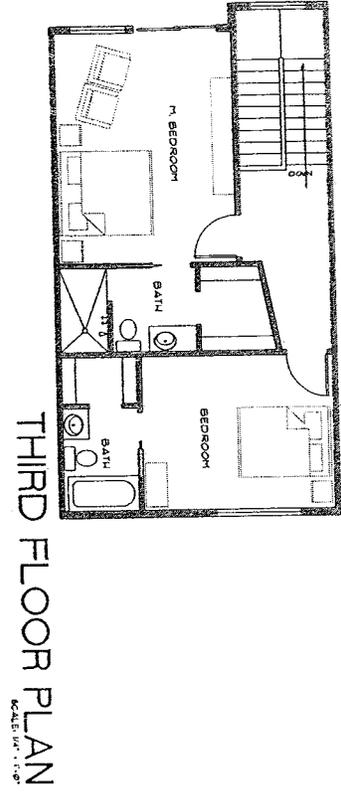
FLOOR PLAN  
SCALE: 1/8" = 1'-0"

SHEET  
**S8a**  
S8803

DANTON VENTURES, INC.  
1480 AVENUE 1980  
SUITE 100  
COSTA MESA, CA 92626  
TEL: 714.440.1111  
WWW.DANTONVENTURES.COM

PUD AMENDMENT #1  
**METRO**  
**VERDE**  
PREPARED FOR  
SERRA HILLS LAND HOLDINGS  
NEW ORLEANS, LOUISIANA  
NEW MEXICO

DATE	ISSUE
10/11/11	SUBMITTAL 1
11/15/11	SUBMITTAL 2
12/15/11	SUBMITTAL 3



FOR INFORMATIONAL  
PURPOSES ONLY

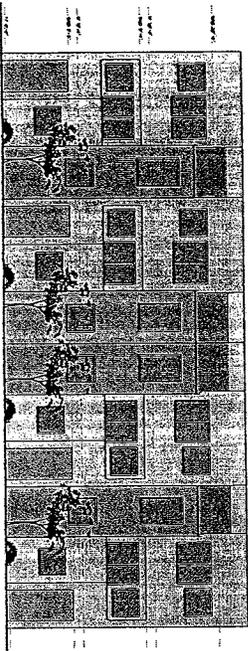
3 STORY TOWNHOUSE

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

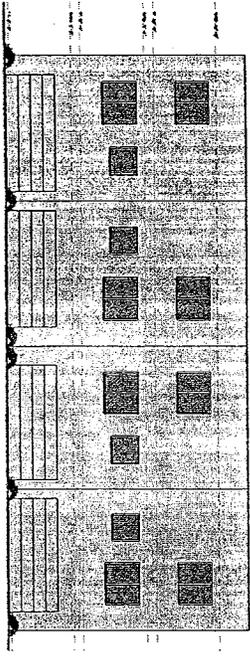
DATE	PACKAGE
02/01	SUBMITTAL 2
02/01	SUBMITTAL 3
02/01	SUBMITTAL 3

GENIUS VENTURES, INC.  
10000 N. ALBUQUERQUE BLVD., SUITE 100  
ALBUQUERQUE, NM 87112  
TEL: 505.261.1111  
WWW.GENIUSVENTURES.COM

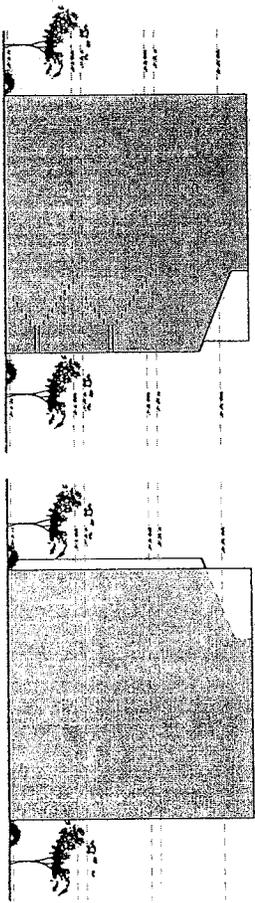
Sheet S9



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



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



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

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

FOR INFORMATIONAL  
PURPOSES ONLY

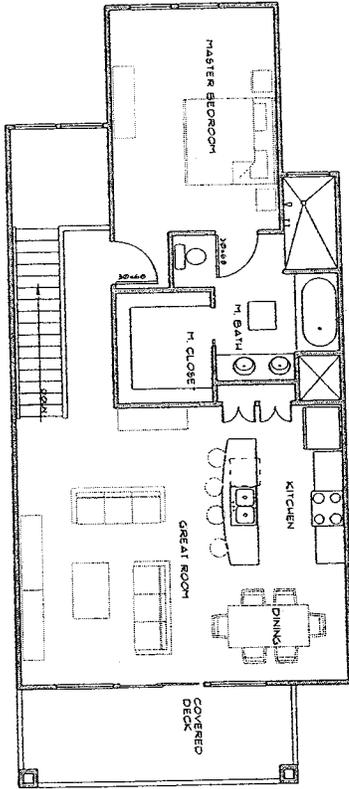
3 STORY TOWNHOUSE

DATE	REVISION
4/24/11	SUBMITTAL 4
6/29/11	SUBMITTAL 5
1/23/12	SUBMITTAL 9

GRADCO VENTURES, INC.  
1400 West 14th Street, Suite 100  
Denver, CO 80202  
Tel: 303.733.8800  
Fax: 303.733.8801  
www.gradco.com

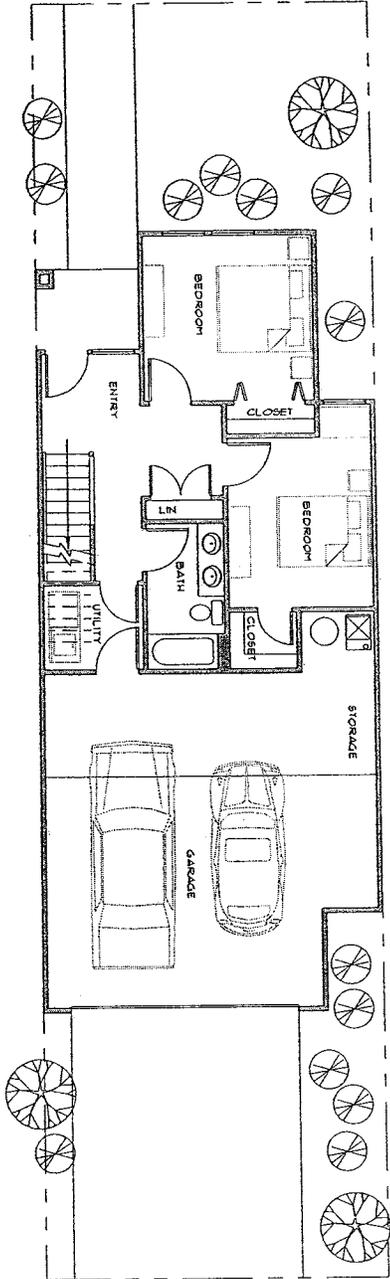


PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
SERRA NORTH LAND HOLDINGS, LP  
LAS CRUCES  
NEW MEXICO



FOR INFORMATIONAL  
PURPOSES ONLY

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



1566 sq. ft. FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

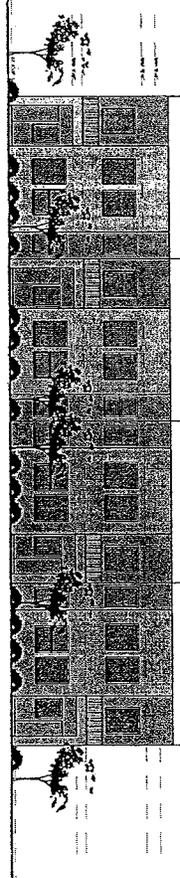
2 STORY TOWNHOUSE

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

DATE	ISSUE
0/0/00	SUBMITTAL 1
0/0/00	SUBMITTAL 2
0/0/00	SUBMITTAL 3

GRAND SERVICES, INC.  
10000 N. CENTRAL AVENUE, SUITE 100  
DENVER, CO 80231  
TEL: 303.750.1000  
WWW.GRANDSERVICES.COM

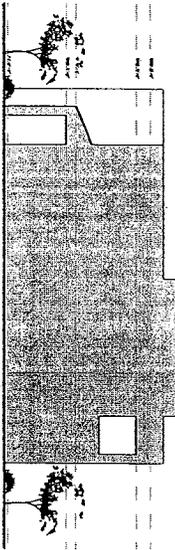




MULTI FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



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



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

FOR INFORMATIONAL  
PURPOSES ONLY

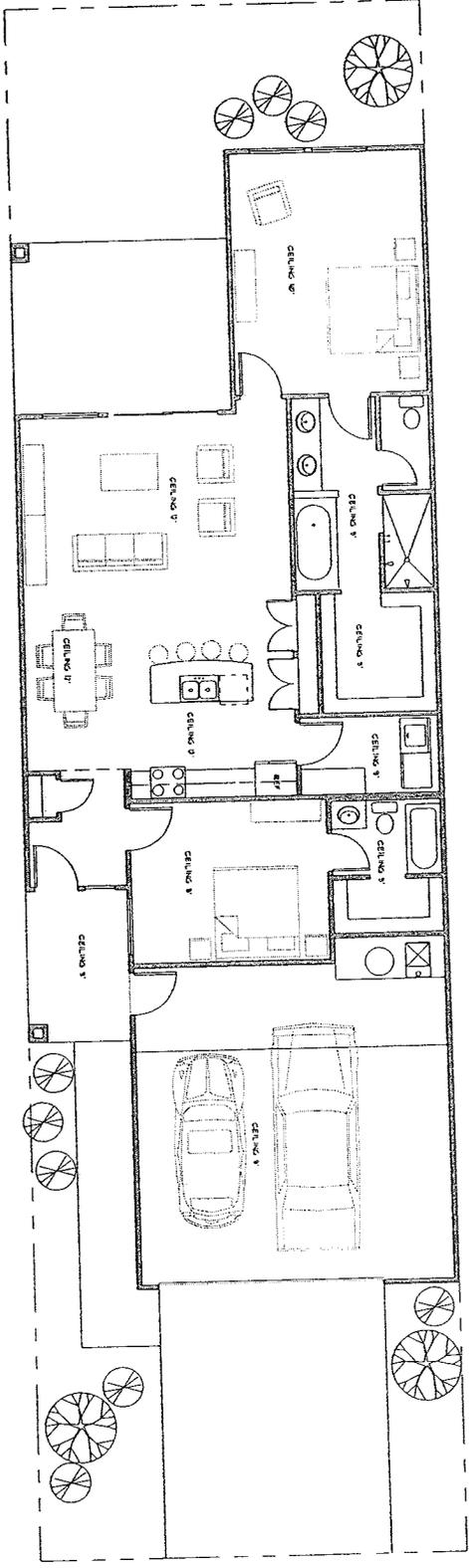
2 STORY TOWNHOUSE

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

DATE	NAME
4/10/11	SUBMITTAL 1
6/24/11	SUBMITTAL 2
7/24/11	SUBMITTAL 3

GRUPPO CIVILIZACIONES, S. DE RL  
 10000 N. GARDEN AVENUE, SUITE 100  
 DALLAS, TEXAS 75243  
 TEL: 972.382.1111  
 FAX: 972.382.1111  
 WWW.GCIVIL.COM

**S12**  
 DESIGN



1403 SF

FLOOR PLAN

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

FOR INFORMATIONAL  
PURPOSES ONLY

SINGLE STORY TOWNHOUSE

SECT  
**S13**  
ORIGINAL

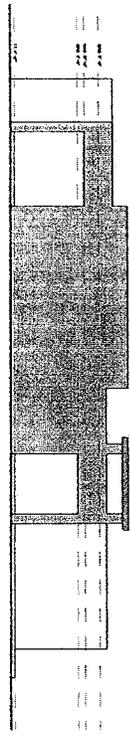
DEVISION VENTURES, INC.  
10000 W. CENTRAL EXPRESSWAY  
SUITE 100  
DALLAS, TEXAS 75243  
TEL: 972.382.1000  
WWW.DEVIVENTURES.COM

DATE	ISSUED
NOV 14, 2011	SUBMITTAL 1
MAY 14, 2012	SUBMITTAL 2
MAY 14, 2012	SUBMITTAL 3

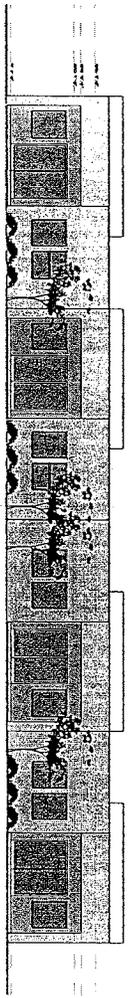
PUD AMENDMENT #1  
**METRO**  
**VERDIE**  
PREPARED FOR  
SHELBY LINDA HOLDINGS, LLC  
LAS CRUCES  
NEW MEXICO



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



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



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

FOR INFORMATIONAL  
PURPOSES ONLY

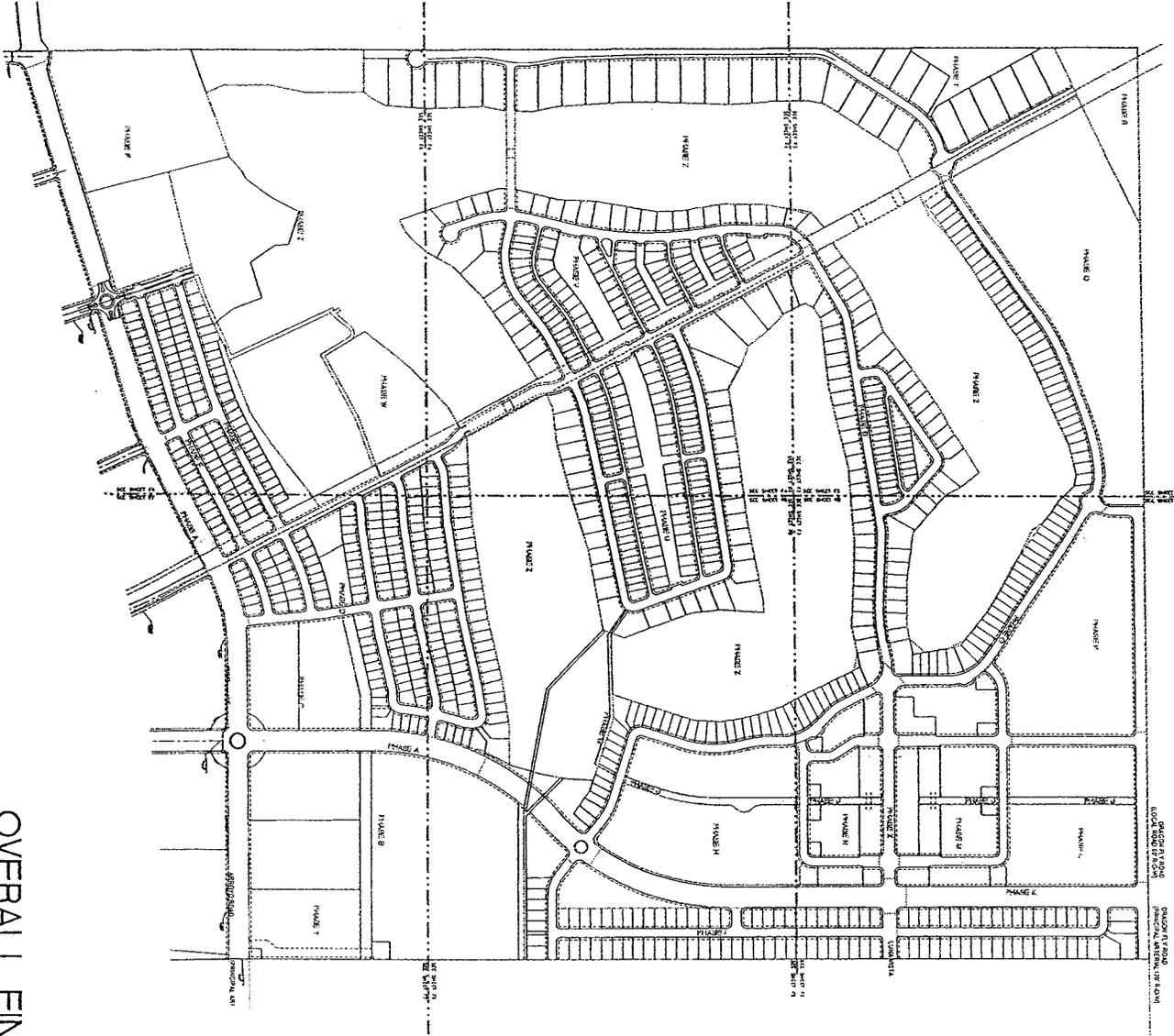
SINGLE STORY TOWNHOUSE

PUD AMENDMENT #1  
**METRO**  
**VERDE**  
PREPARED FOR  
SERVA NERE LUMB HOLDINGS, LLC  
LAS CRUCES  
NEW MEXICO

DATE	PRELIM
DATE	REVISION #
DATE	REVISION #
DATE	REVISION #







SEE LAND USE GUIDELINES ON  
SHEET 19 FOR DESIGN STANDARDS.

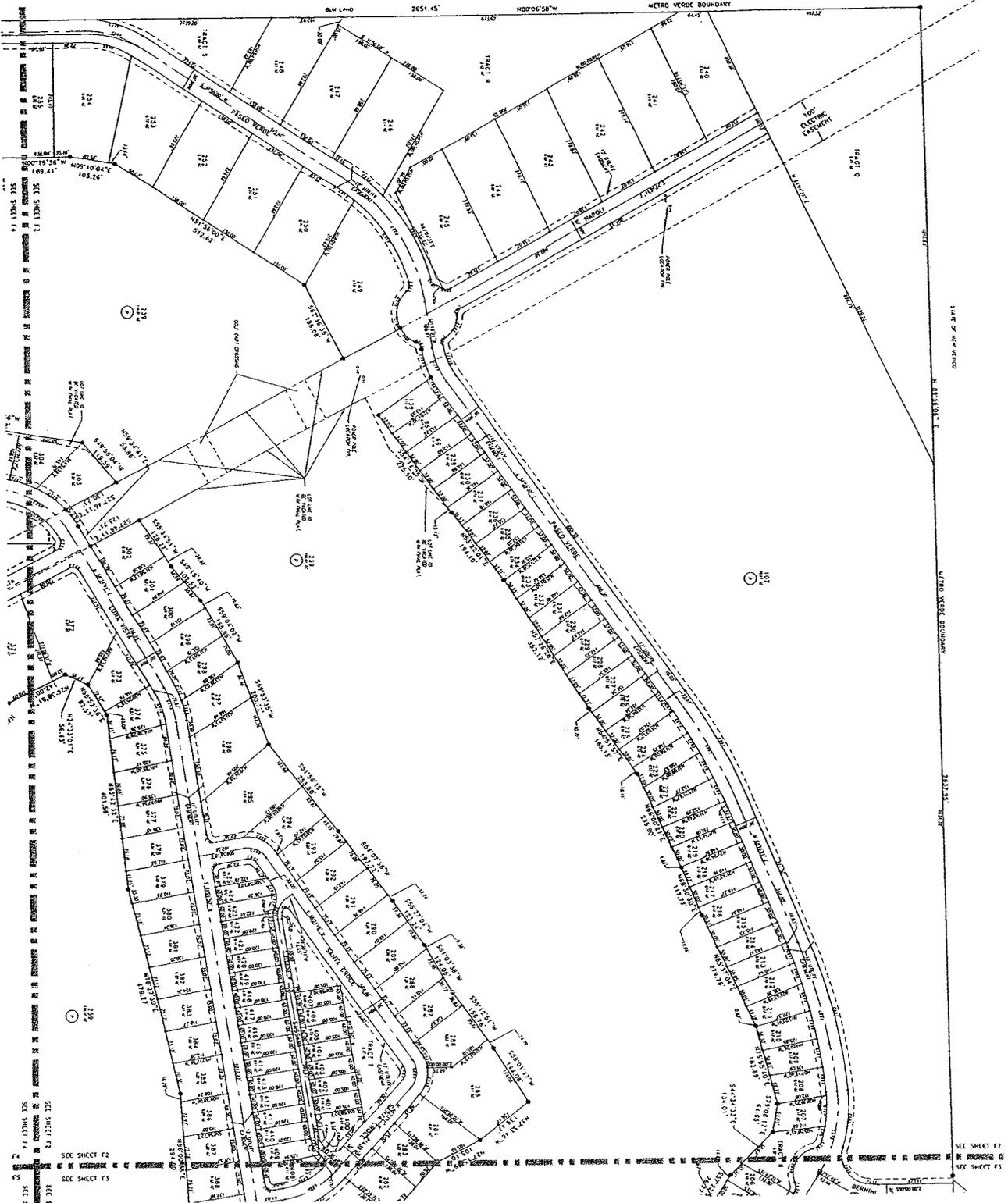
OVERALL FINAL SITE PLAN  
SCALE 1" = 200'



**VERDE**  
**METRO**  
 PREPARED FOR  
 SERVA FORT LAGO HOUNSILL  
 LAS CRUCES  
 NEW MEXICO

DATE PREPARED	4/20/11
DATE SUBMITTED 1	4/20/11
DATE SUBMITTED 2	4/20/11
DATE SUBMITTED 3	4/20/11

GEORGE J. GAVIN, INC.  
 1111 W. UNIVERSITY AVENUE, SUITE 100  
 LAS CRUCES, NM 88001  
 TEL: 505/325-1111  
 FAX: 505/325-1111  
 WWW.GEORGEJGAVIN.COM



**FINAL SITE PLAN**  
**METRO VERDE**  
**AREA 1**  
**FINAL SITE PLAN**  
**F2**

PREPARED FOR  
 SERVA NORTH LAND DEVELOPMENT, LLC  
 LAS CRUCES  
 NEW MEXICO

DATE: 10/20/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

SCALE: 1" = 100'-0"

SEE LAND USE ORDINANCES  
 OF THE CITY OF LAS CRUCES  
 FOR STANDARDS.

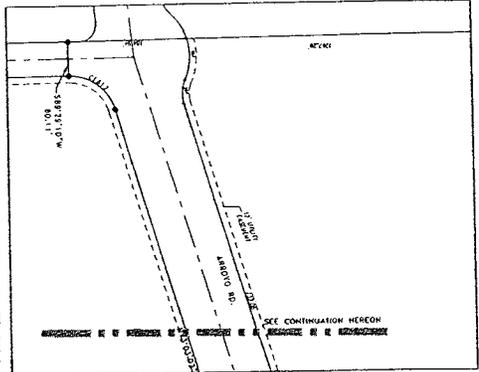
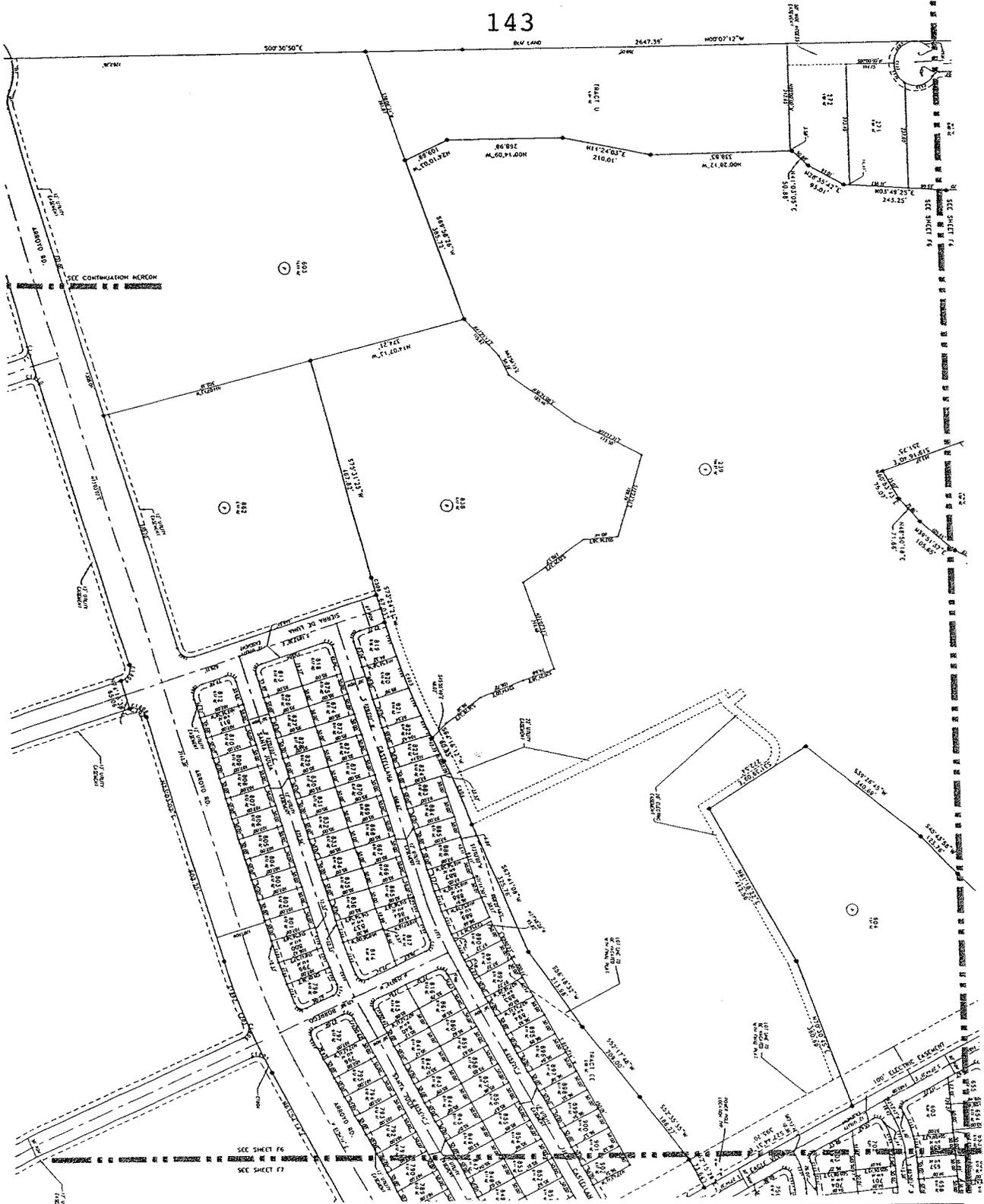
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SEE SHEET F1  
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 SEE SHEET F98  
 SEE SHEET F99  
 SEE SHEET F100









AREA 5  
FINAL  
SITE PLAN

SCALE: 1" = 100'-0"



FINAL SITE PLAN  
METRO  
VERDE  
PREPARED FOR  
SAN JUAN CRUCES  
NEW MEXICO  
DATE: [blank]  
DRAWN: [blank]  
CHECKED: [blank]  
TOWN: [blank]

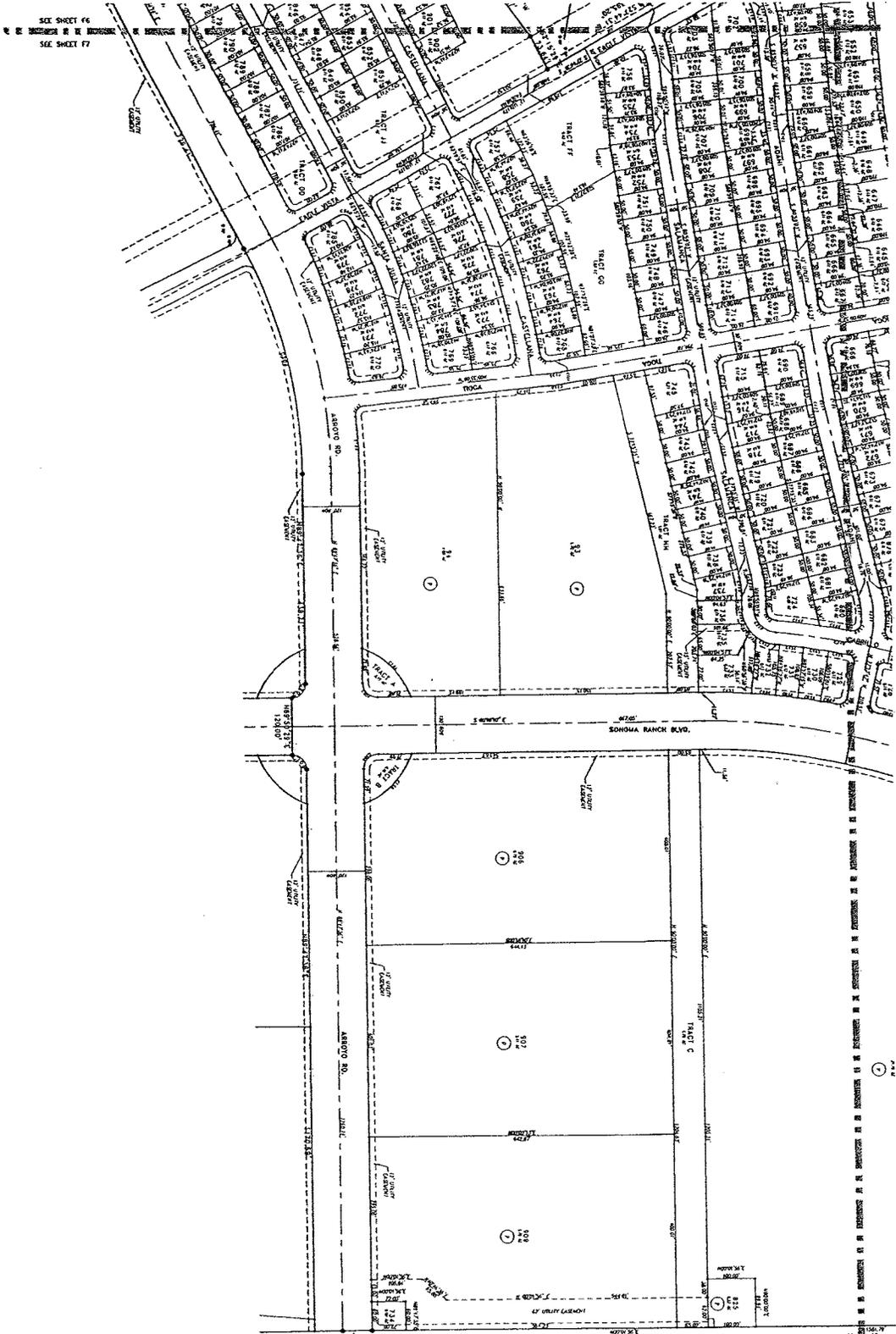
DATE	APPROVAL

SEE LAND USE GUIDELINES  
ON SHEET F9 FOR DESIGN  
STANDARDS.



DANTON VALUERS, INC.  
1400 UNIVERSITY AVENUE, SUITE 100  
ALBUQUERQUE, NEW MEXICO 87102  
TEL: 505-263-1111  
WWW.DANTONVALUERS.COM

SHEET  
**F6**  
OF 10  
DATE: 03/20/14



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



SEE LAND USE GUIDELINES  
ON SHEET F3 FOR DESIGN  
STANDARDS.

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

PREPARED FOR  
SUNSHINE DEVELOPMENT, INC.  
NEW MEXICO

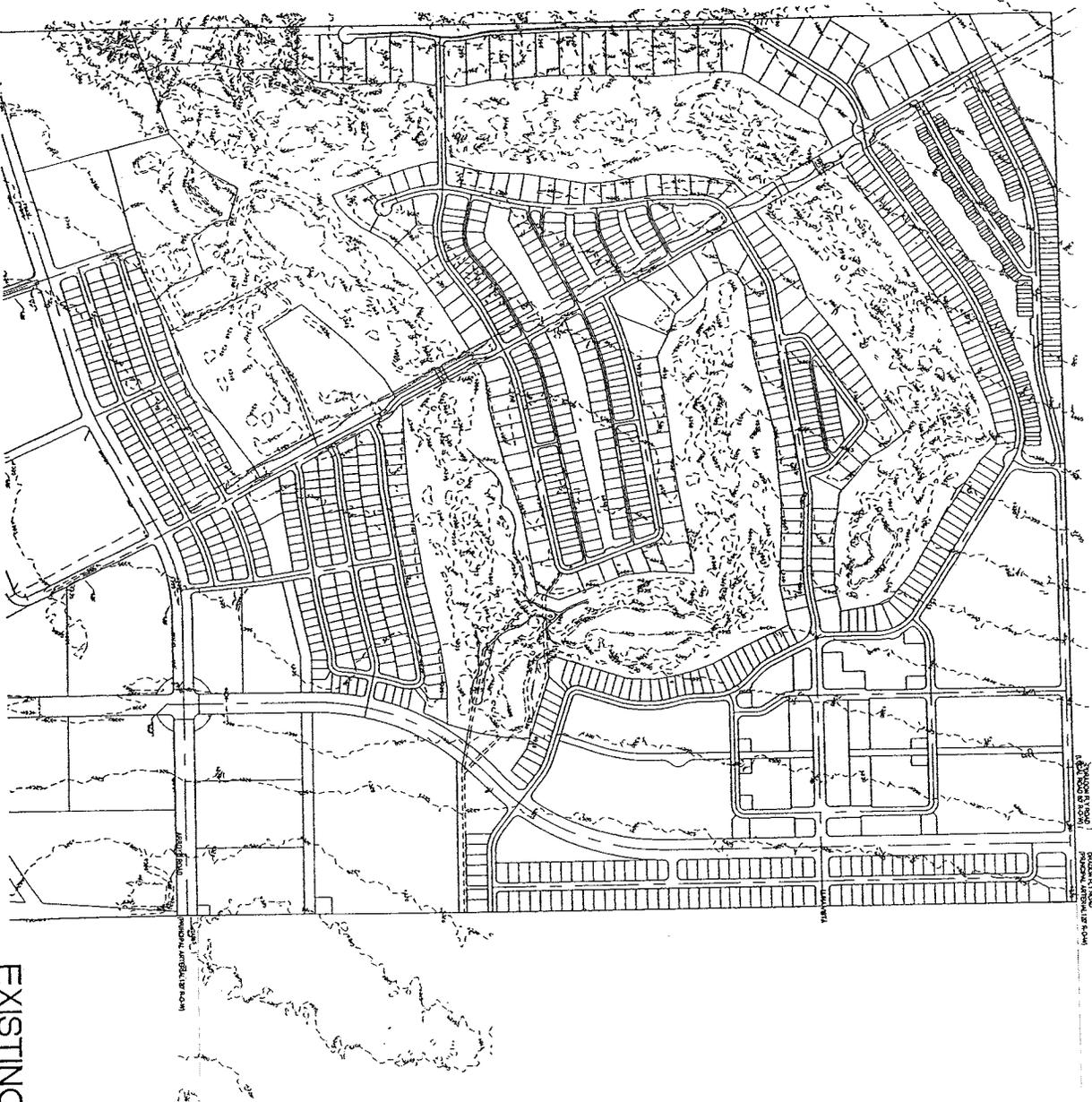
DATE: 08/14/12  
DRAWN: [Name]  
CHECKED: [Name]  
SCALE: AS SHOWN

**GENEY VAN DYKE, INC.**  
10000 N. CENTRAL AVENUE, SUITE 100  
DALLAS, TEXAS 75243  
TEL: 972.343.8800  
WWW.GENEYVAN DYKE.COM

**SHEET F7**  
OF 10







PROYECTO VERDE  
 PREPARADO POR: [unreadable]  
 ESCALA: 1:500

EXISTING TOPOGRAPHY  
 SCALE: 1:500



FINAL SITE PLAN  
**METRO**  
**VERDE**  
 PREPARED FOR  
 SERRA HORTLAND HOLDINGS LLC  
 LAS CRUCES  
 NEW MEXICO

DATE	ISSUE
04/01	REVISION 1
07/20	REVISION 2
07/20	REVISION 3

DESIGN VENTURES, INC.  
 1415 JEFFERSON AVENUE  
 SUITE 200  
 LAS CRUCES, NM 88001  
 TEL: 505.946.1111  
 FAX: 505.946.1112  
 WWW.DESIGNVENTURES.COM

EG  
 CIVIL

**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 *AO*

**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

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

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

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

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

Traffic Engineering:

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

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

Are road improvements necessary? Yes  No  N/A

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

Was a TIA required? Yes  No  N/A

If yes, summarize:

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

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

Site Accessibility

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

On-Street Parking Impacts

None  Low  Medium  High  N/A

Explain:

Future Intersection Improvements

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

No

Additional Comments: Recommendation of approval.

Water Availability and Capacity:

Source of water: CLC  Other:

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

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

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

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

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

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

## FINDINGS

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

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

### **STAFF RECOMMENDATION**

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

### **DRC RECOMMENDATION**

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

Comprehensive Plan. The DRC recommends approval 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: 525-0241  
 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 +/-, 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





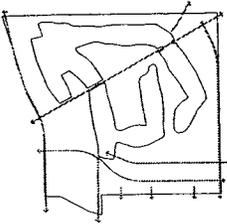


**DESIGN**

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

**TRANSFORMATION**

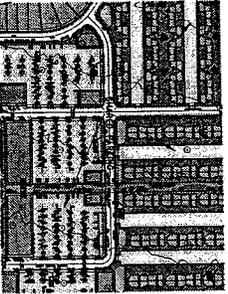
1. Incorporate within Metro Verde a network of walking systems that include the Promenade Park, the multi-use trails, and sidewalks that encourage leaving the car at home.



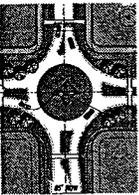
Use with the City to establish transit (bus) stops in the short-term and alternate location for future mass transit.

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

2. Reduce the impervious parking surfaces required through shared parking in mixed-use areas.



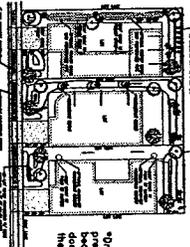
4. Use of roundabouts will improve traffic safety and capacity, as well as reduce pollution and fuel use.



Reduction of Green House gases (lower vehicle emissions and fuel consumption) No electricity needed (except using a stop sign) Storms will be approximately 25 years

**WATER CONSERVATION**

1. 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.



Developers will help save as a water system to prevent the number of dishes, where developers don't exist, water will be handled to help prevent the same.

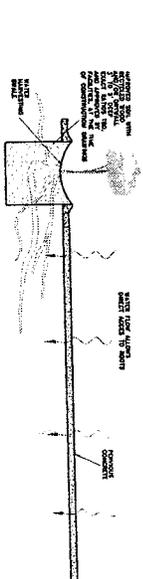
# SUSTAINABILITY CONCEPTS

2. Reduce the use of potable water through water reuse, the primary rainwater-use plants. This will be accomplished by reducing the number of water points through elements and developer installation.

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

Promenade Park will use sub-surface irrigation from the recycled water collected from the roofs of the Village Plaza structures. This will include water harvesting for irrigation. Landscaping of parking lots will be irrigated in part through the use of water harvesting and pervious pavements. Commercial buildings may install irrigation systems.

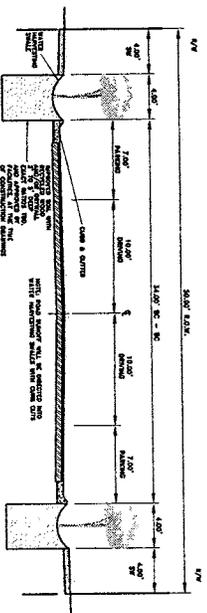
4. Pervious pavements in parking lots will be required within the Village Center and adjacent US cross including high-density lots. This pavement will permit water to pass through where it will irrigate trees in parking lots on its way to the water table.



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

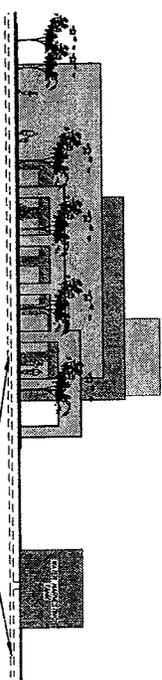


6. Local public streets will be designed with groves between the curb and sidewalk that will be landscaped and benefit from street runoff. These micro ponds will reduce and filter runoff, while excess major storm runoff will be collected and ponded in a traditional manner.



7. Weed barrier that prevents infiltration of water shall not be used within Metro Verde. This will reduce the use of a hydrocarbon material and greatly increase the percolation 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 of white, smooth, sheet-pile construction providing a clean collection surface. A pre-wash/flush 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 Metro Verde.



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

**WASTE REDUCTION**

1. The developer will ensure the availability of local curbside recycling services that will reduce waste material from Metro Verde. 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 services.

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 operate the centers.

**URBAN DESIGN**

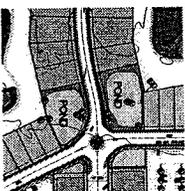
1. Provide Village Plaza for gathering and social interaction that is accessible by walking for many.



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

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

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



Overall there are multiple points of connection to the adjacent properties

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

6. Side-entrance construction will be required with design of individual structures including limiting west-facing windows and glass-entrance screening of south-facing windows.

**GREEN BUILDING**

Metro Verde will encourage cost-effective and sustainable building methods including green building. Green building is a process of construction that reduces the negative environmental impacts of buildings throughout their life cycle, including siting, design, construction, operation, and maintenance. The following are some required and some recommended elements. All elements listed below are allowed in Metro Verde even if they are not listed in the code. Elements not listed below are not required. Elements listed below are not required unless they are specifically noted as such. Elements not listed below are not required unless they are specifically noted as such. Elements not listed below are not required unless they are specifically noted as such.

- Required Elements:
1. Construction debris recycled
  2. Kitchens including with no lead solder, copper-free, flame retardant, and low VOC
  3. On-demand water fixtures
  4. Recycled material insulation
  5. Energy-recovery ventilators
  6. Positive or active solar heating
  7. Positive or active solar cooling
  8. R-19 wall insulation and R-38 ceiling insulation or better
  9. Energy-efficient HVAC (14 SEER or Energy Star certified) spaces or better
  10. Energy-efficient lighting (Energy Star)
  11. Programmable thermostats
  12. Water-saving fixtures for all hot water
  13. Water-saving fixtures for building roof and pavement areas for individual landscape irrigation

**Recommended Elements:**

1. Recycled content building materials (i.e. recycled flooring)
2. Structural wood and framing alternatives
3. On-demand water fixtures
4. Recycled material insulation
5. Energy-recovery ventilators
6. Positive or active solar heating
7. Positive or active solar cooling
8. Low-volatile organic compounds (VOC) interior paint
9. Low-volatile organic compounds (VOC) exterior paint
10. Wind turbines in public spaces (See Sheet C2 below Land Use Table)
11. Increasing designer/purchaser
12. Natural daylighting of commercial interiors

POD AMENDMENT #1  
METRO  
VERDE

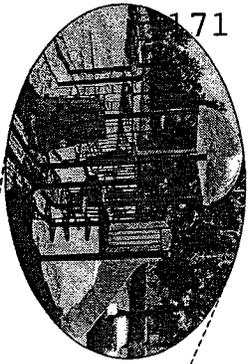
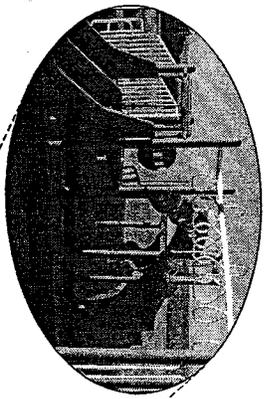
PREPARED FOR  
LAS CRUCES  
NEW MEXICO

DATE: 11/11/11  
SCALE: AS SHOWN  
SHEET: 12 OF 12

OPTIONAL VENTURES, INC.  
1000 N. MEXICO STREET  
SUITE 100  
LAS CRUCES, NM 88001  
TEL: 505.251.1111  
WWW.OPTIONALVENTURES.COM

CS  
CONSULT

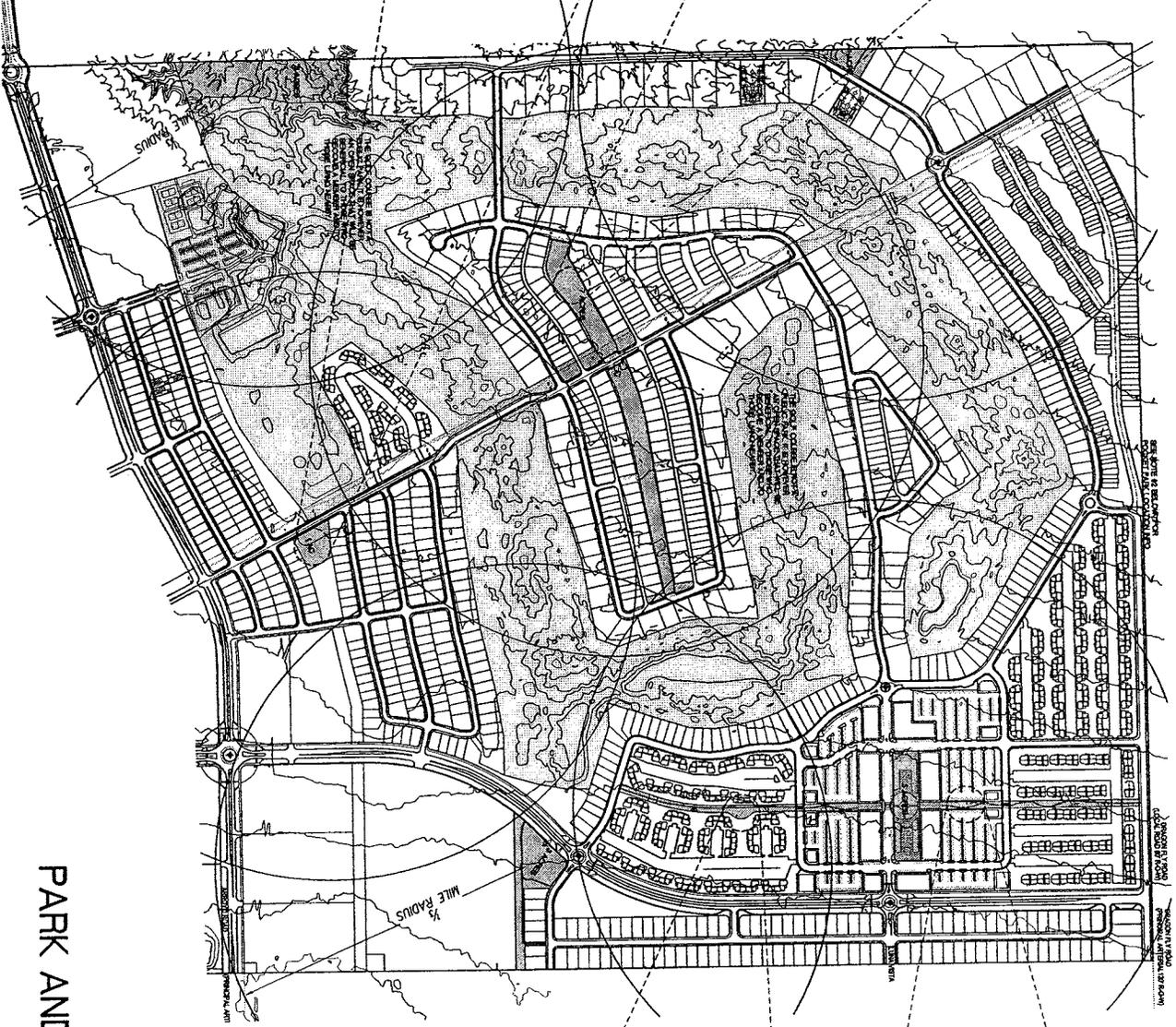




171

THE PICTURES PRESENTED ARE INTENDED FOR REPRESENTATION OF A CONCEPT AND NOT TO RESTRICT THE DESIGN OR THE FACILITIES OR EQUIPMENT TO BE PROVIDED IN THESE PHASES OF DEVELOPMENT.

OVERALL PARK AND TRAIL SYSTEMS, INCLUDING LANDSCAPED COMMON AREAS, SHALL BE DESIGNED BY THE CITY ENGINEER'S DEPARTMENT FOR CONCEPT PLAN APPROVAL. ONLY DETERMINATION ON THE ASSESSMENT OF PARK IMPACT TESTS, PARKING AND TRAIL ACCESS, AND OWNERSHIP AND MAINTENANCE RESPONSIBILITIES SHALL BE SPECIFICALLY DENIED AS A PART OF THE APPROVAL. THE CITY ENGINEER'S DEPARTMENT APPROVAL IS SUBJECT TO APPROVAL BY THE CITY FACILITIES DIRECTOR OR CITY COUNCIL. ADDITIONAL NEIGHBORHOOD PARKS AND TRAILS MAY BE DEVELOPED WITHIN DIFFERENT PHASES OF DEVELOPMENT.



# PARK AND TRAIL PLAN

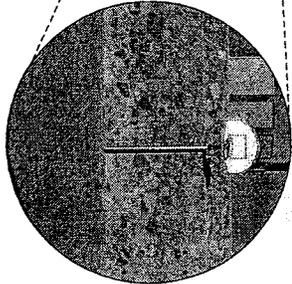
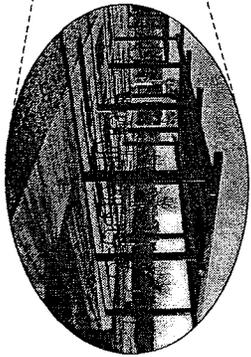
SCALE: 1" = 500'



PATH LEGEND	
[Symbol]	MAINTENANCE ROAD/PARK TRAIL
[Symbol]	TRAIL

PARK ACRES TABLE	
ESTIMATED POPULATION	7,145
ACRES PER 1,000 PEOPLE	1.54 x 7.14 = 11.00 ACRES

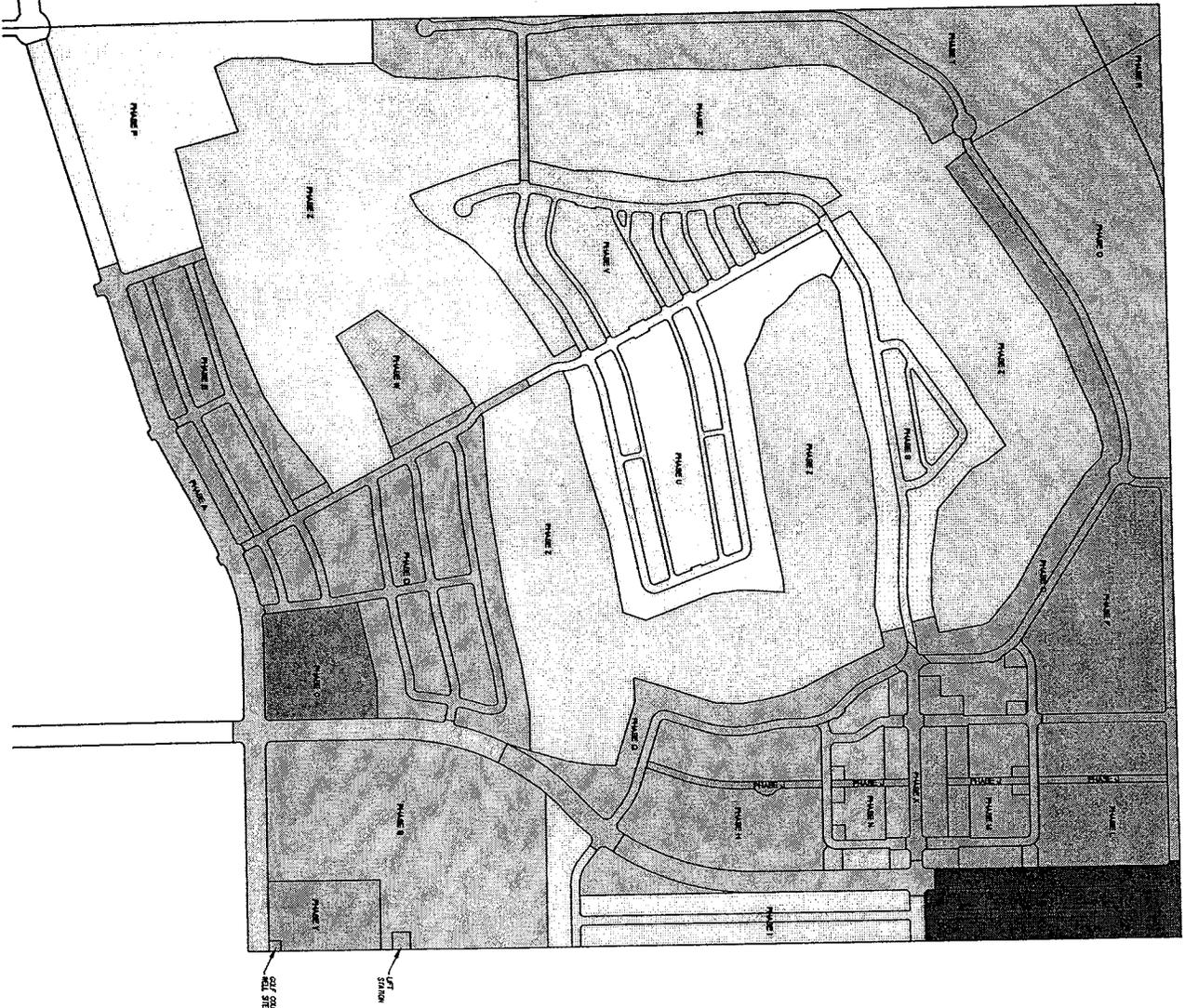
- NOTES:
1. 12 ACRES OF PARK LAND ARE SHOWN ON THE PLAN. THIS IS BASED ON THE 1990 U.S. CENSUS. THE CITY ENGINEER'S DEPARTMENT WILL DEVELOPE/DESIGN ADDITIONAL PROJECT PARKS AS A PART OF THE DEVELOPMENT TO INSURE THAT A PARK IS WITHIN 1/2 MILE TO ALL RESIDENTS.
  2. NO TRACT SHOWN AS PARK LAND SHALL BE USED AS RESIDENT TRADING AREA.



GRANT VENTURES, INC.  
 5732 20th Ave  
 Suite 300  
 Denver, CO 80202  
 Phone: 303.733.8000  
 Fax: 303.733.8001  
 www.grantventures.com

PUD AMENDMENT #1  
**METRO VERDE**  
 PREPARED FOR  
 SIBEL LIGHT LUMI BUILDING LLC  
 LAS CRUCES  
 NEW MEXICO

DATE	PHASE
1/2011	PHASE 1
1/2011	PHASE 2
1/2011	PHASE 3



COLOR	PHASE	DESCRIPTION	ACREAGE	ALLOWABLE RANGE	PROBABLE BUILDOUT
[Color Box]	PHASE A		16.19 AC	0 UNITS	
[Color Box]	PHASE B		33.83 AC	218-1000 UNITS 30 FT DIA 113,000-40,000 30 FT DIA	
[Color Box]	PHASE C		6.88 AC	113,000-40,000 30 FT DIA	
[Color Box]	PHASE D		39.27 AC	74-315 UNITS	
[Color Box]	PHASE E		18.10 AC	38-152 UNITS	
[Color Box]	PHASE F		28.81 AC	173-258 UNITS 200,000-1,500,000 50 FT DIA	
[Color Box]	PHASE G		13.64 AC	28-108 UNITS	
[Color Box]	PHASE H		31.04 AC	164-271 UNITS	
[Color Box]	PHASE I		6.88 AC	34-133 UNITS	
[Color Box]	PHASE J		2.88 AC	0 UNITS	
[Color Box]	PHASE K		13.94 AC	28-112 UNITS	
[Color Box]	PHASE L		16.24 AC	87-487 UNITS	
[Color Box]	PHASE M		18.22 AC	60-500 UNITS 200,000-2,000,000	
[Color Box]	PHASE N		11.14 AC	32-151 UNITS	
[Color Box]	PHASE O		16.48 AC	32-151 UNITS	
[Color Box]	PHASE P		20.33 AC	131-400 UNITS	
[Color Box]	PHASE Q		20.33 AC	170-400 UNITS	
[Color Box]	PHASE R		3.78 AC	0 UNITS	
[Color Box]	PHASE S		33.80 AC	12-100 UNITS	
[Color Box]	PHASE T		18.89 AC	82-330 UNITS	
[Color Box]	PHASE U		41.98 AC	324-1,170 UNITS	
[Color Box]	PHASE V		33.87 AC	68-380 UNITS	
[Color Box]	PHASE W		6.88 AC	42-100 UNITS	
[Color Box]	PHASE X		2.88 AC	0 UNITS	
[Color Box]	PHASE Y		3.88 AC	0 UNITS	
[Color Box]	PHASE Z		208.21 AC	20,000-50,000	
[Color Box]	TOTALS		692.13 AC	1,728-8,937 UNITS 50 FT DIA 1,500,000-2,000,000 50 FT DIA	2,537 UNITS

**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 REDUCED INTO SMALLER SUBPHASES WITHOUT REQUIRING AN AMENDMENT TO THE PUD. REVISIONS TO THE PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY BY STAFF.

PHASES U-N CONSIST OF MIXED-USE BUILDINGS, AND BUILDOUT WILL BE BASED ON INDIVIDUAL BUILDING PERMITS. INDIVIDUAL PARKING LOTS WILL NOT BE CONSIDERED A PART OF IMPROVEMENTS AND WILL BE BUILT WITH ADVANCEMENT BUILDINGS DEVELOPMENT.

**PHASING PLAN**

NORTH

SCALE 1" = 300'

**PREPARED FOR**  
**THE CITY OF DENVER**  
**NEW MEXICO**

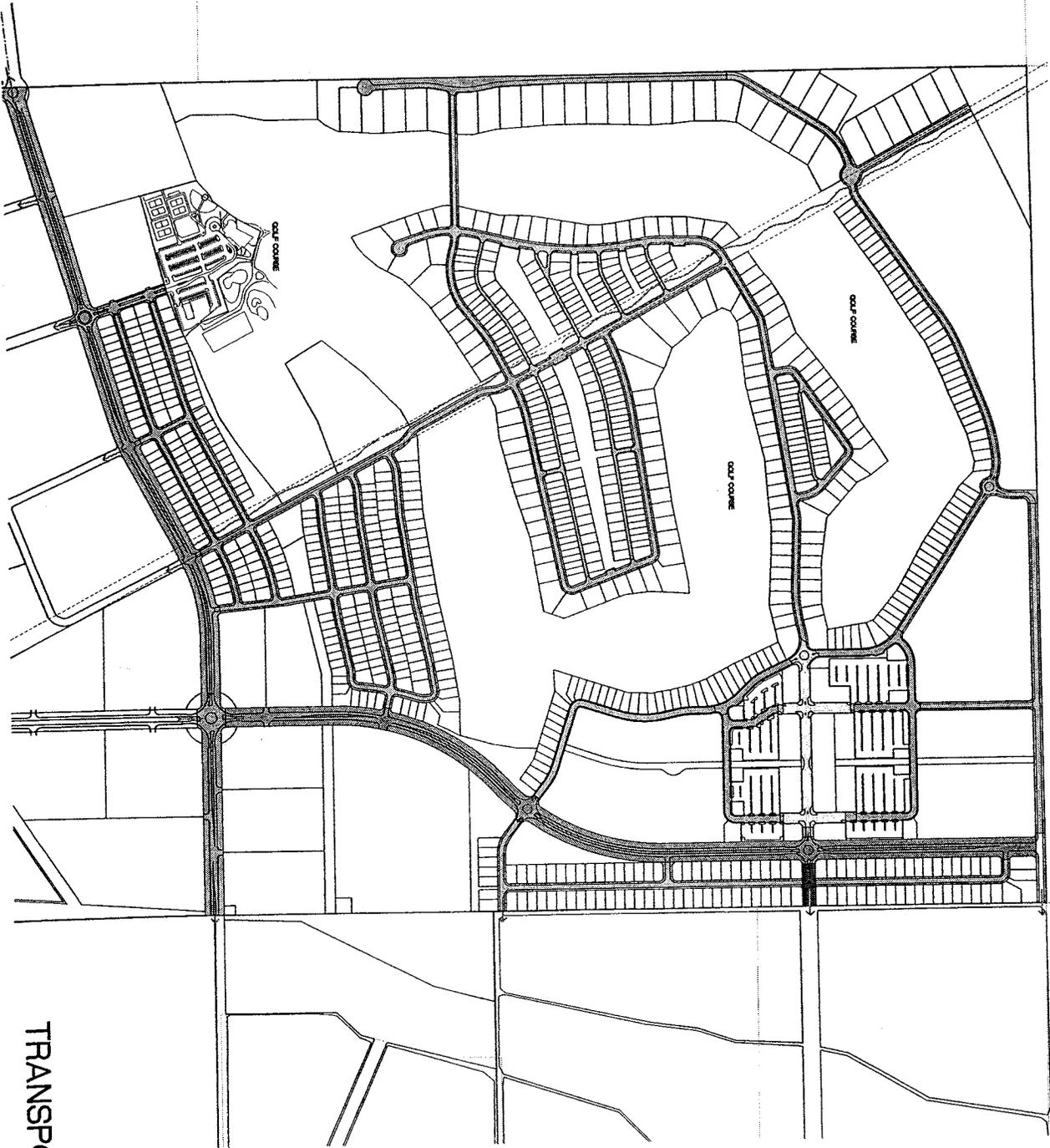
**DATE** PHASE  
 02/01 SUBMITTAL 5

**DESIGNER**  
**OV**  
 OVI VENTURES, INC.  
 1440 RAVENWOOD DRIVE  
 DENVER, CO 80202  
 PHONE 303.533.2344  
 FAX 303.533.2344  
 WWW.OVI-VENTURES.COM

**C6**  
 COMMUNITY DEVELOPMENT

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





STREET CROSS-SECTION LEGEND			
COLOR	CLASSIFICATION	ROW	CROSS-SECTION #
[Pattern]	LOCAL (28' BC-8C)	50'	①
[Pattern]	LOCAL (A LOCAL)	50'	②
[Pattern]	COLLECTOR (50' BC-8C)	85'	③
[Pattern]	PRINCIPAL ARTERIAL (62' BC-8C)	120'	④
[Pattern]	PRINCIPAL ARTERIAL (50' BC-8C)	120'	⑤
[Pattern]	ALLEY (20' BC-8C)	20'	⑥
[Pattern]	LOCAL (40' BC-8C)	67'	⑦
[Pattern]	LOCAL (68' BC-8C)	68'	⑧
[Pattern]	LOCAL (47' BC-8C)	53'	⑨
[Pattern]	LOCAL (30' BC-8C)	68'	⑩
[Pattern]	LOCAL (28' BC-8C)	60'	⑪
[Pattern]	LOCAL (28' BC-8C)	50' (TYP.)	⑫

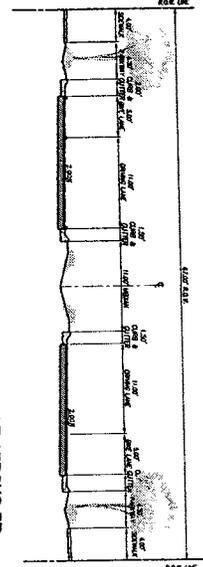
NOTES: 1. ALL CROSS-SECTION NUMBERS REFERENCE THE CORRESPONDING TYPICAL STREET SECTIONS SHEET, R1.  
 2. FOR PEDESTRIAN PATHS, SEE THE PARK AND TRAIL PLAN.  
 3. FRONTAGE BLVD. EAST OF SOMPO RANCH BLVD. WILL BE BUILT AS A PRINCIPAL ARTERIAL PER CITY DESIGN STANDARDS. HALF OF THE CROSS-SECTION WILL BE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

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

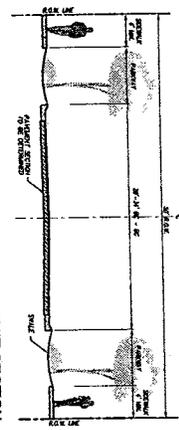
PUD AMENDMENT #1  
**METRO VERDE**  
 PREPARED FOR  
 LAS CRUCES  
 NEW MEXICO  
 DATE: SUBMITTAL 3  
 DATE: SUBMITTAL 5  
 DATE: SUBMITTAL 9

GANTON VENTURES, INC.  
 1400 UNIVERSITY AVENUE, SUITE 100  
 ALBUQUERQUE, NEW MEXICO 87106  
 TEL: 505.263.2222  
 FAX: 505.263.2222  
 WWW.GANTONVENTURES.COM

HEET  
**C8**  
 CHINA

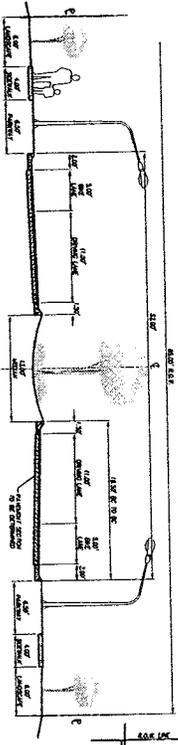


⑦ SIERRA DE LUNA NORTH OF ARROYO RD  
SCALE: N15

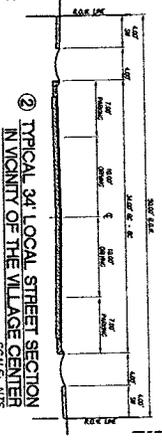


① TYPICAL 28'-34' LOCAL STREET SECTION  
SCALE: N15

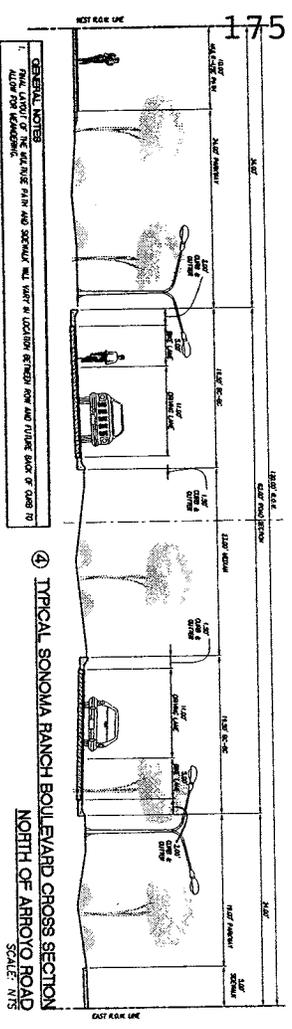
1. NUMBER OF THE ROAD BEING THE LOCAL STREET CROSS SECTION SHALL BE DETERMINED BY THE NUMBER OF THE ROAD BEING THE LOCAL STREET CROSS SECTION.
2. THE NUMBER OF THE ROAD BEING THE LOCAL STREET CROSS SECTION SHALL BE DETERMINED BY THE NUMBER OF THE ROAD BEING THE LOCAL STREET CROSS SECTION.



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

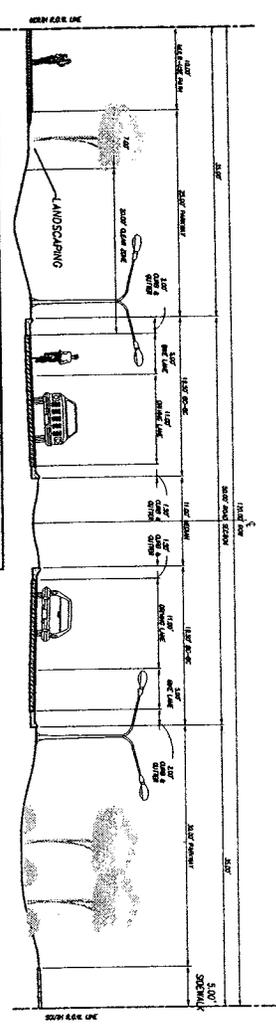


② TYPICAL 34' LOCAL STREET SECTION  
IN VICINITY OF THE VILLAGE CENTER  
SCALE: N15



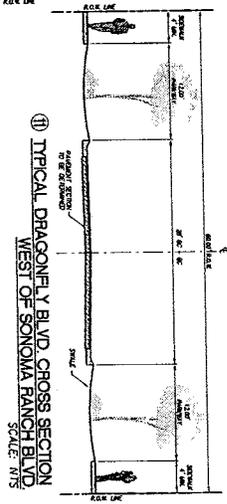
④ TYPICAL SONOMA RANCH BLVD EASTWARD CROSS SECTION  
NORTH OF ARROYO ROAD  
SCALE: N15

- GENERAL NOTES**
1. FINAL LAYOUT OF THE DESIGN PLAN AND SECTIONAL VIEW IN LOCATION SHOWN FOR AND OTHER SHOWN TO BE DETERMINED BY THE DESIGNER.
  2. THIS CROSS-SECTION WAS APPROVED BY THE CHAIRMAN OF THE COMMITTEE ON OCTOBER 14, 2009.

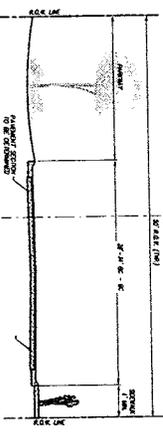


⑤ TYPICAL ARROYO ROAD CROSS SECTION  
SCALE: N15

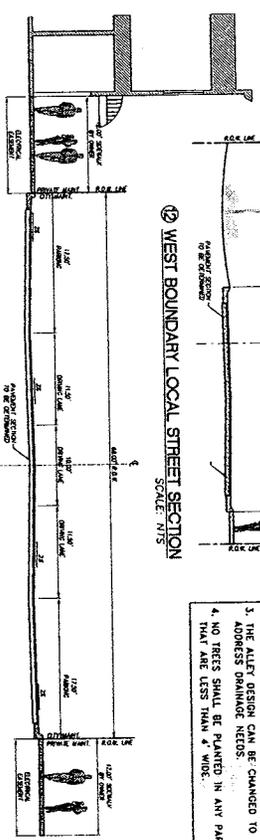
- GENERAL NOTES**
1. THE 20' CLEARANCE SHALL BE MAINTAINED THROUGHOUT THE DESIGN. THE CLEARANCE SHALL BE MAINTAINED THROUGHOUT THE DESIGN.
  2. THE 20' CLEARANCE SHALL BE MAINTAINED THROUGHOUT THE DESIGN. THE CLEARANCE SHALL BE MAINTAINED THROUGHOUT THE DESIGN.



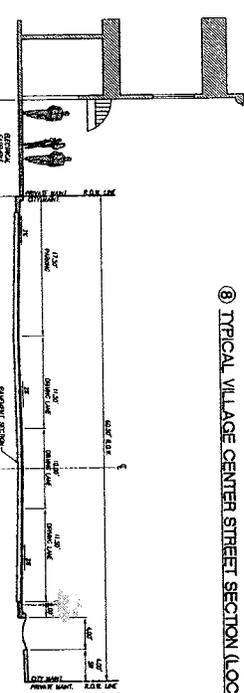
⑩ TYPICAL DRAGONFLY BLVD CROSS SECTION  
WEST OF SONOMA RANCH BLVD  
SCALE: N15



⑫ WEST BOUNDARY LOCAL STREET SECTION  
SCALE: N15



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

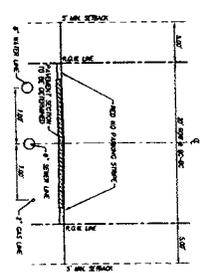


⑨ TYPICAL VILLAGE PLAZA CROSS SECTION  
SCALE: N15



⑪ TYPICAL LUNA VISTA CROSS SECTION  
WEST OF SONOMA RANCH BLVD  
SCALE: N15

TYPICAL STREET SECTIONS



⑬ TYPICAL DEDICATED ALLEY SECTION  
SCALE: N15

**STREET WIDTH GUIDELINES**

NOTE: CROSS THE ALLEY OVER THE STREET.

R.O.W.	VIOLATION	PAVEMENT	VIOLATION	STREET PARKING
20'	NO	NO	NO	NO
25'	NO	NO	NO	NO
30'	NO	NO	NO	NO
35'	NO	NO	NO	NO
40'	NO	NO	NO	NO
45'	NO	NO	NO	NO
50'	NO	NO	NO	NO
55'	NO	NO	NO	NO
60'	NO	NO	NO	NO
65'	NO	NO	NO	NO
70'	NO	NO	NO	NO
75'	NO	NO	NO	NO
80'	NO	NO	NO	NO
85'	NO	NO	NO	NO
90'	NO	NO	NO	NO
95'	NO	NO	NO	NO
100'	NO	NO	NO	NO

- STREET GUIDELINE NOTES**
1. THE TYPICAL LOCAL STREET WIDTH FOR METRO VEHICLE SHALL BE 28'-34' B.C.-3C WITH PARKING DETERMINED AT FINAL DESIGN.
  2. STREETS SHOULD BE CONNECTED AS HIGHWAY TO ASSIST EMERGENCY RESPONSE.
  3. THE ALLEY DESIGN CAN BE CHANGED TO ADDRESS DAMAGE NEEDS.
  4. NO TREES SHALL BE PLANTED IN ANY PARKWAYS THAT ARE LESS THAN 4' WIDE.

PUD AMENDMENT #1  
SCALE: N15

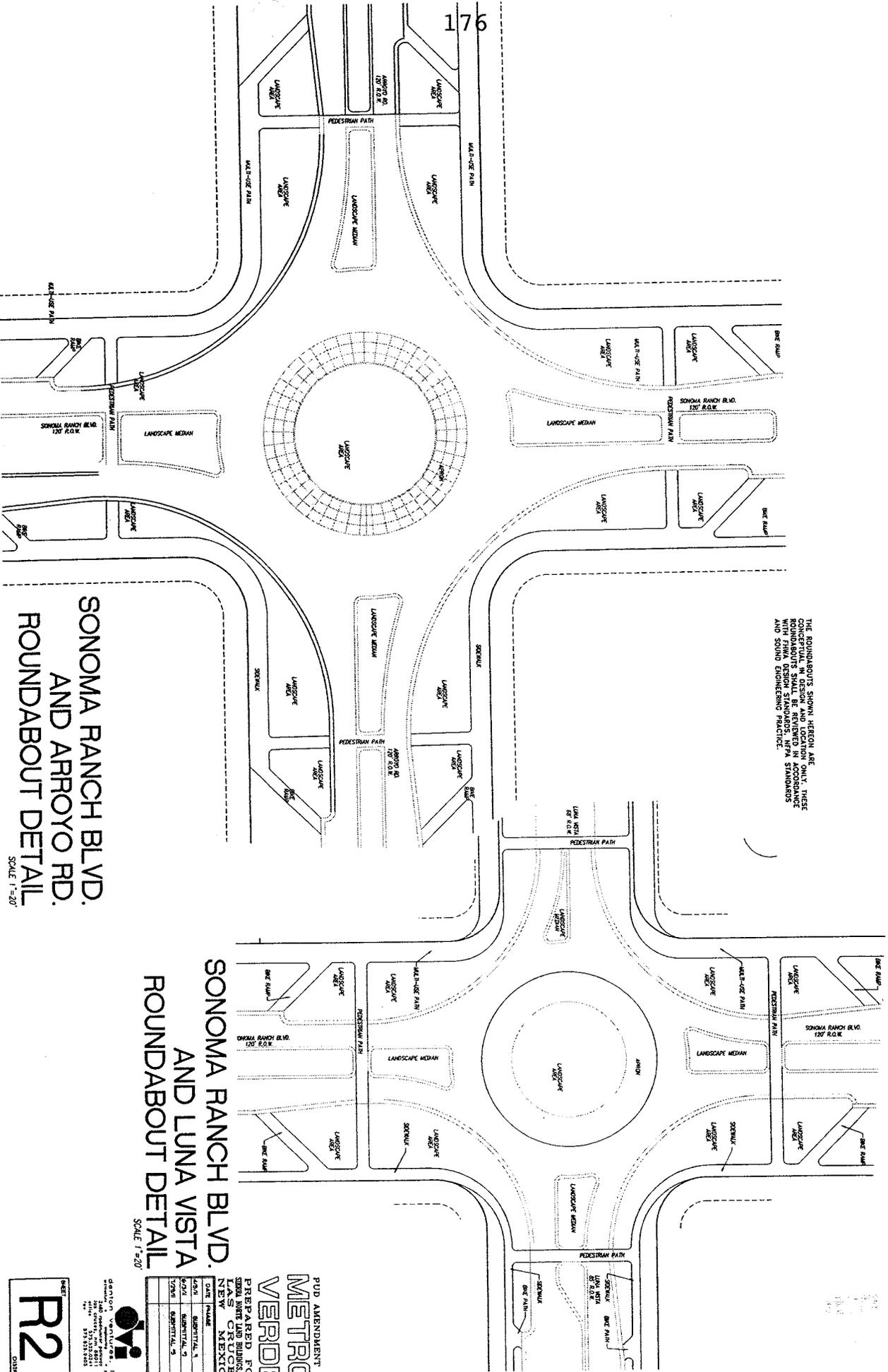
**VERDE METRO**

PREPARED FOR  
SERRA MOUNTAIN BUILDINGS, LLC  
NEW MEXICO

**GOODY VENTURES, INC.**  
1400 UNIVERSITY AVENUE, SUITE 100  
SAN FRANCISCO, CA 94115  
TEL: 415.774.2222  
WWW.GOODYVENTURES.COM

**R1**  
GOVERNMENT

176



THE ROUNDABOUTS SHOWN HEREON ARE ONLY. THESE ROUNDABOUTS SHALL BE REVIEWED IN ACCORDANCE WITH FHWA DESIGN STANDARDS, NEPA STANDARDS AND SOUND ENGINEERING PRACTICE.

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

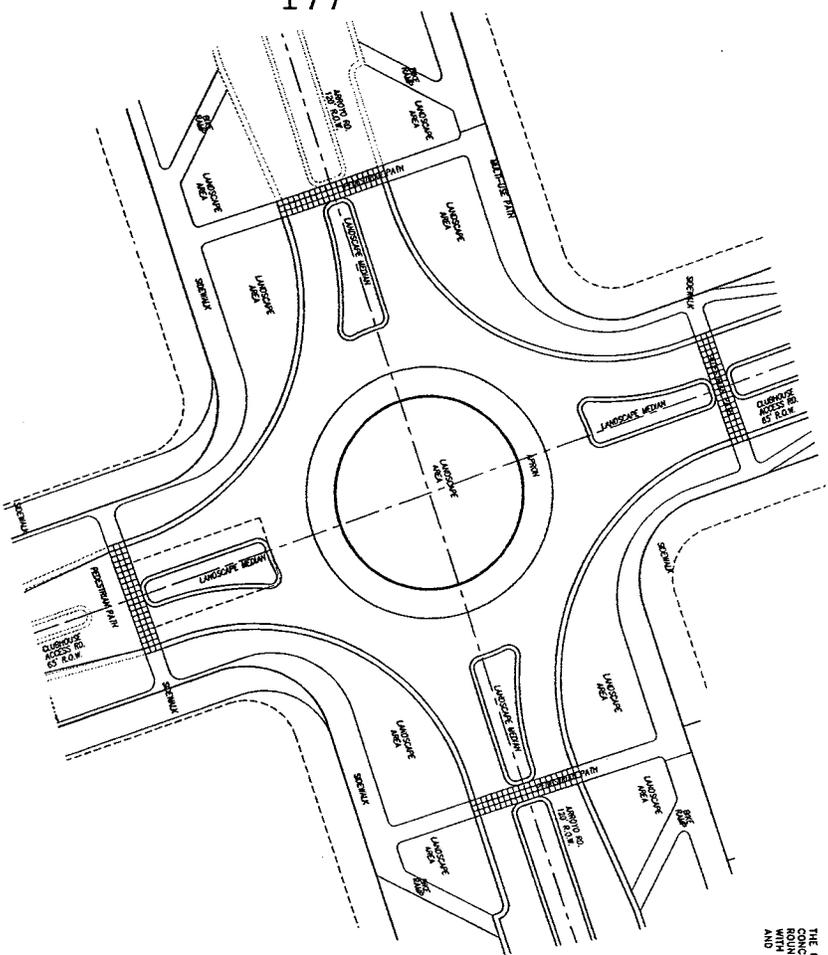
**SONOMA RANCH BLVD.  
AND LUNA VISTA  
ROUNDABOUT DETAIL**  
SCALE 1"=20'

PUD AMENDMENT #1  
**METRO VERDE**  
PREPARED FOR  
SANTA RITA DEVELOPMENT  
NEW MEXICO

DATE	ISSUE
10/1/11	SCHEMATIC 1
11/1/11	SCHEMATIC 2
12/1/11	SCHEMATIC 3

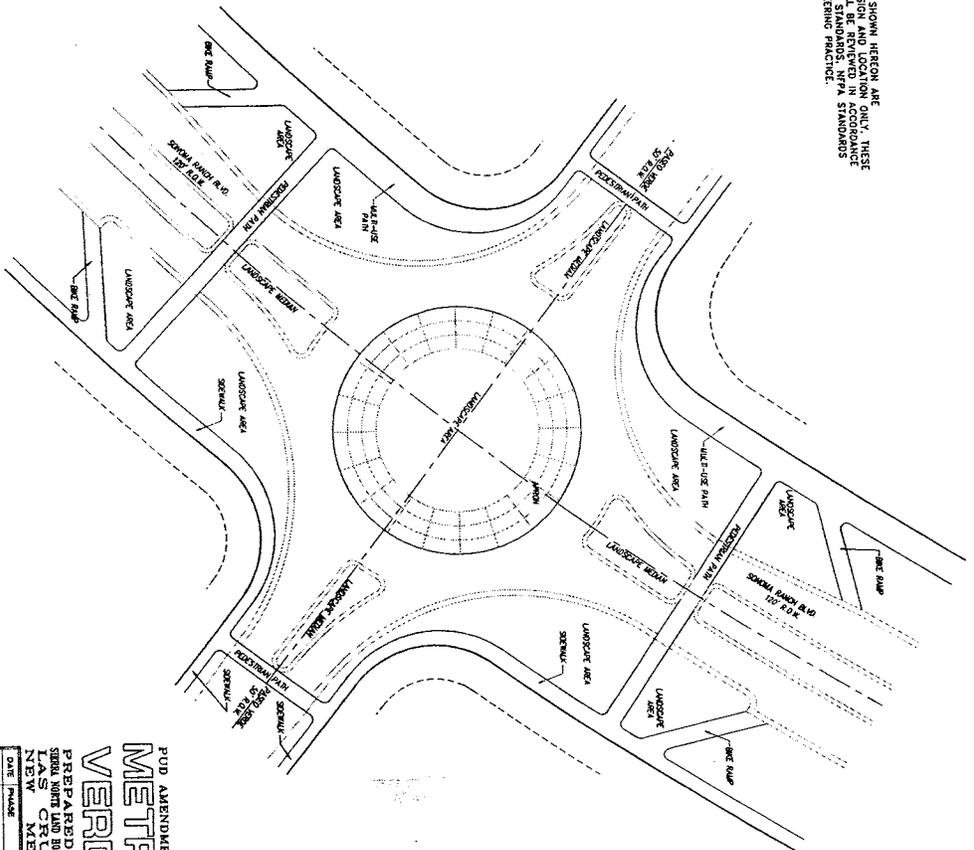


ARROYO RD.  
AND SIERRA DE LUNA  
ROUNDAABOUT DETAIL  
SCALE 1"=20'



THE ROUNDABOUTS SHOWN HEREON ARE PRELIMINARY. THE DESIGN AND LOCATION OF THESE ROUNDABOUTS SHALL BE REVIEWED IN ACCORDANCE WITH FHWA DESIGN STANDARDS, NIPRA STANDARDS AND SOUND ENGINEERING PRACTICE.

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



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

DATE	PLANS	NO.
02/21/01	REVISIONAL	1
02/21/01	REVISIONAL	2
02/21/01	REVISIONAL	3

DATE: 02/21/01  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1"=20'

DESIGN BY: [Signature]  
INCORPORATED BY: [Signature]  
DATE: 02/21/01  
SCALE: 1"=20'

**OV**  
OVERSEAS VENTURES, INC.  
10000 RIVERSIDE DRIVE, SUITE 100  
DALLAS, TEXAS 75243-4048  
TEL: 972.333.8888  
FAX: 972.333.8888  
WWW.OVERSEASVENTURES.COM

**R3**  
CONSULTANTS





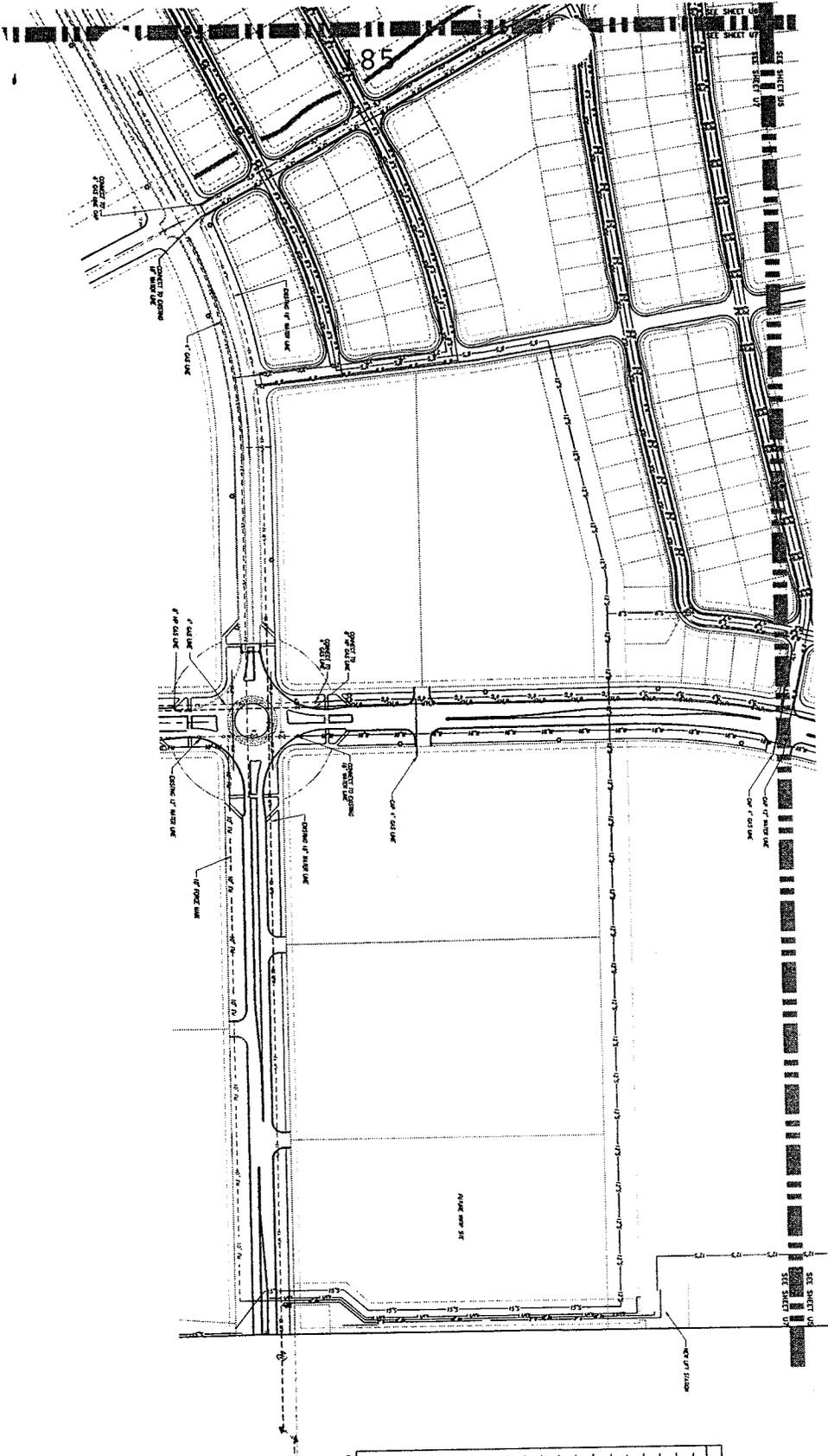












**LEGEND**

---	NEW 12" GAS LINE
---	NEW 12" WATER LINE
---	NEW 12" SANITARY SEWER LINE
---	NEW 12" POTABLE WATER LINE
---	NEW 12" FIBER OPTIC LINE
---	NEW 12" CABLE TV LINE
---	NEW 12" TELEPHONE LINE
---	NEW 12" POWER LINE
---	NEW 12" LIGHTNING PROTECTION LINE
---	NEW 12" STORM SEWER LINE
---	NEW 12" STORM SEWER MAIN
---	EXISTING 12" WATER LINE
---	EXISTING 12" SANITARY SEWER LINE
---	EXISTING 12" POTABLE WATER LINE
---	EXISTING 12" FIBER OPTIC LINE
---	EXISTING 12" CABLE TV LINE
---	EXISTING 12" TELEPHONE LINE
---	EXISTING 12" POWER LINE
---	EXISTING 12" LIGHTNING PROTECTION LINE
---	EXISTING 12" STORM SEWER LINE
---	EXISTING 12" STORM SEWER MAIN
---	NEW STREET LIGHT

POCKET PLAN SIZE TO BE DETERMINED BY FINAL DESIGN

**AREA 6  
CONCEPTUAL  
UTILITY PLAN**



**PUD AMENDMENT #1  
METRO  
VERDE**

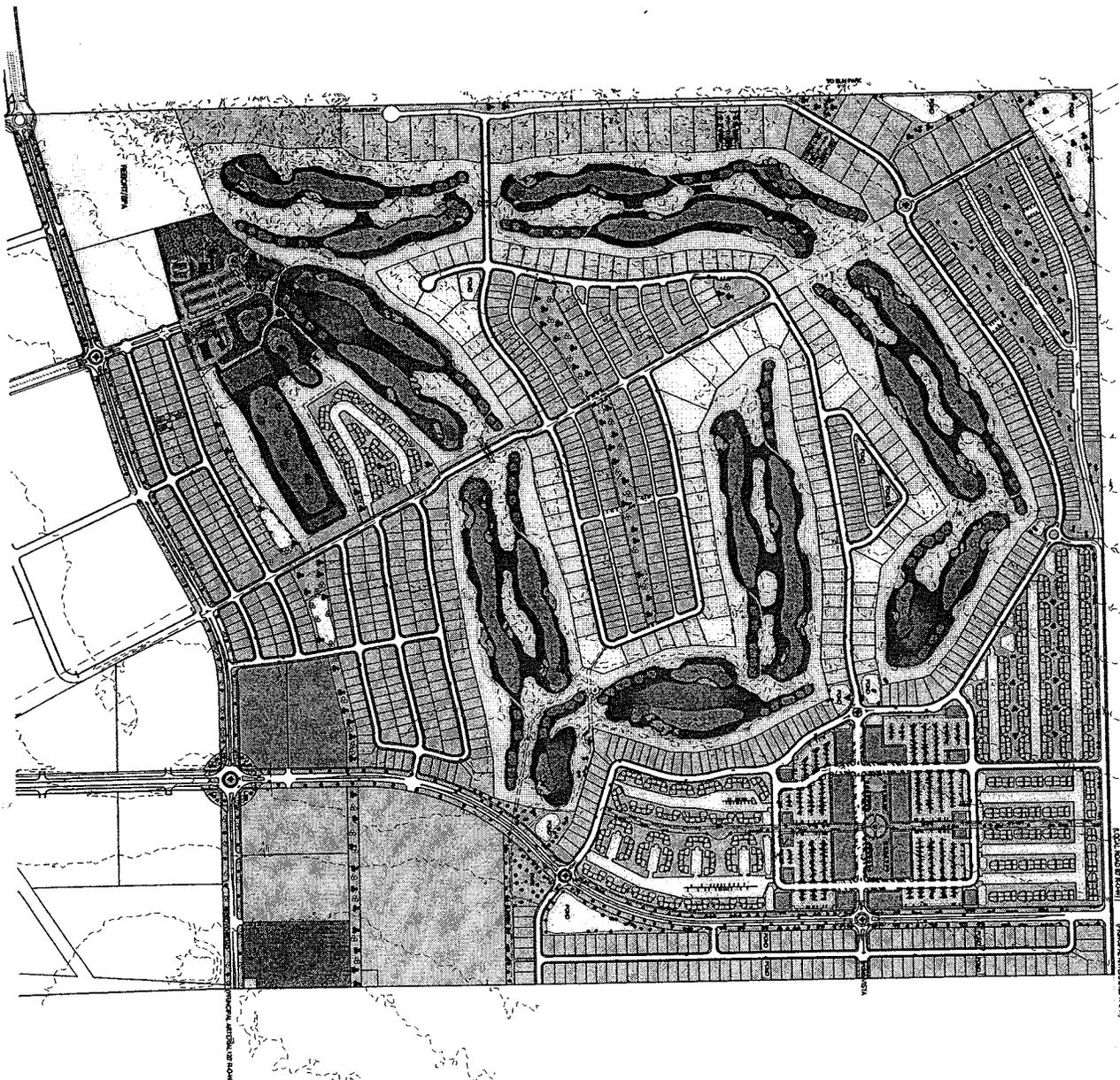
PREPARED FOR  
SANTA FE TRAILS  
NEW MEXICO

**DATE** 10/20/11  
**BY** J. VENTURA  
**CHKD** J. VENTURA  
**APP'D** J. VENTURA  
**DATE** 10/20/11

**DESIGNED BY** J. VENTURA  
**CHECKED BY** J. VENTURA  
**DATE** 10/20/11



**GENSLER**  
ARCHITECTS  
1000 AVENUE OF THE ARTS  
SUITE 1000  
DENVER, CO 80202  
TEL: 303.733.1000  
WWW.GENSLER.COM



FOR INFORMATIONAL  
PURPOSES ONLY

COLOR	LAND USE	BUILDING STUDY
[Pattern]	SINGLE-FAMILY	
[Pattern]	SMALL-FAMILY SINGLE-FAMILY	
[Pattern]	SMALL-FAMILY LARGE UNITS	
[Pattern]	MULTIFAMILY HOUSES	SHEET 31
[Pattern]	CONDO	SHEET 36
[Pattern]	TOWNHOUSES	SHEETS 30-31 & 32-33
[Pattern]	1/4 ACRE	
[Pattern]	SINGLE-FAMILY	
[Pattern]	RESORT	
[Pattern]	RETAIL/ COMMERCIAL	SHEET 32
[Pattern]	LIGHT INDUSTRIAL	
[Pattern]	WASTE WATER TREATMENT PLANT	

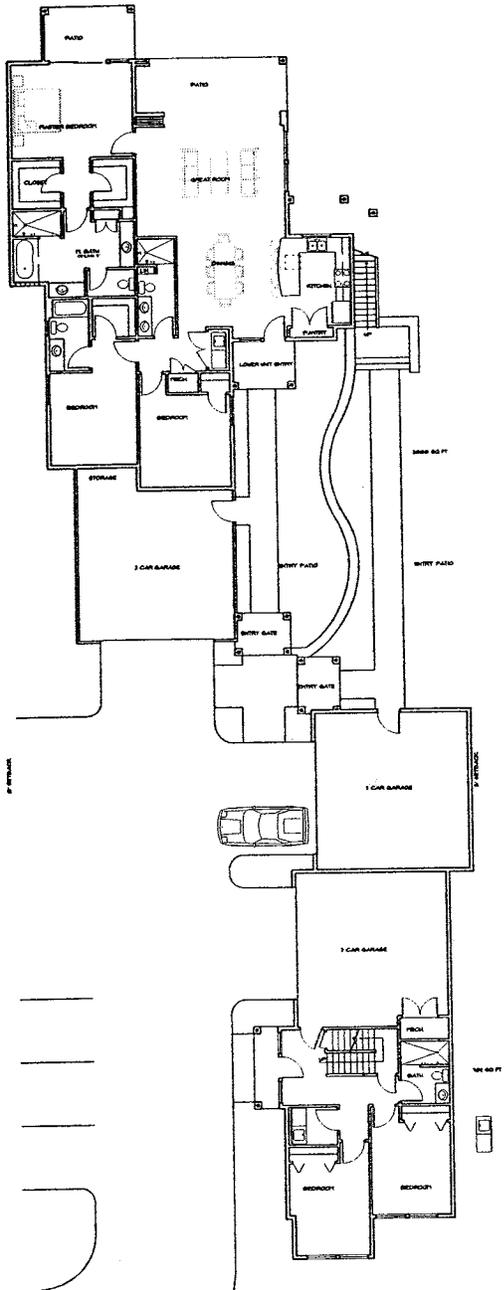
METRO VERDE  
DEVELOPMENT PLAN  
SHEET 186 OF 186



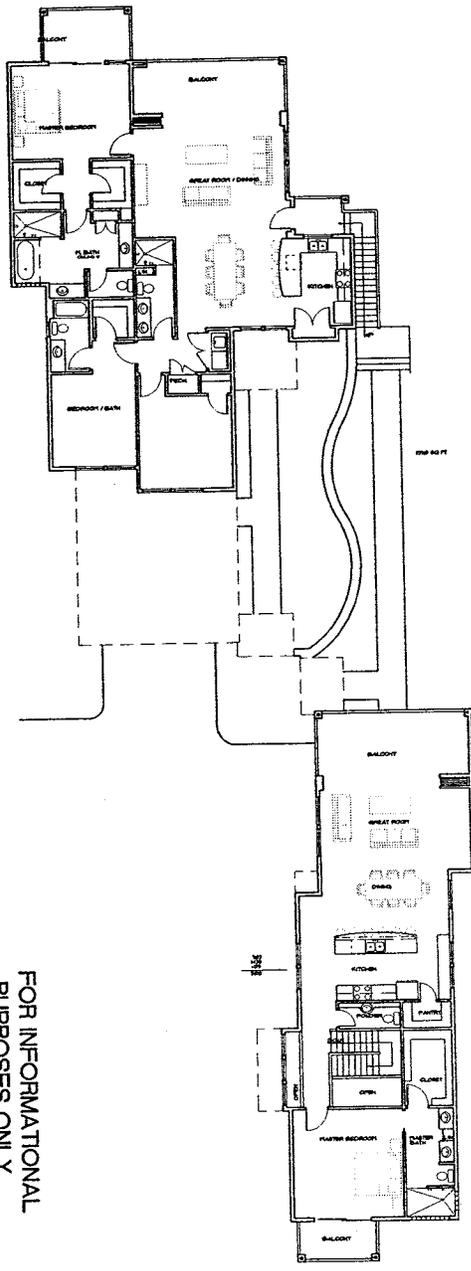
PUD AMENDMENT #1  
**METRO VERDE**  
PREPARED FOR  
BRIGHT VIEW LAND CO.  
LAS CRUCES  
NEW MEXICO  
DATE: 10/11/05  
DRAWN: 10/11/05



SHEET  
**S1**  
DOWNSIDE



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



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

FOR INFORMATIONAL  
PURPOSES ONLY

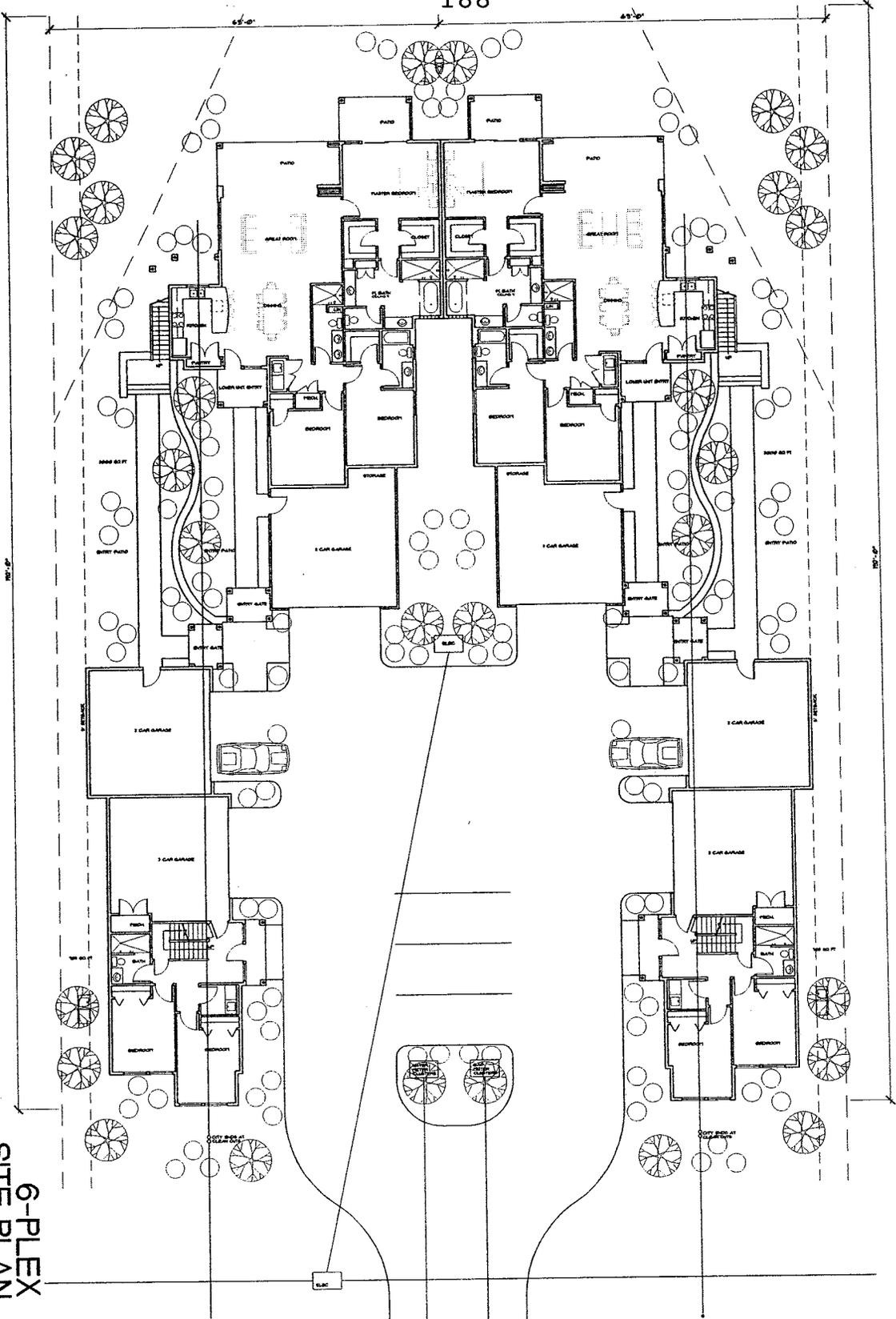
6-PLEX



DESIGN: VANTAGE, INC.  
1400 ALABAMA STREET  
SUITE 300  
HOUSTON, TEXAS 77002  
PHONE: 713.232.2222  
FAX: 713.232.2223

PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
SANTANA BOND BUILDERS LLC  
LAS CRUCES  
NEW MEXICO  
DATE: 08/20/14  
LAYOUT: SUBMITTAL 3  
SCALE: 1/8" = 1'-0"

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

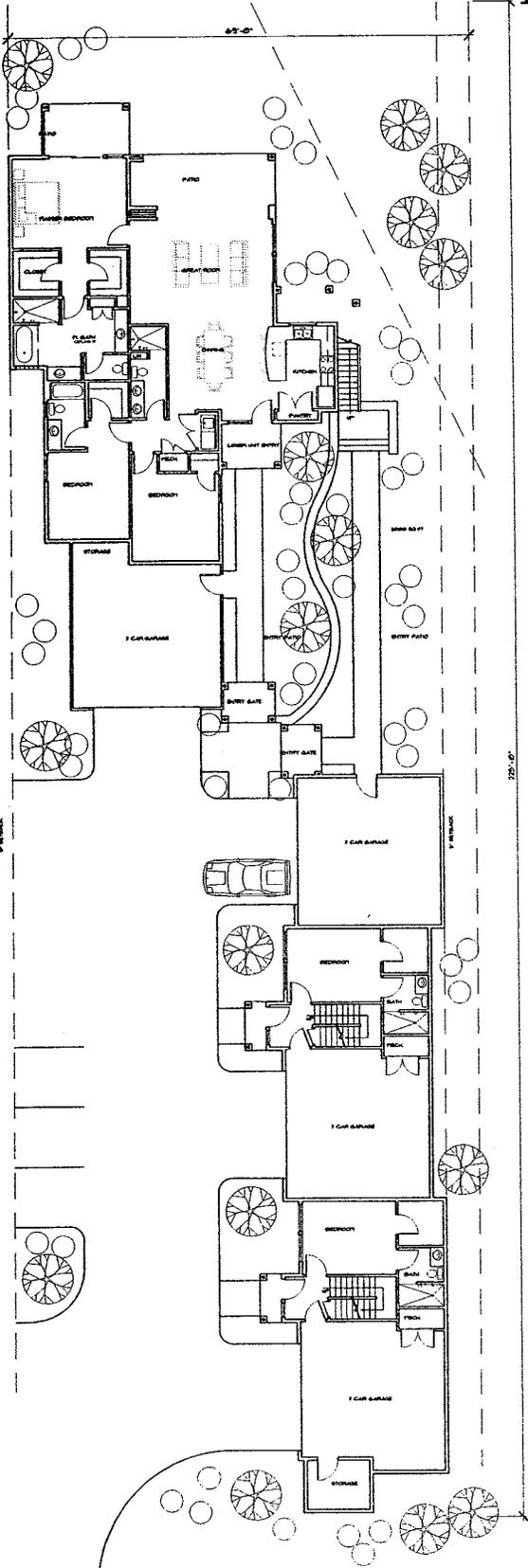


FOR INFORMATIONAL  
PURPOSES ONLY

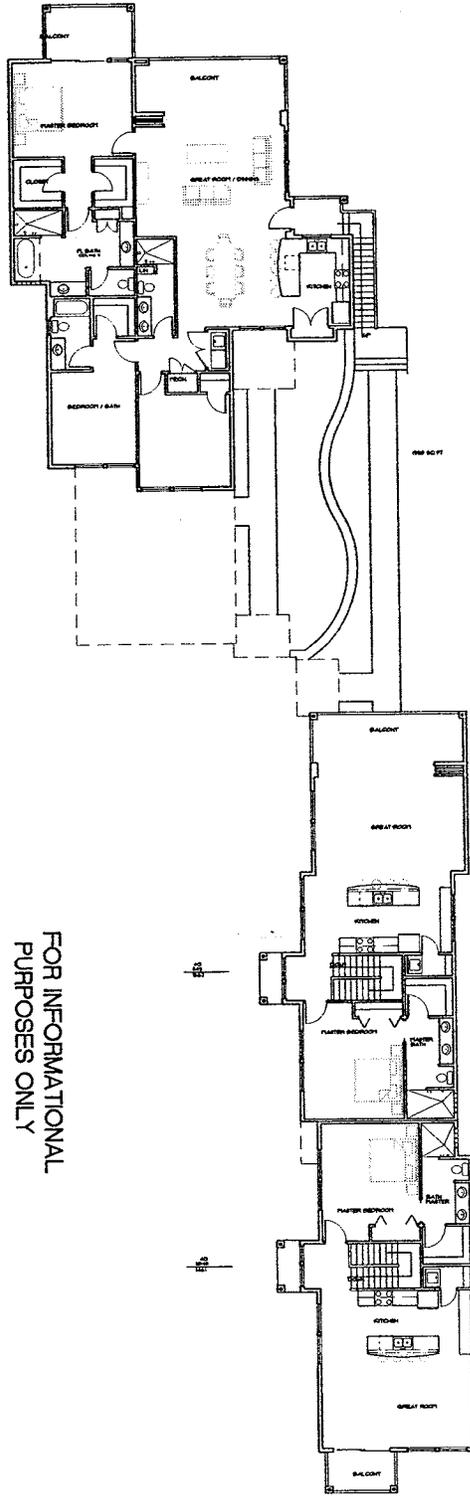
PLD AMENDMENT #1  
**METRO**  
**VERDE**  
PREPARED FOR  
SANTA CRUZ  
LAS CRUCES  
NEW MEXICO  
DATE: 08/20/2011  
SCALE: 1/8" = 1'-0"

DANTON VANUCCI, INC.  
ARCHITECTS  
1000 UNIVERSITY AVENUE, SUITE 100  
LAS CRUCES, NM 87801  
TEL: 505/325-1111  
WWW.DANTONVANUCCI.COM





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



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

FOR INFORMATIONAL PURPOSES ONLY

8-PLEX

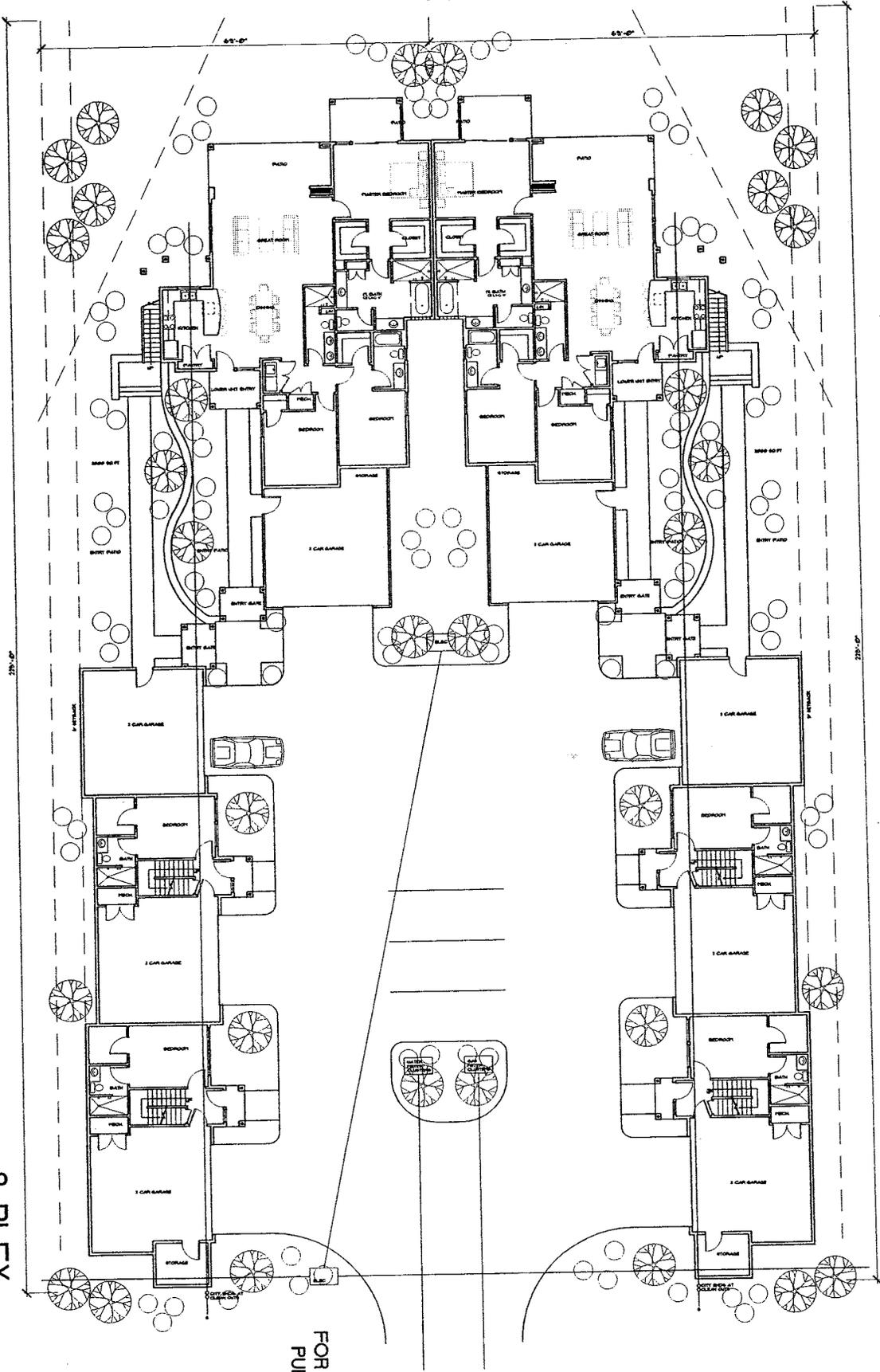
PUD AMENDMENT #1  
METRO VERDE  
PREPARED FOR  
SERRA VENTURE AND BUILDERS, LLC  
1455 CHRYSLER  
NEWARK, MISSOURI  
STATE PROJECTS

DATE	PROJECT	BY	REVISION
02/20	ADDITIONAL 2		
02/20	ADDITIONAL 2		
02/20	ADDITIONAL 2		

DESIGN PARTNERS, INC.  
1455 CHRYSLER DRIVE, SUITE 200  
NEWARK, MISSOURI 64501  
TEL: 314.353.2400  
FAX: 314.353.2400



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



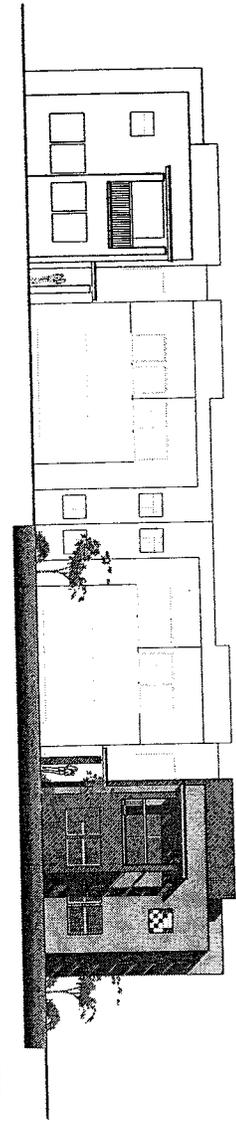
FOR INFORMATIONAL  
PURPOSES ONLY

PUD AMENDMENT #1  
**METRO**  
**VERDES**  
PREPARED FOR  
SUNSHINE LAND BUILDERS LLC  
LAS CRUCES  
NEW MEXICO  
DATE: 04/20/2024

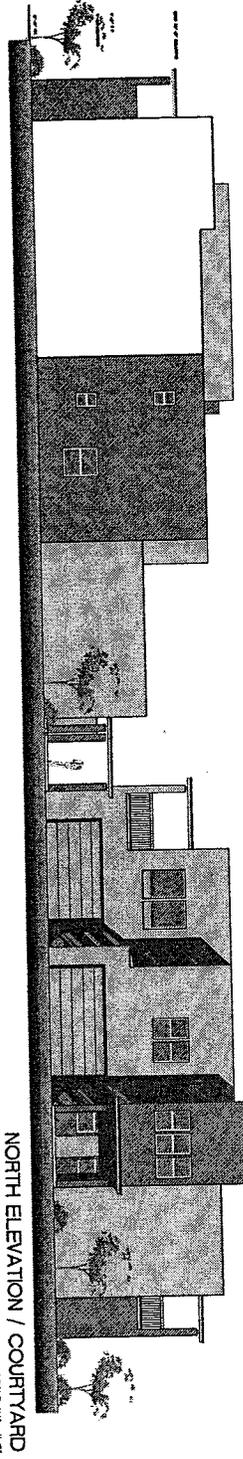
ISSN	RESIDENTIAL 1
ICM	RESIDENTIAL 2
TCM	RESIDENTIAL 3

**GV**  
GENSLER VERVAUER, INC.  
1200 UNIVERSITY AVENUE, SUITE 200  
LAS CRUCES, NM 87801  
TEL: 505.252.2000  
WWW.GVARCHITECTS.COM

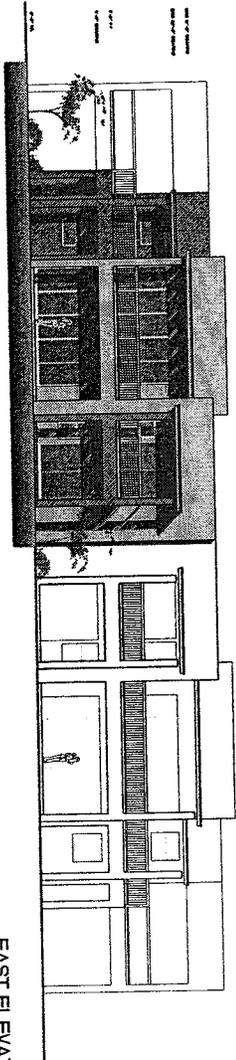




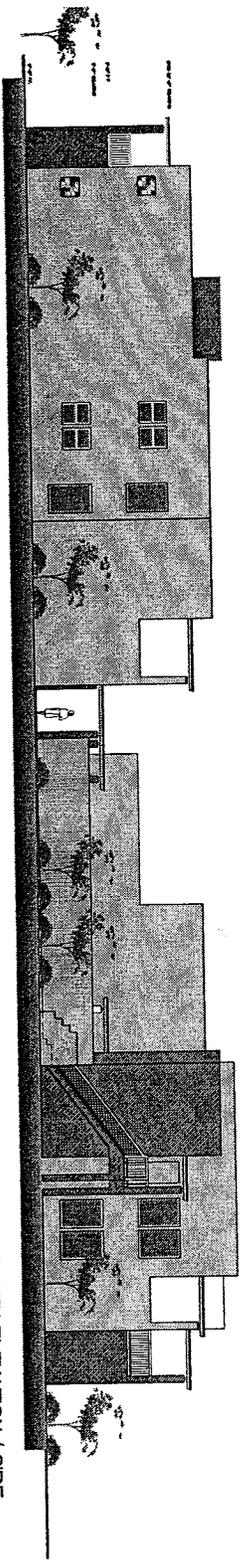
WEST ELEVATION / ENTRY DRIVE  
SCALE: 1/4" = 1'-0"



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

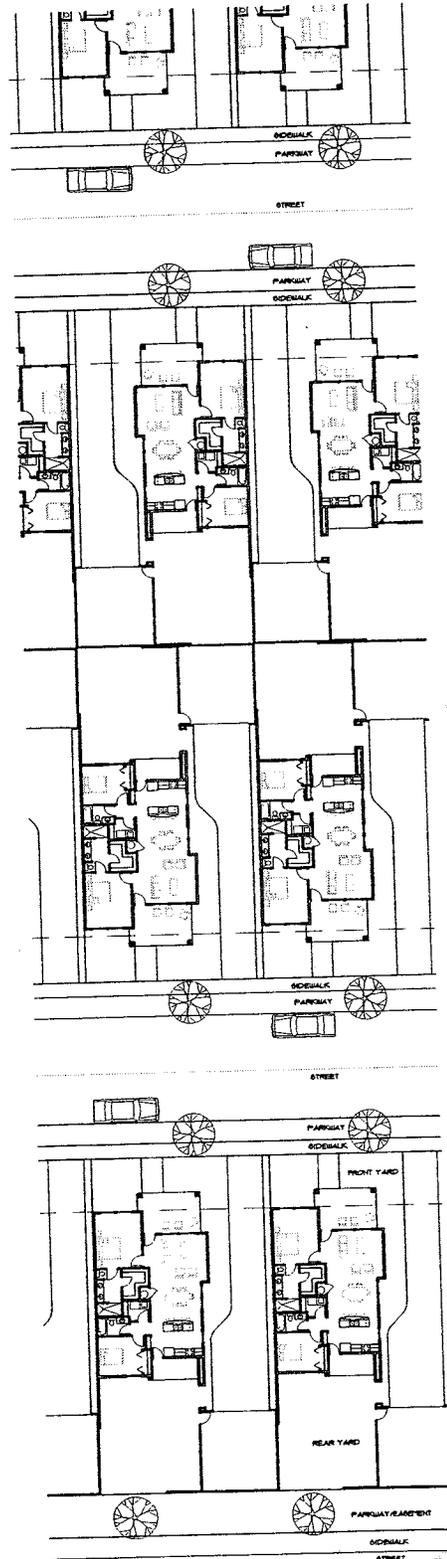
PUD AMENDMENT #1  
**METRO**  
**VERDE**  
PREPARED FOR  
SERRA NORTH LAND BUILDING, LP  
LAS CRUCES  
NEW MEXICO

DATE	ISSUE
04/01	SUBMITTAL 1
04/01	SUBMITTAL 2
07/01	SUBMITTAL 3

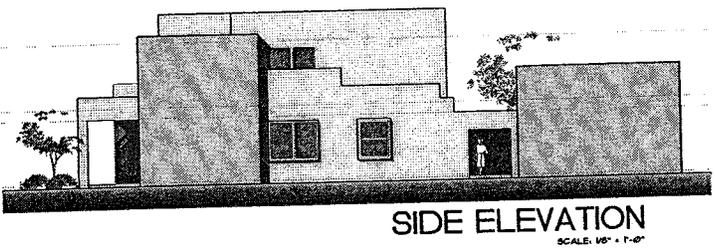




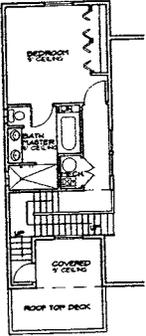
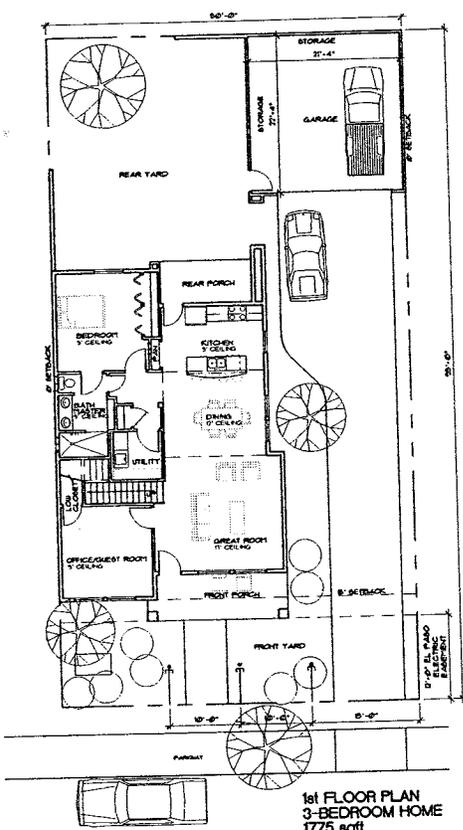
ARROYO ROAD ELEVATION  
SCALE: 1/8" = 1'-0"



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



FOR INFORMATIONAL PURPOSES ONLY



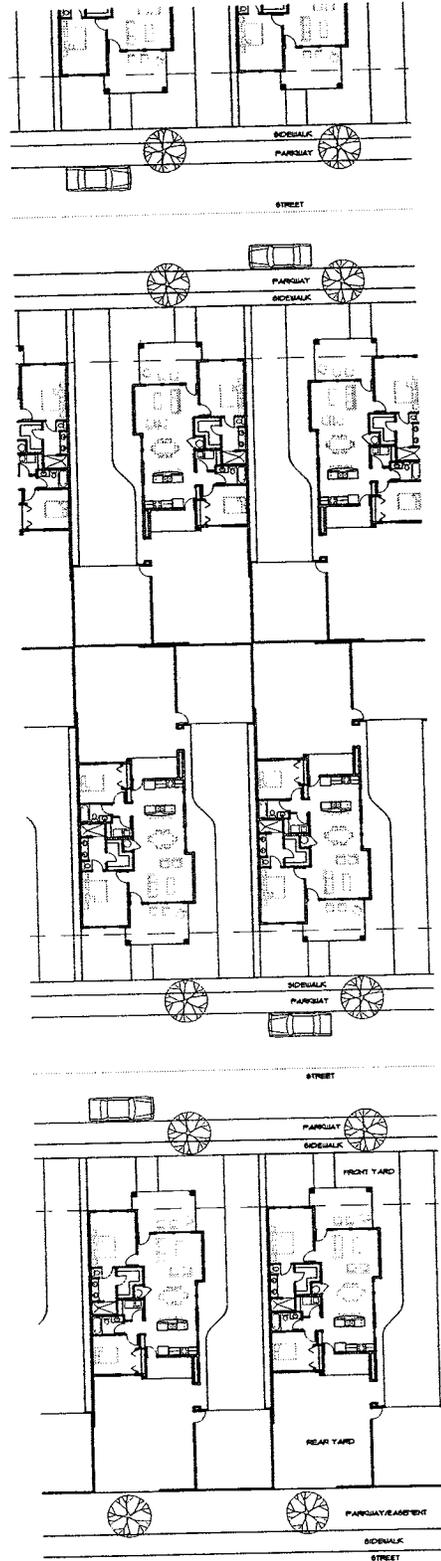
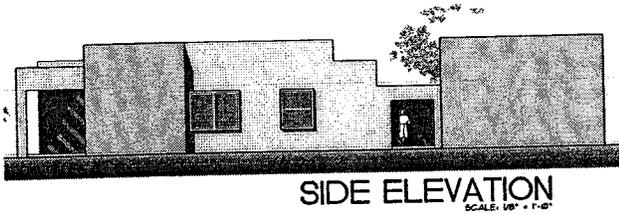
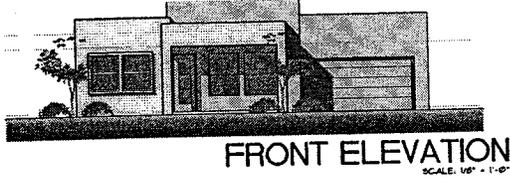
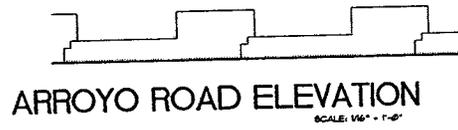
CASITAS

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

1st FLOOR PLAN  
3-BEDROOM HOME  
1775 sqft  
SCALE: 1/8" = 1'-0"

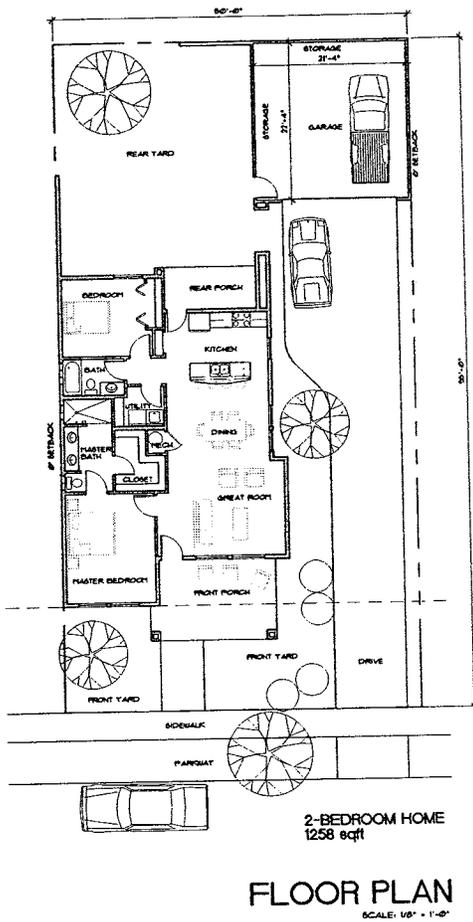
DESIGN: VOLANTEERS, INC.

PUD AMENDMENT #1  
**VERDE METRO**  
 PREPARED FOR  
 SERRA HUNT AND ASSOCIATES  
 NEW MEXICO  
 DATE: 08/11/11  
 SHEET: 1 OF 1  
 DRAWN: [blank]  
 CHECKED: [blank]



FOR INFORMATIONAL  
PURPOSES ONLY

CASITAS

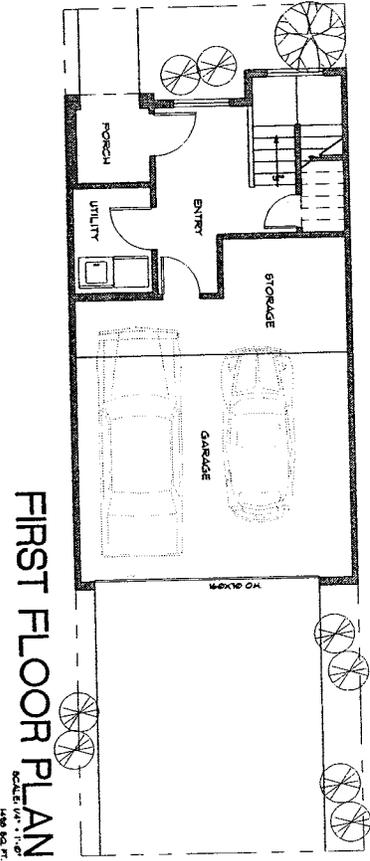
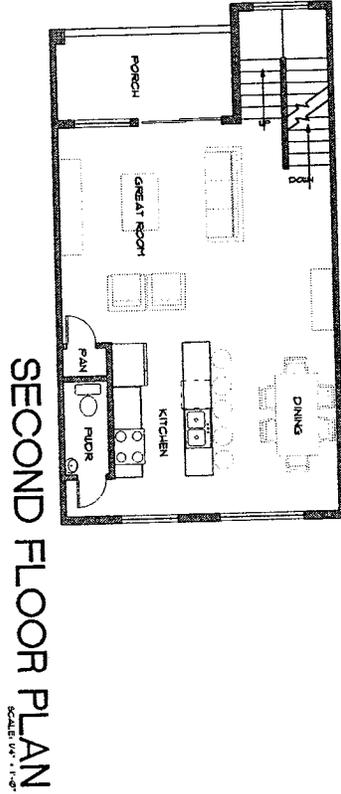
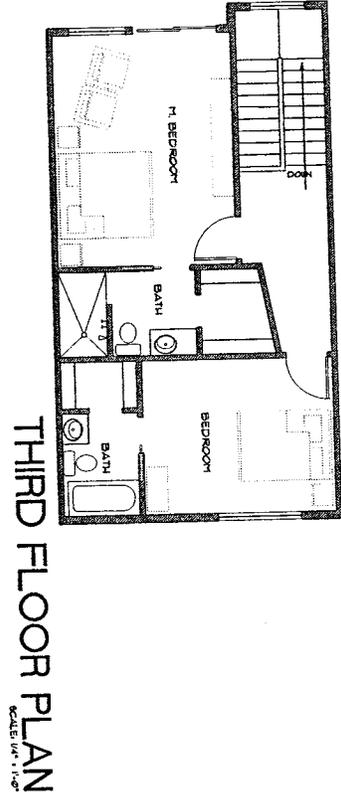


DATE: 11/11/11  
BY: [Signature]  
PROJECT: [Project Name]



DATE	11/11/11
BY	[Signature]
PROJECT	[Project Name]

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



**3 STORY TOWNHOUSE**

FOR INFORMATIONAL  
PURPOSES ONLY

PUD AMENDMENT #1  
**METRO**  
**VERDES**

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

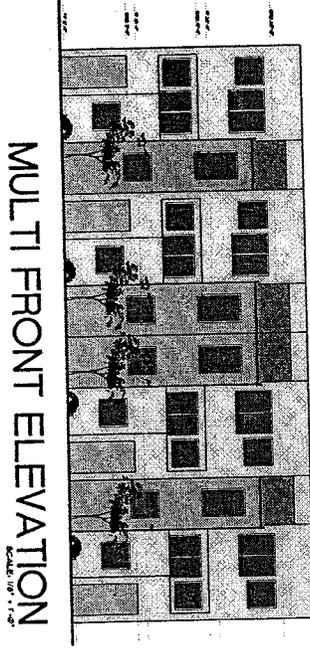
DATE PLOTTED	REVISION
DATE	REVISION
DATE	REVISION
DATE	REVISION

DESIGN: VAN DUSEN, INC.  
10000 N. MESA BLVD., SUITE 100  
DALLAS, TEXAS 75243  
TEL: 972.382.8811  
FAX: 972.382.8812  
WWW.VANDUSEN.COM

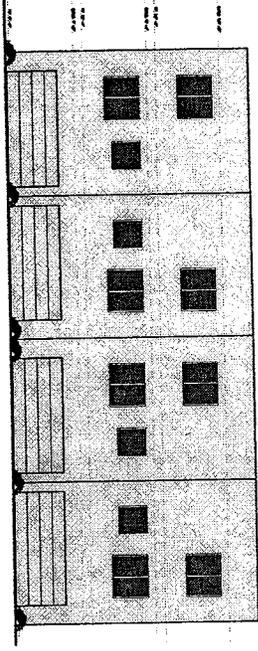
**VS**

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

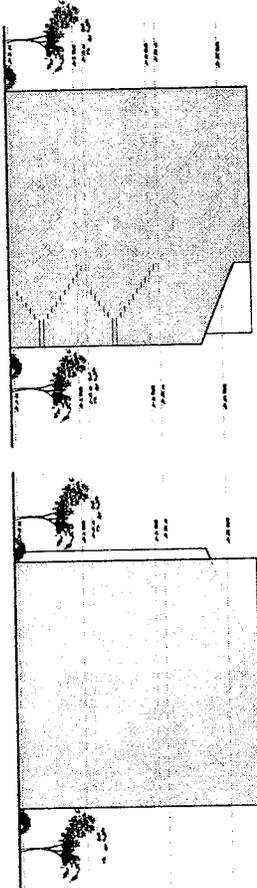
**S9**  
OSWICKA



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

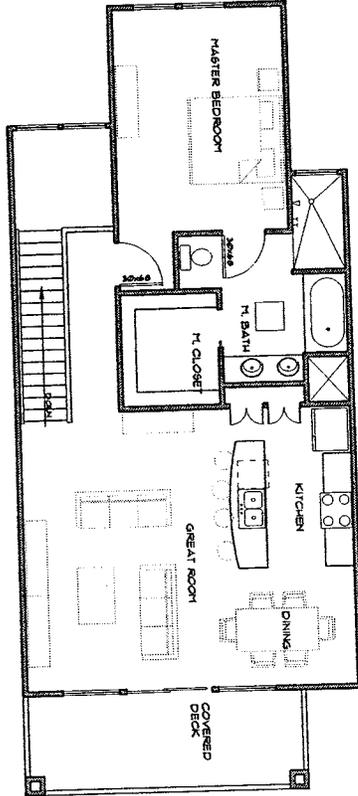
3 STORY TOWNHOUSE

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

DATE PLOTTED	08/01/11
DRAWN	08/01/11
CHECKED	08/01/11
DATE	08/01/11

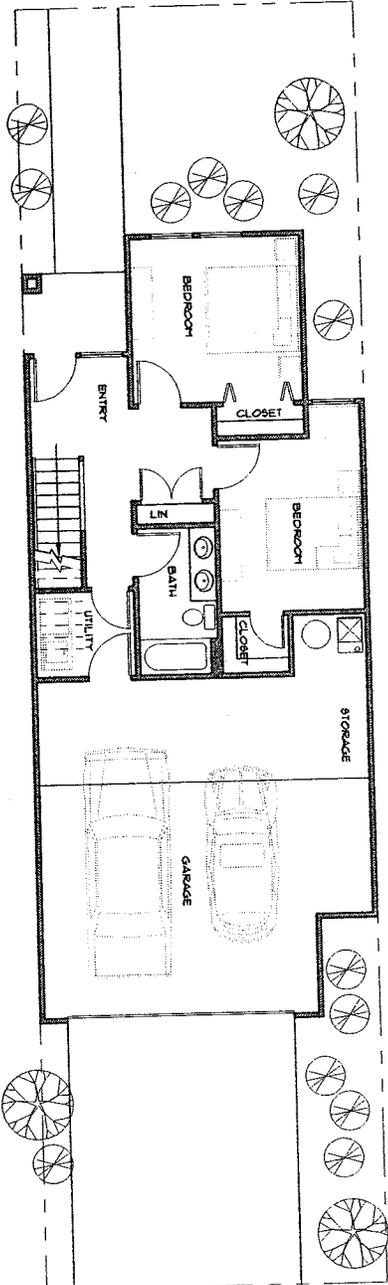
STATION 2 ARCHITECTS, INC.  
1000 W. UNIVERSITY AVENUE, SUITE 100  
LAS CRUCES, NM 88011  
TEL: 505-255-1100  
WWW.STATION2ARCHITECTS.COM





FOR INFORMATIONAL  
PURPOSES ONLY

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



1566 sq. ft. FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

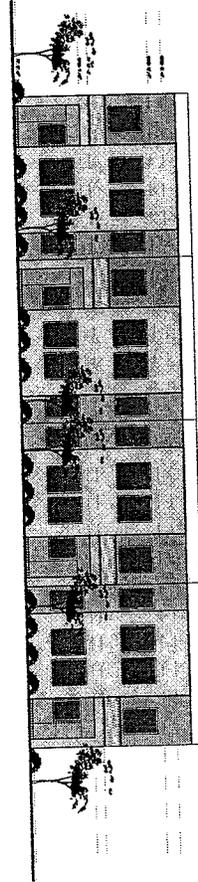
2 STORY TOWNHOUSE

PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
SERRA HILLS LAND DEVELOPMENT, INC.  
NEW MEXICO

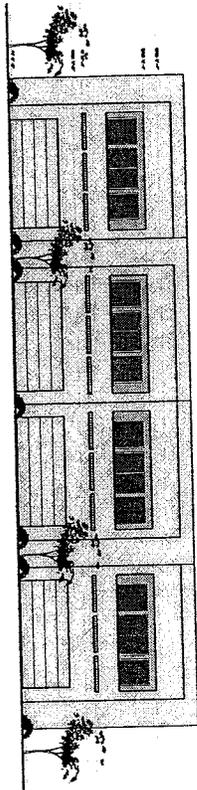
DATE MADE	DRAWN BY	CHECKED BY
4/01	MS/STL/A	MS/STL/A
6/29/01	MS/STL/A	MS/STL/A
1/29/02	MS/STL/A	MS/STL/A

DESIGN: VOLANTEERS, INC.  
ARCHITECT: VOLANTEERS, INC.  
11400 UNIVERSITY AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: (303) 757-8811  
FAX: (303) 757-8811  
WWW.VOLANTEERS.COM

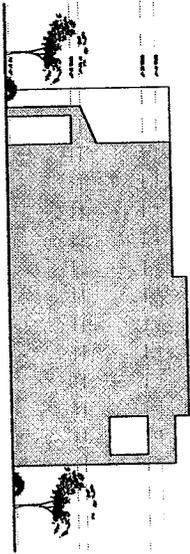




MULTI FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



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



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

FOR INFORMATIONAL  
PURPOSES ONLY

2 STORY TOWNHOUSE

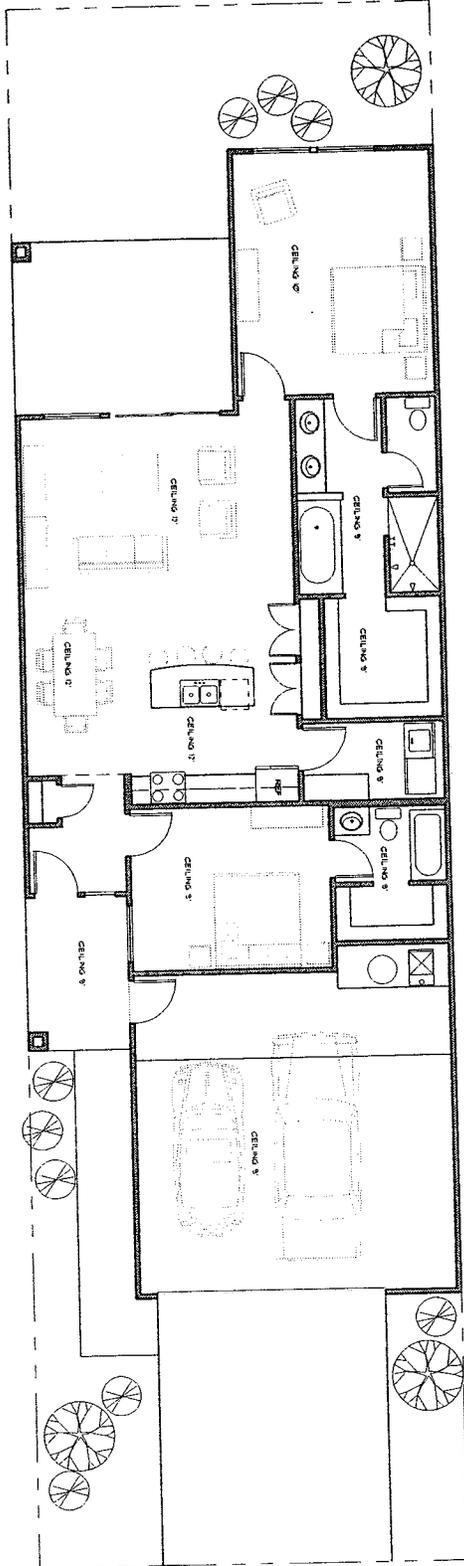
PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
SERRA WEST LAND BUILDERS, LLC  
LAS CRUCES, NEW MEXICO

DATE	ISSUE
4/21/11	SCHEMATICAL 1
6/29/11	SCHEMATICAL 2
7/29/11	SCHEMATICAL 3

DESIGN: VALDES, INC.  
ARCHITECT: VALDES, INC.  
1111 SOUTH 20TH AVENUE  
SUITE 100  
LAS CRUCES, NM 87801  
TEL: 505.259.2488  
FAX: 505.259.2485

**SVI**

**S12**  
CONCRETE



1403 SF

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

FOR INFORMATIONAL  
PURPOSES ONLY

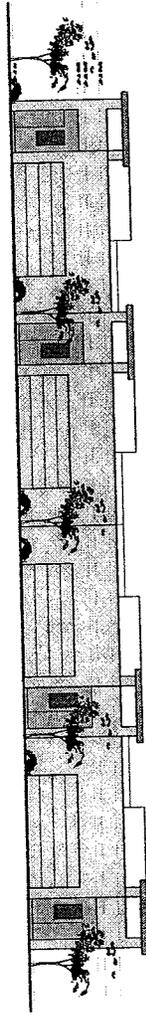
**SINGLE STORY TOWNHOUSE**

PUD AMENDMENT #1  
**METRO**  
**VERDE**  
PREPARED FOR  
SUNSHINE HOMES IN  
TEJAS CRUCES  
NEW MEXICO

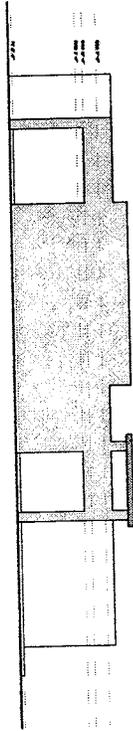
DATE	ISSUE
10/11	REVISION 1
10/11	REVISION 2
10/11	REVISION 3

**OV**  
DESIGN VENTURES, INC.  
2400 AVENUE 18001  
SUITE 200  
DALLAS, TEXAS 75244  
PHONE: 214.353.2222

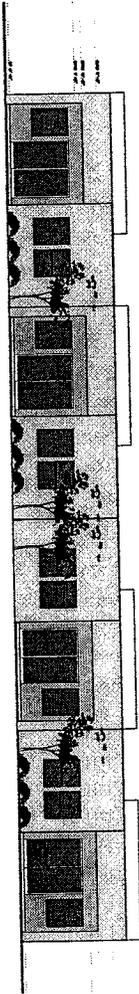
**S13**  
DRAWING



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



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



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

FOR INFORMATIONAL  
PURPOSES ONLY

SINGLE STORY TOWNHOUSE

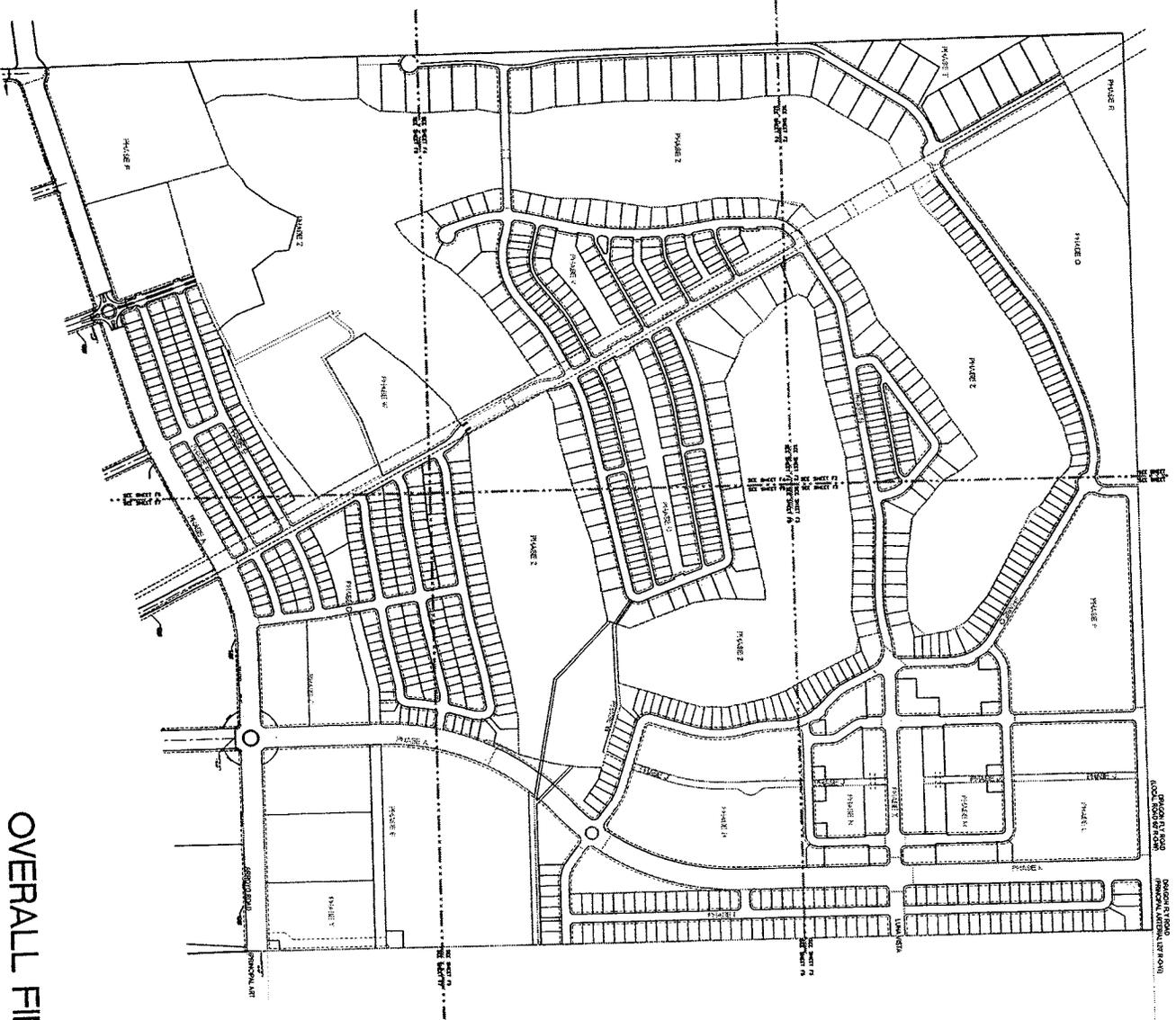
PUD AMENDMENT #1  
METRO  
VERDE  
PREPARED FOR  
SERRA NORTH DOWNS, LLC  
LAS CRUCES  
NEW MEXICO

DATE	ISSUED
1/20/11	SUBMITTAL 1
1/20/11	SUBMITTAL 2
1/20/11	SUBMITTAL 3
1/20/11	SUBMITTAL 4
1/20/11	SUBMITTAL 5
1/20/11	SUBMITTAL 6
1/20/11	SUBMITTAL 7
1/20/11	SUBMITTAL 8
1/20/11	SUBMITTAL 9
1/20/11	SUBMITTAL 10

DESIGNED BY: **WV**  
WATSON VOLLMUTH & ASSOCIATES, INC.  
1000 West 10th Street, Suite 100  
Las Cruces, NM 88011  
Tel: 505.633.1100  
Fax: 505.633.1100  
www.wvva.com







SEE LAND USE GUIDELINES ON SHEET F9 FOR DESIGN STANDARDS.

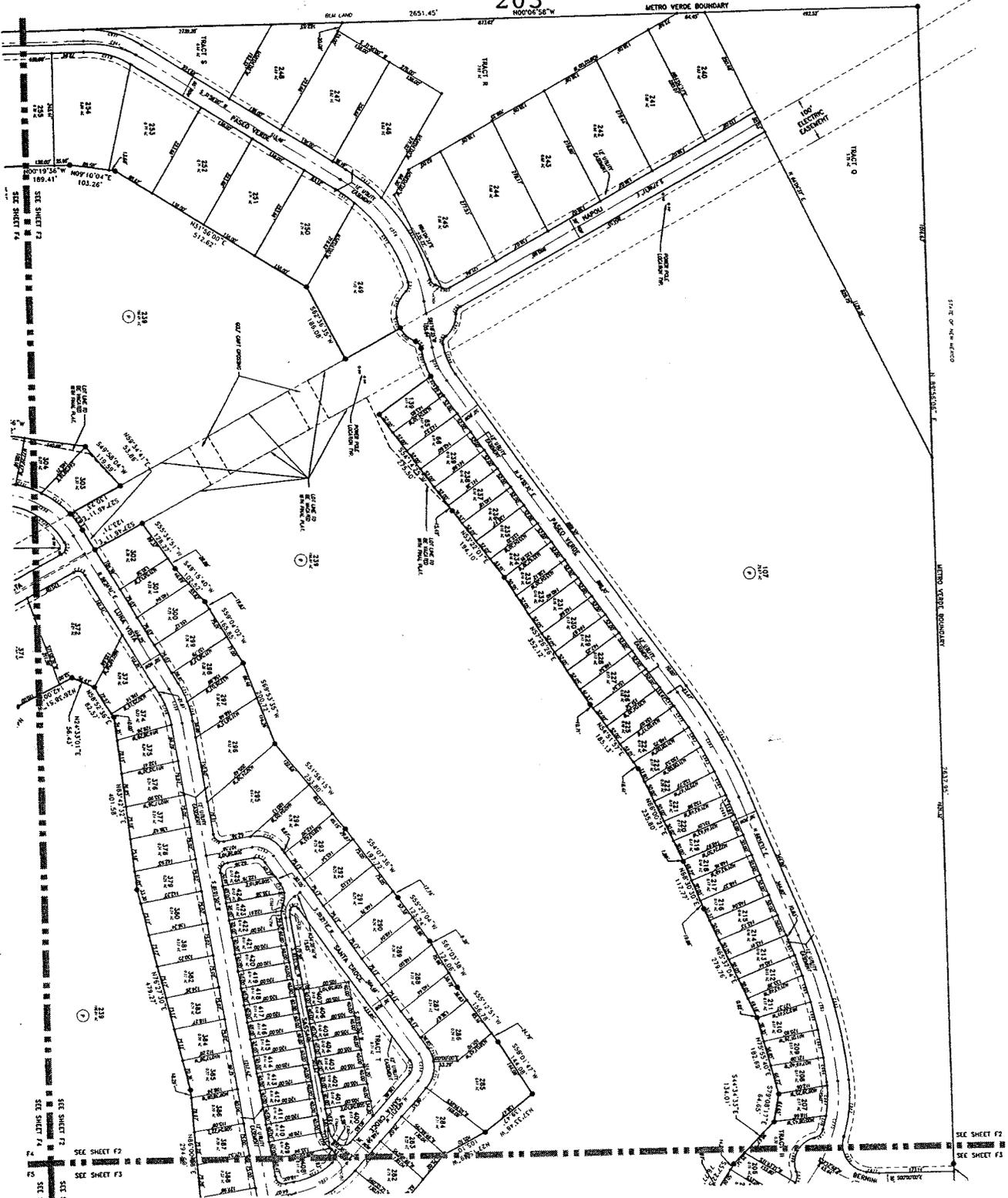
OVERALL FINAL SITE PLAN  
SCALE 1" = 300'



**DM**  
 GANTON VENTURES, INC.  
 1400 GARDNER STREET  
 SUITE 200  
 NEWTON, MASSACHUSETTS 02459  
 TEL: 617.552.1200  
 FAX: 617.552.1201  
 WWW.GANTONVENTURES.COM

**FINAL SITE PLAN**  
**METRO**  
**VERDE**  
 PREPARED FOR  
 STATE STREET LAND DEVELOPERS  
 NEW MEXICO

DATE PREPARED	12/11/11
DRAWN BY	REGENT/MLL, R
CHECKED BY	REGENT/MLL, S
DESIGNED BY	REGENT/MLL, S
APPROVED BY	REGENT/MLL, S



**AREA 1**  
**FINAL**  
**SITE PLAN**  
**F2**

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

DATE	PREPARED
6/20/11	6/20/11
6/20/11	6/20/11
6/20/11	6/20/11

SEE LAND USE GUIDELINES  
 ON SHEET F3 FOR DESIGN  
 STANDARDS

**GENIUM PARTNERS, INC.**  
 1000 UNIVERSITY AVENUE, SUITE 1000  
 ALBUQUERQUE, NEW MEXICO 87102  
 TEL: 505.263.8800  
 FAX: 505.263.8801  
 WWW.GENIUMPARTNERS.COM



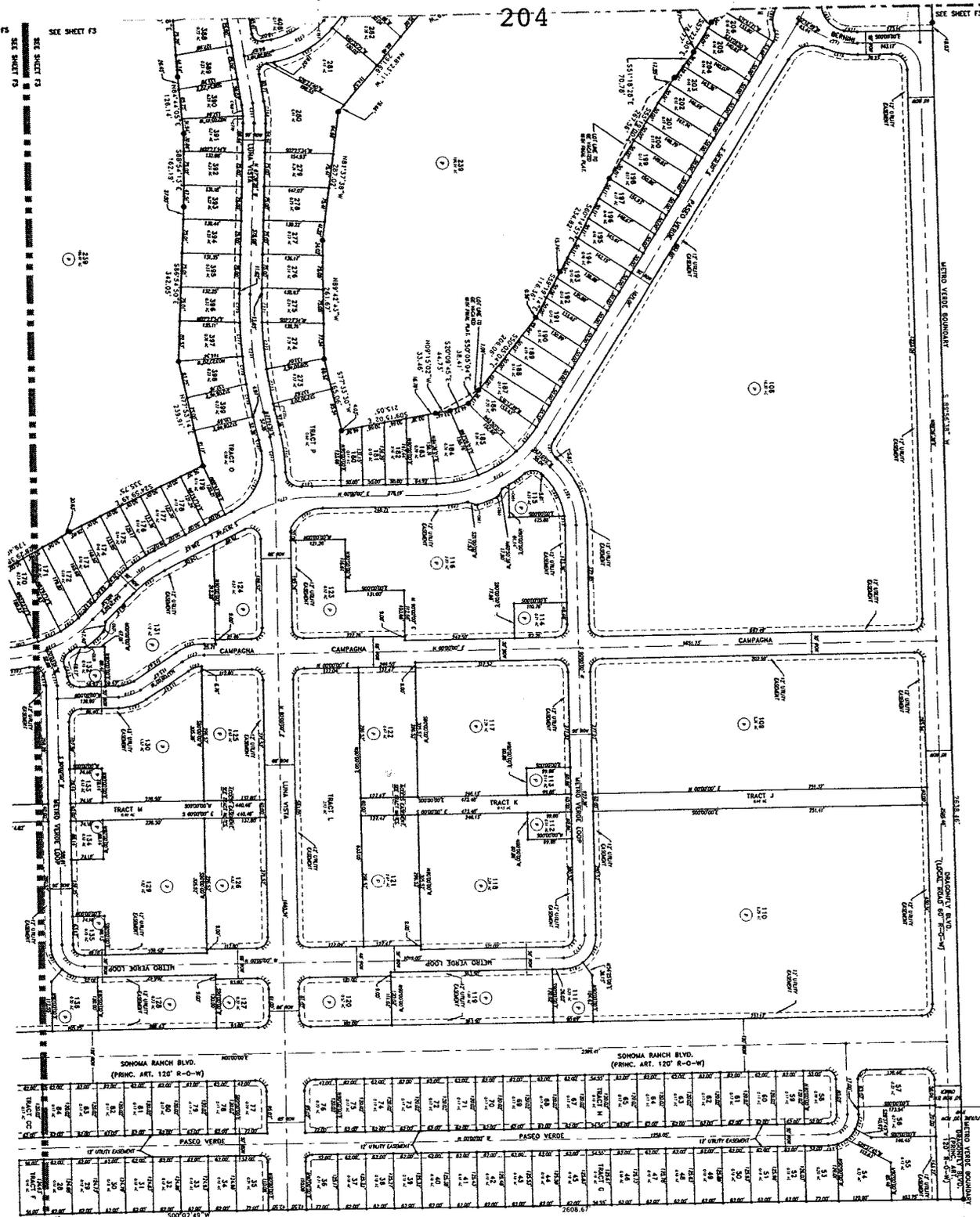
STATE OF NEW MEXICO

METRO VERDE BOUNDARY

SEE SHEET F2  
 SEE SHEET F3

SEE SHEET F2  
 SEE SHEET F3

SEE SHEET F2  
 SEE SHEET F3



BAHNS ONE TRUST CO., INC. ET AL  
 INSTRUMENT # 067462  
 FILED 1-1-2006

**AREA 2  
 FINAL  
 SITE PLAN**



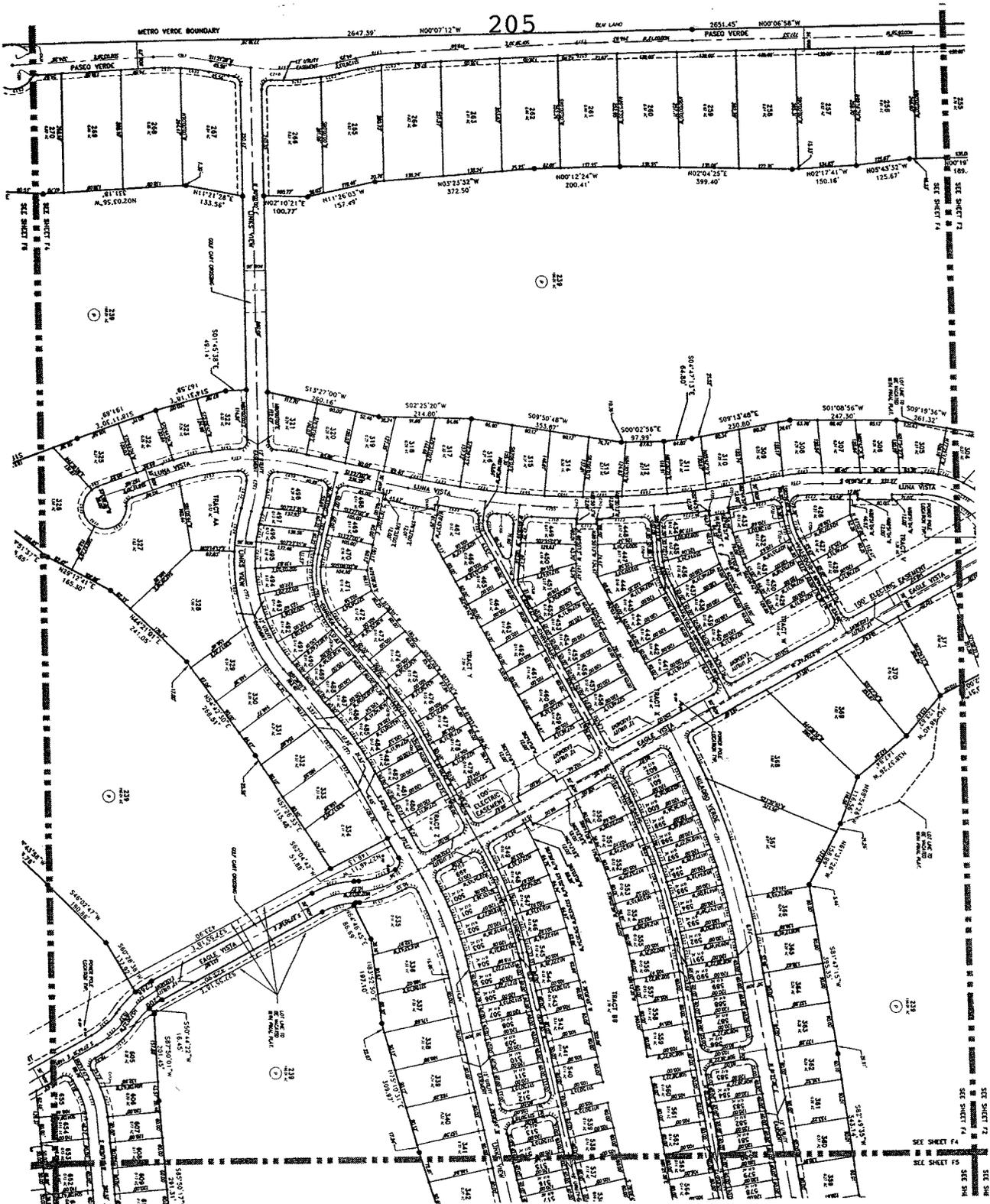
SEE LAND USE ORDINANCES  
 STANDARDS FOR DESIGN

DATE	ISSUE
01/11/06	PRELIMINARY
02/01/06	FINAL

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

SCALE: 1" = 40'-0"

**F3**



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



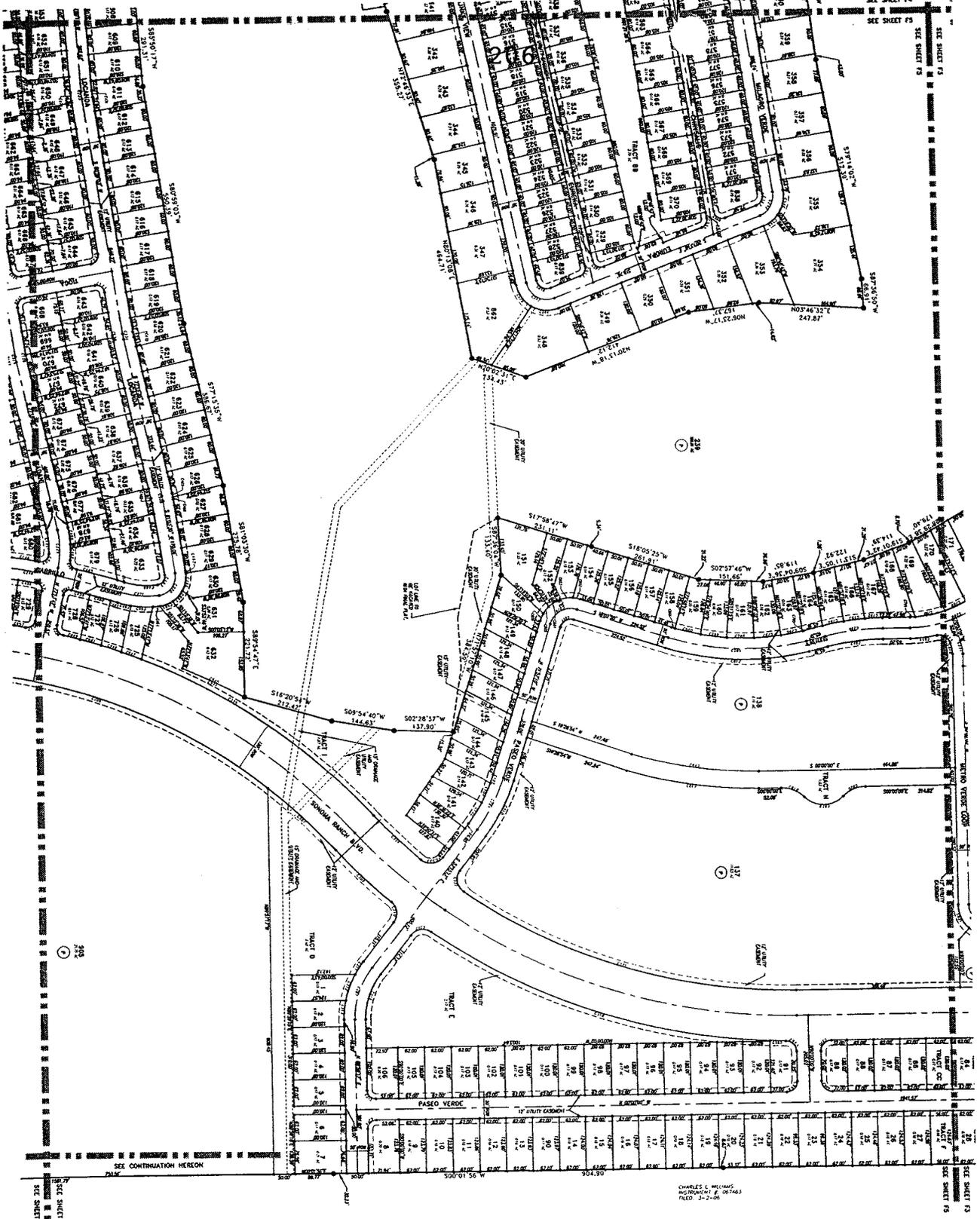
SEE LAND USE GUIDELINES  
ON SHEET F9 FOR DESIGN  
STANDARDS.

**FINAL SITE PLAN  
METRO  
VERDE**  
PREPARED FOR  
SERRA NORTH LAND BUILDERS, LLC  
NEW MEXICO

**DATE** 08/11/11  
**SCALE** AS SHOWN  
**BY** J. V. VENTURA, P.E.  
**CHECKED** J. V. VENTURA, P.E.  
**DATE** 08/11/11

**DESIGN** VENTURA, INC.  
10000 S. RAYBURN DRIVE  
SUITE 100  
DALLAS, TEXAS 75241  
PHONE: 972.251.1111  
FAX: 972.251.1112  
WWW.VENTURAINC.COM

**F4**  
CONTRACT



SEE CONTRIBUTION HEREON

SEE SHEET F4  
SEE SHEET F6  
SEE SHEET F7  
SEE SHEET F8  
SEE SHEET F9

AREA 4  
FINAL  
SITE PLAN  
SCALE: 1" = 80'



SEE LAND USE GUIDELINES  
PREPARED BY SON DESIGN

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

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

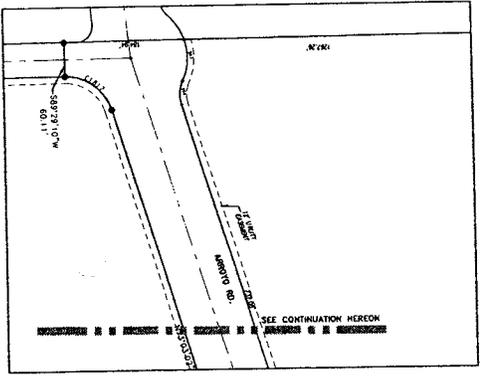
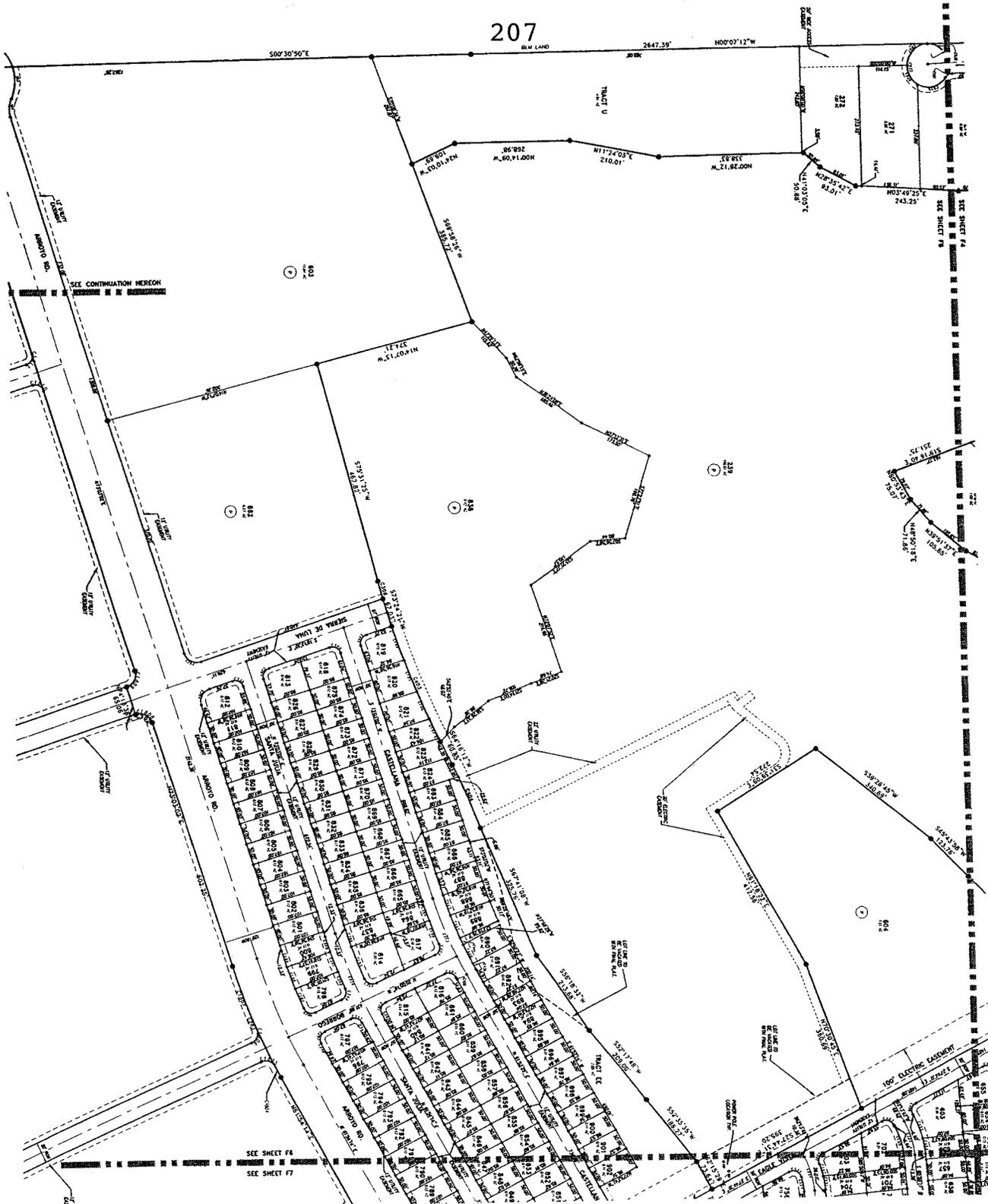
DATE: 08/11/11  
DRAWN: SUBMITTAL #1  
CHECKED: SUBMITTAL #1  
DATE: 08/11/11

PROJECT  
**F5**  
012888



SONA DESIGN, INC.  
1000 W. UNIVERSITY AVENUE, SUITE 100  
LAS CRUCES, NM 87801  
PHONE: (505) 783-1000  
WWW.SONADDESIGN.COM

CHARLES E. WILLIAMS  
REGISTERED PROFESSIONAL ENGINEER  
FIELD NO. 12-2-006



AREA 5  
FINAL  
SITE PLAN  
SCALE 1" = 100'-0"

**F6**  
OUTLINE

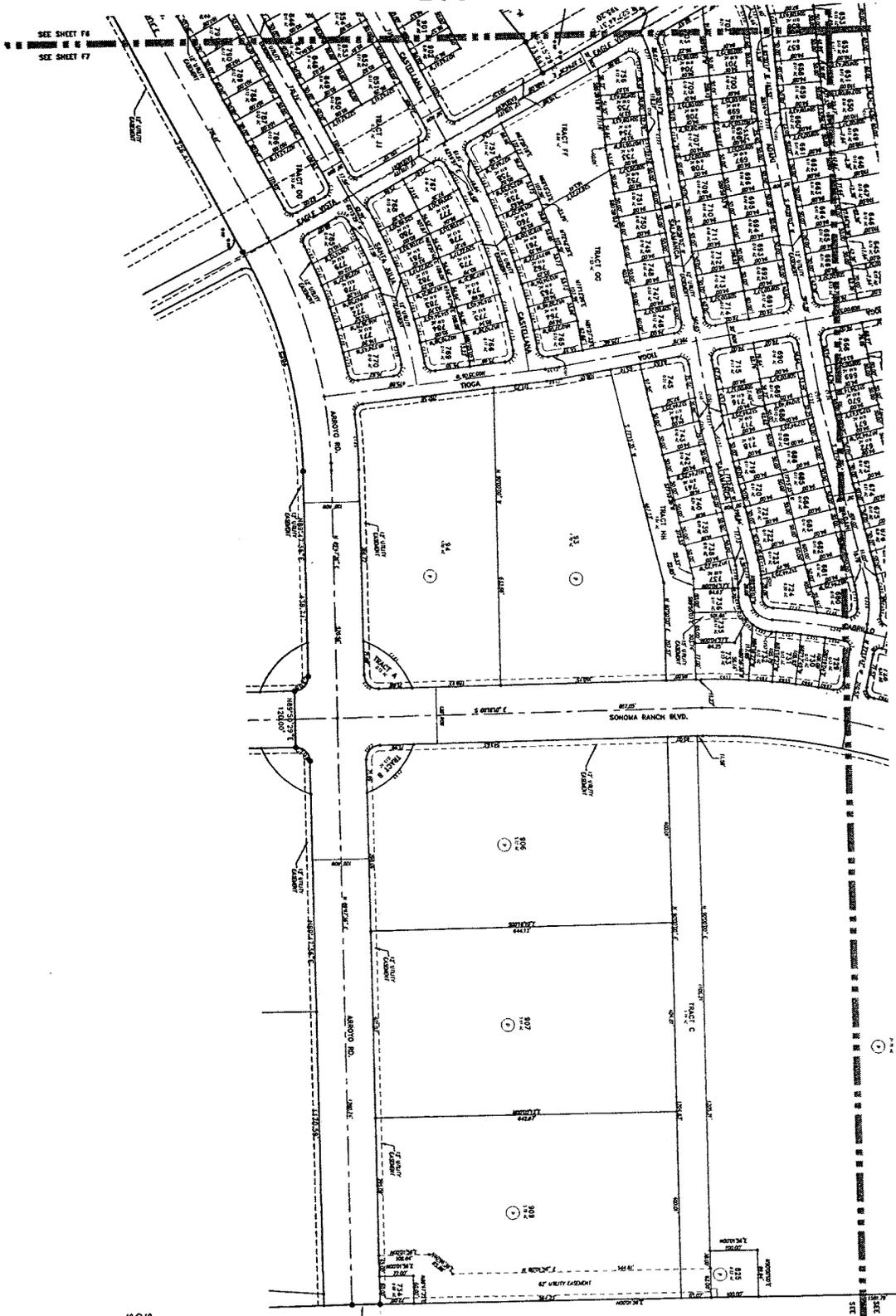
FINAL SITE PLAN  
METRO  
VERDE  
PREPARED FOR  
SERENA NORTH LAND BUILDINGS, LLC  
LAS CRUCES  
NEW MEXICO

DATE	PLANNED
BY	ARCHITECTURAL 4
BY	ARCHITECTURAL 5
BY	ARCHITECTURAL 6
BY	ARCHITECTURAL 7
BY	ARCHITECTURAL 8
BY	ARCHITECTURAL 9
BY	ARCHITECTURAL 10

SEE LAND USE GUIDELINES  
ON SHEET F5 FOR DESIGN  
STANDARDS.



DESIGN PARTNERS, INC.  
10000 N. MESA LANE, SUITE 100  
LAS CRUCES, NM 88011  
TEL: 505.253.3333  
WWW.DESIGNPARTNERS.COM



SEE SHEET F6  
SEE SHEET F7

SEE SHEET F5  
SEE SHEET F7

SEE LAND USE GUIDELINES  
ON SHEET F9 FOR DESIGN  
STANDARDS.



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

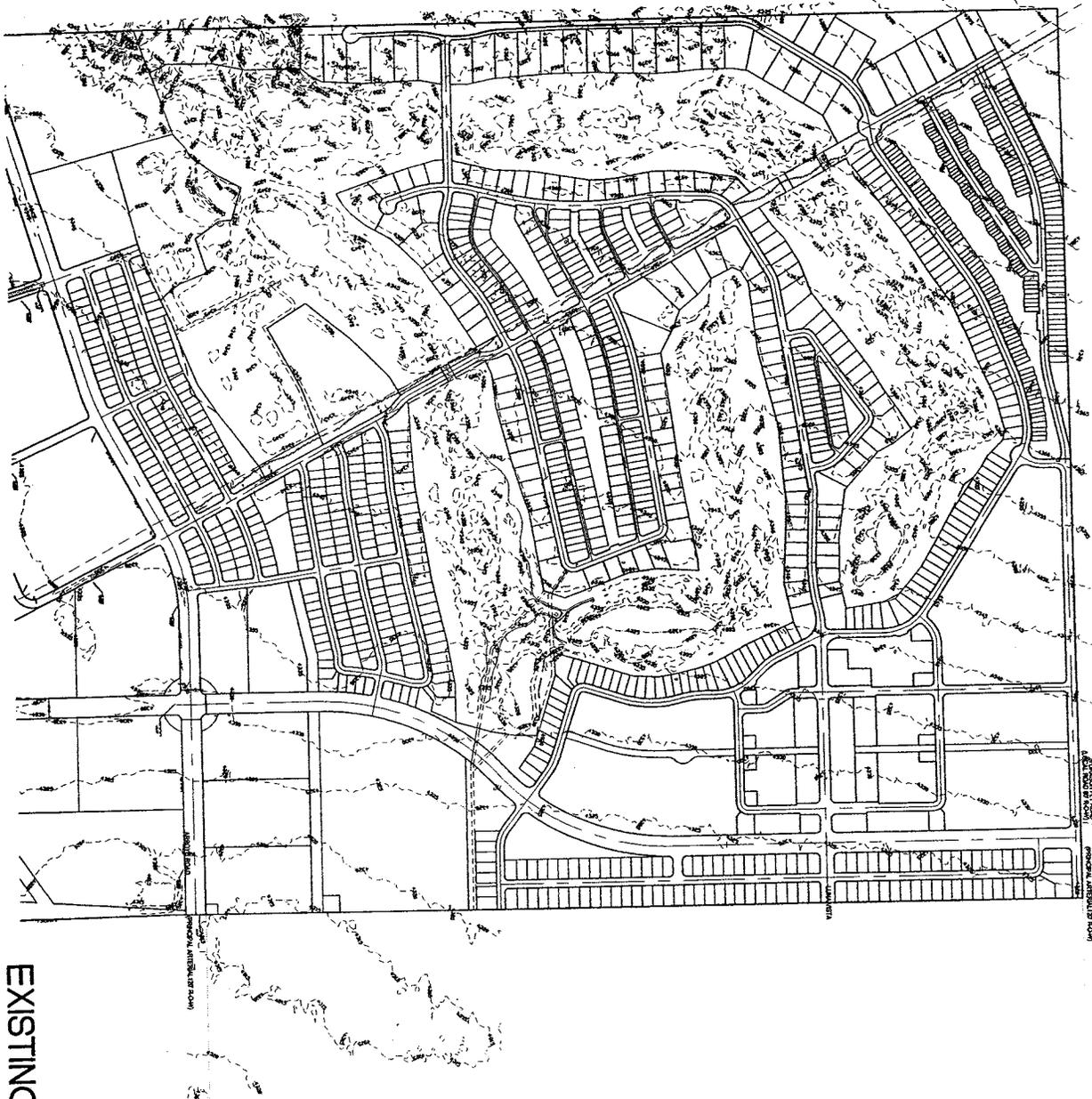
FINAL SITE PLAN  
METRO  
VERDE  
PREPARED FOR  
SERRA HUNT LAND BUILDERS, LLC  
LAS CRUCES  
NEW MEXICO

DATE	PACKAGE
06/20/11	SUBMITTAL 5
07/20/11	SUBMITTAL 5









DATE: 01/11/2007  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS

EXISTING TOPOGRAPHY  
 SCALE: 1"=100'



**OV**  
 DESIGN VENTURES, INC.  
 1400 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.8881  
 FAX: 303.733.8882  
 WWW: WWW.OVDESIGN.COM

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

FINAL SITE PLAN  
**METRO**  
**VERDE**  
 PREPARED FOR  
 SHERRILL NORTH LAND BUILDING, LLC  
 1400 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.8881  
 FAX: 303.733.8882  
 WWW: WWW.OVDESIGN.COM

## **COMPREHENSIVE PLAN ELEMENTS & POLICIES**

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

#### **Policies:**

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

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

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

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

#### Urban Design Goal 1 (Image)

##### Policies:

1.1.6. Parks and multi-use activity/recreational fields (functional open space) should be encouraged to develop in conveniently located areas.

1.1.7. Encourage a balance of land uses as a means of providing convenience and functionality to those who may live and/or work in one area of the community.

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

##### Policies:

2.5.1. Advocate an appropriate balance between physical development and open space that will provide a desirable environment and quality of life in the urban area as well as perpetuating the unique natural and rural environments of the region.

2.5.2. Encourage new development to provide networks of open space. Open space should be linked with parks and recreational trails so that any open space areas may be considered "usable" space. Development waivers, such as density bonuses, shall be used as incentives to developers to create and/or maintain open space.

#### Urban Design Goal 3 (Design)

##### Policies:

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



## City of Las Cruces

### DEVELOPMENT REVIEW COMMITTEE (DRC)

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

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

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

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

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

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

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

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

Murphy: Move approval. Tom Murphy.

Reyes: Second. Loretta Reyes.

Rodriguez: All those in favor?

All: Aye.

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

Murphy: Move approval.

1  
2 Dubbin: Second.

3  
4 Rodriguez: All those in favor?

5  
6 All: Aye.

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

9  
10 **IV. NEW BUSINESS**

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

- 13 • A request for approval for a Major Amendment to the Sierra Norte Master 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 **2. PUD-11-02 – Metro Verde Amendment #1 PUD Final Site Plan**

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

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

7  
8 Ochoa: First of all we have the concept plan for Metro Verde Amendment #1 PUD.  
9 This is essentially located in the northern section of what is the Sierra  
10 Norte and Master Planned Area. It's an amendment to the existing Metro  
11 Verde PUD that exists now. It's the upper, kind of "L" shaped property  
12 that was original Metro Verde so this is an amendment to that to  
13 incorporate what is now a roughly 695 acre parcel or piece of property  
14 located between the future extension of Arroyo Road to the south and the  
15 City Limits to the north. The concept plan is a post-develop and mixed-  
16 use development that will essentially entail everything from residential,  
17 commercial, office, retail and manufactured land uses and it also includes  
18 the golf course, as well. The developer is proposing his own development  
19 standards for the setbacks, his own type of zoning designations with  
20 different land uses permitted throughout each one and the mix-used  
21 development being proposed for this, as well, smaller setbacks and so on.  
22 The final site plan itself, as well, at the same area, is proposed to be  
23 developed in about 26 phases in any order as developed, too, as long as  
24 we have access, primary and secondary, as required by code; dwelling  
25 units ranging anywhere between about 1700 dwelling units to a maximum  
26 of about 8500 dwelling units throughout the entire area and that's,  
27 essentially, it. We have seen this one before. This is just basically an  
28 amended one of those previously submitted to the DRC.

29  
30 Rodriguez: DVI or Mr. Moscato?

31  
32 Denton: I think Adam covered most everything with it. I would just like to say, like  
33 you said, this is one that's been seen before, gone through the City but  
34 never went through the full approval process. It's the same concept,  
35 basically, of Metro Verde South, which previously came through and has  
36 recently been approved by City Council. We took this amendment and  
37 took it back to, I guess, update it to the comments that came through  
38 Metro Verde South so that we're in compliance with everything that, all the  
39 concerns that came up with that project; but it is the same land uses that  
40 were presented with that project.

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

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

28  
 29 Denton: That is correct.

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

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

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

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

44  
 45 Rodriguez: Fire?

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

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

1  
2 Rodriguez: All those in favor?

3  
4 All: Aye.

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

8  
9 Murphy: So moved.

10  
11 Dubbin: Second.

12  
13 Rodriguez: All those in favor?

14  
15 All: Aye.

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

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

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

23  
24 Dubbin: So moved.

25  
26 Reyes: Second, Loretta Reyes.

27  
28 Rodriguez: We are adjourned.

29  
30 *Cheryl Rodriguez*  
31 Chairperson

ZONING: PUD

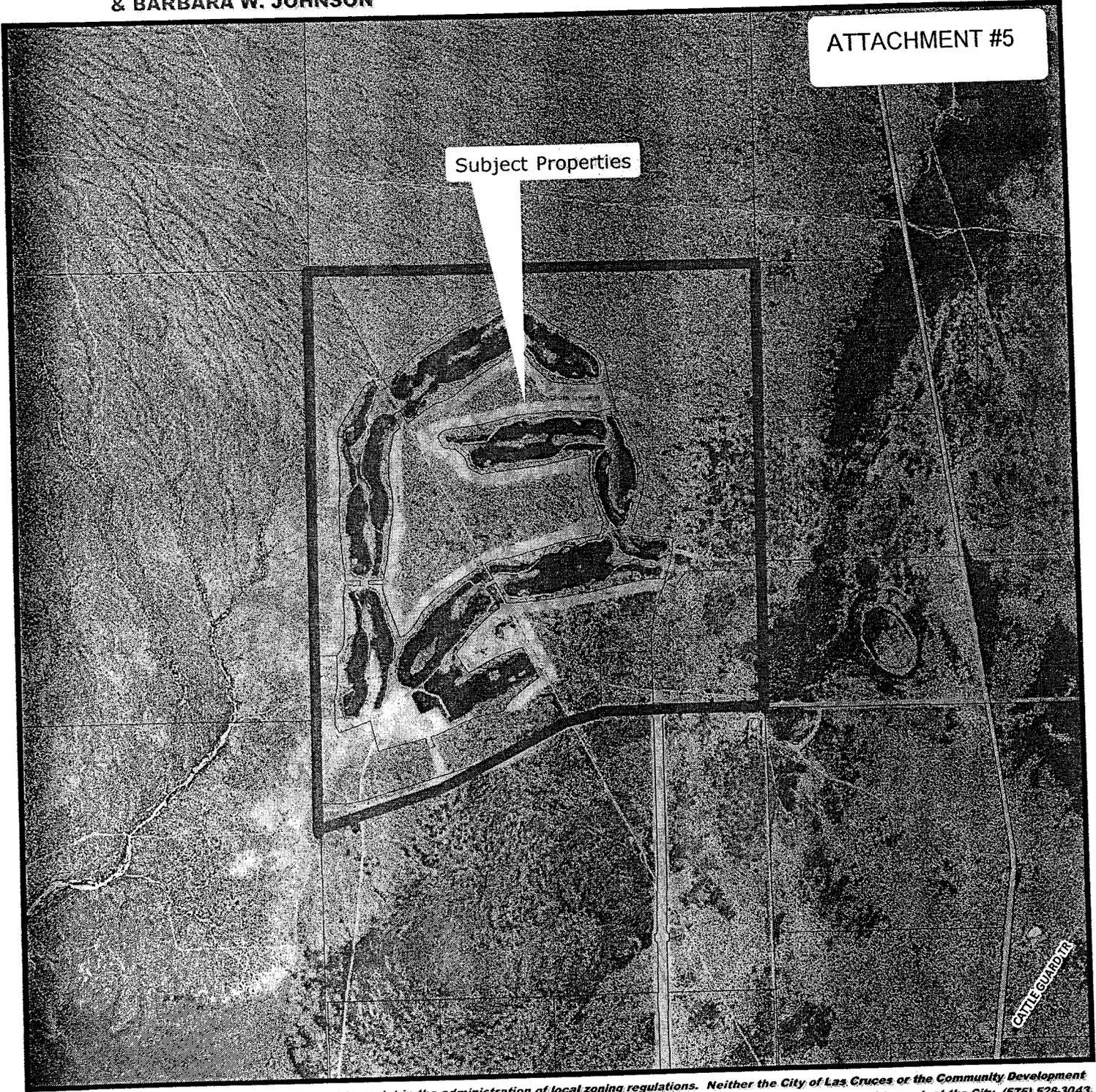
OWNER: SIERRA NORTE LAND HOLDINGS  
& BARBARA W. JOHNSON

221  
Aerial View

PARCEL: MULTIPLE  
DATE: 08/17/2011

ATTACHMENT #5

Subject Properties



CITE GUNDR

*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.*

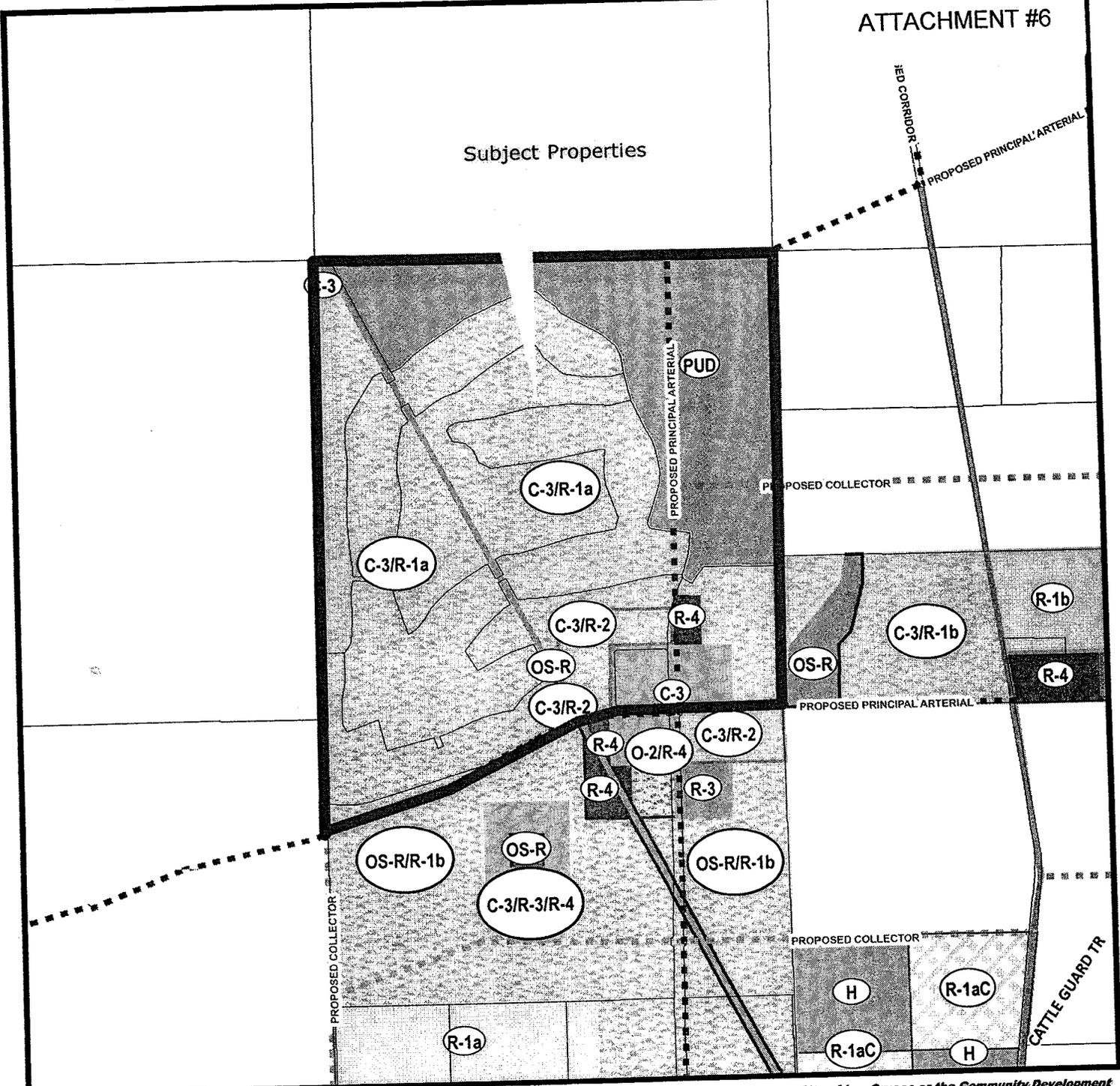
### Legend

- Public\_Facilities
- • • EBID Water System
- ▭ City Parcel
- ▬ Interstates\_Highway
- ▭ Arroyo
- +— Railroad
- ▭ Rio Grande



157515704660781105101850001023225400  
▬ Feet

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



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



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

1  
2  
3  
4 **PLANNING AND ZONING COMMISSION**  
5 **FOR THE**  
6 **CITY OF LAS CRUCES**  
7 **City Council Chambers**  
8 **August 23, 2011 at 6:00 p.m.**  
9

10 **BOARD MEMBERS PRESENT:**

11 Charles Scholz, Chairman  
12 Godfrey Crane, Vice Chair  
13 Charles Beard, Secretary  
14 Ray Shipley, Member  
15 William Stowe, Member  
16 Donald Bustos, Member  
17 Shawn Evans, Member  
18

19 **BOARD MEMBERS ABSENT: NONE**

20  
21 **STAFF PRESENT:**

22 David Weir, Director, Community Development  
23 Adam Ochoa, Acting Senior Planner  
24 Helen Revels, Planner  
25 Lorenzo Vigil, Acting Assistant Planner  
26 Srijana Basayat, Planner  
27 Mark Dubbin, CLC Fire Department  
28 Jared Abrams, CLC Legal Staff  
29 Bonnie Ennis, Recording Secretary  
30

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

32  
33 Scholz: Good evening and welcome to the Planning and Zoning Commission  
34 meeting for Tuesday, August 23, 2011. I'm Charlie Scholz, the Chair  
35 of the Commission. Before we begin our proceedings I want to identify  
36 the members of the Commission who are here tonight. On my far right  
37 is Commissioner Crane. He represents Council District 4. Next to him  
38 is Commissioner Stowe. He represents Council District 1. On my  
39 immediate right is Commissioner Beard. He represents Council  
40 District 2 and I represent Council District 6.  
41

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

43  
44 Scholz: The first order of business is always the approval of minutes and I see  
45 an errant member coming in the door. It's Commissioner Evans who  
46 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

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

Crane: So moved.

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

Beard: Second.

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

All: Aye.

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

III. POSTPONEMENTS

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

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

Scholz: Okay

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

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

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

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

Crane: So Moved.

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Scholz: Okay, is there a second.

Beard: I second.

Scholz: All those in favor say aye.

All: Aye.

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

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

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

Beard: So moved.

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

Stowe: Second.

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

All: Aye.

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

**IV. CONSENT AGENDA**

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

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

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

16  
17 Scholz: Is there anyone who cares to speak to case PUD-11-01?

- 18
- 19 2. **Case PUD-11-02:** Application of DVI on behalf of Sierra Norte Land
- 20 Holdings, LLC and Barbra W. Johnson for a Final Site Plan for a
- 21 Planned Unit Development known as Metro Verde Amendment #1 PUD.
- 22 The subject properties encompasses 695 ± acres and are located in the
- 23 Sierra Norte area north of the future expansion of Arroyo Road and
- 24 south of the City Limits; Parcel IDs 02-36419, 02-36420, 02-36421, 02-
- 25 36422, 02-37650, 02-38810, 02-38811. Proposed Use: A mixed-use
- 26 development with single-family/multi-family residential, commercial,
- 27 office, retail, and manufacturing land uses with a golf course; Council
- 28 District 5.

29  
30 Scholz: All right, how about PUD-11-02? Okay, I'll entertain a motion to accept  
31 the consent agenda.

32  
33 Evans: So moved.

34  
35 Scholz: Evans moved.

36  
37 Beard: Second.

38  
39 Scholz: And Beard seconds. All those in favor same sign. All right, the  
40 consent agenda is passed.

41  
42 **V. OLD BUSINESS**

- 43
- 44 1. **Case Z2840:** Application of Susan J. Frary to rezone from R-2 (Multi-
- 45 Dwelling Low Density) to C-2C (Commercial Medium Intensity-
- 46 Conditional) and to numerically deviate from the required ten (10) foot

**LAND USE TABLE**

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

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.

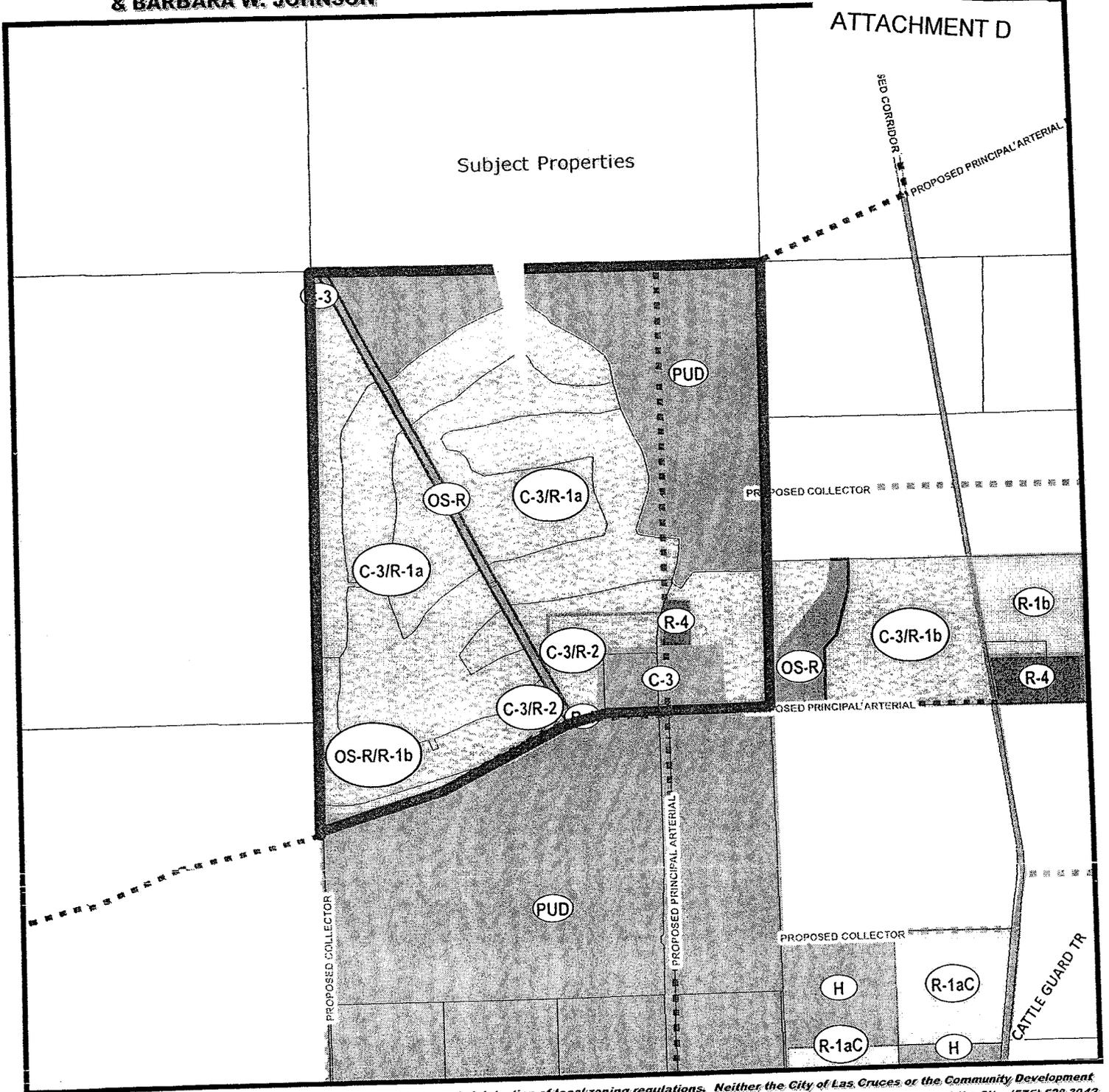
**ZONING: PUD**  
**OWNER: SIERRA NORTE LAND HOLDINGS**  
**& BARBARA W. JOHNSON**

229  
**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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