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City of Las Cruces[®]

PEOPLE HELPING PEOPLE

Council Action and Executive Summary

Item # 15 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.

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

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

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: _____

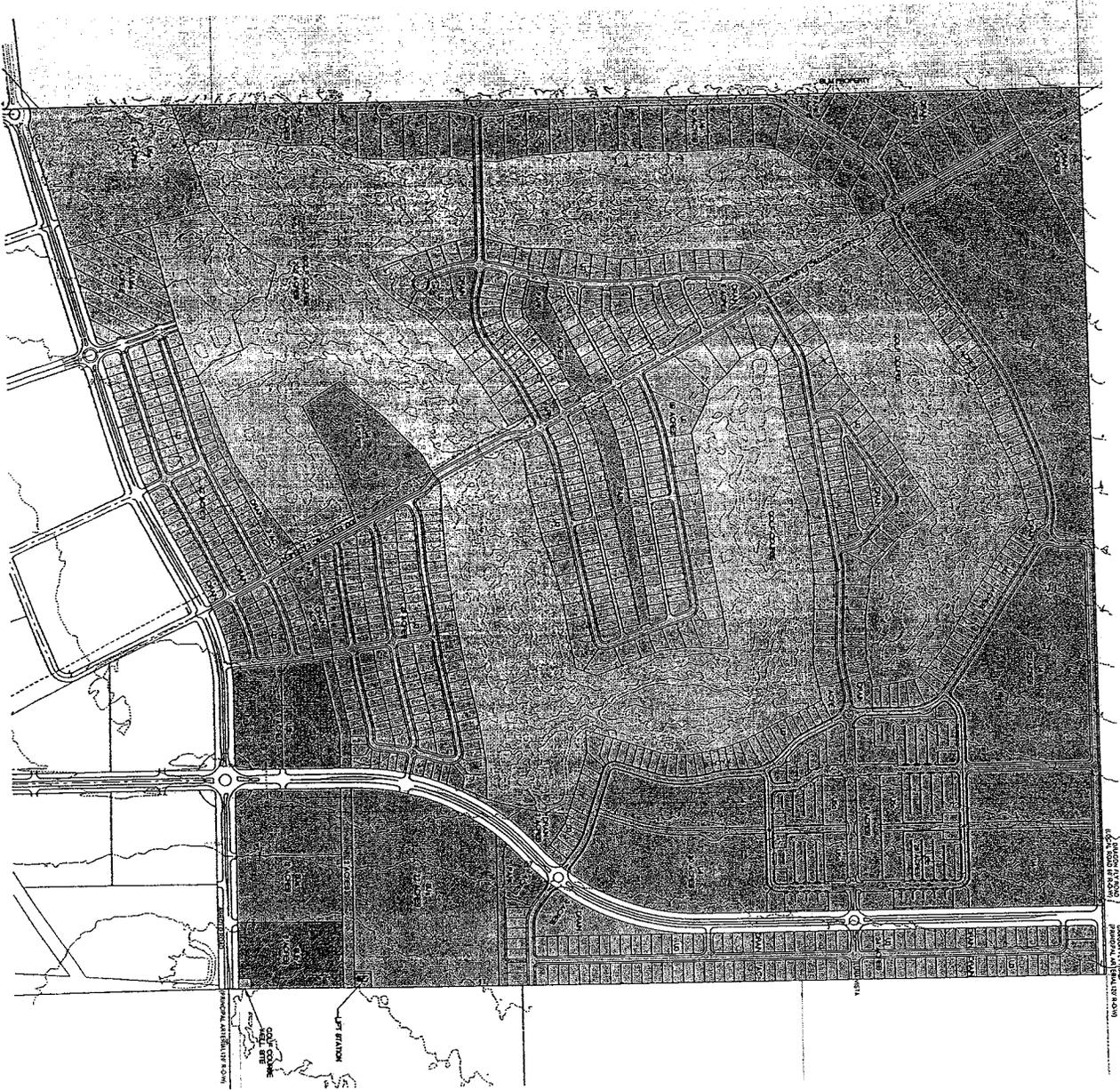
APPROVED AS TO FORM:



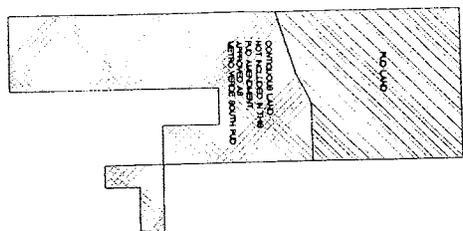
City Attorney

VOTE:

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



NOT TO SCALE
 NOT TO BE USED FOR CONSTRUCTION
 NOT TO BE USED FOR RECORDS



COLOR	LAND USE	AGE	ACREAGE
[Pattern]	U1 SUB-URBAN	181	181 ACRES
[Pattern]	U4 GENERAL USE/RES	131	131 ACRES
[Pattern]	U1/US COMBOS	7	7 ACRES
[Pattern]	U29 RECREATION CENTER	13	13 ACRES
[Pattern]	U39 VILLAGE CENTER	9	9 ACRES
[Pattern]	U48 VILLAGE CENTER	38	38 ACRES
[Pattern]	U49 BUSINESS PARK	34	34 ACRES
[Pattern]	U50 WHITE VILLAGES	4	4 ACRES
[Pattern]	RECREATION CENTER	205	205 ACRES
[Pattern]	RECREATION CENTER	31	31 ACRES
[Pattern]	NEIGHBORHOOD PARKS	12	12 ACRES

1. THE TOTAL AREA FOR LAND USE INFORMATION IS 1,100 ACRES.
 2. ALL AREAS ARE APPROXIMATE AND MAY BE ADJUSTED TO REFLECT THE FINAL LAYOUT.
 3. THE LAYOUT REPRESENTS THE MAINTENANCE ROAD FOR THE SITE.

CONCEPT PLAN

SCALE: 1" = 300'-0"



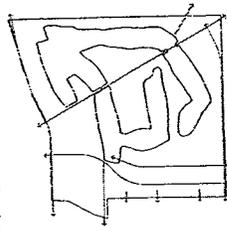
WV
 WATKINSVILLE, VA
 4280 WATKINSVILLE PIKE
 WATKINSVILLE, VA 22786
 TEL: 540-867-1111
 FAX: 540-867-1112
 WWW.WV.COM

PREPARED FOR
VERDE METRO
NEW MEXICO
PREPARED FOR
VERDE METRO
NEW MEXICO

SUSTAINABILITY CONCEPTS

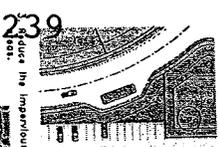
ENERGY:
1. Use high-density, clustered, mixed-use development that reduces energy consumption and encourages walking and biking.

TRANSPORTATION:
1. Incorporate with 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.

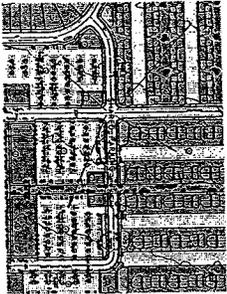


2. Work with the City to establish transit (but) stops in the short-term and alternative connection for future mass transit.

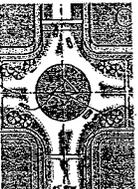
This will further reduce the use of vehicles and their emissions when walking is not practical.



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

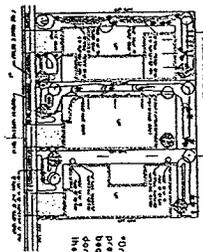


4. Use of roundabouts will improve traffic safety and capacity, as well as reduce pollution and fuel use.



Reduction of Green House gases (lower vehicle emissions and reduced air conditioning) and ability to landscape the center island service like in approximately 75 years.

WATER CONSERVATION:
1. Water will be dealt with in an integrated manner that includes both reducing the use of potable water and recycling grey water.



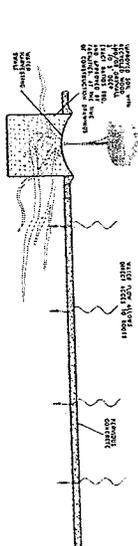
Downspouts will help store or a water system to prevent the water-harvesting system from becoming drainage drains. Water will be managed to help prevent the same.

2. Reduce the use of potable water through xeriscaping, use primarily native low-water-use plants. This will be accomplished by orienting the points of water plants through community and developer negotiation.

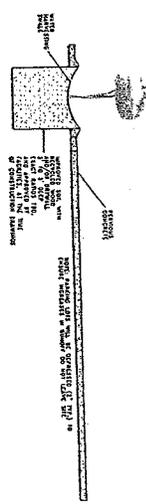
3. Use primarily sub-surface irrigation, and eliminate irrigation where possible, by using porous pavements, micro ponds, and rain storage containers.

Promenade Park will use sub-surface irrigation from the recycled water collected from the roofs of the 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 porous pavements. Commercial buildings may install irrigation systems.

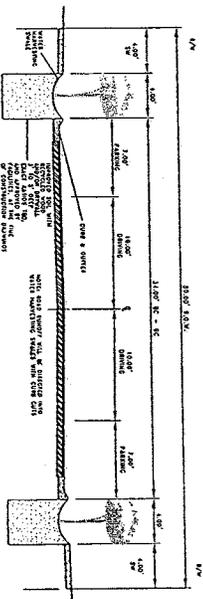
4. Porous pavements in parking lots will be required within the Village Center and adjacent US areas including single-family and multi-family residential areas. Water is sent through where it will irrigate trees in parking lots on its way to the water table.



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

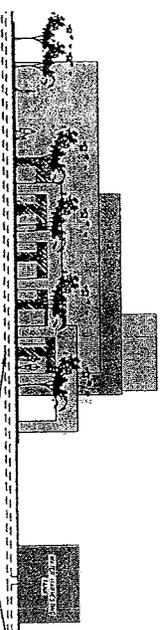


6. Local public streets will be designed with swales between the curb and sidewalk that will be landscaped and benefit from street runoff. These micro ponds will reduce and filter runoff, while excess major storm runoff will be collected and ponded in a traditional manner.



7. Hard 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 permeability of water into the soil.

8. Water will be harvested from building rooftops within the Plaza and stored in tanks to be used for irrigation of the Plaza and Promenade Park. Storm water will be incorporated and collection will be from roof drains. A collection tank will be incorporated in the Plaza and used to vehicle the public on the green aspects of Metro Verde.

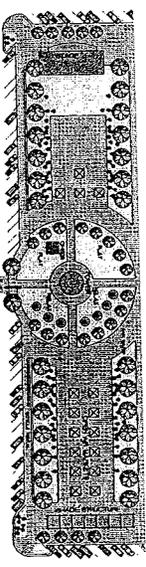


9. The developer will cooperate with the City's water reclamation project for future connection between irrigation systems and the City wastewater treatment facility.

WASTE REDUCTION:
1. The developer will ensure the availability of local on-site recycling services that will reduce waste material from construction. These recycled materials will be used in landscaping and other construction projects. The City of Los Angeles will provide recycling services in Metro Verde, and will not be deemed to conflict with the City of Los Angeles' waste reduction service.

2. Recycling centers will be installed throughout Metro Verde that will be completed for residents to use. The developer will provide food and respects and the City will provide and operate the centers.

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



2. Create sustainable pressure. In Plaza and Promenade Park by showcasing water harvesting and renewable energies (solar, wind, etc.). Also incorporate recycled materials for park benches and equipment. A sustainable material/reconstruction house may be built.

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

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



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

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

6. Solar-cool consideration will be required with design of individual structures including limiting east-facing windows and appropriate covering of south-facing windows.

GREEN BUILDING

Metro Verde will encourage cost-effective and sustainable building methods including conservation of fossil fuels, water, and other natural resources. Recycling of construction materials, reducing solid waste, and other green building practices will be encouraged. All materials listed below are allowed in Metro Verde even if they are not addressed by City codes. All materials listed or required may be substituted with the equivalent in consultation with the engineer of a replacement by 90% or 100% of the developer in consultation with its engineer.

Required Elements:

1. Construction debris recycled
2. Xeriscaping landscaping with no weed barrier, rain-sensitive liners
3. Solar or landscape no water/energy consuming equipment
4. 30% Energy-efficient appliances or better
5. Low-water consumption fixtures (water) better
6. R-19 wall insulation and R-35 ceiling insulation or better
7. Energy-efficient HVAC (1.4 SEER or Energy Star rating)
8. HVAC duct runs shall be constructed within the conditioned space or programmable thermostats
9. Energy Star
10. Single-dw while selective roofing for all flat roofs
11. Programmable thermostats
12. Rainwater harvesting from building roof and pavement areas for individual landscape irrigation

Recommended Elements:

1. Structural wood and framing alternatives
2. On-demand water heaters
3. Wood or vinyl windows
4. Energy-efficient ventilators
5. Energy-efficient ventilators
6. Passive or active solar heating
7. Solar-gained naturally (i.e. photovoltaic)
8. Water harvesting system for irrigation
9. Water harvesting public access (See Sheet C2 below Land Use Tab)
10. Innovative design products
11. Innovative design products
12. Natural daylighting of commercial interiors

**PUD AMENDMENT #1
METRO
VERDE**

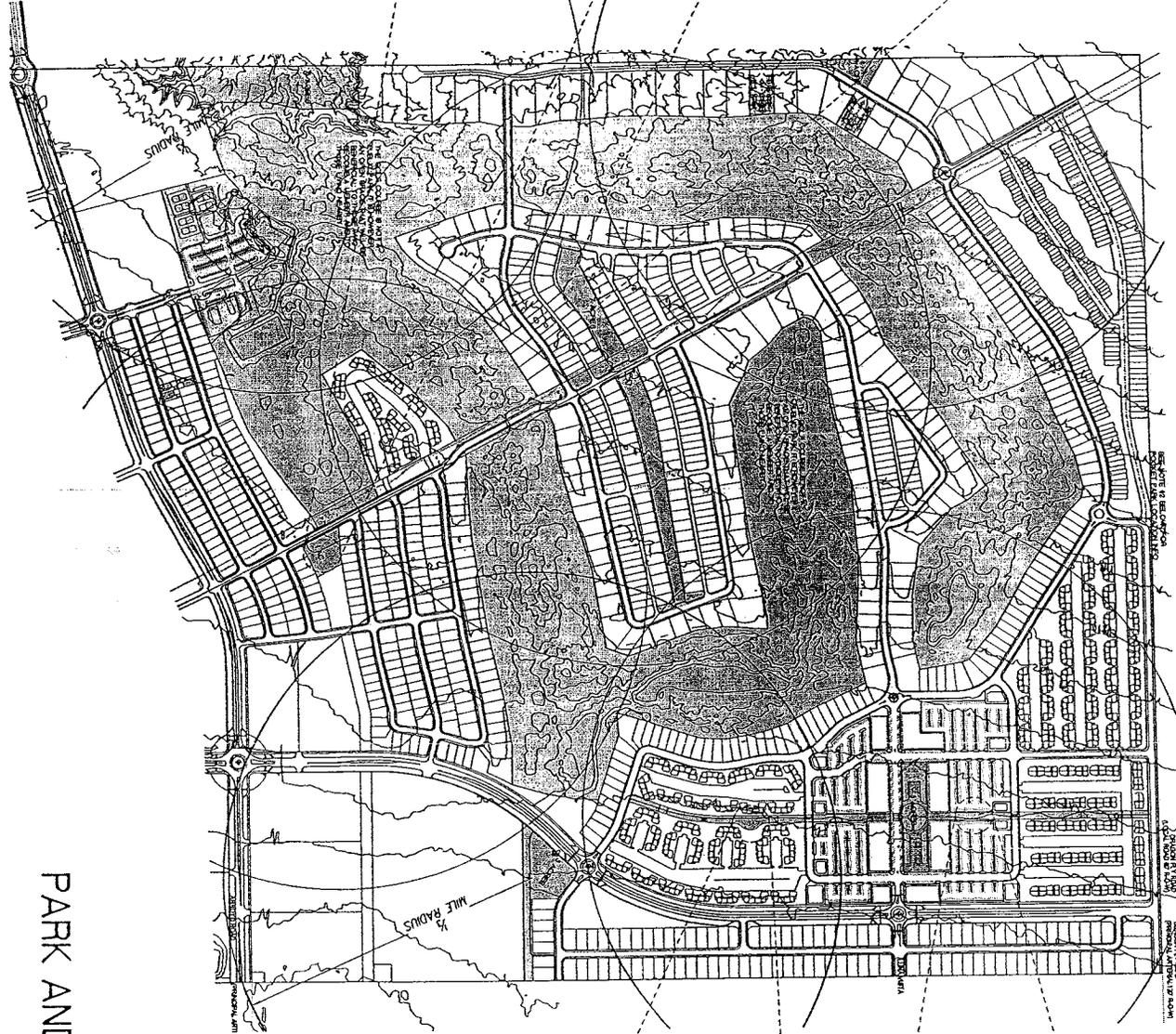
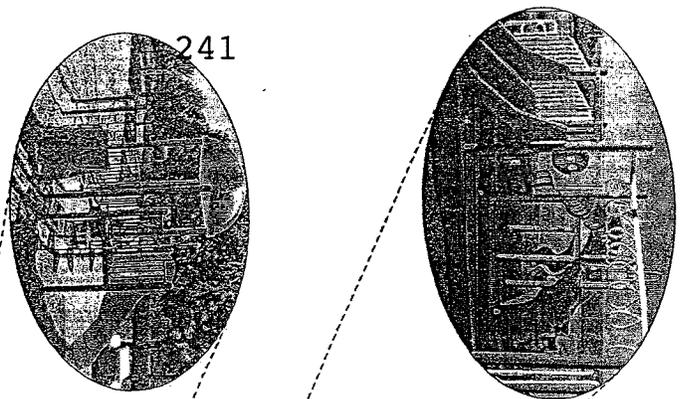
PREPARED FOR
SERRA KERR LAND HOLDINGS, LLC
NEW KENNEDY
NEW KENNEDY
NEW KENNEDY

DATE	ISSUE	REVISION
07/20/11	SUBMITTAL #1	
07/20/11	SUBMITTAL #2	
07/20/11	SUBMITTAL #3	

GENSLER ARCHITECTS, INC.
1400 WEST 10TH AVENUE
SUITE 1000
DENVER, CO 80202
TEL: 303.733.1234
WWW.GENSLER.COM

CS
DRAWING

THE PICTURES PRESENTED ARE INTENDED FOR REPRESENTATION OF THE GENERAL APPEARANCE OF THE IMAGES OR EQUIPMENT OFFERED IN THESE IMAGES.

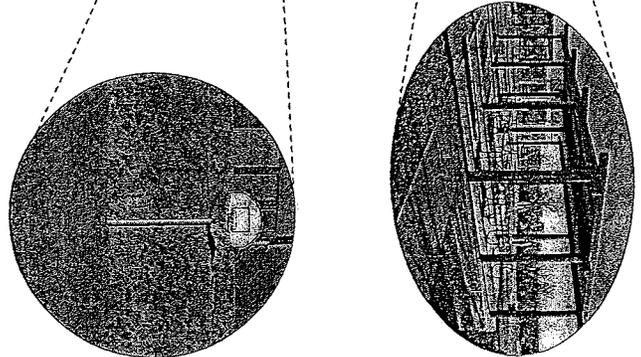


PARK AND TRAIL PLAN
 NORTH
 SCALE: 1" = 200'

- NOTES:
1. 12 ACRES OF PARK LAND ARE SHOWN ON ATTACHED MAP. THIS IS SUBJECT TO THE RECORDS OF THE CITY OF DENVER.
 2. THE ENDS AROUND EACH PARK SHOW A 1/2 MILE RADIUS OF DEVELOPMENT TO OTHER MAPS. THIS IS SUBJECT TO THE RECORDS OF THE CITY OF DENVER.
 3. NO TRAIL SHOWN AS PARK LAND SHALL BE USED AS REGIONAL PARKING DECK.

PATH LEGEND	
	UNIMPAVED SAND/GRASS, TRAIL & CTR. (unimproved trail)
	TRAIL

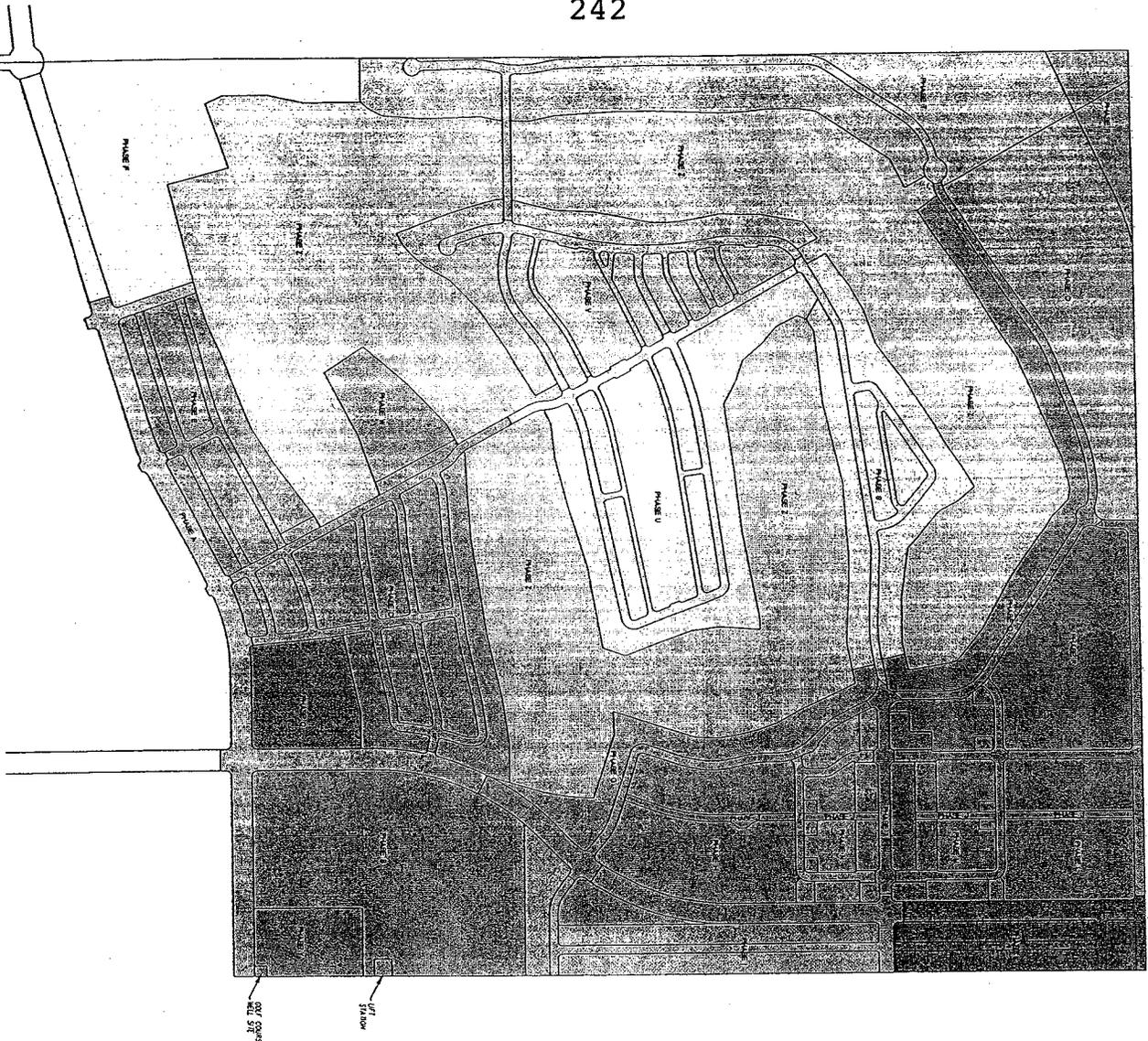
PARK ACREAGE TABLE	
GRAND TOTAL:	7.14
TRAIL:	1.00
REST:	1.00
OPEN SPACE:	5.14



GENSLER, VERDE, INC.
 1400 WEST 14TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.1111
 WWW.GENSLER.COM

PUD AMENDMENT #1
VERDE METRO
 PREPARED FOR
 SHERIDAN COUNTY
 NEW MEXICO

DATE	ISSUE
05/11/11	ISSUE #1
05/11/11	ISSUE #2
05/11/11	ISSUE #3



PHASING LEGEND

COLOR	PHASE	DESCRIPTION	ACREAGE	ALLOWABLE RANGE	PROBABLE BUILDOUT
[Color]	PHASE A	PHASE A INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE FIRST PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE FIRST PHASE OF THE PROJECT.	14.19 AC	0 UNITS	
[Color]	PHASE B	PHASE B INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE SECOND PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE SECOND PHASE OF THE PROJECT.	35.93 AC	1,000-2,000 UNITS	
[Color]	PHASE C	PHASE C INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE THIRD PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE THIRD PHASE OF THE PROJECT.	6.88 AC	33-158 UNITS	
[Color]	PHASE D	PHASE D INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE FOURTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE FOURTH PHASE OF THE PROJECT.	20.27 AC	34-111 UNITS	
[Color]	PHASE E	PHASE E INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE FIFTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE FIFTH PHASE OF THE PROJECT.	14.10 AC	24-151 UNITS	
[Color]	PHASE F	PHASE F INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE SIXTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE SIXTH PHASE OF THE PROJECT.	20.88 AC	173-181 UNITS	
[Color]	PHASE G	PHASE G INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE SEVENTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE SEVENTH PHASE OF THE PROJECT.	13.81 AC	250-500 UNITS	
[Color]	PHASE H	PHASE H INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE EIGHTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE EIGHTH PHASE OF THE PROJECT.	24.64 AC	144-171 UNITS	
[Color]	PHASE I	PHASE I INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE NINTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE NINTH PHASE OF THE PROJECT.	14.88 AC	24-111 UNITS	
[Color]	PHASE J	PHASE J INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE TENTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE TENTH PHASE OF THE PROJECT.	2.38 AC	0 UNITS	
[Color]	PHASE K	PHASE K INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE ELEVENTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE ELEVENTH PHASE OF THE PROJECT.	13.84 AC	34-111 UNITS	
[Color]	PHASE L	PHASE L INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE TWELFTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE TWELFTH PHASE OF THE PROJECT.	14.28 AC	37-483 UNITS	
[Color]	PHASE M	PHASE M INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE THIRTEENTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE THIRTEENTH PHASE OF THE PROJECT.	11.14 AC	50-71 UNITS	
[Color]	PHASE N	PHASE N INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE FOURTEENTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE FOURTEENTH PHASE OF THE PROJECT.	14.10 AC	33-111 UNITS	
[Color]	PHASE O	PHASE O INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE FIFTEENTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE FIFTEENTH PHASE OF THE PROJECT.	20.21 AC	131-408 UNITS	
[Color]	PHASE P	PHASE P INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE SIXTEENTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE SIXTEENTH PHASE OF THE PROJECT.	3.18 AC	0 UNITS	
[Color]	PHASE Q	PHASE Q INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE SEVENTEENTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE SEVENTEENTH PHASE OF THE PROJECT.	28.89 AC	47-180 UNITS	
[Color]	PHASE R	PHASE R INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE EIGHTEENTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE EIGHTEENTH PHASE OF THE PROJECT.	28.89 AC	131-170 UNITS	
[Color]	PHASE S	PHASE S INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE NINETEENTH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE NINETEENTH PHASE OF THE PROJECT.	41.88 AC	42-113 UNITS	
[Color]	PHASE T	PHASE T INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE TWENTIETH PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE TWENTIETH PHASE OF THE PROJECT.	33.87 AC	64-108 UNITS	
[Color]	PHASE U	PHASE U INCLUDES A PORTION OF THE DEVELOPMENT TO BE CONSTRUCTED IN THE TWENTY-FIRST PHASE OF THE PROJECT. THIS PORTION WILL BE CONSTRUCTED IN THE TWENTY-FIRST PHASE OF THE PROJECT.	5.65 AC	40-200 UNITS	
[Color]	TOTALS		493.12 AC	7,123-8,327 UNITS	2,351 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.

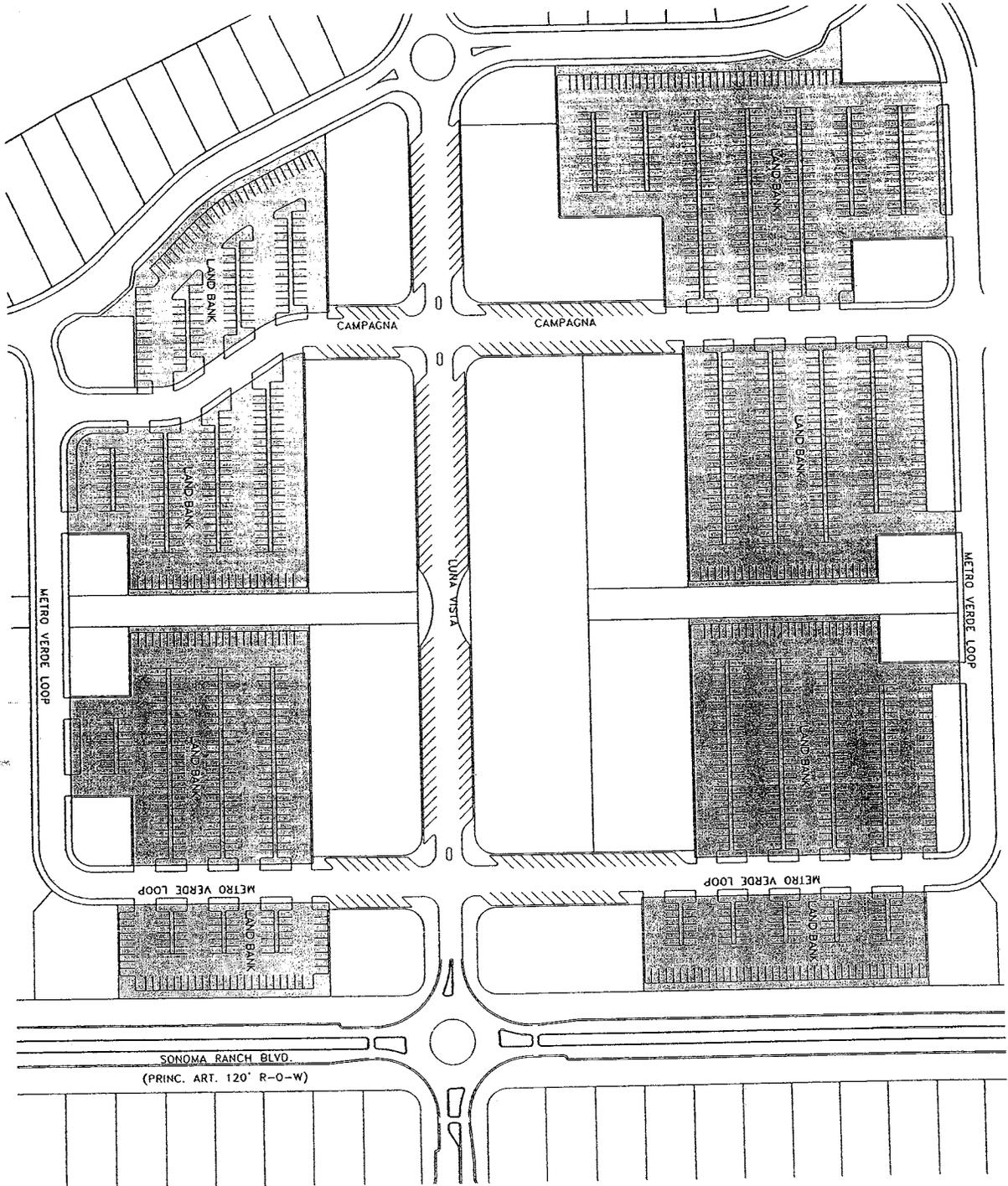
PHASES U-AN CONSIST OF WAREHOUSE BUILDINGS AND BUREAU WILL BE BASED ON INDIVIDUAL BUILDING PERMITS. PHASES U-B THROUGH U-G WILL BE BUILT WITH ADJACENT BUILDINGS. PHASES U-H THROUGH U-T WILL BE BUILT WITH ADJACENT BUILDINGS. PHASES U-V THROUGH U-W WILL BE BUILT WITH ADJACENT BUILDINGS. PHASES U-X THROUGH U-Y WILL BE BUILT WITH ADJACENT BUILDINGS. PHASES U-Z THROUGH U-AA WILL BE BUILT WITH ADJACENT BUILDINGS.



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

VERDE METRO
 10000 VERDE METRO BLVD
 SUITE 100
 DALLAS, TX 75243
 TEL: 972.412.1000
 FAX: 972.412.1001
 WWW.VERDEMETRO.COM

CG6
 CIVIL ENGINEERS



PARKING LOT LAND BANK PLAN

SCALE: 1" = 10'

- 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 San Jose.
 2. The reserved land may only be used for community use (i.e. outdoor eating, exercise, social, neighborhood center, etc.) and shall be subject to the City of San Jose's approval.
 3. Future areas may be reserved into the parking lots of the site.
 4. Access, and connection of land bank areas to parking, shall not be a requirement of this plan.
 5. Requirements of this plan and any improvements contemplated hereon, shall be provided in accordance with the provisions of the City of San Jose.
 6. Approval and construction shall be determined by land design and approved on the final plan.

1. For additional information, refer to the site plan, including the provisions of the City of San Jose, and the City of San Jose's approval.

2. The reserved land may only be used for community use (i.e. outdoor eating, exercise, social, neighborhood center, etc.) and shall be subject to the City of San Jose's approval.

3. Future areas may be reserved into the parking lots of the site.

4. Access, and connection of land bank areas to parking, shall not be a requirement of this plan.

5. Requirements of this plan and any improvements contemplated hereon, shall be provided in accordance with the provisions of the City of San Jose.

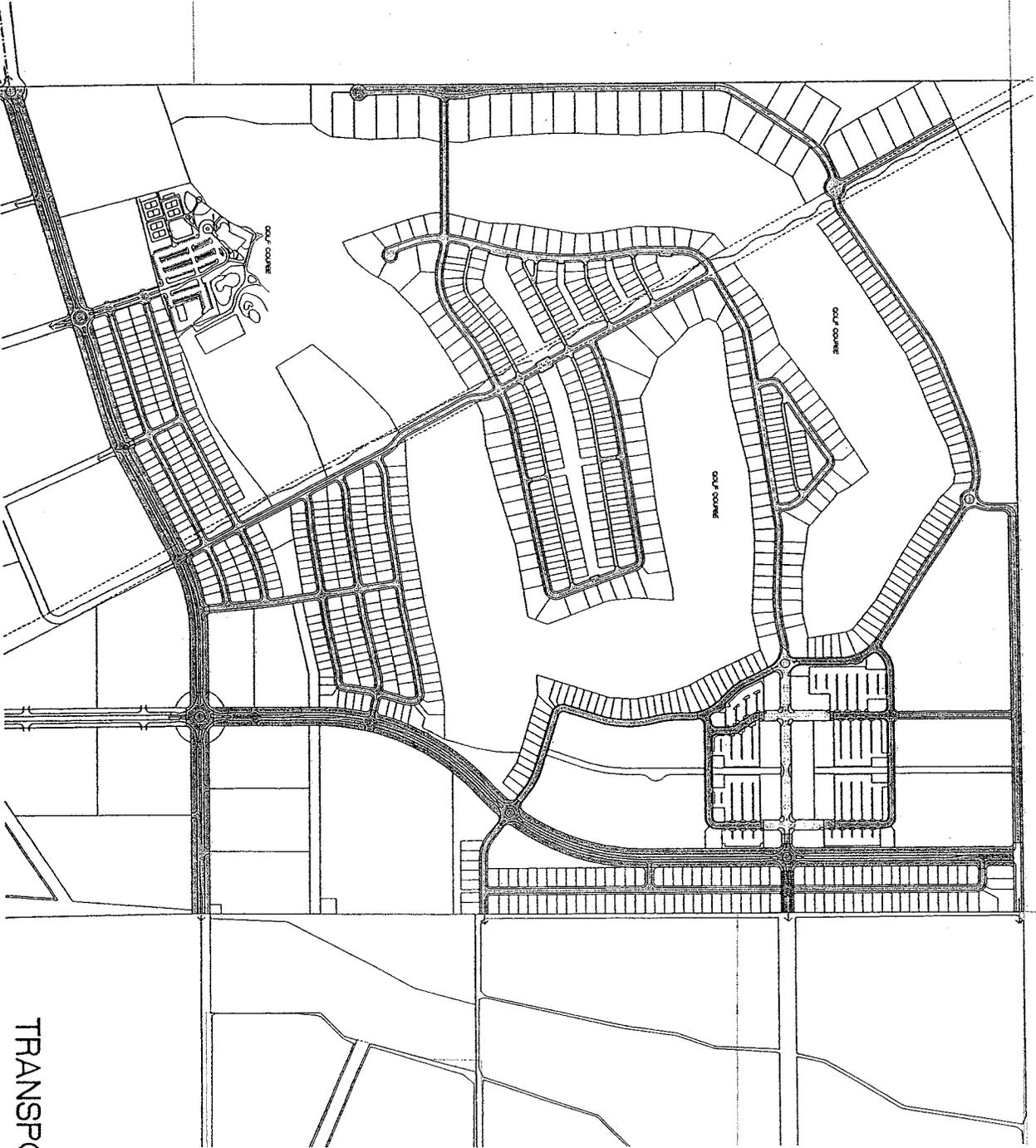
6. Approval and construction shall be determined by land design and approved on the final plan.

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

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

STANLEY CRUCES
 148 W. WASHINGTON ST.
 SUITE 100
 LAS CRUCES, NM 87801
 TEL: 505.251.1111
 FAX: 505.251.1112
 WWW.STANLEYCRUCES.COM





STREET CROSS-SECTION LEGEND			
COLOR	CLASSIFICATION	ROW	CROSS-SECTION #
[Pattern]	LOCAL (28'-33' BC-BC)	50'	①
[Pattern]	LOCAL (14' BC-BC)	50'	②
[Pattern]	COLLECTOR (32' BC-BC)	85'	③
[Pattern]	PRINCIPAL ARTERIAL (52' BC-BC)	130'	④
[Pattern]	PRINCIPAL ARTERIAL (30' BC-BC)	130'	⑤
[Pattern]	ALLEY (20' BC-BC)	20'	⑥
[Pattern]	LOCAL (40' BC-BC)	67'	⑦
[Pattern]	LOCAL (48' BC-BC)	68'	⑧
[Pattern]	LOCAL (47' BC-BC)	59'	⑨
[Pattern]	LOCAL (30' BC-BC)	68'	⑩
[Pattern]	LOCAL (28' BC-BC)	60'	⑪
[Pattern]	LOCAL (28' BC-BC)	50' (TRP)	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. ORA COUNTY BLVD. EAST OF SOMERS RANCH BLVD. WILL BE BUILT AS A PRINCIPAL ARTERIAL PER CITY DESIGN STANDARDS. THE ROW OF THIS CROSS-SECTION WILL BE SHOWN WITH THIS PUD.

TRANSPORTATION PLAN
 SCALE: 1" = 200'

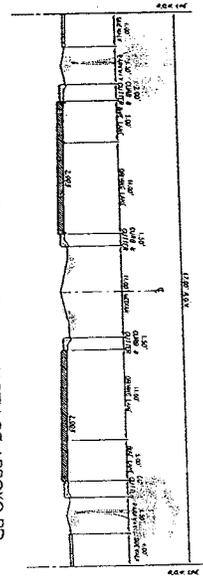
PUD AMENDMENT #1
METRO
VERDE

PREPARED FOR
 SERRA CONSULTING ENGINEERS
 2000 W. 10TH AVENUE
 DENVER, CO 80202

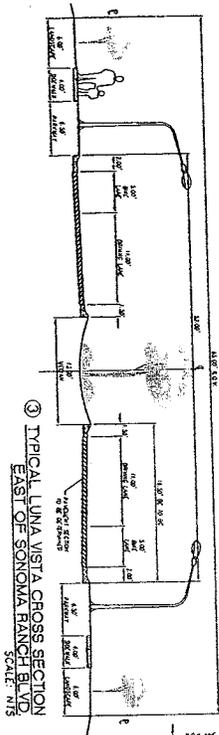
DATE: 10/20/11
 DRAWN: [Name]
 CHECKED: [Name]
 APPROVED: [Name]

OV
 OAKVIEW VENTURES, INC.
 1800 W. 10TH AVENUE
 DENVER, CO 80202
 TEL: 303.733.8888
 WWW.OAKVIEWVENTURES.COM

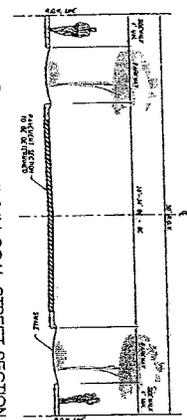
C8
 DESIGN



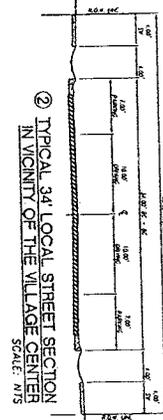
7 SIERRA DE LUNA NORTH OF ARROYO RD
SCALE: NTS



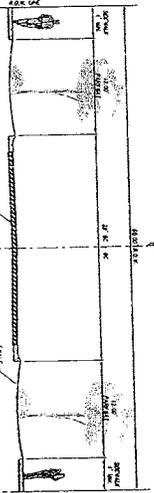
3 TYPICAL LUNA VISTA CROSS SECTION
EAST OF SONOMA RANCH BLVD
SCALE: NTS



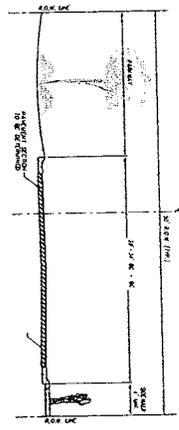
1 TYPICAL 28'-34' LOCAL STREET SECTION
SCALE: NTS



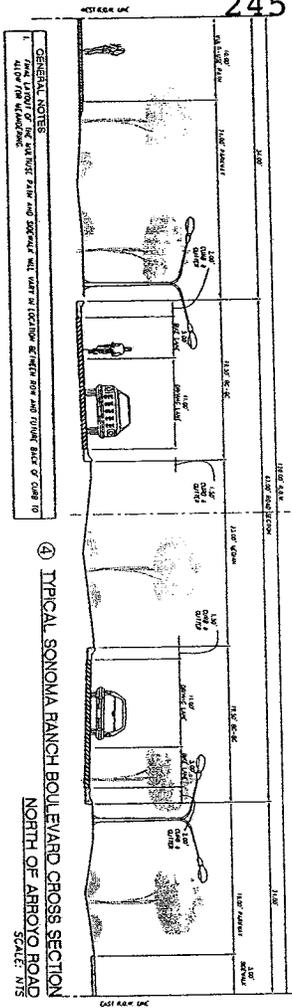
2 TYPICAL 34' LOCAL STREET SECTION
IN VICINITY OF THE VILLAGE CENTER
SCALE: NTS



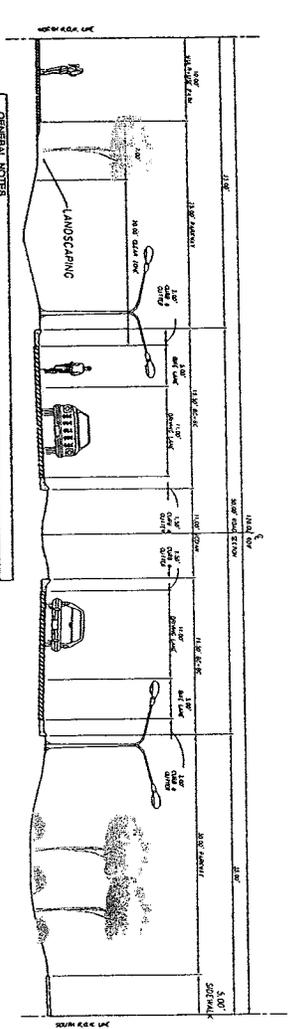
11 TYPICAL DRAGONFLY BLVD CROSS SECTION
WEST OF SONOMA RANCH BLVD
SCALE: NTS



12 WEST BOUNDARY LOCAL STREET SECTION
SCALE: NTS



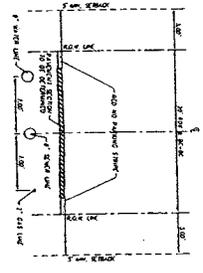
4 TYPICAL SONOMA RANCH BOULEVARD CROSS SECTION
NORTH OF ARROYO ROAD
SCALE: NTS



5 TYPICAL ARROYO ROAD CROSS SECTION
SCALE: NTS

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



6 TYPICAL DEDICATED ALLEY SECTION
SCALE: NTS

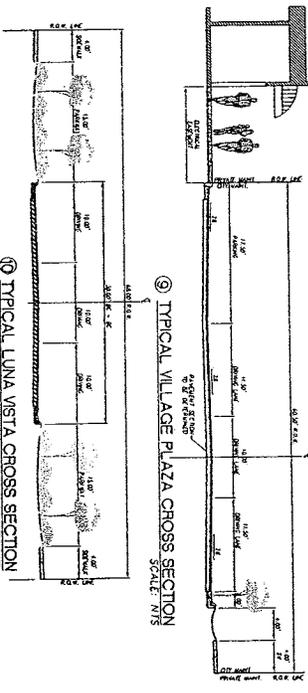
STREET WIDTH GUIDELINES

NOTE: DIMS ARE ALL DIMS FOR GUIDELINES

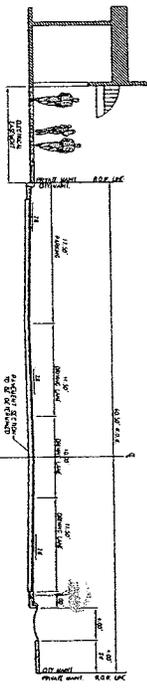
STREET WIDTH	PAVEMENT WIDTH/STREET PARKING	ROW WIDTH
12'-0"	8'-0" (B-C)	12'-0"
14'-0"	10'-0" (B-C)	14'-0"
16'-0"	12'-0" (B-C)	16'-0"
18'-0"	14'-0" (B-C)	18'-0"
20'-0"	16'-0" (B-C)	20'-0"
22'-0"	18'-0" (B-C)	22'-0"
24'-0"	20'-0" (B-C)	24'-0"
26'-0"	22'-0" (B-C)	26'-0"
28'-0"	24'-0" (B-C)	28'-0"
30'-0"	26'-0" (B-C)	30'-0"
32'-0"	28'-0" (B-C)	32'-0"
34'-0"	30'-0" (B-C)	34'-0"
36'-0"	32'-0" (B-C)	36'-0"
38'-0"	34'-0" (B-C)	38'-0"
40'-0"	36'-0" (B-C)	40'-0"
42'-0"	38'-0" (B-C)	42'-0"
44'-0"	40'-0" (B-C)	44'-0"
46'-0"	42'-0" (B-C)	46'-0"
48'-0"	44'-0" (B-C)	48'-0"
50'-0"	46'-0" (B-C)	50'-0"
52'-0"	48'-0" (B-C)	52'-0"
54'-0"	50'-0" (B-C)	54'-0"
56'-0"	52'-0" (B-C)	56'-0"
58'-0"	54'-0" (B-C)	58'-0"
60'-0"	56'-0" (B-C)	60'-0"
62'-0"	58'-0" (B-C)	62'-0"
64'-0"	60'-0" (B-C)	64'-0"
66'-0"	62'-0" (B-C)	66'-0"
68'-0"	64'-0" (B-C)	68'-0"
70'-0"	66'-0" (B-C)	70'-0"
72'-0"	68'-0" (B-C)	72'-0"
74'-0"	70'-0" (B-C)	74'-0"
76'-0"	72'-0" (B-C)	76'-0"
78'-0"	74'-0" (B-C)	78'-0"
80'-0"	76'-0" (B-C)	80'-0"
82'-0"	78'-0" (B-C)	82'-0"
84'-0"	80'-0" (B-C)	84'-0"
86'-0"	82'-0" (B-C)	86'-0"
88'-0"	84'-0" (B-C)	88'-0"
90'-0"	86'-0" (B-C)	90'-0"
92'-0"	88'-0" (B-C)	92'-0"
94'-0"	90'-0" (B-C)	94'-0"
96'-0"	92'-0" (B-C)	96'-0"
98'-0"	94'-0" (B-C)	98'-0"
100'-0"	96'-0" (B-C)	100'-0"

STREET GUIDELINE NOTES

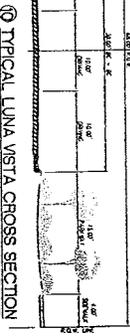
1. THE TYPICAL LOCAL STREET WIDTH FOR METRO VERDE SHALL BE 28'-34' BC-BC WITH PARKING ALLOWED ON BOTH SIDES. WIDTH WILL BE DETERMINED AT FINAL DESIGN.
2. STREETS SHOULD BE CONNECTED AS MUCH AS POSSIBLE TO THROUGHWAY RESPONSES TO ACCESS THROUGH RESPONSES.
3. THE ALLEY OPTION CAN BE CHANGED TO ADDRESS DRAINAGE NEEDS.
4. NO TREES SHALL BE PLANTED IN ANY PARKWAYS THAT ARE LESS THAN 4' WIDE.



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

PREPARED FOR
METRO VERDE
LUNAS VISTAS
LAS CERCAS
NEW MEXICO

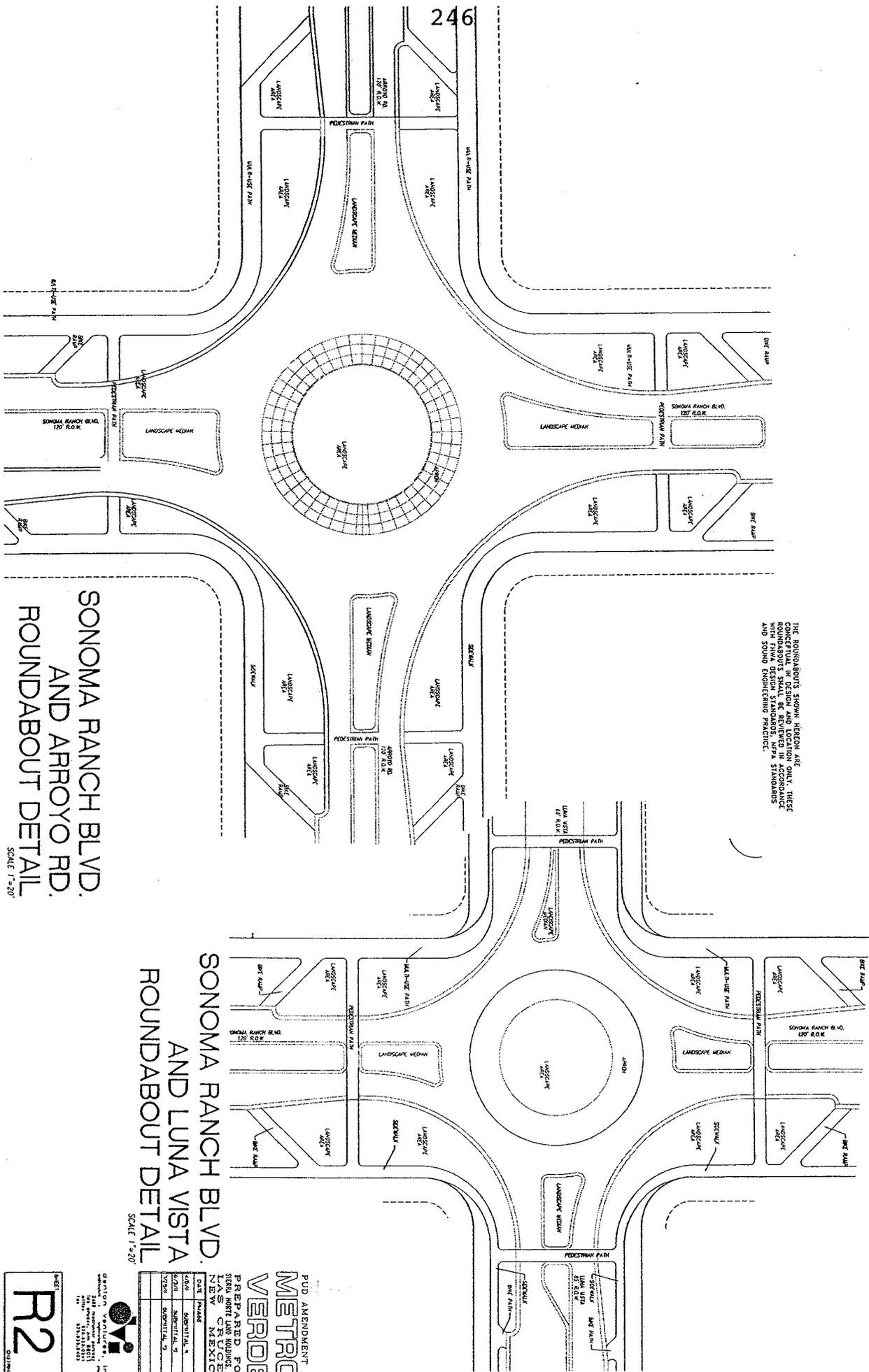
DATE: SUBMITTAL # 1
BY: [Signature]

DESIGNED BY: [Signature]

SCALE: NTS

MEET R1

246



THE ROUNDABOUTS SHOWN HEREON ARE CONCEPTUAL IN DESIGN AND LOCATION ONLY. THESE ROUNDABOUTS SHALL BE REVIEWED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND SOUND ENGINEERING PRACTICE.

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

SCALE 1"=20'

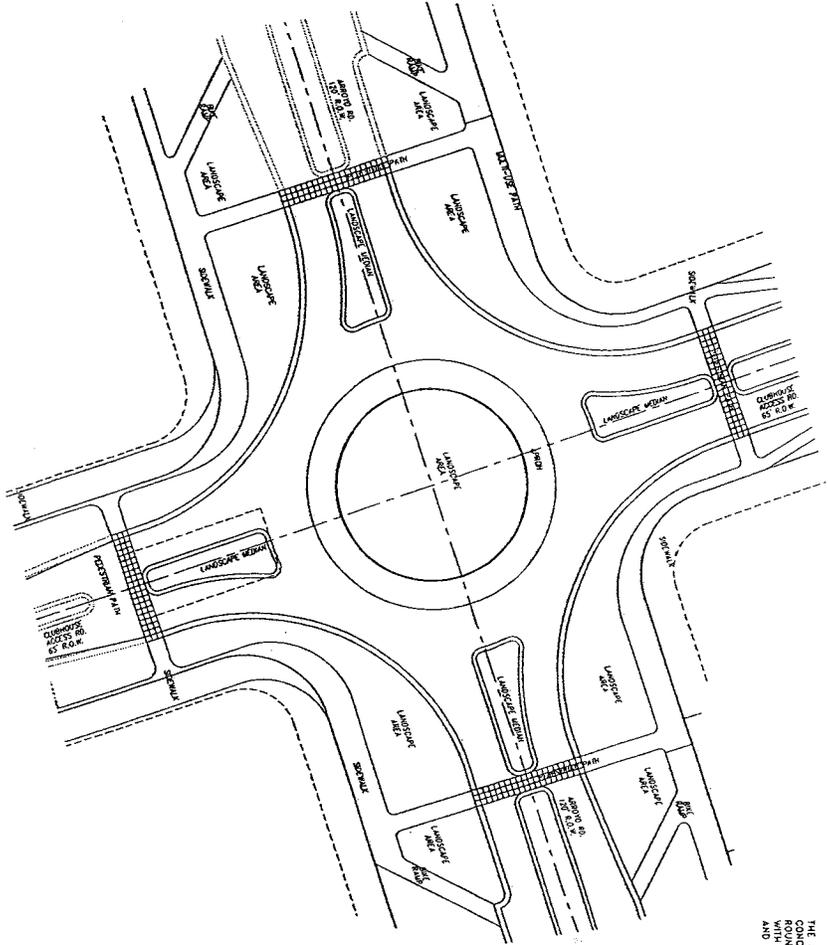
**SONOMA RANCH BLVD.
AND LUNA VISTA
ROUNDAABOUT DETAIL**

SCALE 1"=20'

PLU AMENDMENT #1
METRO VERDE
PREPARED FOR
SERRA NORTH LAND REFORM
TRUST
LAS CRUCES
NEW MEXICO
DATE: 11/20/13
DRAWN: SUBSTITUTAL'S
CHECKED: SUBSTITUTAL'S
IN CHARGE: SUBSTITUTAL'S

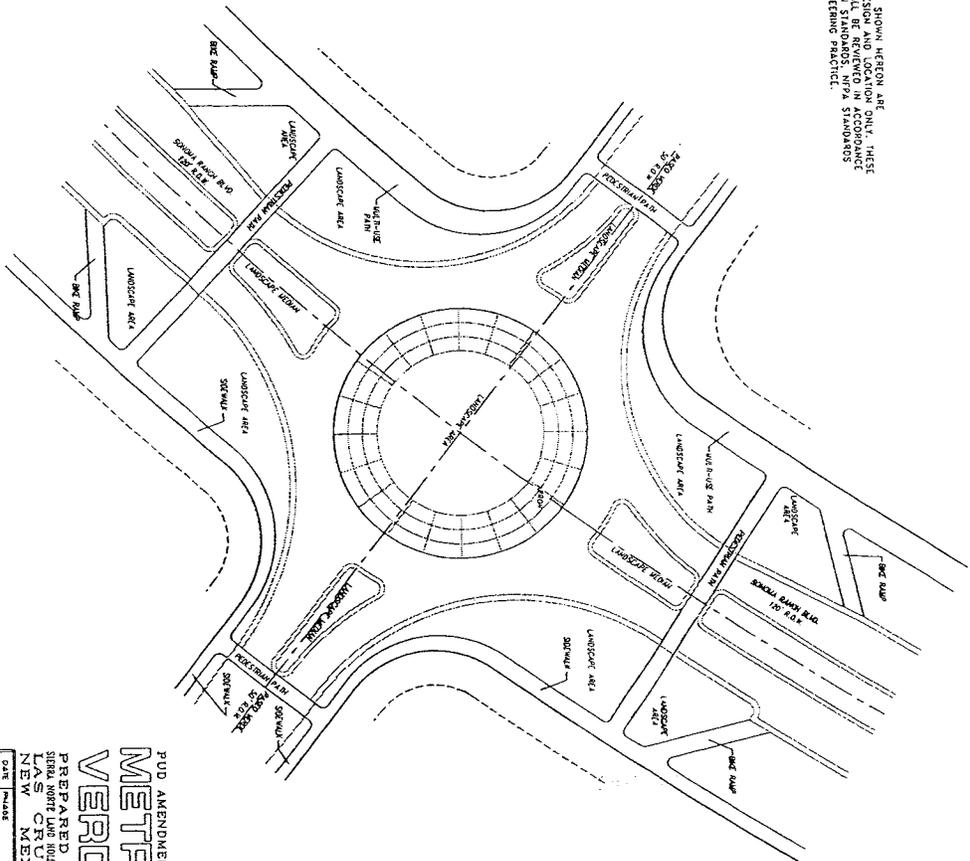
DESIGN: SUBSTITUTAL'S, INC.
1111 W. 10TH STREET, SUITE 100
LAS CRUCES, NM 87801
TEL: (505) 783-1111
WWW.SUBSTITUTALS.COM

R2
QUINCY



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

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



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

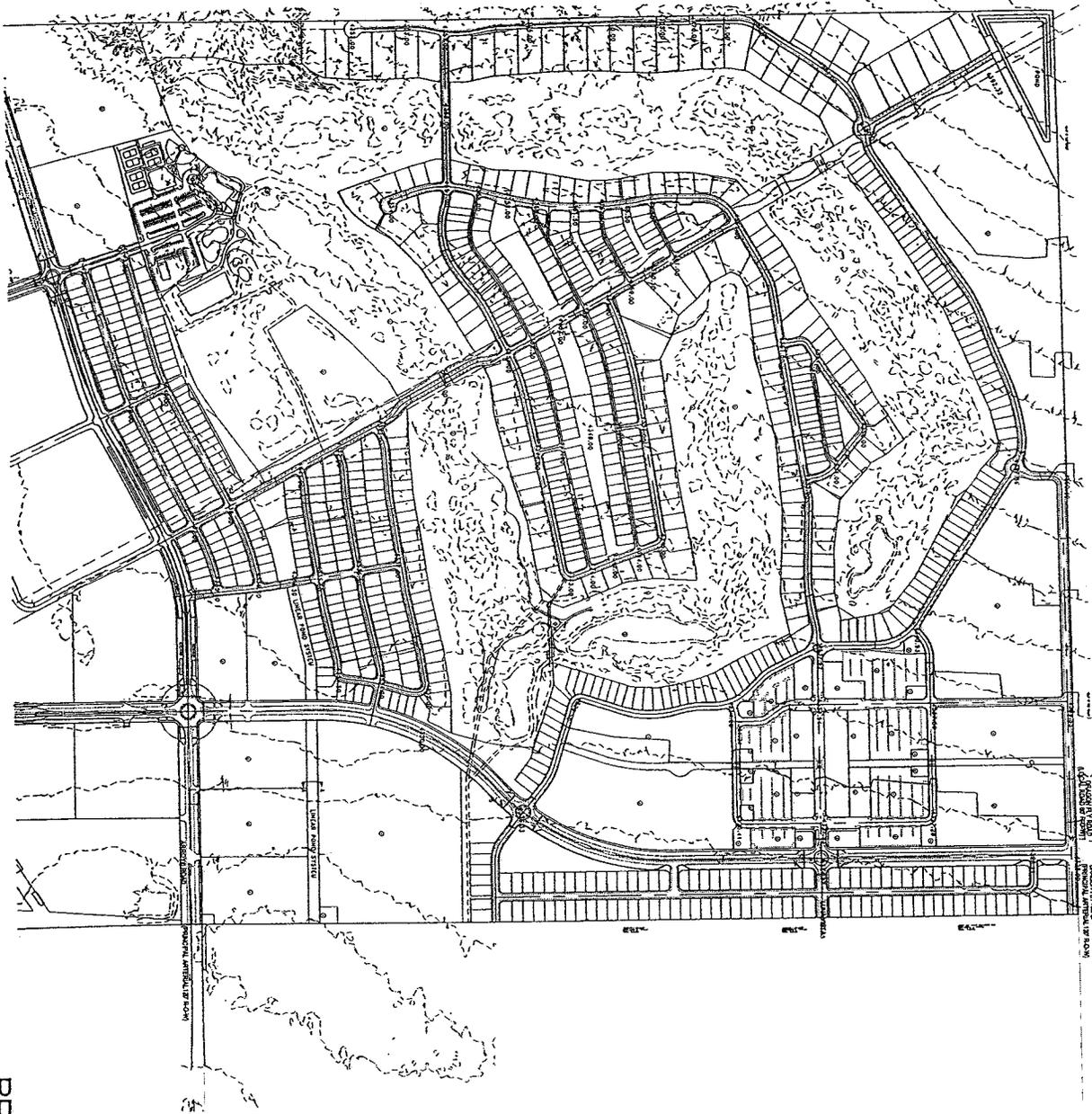


DESIGN VALUE ENGINEERS, INC.
1400 CALIFORNIA STREET
SUITE 200
SAN FRANCISCO, CA 94109
TEL: 415.774.1111
FAX: 415.774.1112
WWW.DESIGNVALUEENGINEERS.COM



PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SIERRA RANCH DEVELOPMENT
NEW MEXICO

DATE	ISSUED
NOV 11 2011	NOV 11 2011
REV. 1	NOV 11 2011
REV. 2	NOV 11 2011
REV. 3	NOV 11 2011



LOW-IMPACT DEVELOPMENT CONCEPTS

REDUCE IMPERVIOUS AREA AND POST-DEVELOPMENT CURVE NUMBER

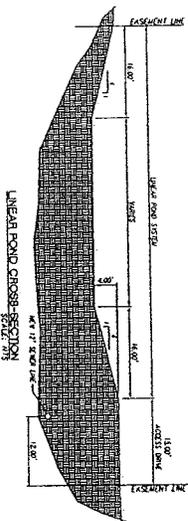
1. Reduce street width (ASHTO, etc. ASCE guidelines)
2. Provide street trees
3. Provide street seating
4. Encourage shared driveway
5. Impervious area shall be prohibited

DRAINAGE APPROACH

1. Introductory development will construct a regional system to identify/define runoff volumes.
2. Increased runoff in regional ponds. All other developments will retain increased runoff in on-site ponds.
3. Increase in runoff in on-site ponds.
4. Design to locate lots along in historical pattern.
5. Reduce drainage-crossing need of roadwork, including overhead.
6. Pond in wetlands or points where possible.
7. Final drainage reports must show how all elements of system fit together.
8. Final drainage reports must show how all elements of system fit together.
9. Additional information please refer to the water Drainage Report.

BUILDING DESIGN STANDARDS

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



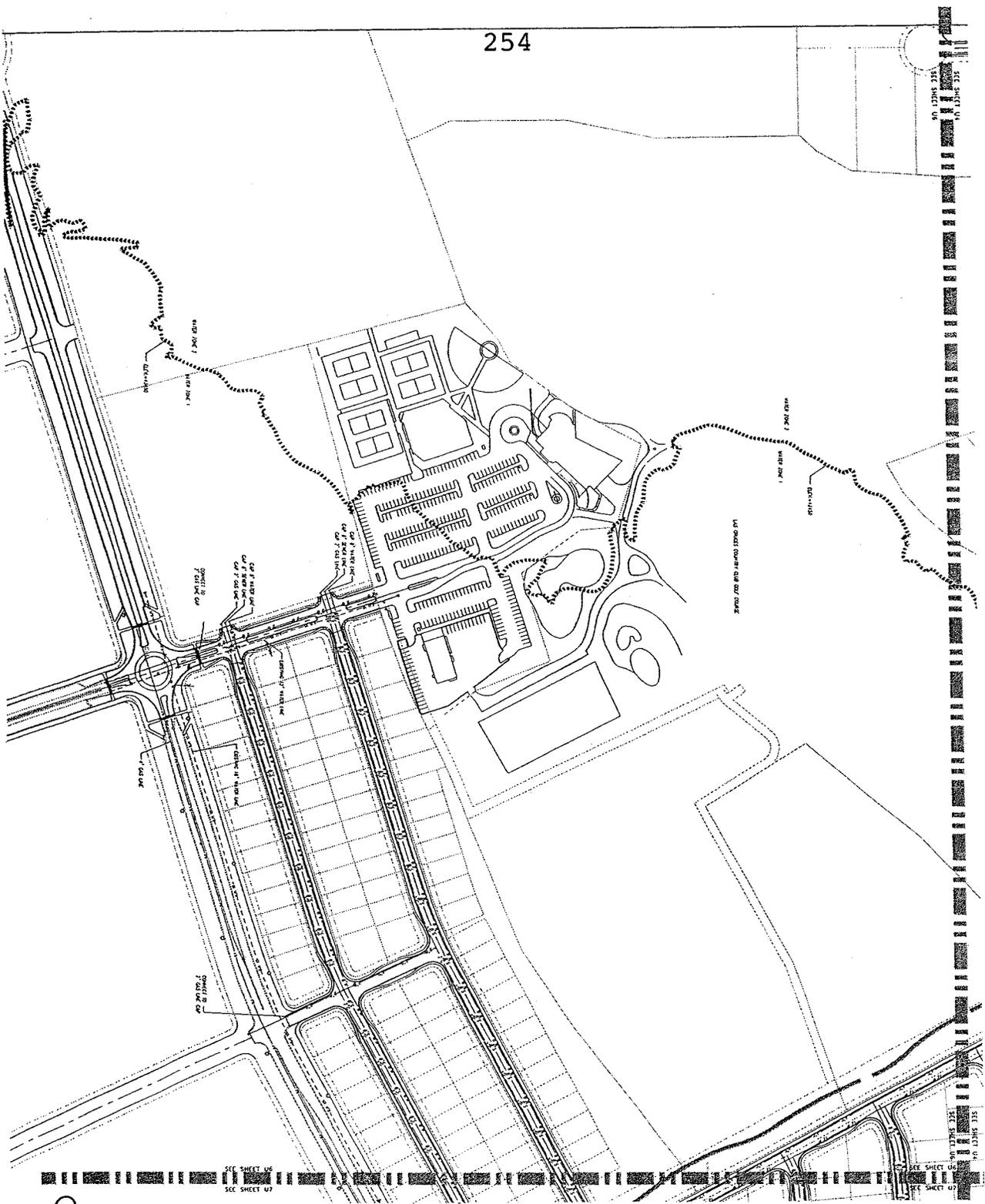
PRELIMINARY GRADING PLAN
SCALE 1"=50'



DANON VANUCCI, INC.
1415 WEST 14TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.DANONVANUCCI.COM

DATE	REVISION
01/15/11	PRELIMINARY
02/15/11	REVISED
03/15/11	REVISED
04/15/11	REVISED
05/15/11	REVISED
06/15/11	REVISED
07/15/11	REVISED
08/15/11	REVISED
09/15/11	REVISED
10/15/11	REVISED
11/15/11	REVISED
12/15/11	REVISED

PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SUNSHINE AVENUE
NEW MEXICO



LEGEND

--- 12" ---	12" WATER MAIN
--- 18" ---	18" WATER MAIN
--- 24" ---	24" WATER MAIN
--- 30" ---	30" WATER MAIN
--- 36" ---	36" WATER MAIN
--- 42" ---	42" WATER MAIN
--- 48" ---	48" WATER MAIN
--- 54" ---	54" WATER MAIN
--- 60" ---	60" WATER MAIN
--- 66" ---	66" WATER MAIN
--- 72" ---	72" WATER MAIN
--- 78" ---	78" WATER MAIN
--- 84" ---	84" WATER MAIN
--- 90" ---	90" WATER MAIN
--- 96" ---	96" WATER MAIN
--- 102" ---	102" WATER MAIN
--- 108" ---	108" WATER MAIN
--- 114" ---	114" WATER MAIN
--- 120" ---	120" WATER MAIN
--- 126" ---	126" WATER MAIN
--- 132" ---	132" WATER MAIN
--- 138" ---	138" WATER MAIN
--- 144" ---	144" WATER MAIN
--- 150" ---	150" WATER MAIN
--- 156" ---	156" WATER MAIN
--- 162" ---	162" WATER MAIN
--- 168" ---	168" WATER MAIN
--- 174" ---	174" WATER MAIN
--- 180" ---	180" WATER MAIN
--- 186" ---	186" WATER MAIN
--- 192" ---	192" WATER MAIN
--- 198" ---	198" WATER MAIN
--- 204" ---	204" WATER MAIN
--- 210" ---	210" WATER MAIN
--- 216" ---	216" WATER MAIN
--- 222" ---	222" WATER MAIN
--- 228" ---	228" WATER MAIN
--- 234" ---	234" WATER MAIN
--- 240" ---	240" WATER MAIN
--- 246" ---	246" WATER MAIN
--- 252" ---	252" WATER MAIN
--- 258" ---	258" WATER MAIN
--- 264" ---	264" WATER MAIN
--- 270" ---	270" WATER MAIN
--- 276" ---	276" WATER MAIN
--- 282" ---	282" WATER MAIN
--- 288" ---	288" WATER MAIN
--- 294" ---	294" WATER MAIN
--- 300" ---	300" WATER MAIN
--- 12" ---	12" SANITARY SEWER
--- 18" ---	18" SANITARY SEWER
--- 24" ---	24" SANITARY SEWER
--- 30" ---	30" SANITARY SEWER
--- 36" ---	36" SANITARY SEWER
--- 42" ---	42" SANITARY SEWER
--- 48" ---	48" SANITARY SEWER
--- 54" ---	54" SANITARY SEWER
--- 60" ---	60" SANITARY SEWER
--- 66" ---	66" SANITARY SEWER
--- 72" ---	72" SANITARY SEWER
--- 78" ---	78" SANITARY SEWER
--- 84" ---	84" SANITARY SEWER
--- 90" ---	90" SANITARY SEWER
--- 96" ---	96" SANITARY SEWER
--- 102" ---	102" SANITARY SEWER
--- 108" ---	108" SANITARY SEWER
--- 114" ---	114" SANITARY SEWER
--- 120" ---	120" SANITARY SEWER
--- 126" ---	126" SANITARY SEWER
--- 132" ---	132" SANITARY SEWER
--- 138" ---	138" SANITARY SEWER
--- 144" ---	144" SANITARY SEWER
--- 150" ---	150" SANITARY SEWER
--- 156" ---	156" SANITARY SEWER
--- 162" ---	162" SANITARY SEWER
--- 168" ---	168" SANITARY SEWER
--- 174" ---	174" SANITARY SEWER
--- 180" ---	180" SANITARY SEWER
--- 186" ---	186" SANITARY SEWER
--- 192" ---	192" SANITARY SEWER
--- 198" ---	198" SANITARY SEWER
--- 204" ---	204" SANITARY SEWER
--- 210" ---	210" SANITARY SEWER
--- 216" ---	216" SANITARY SEWER
--- 222" ---	222" SANITARY SEWER
--- 228" ---	228" SANITARY SEWER
--- 234" ---	234" SANITARY SEWER
--- 240" ---	240" SANITARY SEWER
--- 246" ---	246" SANITARY SEWER
--- 252" ---	252" SANITARY SEWER
--- 258" ---	258" SANITARY SEWER
--- 264" ---	264" SANITARY SEWER
--- 270" ---	270" SANITARY SEWER
--- 276" ---	276" SANITARY SEWER
--- 282" ---	282" SANITARY SEWER
--- 288" ---	288" SANITARY SEWER
--- 294" ---	294" SANITARY SEWER
--- 300" ---	300" SANITARY SEWER
--- 12" ---	12" GAS
--- 18" ---	18" GAS
--- 24" ---	24" GAS
--- 30" ---	30" GAS
--- 36" ---	36" GAS
--- 42" ---	42" GAS
--- 48" ---	48" GAS
--- 54" ---	54" GAS
--- 60" ---	60" GAS
--- 66" ---	66" GAS
--- 72" ---	72" GAS
--- 78" ---	78" GAS
--- 84" ---	84" GAS
--- 90" ---	90" GAS
--- 96" ---	96" GAS
--- 102" ---	102" GAS
--- 108" ---	108" GAS
--- 114" ---	114" GAS
--- 120" ---	120" GAS
--- 126" ---	126" GAS
--- 132" ---	132" GAS
--- 138" ---	138" GAS
--- 144" ---	144" GAS
--- 150" ---	150" GAS
--- 156" ---	156" GAS
--- 162" ---	162" GAS
--- 168" ---	168" GAS
--- 174" ---	174" GAS
--- 180" ---	180" GAS
--- 186" ---	186" GAS
--- 192" ---	192" GAS
--- 198" ---	198" GAS
--- 204" ---	204" GAS
--- 210" ---	210" GAS
--- 216" ---	216" GAS
--- 222" ---	222" GAS
--- 228" ---	228" GAS
--- 234" ---	234" GAS
--- 240" ---	240" GAS
--- 246" ---	246" GAS
--- 252" ---	252" GAS
--- 258" ---	258" GAS
--- 264" ---	264" GAS
--- 270" ---	270" GAS
--- 276" ---	276" GAS
--- 282" ---	282" GAS
--- 288" ---	288" GAS
--- 294" ---	294" GAS
--- 300" ---	300" GAS
--- 12" ---	12" TELEPHONE
--- 18" ---	18" TELEPHONE
--- 24" ---	24" TELEPHONE
--- 30" ---	30" TELEPHONE
--- 36" ---	36" TELEPHONE
--- 42" ---	42" TELEPHONE
--- 48" ---	48" TELEPHONE
--- 54" ---	54" TELEPHONE
--- 60" ---	60" TELEPHONE
--- 66" ---	66" TELEPHONE
--- 72" ---	72" TELEPHONE
--- 78" ---	78" TELEPHONE
--- 84" ---	84" TELEPHONE
--- 90" ---	90" TELEPHONE
--- 96" ---	96" TELEPHONE
--- 102" ---	102" TELEPHONE
--- 108" ---	108" TELEPHONE
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--- 126" ---	126" TELEPHONE
--- 132" ---	132" TELEPHONE
--- 138" ---	138" TELEPHONE
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--- 156" ---	156" TELEPHONE
--- 162" ---	162" TELEPHONE
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--- 180" ---	180" TELEPHONE
--- 186" ---	186" TELEPHONE
--- 192" ---	192" TELEPHONE
--- 198" ---	198" TELEPHONE
--- 204" ---	204" TELEPHONE
--- 210" ---	210" TELEPHONE
--- 216" ---	216" TELEPHONE
--- 222" ---	222" TELEPHONE
--- 228" ---	228" TELEPHONE
--- 234" ---	234" TELEPHONE
--- 240" ---	240" TELEPHONE
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--- 252" ---	252" TELEPHONE
--- 258" ---	258" TELEPHONE
--- 264" ---	264" TELEPHONE
--- 270" ---	270" TELEPHONE
--- 276" ---	276" TELEPHONE
--- 282" ---	282" TELEPHONE
--- 288" ---	288" TELEPHONE
--- 294" ---	294" TELEPHONE
--- 300" ---	300" TELEPHONE

PROJECT NAME: SEE TO BE DETERMINED BY FINAL DESIGN



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

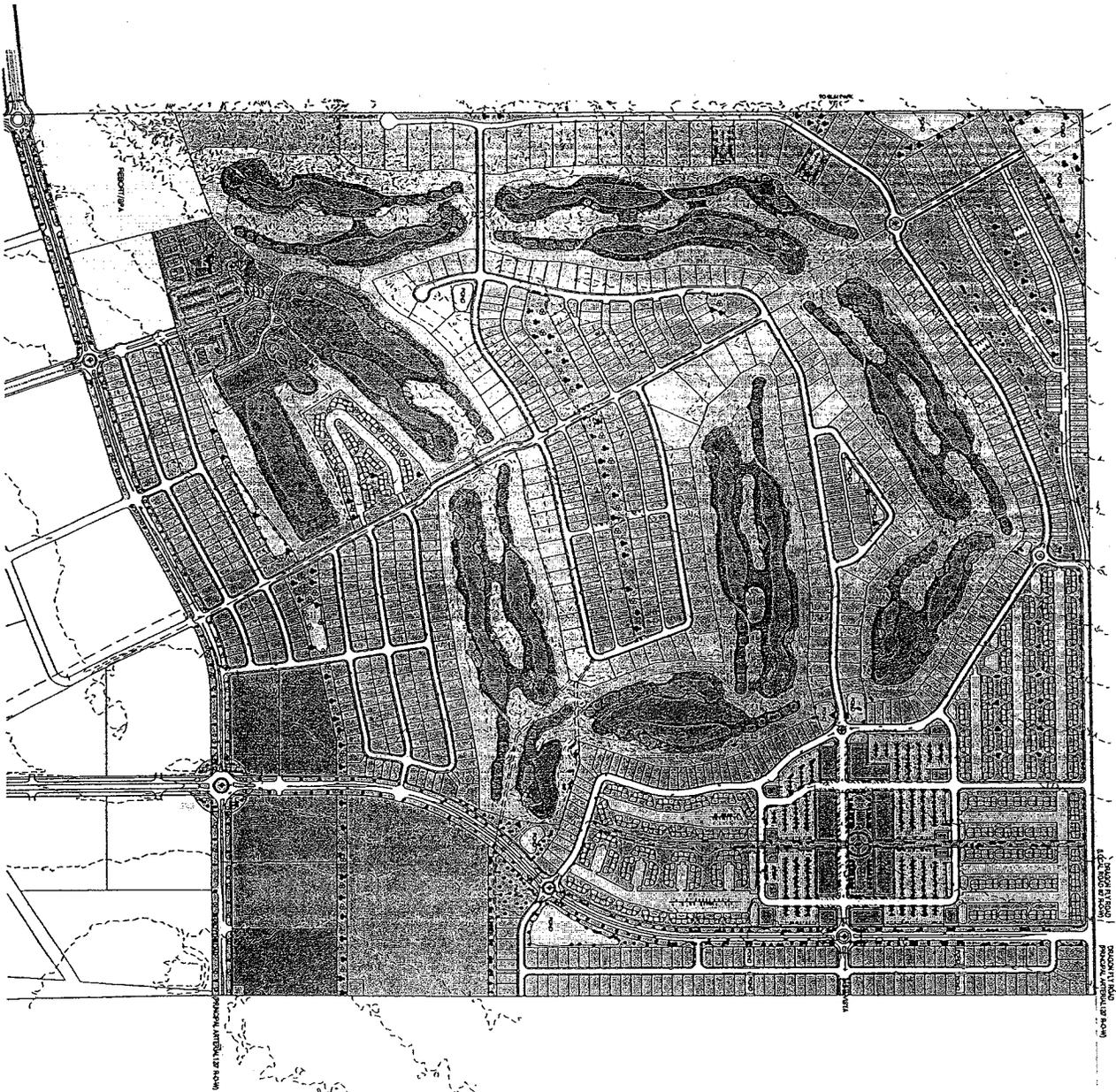
PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SERRA LINDA DEVELOPERS
LAS CRUCES
NEW MEXICO

DATE: PHASE
DRAWN: SUBMITTAL 1
CHECKED: SUBMITTAL 2
APPROVED: SUBMITTAL 3

DESIGNED BY: V. GARCIA
DRAWN BY: J. GARCIA
CHECKED BY: J. GARCIA
APPROVED BY: J. GARCIA

DATE: 10/15/2010
TIME: 10:00 AM
PROJECT: VERDE

U6
DESIGN



FOR INFORMATIONAL
PURPOSES ONLY

COLOR	LAND USE	BUILDING STUDY
[Pattern]	SINGLE-FAMILY	
[Pattern]	SINGLE-FAMILY W/OPEN UNITS	
[Pattern]	SINGLE-FAMILY UNDER UNITS	
[Pattern]	COURTYARD UNITS	SHEET 37
[Pattern]	CONDOMINIUMS	SHEET 38
[Pattern]	APARTMENTS	SHEETS 39-41
[Pattern]	OFFICE	SHEETS 42-48
[Pattern]	RETAIL	
[Pattern]	INDUSTRIAL	
[Pattern]	WASTE WATER TREATMENT PLANT	

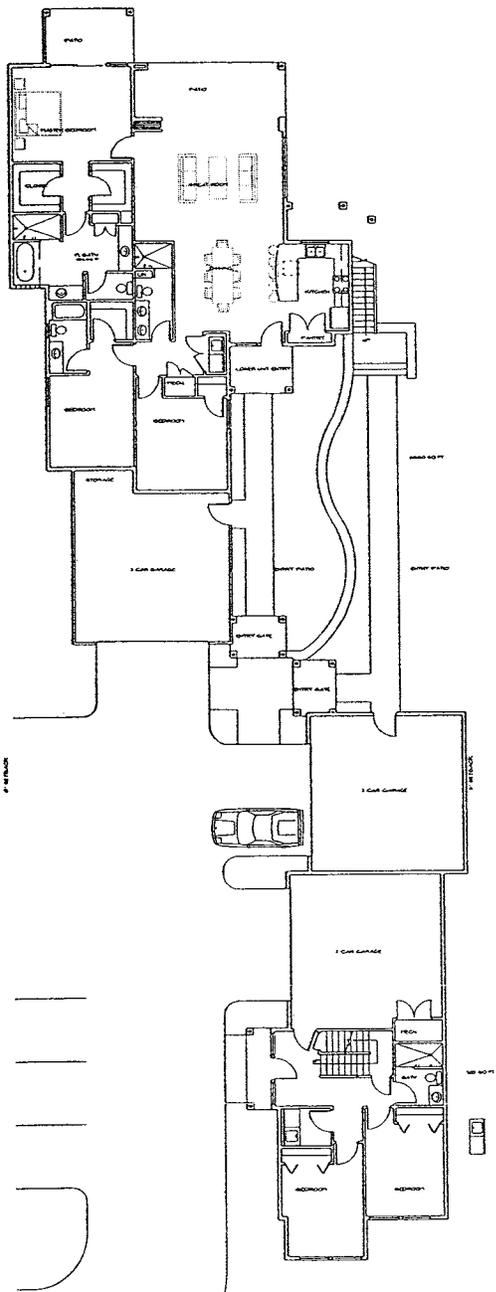
METRO VERDE
DEVELOPMENT PLAN
SHEET 1 OF 48



PUD AMENDMENT #1
METRO VERDE
PREPARED FOR
LAVAS CRUCES
NEW MEXICO
DATE: 08/11/03
SCALE: AS SHOWN

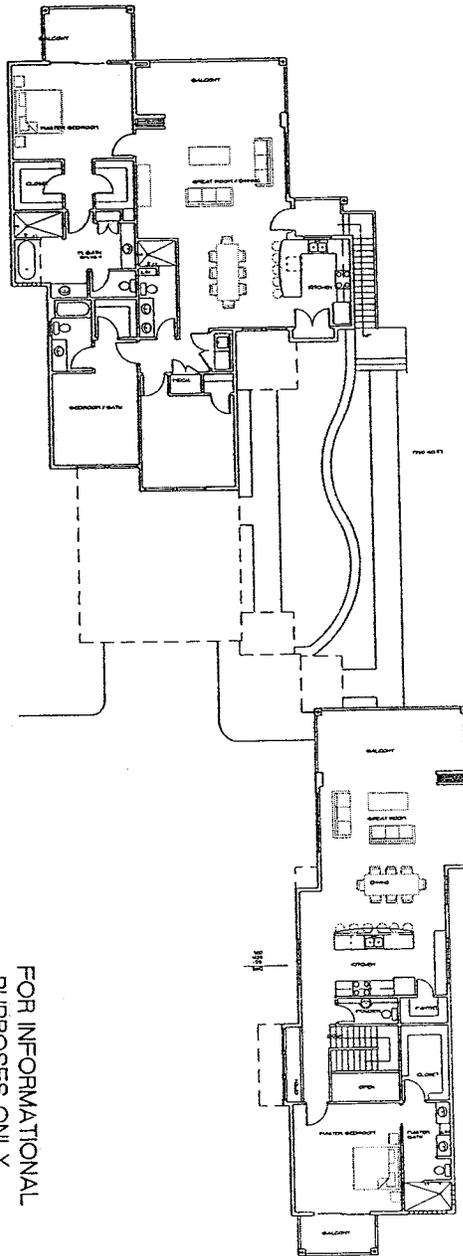
DANIEL VENTURES, INC.
1414 UNIVERSITY AVENUE
SUITE 100
ALBUQUERQUE, NM 87106
TEL: 505.263.1111
WWW.DANIELVENTURES.COM

SHEET
S1
OF 48



6-PLEX

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



FOR INFORMATIONAL
PURPOSES ONLY

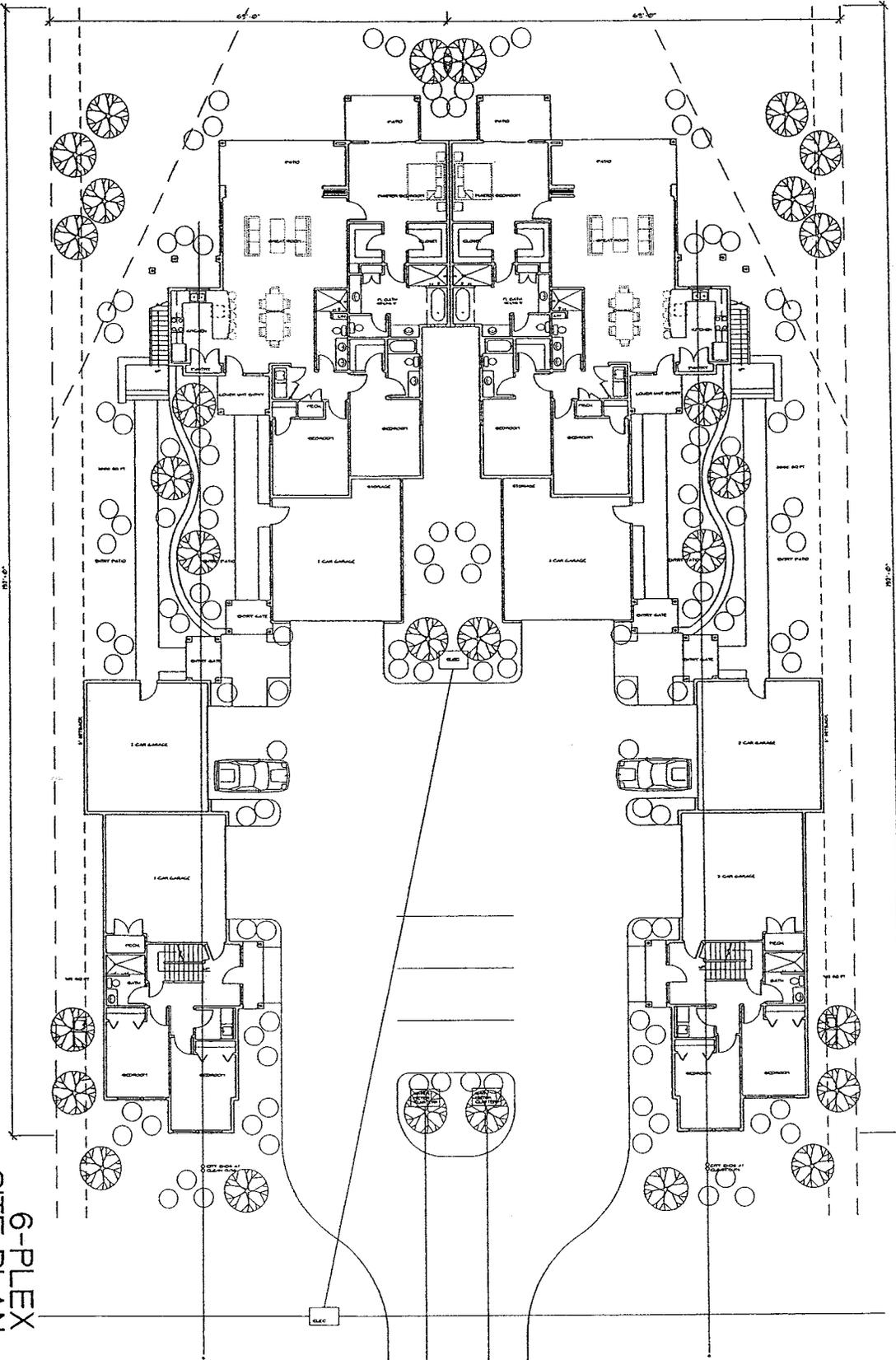
2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET
S3
SHOWN

design ventures, inc.
1000 10th Avenue, Suite 100
New Mexico, NM 87102
Tel: 505.241.1111
Fax: 505.241.1112

DATE	ISSUE
02/01	SUBMITTAL #1
02/01	SUBMITTAL #2
07/01	SUBMITTAL #3
07/01	SUBMITTAL #4

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



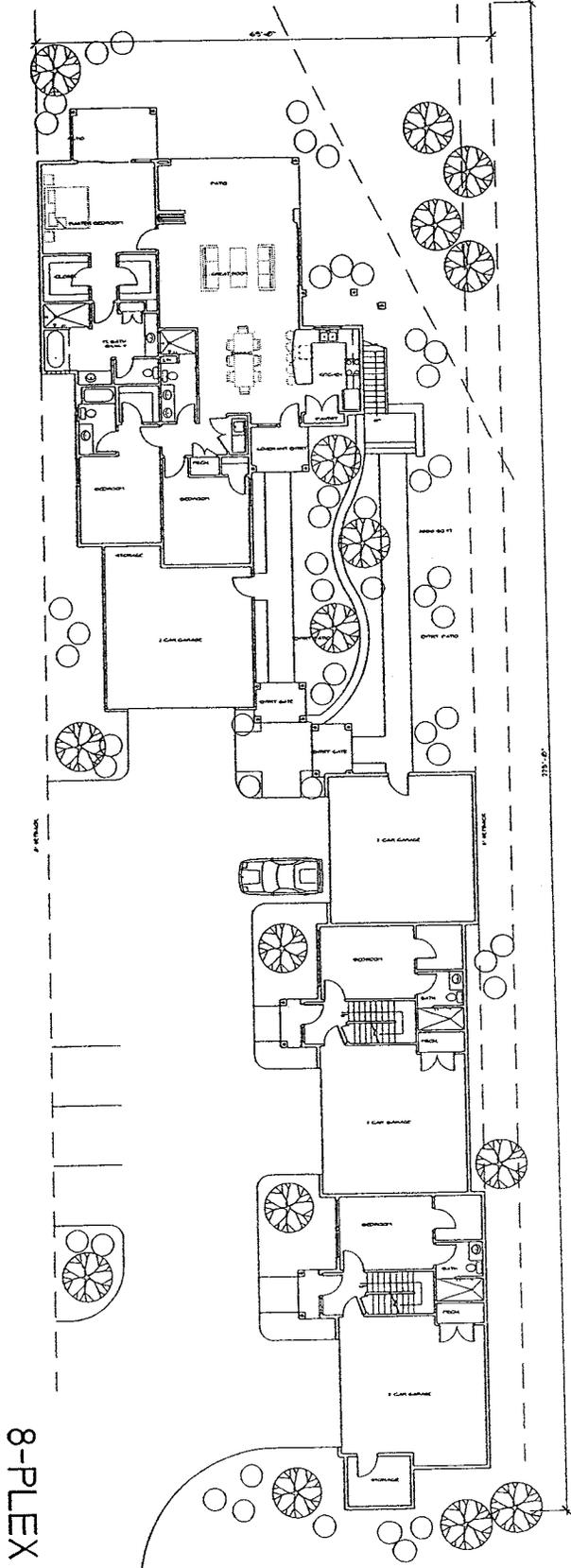
6-PLEX
SITE PLAN
SCALE: 1/8" = 1'-0"

FOR INFORMATIONAL
PURPOSES ONLY

PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SUNSHINE DEVELOPMENT, INC.
NEW MEXICO

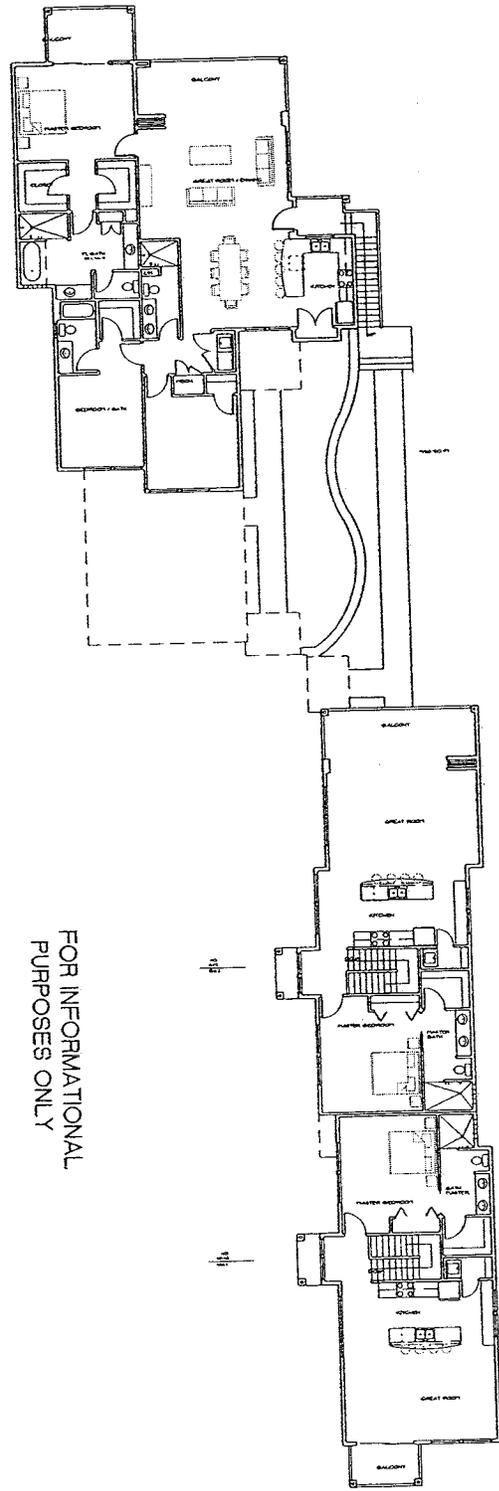
DATE	APPROVAL
NO.	NO.
BY	BY
FOR	FOR

S4
 DESIGN



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

8-PLEX



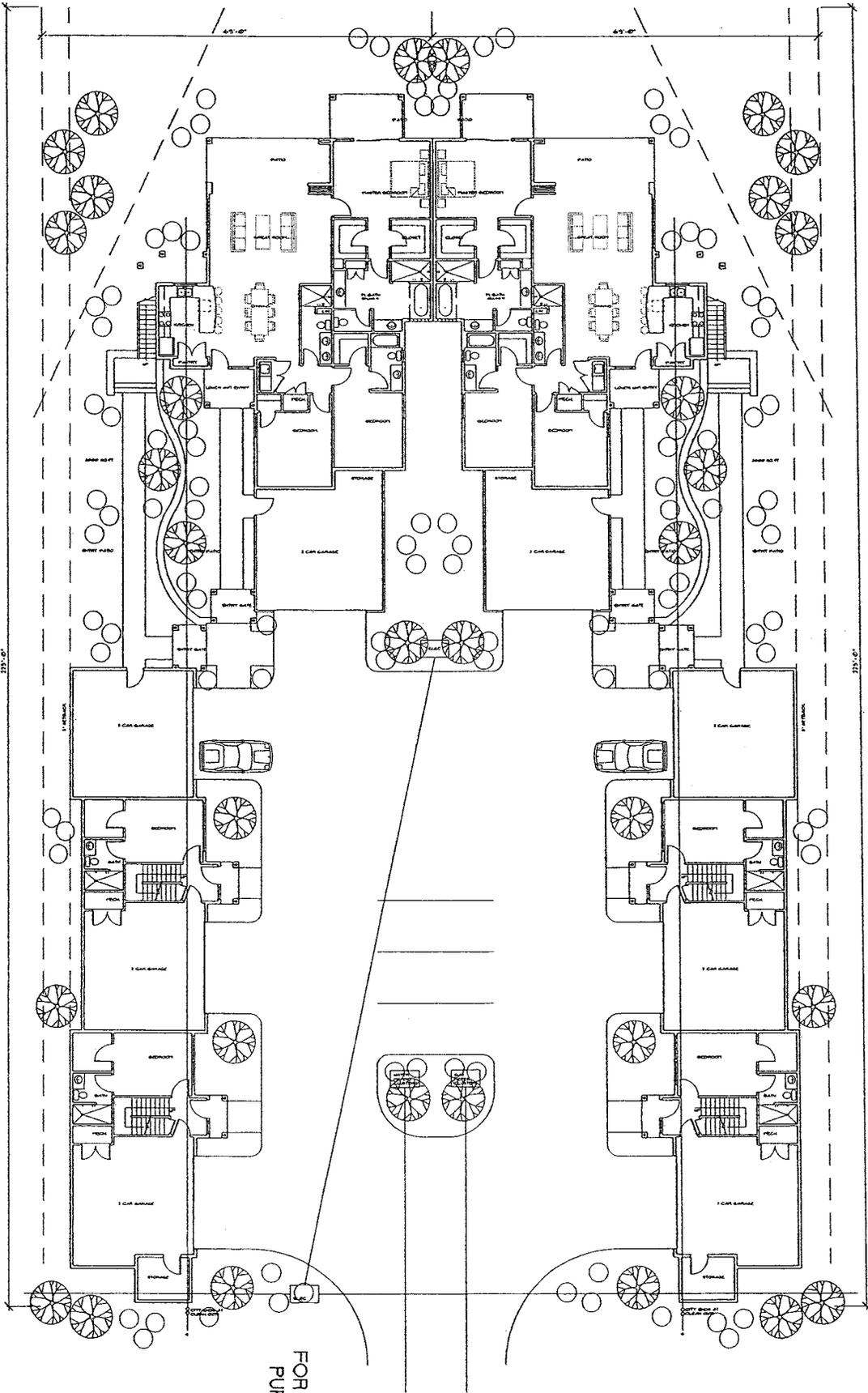
2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

FOR INFORMATIONAL
PURPOSES ONLY

SS
02/20/21

GAUCHO ARCHITECTS, INC.
1400 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.GAUCHOARCHITECTS.COM

PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SINK MINT AND BUNDS
NEW MEXICO
DATE: 02/20/21
SCALE: 1/8" = 1'-0"



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

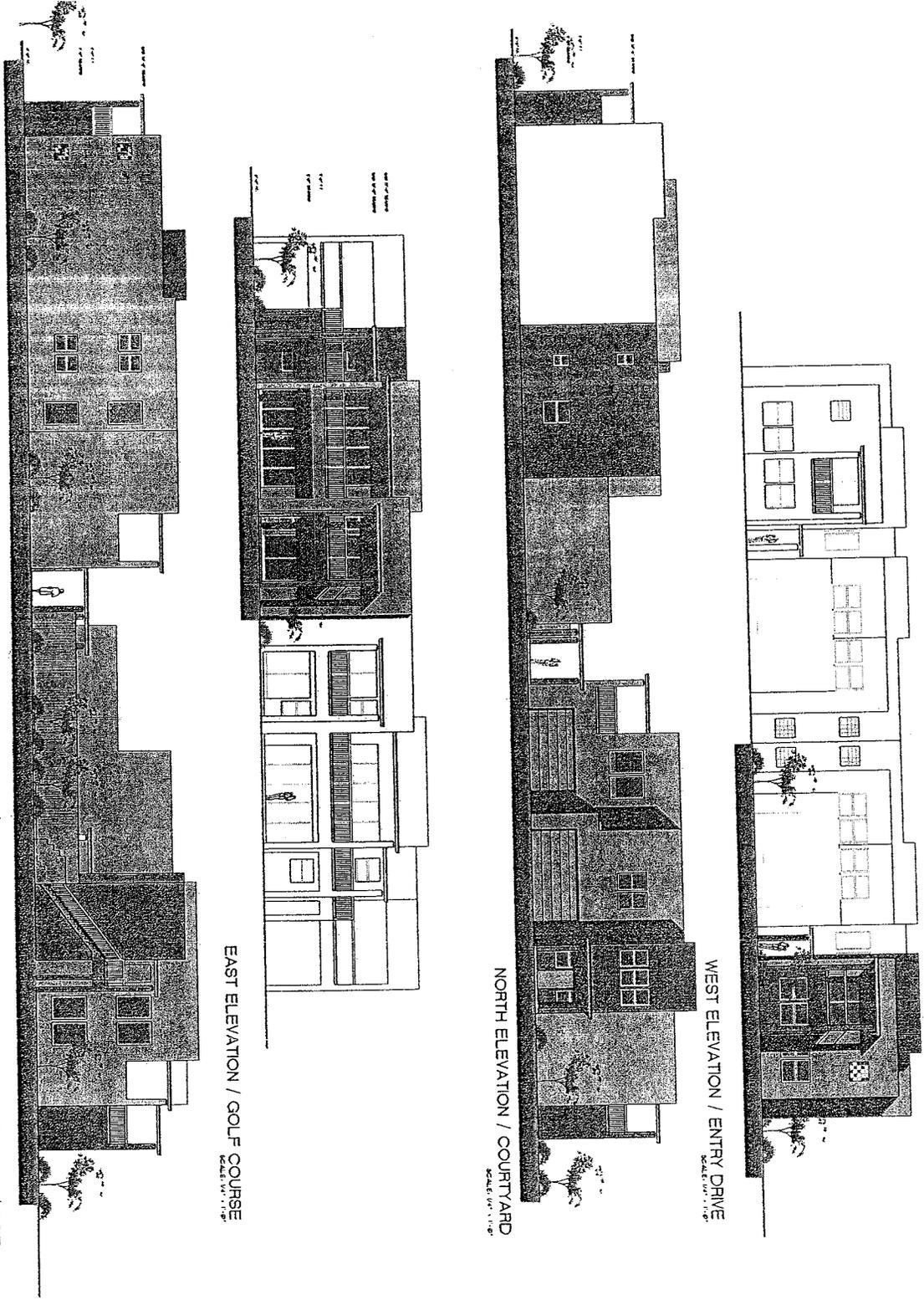
FOR INFORMATIONAL
PURPOSES ONLY

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

DATE	REVISION
01/11/2011	01
02/01/2011	02
02/01/2011	03
02/01/2011	04
02/01/2011	05
02/01/2011	06
02/01/2011	07
02/01/2011	08
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02/01/2011	99
02/01/2011	100



GENROY VALDEZ, INC.
1000 AVENUE N
SUITE 100
ALBUQUERQUE, NEW MEXICO 87102
TEL: 505.261.1111
WWW.GENROYVALDEZ.COM



TYPICAL CONDO ELEVATIONS

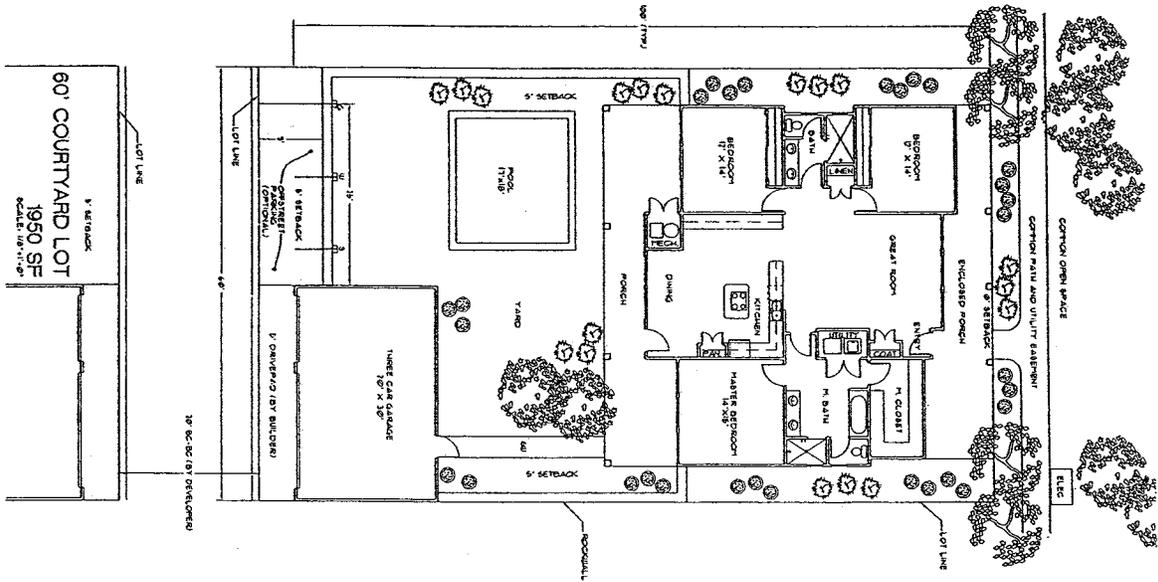
FOR INFORMATIONAL PURPOSES ONLY

PUD AMENDMENT #1
METRO VERDE
 PREPARED FOR
 SERRA NORTH LAND HOLDINGS, LLC
 1455 CHERRY
 NEST, CALIFORNIA 94558

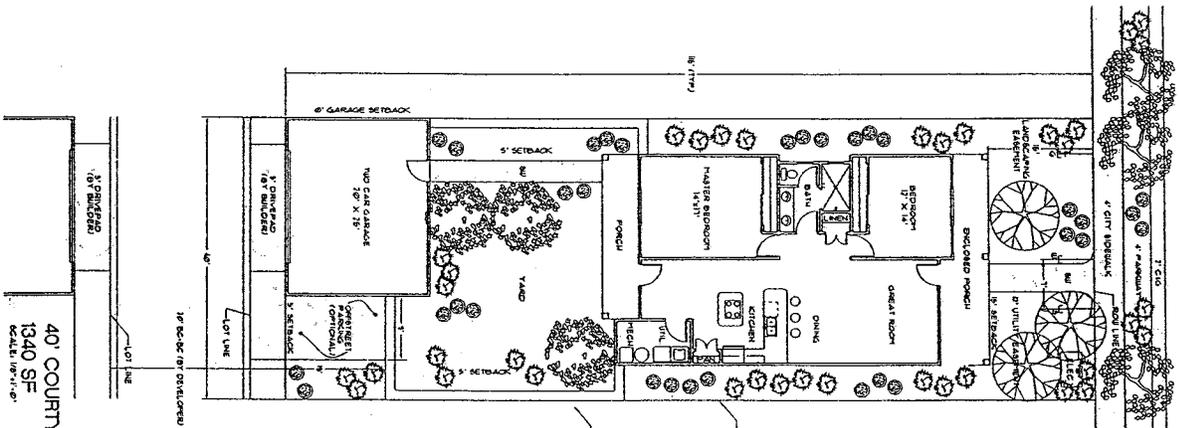
DATE	04/21/11
DRAWN	DAVID VANDERKAM
CHECKED	DAVID VANDERKAM
DATE	04/21/11
PROJECT	METRO VERDE

DVID
 DAVID VANDERKAM, INC.
 ARCHITECTS
 1455 CHERRY STREET, SUITE 200
 NEST, CALIFORNIA 94558
 TEL: 925.438.4388
 FAX: 925.438.4389

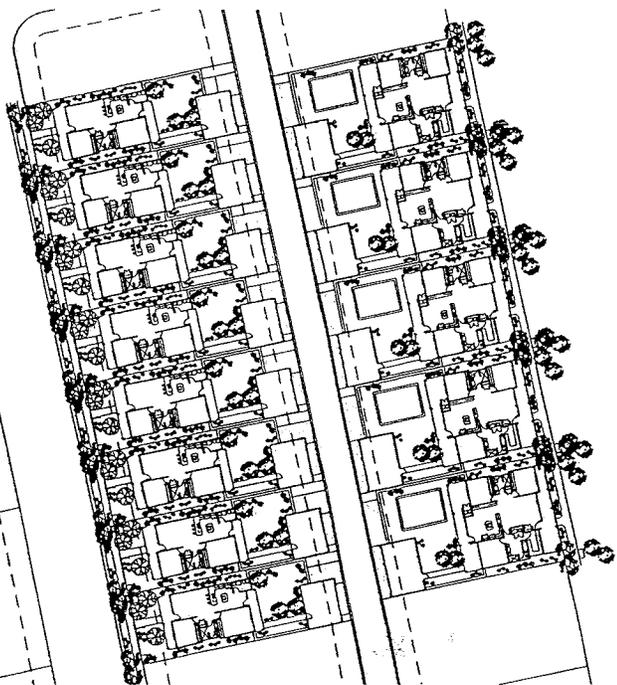




60' COURTYARD LOT
1950 SF
SCALE: 1/8" = 1'-0"



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



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

FOR INFORMATIONAL
PURPOSES ONLY

- UTILITY NOTES
1. COURTYARD LOTS WITH STREET FRONTAGE SHALL BE SERVED FROM THE STREET. COURTYARD LOTS WITH REAR FRONTAGE SHALL BE SERVED FROM THE REAR. ALL UTILITY LINES SHALL BE 18" DEEP AND SHALL BE SERVED FROM THE STREET. THE COTTON PALM AND UTILITY EQUIPMENT SHALL BE SERVED FROM THE STREET. THE UTILITY SHALL COME FROM THE OPEN SPACE SIDE.

PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SERRA NORTH LANE HOLDINGS, LLC
BY
CANNON DESIGN

DATE	PHASE
4/24	SUBMITTAL 4
5/21	SUBMITTAL 5
7/23	SUBMITTAL 6
8/14	SUBMITTAL 7
9/11	SUBMITTAL 8
10/10	SUBMITTAL 9
11/08	SUBMITTAL 10

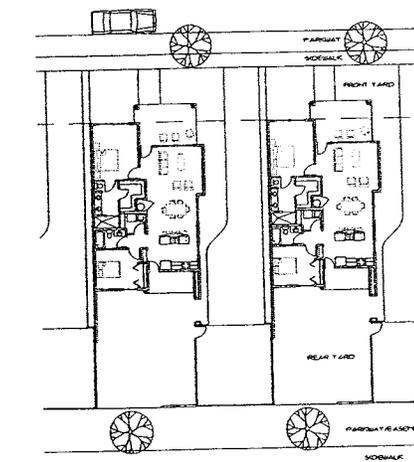
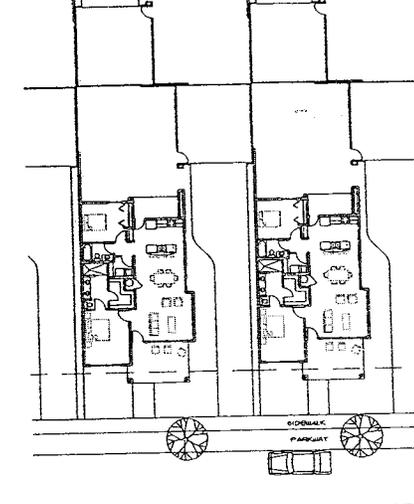
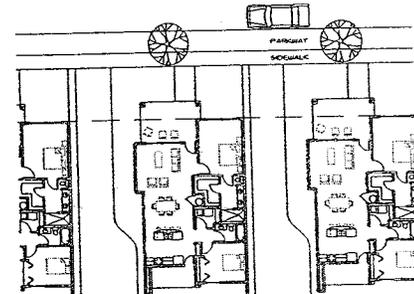
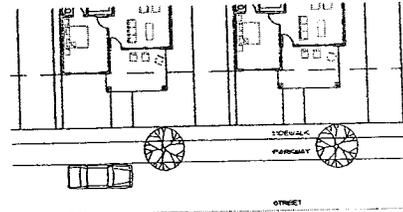
CANNON DESIGN, INC.
1000 UNIVERSITY AVENUE
SUITE 100
SAN ANTONIO, TEXAS 78205
TEL: 214.343.1234
WWW.CANNONDESIGN.COM

COURTYARD LOTS



ARROYO ROAD ELEVATION

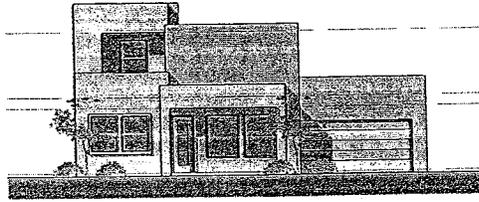
SCALE: 1/8" = 1'-0"



SITE PLAN

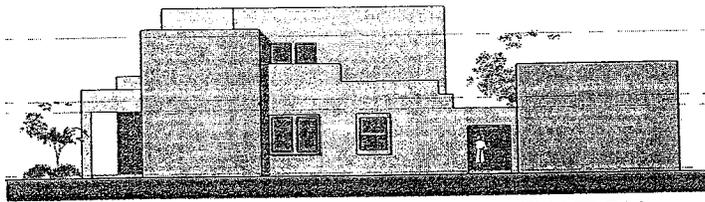
SCALE: 1/8" = 1'-0"

1. WATER, SEWER AND GAS UTILITIES SHALL BE LOCATED IN THE STANDARD LOCATIONS.
2. THE GAS SERVICE SHALL REQUIRE A VALVE.



FRONT ELEVATION

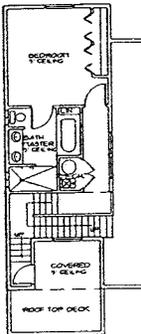
SCALE: 1/8" = 1'-0"



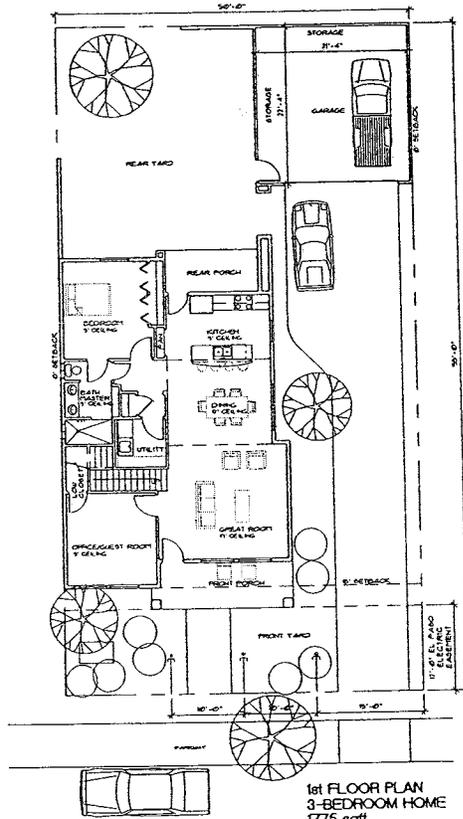
SIDE ELEVATION

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

FOR INFORMATIONAL PURPOSES ONLY



2nd FLOOR PLAN



1st FLOOR PLAN
3-BEDROOM HOME
1775 sqft

1. WATER, SEWER AND GAS UTILITIES SHALL BE LOCATED IN THE STANDARD LOCATIONS.
2. THE GAS SERVICE SHALL REQUIRE A VALVE.

FLOOR PLAN

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

CASITAS

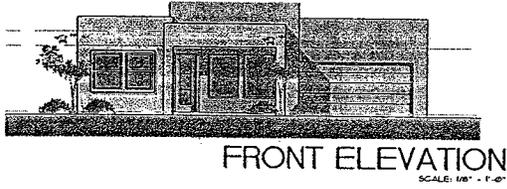
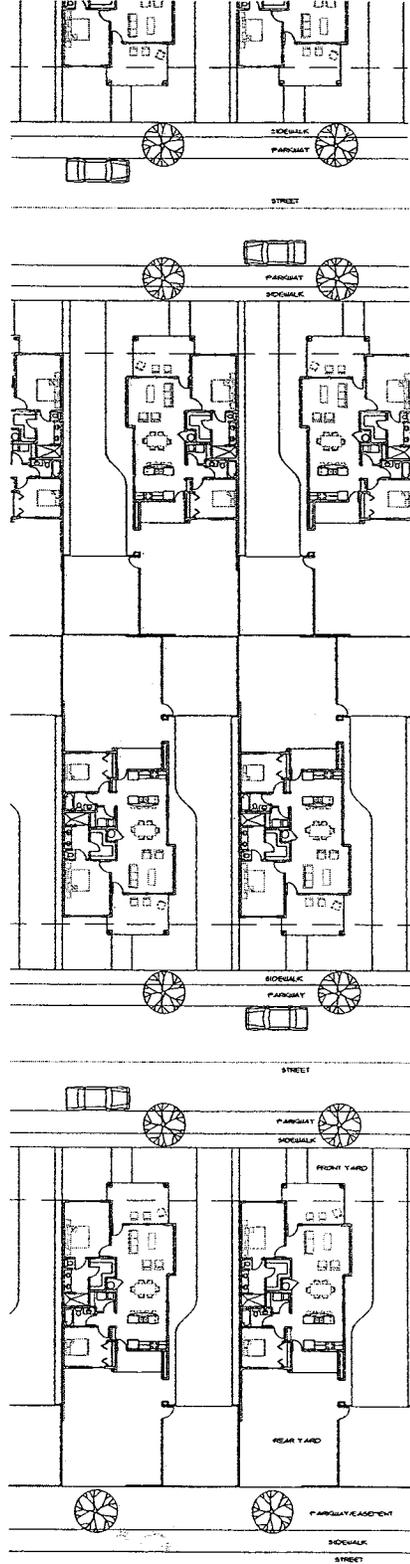


GRANION VENTURES, LLC
1100 W. CENTRAL EXPRESSWAY
SUITE 100
MESA, AZ 85201
TEL: 480.941.1111

DATE	ISSUED
NOV 14, 2018	REVISION 1
NOV 14, 2018	REVISION 2
NOV 14, 2018	REVISION 3

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

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

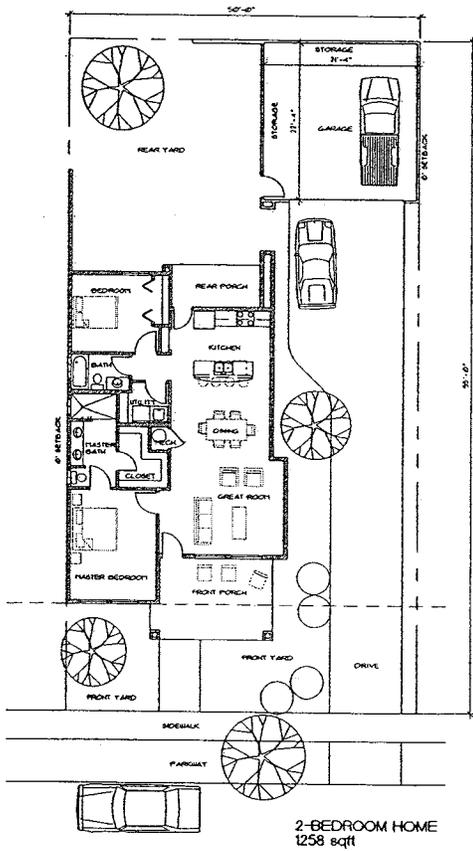


FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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

FOR INFORMATIONAL
PURPOSES ONLY



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

CASITAS

2-BEDROOM HOME
1258 sqft

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

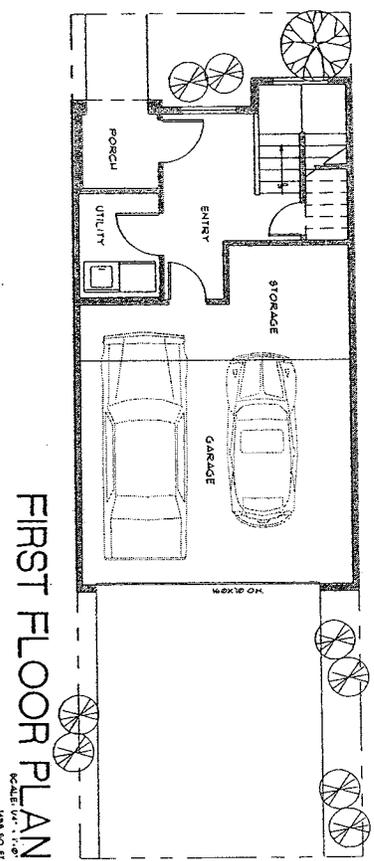
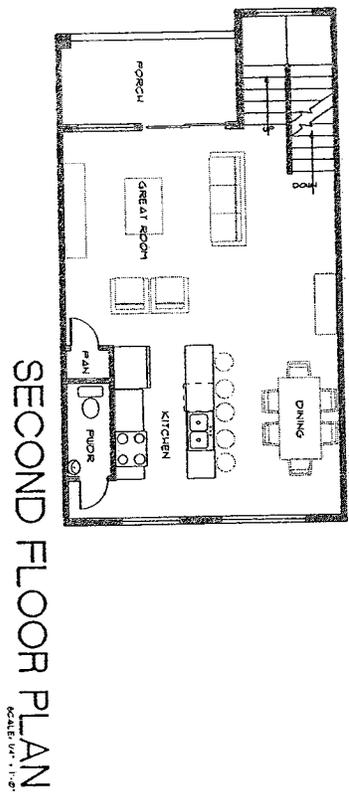
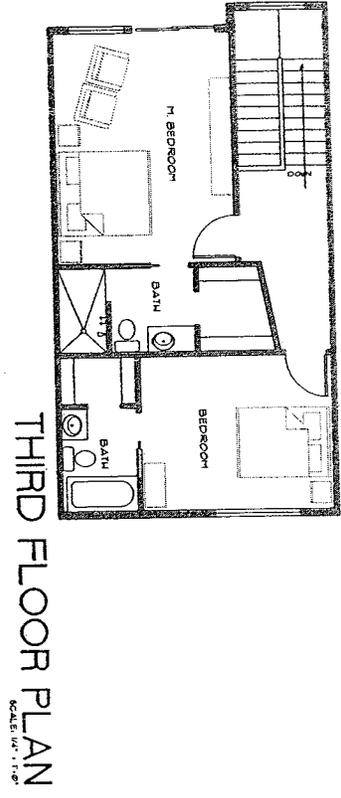


DEVELOPER: S8a
ARCHITECT: GENTON VENTURES, INC.
1488 AVENUE 198
SUITE 100
SAN ANTONIO, TEXAS 78205
PHONE: 214.343.1111
FAX: 214.343.1111



DATE	PHASE
01/11/11	CONCEPTUAL 1
02/11/11	CONCEPTUAL 2
03/11/11	CONCEPTUAL 3

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



FOR INFORMATIONAL
PURPOSES ONLY

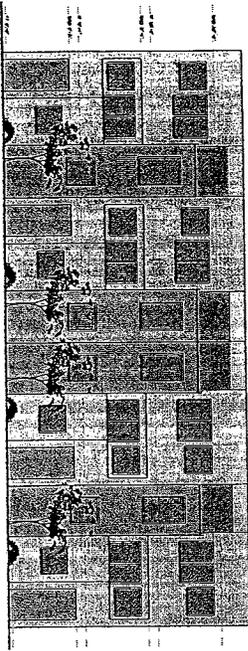
3 STORY TOWNHOUSE

PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SERIAL HOME BUILDING, LLC
LAS CRUCES
NEW MEXICO

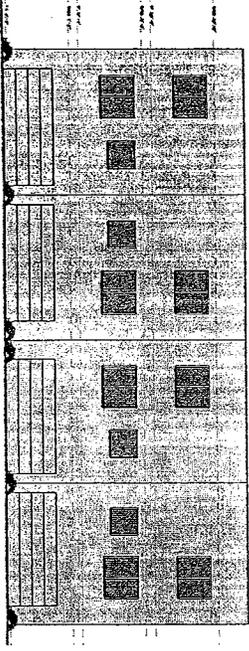
DATE	ISSUE
10/20/11	SUBMITTAL #1
11/15/11	SUBMITTAL #2
12/15/11	SUBMITTAL #3

DESIGN: [Logo]
ARCHITECT: [Logo]
1111
1111
1111
1111
1111

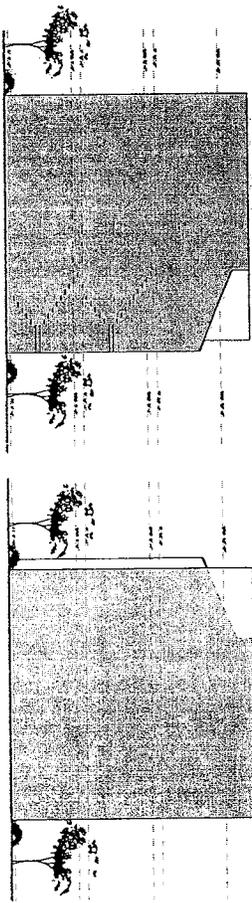
SHEET
S9
01/15/12



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

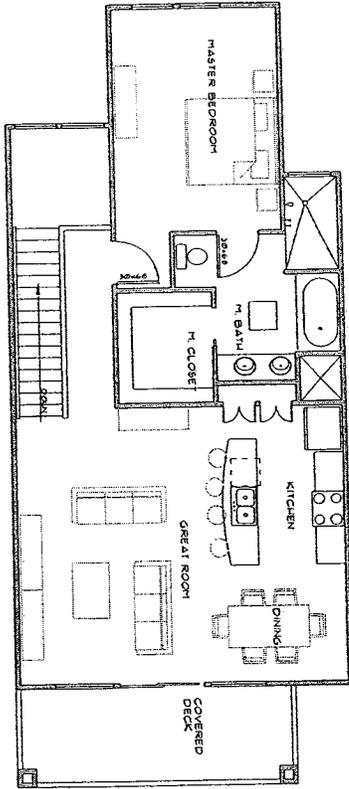
3 STORY TOWNHOUSE

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

DATE	ISSUED
12/01	SUBMITTAL 1
02/01	SUBMITTAL 2
07/01	SUBMITTAL 3

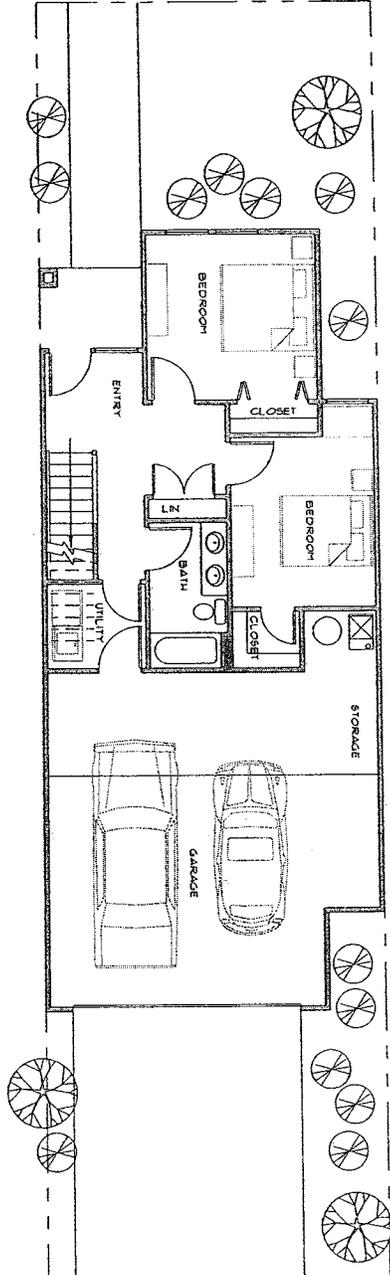
DESIGN: VANULVER, INC.
 1800 AVENUE 100, SUITE 100
 PHOENIX, ARIZONA 85001
 TEL: 602.998.1100
 WWW.VANULVER.COM

S10
 ORIGINAL



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

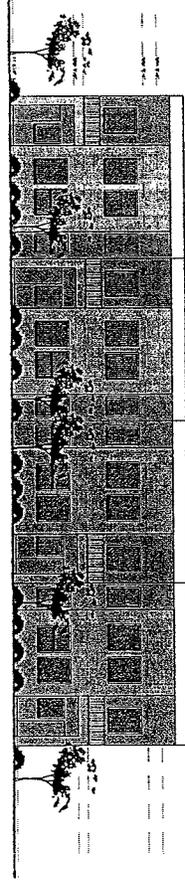
PUD AMENDMENT #1
METRO VERDE
PREPARED FOR
SUNBELT HOMES IN
LAS CRUCES
NEW MEXICO

DATE	PHASE
1/20/11	REVISION 1
1/20/11	REVISION 2

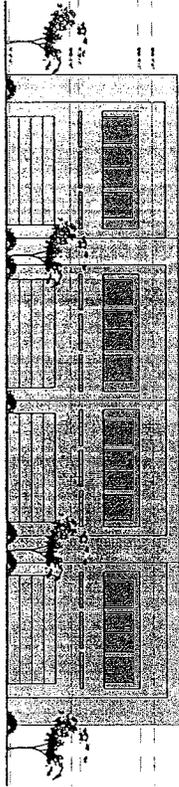
GARDON VENTURES, INC.
1100 N. UNIVERSITY AVENUE
SUITE 100
ALBUQUERQUE, NM 87102
TEL: 505.261.1111

SVI

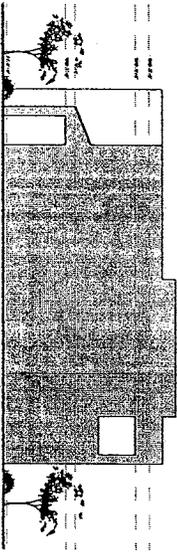
SHEET
S11
OPTIONAL



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

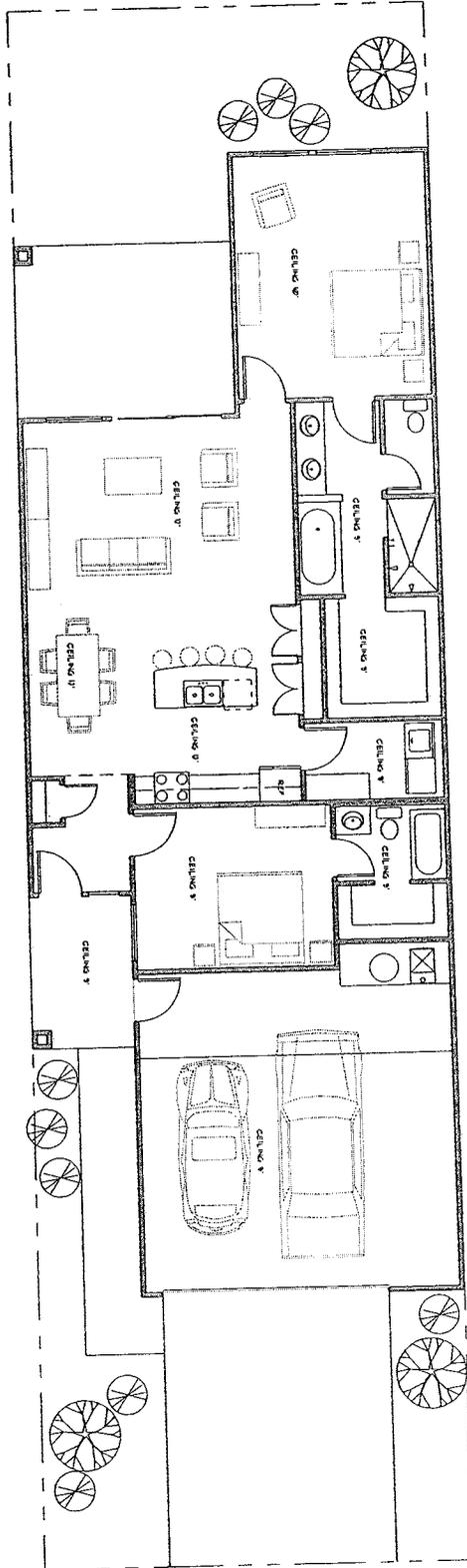
2 STORY TOWNHOUSE

PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SERIAL HOME BUILDING, LLC
LAS CRUCES
NEW MEXICO

DATE	PACKAGE
4/21/11	SUBMITTAL #1
4/22/11	SUBMITTAL #2
1/23/12	SUBMITTAL #3

GENSLER ARCHITECTS, INC.
1405 EAST ANTONIO STREET
SUITE 200
DENVER, CO 80202
303.733.8800

DATE: **S12**
OWNER: GENSLER



1403 SF

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

FOR INFORMATIONAL
PURPOSES ONLY

SINGLE STORY TOWNHOUSE

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

DATE	ISSUED
NOV	NOV
NOV	NOV
NOV	NOV

GENION VENTURES, INC.
 10000 N. CENTRAL AVENUE, SUITE 100
 DALLAS, TEXAS 75243
 TEL: 214.424.1100
 FAX: 214.424.1101

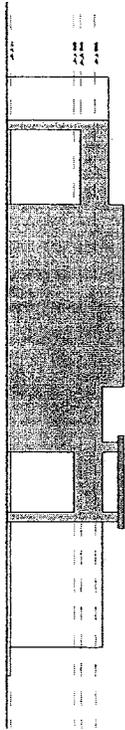
SCALE: 1/8" = 1'-0"

DATE: 11/13/11

PROJECT: S13



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

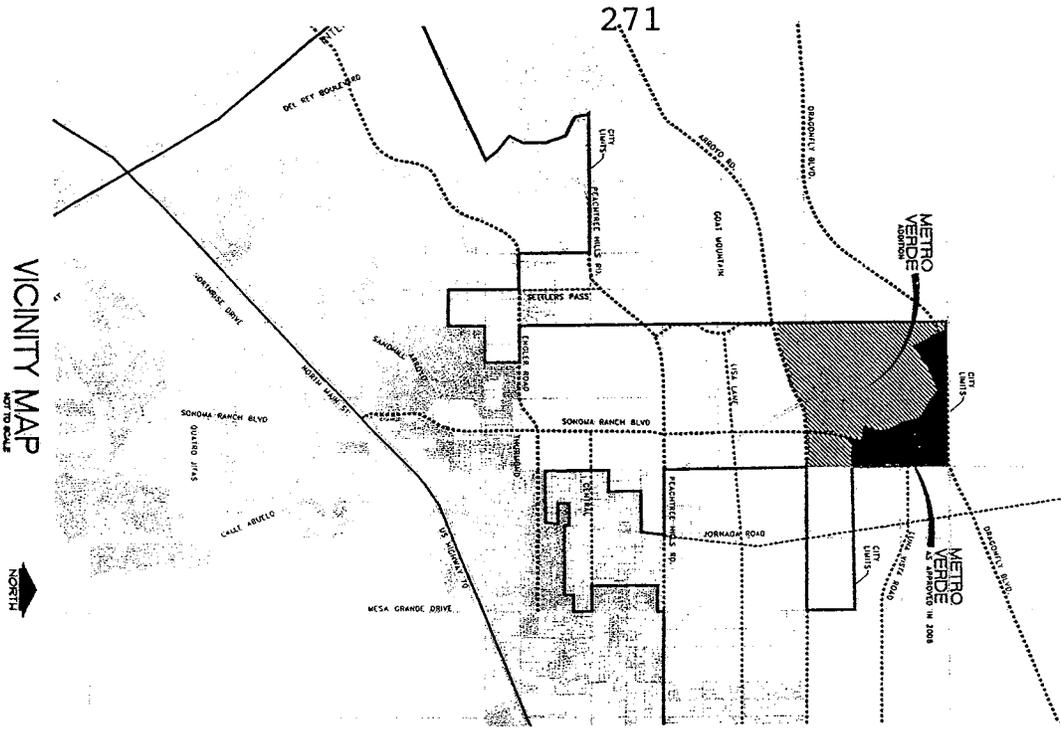
PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SUNSHINE
LAS CRUCES
NEW MEXICO

DATE	MADE
02/01	SUBMITTAL 1
02/01	SUBMITTAL 2
02/01	SUBMITTAL 3



METRO VERDE

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



FINAL SITE PLAN NOTES

ROW
ROW'S IN METRO VERDE WILL BE DEDICATED TO AND IMPROVEMENTS IN ROW'S WILL BE MAINTAINED BY THE CITY OF US CITIES THROUGH THE CITY OF US CITIES DEVELOPER/BUSINESS & HOMEOWNERS ASSOCIATION (BHOA) IN ACCORDANCE WITH THE TABLE ON THIS SHEET.

NO FINAL PLAT OF LAND IN METRO VERDE SHALL BE RECORDED UNTIL PAVED ROAD ACCESS AND WATER, SEWER, AND GAS UTILITIES HAVE BEEN EXTENDED TO METRO VERDE. IN ADDITION, SUBDIVISIONS SHALL FOLLOW THE CITY OF US CITIES REQUIREMENT FOR FINAL REVIEW OF ONE OR MORE PROPOSED FINAL PLATS OF OR CONSTRUCTION DRAWINGS FOR LAND IN METRO VERDE OR (2) REPLACING OF LAND IN METRO VERDE FOR PLANNING OR FINANCING PURPOSES.

ALLEYS SHOWN ON THIS FINAL SITE PLAN SHALL BE DEDICATED TO THE CITY OF US CITIES FOR ORIGINATOR AND MAINTAINED BY THE CITY OF US CITIES THROUGH THE CITY OF US CITIES DEVELOPER/BUSINESS & HOMEOWNERS ASSOCIATION (BHOA) IN ACCORDANCE WITH THE TABLE ON THIS SHEET.

TRACT NOTES AND SPECIFICATIONS
THE DEVELOPER RETAINS THE RIGHT TO RELOCATE AND REPLAT TRACT J (THE NORTH SEGMENT OF THE PROMENADE PARK) TO A MODIFIED LOCATION BETWEEN LOTS 109 AND 110, AND TO RELOCATE AND REPLAT TRACT M BETWEEN LOTS 103 AND 104, AND AT THE SAME TIME TO MAKE RELATED MINOR ADJUSTMENTS, THROUGH REPLATING, TO LOTS 108 AND 110 AND LOTS 137 AND 138, WITH ADMINISTRATIVE APPROVAL FROM THE CITY OF US CITIES THROUGH THE CITY OF US CITIES DEVELOPER/BUSINESS & HOMEOWNERS ASSOCIATION (BHOA) TO BE USED EXCLUSIVELY FOR IMPROVEMENTS AND MAINTENANCE OF THE INDIVIDUAL TRACTS WITHIN METRO VERDE.

(1) THE OVERALL AREA OF THE REPLATED TRACTS IS NOT REDUCED BY MORE THAN 10% FROM THE ORIGINAL TRACTS, AND (2) THE ORIGINAL ACCESS TO THE SOUTH AND BETWEEN TRACTS AND TRACT M TO THE NORTH, IS MAINTAINED.

VEHICULAR CROSSINGS THROUGH TRACTS J AND H BETWEEN THE ADJACENT MULTI-FAMILY LOTS (LOTS 109/110 AND LOTS 137/138 RESPECTIVELY) MAY BE APPROVED WITH REPLAT ON SITE PLAN APPROVAL.

THE DEVELOPER ALSO RETAINS THE RIGHT AT ANY TIME TO ADD 1 AERIAL EASEMENT EACH FOR TRACTS K AND M TO SERVE AS PEDESTRIAN CONNECTIVITY BRIDGES BETWEEN THE ADJACENT COMMERCIAL BUILDINGS (LOTS 131/132 AND LOTS 129/128 RESPECTIVELY).

LOT 809 IS RESERVED SPECIFICALLY FOR A WASTE WATER TREATMENT PLANT.

PARK FEES
CITY PARK FEES MAY BE WAIVED FOR THIS PROJECT DEPENDING ON THE VALUE OF THE DEVELOPER'S CONTRIBUTION OF PARK LAND AND PARK FACILITIES TO THE CITY OF US CITIES. THE DEVELOPER WILL DETERMINE ON A CASE-BY-CASE BASIS. THE DEVELOPER WILL COLLECT THE PARK FEES AND PLACE THEM IN A FUND FOR THE BUSINESS & HOME OWNERS ASSOCIATION (BHOA) TO BE USED EXCLUSIVELY FOR IMPROVEMENTS AND MAINTENANCE OF THE INDIVIDUAL TRACTS WITHIN METRO VERDE.

DRAINAGE STANDARDS
INCREASES IN RUNOFF SHALL BE RETAINED/DEFLECTED OR MITIGATED WITH THE USE OF PREVIOUS CONCRETE (VULCANIC CENTER & MULTI-FAMILY AREAS), REGIONAL POND, AND ON-LOT PONDS SUBJECT TO CITY REVIEW AND APPROVAL. THE DEVELOPER SHALL BE RESPONSIBLE TO DRAIN ONTO THE GOLF COURSE. SEE SHEET 01 ON THE PUD CONCEPT PLAN FOR ADDITIONAL INFORMATION.

○ = ON-LOT PONDING, ON-LOT POND IS FOR EXCESS RUN-OFF AND IS THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER.

FLOOD ZONE NOTE
METRO VERDE IS LOCATED ON FEMA'S FLOOD INSURANCE RATE MAP 3501500325 DATED SEPTEMBER 27, 1991. THE PUD IS LOCATED IN ZONE X, ZONE X ARE AREAS DETERMINED TO BE OUTSIDE THE 300-YEAR FLOOD PLAN.

OWNERSHIP AND MAINTENANCE

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

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

FINAL SITE PLAN DRAWINGS INDEX

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

SUPPLEMENTAL INFORMATION:
* MASTER DRAINAGE STUDY
* TRAFFIC IMPACT ANALYSIS

THE FINAL SITE PLAN HAS BEEN APPROVED BY THE ZONING COMMISSION OF THE CITY OF US CITIES, & ALL THE REQUIREMENTS FOR APPROVAL IN SUBDIVISIONS OF THE CITY OF US CITIES SHEET TO BE MET AND ALL CONDITIONS RECORDED BY THE CLERK OF THE CITY OF US CITIES.

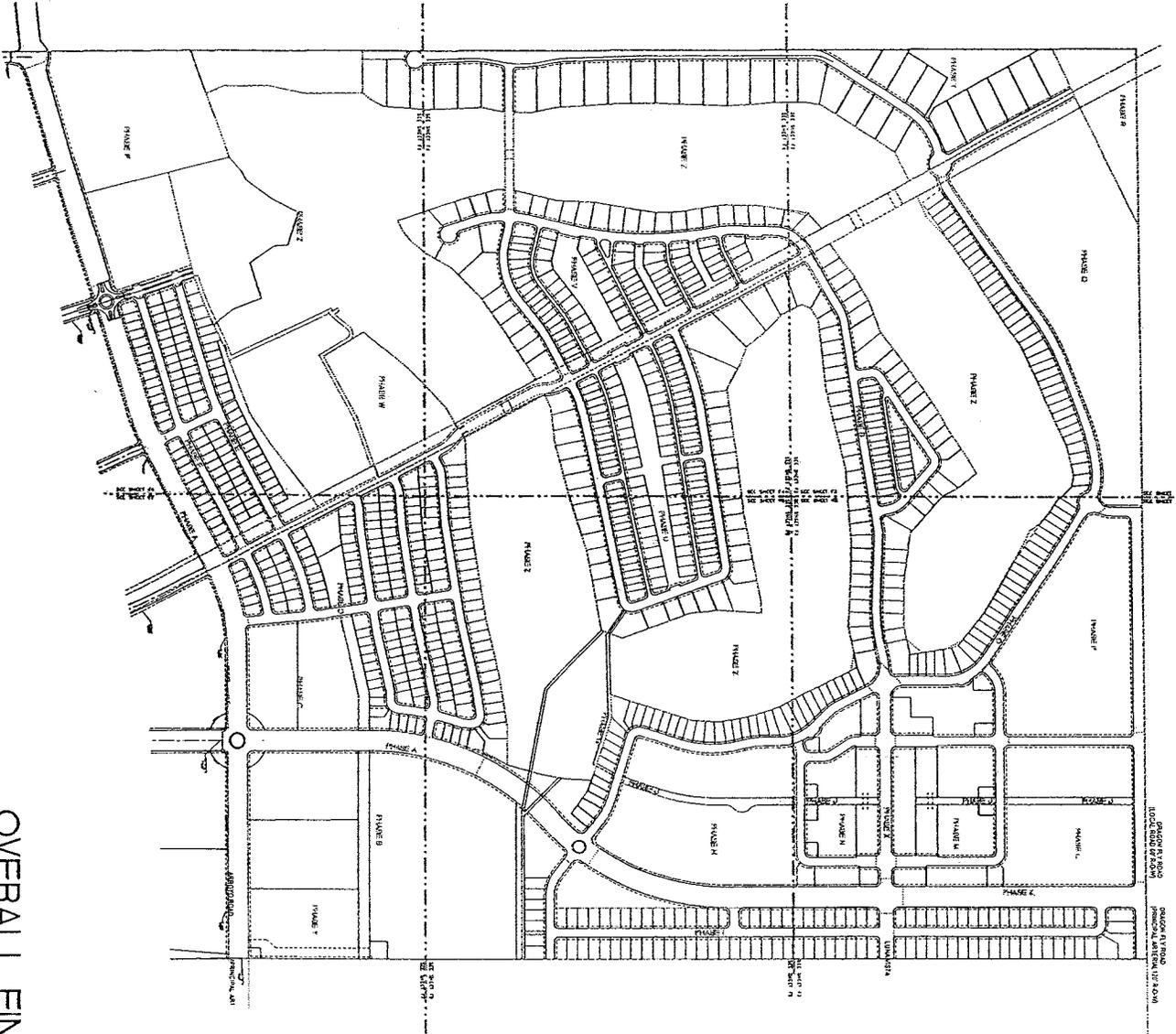
STATEMENT OF COMPLETION
I HEREBY CERTIFY THAT THE FINAL SITE PLAN IS IN ACCORDANCE WITH THE CITY OF US CITIES REQUIREMENTS FOR APPROVAL AND IS REPRESENTED BY THIS PLAT.

STUART VERDE LAND REQUIREMENTS, LLC
400 S. BROADWAY, SUITE 200
PHOENIX, AZ 85004

FINAL SITE PLAN
METRO VERDE
PREPARED FOR
STUART VERDE LAND REQUIREMENTS, LLC
NEW CRANES
NEW MENUS

DATE: 10/15/2011
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/15/2011

FEC
DUSSAC



SEE LAND USE SUBSETS ON SHEET 19 FOR DESIGN STANDARDS.

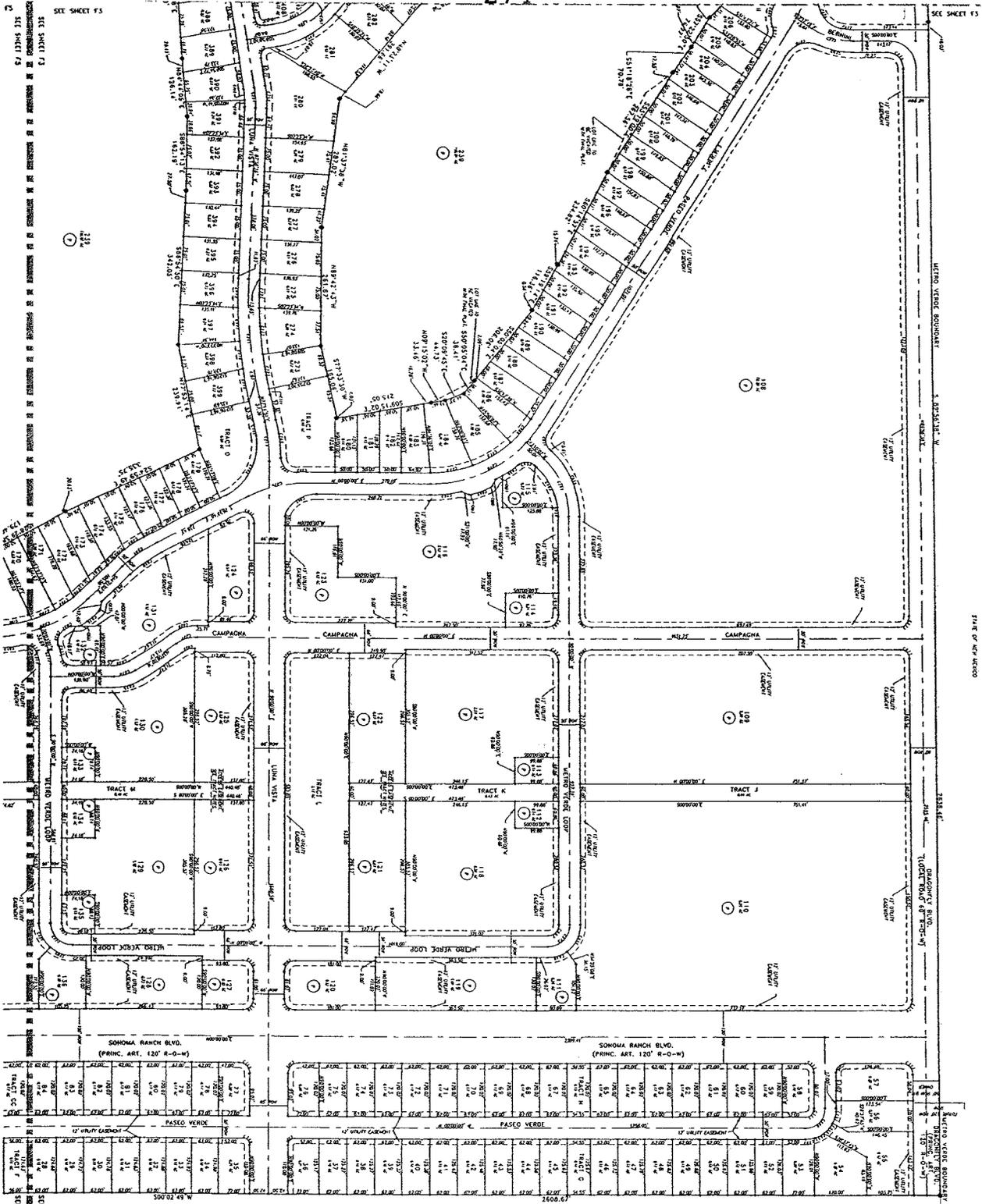
OVERALL FINAL SITE PLAN
SCALE 1" = 300'



DESIGN: OVI
 1410 WEST WASHINGTON AVE.
 SUITE 100
 LAS CRUCES, NM 87801
 TEL: 505/325-1111
 FAX: 505/325-1112
 WWW.OVI.COM

DATE PREPARED	08/11/2011
DRAWN BY	SR/STL
CHECKED BY	SR/STL
DATE	08/11/2011

FINAL SITE PLAN
METRO
VEPDES
 PREPARED FOR
 SIERRA NORTH LAND HOLDINGS, LLC
 LAS CRUCES
 NEW MEXICO



SEE SHEET F3
SEE SHEET F3
SEE SHEET F3

SEE SHEET F3
SEE SHEET F3
SEE SHEET F3

**AREA 2
FINAL
SITE PLAN**
Scale: 1" = 80'-0"

NORTH

SONOMA RANCH BLVD.
(PRINC. ART. 120' R-O-W)

PASEO VERDE

SONOMA RANCH BLVD.
(PRINC. ART. 120' R-O-W)

PASEO VERDE

SONOMA RANCH BLVD.
(PRINC. ART. 120' R-O-W)

PASEO VERDE

SONOMA RANCH BLVD.
(PRINC. ART. 120' R-O-W)

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PASEO VERDE

SONOMA RANCH BLVD.
(PRINC. ART. 120' R-O-W)

PASEO VERDE

**FINAL SITE PLAN
METRO
VERDE**

PREPARED FOR
SERRA NORTH LAND HOLDINGS, LLC
NASS CREDORS
NASS CREDIT SERVICES

DATE PHASE
2011 SUBMITTAL 4
2011 SUBMITTAL 5

DATE PHASE
2011 SUBMITTAL 4
2011 SUBMITTAL 5

F3

CONTRACT NO. 047462

**AREA 2
FINAL
SITE PLAN**

Scale: 1" = 80'-0"

NORTH

SONOMA RANCH BLVD.
(PRINC. ART. 120' R-O-W)

PASEO VERDE

SONOMA RANCH BLVD.
(PRINC. ART. 120' R-O-W)

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SONOMA RANCH BLVD.
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PASEO VERDE

SONOMA RANCH BLVD.
(PRINC. ART. 120' R-O-W)

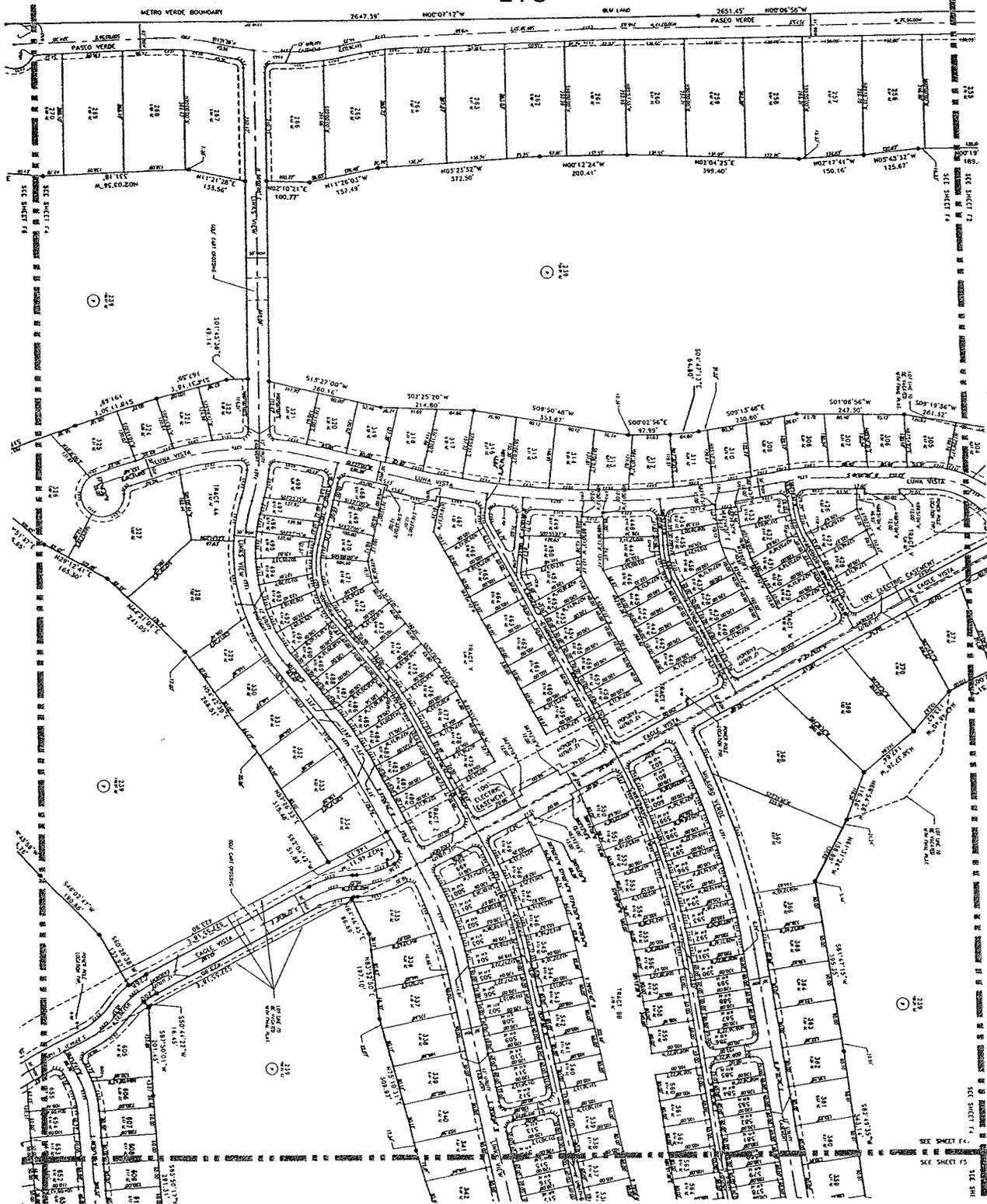
PASEO VERDE

SONOMA RANCH BLVD.
(PRINC. ART. 120' R-O-W)

PASEO VERDE

SONOMA RANCH BLVD.
(PRINC. ART. 120' R-O-W)

PASEO VERDE



**AREA 3
FINAL
SITE PLAN**



SET LAND USE GUIDELINES
ON SHEET F9 FOR DESIGN
STANDARDS.

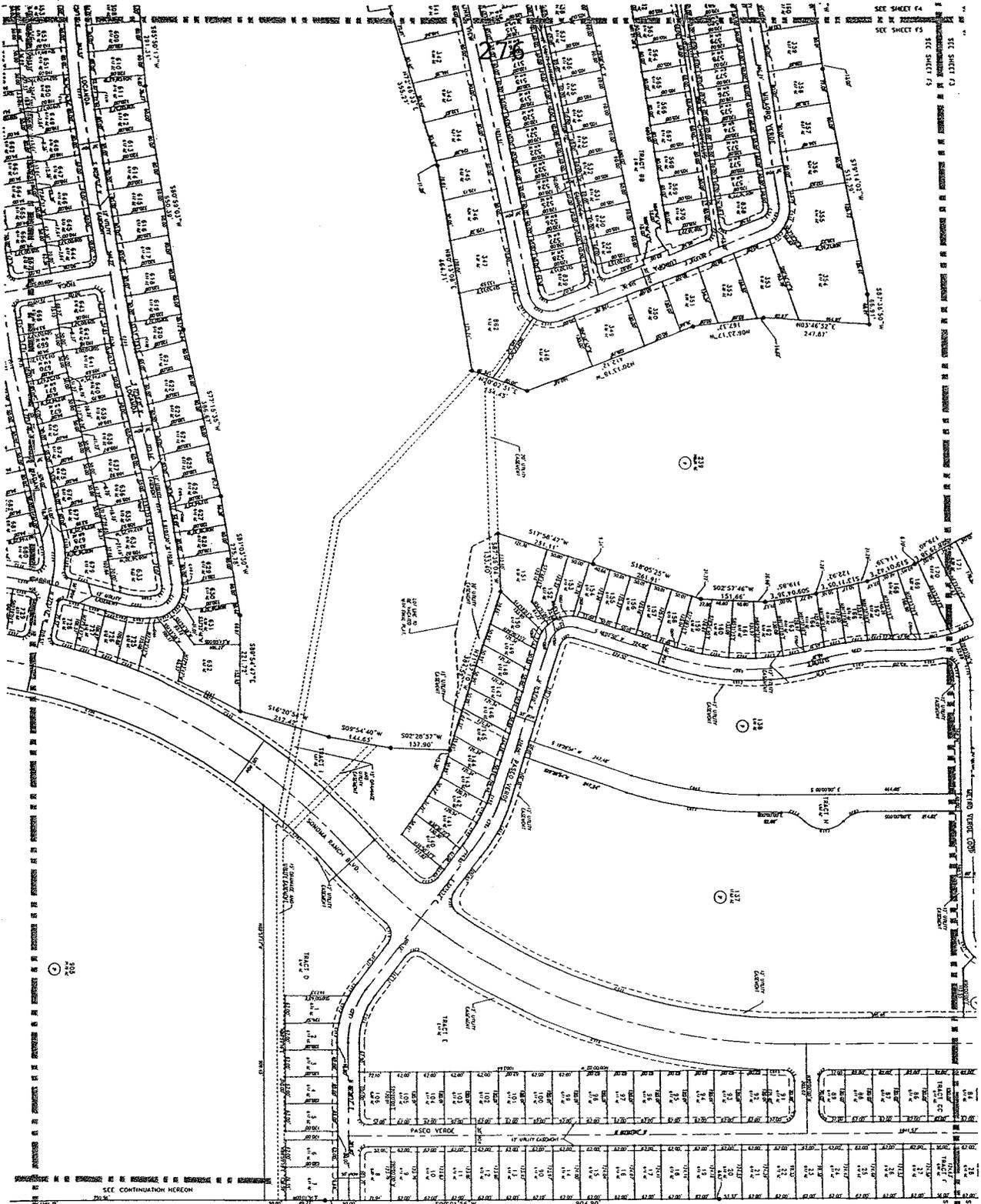


denon ventures, inc.
10000 W. CENTRAL EXPRESSWAY
SUITE 100
DENVER, CO 80231
TEL: 303.751.1111
WWW.DENONVENTURES.COM

DATE	REVISION
02/24	REVISION 1
02/24	REVISION 2
02/24	REVISION 3
02/24	REVISION 4
02/24	REVISION 5
02/24	REVISION 6
02/24	REVISION 7
02/24	REVISION 8
02/24	REVISION 9
02/24	REVISION 10

FINAL SITE PLAN
**METRO
VERDE**
PREPARED FOR
SERRA NORTH OAK HOMES, LLC
NEW
MEXICO

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AREA 4
FINAL
SITE PLAN
SCALE: 1" = 100'-0"

FINAL SITE PLAN
METRO VERDE
PREPARED FOR
SERRA NORTE LAND HOLDINGS, L.P.
LAS CRUCES
NEW MEXICO

DATE: SUBMITTAL #4
USER: SUBMITTAL #5
DRAWN: SUBMITTAL #5

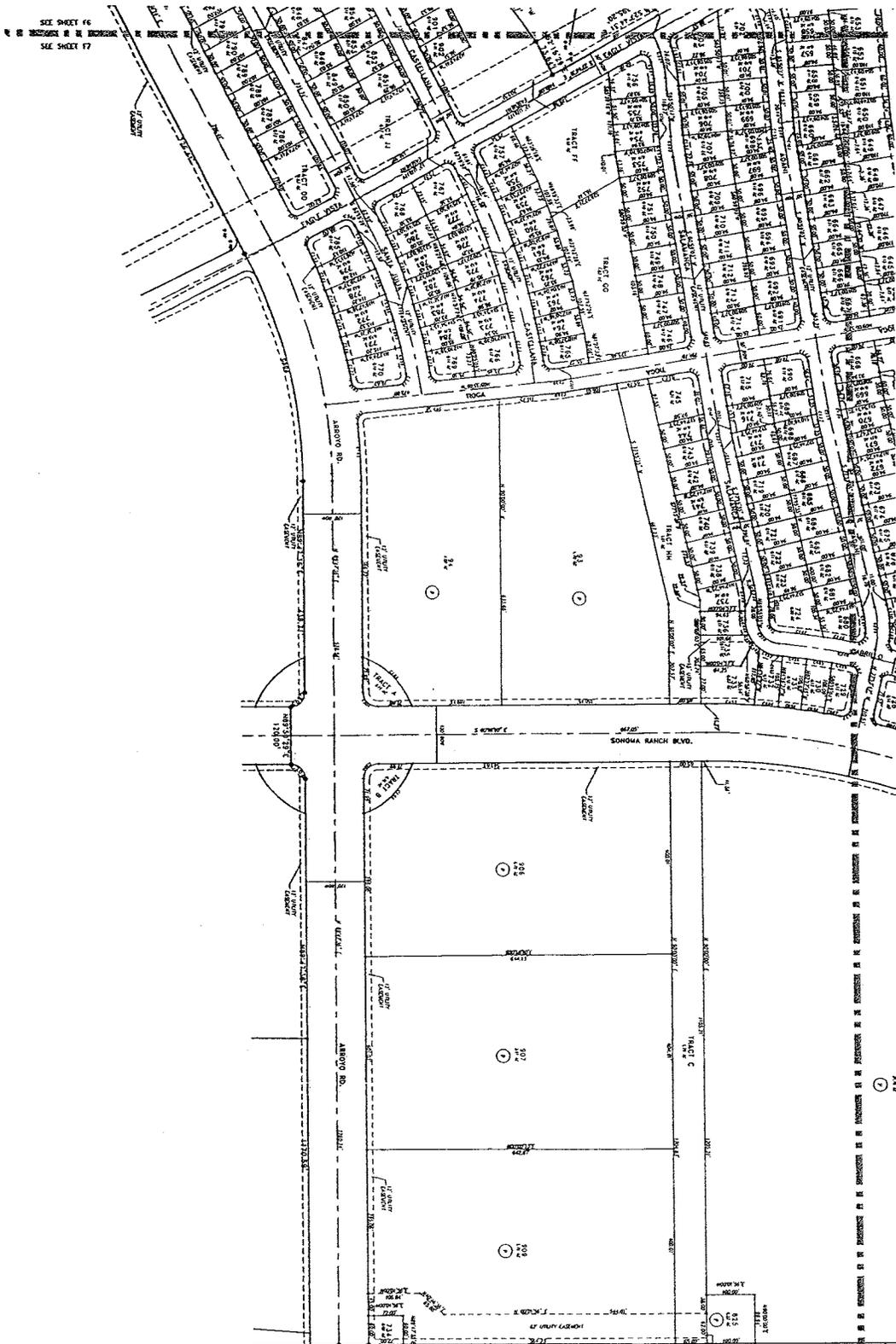
GENIUM VENTURES, INC.
1405 PASEO DE LOS ARTES
SUITE 200
LAS CRUCES, NM 88001
TEL: 505.252.2222
WWW.GENIUMV.COM

SHEET
F5
OF 100
DATE: 01/27/14

SEE LAND USE GUIDELINES
ON SHEET F9 FOR DESIGN
STANDARDS.

NORTH

CHARLES & WILLIAMS
REGISTERED PROFESSIONAL ENGINEERS
P.L.L.C.
1000 N. 1ST ST. SUITE 200
LAS CRUCES, NM 88001
TEL: 505.252.2222
WWW.CHARLESANDWILLIAMS.COM



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



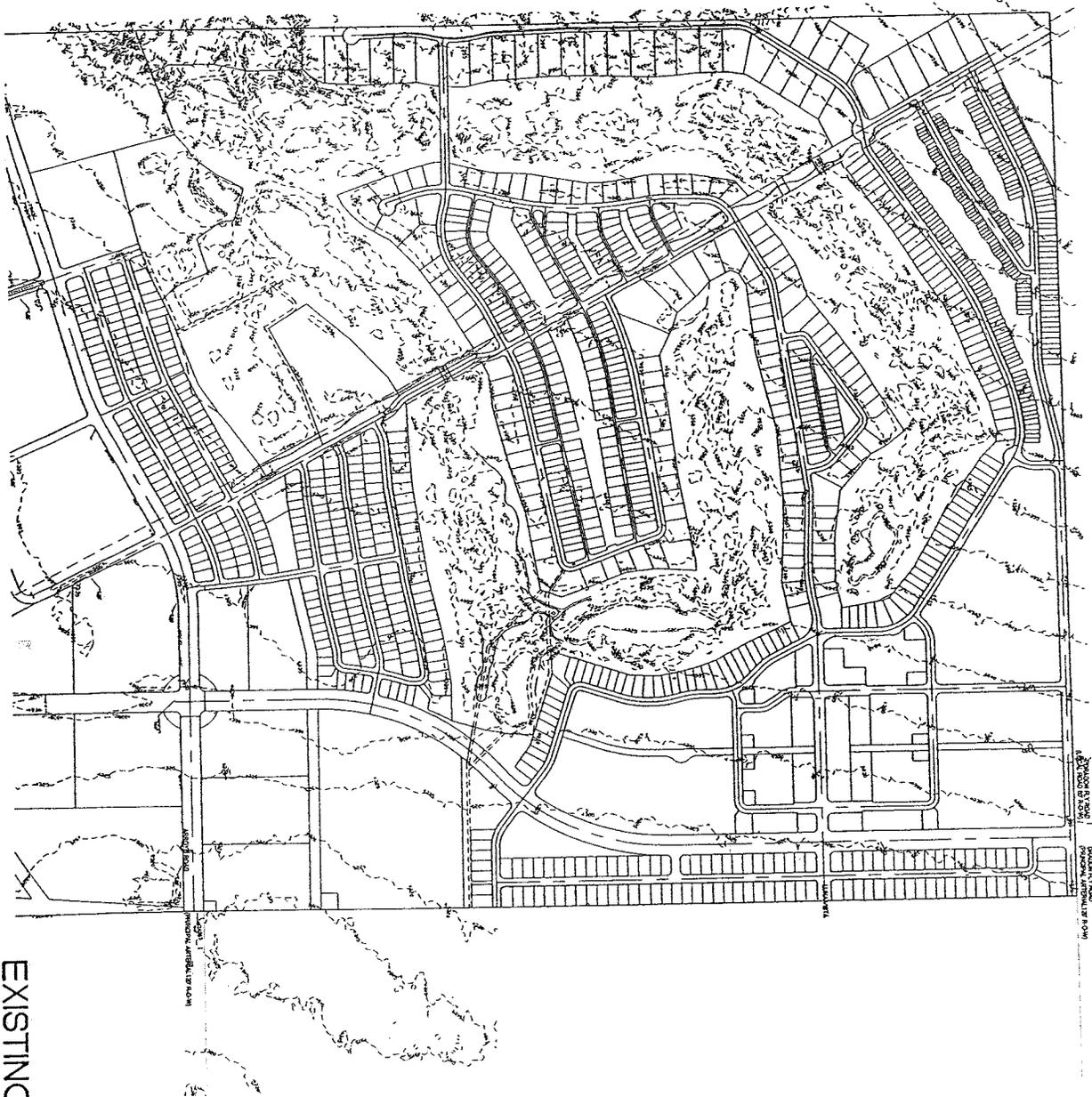
SEE LAND USE GUIDELINES
STANDARDS FOR DESIGN



danlon architects, inc.
11111 N. 111th Street, Suite 100
Redmond, WA 98073
Tel: 206.881.1111
Fax: 206.881.1112
www.danlonarchitects.com

DATE	REVISION
01/11/11	01/11/11
02/01/11	02/01/11
03/01/11	03/01/11
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FINAL SITE PLAN
METRO
VERDE
PREPARED FOR
SIBRA NORTH LAND HOLDINGS, LLC
LAS CRUCES
NEW MEXICO



ALL RIGHTS RESERVED
 2008 BY THE ARCHITECT

EXISTING TOPOGRAPHY
SCALE 1"=50'



GRAND VALLEY, INC.
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.GRANDVALLEY.COM

DATE	ISSUE
10/01	SUBMITTAL 1
11/01	SUBMITTAL 2
12/01	SUBMITTAL 3

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

FINDINGS & COMPREHENSIVE PLAN ANALYSIS

1. The subject property encompasses 695 ± acres, is currently undeveloped and is located in the original Sierra Norte master plan area.
2. The Metropolitan Planning Organization (MPO) has classified Sonoma Ranch Boulevard, Arroyo Road and Dragon Fly Boulevard east of Sonoma Ranch Boulevard as Principal Arterial designated roadways and Luna Vista as a Collector Roadway.
3. The proposed PUD known as Metro Verde Amendment No. 1 is a mixed-use development that provides residential, office, commercial and industrial land uses with a golf course
4. Metro Verde Amendment No. 1 contains nine (9) different land use designations, each with its own development standards and allowed land uses. There is no minimum lot size requirement in the Metro Verde Amendment No. 1 PUD.
5. Resolution 06-288 approved the master plan for the 1964.48 ± acres of land known as Sierra Norte. Ordinance 2281 approved the annexation and Ordinance 2282 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@dni-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)

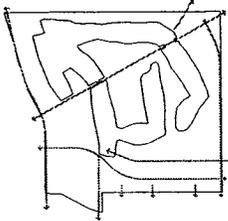
Proposed building elevations

*renderings of architectural or site design features

*other pertinent information

SUSTAINABILITY CONCEPTS

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



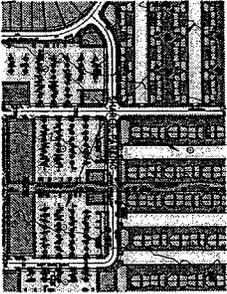
Use with the City to establish Transit (Bus) stops in the short-term and alternate amenities for future mass transit.

- TRANSPORTATION**
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.

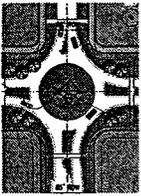


This will further reduce the use of vehicles and their emissions even when walking is not practical.

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



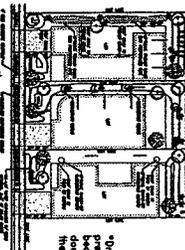
Use of roundabouts will improve traffic safety and capacity, as well as reduce pollution and fuel use.



Reduction of Green House gases (lower vehicle emissions and fuel consumption) through a stop light service life is approximately 25 years.

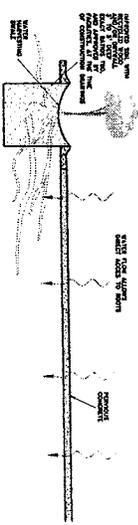
WATER CONSERVATION

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

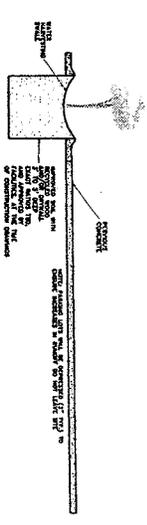


Thinning will help save a water system to prevent the water-harvesting areas from becoming drainage ditches. Where drainage don't exist, water will be directed to help prevent the storm.

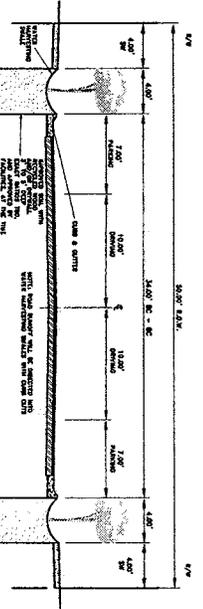
2. Reduce the use of potable water through xeriscaping. Use primarily native low-water-use plants. This will be accomplished by rethinking the palette of usable plants through community and developer installation.
3. Use primarily sub-surface irrigation, and alternate irrigation where possible, by using pervious pavements, micro-paving, and rain shut-off systems.
 - Promenade Park will use sub-surface irrigation from the recycled water collected from the roofs of the Village Plaza structures.
 - Commercial buildings will include water harvesting for irrigation.
 - Landscaping in parking lots will be irrigated in part through the use of water harvesting and pervious pavement.
 - Commercial buildings may install irrigation systems.
4. Pervious pavements in parking lots will be required within the Village Center and adjacent VA areas including single-family lots. This pavement will permit water to pass through where it will infiltrate trees in parking lots on its way to the water table.



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

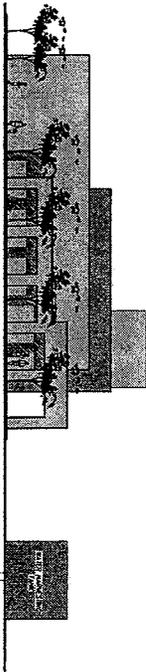


6. Local public streets will be designed with swales between the curb and sidewalk that will be landscaped and benefit from street runoff. These micro ponds will reduce and filter runoff, while excess major storm runoff will be collected and ponded in a traditional manner.



7. Wind 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 permeation of water into the soil.

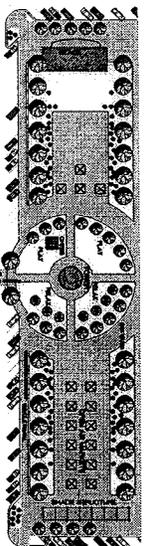
8. Water will be harvested from building roofs with the floor and stored in tanks to be used for irrigation of the collection surface. A pre-wash/rinse will be harvested will be of white, smooth, slightly concave providing a clean collection surface. A pre-wash/rinse will be incorporated and collection will be from roof drains. A collection tank will be incorporated in the floor and used to absorb 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 on-site recycling services that will reduce waste material from construction and operation. The developer will ensure that the City's waste management and recycling services are available. Construction providing recycling services in Metro Verde will not be deemed to conflict with the City of Las Cruces solid waste collection service.
2. Recycling center will be located throughout Metro Verde that will be convenient for residents to use. The developer will provide bins and receptacles 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 walkable streets in Plaza and Promenade Park by providing water harvesting and renewable energy (solar, geothermal, and wind). Also incorporate recycled materials for park benches and equipment. A stationery museum/demonstration house may be built.
3. Pervious pavement and substantial number of trees will be used in the Village Plaza, major parking lots, and the Promenade Park to help reduce the heat-island effect.
4. Connectivity of pedestrian and vehicular systems within Metro Verde and to adjacent development will help reduce travel distances.



Overall there are multiple points of connection to the adjacent properties

5. Much pedestrian circulation paths will be well lit for safety and will meet City Night Sky Requirements.
6. Signage/signage application will be required with design of individual structures including limiting wall-facing windows and appropriate screening of south-facing windows.

GREEN BUILDING

Metro Verde will encourage cost-effective and sustainable building methods including construction of fossil fuel, water, and other natural resources. Recycling of construction materials and equipment will be encouraged. The following are some required and some recommended elements. All elements listed below are allowed in Metro Verde even if they are not addressed by City codes. All elements listed are required for LEED or LEED for the developer in construction with its engineer. See a specification by BOMA or USGBC for the developer in construction with its engineer.

- Required Elements:
1. Construction debris recycled
 2. Xeriscaping landscaping with no need barrier, rain-sensitive liners
 3. Color of landscape buffer installed weather-reflective equipment
 4. Color of landscape buffer installed weather-reflective equipment
 5. Low-energy-efficient appliances or better
 6. Low-energy consumption (include) better
 7. Energy-efficient HVAC (14 SEER or Energy Star rating)
 8. R-18 wall insulation and R-38 ceiling insulation or better
 9. Energy-efficient HVAC (14 SEER or Energy Star rating)
 10. HVAC duct runs shall be constructed within the conditioned space or insulated
 11. Programmable thermostat
 12. Single-pipe white reflective roofs for all flat roofs
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Recommended Elements:

1. Structural wood and framing dimensions
2. "On-demand" water valves
3. Wood or vinyl windows
4. Energy-efficient windows
5. Energy-efficient windows
6. Energy-efficient windows
7. Passive or active solar heating
8. Solar-generated electricity (i.e. photovoltaic)
9. Solar-generated electricity (i.e. photovoltaic)
10. Wind turbines in public spaces (See Sheet 22 below Land Use Tab)
11. Inevitable designer products
12. Natural daylighting of commercial interiors

DENYON CONSULTANTS, INC.

 10000 N. MEXICO AVE. SUITE 200

 LAS CRUCES, NM 88001

 TEL: 505.325.4400

 FAX: 505.325.4400

 WWW.DENYONCONSULTANTS.COM

PREPARED FOR

SERRA NORTH BUILDING, UCAS CRUCES, LAS CRUCES, NEW MEXICO.

DATE PREPARED: 06/20/11

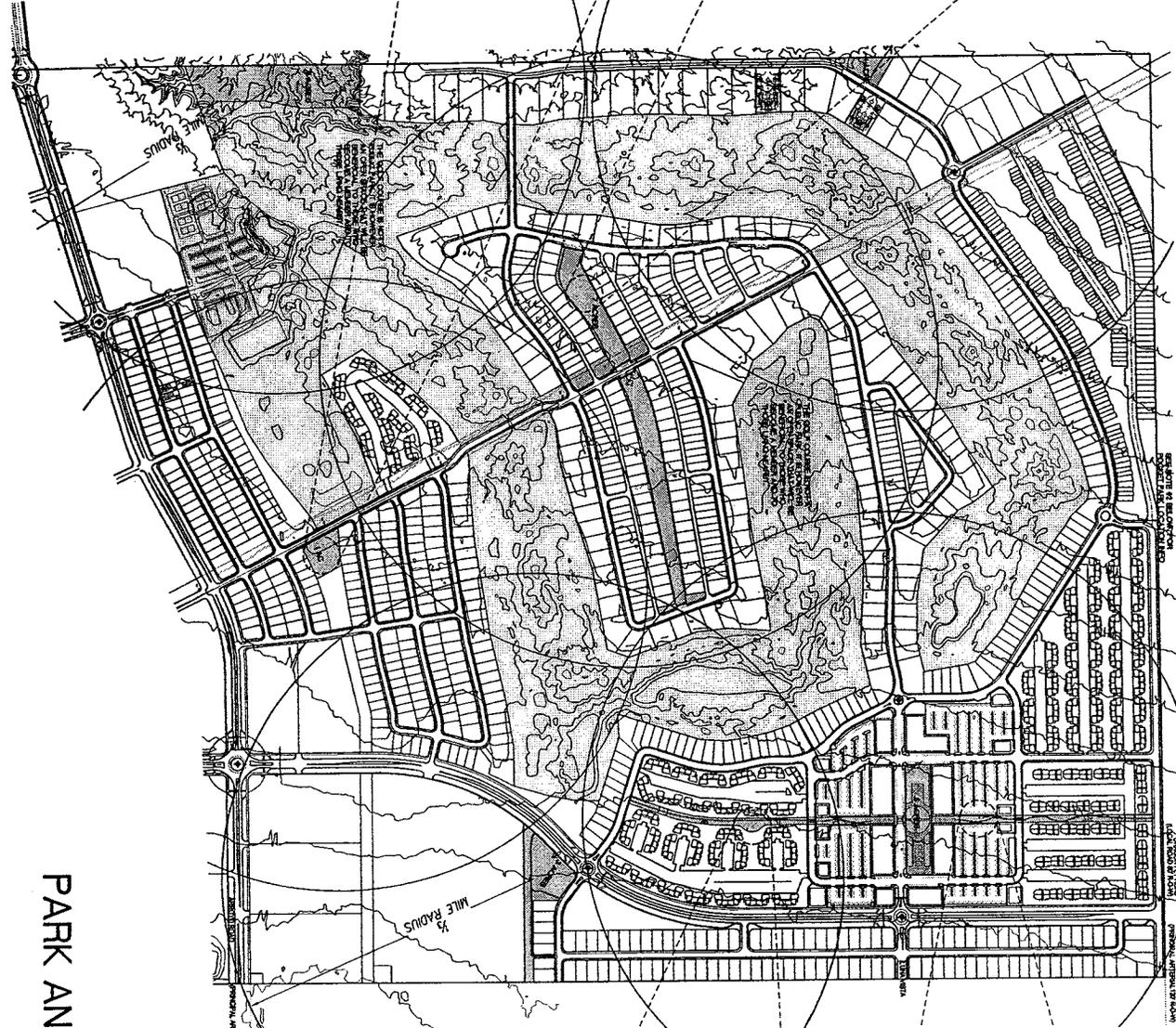
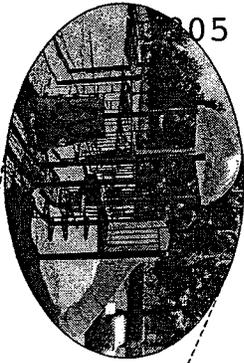
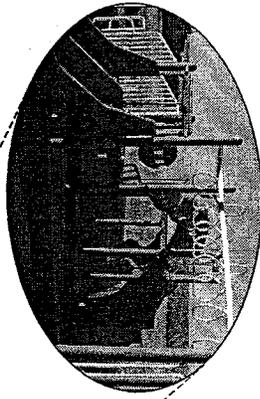
 SUBMITTAL: 7/13/11

 DATE PREPARED: 06/20/11

 SUBMITTAL: 7/13/11

SHEET 03 OF 23

 DRAWING



PARK AND TRAIL PLAN

NORTH
SCALE: 1" = 200'

THE PICTURES PRESENTED ARE INTENDED FOR ILLUSTRATION ONLY AND SHOULD NOT BE USED TO RESTRICT THE FINAL DESIGN TO THE IMAGES OR EQUIPMENT DEPICTED IN THESE IMAGES.

OVERALL PARK AND TRAIL SYSTEMS INCLUDING LANDSCAPING AND TRAIL SYSTEMS SHALL BE ACCEPTABLE TO THE CITY FACILITIES DEPARTMENT ON THE PART OF SAID PARK TRAILS LANDSCAPED AREAS, AND OWNERSHIP AND MAINTENANCE RESPONSIBILITIES SHALL BE SPECIFICALLY DEFINED IN THE DEVELOPMENT AGREEMENT AND SHALL BE SUBJECT TO APPROVAL BY THE CITY FACILITIES DEPARTMENT OR THE CITY ENGINEER. THE DEVELOPMENT SHALL BE BUILT WITHIN PRESENT PHASES OF DEVELOPMENT.

SECTION IN RED LINES
SECTION IN BLACK LINES
SECTION IN GRAY LINES
SECTION IN WHITE LINES

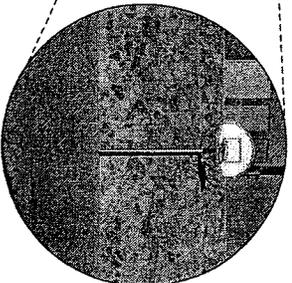
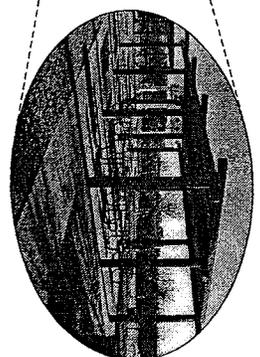
PATH LEGEND

MANUFACTURED ROAD/PATH	(Not a City maintained path)
TRAIL	

PARK ADEQUACY TABLE

ESTIMATED POPULATION	7,143
ESTIMATED NUMBER OF PARKS	154
ESTIMATED NUMBER OF PARK ACRES	154 * 714 = 110,000 ACRES

- NOTES:**
- 22 ACRES OF PARK LAND ARE SHOWN ON THE PLAN. THIS IS DOUBLE THE REQUIRED.
 - THE CIRCLES AROUND EACH PARK SHOW A 1/2 MILE RADIUS OF THE PARK. PARKS WILL BE DEVELOPED WITHIN OR CLOSE TO THIS RADIUS. PARKS WITHIN THIS RADIUS WILL BE USED AS REGIONAL PARKING AREAS.

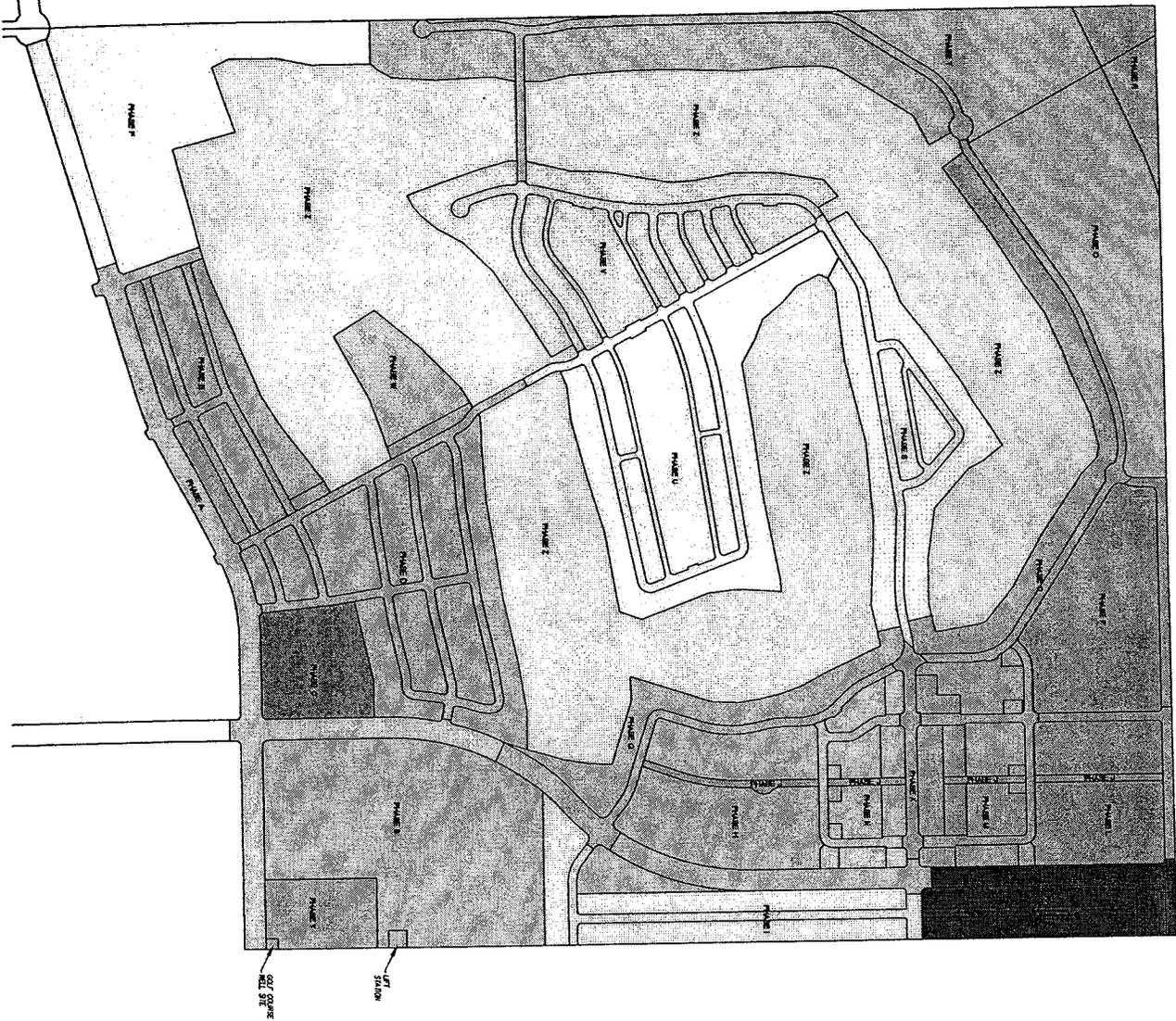


POD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SERRA HUNT LDB BROWN, LLC
NEW MEXICO

DATE	PHASE
4/20/11	PHASE 1
4/20/11	PHASE 2
7/20/11	PHASE 3

SECTION 101/102, INC.
101/102, INC.
101/102, INC.
101/102, INC.
101/102, INC.

C5
CITY OF DENVER



COLOR	PHASE	DESCRIPTION	ACREAGE	ALLOWABLE RANGE	PROBABLE BUILDOUT
[Shaded Box]	PHASE A	PHASE A INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 16.19 ACRES.	16.19 AC	0 UNITS	0 UNITS
[Shaded Box]	PHASE B	PHASE B INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 33.83 ACRES.	33.83 AC	1,215-2,000 UNITS	1,215-2,000 UNITS
[Shaded Box]	PHASE C	PHASE C INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 8.88 ACRES.	8.88 AC	30-71 UNITS	30-71 UNITS
[Shaded Box]	PHASE D	PHASE D INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 34.27 ACRES.	34.27 AC	74-215 UNITS	74-215 UNITS
[Shaded Box]	PHASE E	PHASE E INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 18.10 ACRES.	18.10 AC	38-112 UNITS	38-112 UNITS
[Shaded Box]	PHASE F	PHASE F INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 23.88 ACRES.	23.88 AC	173-254 UNITS	173-254 UNITS
[Shaded Box]	PHASE G	PHASE G INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 13.64 ACRES.	13.64 AC	28-108 UNITS	28-108 UNITS
[Shaded Box]	PHASE H	PHASE H INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 32.60 ACRES.	32.60 AC	144-271 UNITS	144-271 UNITS
[Shaded Box]	PHASE I	PHASE I INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 1.68 ACRES.	1.68 AC	34-118 UNITS	34-118 UNITS
[Shaded Box]	PHASE J	PHASE J INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 2.58 ACRES.	2.58 AC	0 UNITS	0 UNITS
[Shaded Box]	PHASE K	PHASE K INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 1.54 ACRES.	1.54 AC	28-112 UNITS	28-112 UNITS
[Shaded Box]	PHASE L	PHASE L INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 1.82 ACRES.	1.82 AC	67-242 UNITS	67-242 UNITS
[Shaded Box]	PHASE M	PHASE M INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 1.82 ACRES.	1.82 AC	60-200 UNITS	60-200 UNITS
[Shaded Box]	PHASE N	PHASE N INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 1.11 ACRES.	1.11 AC	200,000-210,000	200,000-210,000
[Shaded Box]	PHASE O	PHASE O INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 1.64 ACRES.	1.64 AC	32-131 UNITS	32-131 UNITS
[Shaded Box]	PHASE P	PHASE P INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 20.25 ACRES.	20.25 AC	121-400 UNITS	121-400 UNITS
[Shaded Box]	PHASE Q	PHASE Q INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 38.81 ACRES.	38.81 AC	170-400 UNITS	170-400 UNITS
[Shaded Box]	PHASE R	PHASE R INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 3.78 ACRES.	3.78 AC	0 UNITS	0 UNITS
[Shaded Box]	PHASE S	PHASE S INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 32.00 ACRES.	32.00 AC	42-160 UNITS	42-160 UNITS
[Shaded Box]	PHASE T	PHASE T INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 38.89 ACRES.	38.89 AC	124-170 UNITS	124-170 UNITS
[Shaded Box]	PHASE U	PHASE U INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 41.86 ACRES.	41.86 AC	62-232 UNITS	62-232 UNITS
[Shaded Box]	PHASE V	PHASE V INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 23.87 ACRES.	23.87 AC	88-240 UNITS	88-240 UNITS
[Shaded Box]	PHASE W	PHASE W INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 6.88 ACRES.	6.88 AC	40-200 UNITS	40-200 UNITS
[Shaded Box]	PHASE X	PHASE X INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 2.28 ACRES.	2.28 AC	0 UNITS	0 UNITS
[Shaded Box]	PHASE Y	PHASE Y INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 3.82 ACRES.	3.82 AC	RD	RD
[Shaded Box]	PHASE Z	PHASE Z INCLUDES A PORTION OF LOT 10 AND 11. CONSTRUCTION WILL BE COMPLETED IN ANY ORDER AND IN CONJUNCTION WITH THE OTHER PHASES. THE TOTAL ACRES ARE APPROXIMATELY 20.21 ACRES.	20.21 AC	30,000-50,000	30,000-50,000
[Shaded Box]	TOTALS		682.13 AC	1,742-2,837 UNITS	2,331 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 W-N CONSIST OF MIXED-USE BUILDINGS, AND BUILDOUT WILL BE BASED ON INDIVIDUAL BUILDING PERMITS AND BUILDING SCHEDULES. PHASES Y AND Z WILL NOT BE CONSIDERED A PART OF SONOMA RANCH BLVD. AND AMBRO ROAD WILL BE BUILT AS NEEDED ALONG WITH ADJACENT DEVELOPMENT.

PHASING PLAN

NORTH

SCALE: 1" = 200'-0"

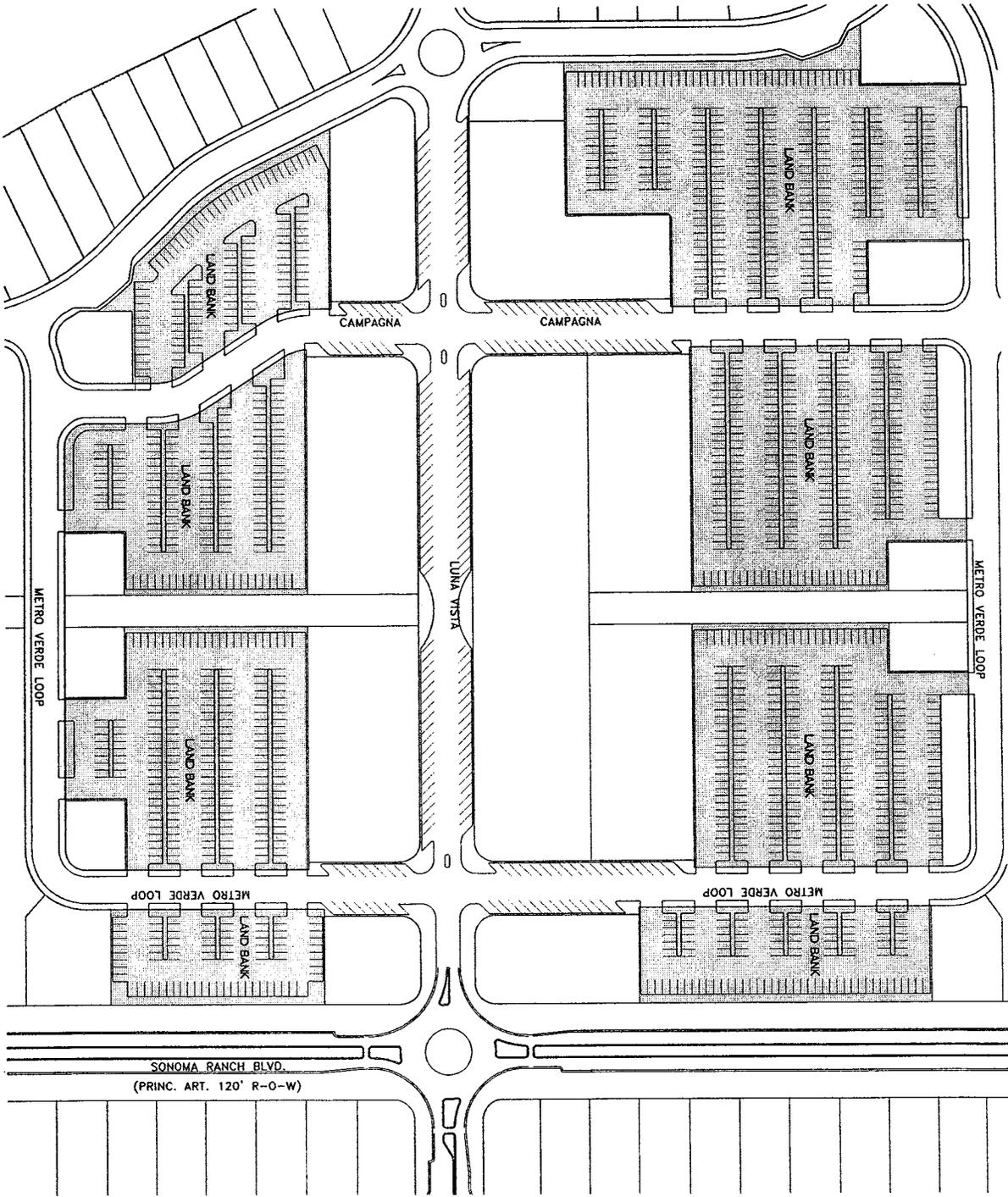
VERDE METRO

PREPARED FOR
SONOMA RANCH BLVD AND AMBRO RD
NEW MEXICO

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

Geotek Ventures, Inc.
1400 Campbell Street
Ft. Collins, CO 80526
Phone: 970.223.2211
Fax: 970.223.2212
www.geotekventures.com

C6
CONSULTANTS



PARKING LOT LAND BANK PLAN

SCALE 1" = 40'

- PARKING LOT LAND BANK NOTES:**
1. The proposed development shall be subject to the same conditions as set forth in the original site plan.
 2. The proposed development shall be subject to the same conditions as set forth in the original site plan.
 3. The proposed development shall be subject to the same conditions as set forth in the original site plan.
 4. The proposed development shall be subject to the same conditions as set forth in the original site plan.
 5. The proposed development shall be subject to the same conditions as set forth in the original site plan.
 6. The proposed development shall be subject to the same conditions as set forth in the original site plan.

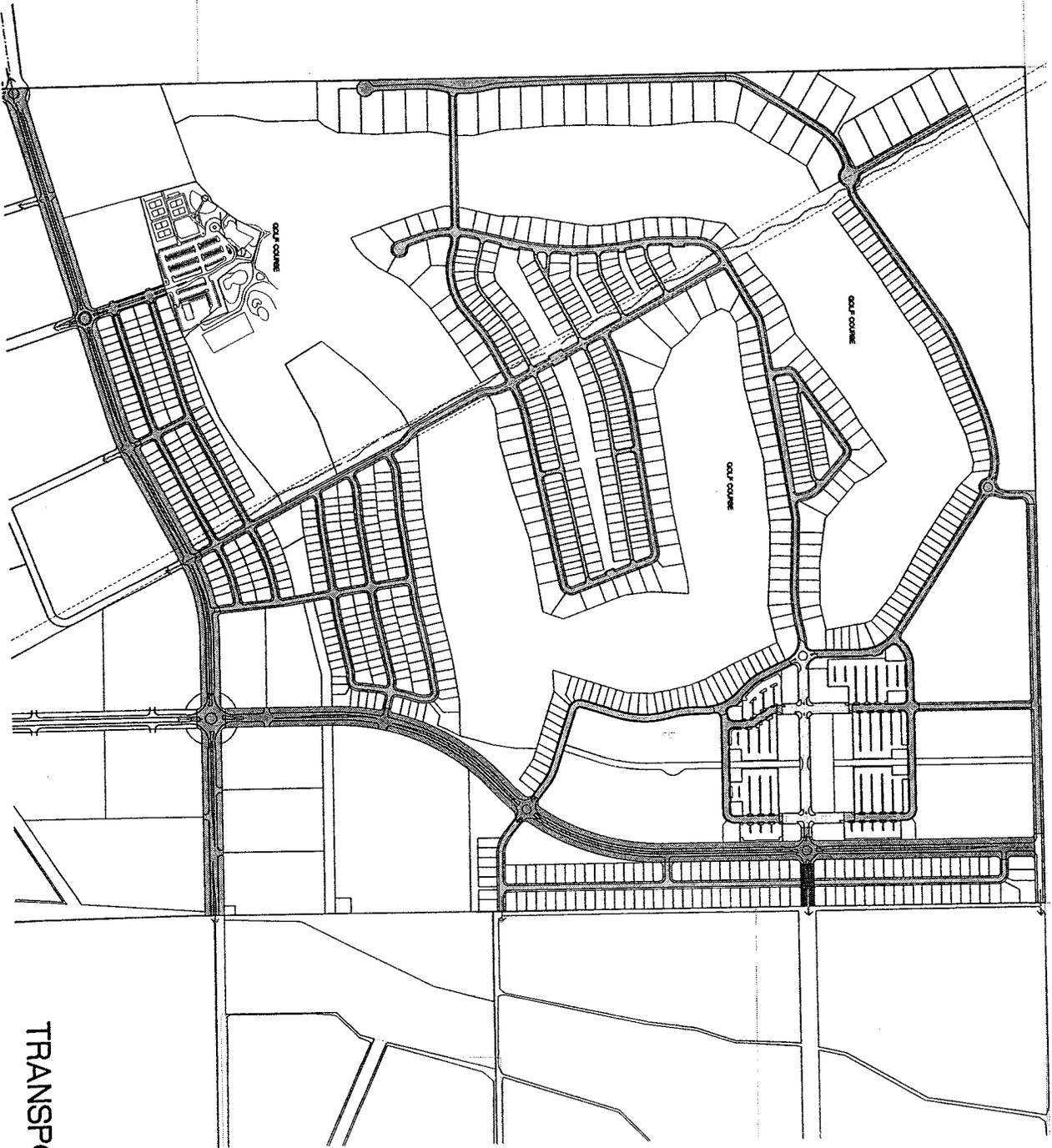
Prepared for the City of San Jose, California, by the City Engineer's Office, 1000 Market Street, San Jose, CA 95128.

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

DATE	PROJECT
1/20/11	SUBMITTAL #1
2/10/11	SUBMITTAL #2
3/10/11	SUBMITTAL #3



C7
 SHEET
 DISTRICT 1



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

STREET CROSS-SECTION LEGEND			
COLOR	CLASSIFICATION	ROW	CROSS-SECTION #
[Pattern]	LOCAL (28'-34' BC-80)	50'	①
[Pattern]	LOCAL (34' BC-80)	50'	②
[Pattern]	COLLECTOR (32' BC-80)	65'	③
[Pattern]	PRINCIPAL ARTERIAL (32' BC-80)	120'	④
[Pattern]	PRINCIPAL ARTERIAL (32' BC-80)	120'	⑤
[Pattern]	ALLEY (28' BC-80)	20'	⑥
[Pattern]	LOCAL (46' BC-86)	67'	⑦
[Pattern]	LOCAL (68' BC-86)	68'	⑧
[Pattern]	LOCAL (47' BC-86)	59'	⑨
[Pattern]	LOCAL (30' BC-86)	68'	⑩
[Pattern]	LOCAL (28' BC-86)	60'	⑪
[Pattern]	LOCAL (28' BC-86)	50' (TYP.)	⑫

NOTES: 1. ALL CROSS-SECTION NUMBERS REFERENCE THE CORRESPONDING TYPICAL STREET SECTIONS SHEET, 81.
 2. FOR PEDESTRIAN PATHS, SEE THE PARK AND TRAIL PLAN.
 3. ON-ACCESSORY BLDG. EAST OF SOMERSET BLVD. AND WILL BE BUILT AS A PRINCIPAL ARTERIAL PER 65A DESIGN WITH THIS PUD.
 4. CROSS-SECTION # OF THE CROSS-SECTION WILL BE BUILT WITH THIS PUD.

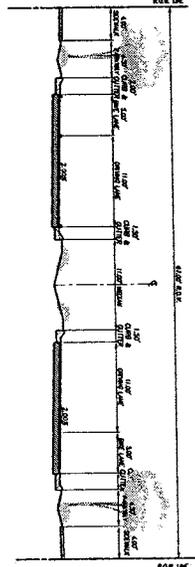
PUD AMENDMENT #1
METRO
VERDE
 PREPARED FOR
 SERRA NORTH DAW BOULEVARD
 NEW MEXICO

GATE PHASES

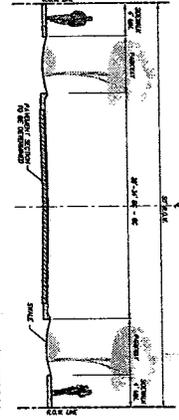
2013	SUBMITTAL 1
2013	SUBMITTAL 2
2013	SUBMITTAL 3

GV
 GANTON VENTURES, INC.
 1440 International Drive, Suite 200
 San Jose, CA 95128
 Phone: 408.261.8888
 Fax: 408.261.8889
 www.ganton.com

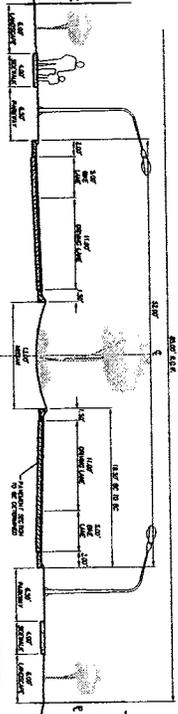
C8
 CIVIL ENGINEERS



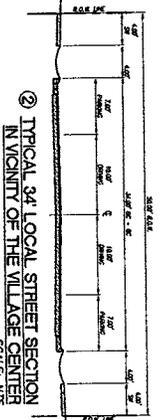
⑦ SIERRA DE LUNA NORTH OF ARROYO RD.
SCALE: N15



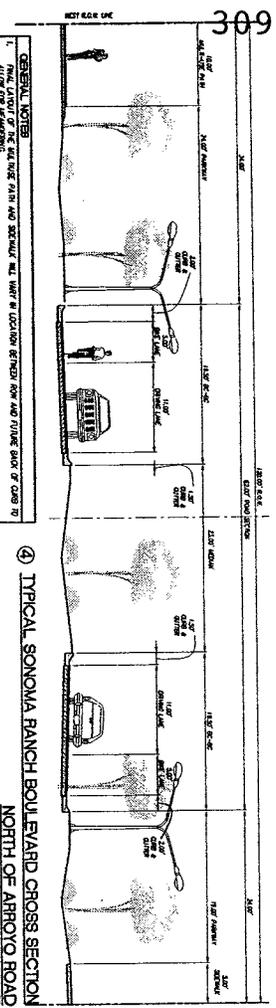
① TYPICAL 28'-34' LOCAL STREET SECTION
SCALE: N15



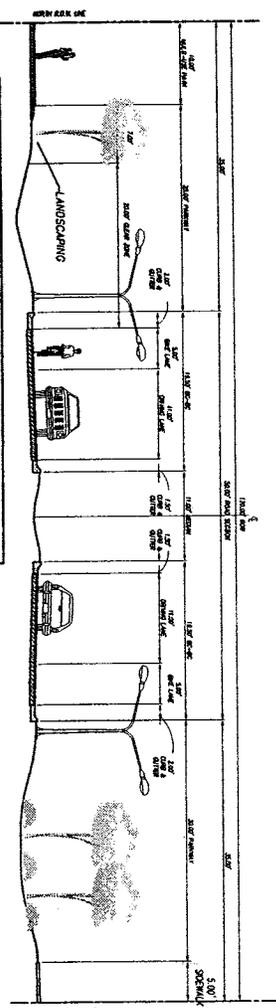
③ TYPICAL LUNA VISTA CROSS SECTION
EAST OF SONOMA RANCH BLVD
SCALE: N15



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



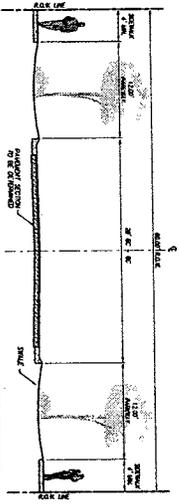
④ TYPICAL SONOMA RANCH BOULEVARD CROSS SECTION
NORTH OF ARROYO ROAD
SCALE: N15



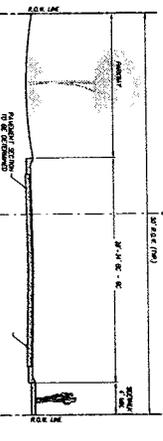
⑤ TYPICAL ARROYO ROAD CROSS SECTION
SCALE: N15

GENERAL NOTES

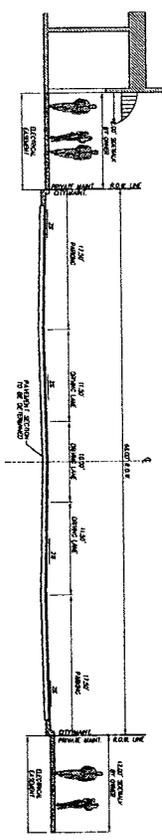
1. ALL OF LOCAL STREET SHALL BE PAVED TO 20' FROM CURB AND PROPOSED SIDEWALKS. THE CURB SHALL BE 2" HIGH AND 4" WIDE. THE SIDEWALK SHALL BE 4" THICK AND 18" WIDE. THE SIDEWALK SHALL BE 4" THICK AND 18" WIDE. THE SIDEWALK SHALL BE 4" THICK AND 18" WIDE.
2. ALL UTILITIES OF THE UTILITY SHALL BE 18" FROM CURB AND 18" FROM SIDEWALK.
3. ALL CROSS-SECTION HAS APPROVED BY THE DEVELOPER REVIEW COMMITTEE ON OCTOBER 14, 2008.



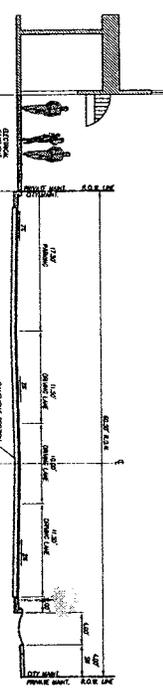
⑩ TYPICAL DRAGONFLY BLVD CROSS SECTION
WEST OF SONOMA RANCH BLVD
SCALE: N15



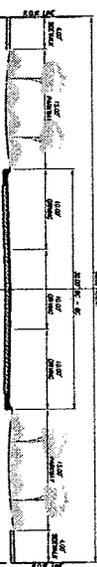
② WEST BOUNDARY LOCAL STREET SECTION
SCALE: N15



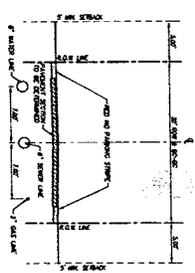
③ TYPICAL VILLAGE CENTER STREET SECTION (LOCAL 68' R.O.W.)
SCALE: N15



⑨ TYPICAL VILLAGE PLAZA CROSS SECTION
SCALE: N15



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



③ TYPICAL DEDICATED ALLEY SECTION
SCALE: N15

STREET DEDICATED ALLEY SECTION
SCALE: N15

NOTE: CURB 10" HIGH AND 4" WIDE.

ROW WIDTH	PAVEMENT WIDTH- STREET PARKING	NOT ALLOWED
20'	10'-0" (BE-BC)	BE-BC
20'	10'-0" (BE-BC)	BE-BC
20'	10'-0" (BE-BC)	BE-BC

STREET GUIDELINE NOTES

1. THE TYPICAL LOCAL STREET WIDTH FOR METRO VERDE SHALL BE 28'-34' BE-BC WITH PARKING ALLOWED ON BOTH SIDES. WIDTH WILL BE DETERMINED AT FINAL DESIGN.
2. STREETS SHOULD BE CONNECTED AS MUCH AS POSSIBLE TO AVOID "DEAD-END" STREETS, AND TO FACILITATE ALTERNATIVE RESPONSES.
3. THE ALLEY DESIGN CAN BE CHANGED TO ADDRESS DRAINAGE NEEDS.
4. NO TREES SHALL BE PLANTED IN ANY PARKWAYS THAT ARE LESS THAN 4' WIDE.

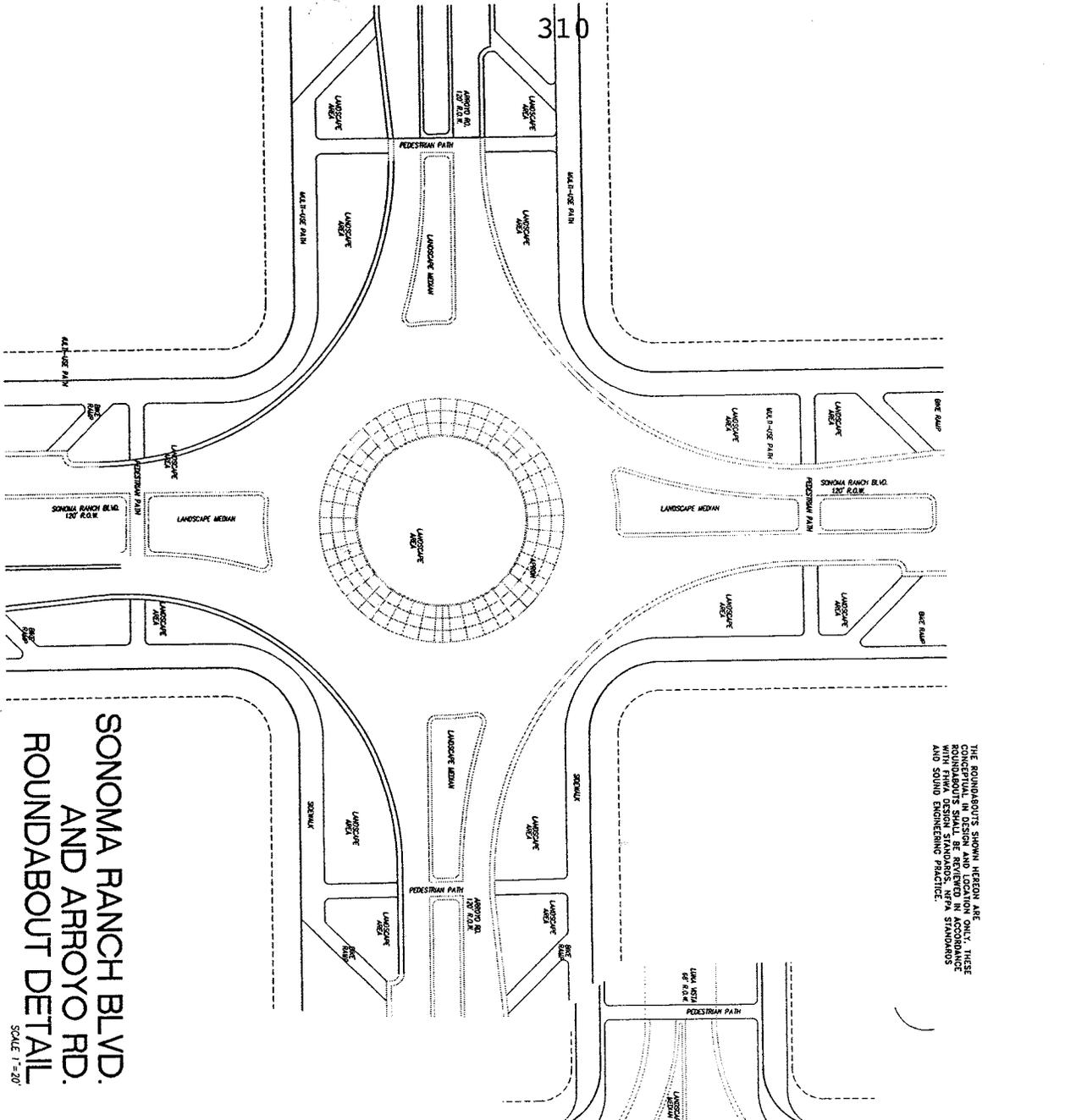
TYPICAL STREET SECTIONS

DESIGN VENTURES, INC.
1000 RIVER STREET, SUITE 200
SAN FRANCISCO, CA 94133
TEL: 415.774.8811
WWW.DESIGNVENTURES.COM

VERDE
PREPARED FOR
SIERRA VISTA AND BUILDING, LLC
LAS CRUCES
NEW MEXICO

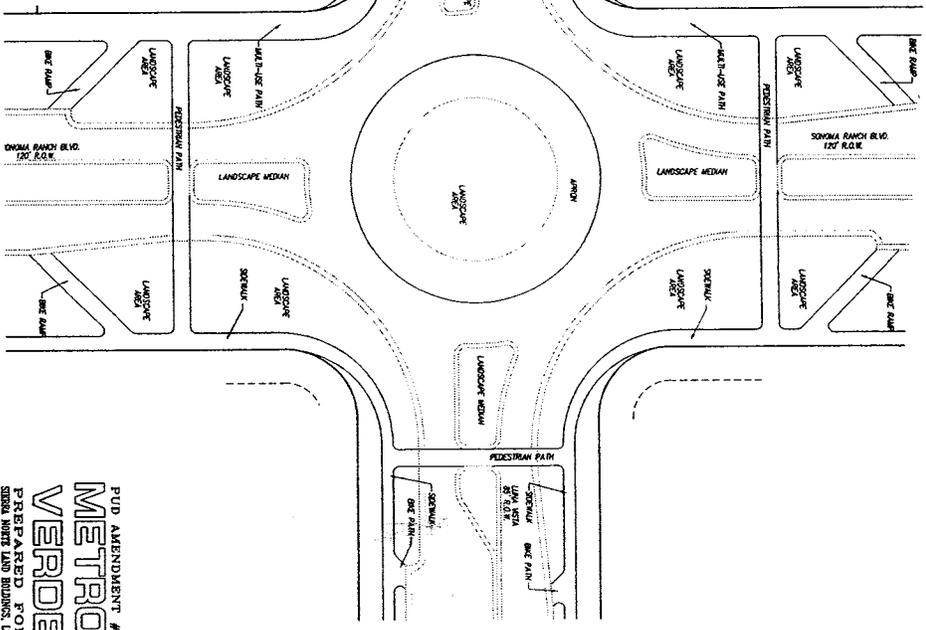
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CHECKED: [Name]
SCALE: N15

R1
DATE: 10/14/08



THE ROUNDABOUTS SHOWN HEREON ARE CONCEPTUAL IN DESIGN AND LOCATION ONLY. THESE ROUNDABOUTS SHALL BE REVIEWED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS PRACTICE.

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



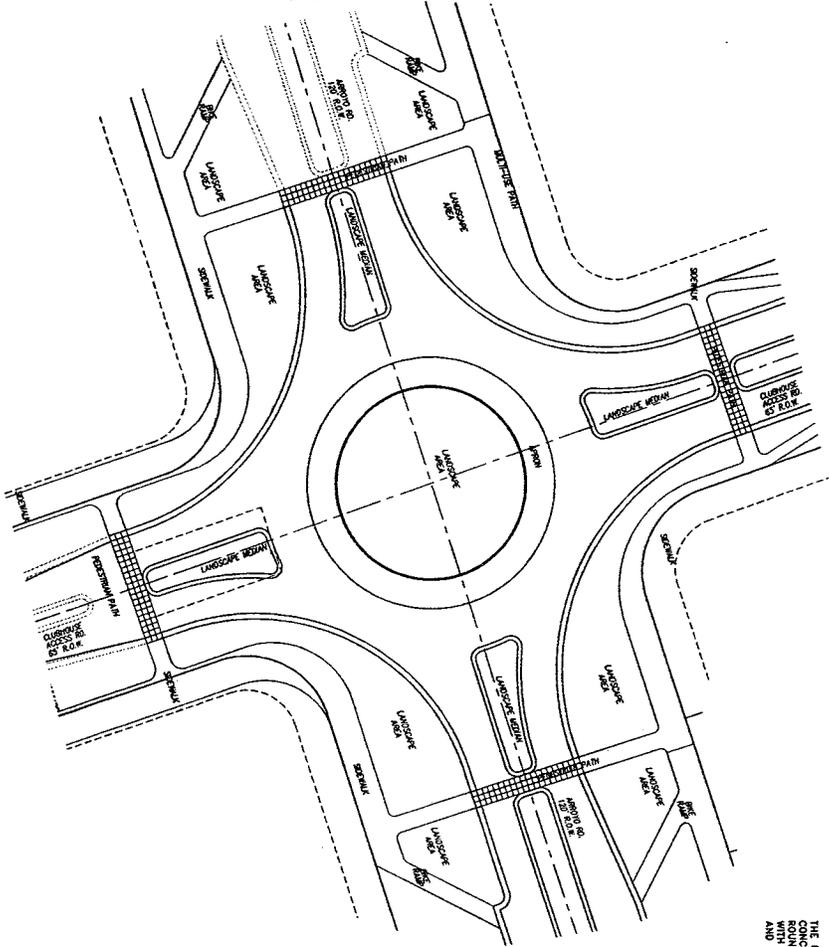
**SONOMA RANCH BLVD.
AND LUNA VISTA
ROUNDABOUT DETAIL**
SCALE 1" = 20'

**PUD AMENDMENT #1
METRO
VERDE**
PREPARED FOR
SONOMA RANCH BLVD. AND ARROYO RD.
NEW MEXICO

DATE	REVISION
01/11/11	INITIALS
02/11/11	REVISION 1
03/11/11	REVISION 2
04/11/11	REVISION 3

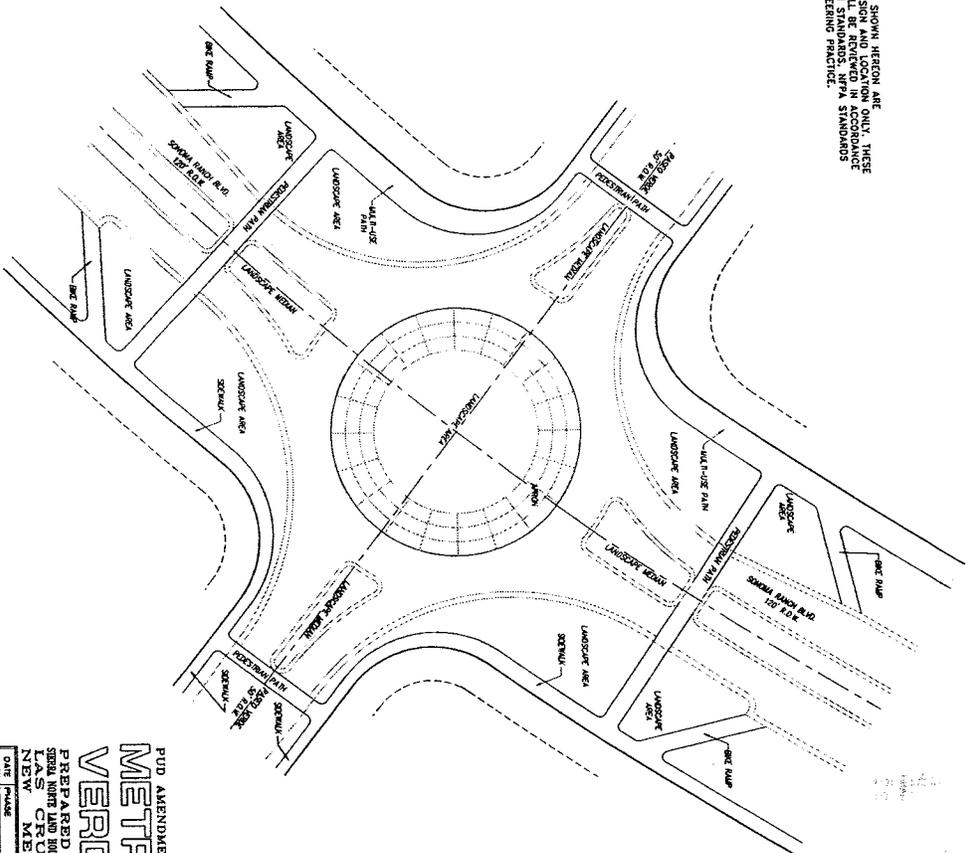
OV
denton ventures, inc.
2400 UNIVERSITY AVENUE, SUITE 200
SAN ANTONIO, TEXAS 78205
PHONE: 214.343.8211
FAX: 214.343.8211
WWW.DENTONVENTURES.COM





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

THE ROUNDAABOUTS SHOWN HEREON ARE ONLY THOSE CONCEPTUAL IN DESIGN AND SHALL BE REVIEWED IN ACCORDANCE WITH FINAL DESIGN STANDARDS, NTPA STANDARDS AND SOUND ENGINEERING PRACTICE.



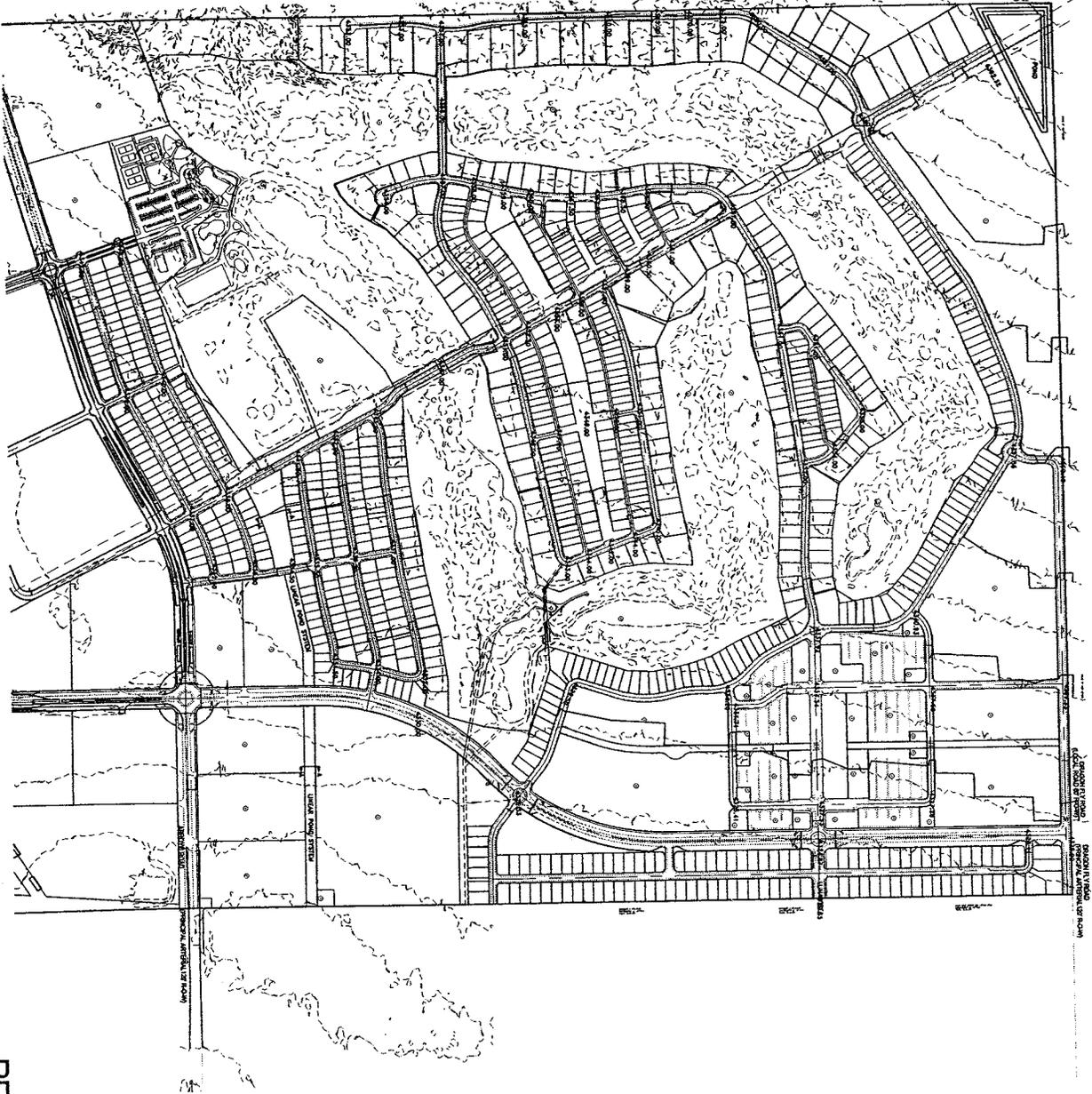
SONOMA RANCH BLVD.
AND PASEO VERDE
ROUNDAABOUT DETAIL
SCALE 1"=20'



DESIGN VENTURES, INC.
2460 RAYBURN AVENUE
SUITE 200
SAN FRANCISCO, CA 94134
TEL: 415.774.8888
WWW.DESIGNVENTURES.COM

DATE	ISSUE
01/15/11	PRELIMINARY
02/15/11	REVISION 1
03/15/11	REVISION 2
04/15/11	REVISION 3
05/15/11	REVISION 4
06/15/11	REVISION 5
07/15/11	REVISION 6
08/15/11	REVISION 7
09/15/11	REVISION 8
10/15/11	REVISION 9
11/15/11	REVISION 10
12/15/11	REVISION 11
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04/15/19	REVISION 99
05/15/19	REVISION 100

PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SANTA CRUZ
NEW MEXICO



PROJECT NO. 1000000000
 SHEET NO. 312 OF 312

LOW-IMPACT DEVELOPMENT CONCEPTS
 REDUCE IMPERVIOUS AREA AND POST-DEVELOPMENT CURVE NUMBER

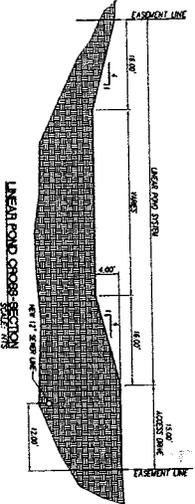
1. Reduce street width (ASHSTO, ITE, ASCE guidelines)
2. Provide street trees
3. Encourage shared driveways
4. Encourage shared driveways
5. Impervious yard borders prohibited

DRAINAGE APPROACH

1. Infrastructure development will construct a regional system to detain/retain runoff volume.
2. As stated in the Master Drainage Report single-family lots will retain increased runoff in on-site ponds.
3. Pond road runoff in swales.
4. Design to locate Lake pipe in historical pattern.
5. Pond in meadows of orientals to address fill slopes.
6. Pond in meadows of orientals to address fill slopes.
7. Follow historic flow paths where possible.
8. Final drainage reports must show how all elements of system tie together.
9. Erosion control will be provided where velocities exceed 1.5 ft/s.
10. For additional information please refer to the Master Drainage Report.

BUILDING DESIGN STANDARDS

1. Encourage building design that reduces impervious area
2. Encourage multi-story construction over single story
3. Encourage pervious pavements in large parking lots
4. Encourage water harvesting on all land uses
5. Encourage water harvesting on all land uses



**PUD AMENDMENT #1
 METRO
 VERDE**

PREPARED FOR
 SERRA LINDA COMMUNITY
 NEW MEXICO

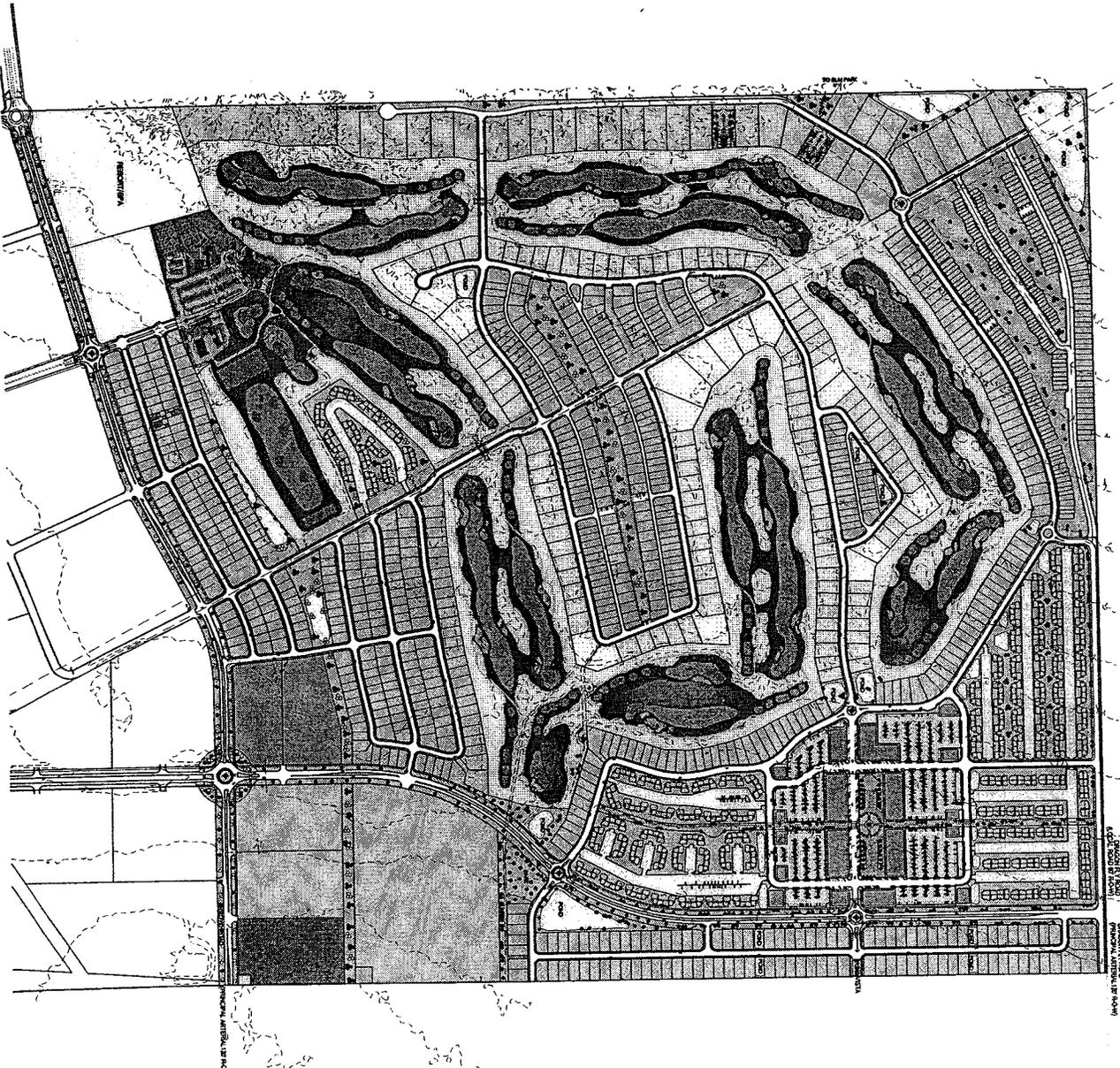
DATE	ISSUED
1/10/11	CONCEPTUAL 4
2/10/11	CONCEPTUAL 5
3/10/11	CONCEPTUAL 6



G1 GROUP
 10000000000
 10000000000
 10000000000
 10000000000

PRELIMINARY GRADING PLAN
 SCALE: 1"=100'





FOR INFORMATIONAL
PURPOSES ONLY

COLOR	LAND USE	BUILDING STUDY
[Pattern]	SINGLE-FAMILY	
[Pattern]	SINGLE-FAMILY	
[Pattern]	SINGLE-FAMILY	
[Pattern]	UNDER SHIRTS	
[Pattern]	CONTRIBUTED	SHEET S7
[Pattern]	GASBOS	SHEET S8
[Pattern]	TOWNHOUSES	SHEETS S8-S14
[Pattern]	1/2 ACRE	SHEETS S1-S8
[Pattern]	MULTI-FAMILY	
[Pattern]	RECORD	
[Pattern]	CEILING/CONCRETE	SHEET S2
[Pattern]	WATER	
[Pattern]	WASTE WATER TREATMENT PLANT	

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

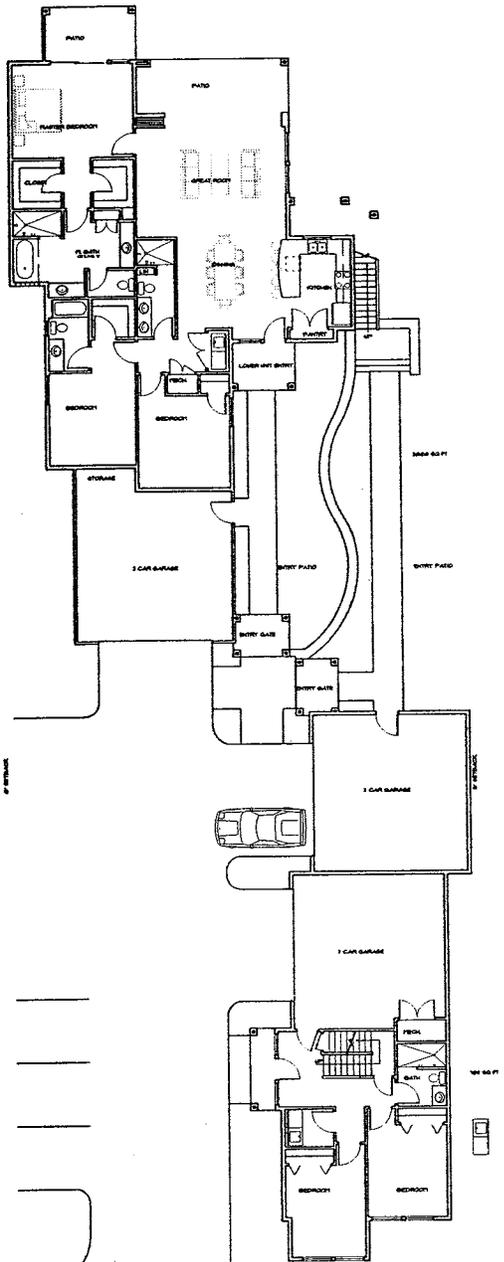


PUD AMENDMENT #1
METRO VERDE
PREPARED FOR
BRIGHT VIEW LAND CO.
LAS CRUCES
NEW MEXICO

DATE: []
FUND: []
SUBMITTAL: 3
SHEET: []
QUANTITY: 5

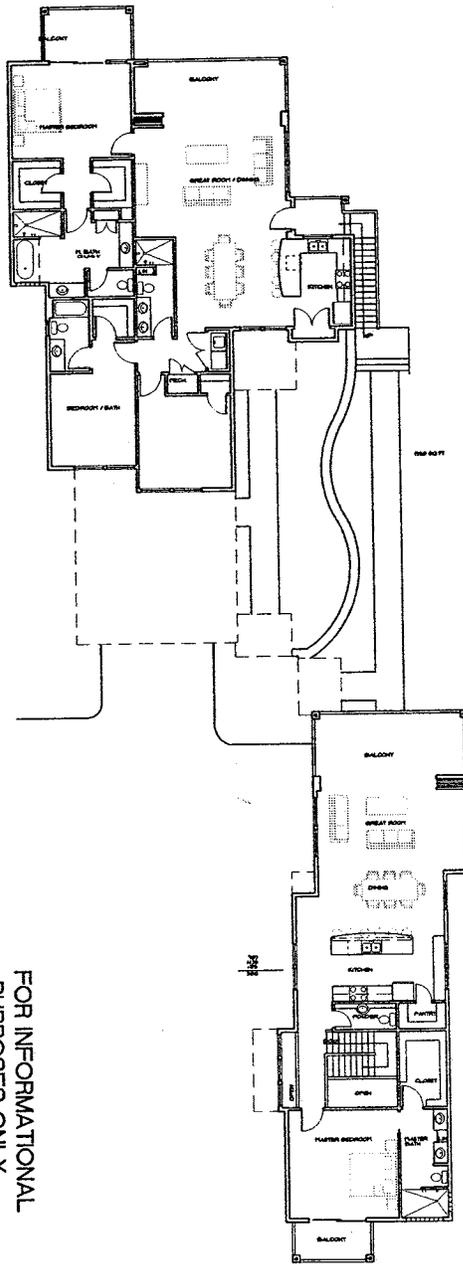
OV
GARDON VENTURES, INC.
1400 AVENUE N, SUITE 100
LAS CRUCES, NM 88001
TEL: 505.252.8200
WWW.OVINC.COM

S1
ORIGINAL



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

6-PLEX



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

FOR INFORMATIONAL
PURPOSES ONLY

PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SERRA HILLS LAND BUILDERS, LLC
NEW MEXICO

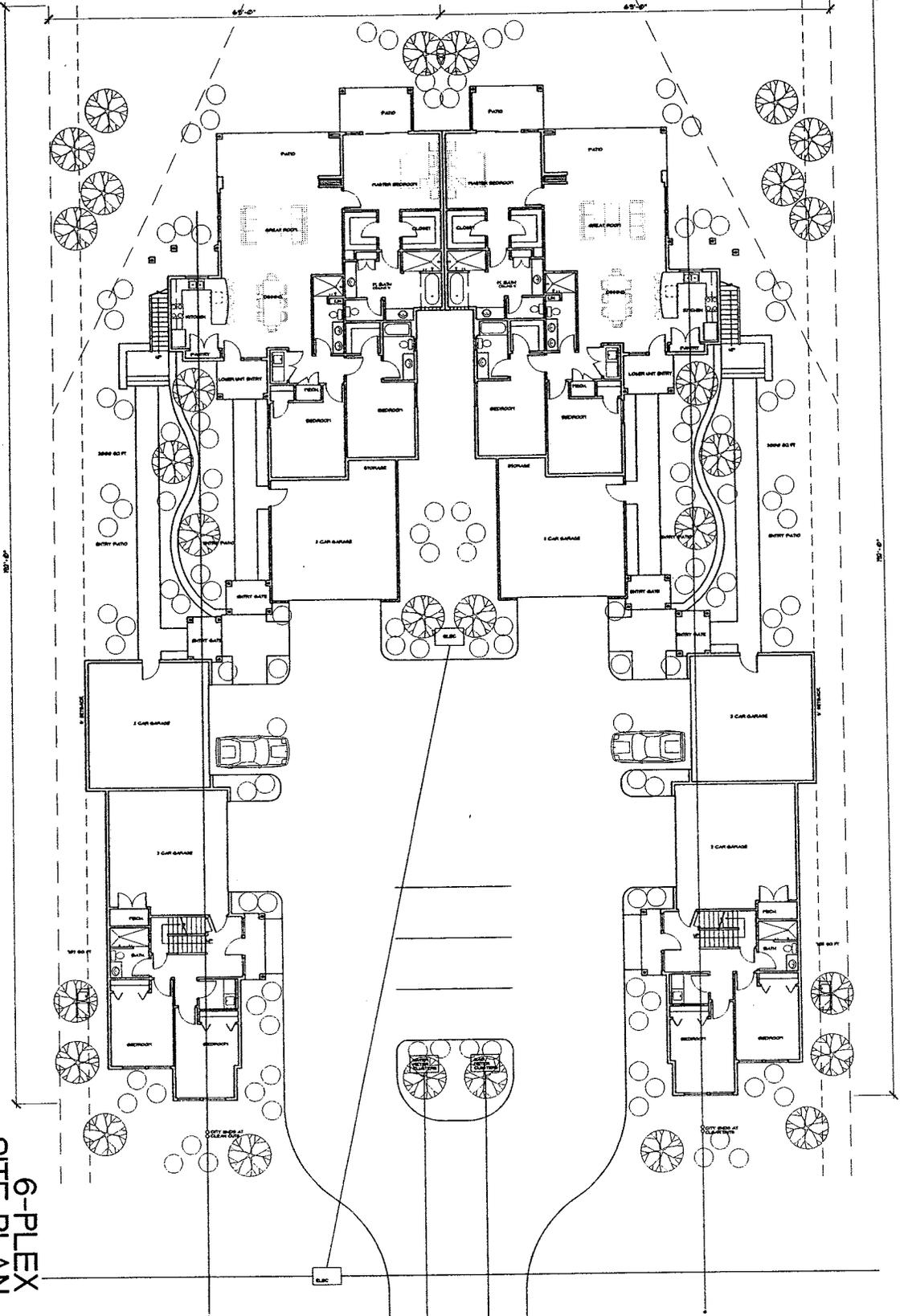
DATE	ISSUED
02/01	02/01/11
02/01	02/01/11
02/01	02/01/11
02/01	02/01/11

DESIGN: VANLINDER, INC.
ARCHITECT
1100 W. UNIVERSITY AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.8811
WWW.VANLINDER.COM
P: 555.555.5555



322

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



FOR INFORMATIONAL
PURPOSES ONLY

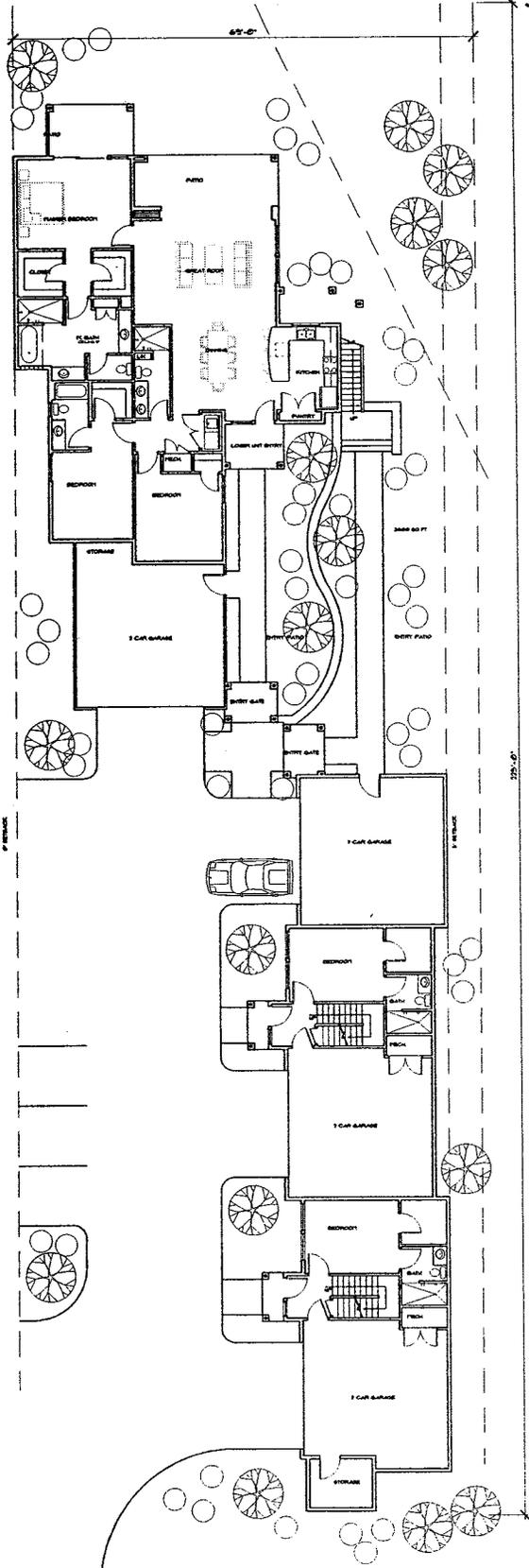
PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SERRA HUNT AND BURNS, LLC
NEW MEXICO

DATE	08/11/14
BY	08/11/14
FOR	08/11/14
APP	08/11/14
REV	08/11/14

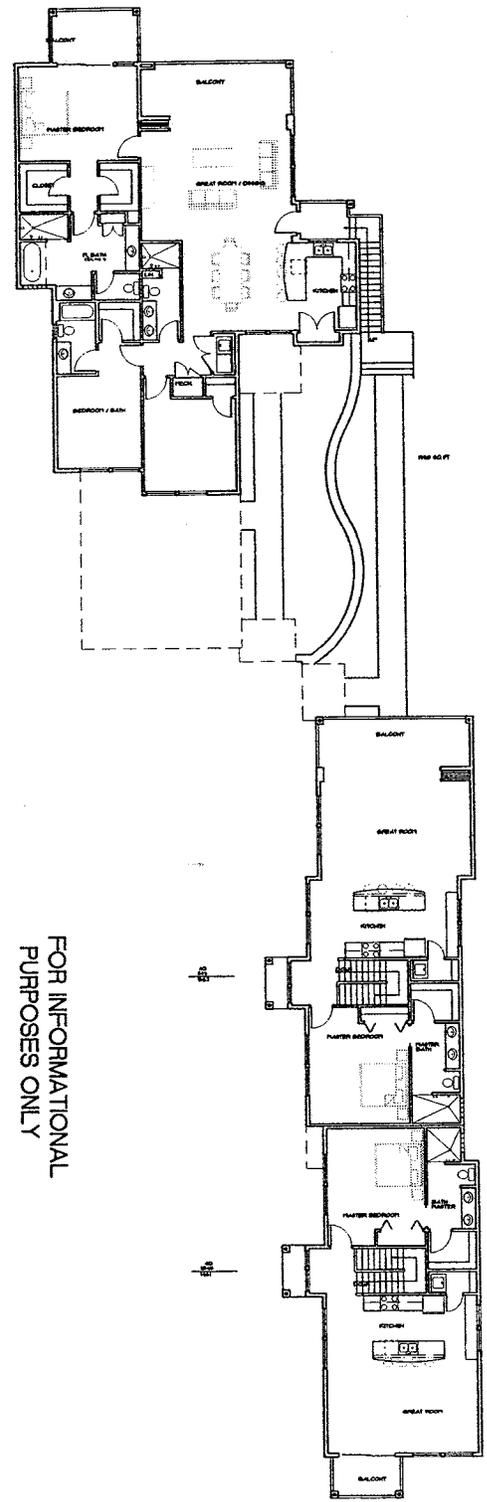


DESIGN VERDE, INC.
1400 UNIVERSITY AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.2211
WWW.DESIGNVERDE.COM
NO. 523252000

PROJECT
S4
DRAWING



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



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

FOR INFORMATIONAL
PURPOSES ONLY

8-PLEX

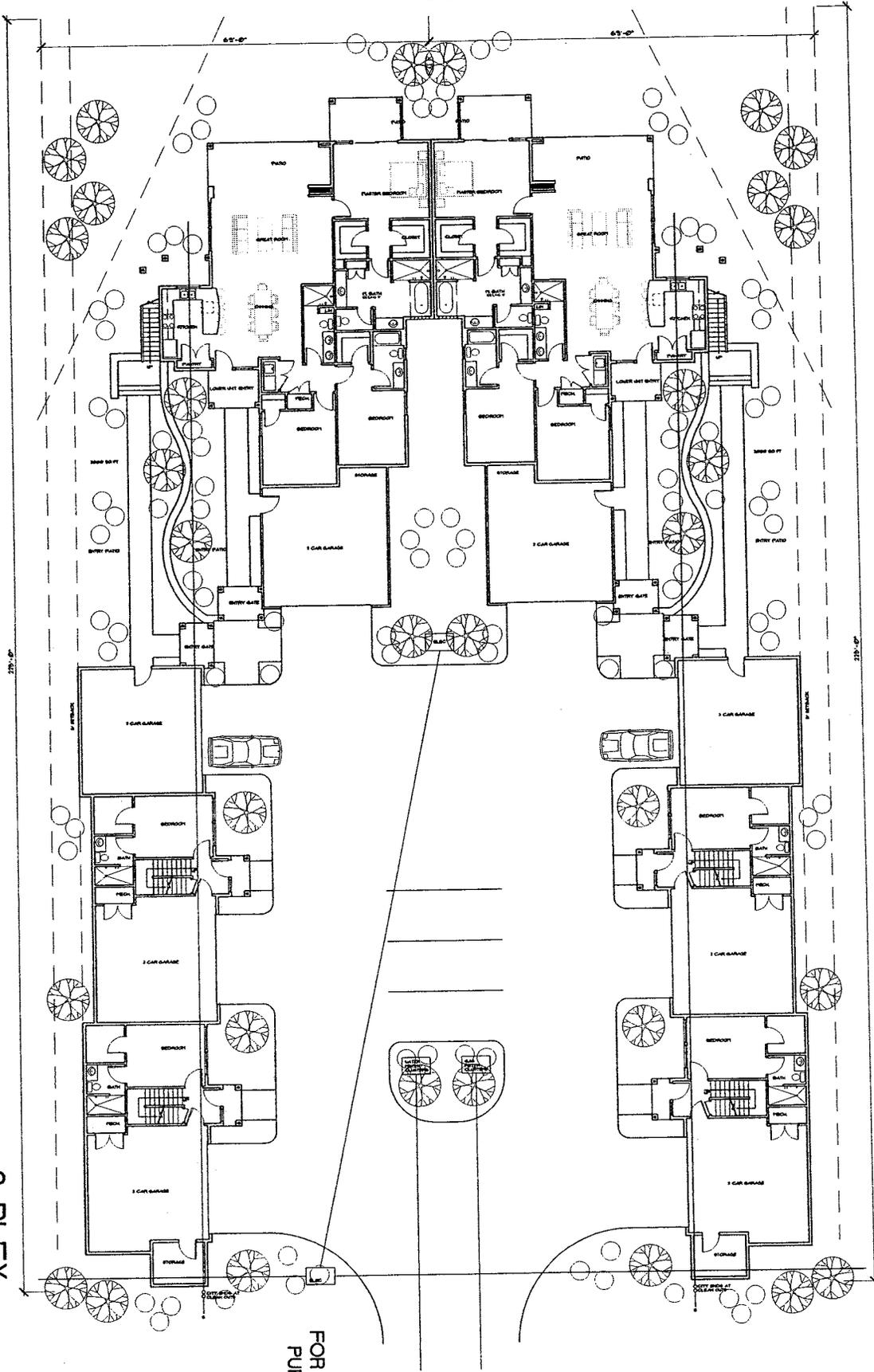


OSCARO VENTURES, LLC
1000 W. WASHINGTON ST. #1000
DENVER, CO 80202
TEL: 303.733.8888
WWW.OSCAROVENTURES.COM

DATE	DESCRIPTION	BY
01/15/2011	PRELIMINARY	OSCARO
02/15/2011	REVISION 1	OSCARO
03/15/2011	REVISION 2	OSCARO
04/15/2011	REVISION 3	OSCARO

PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SINBA HORT LAM BUILDING, LLC
LAS CRUCES
NEW MEXICO

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



FOR INFORMATIONAL
PURPOSES ONLY

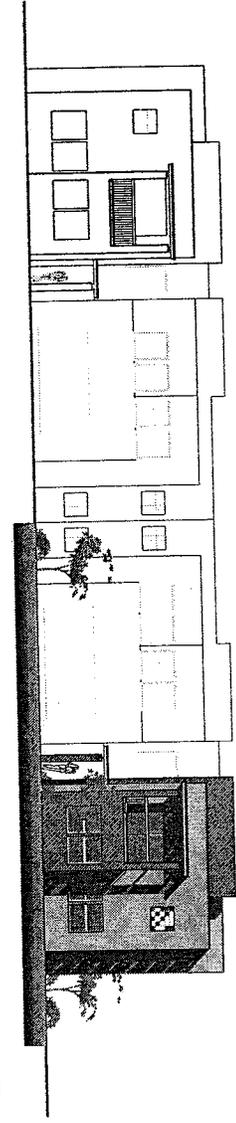
PUD AMENDMENT #1
METRO
VERDE

PREPARED FOR
SHEA MITHAM
NEW MEXICO

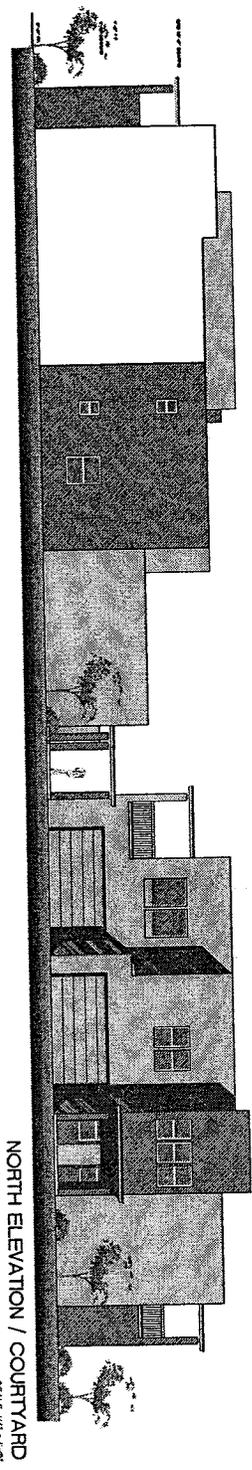
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07/01	CONCEPT #1
07/01	CONCEPT #2
07/01	CONCEPT #3

DESIGN: VERDE, INC.
1401 UNIVERSITY AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.VERDEDESIGN.COM

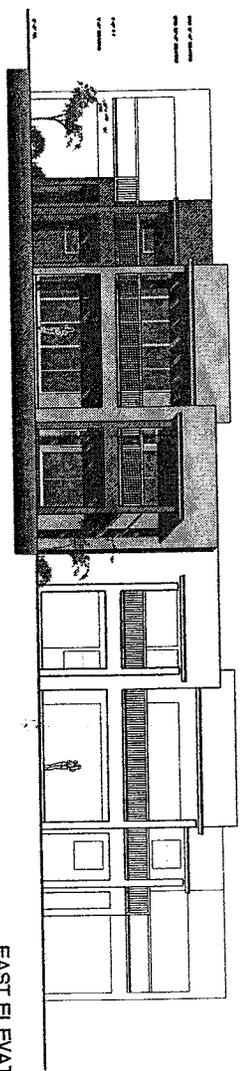




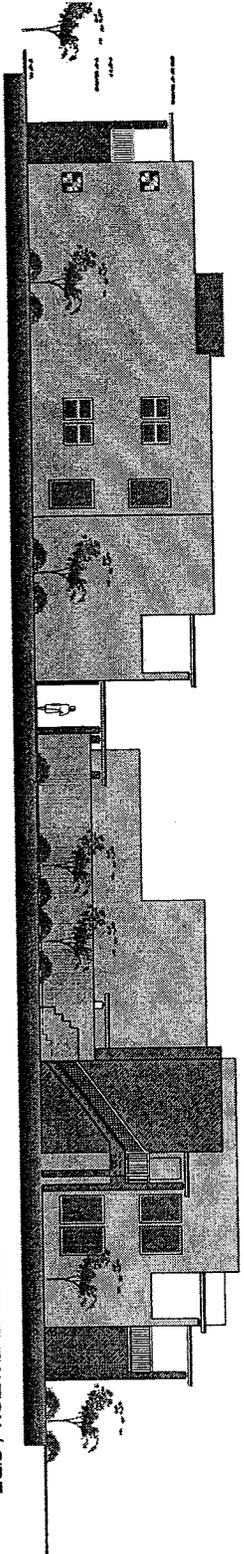
WEST ELEVATION / ENTRY DRIVE
SCALE: 1/4" = 1'-0"



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

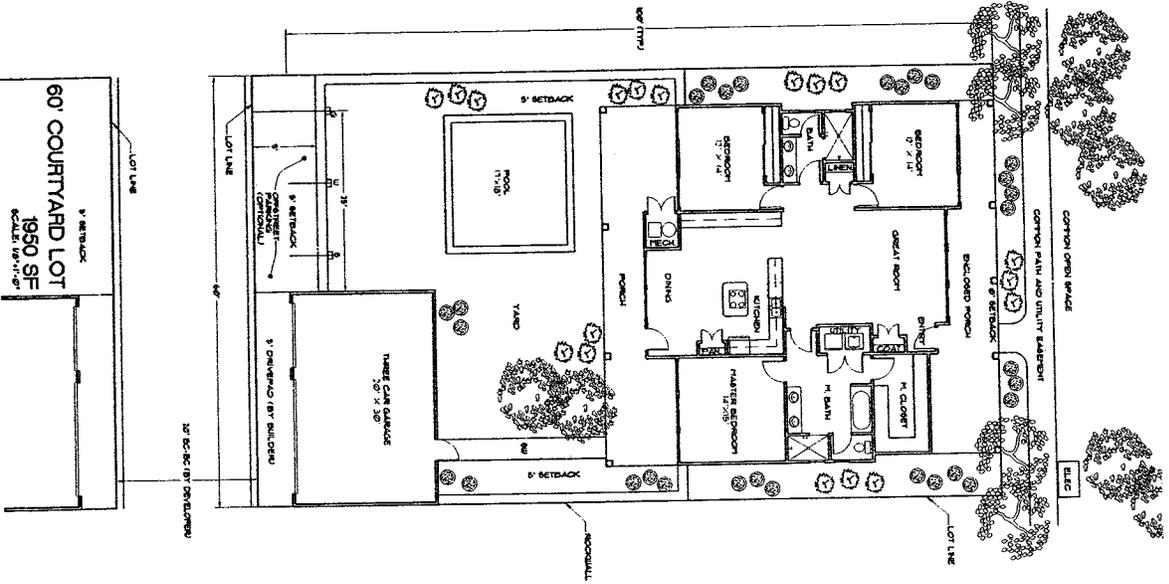
PUD AMENDMENT #1
METRO
VERDE

PREPARED FOR
SERRA HUNT LAND BUILDERS, LLC
LAS CRUCES
NEW MEXICO

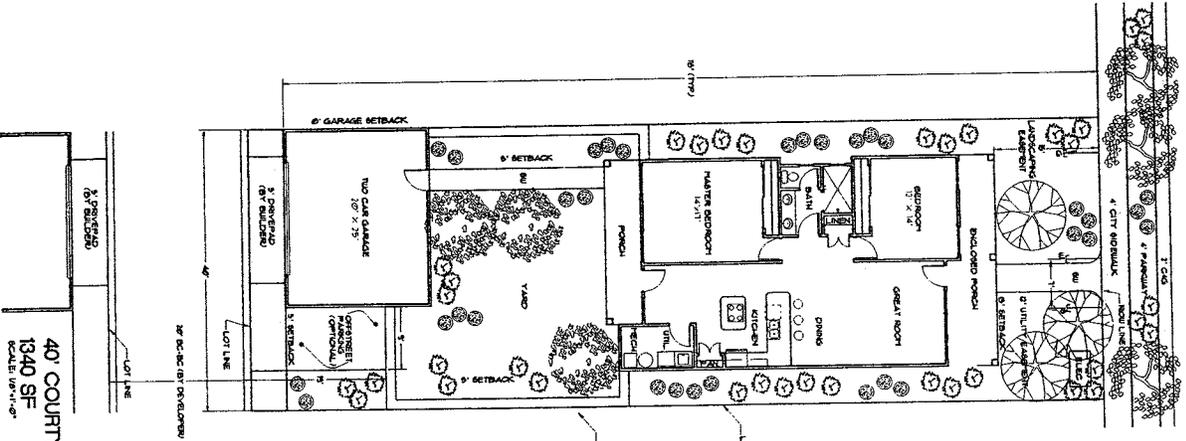
DATE	ISSUE
04/01	SUBMITTAL 1
04/01	SUBMITTAL 2
07/01	SUBMITTAL 3

GV
GARDON VANLUREN, INC.
1000 UNIVERSITY AVENUE, SUITE 100
LAS CRUCES, NEW MEXICO 88001
PHONE: 505.253.8800

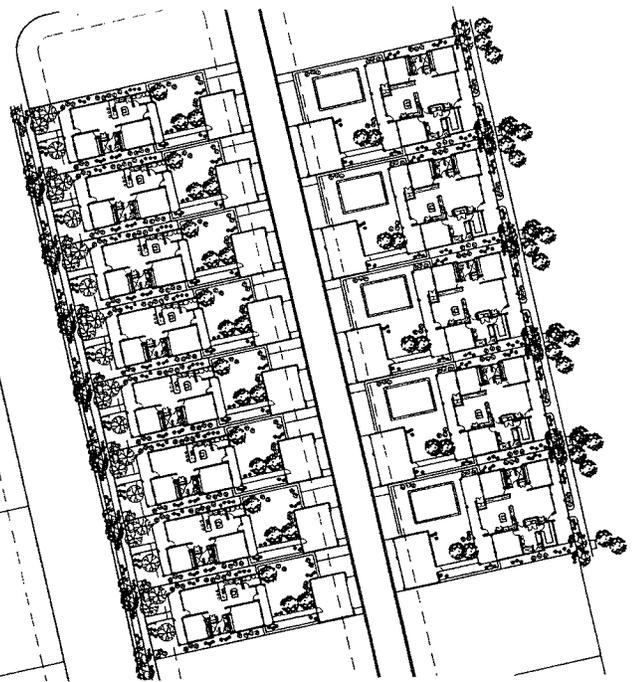




60' COURTYARD LOT
1950 SF
SCALE: 1/8" = 1'-0"



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



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

FOR INFORMATIONAL
PURPOSES ONLY

- UTILITY NOTES
1. CONDUIT LOTS WITH STREET FRONTAGE SHALL BE SERVED FROM THE STREET. CONDUIT LOTS WITH ALLEY FRONTAGE SHALL BE SERVED FROM THE ALLEY. CONDUIT LOTS WITH ONLY ALLEY ACCESS SHALL BE SERVED FROM THE ALLEY AND THE COMMON OPEN SPACE. SEWER, WATER AND GAS SHALL GOVERN FROM THE ALLEY FROM THE COMMON OPEN SPACE SIDE. STRUCTURE SHALL GOVERN FROM THE COMMON OPEN SPACE SIDE.

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

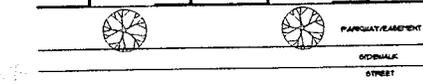
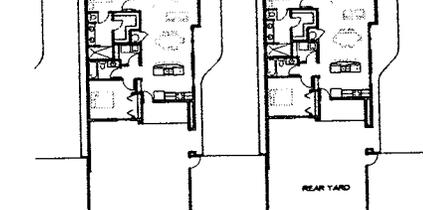
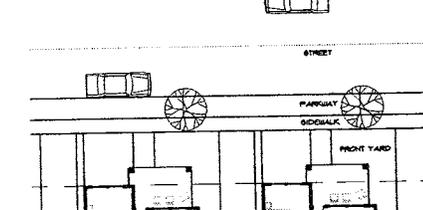
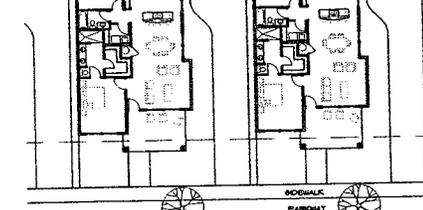
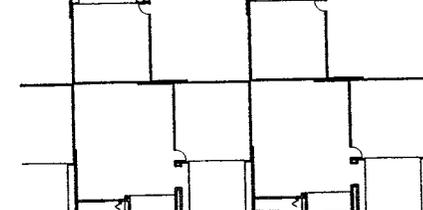
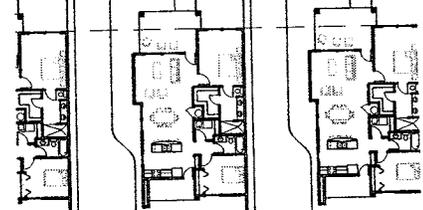
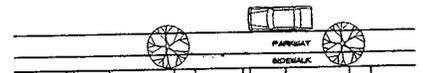
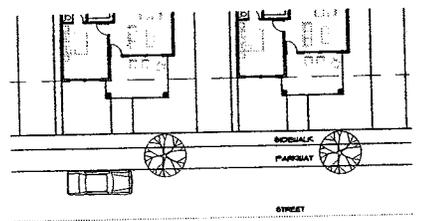
DATE	ISSUED	BY
10/15/2014	PRELIMINARY	W. J. HARRIS
10/15/2014	REVISION #1	W. J. HARRIS
10/15/2014	REVISION #2	W. J. HARRIS
10/15/2014	REVISION #3	W. J. HARRIS

COURTYARD LOTS

WEST
S7
CONCEPT

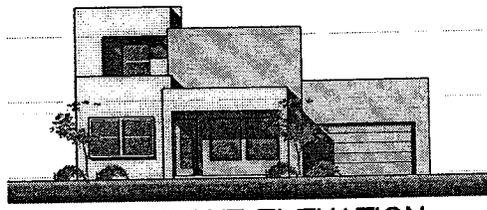
GENSLER
ARCHITECTS
1000 MARSHFIELD DRIVE
DENVER, CO 80202
TEL: 303.733.2222
WWW.GENSLER.COM

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

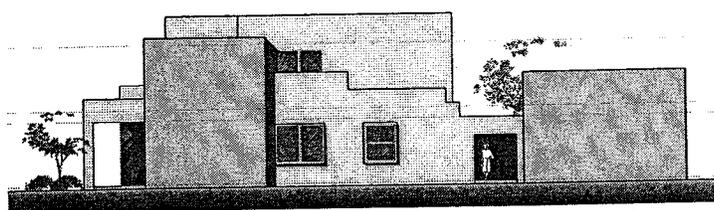


SITE PLAN
SCALE: 1/8" = 1'-0"

1. SHOWN WATER AND SEWER UTILITIES SHALL BE CONSIDERED IN THE STIPULATED LOCATION.
2. THE GAS SERVICE SHALL REQUIRE A VALVE.

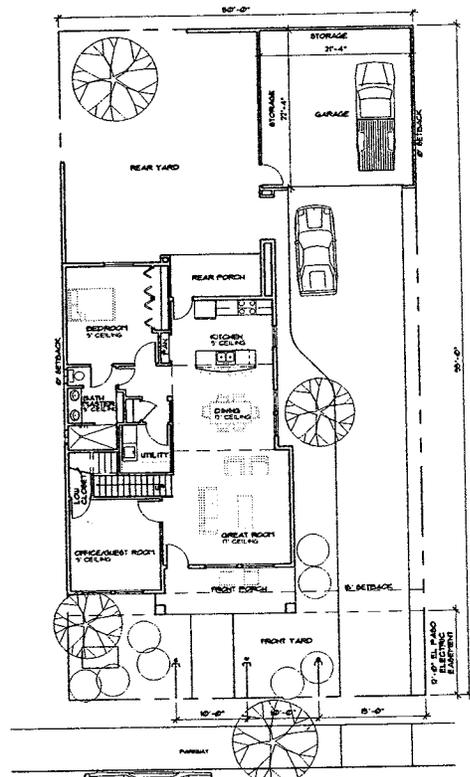


FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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

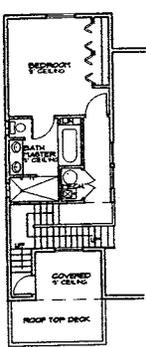
FOR INFORMATIONAL PURPOSES ONLY



1st FLOOR PLAN
3-BEDROOM HOME
1775 sqft

1. SHOWN WATER AND SEWER UTILITIES SHALL BE CONSIDERED IN THE STIPULATED LOCATION.
2. THE GAS SERVICE SHALL REQUIRE A VALVE.

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



2nd FLOOR PLAN

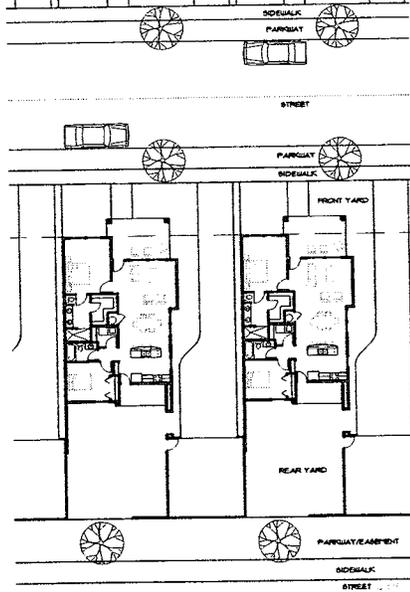
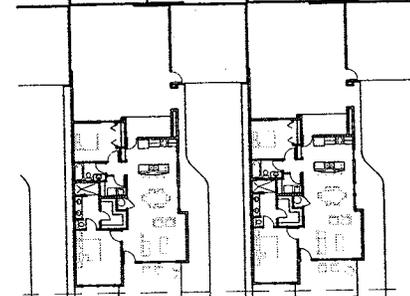
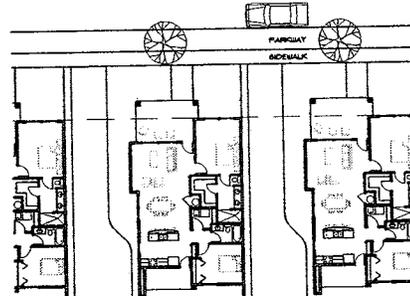
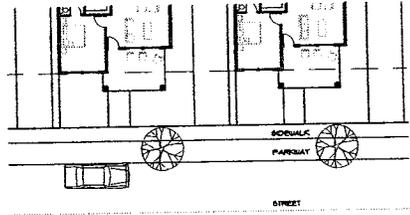
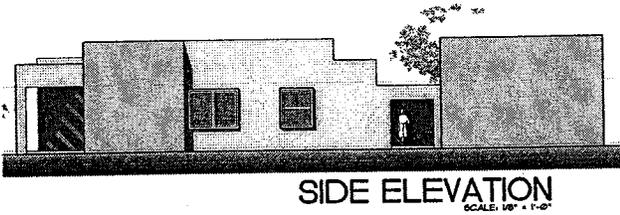
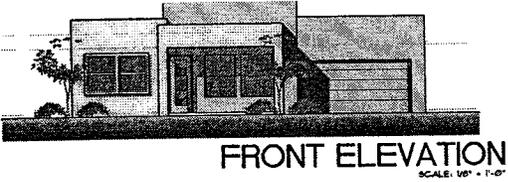
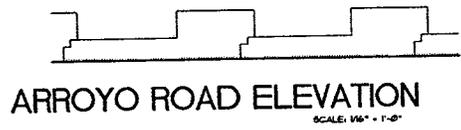
CASITAS



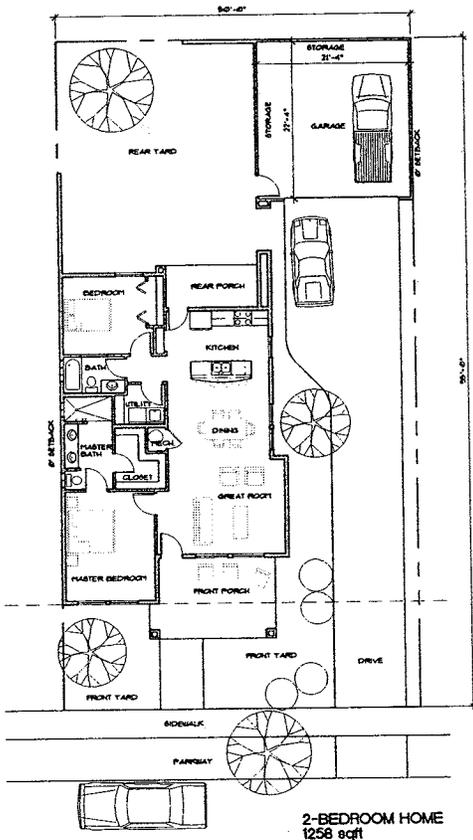
OSCAR VENTURES, INC.
2500 MARKET STREET
SAN FRANCISCO, CA 94114
415.774.2222

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

PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SANTA ANITA PARTNERSHIP
LAS CRUCES
NEW MEXICO



FOR INFORMATIONAL
PURPOSES ONLY



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

CASITAS

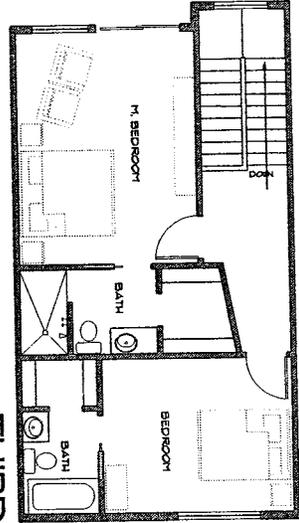


DESIGN: VENTURES, INC.
246 JARDINERIA STREET
SAN ANTONIO, TEXAS 78204
PHONE: 214.343.8338
FAX: 214.343.8338

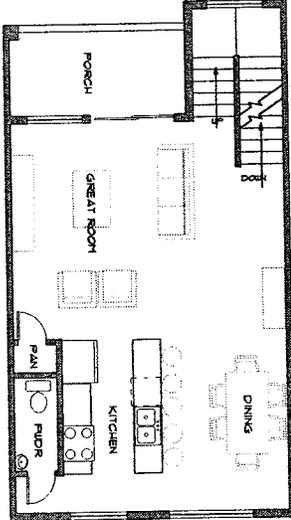


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01/11/11	01/11/11
02/01/11	02/01/11
03/01/11	03/01/11
04/01/11	04/01/11
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12/01/11	12/01/11

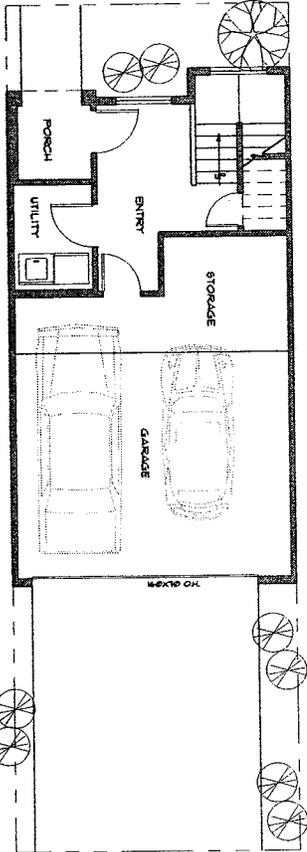
PUB. AMENDMENT #1
METRO
VERDE
PREPARED FOR
SANTA CRUZ
NEW MEXICO



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



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



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1/4" = 8'-0"

3 STORY TOWNHOUSE

FOR INFORMATIONAL
PURPOSES ONLY

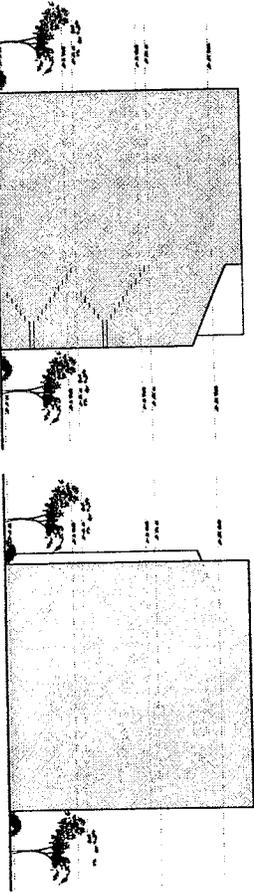
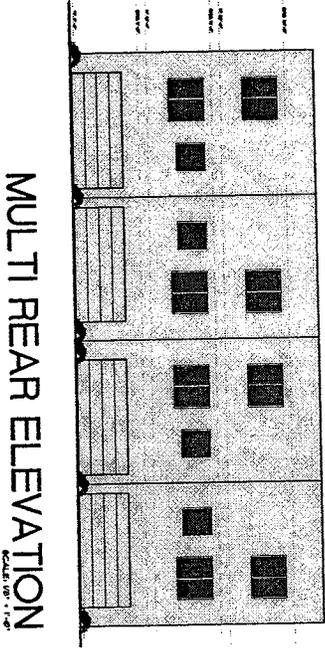
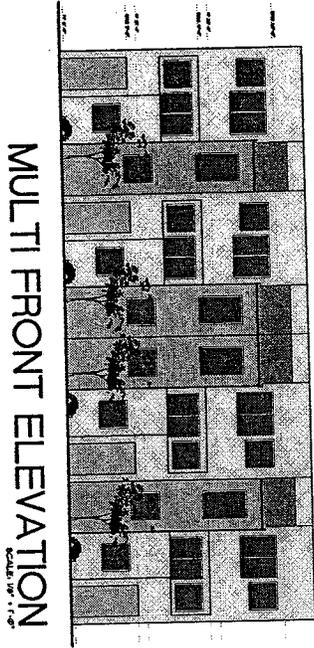
PUD AMENDMENT #1
METRO
VERDE

PREPARED FOR
GENTON VENTURES, INC.
1445 W. 10TH AVE. SUITE 100
DENVER, CO 80202
NEW MEXICO

DATE	ISSUE
NOV 11 2010	REVISION 1
NOV 11 2010	REVISION 2
NOV 11 2010	REVISION 3

GENTON VENTURES, INC.
1445 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.2333
WWW.GENTONVENTURES.COM



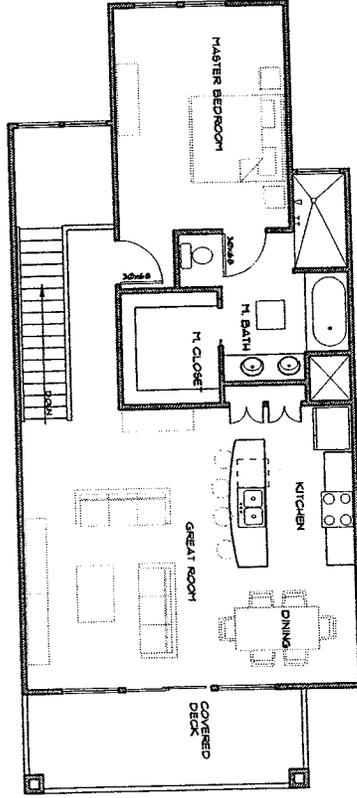


FOR INFORMATIONAL
PURPOSES ONLY

3 STORY TOWNHOUSE



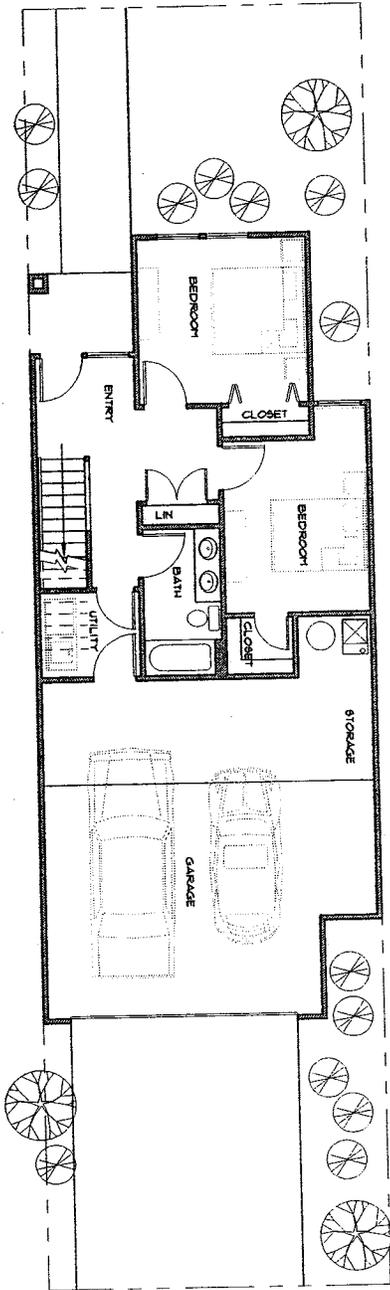
PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SERBA NORT LAND BUILDING, LLC
LAS CRUCES
NEW MEXICO
DATE: 10/20/2011
DRAWN: [Name]
CHECKED: [Name]
SCALE: 1/8\"/>



FOR INFORMATIONAL PURPOSES ONLY

SECOND FLOOR PLAN

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



1566 sq. ft. FIRST FLOOR PLAN

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

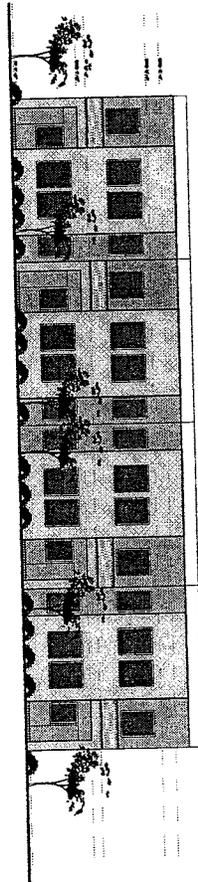
2 STORY TOWNHOUSE



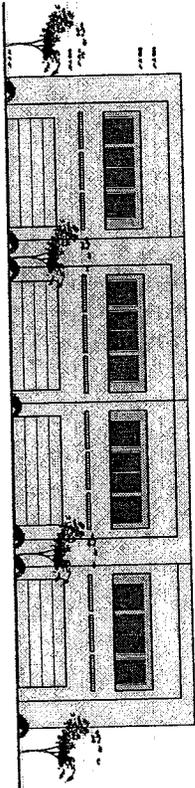
PUD AMENDMENT #1
METRO VERDE
 PREPARED FOR
 SERVA NORTH LAND BUILDERS, LLC
 LAS CRUCES
 NEW MEXICO

DATE	ISSUE
6/2/11	REVISIONAL #1
1/7/11	REVISIONAL #2

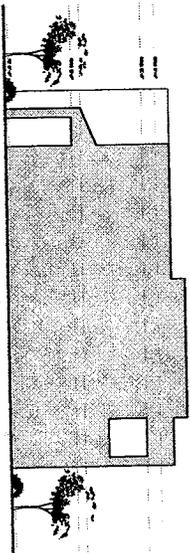
DESIGNED BY: **SVI** CONSULTING, INC.
 1000 W. UNIVERSITY AVENUE, SUITE 100
 LAS CRUCES, NM 88001
 TEL: 505.252.1400
 FAX: 505.252.1405



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

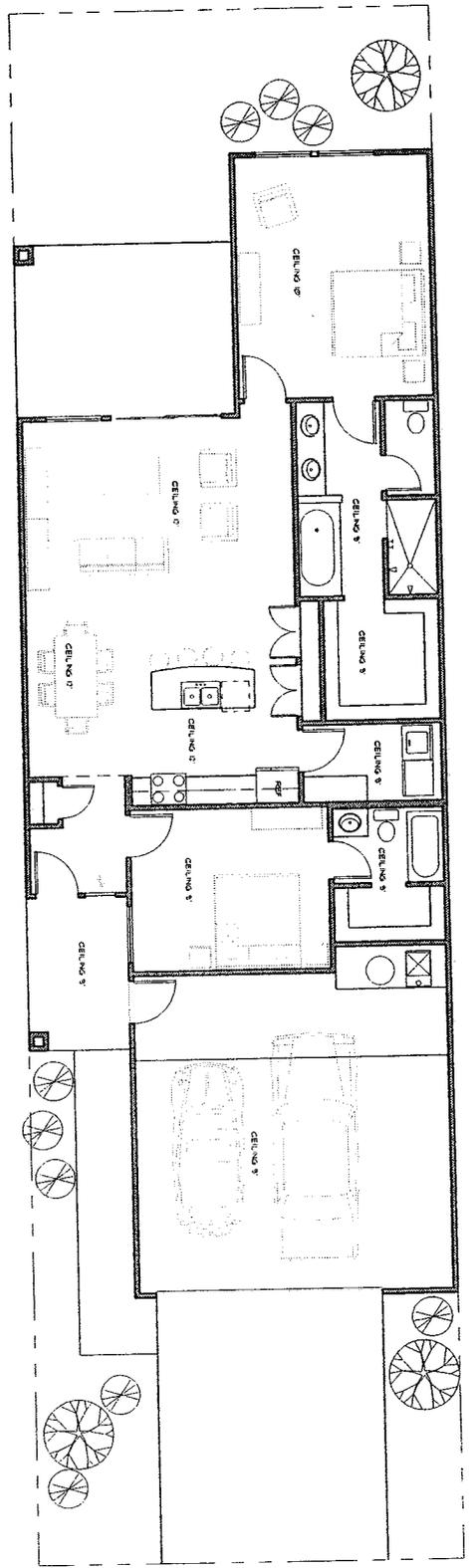
2 STORY TOWNHOUSE



DATE	REVISION
04/20/11	SUBMITTAL #1
05/26/11	SUBMITTAL #2
07/26/11	SUBMITTAL #3

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

Overland Valley Inc.
10000 N. 1st Street, Suite 100
Las Cruces, NM 88001
Tel: 505.646.8811
Fax: 505.646.8810
www.ovinc.com



1403 SF

FLOOR PLAN

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

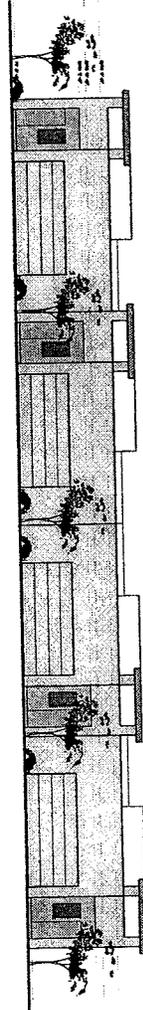
FOR INFORMATIONAL
PURPOSES ONLY

SINGLE STORY TOWNHOUSE

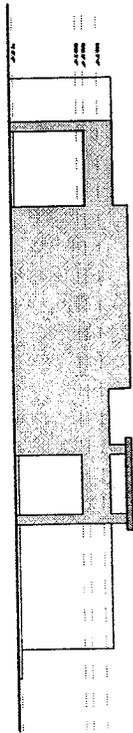
PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SERRA NORTH LAND BUILDING, LLC
LAS CRUCES
NEW MEXICO
DATE PLOTTED
A01 SUBMITTAL 5
A02 SUBMITTAL 5
A03 SUBMITTAL 5

DESIGN: VENTURES, INC.
1500 UNIVERSITY AVENUE, SUITE 100
LAS CRUCES, NM 88001
PHONE: 505.259.4400
WWW.VENTURES.COM

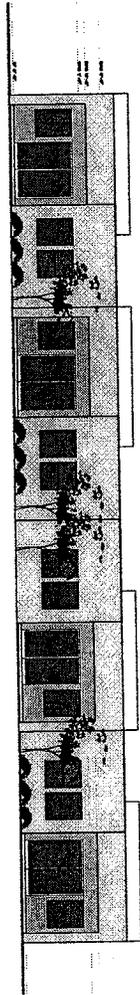
PROJECT
S13
CONTRACT



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



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



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

FOR INFORMATIONAL
PURPOSES ONLY

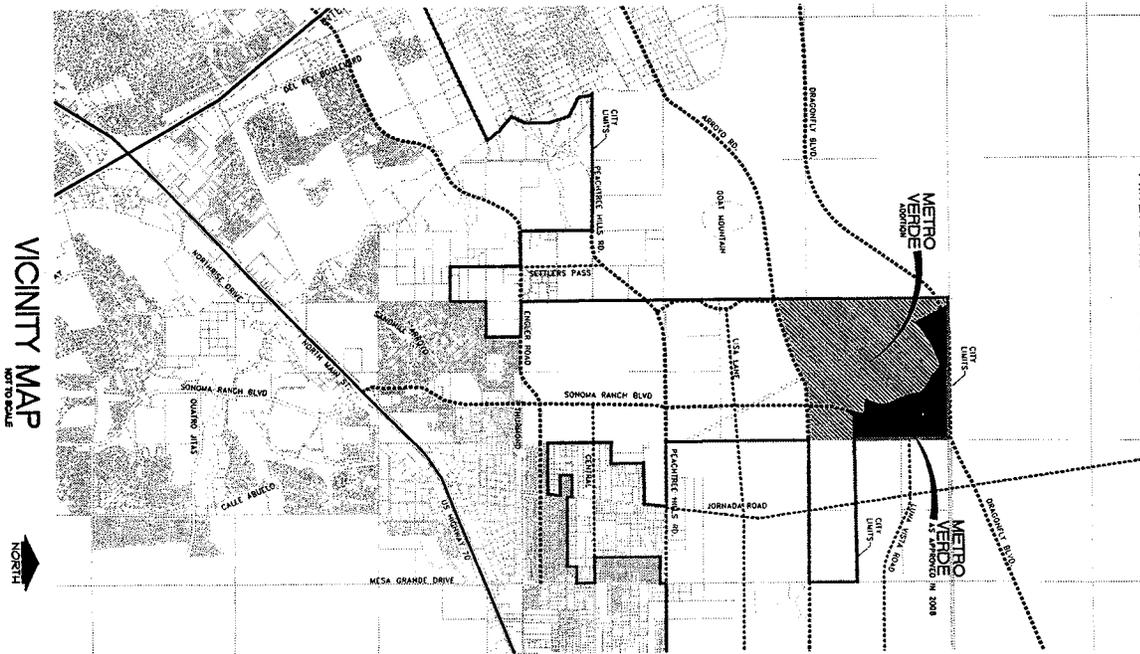
SINGLE STORY TOWNHOUSE

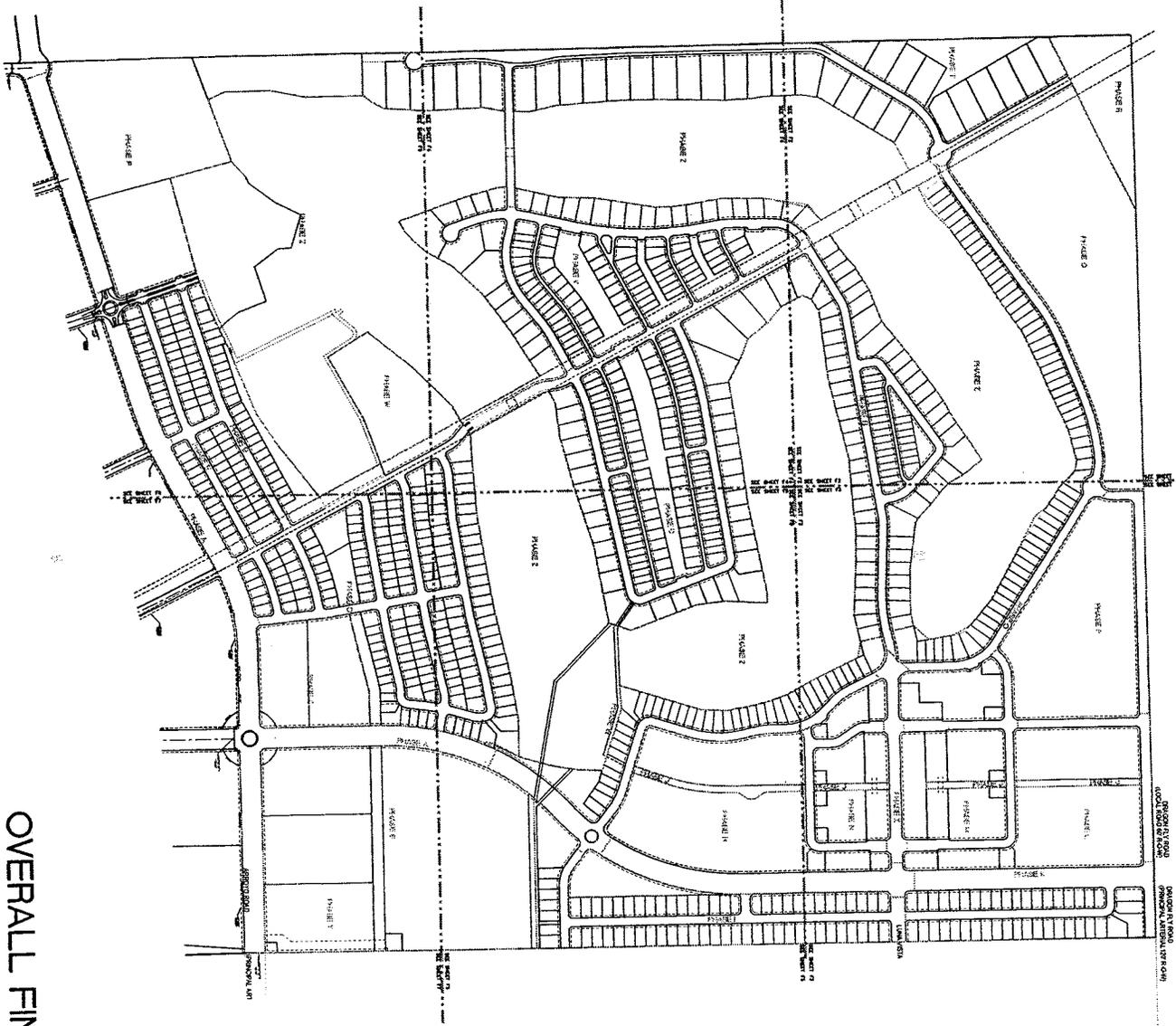
PUD AMENDMENT #1
METRO
VERDE
PREPARED FOR
SANTA CRUZ
NEW MEXICO
DATE: 10/20/04
JOB: SUBMITTAL 3
TYPE: SUBMITTAL 3



METRO VERDE

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





SEE LAND USE GUIDELINES ON SHEET F9 FOR DESIGN STANDARDS.

OVERALL FINAL SITE PLAN

SCALE: 1" = 20'

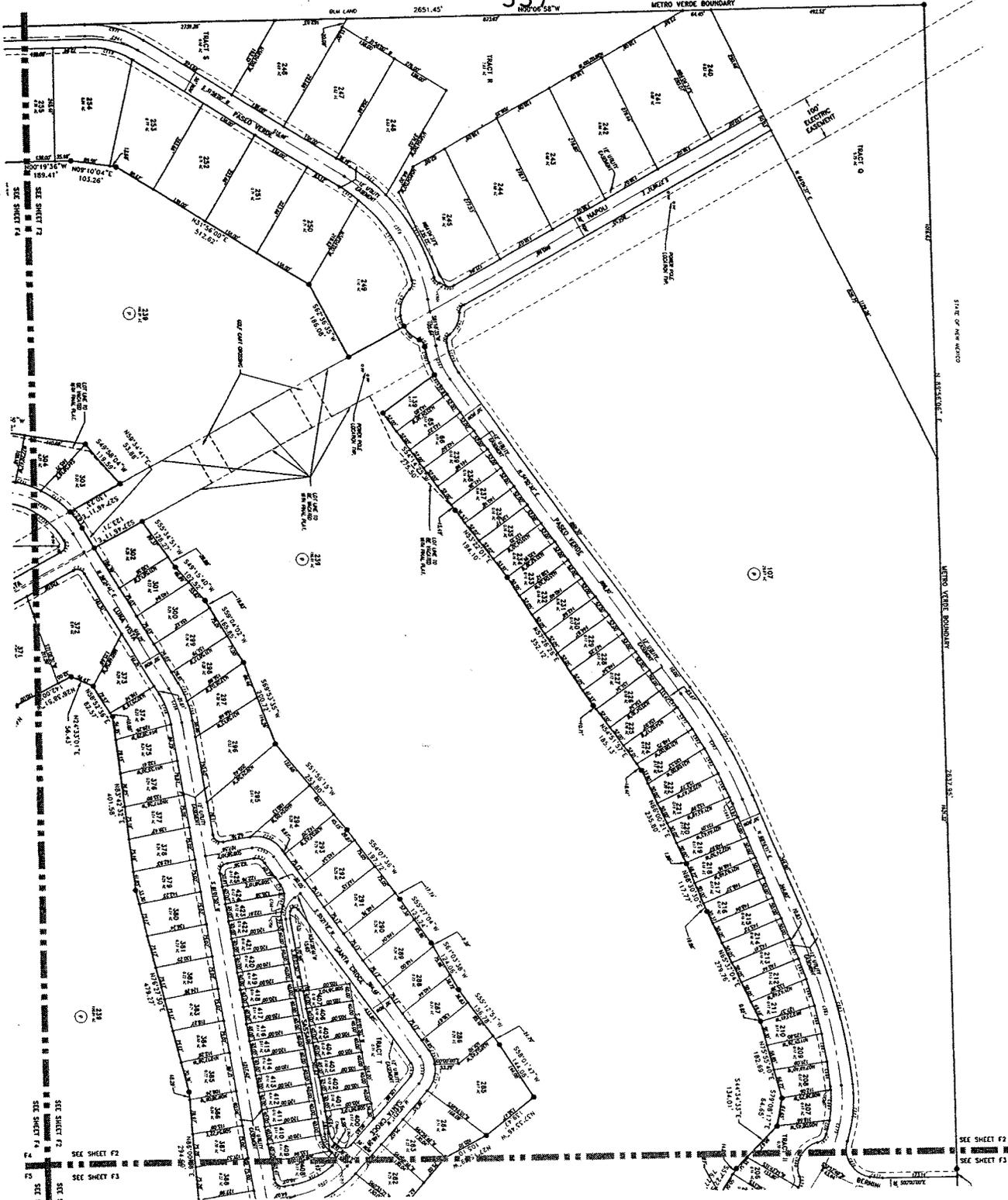


FINAL SITE PLAN
METRO
VERDE
 PREPARED FOR
 STEEL NORTH LAND BUILDINGS LLC
 LAS CRUCES
 NEW MEXICO

DATE	REVISION
04/18/11	REVISION 1
05/11/11	REVISION 2
07/20/11	REVISION 3



OVERSEAS VENTURES INTERNATIONAL, INC.
 10000 W. CENTRAL EXPRESSWAY, SUITE 100
 LAS CRUCES, NEW MEXICO 88001
 TEL: 505.325.4400 FAX: 505.325.4405
 WWW.OVI-USA.COM



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

DATE: 10/15/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 400'

AREA 1
FINAL SITE PLAN
F2

SEE LAND USE OUTLINING STANDARDS 19' ON DESIGN

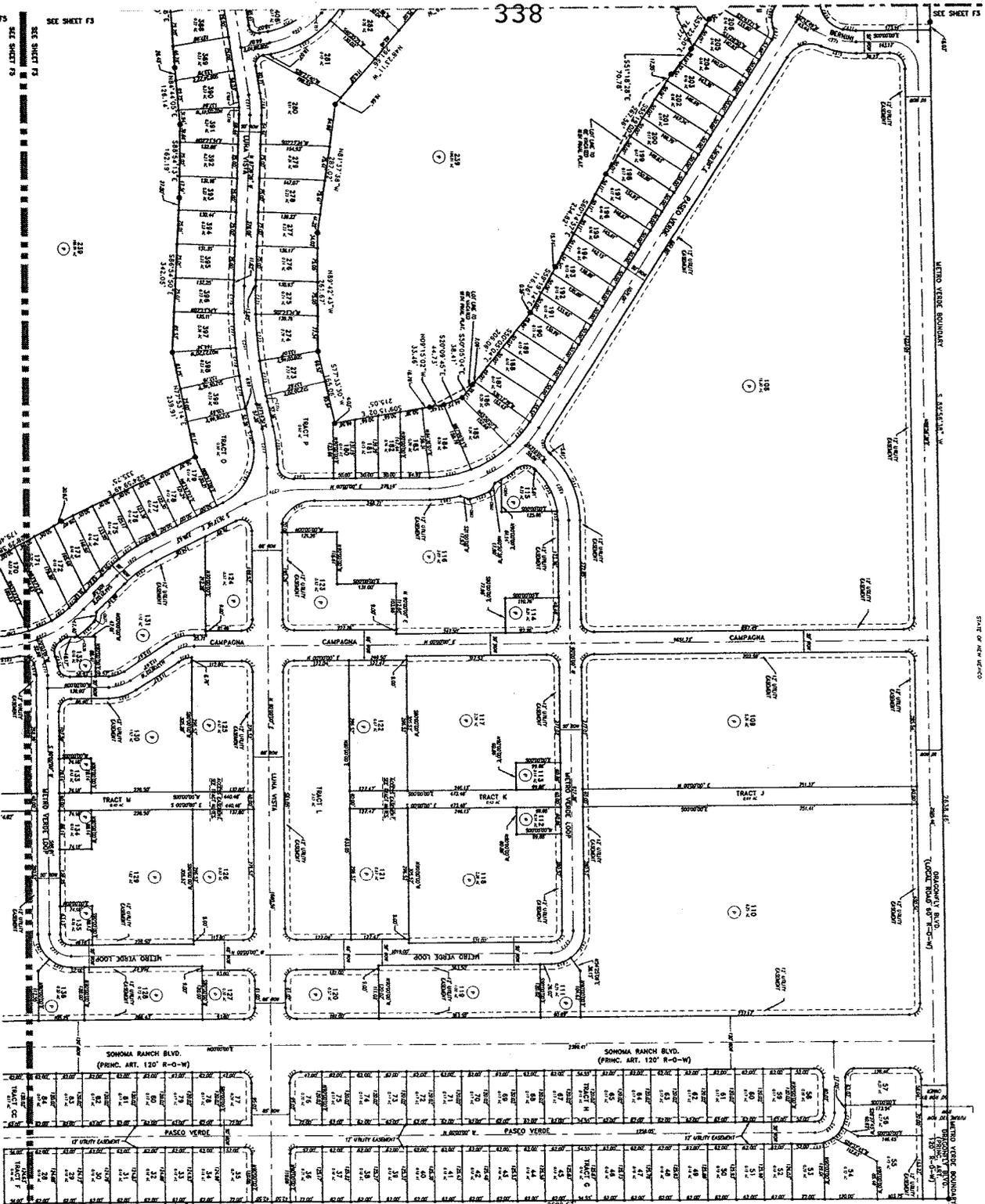
DATE	REVISION
10/15/11	INITIAL
10/15/11	REVISION 1
10/15/11	REVISION 2
10/15/11	REVISION 3



SERRA NORTH LAND BUILDERS, LLC
 1000 S. RIVER ST., SUITE 100
 LAS CRUCES, NM 88001
 TEL: 505.252.8800
 FAX: 505.252.8800
 WWW.SERRANORTH.COM

SEE SHEET F2
 SEE SHEET F3

SEE SHEET F2
 SEE SHEET F3



SEE SHEET F3
SEE SHEET F3
SEE SHEET F3

SEE SHEET F3

338

STATE OF NEW MEXICO

**AREA 2
FINAL
SITE PLAN**
SCALE: 1" = 40'-0"

SEE LAND USE GUIDELINES
ON SHEET F3 FOR DESIGN
STANDARDS.



CHARLES L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
NO. 10716
PAID 3-7-06

BANK ONE TRUST CO., PRSIC, ETAL
REGISTERED PROFESSIONAL ENGINEER
NO. 10716
PAID 3-7-06

F3
DRAWN

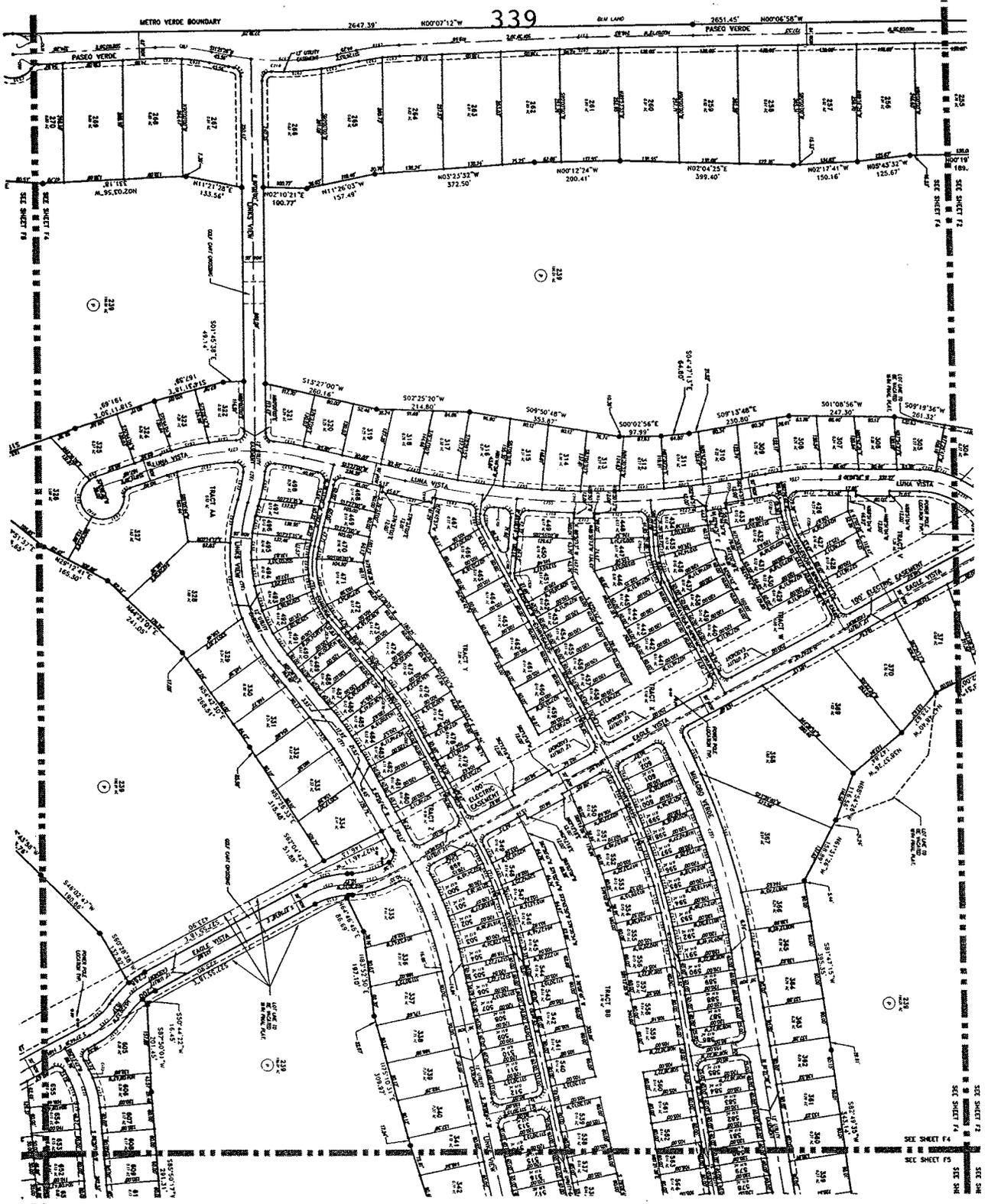
DATE: 10/10/05
SCALE: 1" = 40'-0"

DATE	REVISION	BY	APP'D
10/10/05	FINAL	CLW	CLW
10/10/05	REVISED	CLW	CLW
10/10/05	REVISED	CLW	CLW

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

DATE: 10/10/05
SCALE: 1" = 40'-0"

SEE SHEET F3
SEE SHEET F3
SEE SHEET F3



339

METRO VERDE BOUNDARY



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

SEE LAND USE GUIDELINES
ON SHEET F9 FOR DESIGN
STANDARDS.

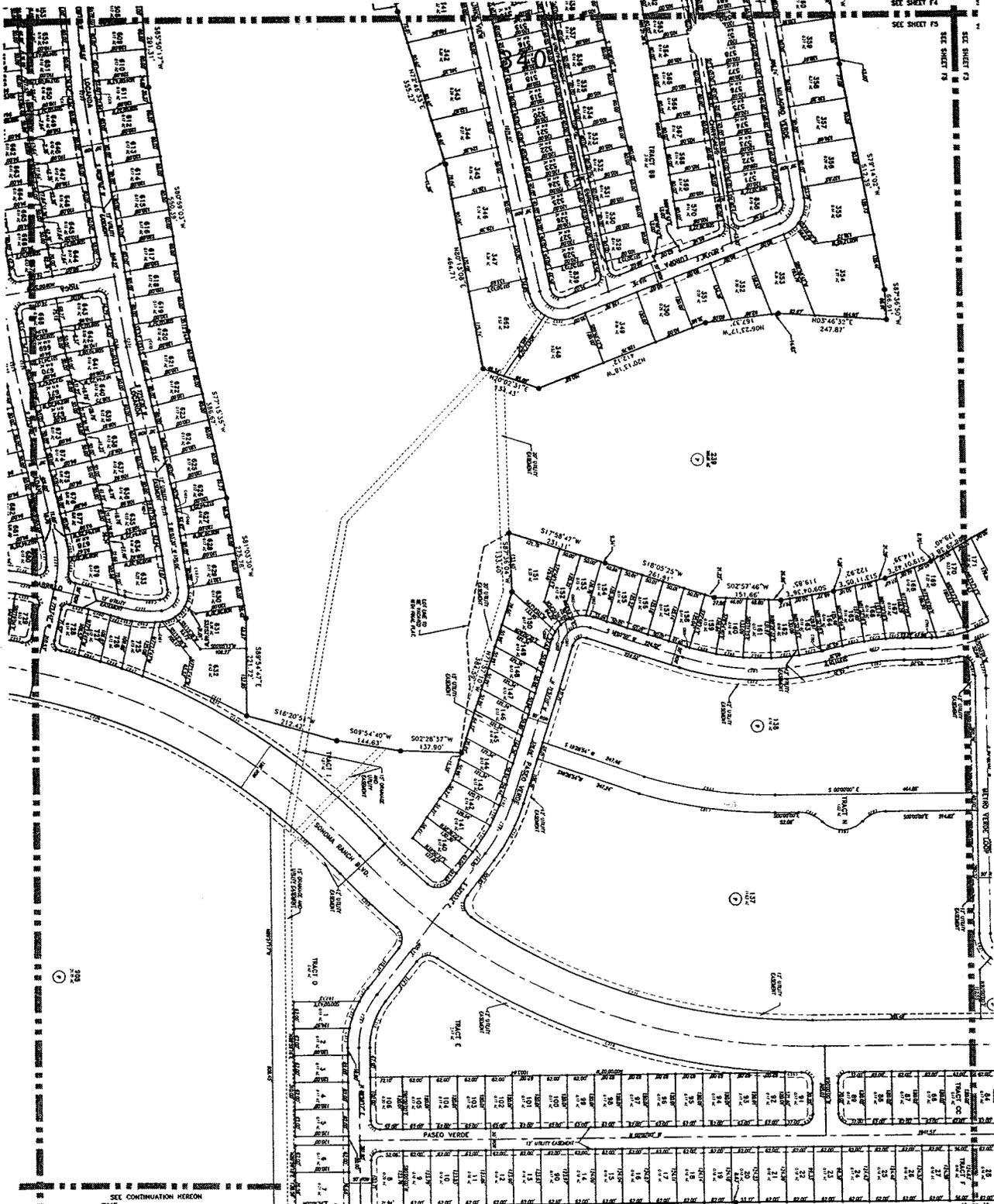
F4
CONTRACT

GANTON VALDES, INC.
1400 West Loop South, Suite 1000
Houston, Texas 77027
Tel: 713.865.2222
Fax: 713.865.2223
www.gantonvaldes.com

DATE	ISSUED
NOV 15, 2011	PRELIMINARY
	REVISIONS
	NOV 15, 2011
	NOV 15, 2011
	NOV 15, 2011

FINAL SITE PLAN
METRO VERDE
PREPARED FOR
GANTON VALDES, INC.
NEW MEXICO

SEE SHEET F2
SEE SHEET F3
SEE SHEET F4
SEE SHEET F5
SEE SHEET F6
SEE SHEET F7
SEE SHEET F8
SEE SHEET F9



SEE SHEET F4
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SEE SHEET F100

AREA 4
FINAL
SITE PLAN
SCALE: 1" = 50'

F5
CHINA

METRO VERDE
FINAL SITE PLAN
PREPARED FOR
SERRA LINDA HOMES, LLC
LAS CRUCES
NEW MEXICO

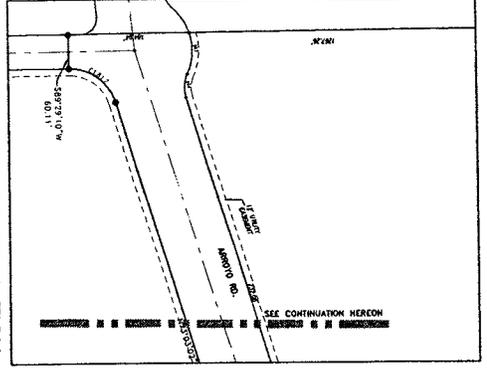
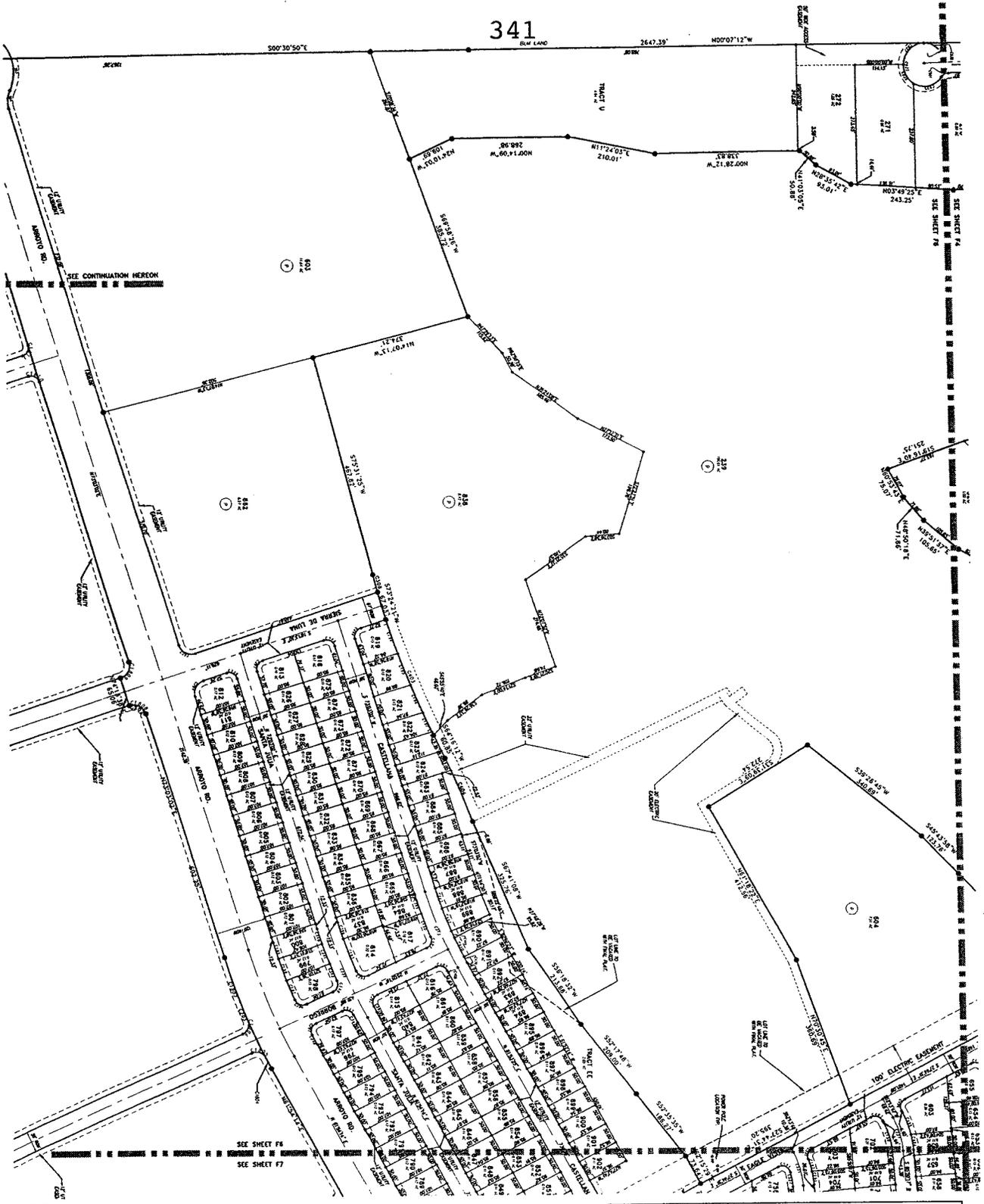
DATE: PHASE
APRIL, SUBMITTAL 1
MAY, SUBMITTAL 2
JULY, SUBMITTAL 3

GARDON VENTURES, INC.
1000 UNIVERSITY AVENUE, SUITE 100
LAS CRUCES, NM 87801
TEL: 505.253.8800
WWW.GARDONVENTURES.COM

SEE LAND USE GUIDELINES
ON SHEET F9 FOR DESIGN
STANDARDS.



CHARLES L. WILKINS
REGISTERED PROFESSIONAL ENGINEER
NO. 12-1-10000



**AREA 5
FINAL
SITE PLAN**
SCALE 1" = 600'-0"

**FINAL SITE PLAN
METRO
VERDE**
PREPARED FOR
SERENA WEST LAND BORDERS, LLC
NEW CINCINNATI
OHIO

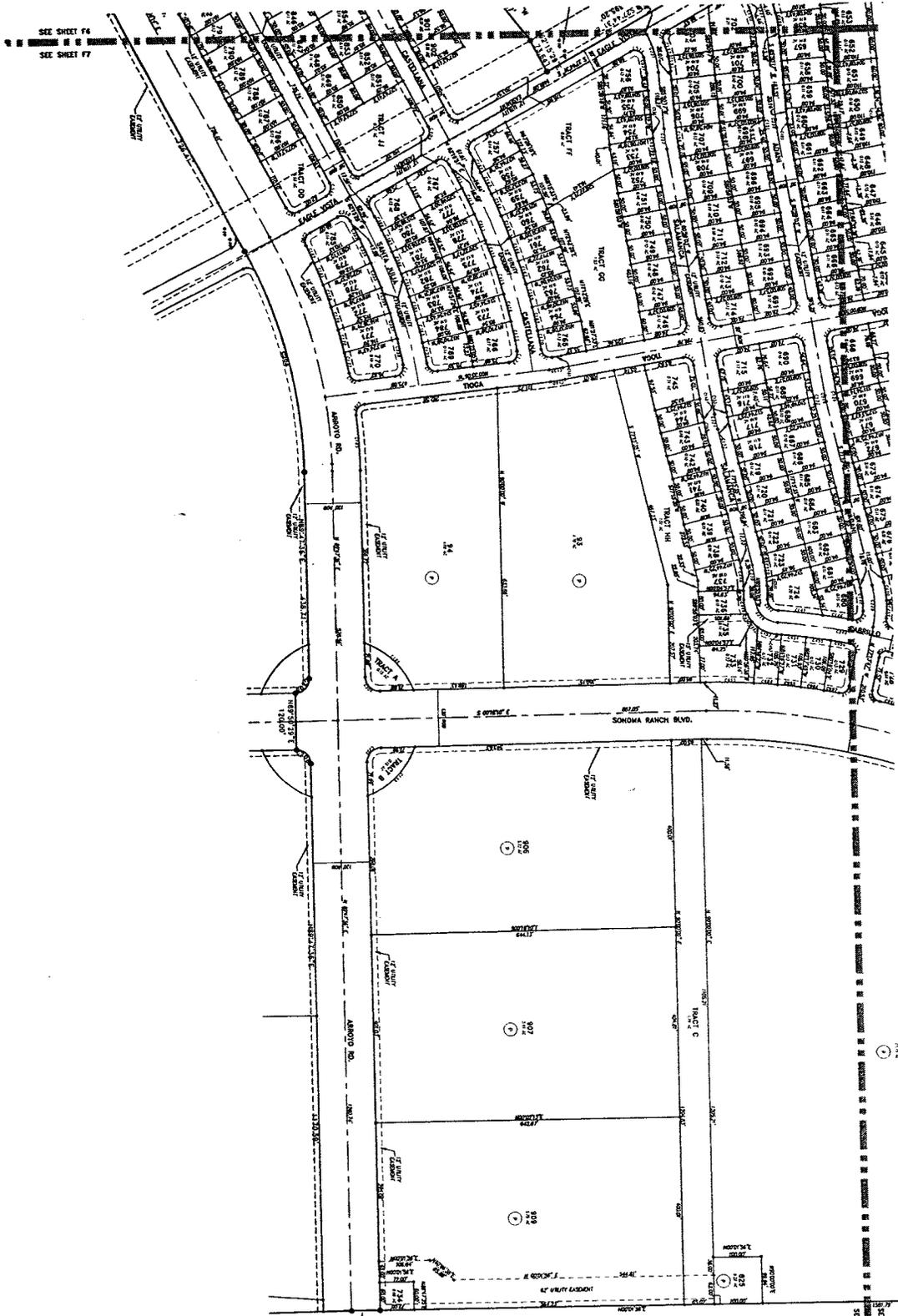
DATE	ISSUE
12/11/13	PRELIMINARY
01/20/14	REVISION 1
02/10/14	REVISION 2
03/10/14	REVISION 3

SEE LAND USE GUIDELINES
ON SHEET F9 FOR DESIGN
STANDARDS.



DANTRON VENTURES, INC.
10000 W. WILSON AVENUE
SUITE 100
DALLAS, TEXAS 75243
TEL: (214) 343-1811
FAX: (214) 343-1812
WWW.DANTRONVENTURES.COM

F6
SHEET
OF 6
DATE: 02/10/14



SEE SHEET F6
SEE SHEET F7

SEE SHEET F5
SEE SHEET F7

SEE LAND USE GUIDELINES
ON SHEET F9 FOR DESIGN
STANDARDS.

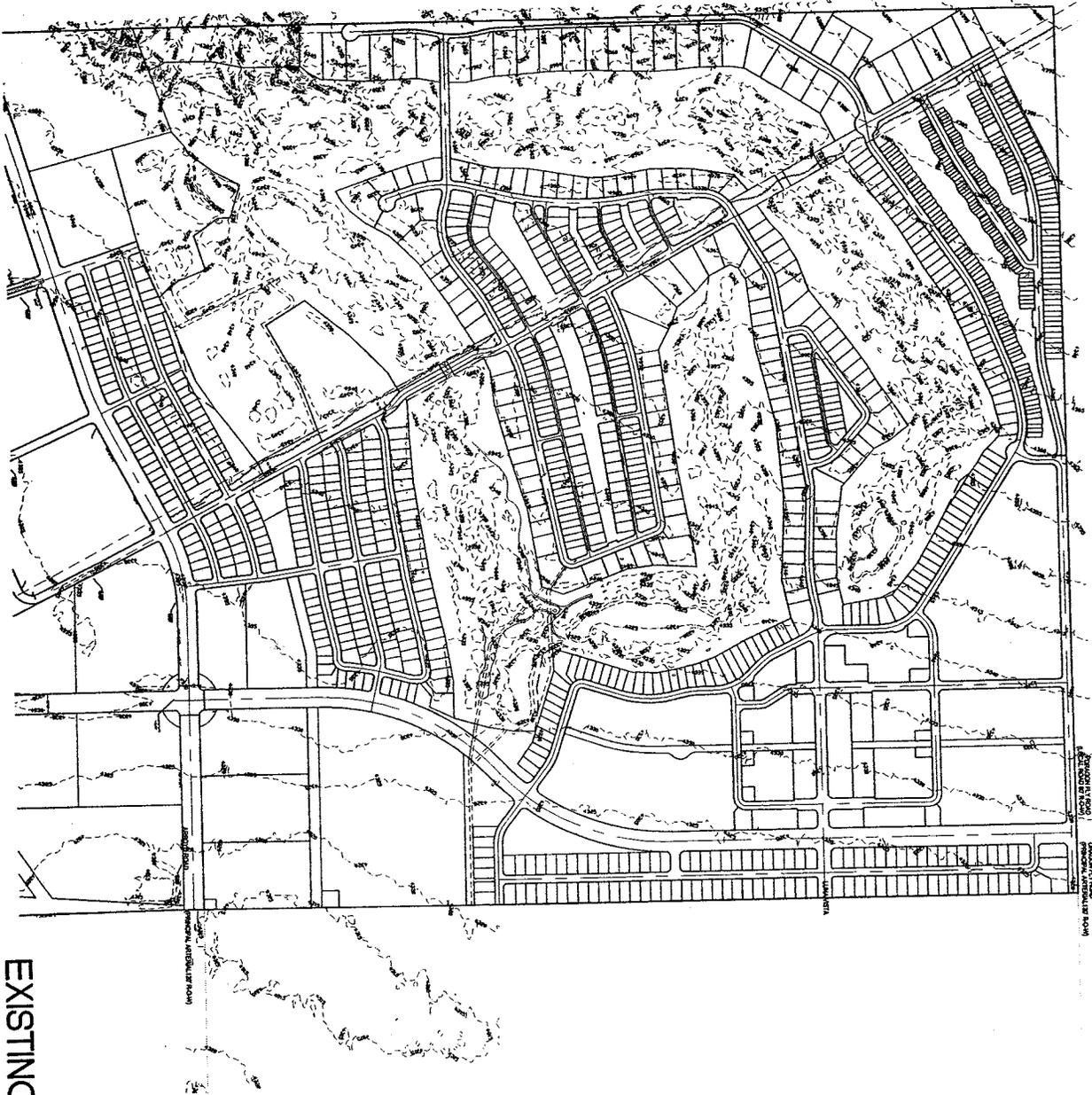


AREA 6
FINAL SITE PLAN
SCALE: 1" = 100'



OVI
OVI CONSULTANTS, INC.
1000 AVENUE OF THE SCIENCES
SUITE 2000, SANTA FE, NEW MEXICO 87505
PHONE: 505.825.8800
FAX: 505.825.8801
WWW.OVI-CONSULTANTS.COM

FINAL SITE PLAN
METRO
VERDE
PREPARED FOR
SERRA HUNT LAND BUILDING, LLC
LAS CRUCES
NEW MEXICO
DATE: FALL 2014
SCALE: SUBSTITUTIONAL 5
TYPE: SUBSTITUTIONAL 5



PROYECTO METRO VERDE
 CANTON DE VERDE, GUATEMALA

EXISTING TOPOGRAPHY
 SCALE 1:500



GRUPO VVI
 VVI CONSULTING, INC.
 3000 AVENUE OF THE AMERICAS, SUITE 1000
 WASHINGTON, DC 20004
 TEL: 202-331-4400
 FAX: 202-331-4401
 WWW.VVI.COM

DATE	REVISION
10/11/05	REVISION 1
10/11/05	REVISION 2
10/11/05	REVISION 3

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

COMPREHENSIVE PLAN ELEMENTS & POLICIES

Land Use Element, Goal 2 (Growth Management)

Policies:

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

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

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

Urban Design Goal 1 (Image)

Policies:

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

Urban Design Goal 2 (Conservation/Preservation)

Policies:

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

Urban Design Goal 3 (Design)

Policies:

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



City of Las Cruces

DEVELOPMENT REVIEW COMMITTEE (DRC)

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

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

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

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

I. CALL TO ORDER (9:04 am)

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

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

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

Murphy: Move approval. Tom Murphy.

Reyes: Second. Loretta Reyes.

Rodriguez: All those in favor?

All: Aye.

Rodriguez: The second set is the July 20th.

Murphy: Move approval.

1
2 Dubbin: Second.

3
4 Rodriguez: All those in favor?

5
6 All: Aye.

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

9
10 **IV. NEW BUSINESS**

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

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24
- 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.
 - The subject property encompasses 695 +/- acres of land and is located in the Sierra Norte area north of the future expansion of Arroyo Road and south of the City Limits.
 - The concept plan proposes to develop a mixed-use development that will entail residential, commercial, office, retail, and manufacturing land uses with a golf course.
 - Submitted by DVI on behalf of Barbra W. Johnson & Sierra Norte Land Holdings, LLC, property owners.

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

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

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

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

29
30 Rodriguez: DVI or Mr. Moscato?

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

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

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

28
 29 Denton: That is correct.

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

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

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

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

44
 45 Rodriguez: Fire?

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

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

1
2 Rodriguez: All those in favor?

3
4 All: Aye.

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

8
9 Murphy: So moved.

10
11 Dubbin: Second.

12
13 Rodriguez: All those in favor?

14
15 All: Aye.

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

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

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

23
24 Dubbin: So moved.

25
26 Reyes: Second, Loretta Reyes.

27
28 Rodriguez: We are adjourned.

29
30 *Cheryl Rodriguez*
31 Chairperson

ZONING: PUD

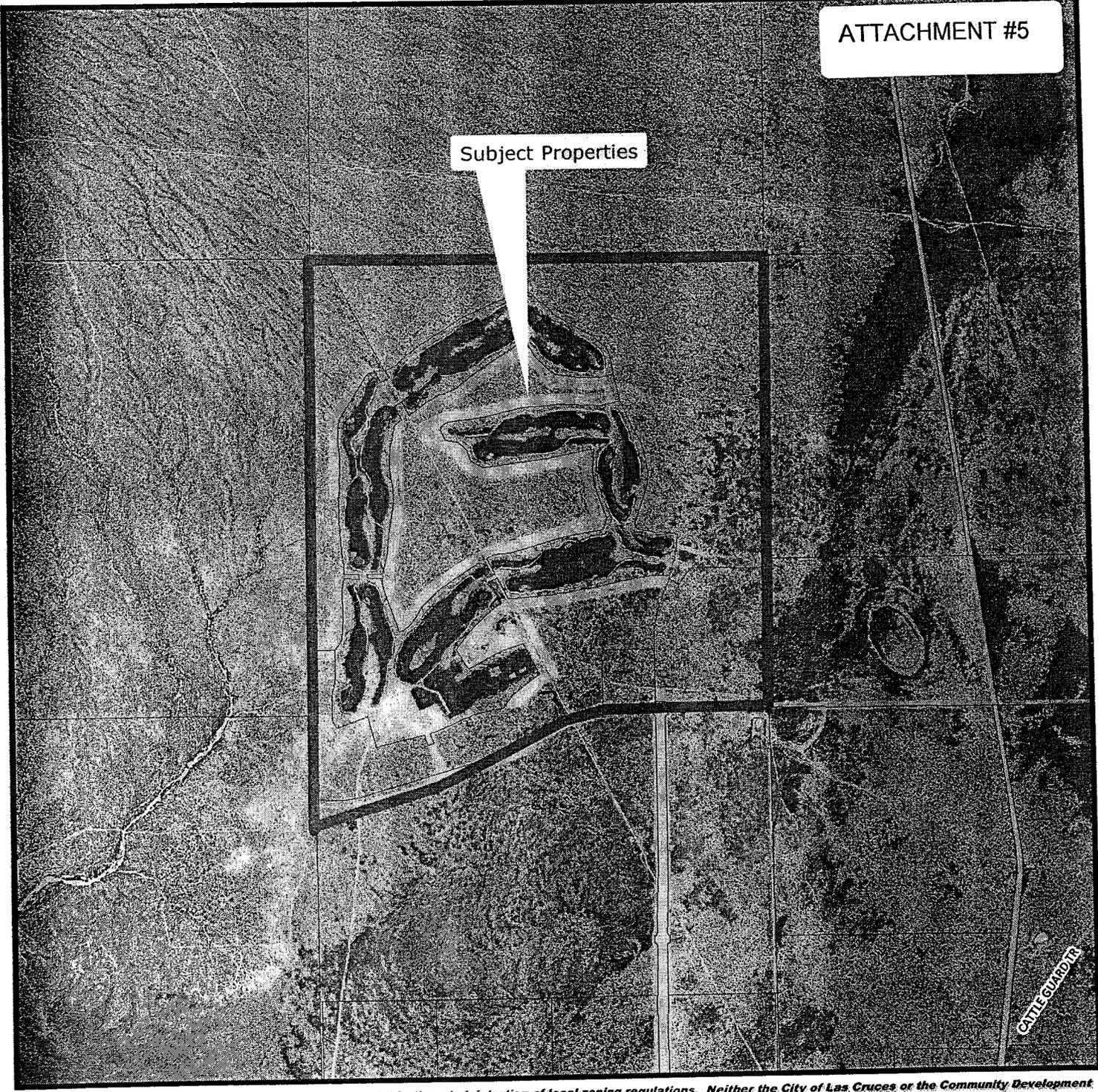
OWNER: SIERRA NORTE LAND HOLDINGS
& BARBARA W. JOHNSON

355
Aerial View

PARCEL: MULTIPLE
DATE: 08/17/2011

ATTACHMENT #5

Subject Properties



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

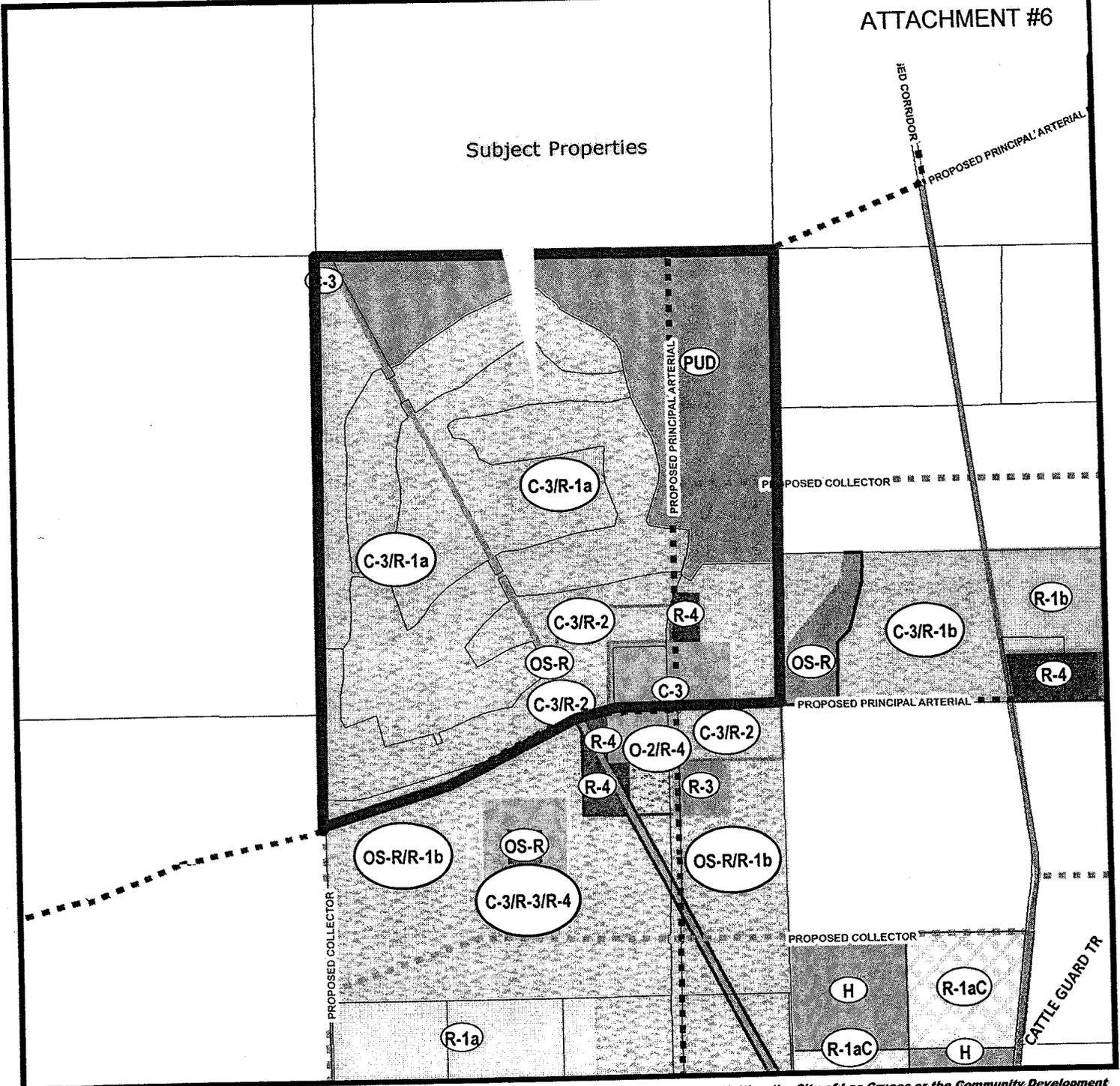
Legend

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


 15754 51046507281 01510151046122225400
 Feet
Community Development Department
 700 N Main St
 Las Cruces, NM 88001
 (575) 528-3222

ATTACHMENT #6

Subject Properties



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

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



15751 528-3043 700 N Main St Las Cruces NM 88001
 Feet

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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 Dublin, 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 8th Special Planning and Zoning meeting.

Scholz: Okay

Ochoa: That's Thursday, September 8th.

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 8th.

Crane: So Moved.

1
2 Scholz: Okay, is there a second.

3
4 Beard: I second.

5
6 Scholz: All those in favor say aye.

7
8 All: Aye.

9
10 Scholz: Those opposed same sign. All right, that's postponed.

- 11
12 2. ****Case S-11-017:** Application of Prestige Development Group Inc. on
13 behalf of ALPS LLC, property owner, to approve a master plan for 5.351
14 ± acres known as the Valley Vista Plaza Master Plan. The master plan
15 will allow for the phasing and alternate summary for the commercial
16 development. The subject properties are located on the southeast corner
17 of Valley Drive and Avenida de Mesilla; a.k.a. 1305 S. Valley Drive and
18 1450 S. Valley Drive; Parcel IDs 02-07035 and 16810; Proposed Use:
19 Shopping/business center; Council District 4.
20 **(POSTPONED TO SEPTEMBER 8, 2011 SPECIAL MEETING)**

21
22 Scholz: Then I'll entertain a motion to postpone case S-11-017 to the Special
23 Meeting on September 8th.

24
25 Beard: So moved.

26
27 Scholz: Okay, Beard moves. Is there a second?

28
29 Stowe: Second.

30
31 Scholz: And Stowe seconds. All those in favor say aye.

32
33 All: Aye.

34
35 Scholz: Those opposed same sign. All right, those two postponements are
36 taken care of.

37
38 **IV. CONSENT AGENDA**

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

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

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

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

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

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

32
33 Evans: So moved.

34
35 Scholz: Evans moved.

36
37 Beard: Second.

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

41
42 **V. OLD BUSINESS**

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

LAND USE TABLE

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

A = Allowed use by right

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

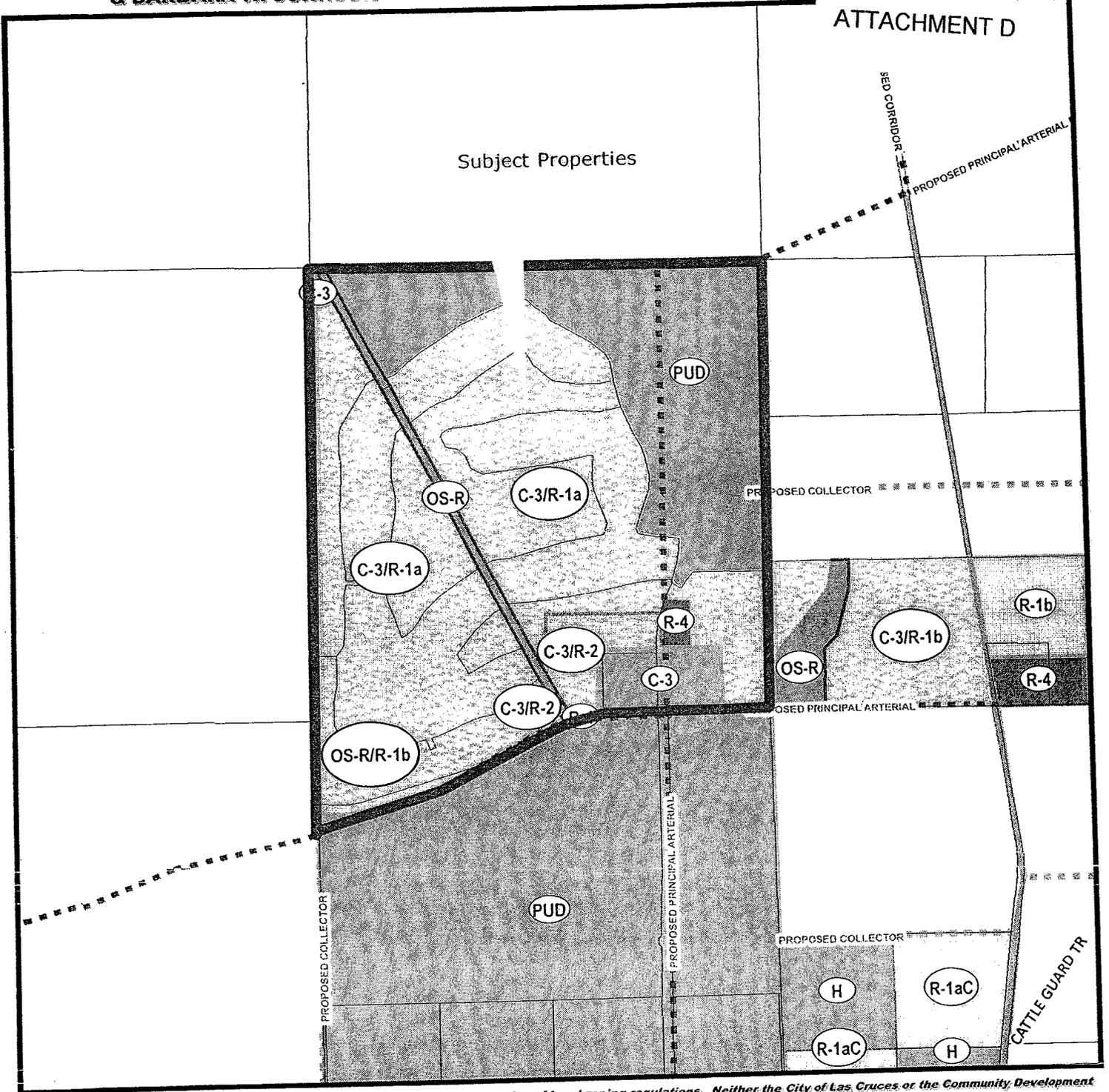
OWNER: SIERRA NORTE LAND HOLDINGS & BARBARA W. JOHNSON

363 Zone Map

PARCEL: MULTIPLE DATE: 08/17/2011

ATTACHMENT D

Subject Properties



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