



EXTRA-TERRITORIAL ZONING AUTHORITY

DOÑA ANA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
Doña Ana County Government Complex • 845 North Motel Blvd.
Las Cruces, New Mexico 88007 • Office: 575-647-7230

MEETING DATE: March 16, 2016

CASE #: APP16-001

REQUEST: An appeal of the January 21, 2016, ETZ Commission recommendation to deny Case # Z15-005/Thurston

PURPOSE: Zone Change from ER5 to ER6c for a mixed density residential development

OWNER/APPLICANT: Ken Thurston Development
Kent Thurston, Agent

LOCATION: SE of intersection of Taylor Rd. & El Camino Real (no address)

LEGAL DESCRIPTION Recorded in the Doña Ana County Clerk's Office on 8/10/04, with Inst. #0426120

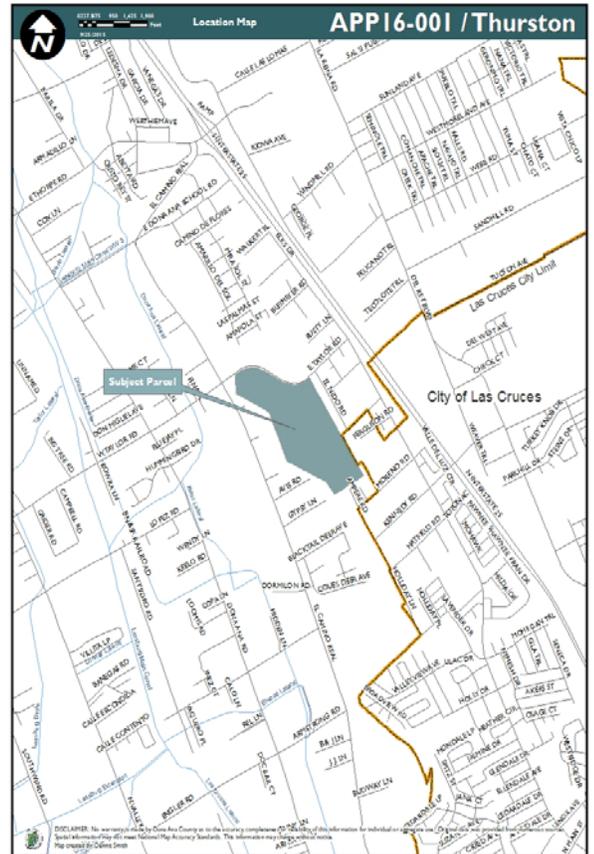
PROPERTY SIZE: 72.8-ac. of a 111.5 ac. parcel

CURRENT ZONING: ER5

PROPOSED ZONING: ER6c

ETZ COMMISSION RECOMMENDATION: DENIAL (3-2-0 vote)

CASE MANAGER: Steve Meadows, Planner



REPORT CONTENTS: (1) Cover Sheet, (2) Applicable Policies and Ordinances, (3) Staff Analysis, (4) ETZ Commission Hearing Staff Analysis, (5) ETZ Commission Hearing PowerPoint Presentation, (6) ETZ Commission Meeting Minutes 1/21/2016.

SURROUNDING ZONING AND LAND USE

SITE	ZONING	LAND USE
North	ER5 - Residential, 1/3-acre minimum new lot size, single family site-built homes.	Residential uses
South	ER4M - Residential, 1/2-acre minimum new lot size, single family site-built & mobile homes.	Residential uses
East	ER5 - Residential, 1/3-acre minimum new lot size, single family site-built homes.	Residential uses
West	ER2M - Residential, 2-acre minimum new lot size, single family site-built & mobile homes.	Residential and agricultural uses

BACKGROUND:

Existing Conditions and Zoning:

The requested Zone Change is on 72.8-acres of a larger 111.5-acre irregularly shaped parent parcel located within an ER5 Zoning District. Access to the property will be from Taylor Rd., designated as a minor arterial, and in the future from Lopez Rd., designated as a collector by the Mesilla Valley MPO. A fifty foot (50') electric transmission easement traverses the parcel from north to south on the eastern portion of the parcel. Water and sewer infrastructure is in the area but no formal agreement currently is in place with either Doña Ana Mutual Domestic Water Consumers Association (Doña Ana MDWCA) or the City of Las Cruces.

Request:

CASE # APP16-001/THURSTON: Ken Thurston Development, represented by Kent Thurston, is **appealing** the January 21, 2016 ETZ Commission recommendation, by a vote of 3-2-0, to deny **CASE # Z15-005** for a Zone Change from ER5 (Residential, 1/3 acre minimum new lot size, single-family site-built homes) to ER6c (Residential, 5,000 sq. ft. minimum new lot size, single-family site-built homes, with conditions) on the southern 72.8-acre portion of a 111.5-acre parcel. The applicant is requesting that the Extra-territorial Zoning Authority (ETA) reverse the ETZ Commission recommendation of **Denial** and approve the Zone Change to ER6c as originally requested.

APPLICABLE PLANS, POLICIES, CRITERIA AND CASE LAW FOR APPROVAL

- 1. Las Cruces Extra-territorial Zoning Ordinance No. 88-02, as amended.**

2.1.I EXTRA-TERRITORIAL AUTHORITY VOTING REQUIREMENTS ON APPEALS OF EXTRA-TERRITORIAL ZONING COMMISSION DECISIONS

The Extra-territorial Authority by a majority vote of its total membership may:

1. Reverse any order, requirement, decision or determination of an administrative official, commission or committee
2. Decide in favor of the appellant
3. Make any change in any order, requirement, decision or determination of an administrative official, commission or committee.

Section 2.4 APPEALS PROCEDURE

2.4.A APPEALS

An appeal from any order or decision of the Extra-territorial Zoning Commission may be taken to the Extra-territorial Authority by any person aggrieved. An appeal is taken by filing with the Planning Director and the Extra-territorial Authority written notice stating the nature of the appeal and specific reasons thereof. A notice of appeal shall be considered filed with the Planning Director and the Extra-territorial Authority when delivered to the County Planning and Zoning Division and the date and time of filing shall be entered on the notice by the County Planning Staff. Within ten (10) days after receiving the notice of appeal the Planning Director shall transmit to the Extra-territorial Authority all the documents constituting the record relating to the action being appealed. In addition the Planning Director may transmit to the Extra-territorial Authority such supplementary report as he may deem necessary to present clearly the facts and circumstances of the case. Upon receipt of the documents the Extra-territorial Authority shall set the matter for hearing and instruct the Planning Director to mail a notice of the time, place and purpose of the hearing to the appellant and to fulfill the public notification requirements set forth in Subsection 2.1.G of this Article.

2.4.B APPEAL PERIOD

An appeal must be filed no later than thirty (30) days after the date the decision or order of the Extra-territorial Zoning Commission was rendered.

2.4.C BURDEN OF PROOF

When an appeal is taken to the Extra-territorial Authority, the Planning Director, on behalf of the Extra-territorial Zoning Commission, shall have the initial burden of presenting to the Extra-territorial Authority sufficient evidence and argument to justify the order or decision appealed from. The burden of presenting evidence and argument to the contrary then shifts to the appellant, who shall also have the burden of persuasion.

The burden of presenting evidence sufficient to allow the Extra-territorial Authority to reach a conclusion on the appeal, as well as the burden of persuasion on the issues set forth, remains with the appellant.

2.4.D STAY OF PROCEEDINGS

An appeal shall stay all proceedings in furtherance of the action appealed unless the appellant certifies that by reasons therein stated, a stay would cause imminent peril of life and property. Upon certification, the proceedings shall not be stayed except by order of a District Court after a notice is provided to the appellant.

2.4.E ACTION OF EXTRA-TERRITORIAL AUTHORITY

Upon hearing the appeal, the Extra-territorial Authority by a majority vote of the total membership, may reverse or affirm (in whole or part) or may modify the order, requirement or decision or determination that in its opinion ought to be made in the case before it.

NOTICE / NOTIFICATION

- 55 letters of notification were sent to property owners within the Area of Notification on February 26, 2016.
- Legal Ads were placed in the Las Cruces Sun-News on February 28, 2016.
- Agenda was placed on the DAC Web site and signs placed on the property in a timely manner.
- An email from Mr. and Mrs. De Yong (*#8 on List*) was received (*Page 10*) stating their opposition to the Appeal of the denial of Zone Change Case #Z15-005 because of the dramatic increase in traffic from the almost tripling of the number of homes that can be built. They voiced their concerns on the impact to the arroyo and the potential decrease in property values. They also stated any plans to expand Taylor Road would impact their property plans.
- A letter from the North Valley Neighborhood Association (*Page 11*) was received voicing their opposition to the proposed road connection between the proposed Thurston development and their neighborhood to the north.

STAFF ANALYSIS

The application was submitted on February 16, 2016, meeting the deadline for filing for an appeal per Section 2.4.B (*Page 3*) of the Ordinance. The signed Order from the ETZ Commission was recorded on February 16, 2016 with Instrument # 1603138 (*Pages 8-9*).

Staff recommended **conditional approval** of Zone Change Request Case # Z15-005/Thurston, to the ETZ Commission with the following conditions:

- 1) *Maintain overall ER5 density within the entire 158-acre subdivision as approved by the ETZ Commission and shown on Sketch Plan.*
- 2) *Provide documentation of the agreement between the applicant and the sewer provider (Doña Ana MDWCA or the City of Las Cruces) for sewer service to the development.*

On a motion to Approve Case # Z15-005, the ETZ Commission (*See attached minutes of January 21, 2016*) voted three in favor, two against, with zero abstentions (3-2-0), thereby denying the case as it did not receive the required four (4) affirmative votes. Members of the ETZ Commission found that:

- The proposal does not meet the “Miller” criteria since there was no agreement in place with the provider to indicate sewer service availability to the development.
- The applicant has not overcome the presumption that the current ER5 zoning is the most appropriate.

The applicant states (*Narrative - page 6*) that they agree with staff's conditional approval including the condition to provide a letter of sewer service availability as that would be the case under the present zoning designation (ER5). However, they do not agree with the ETZ Commission that this condition should be the basis for their denial of the Zone Change Request.

The applicant notes that the ETZ Commission should have voted to approve the request because sewer service is available and the condition to provide a letter of sewer service availability "*is not normally placed on the developer at the zoning change stage of development. The question is not whether we have sewer service available (which we do, there is an existing 10" sewer line across the site at the present time that will be accessed as part of the project), it is whether the zoning of the property as requested makes sense and meets Doña Ana County Criteria as outlined in the Zoning Code.*"

EXTRA-TERRITORIAL ZONING AUTHORITY OPTIONS:

In **Appeal Case #APP16-001/Thurston** and Per Section 2.1.I of the ETZ Ordinance, the ETA, by a majority vote of its total membership, may:

1. Reverse any order, requirement, decision or determination of an administrative official, commission or committee.
2. Decide in favor of the appellant.
3. Make any change in any order, requirement, decision or determination of an administrative official, commission or committee.

Appeal Narrative

Dona Ana County Planning Director:

Please accept this letter as notice that Ken Thurston Development is appealing the decision on January 21, 2016 of the ETZ Commission regarding case Z15-005/THURSTON. We feel that Ken Thurston Development has met all the criteria's for a zone change and this was stated in the presentation made by the Dona Ana County Planning Staff. We are aware that we will need to provide a letter from the local sewer service provider prior to approval of the development of the subdivision construction plans, but that would be the case under the present zoning as it will be under any zone change request as proposed. The criteria to provide a letter of sewer service availability was made as part of the conditions for the zone change (by the Dona Ana County Staff) and we agree with that condition being part of the proposed zoning change. However, we cannot agree that the case should be denied by members of the ETZ Commission by not having the completed letter in hand as part of the zoning case. We feel that the request for letter of sewer service availability at the time of a zoning change request is placing a condition of development that is not normally placed on the Developer at the zoning change stage of development. The question is not whether we have sewer service available (which we do, there is an existing 10" sewer line across the site at the present time that will be accessed as part of the project), it is whether the zoning of the property as requested makes sense and meets the Dona Ana County Criteria as outlined in the Zoning Code. We feel that the proposed zoning requested does meet the Dona Ana County Criteria. We ask that the ETZ Commission decision be reconsidered and we support the Dona Ana County Planning Staff's recommendation for approval of the proposed Zone Change Request.

Kent Thurston

Kent@thurstonhomes.com

Staff Action Letter



Doña Ana County



*Doña Ana County Government Center • 845 N. Motel Blvd. • Las Cruces, NM 88007
Community Development Department • (575) 647-7350 • Fax (575) 525-6131 • www.donaanacounty.org*

Mr. Kent Thurston
Taylor Road Development, LLC
1880 E. Lohman Ave.
Las Cruces, NM 88001

February 16, 2016

Subject: Outcome of Case #Z15-005/Thurston

Mr. Thurston,

Zone Change Request Case #Z15-005 was heard by the Extra-Territorial Zoning Commission on January 21, 2016. The ETZ Commission, by a vote of 3-2-0 (three in favor, two against, and zero abstentions), denied the request for a Zone Change to ER6c (Residential, 5,000 sq. ft. minimum new lot size, single family site-built homes, with conditions) on the northern 72.8-acres of a 111.5-acre parcel. Due to the request failing to receive the requisite four (4) affirmative votes for a positive recommendation, the request is effectively denied.

The subject property is located northwest of the City of Las Cruces, east of El Camino Real, is undeveloped, therefore, not currently addressed. The parcel is described as a tract of land situate in Doña Ana County, about 1 mile south of the old town of Doña Ana, in the Doña Ana Bend Colony Grant and in Sections 23, 24, 25, 26, Twp 22 S., Rge 1 E., of the U.S.R.S. Surveys as recorded in the Office of the Doña Ana County Clerk, August 10, 2004, with Instrument #0426120. The subject parcel can be further identified by Parcel ID #03-05802.

The attached Order was recorded on February 16, 2016. Article II, Sections 2.4.A and 2.4.B of the ETZ Ordinance provides that any aggrieved person may appeal the decision of the Extra-Territorial Zoning Commission to the Extra-Territorial Zoning Authority (ETA) within thirty (30) days after the date the signed order of the Extra-territorial Zoning Commission was recorded. C.O.B on **Thursday, March 17, 2016**, is the last day an Appeal application can be submitted.

If you have any questions concerning the outcome of this case or the possibility of an Appeal of the ETZ Commission decision please contact Steve Meadows at (575) 525-6121 or by email at stevem@donaanacounty.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel J. Hortert".

Daniel J. Hortert, AICP
Community Development Director

Attachment

Recorded Zone Change Order (pg. 1)

ORDER FROM THE EXTRA-TERRITORIAL ZONING COMMISSION TO DENY A ZONE CHANGE

ETZ Case No. Z15-005

This matter was heard before the Extra-territorial Zoning Commission (hereinafter, the "ETZ Commission") at its regularly scheduled meeting on January 21, 2016, on an application for a Zone Change from ER5 (Residential, 1/3-acre minimum new lot size, single family site-built homes) to ER6c (Residential, 5,000 sq. ft. minimum new lot size, single family site-built homes, with conditions) Zoning District on 72.8-acres of a 111.5-acre parcel.

The subject property is located northwest of the City of Las Cruces, east of El Camino Real, is undeveloped, therefore, not currently addressed. The parcel is described as a tract of land situate in Doña Ana County, about 1 mile south of the old town of Doña Ana, in the Doña Ana Bend Colony Grant and in Sections 23, 24, 25, 26, Twp 22 S., Rge 1 E., of the U.S.R.S. Surveys as recorded in the Office of the Doña Ana County Clerk, August 10, 2004, with Instrument #0426120. The subject parcel can be further identified by Parcel ID #03-05802.

Having considered staff's analysis, evidence presented in the case record, testimony at the public hearing, and the Ordinance Article II, Section 2.1.D, Evaluation Criteria for a Zone Change, the 1976 "Miller" Criteria, and the 1999 "Bennett" ruling, the ETZ Commission, by a vote of 3-2-0 (three in favor, two opposed, with zero abstentions), hereby **FINDS** that:

1. The request of this application is consistent with the requirements of the Las Cruces Extra-territorial Zoning Ordinance Article II, Section 2.1.C/Application Procedures and Section 2.1.G/Public Hearing and Notice Requirements.
2. The subject property is located outside the corporate limits of the City of Las Cruces, but within the five-mile Extra-territorial Zone (ETZ) as set forth by 3-19-5(1), NMSA 1978 and the Joint Powers Agreement between Doña Ana County and the City of Las Cruces. Therefore, the Las Cruces ETZ Commission has jurisdiction to review this case.
3. The request does meet several Goals, Policies and Objectives of the ETZ Comprehensive Plan 2000-2020.
4. The 72.8-acre parcel is large enough of an area, abuts an ER5 Residential Zoning District, and would be developed at the ER5 density, so it would not be considered a spot zone.
5. The applicant has not shown that the request meets the "Miller" criteria for a zone change as there is no agreement for sewer service to the subject property.

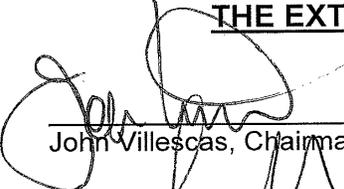
Recorded Zone Change Order (pg. 2)

ORDER FROM THE EXTRA-TERRITORIAL ZONING COMMISSION TO DENY A ZONE CHANGE

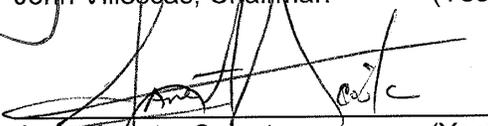
6. The applicants request has not overcome the presumption that the current ER5 zoning is the most appropriate.

Therefore, due to Case # Z15-005 failing to receive the requisite four (4) affirmative votes for a positive recommendation, it is hereby **ORDERED** that Case # Z15-005/Thurston requesting a Zone Change to ER6c is **DENIED**.

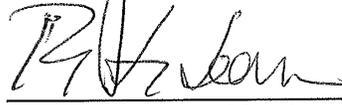
THE EXTRA-TERRITORIAL ZONING COMMISSION


John Villescas, Chairman (Yes) ✓

Kenneth Allin, Vice-Chairman (Absent)


Jarfer Acosta, Secretary (Yes)


Tim Sanders, Member (No)


Robert H. Hearn, Member (No)


John Townsend, Member (Yes)


COUNTY OF DONA ANA) ETZ ORDER
STATE OF NEW MEXICO) ss PAGES: 2

I Hereby Certify That This Instrument Was Filed for
Record On FEB 16, 2016 09:40:15 AM
And Was Duly Recorded as Instrument # 1603138
Of The Records Of Dona Ana County



Witness My Hand And Seal Of Office,
Lynn J. Ellins, County Clerk, Dona Ana, NM

Deputy Laiza Rodriguez

De Yong Email

Steve Meadows

From: John DeYong [johndeyong@yahoo.com]
Sent: Wednesday, March 09, 2016 2:01 AM
To: Steve Meadows
Subject: APP16-001/THURSTON ETZ Appeal Application Case #Z15-005



Las Cruces ETZ Authority,

This email is in reference to the appeal application APP16-001/THURSTON to be held Wednesday, March 16, 2016 during the regularly scheduled meeting. As a property owner in the vicinity of the proposed Zone Change this Appeal hearing is critical.

This email states our position regarding Zone Change Case #Z15-005. It is our formal request to have these comments read by the ETZ Commission prior to making an appeal decision.

When we purchased our property the 1/3-acre minimum lot size zone requirement was what sold us on the property. As the ETZ Authority is aware the change from ER5 to ER6 will almost triple the number of homes that can be built. This will dramatically increase traffic, impact the arroyo and decrease per unit property value of the area.

As the owner of Instrument #1415307 our property would be negatively impacted by a Zone change. Our parcel of land is located directly next to Taylor Road the primary access road. Any plans to expand Taylor Road or change the Arroyo to support additional homes and traffic would impact our property plans and we do not supported this impact.

The correct decision was made when the area was originally zoned. That decision was upheld when the commission denied the Zone change request. Please do not waver on your decision to maintain the current Zoning standard.

We appreciate your time and consideration.

Sincerely,

John and Irene DeYong

#8 on
Notification List

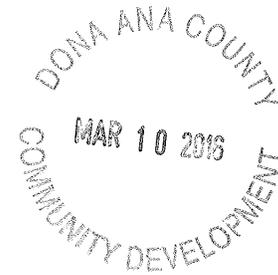
North Valley Neighborhood Assoc. Letter



NVNA

North Valley Neighborhood Association

Citizens for Smart Growth



March 8, 2016

Dear Chairman, County Commissioners, Members of the ETA and ETZ, Staff and Mr. Thurston:

This letter by The North Valley Neighborhood Association (NVNA) is to inform you that at the March 16, 2016, meeting regarding Mr. Thurston appealing the Zone Change our organization plans to have copies of a Petition for everyone listed above. This Petition will have signatures of people who are demanding that the 2 roads in the Mirasol Subdivision, Mirasol Dr. and Amarillo del Sol, not be connected through to Taylor Road as shown all the previous and current plans Mr. Thurston has produced for the Vista Rancho development. Will not be making a presentation about or reading the Petition for this doesn't relate to what this meeting is about. However, this issue will be addressed at some later date and there needs to be a resolution to this matter. For if his plans are approved as is then you are also giving your stamp of approval for these roads going through. That is the way he has them laid out on every plan he has presented in front of you to date. There is strong opposition among these residents and residents in the surrounding area regarding this issue.

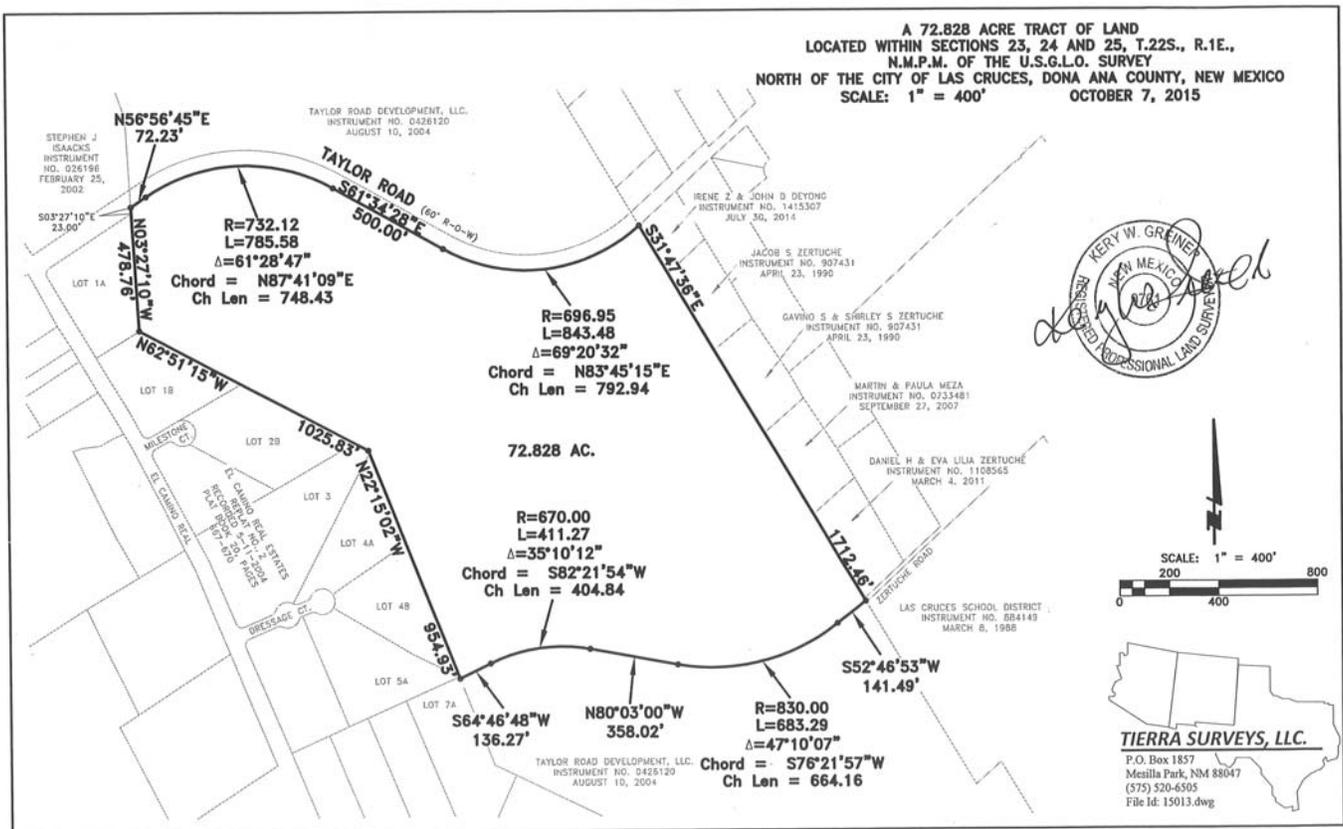
Thank you for your time and consideration in this matter.

Sincerely,

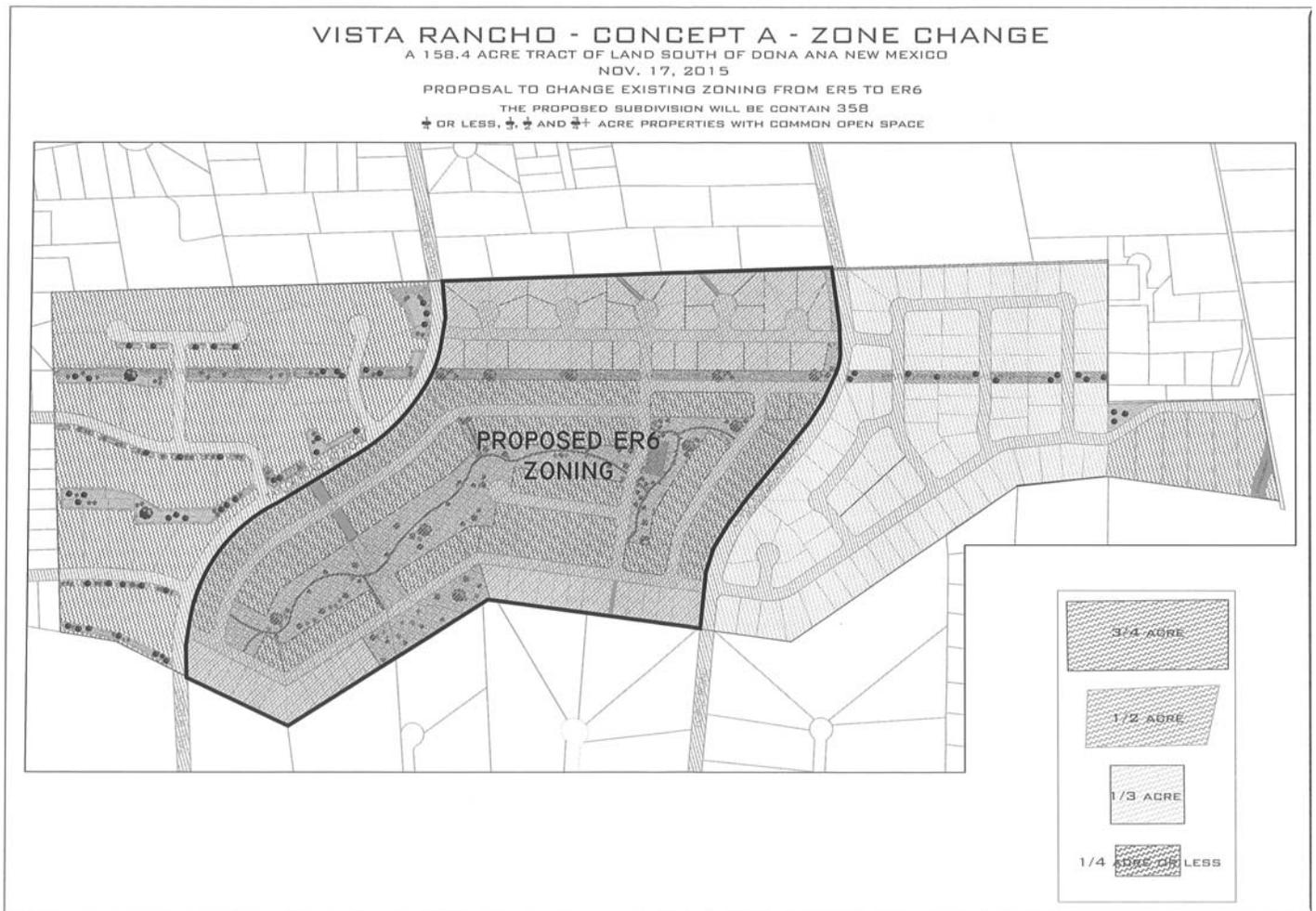
Susan S. Richardson

Susan S. Richardson
NVNA Treasurer

Survey of 72.8-acre Area of Rezoning

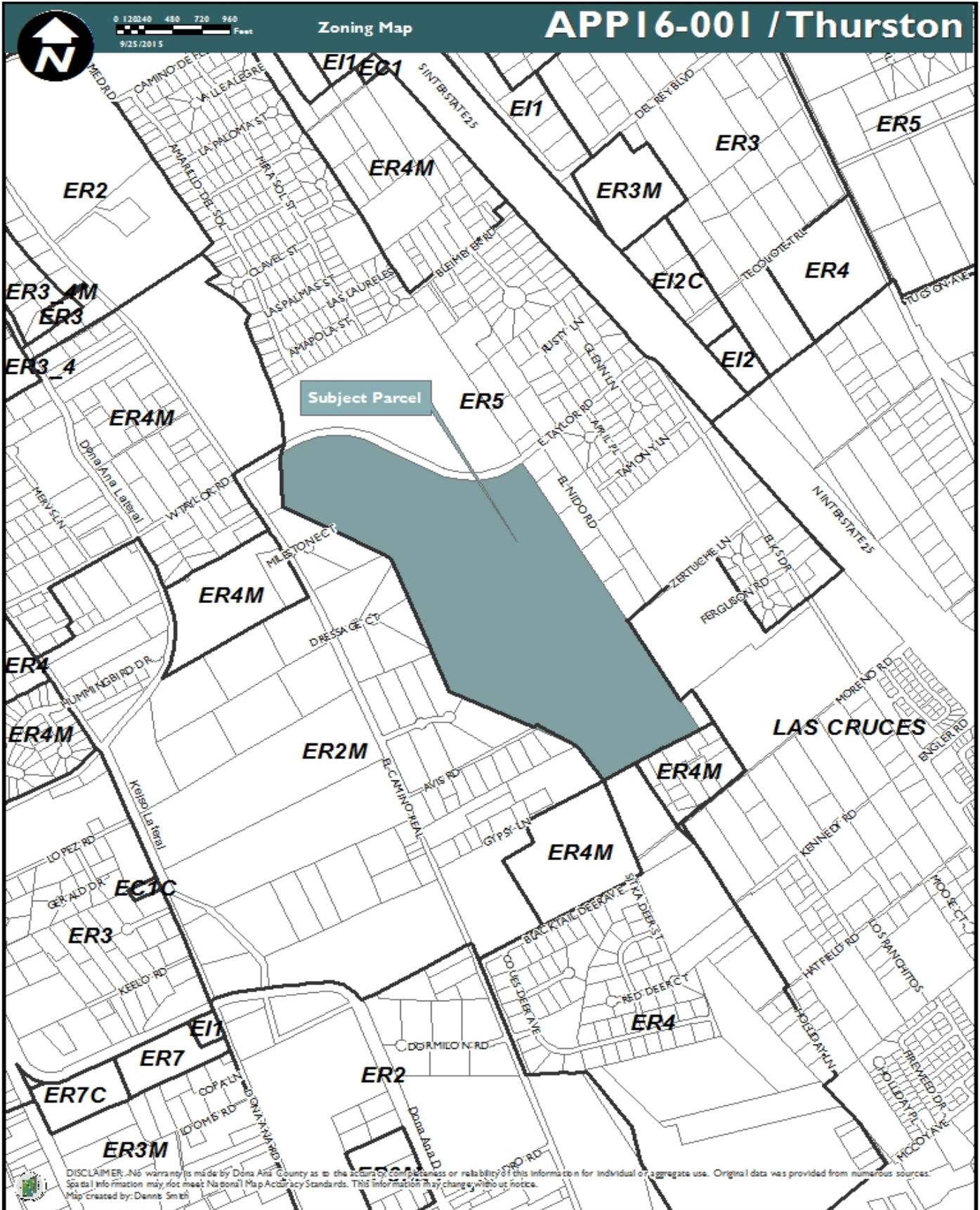


Concept Plan of Proposed Subdivision



Zoning Map

APP16-001 / Thurston



DISCLAIMER: No warranty is made by Dona Ana County as to the accuracy, completeness or reliability of this information for individual or aggregate use. Original data was provided from numerous sources. Spatial information may not meet National Map Accuracy Standards. This information may change without notice.
Map Created by: Dennis Smith

Land Use Aerial



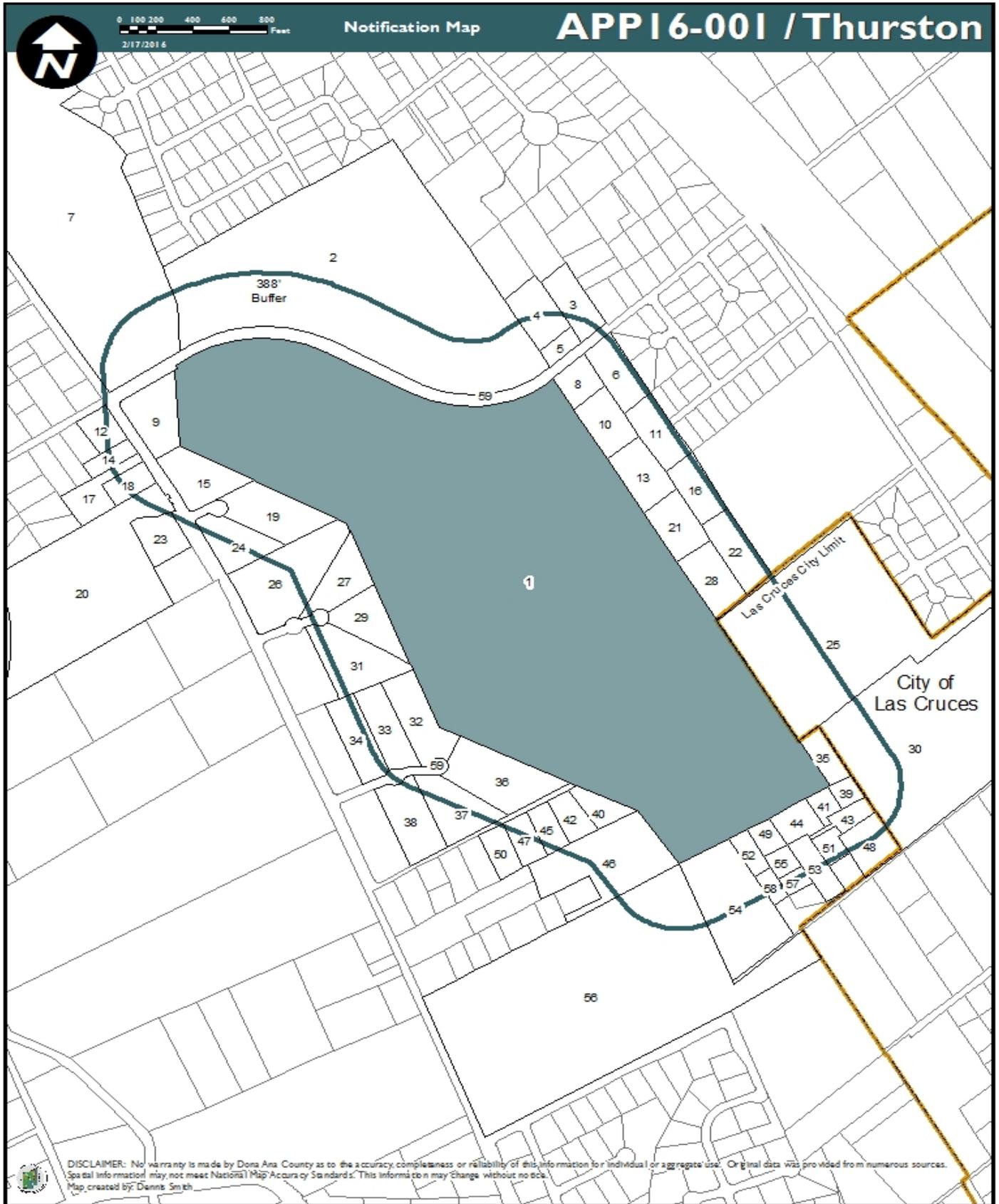
Notification Aerial Map



Close-up Aerial of Parcel



Notification Area Map



Area of Notification List

CODE	MAP_CODE	NAME	ADDRESS1	CITY	STATE	ZIP
1	4-006-131-075-029	TAYLOR ROAD DEVELOPMENT LLC	1880 E LOHMAN AVE	LAS CRUCES	NM	88001
2	4-005-130-498-470	TAYLOR ROAD DEVELOPMENT LLC	1880 E LOHMAN AVE	LAS CRUCES	NM	88001
3	4-006-130-162-490	HERNANDEZ RUDY Z & EILEEN	1095 E TAYLOR RD	LAS CRUCES	NM	88007-6904
4	4-006-130-143-497	WEISS DAVID Z & CAROL R	23 ROCLARE LN	ST LOUIS	MO	63131
5	4-006-130-155-515	RIVERA JAMES M	1075 E TAYLOR RD	LAS CRUCES	NM	88005
6	4-006-131-187-003	DESIREE N JUAREZ & TERESA CALDERON	4093 MOJAVE DR	LAS CRUCES	NM	88005
7	4-005-130-417-493	ISAACKS STEPHEN J	5514 CAMINO REAL	LAS CRUCES	NM	88005
8	4-006-131-168-008	DEYOUNG IRENE Z & JOHN D DEYONG	815 AMBERSTONE LN	SAN RAMON	CA	94582
9	4-005-131-475-003	DEMARTINO STACY	100 W TAYLOR RD	LAS CRUCES	NM	88007-5327
10	4-006-131-184-037	ZERTUCHE JACOB S ET AL	2130 GARDEN CREST DR	ROCKWALL	TX	75087
11	4-006-131-210-040	D J ALVAREZ JR & LARRY V ALVAREZ &	4626 EL NIDO TRL	LAS CRUCES	NM	88005-6974
12	4-005-131-407-041	SHAYDAK MARK MICHEL	701 TURNER AVE	LAS CRUCES	NM	88005-1326
13	4-006-131-203-065	ZERTUCHE GAVINO S & SHIRLEY S	925 E PICACHO	LAS CRUCES	NM	88001-2303
14	4-005-131-407-057	MARTINEZ LUPE A	4873 EL CAMINO REAL	LAS CRUCES	NM	88007
15	4-005-131-499-041	DECKER TIMOTHY H & ELIZABETH L	151 MILESTONE CT	LAS CRUCES	NM	88007
16	4-006-131-233-077	NEVAREZ DELFINA Z & JUAN B &	157 N ESTRELLA	EL PASO	TX	79905-1129
17	4-005-131-399-083	TARAZON GLORIA F	2716 CHEYENNE DR	LAS CRUCES	NM	88011-9096
18	4-005-131-416-073	ANDERSON JERRY L & MARY F	4807 EL CAMINO REAL	LAS CRUCES	NM	88007
19	4-005-131-517-044	JENSEN STEPHEN & AMBER	180 MILESTONE CT	LAS CRUCES	NM	88007
20	4-005-131-393-130	WEST MESA RENTALS LLC	4400 S CLAY ST	ENGLEWOOD	CO	80110
21	4-006-131-222-094	MEZA MARTIN & PAULA	4565 EL NIDO RD	LAS CRUCES	NM	88007
22	4-006-131-255-111	ORTEGA PAUL Z & GILBERT Z ORTEGA	1700 S CHAPARRO	LAS CRUCES	NM	88001
23	4-005-131-438-068	NAKAYAMA JOE H (ESTATE OF)	4725 EL CAMINO REAL	LAS CRUCES	NM	88005-5367
24	4-005-131-497-061	HAUSER LANE R & JIMMIE K	150 MILESTONE CT	LAS CRUCES	NM	88007
25	4-006-131-310-153	LAS CRUCES SCHOOL DISTRICT #2	505 S MAIN STE #249	LAS CRUCES	NM	88001
26	4-005-131-514-068	NEW JASON S & TINA MARIE	2513 MAYFIELD LN	LAS CRUCES	NM	88005
27	4-005-131-524-131	COSTA-GUERRA BORIS J & L A DORAME &	427 MCARTHUR DR	LAS CRUCES	NM	88001
28	4-006-131-243-124	DANIEL H ZERTUCHE & EVA L	1105 ZERTUCHE RD	LAS CRUCES	NM	88007
29	4-006-131-008-154	BOWEN ANDREW P & AMANDA K	PO BOX 1734	MESILLA PARK	NM	88047
30	4-006-131-375-210	TIERRA DEL SOL HOUSING CORP	PO BOX 2626	ANTHONY	NM	88021
31	4-006-131-012-165	CAMACHO ISMAEL & RENEE L	180 DRESSAGE CT	LAS CRUCES	NM	88007
32	4-006-131-048-223	BACA CEDRIC M & HILDA E	201 EVENTING CT	LAS CRUCES	NM	88007
33	4-006-131-026-219	GOMEZ DANIEL R & CYNTHIA A	4106 PAPAGO CT	LAS CRUCES	NM	88005
34	4-006-131-015-222	JOSE A LIMON & GRACIELA	PO BOX 179	FAIRACRES	NM	88033
35	4-006-131-302-226	SMITH CHRIS	1010 MAPLE DR	LAS CRUCES	NM	88001
36	4-006-131-098-248	BARELA GILBERT & OLIVIA	PO BOX 590	DONA ANA	NM	88032
37	4-006-131-067-267	LIND DAVID & TAMERA	190 EVENTING CT	LAS CRUCES	NM	88007-7377
38	4-006-131-043-275	BOSCH DANNY E & CORNEAL W	160 EVENTING CT	LAS CRUCES	NM	88007
39	4-006-131-317-250	MORENO CHRISTOPHER &	PO BOX 306	LAS CRUCES	NM	88004-0306
40	4-006-131-148-260	BUKLEY MARY MARGARET	460 AVIS RD	LAS CRUCES	NM	88007-7381
41	4-006-131-305-260	MORENO TERESA & CHRISTOPHER MORENO	PO BOX 306	LAS CRUCES	NM	88004
42	4-006-131-134-265	REL REYMUNDO C	PO BOX 86	FAIRACRES	NM	88033-0086
43	4-006-131-322-265	MORENO CHRISTOPHER & TERESA MORENO	PO BOX 306	LAS CRUCES	NM	88004
44	4-006-131-291-275	MORENO BOBBY C & SOLEDAD	4585 LOS MORENOS CT	LAS CRUCES	NM	88007
45	4-006-131-120-256	APODACA WASH G	4338 EL CAMINO REAL	LAS CRUCES	NM	88005-5364
46	4-006-131-114-319	CISNEROS NELLIE L	5273 ENTERPRISE AVE	LAS CRUCES	NM	88012
47	4-006-131-105-250	ZAPIEN ERNEST & DOLORES	350 AVIS RD	LAS CRUCES	NM	88007
48	4-006-131-333-284	ESTRADA CARMEN M & RAYMOND CARDENAS	1010 MAPLE ST	LAS CRUCES	NM	88001
49	4-006-131-275-281	ZAMORA ARMANDO	4592 AMPERE RD	LAS CRUCES	NM	88007
50	4-006-131-090-291	MYERS JEANNE M	1835 CAMINO DEL REX	LAS CRUCES	NM	88001
51	4-006-131-310-285	RODRIGO ESTRADA & MIRIAM	PO BOX 16167	LAS CRUCES	NM	88004
52	4-006-131-265-290	PRIETO MANUEL & MARIA	PO BOX 101	FAIRACRES	NM	88033
53	4-006-131-295-285	RGM PLATINUM LLC	3290 DONA ANA RD	LAS CRUCES	NM	88007
54	4-006-131-260-309	TAYLOR ROAD DEVELOPMENT LLC	1880 E LOHMAN AVE	LAS CRUCES	NM	88001
55	4-006-131-285-296	MORENO OSCAR L	4568 AMPERE RD	LAS CRUCES	NM	88007
56	4-006-131-180-363	MCMILLAN ARNOLD D	416 BASON	LAS CRUCES	NM	88005-3717
57	4-006-131-273-294	DUBOIS YVONNE R & ROBERT E SR	PO BOX 112	LAS CRUCES	NM	88004
58	4-006-131-277-310	GUERRERO TEODORE & ROSEMARY	1072 MADERO	LAS CRUCES	NM	88004
59		DAC ROAD DEPT.	2025 E. GRIGGS	LAS CRUCES	NM	88001