

# Extra-Territorial Zoning Commission

Thursday, January 21, 2016—6:00pm—County Commission Chambers

Community Development  
*Desarrollo Comunitario*



# Agenda Item #7 Z15-005

Steve Meadows Presenter-Planner

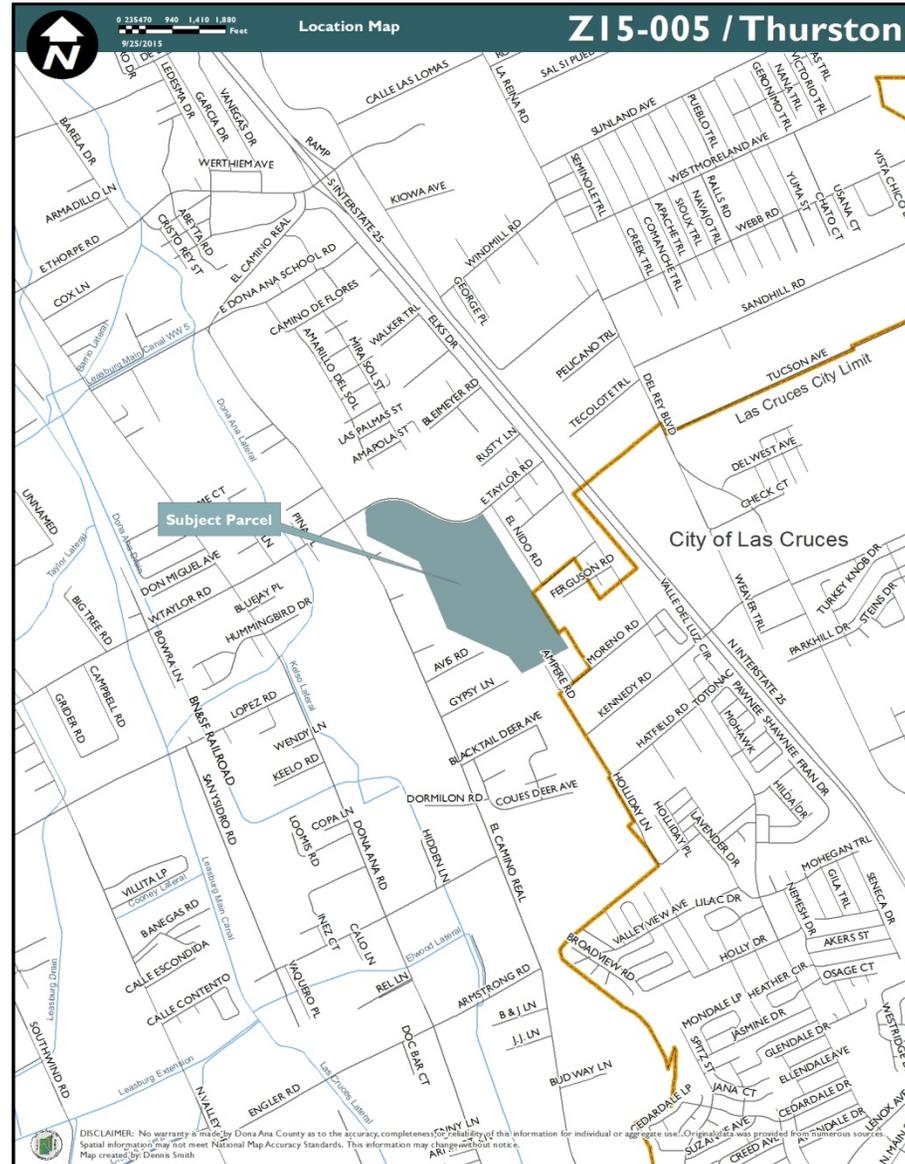
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# Synopsis

- **Owner/Applicant:** Taylor Road Development, LLC, Kent Thurston, Agent
- **Location:** SE of intersection of Taylor Rd. and El Camino Real
- **Zoning:** ER5 (Residential, 1/3-acre minimum new lot size, single family site-built homes)
- **Request:** Zone Change to ER6 (Residential, 5,000-acre minimum new lot size, single family site-built homes) on 72.8-acres of an 111.5-acre lot.
- **Purpose:** Zone Change to facilitate a 158-acre mixed density residential subdivision development.
- ❖ **Property is part of the proposed Vista Rancho Subdivision.**



# Location Map



# Area Land Use Aerial



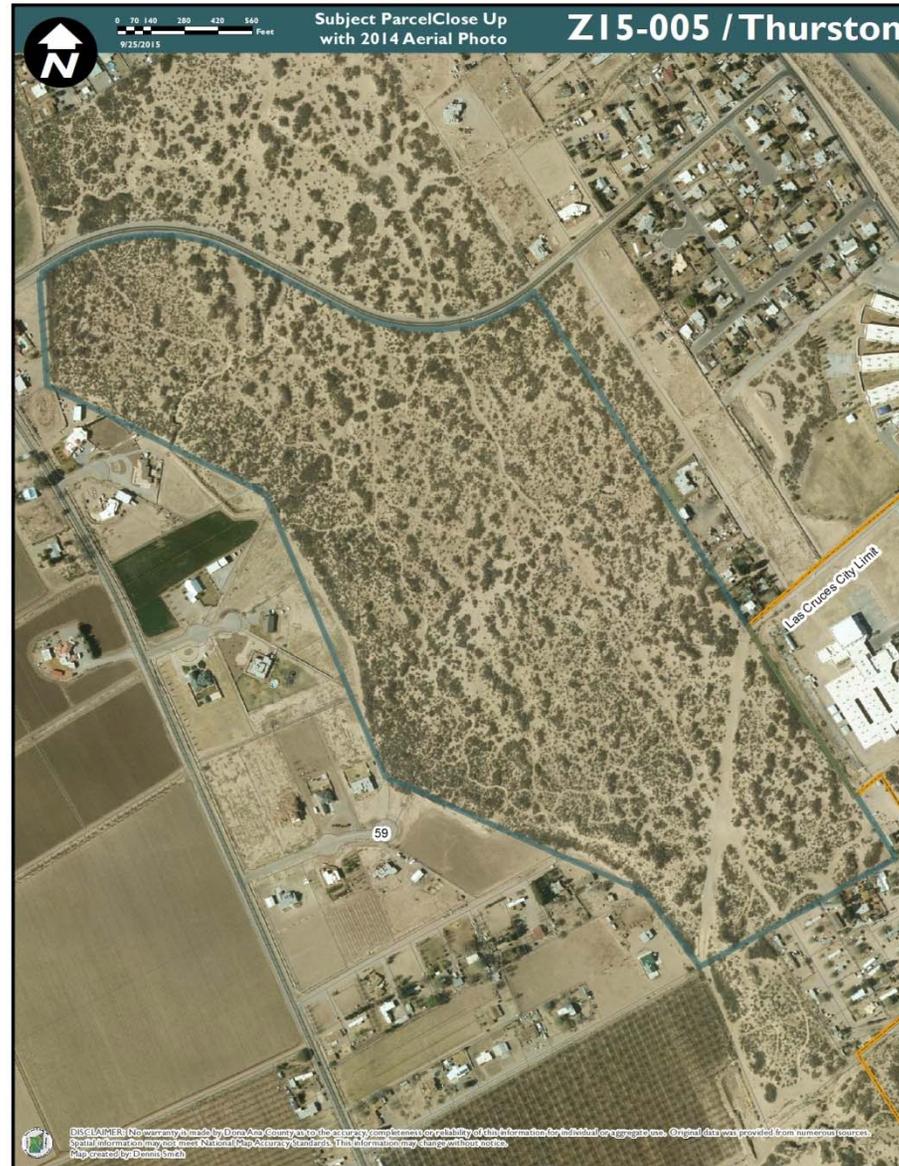


# Description of Property

- The subject property is 72.8 acres of a larger 111.5-acre irregularly shaped parent parcel located within an ER5 Zoning District.
- Taylor Rd., designated as a minor arterial (100' R-O-W) will serve as access on the north and Lopez Rd., designated as a collector (85' R-O-W) by the Mesilla Valley MPO. Dr., will serve as access on the south during later phases of development.
- A fifty foot (50') electric transmission easement traverses the parcel from north to south on the eastern portion of the parcel.



# Zoom-in Aerial of Parcel



# SE View of Eastern Portion of Parcel



# S. View of Portion of Subject Parcel



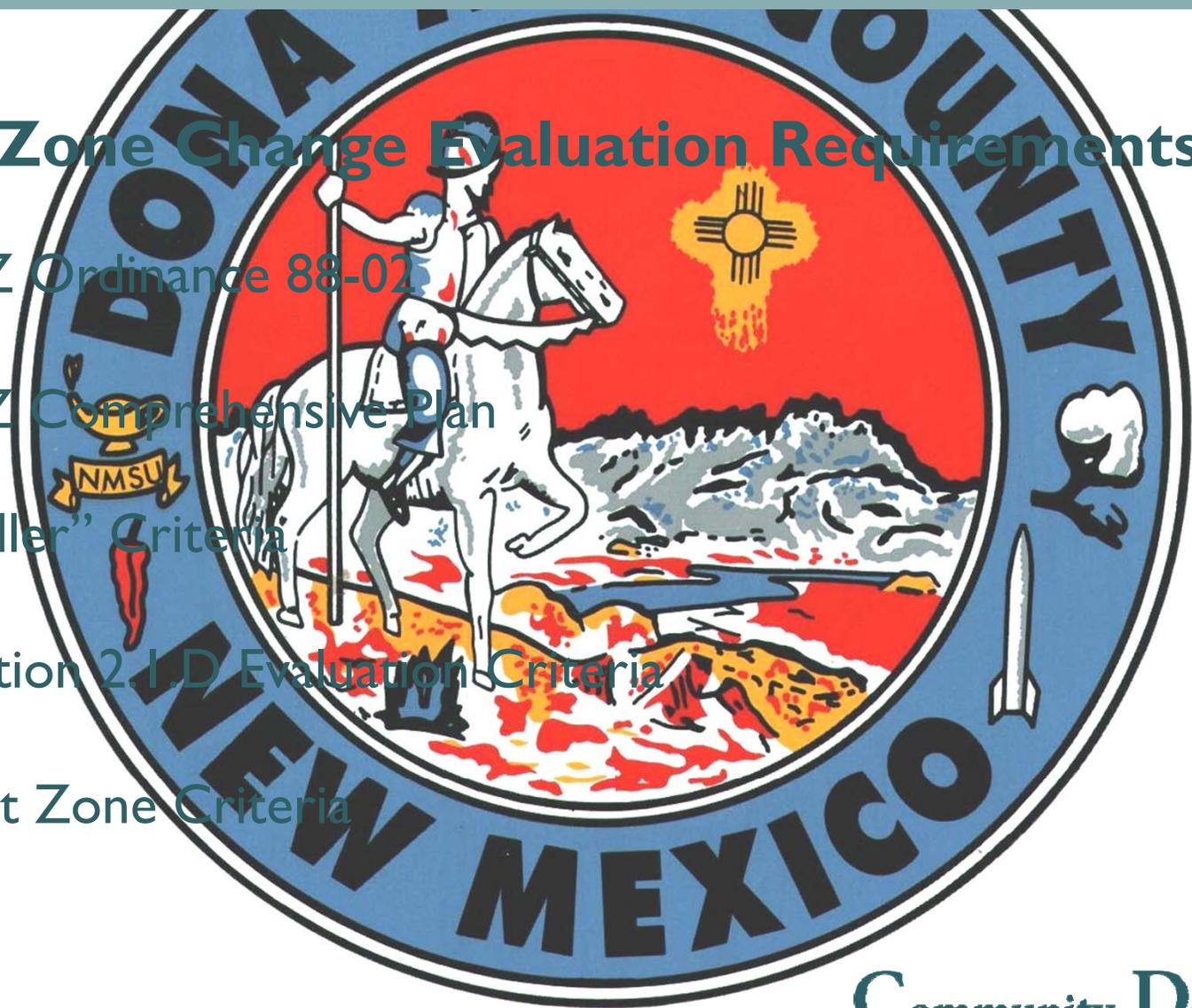
# S. View of Existing Electrical Easement



# Staff Analysis

## Zone Change Evaluation Requirements:

- ETZ Ordinance 88-02
- ETZ Comprehensive Plan
- “Miller” Criteria
- Section 2.1.D Evaluation Criteria
- Spot Zone Criteria



# Staff Analysis

## ETZ Ordinance 88-02

- Section 2.I.A: Zoning Commission and Zoning Authority, Duties and Procedures – Case Z15-005/Thurston shall be heard by the ETZ Commission for a recommendation to the ETZ Authority.
- Section 2.I.C: Application Procedures – Applicant has complied with application/submittal requirements.
- Section 2.I.G: Public Hearing and Notice Requirements – All requirements for public notification have been met.

# ETZC Public Notice/Notification

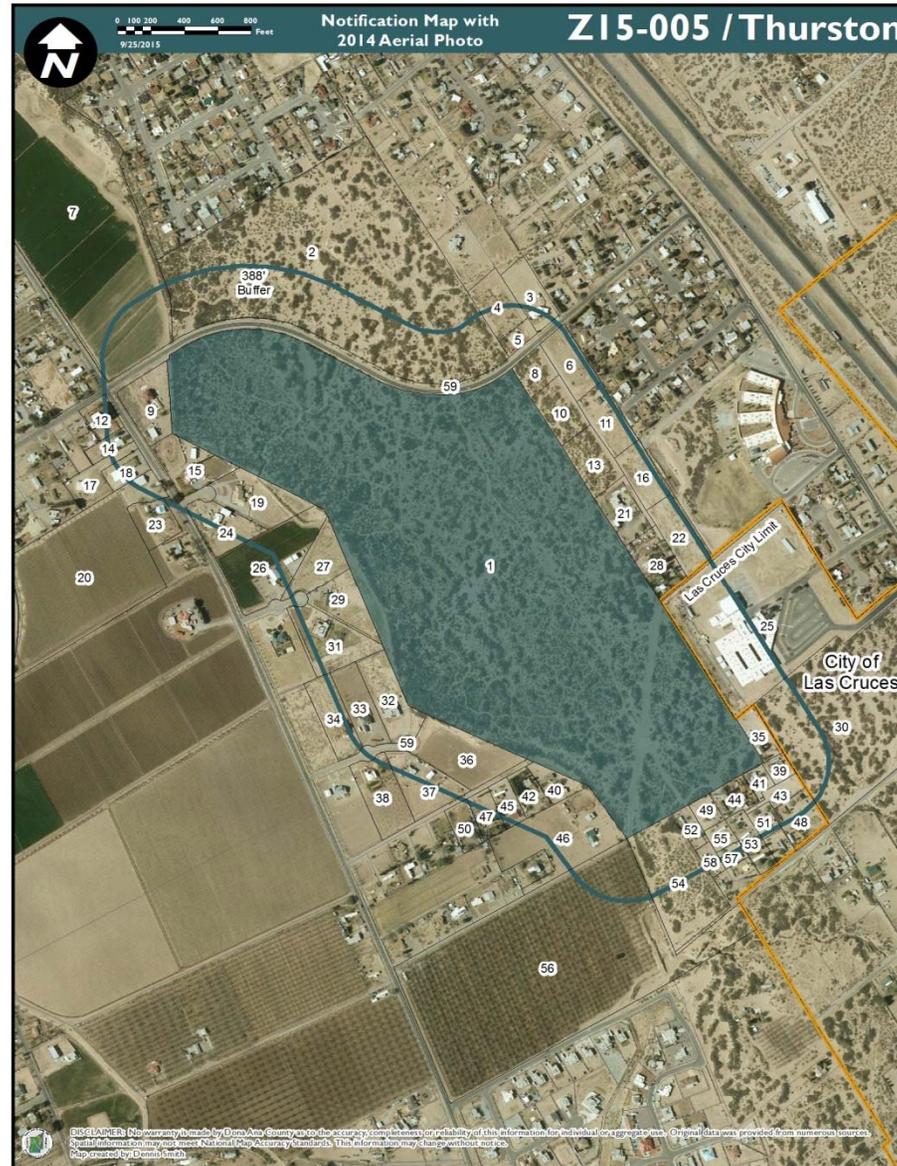
- 55 letters of notification were sent on December 30, 2015, to the Area of Notification.
- Legal Ad was placed in the Las Cruces Sun-News on January 3, 2016.
- Signs placed on the property in a timely manner.
- Agendas placed on the DAC Web site.
- One letter in opposition (Pages 21-22) received January 13, from Lane Hauser (#24 on List) concerned about overall density and drainage issues.
- Phone Call from Jason New (#26 on List) concerned about drainage issues onto his property and the density of the smaller lots in his vicinity.



# ETZC Notification Sign



# Area of Notification Aerial View



# Area of Notification Aerial View



# Staff Analysis

## ETZ Comprehensive Plan 2000-2020

The proposed Zone Change Request **does** meet the following Goals, Policies, and Objectives of the ETZ Comprehensive Plan 2000-2020:

- Policy 2.2.1: Encourage development only where it can be supported by existing or planned expansions to infrastructure, without having a negative impact on the level of services available in the developed portion of the ETZ area. **Requested Zone Change is within an area that could be served by the existing infrastructure (sewer, water and transportation).**
- Goal 6: Provide for the housing needs of citizens residing in the ETZ: Allow for a variety of residential densities and housing types; Promote housing availability and affordability. **Proposed zone change would have a variety of lot sizes and prices providing varied housing affordability for different socioeconomic groups.**

# Staff Analysis

## ETZ Comprehensive Plan 2000-2020 (cont.)

- Policy 6.3.3: Locate site-built homes, manufactured housing types and urban subdivisions within existing or planned wastewater service areas. *A City of Las Cruces 10" sewer line passes through the subject parcel that could serve the development with its mix of densities with smaller lots (1/2-acre down to 6,000 sq. ft. lots) that require sewer services.*
- Objective 6.4: Promote the provision of fair, decent, safe, affordable housing for rental or purchase that meets the needs of present and future ETZ residents. *With the proposed mixed densities ranging from 1-acre to 6,000 sq. ft. lot sizes the ETZ residents will have multiple choices for housing based on their needs and economic and family situation.*

# Staff Analysis

## ETZ Comprehensive Plan 2000-2020 (cont.)

- Policy 7.1: Where appropriate, consider allowing development consistent with the urban character generally found in close proximity to the corporate limits of the City of Las Cruces, or within the two-mile area adjacent to the City of Las Cruces, that is suitable for urban development: *The subject parcel is adjacent to the corporate limits of the City of Las Cruces that includes different densities of housing developments and 2 schools served by the City's sewer system.*
- Objective 10.1.2: Urban development will be encouraged in areas where services and infrastructure exist or are likely to be developed. *A City of Las Cruces 10" sewer line passes through the subject parcel that could serve the development.*

# Staff Analysis

## ETZ Comprehensive Plan 2000-2020 (cont.)

- Program 10.2.1.2: Ensure that the quality of the design of a proposed development enhances efficiency, infrastructure and services, and promotes a higher quality of life for its citizens. *The proposed subdivision associated with the requested Zone Change includes open spaces, parks and walkways to enhance the quality of life and would be served by City of Las Cruces sewer system.*



# SW View of Sewer Line



# Staff Analysis

## **“Miller” Criteria**

The Supreme Court of New Mexico, *Miller versus Albuquerque*, September 9, 1976, stated: “The fundamental justification for an amendatory or repealing zoning ordinance is a change of conditions making the amendment or repeal reasonably necessary to protect the public interest. Also, a zoning amendment may cover and perfect previous defective ordinances or correct mistakes or injustices therein.”

# Staff Analysis

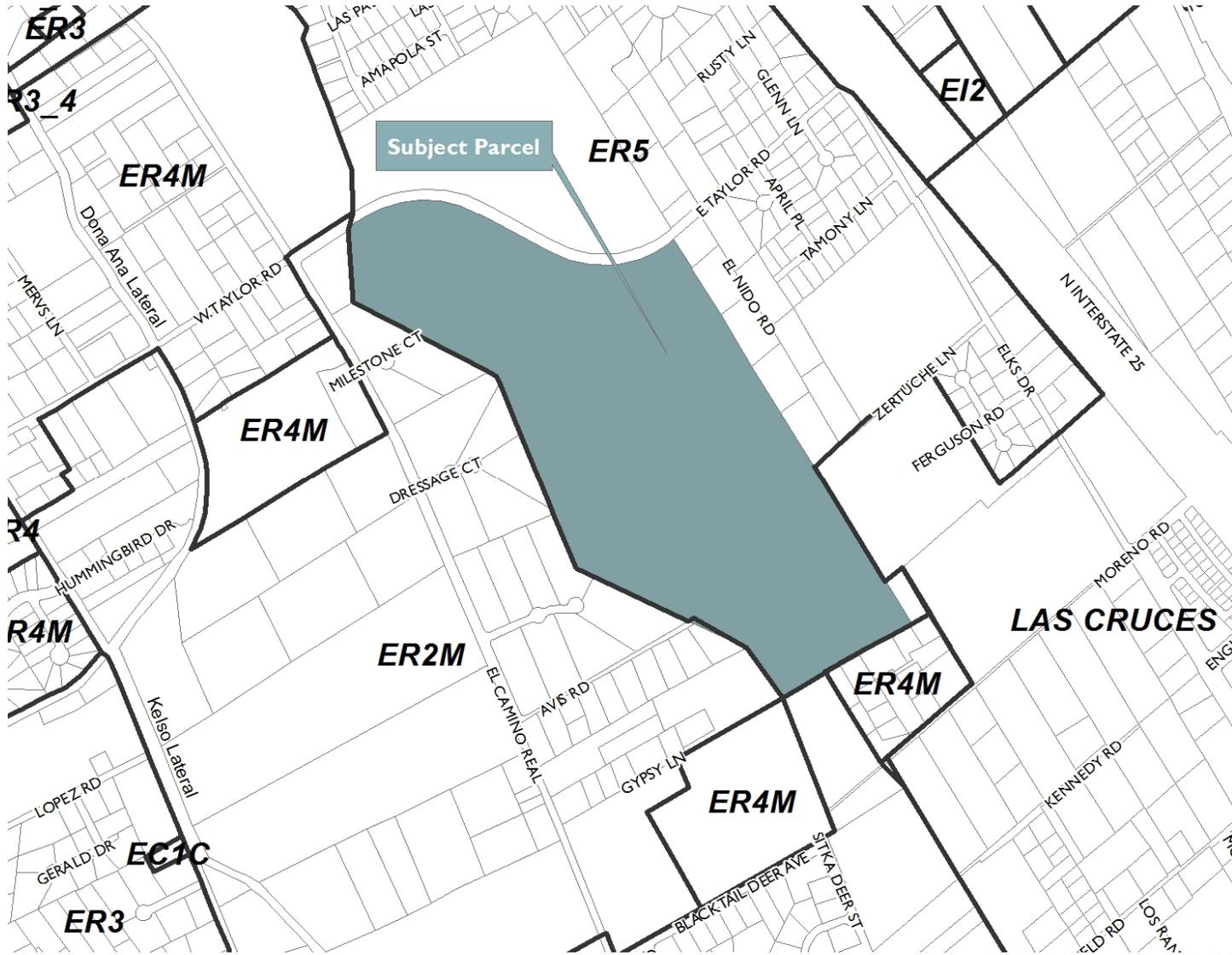
## “Miller” Criteria

### ➤ Does meet the “change of conditions” criteria:

- The City of Las Cruces documentation references a 10” line (Page 19) sewer system line passes through the subject parcel.” This availability of sewer service constitutes a “change in conditions” and would allow the development of smaller lots as proposed in the Vista Rancho Subdivision.
- This sewer infrastructure is now available and could provide adequate capacity for the proposed development and make it necessary to protect the public with the approval of this Zone Change request per the “Miller” Criteria.
- The applicant has overcome the presumption that the current zoning is the most appropriate, as these “change in conditions” (i.e., potential sewer availability) signify the ability to serve the proposed small lots within the development



# Zoning Map



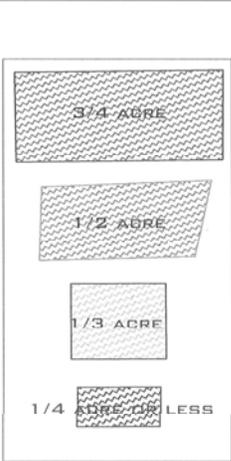
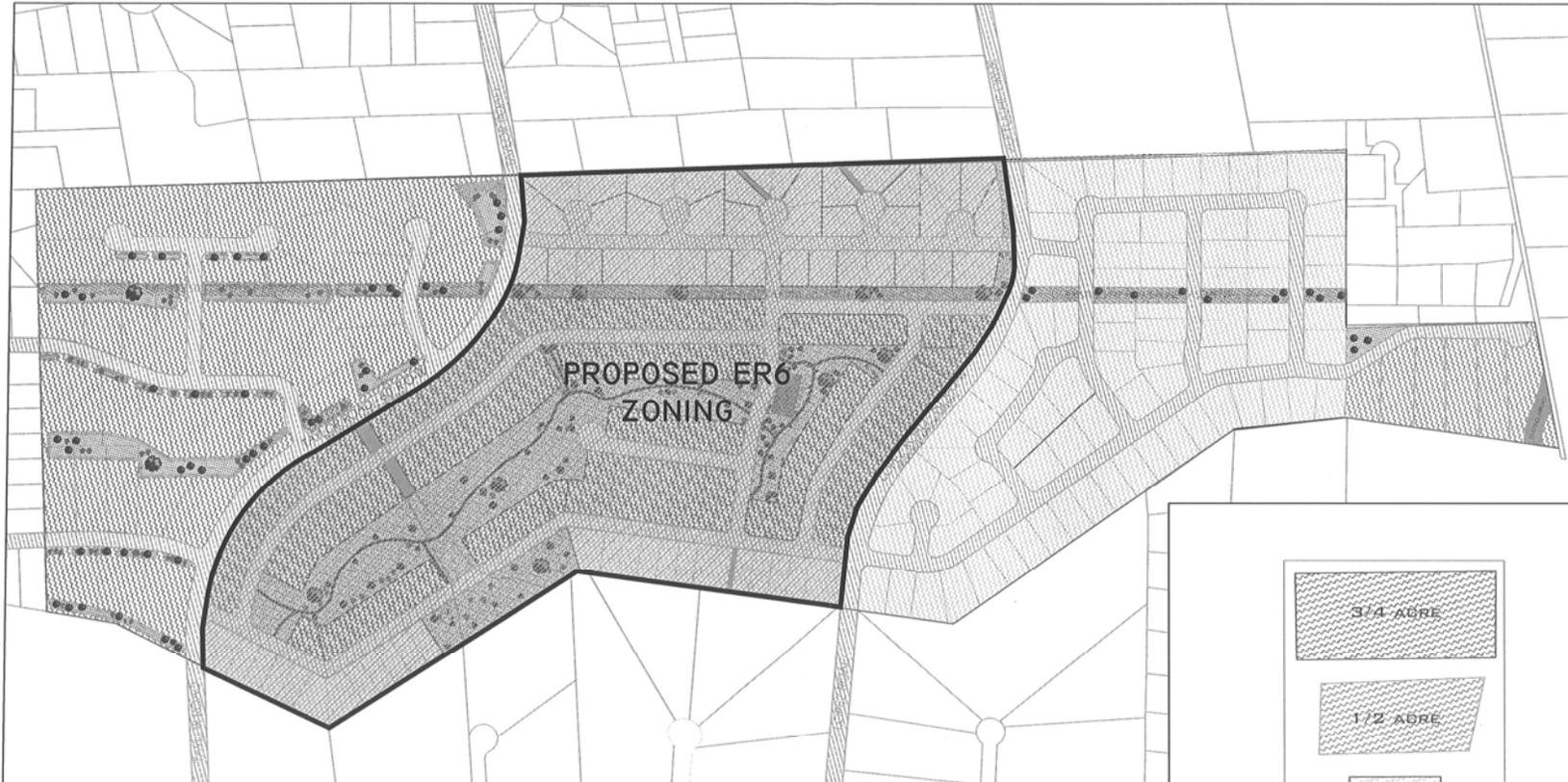
# Vista Rancho Concept Plan

## VISTA RANCHO - CONCEPT A - ZONE CHANGE

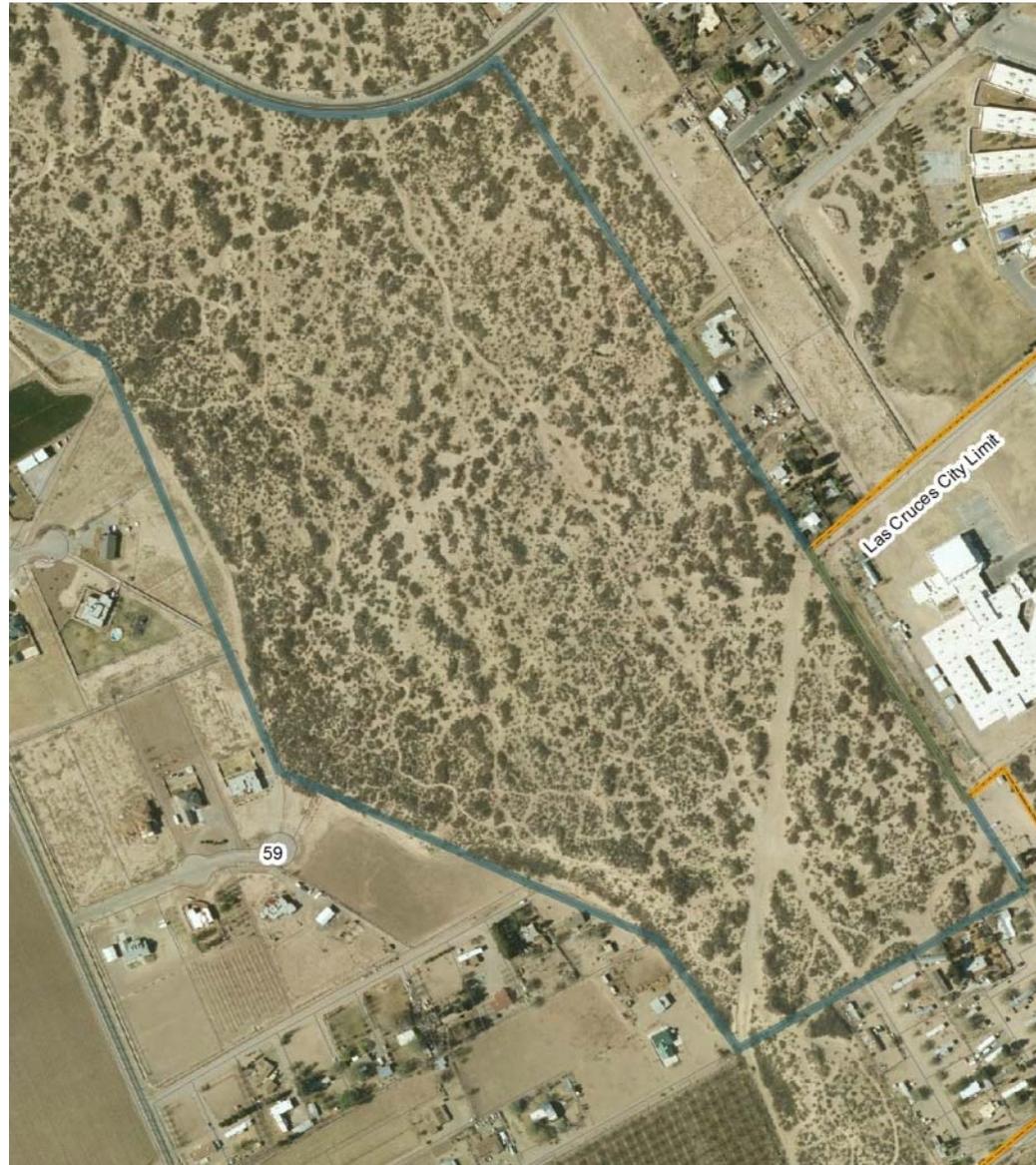
A 158.4 ACRE TRACT OF LAND SOUTH OF DONA ANA NEW MEXICO  
NOV. 17, 2015

PROPOSAL TO CHANGE EXISTING ZONING FROM ER5 TO ER6

THE PROPOSED SUBDIVISION WILL BE CONTAIN 358  
± OR LESS, ±, ± AND ±± ACRE PROPERTIES WITH COMMON OPEN SPACE



# Zoom-in Aerial of Sewer Line



# NE View of Sewer Line



# Staff Analysis

## Staff Analysis of Section 2.1.D (Applicant Responses Pgs. 9-10)

2.1.D.1: Determination of the number of homes, population, and population demographics. a) 225 homes. b) Estimated population for 225 lots would be 630 persons based 2.8 persons per dwelling. c) Demographics: this development will bring in multiple demographics due to the desire to have a mixed density of housing and lot sizes. **225 homes with approximately 630 persons.**

2.1.D.2: Determination of potential traffic flows (average daily traffic) and where they will impact the transportation system. The potential traffic flows will go into Taylor Road and also Lopez Road when Lopez Road is constructed. With the construction of the subdivision it is expected to help alleviate Columbia Elementary and Vista Middle School rush hour traffic. **Agency comments (Page 8-9) from DAC Engineering and NMDOT indicates that there are no traffic issues associated with this request, however the Mesilla Valley MPO has designated Taylor Rd. as a minor arterial requiring 100' of R-O-W. The request documentation shows Taylor Road at 60' wide.**

# Staff Analysis

## Staff Analysis of Section 2.1.D (Applicant Responses Pgs. 9-10)

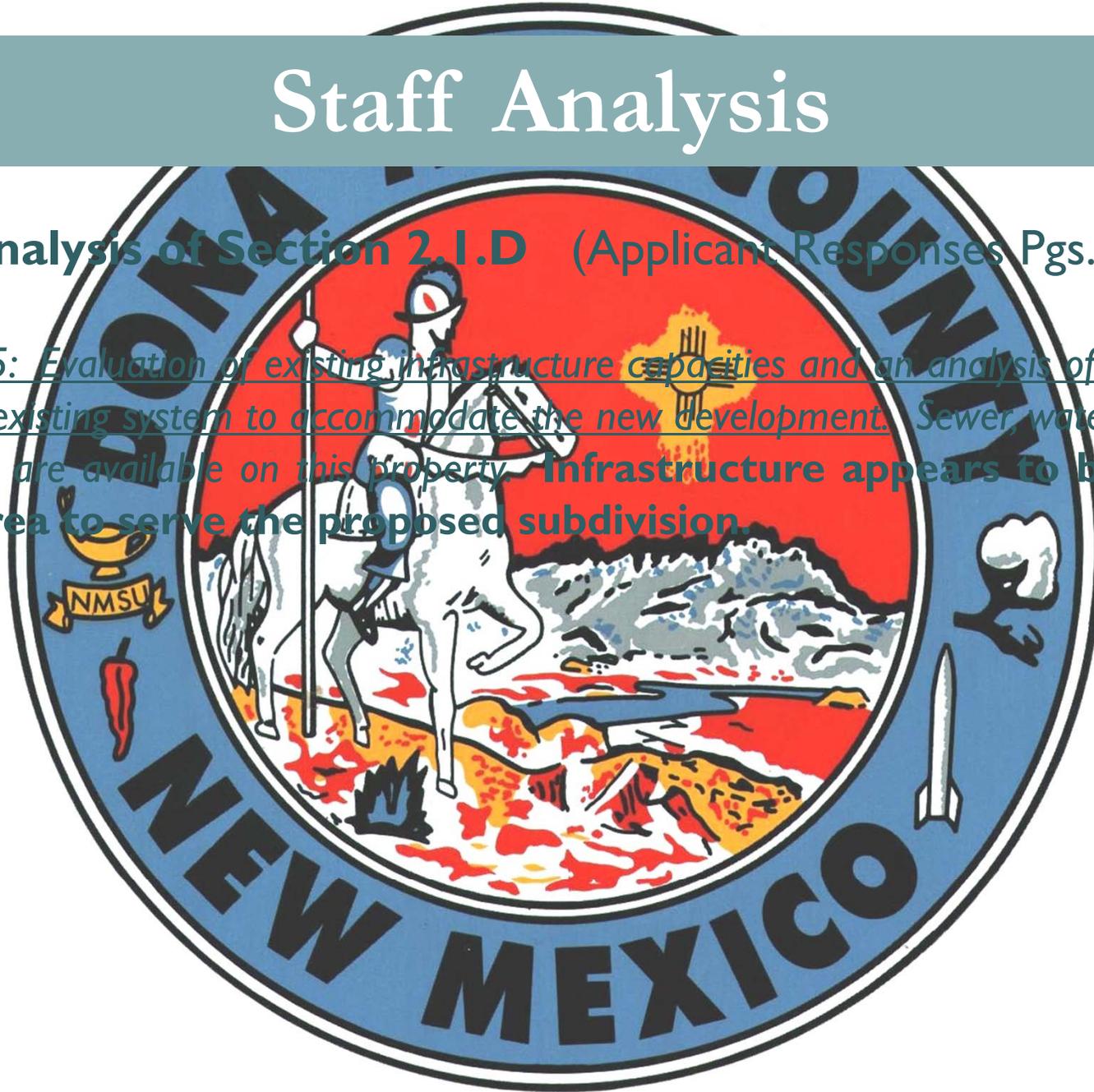
~~2.1.D.3: Determination of need for new commercial activity. Due to the development being solely residential this is not applicable. No commercial activity is proposed for this location.~~

~~2.1.D.4: Determination of potential water and sewage needs. Water and sewage needs have been discussed with the City of Las Cruces and Doña Ana MDWCA. They have come to a conclusion that the needs can be and will be met. Water and sewer infrastructure is in the immediate vicinity, however there is no official agreement submitted between the applicant, Doña Ana MDWCA and/or the City of Las Cruces at this time.~~

# Staff Analysis

## Staff Analysis of Section 2.1.D (Applicant Responses Pgs. 9-10)

~~2.1.D.5: Evaluation of existing infrastructure capacities and an analysis of the ability of the existing system to accommodate the new development. Sewer, water, gas, and electric are available on this property.~~ **Infrastructure appears to be within the area to serve the proposed subdivision.**



# Staff Analysis

## Staff Analysis of Section 2.1.D (Applicant Responses Pgs. 9-10)

~~2.1.D.6: The difference between capacity and impact should be stated. Those areas that are appropriate for the developer to underwrite should be negotiated between local government and developer. The capacity and impact of a new zone change should stay the same due to the developer's self restrictions of the zone change. The density of the area to be rezoned will stay the same. Infrastructure capacity in the area is available. Density of the area will remain the same as the original ER5 zoning densities due to the inclusion of open space, parks and walkways, etc; occupying some of the acreage. The Sketch Plan (Page 20) approved by the ETZ Commission requires the density to remain the same as the original ER5 Zoning District.~~



# Staff Analysis

## Staff Analysis of Section 2.1.D (Applicant Responses Pgs. 9-10)

~~2.1.D.7: The ETZ should reserve the right to place appropriate zoning categories on environmentally sensitive areas, areas of historical significance, or areas on which contain endangered or rare species of animal or plant life. Not applicable due to the zone change not changing the density of the site. In addition, the zone change will add open space which is expected to enhance the environmental quality of the area. No evidence submitted of any areas of historical significance, or areas containing endangered species. DAC Flood Commission comments (Page 8) indicate areas of concern that are outside the boundaries of the proposed zone change and subdivision. Any drainage issues associated with the development will have to be addressed before any permits are issued.~~

# Staff Analysis

## Staff Analysis of Section 2.1.D (Applicant Responses Pgs. 9-10)

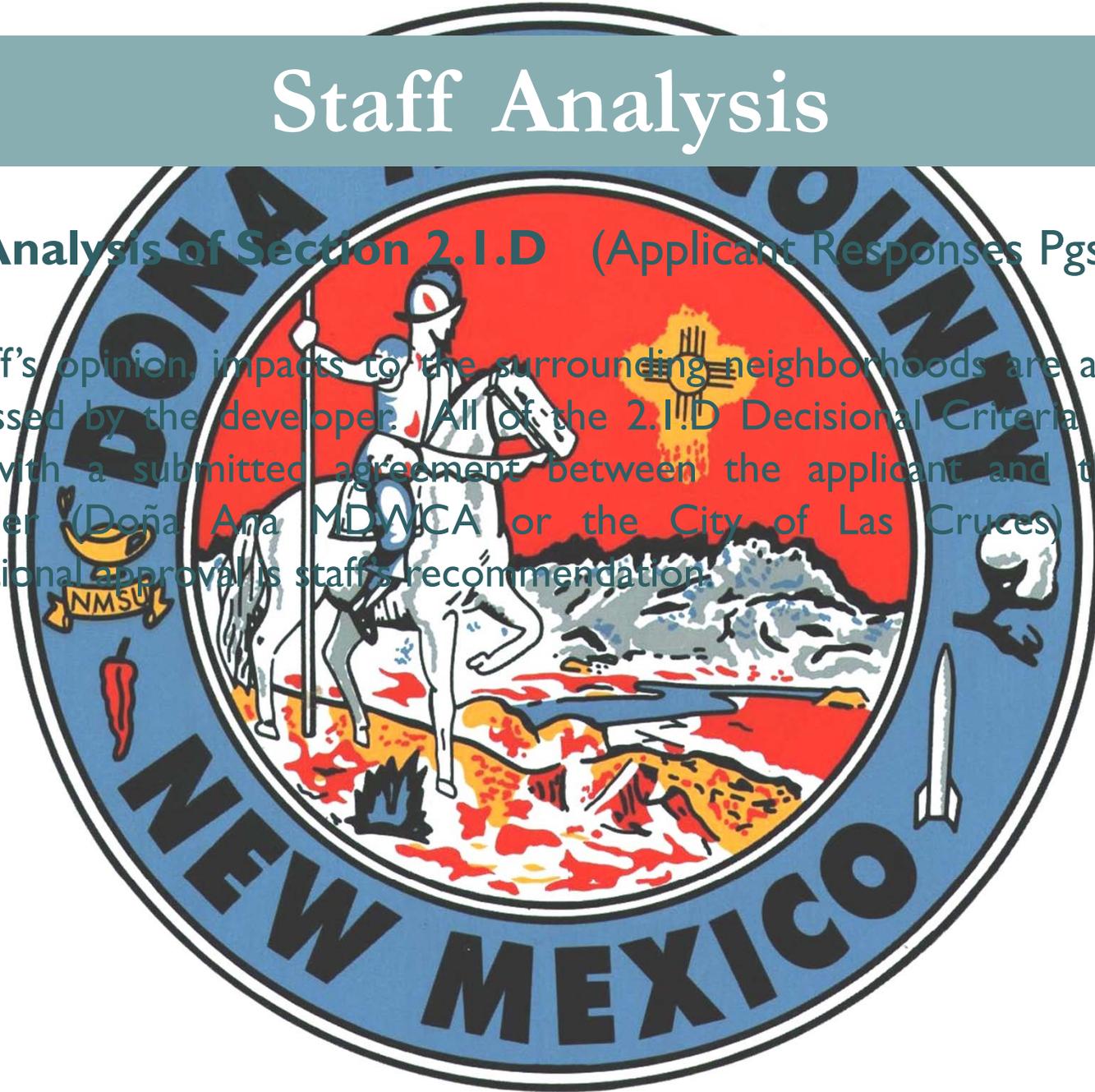
~~2.1.D.8: Any analysis required should be undertaken and paid for by the developer and verified by the ETZ Commission.~~ **OK. All fees and analysis shall be paid by applicant.**

~~2.1.D.9: Determination of impact of a proposed zone change on surrounding properties. No change due to the zone change not changing the density of the site. However, due to a zone change it allows the developer to add parks and open space which is expected to enhance the surrounding properties.~~ **Impact will be minimized as the proposed zone change will not increase the density and the developer would be required to address any traffic or drainage issues that may be discovered before construction permits are issued. Inclusion of parks and open space will enhance the quality of life of the residents and the expected increase in traffic shall be adequately addressed by the developers by providing any improvements as required by DAC Engineering at the time of construction plan review.**

# Staff Analysis

## Staff Analysis of Section 2.1.D (Applicant Responses Pgs. 9-10)

In staff's opinion, impacts to the surrounding neighborhoods are adequately addressed by the developer. All of the 2.1.D Decisional Criteria would be met with a submitted agreement between the applicant and the sewer provider (Doña Ana MDWCA or the City of Las Cruces) therefore, conditional approval is staff's recommendation.



# Area Land Use Aerial



## West View of Taylor Rd. and El Camino Real Intersection



# East View of Taylor Rd.



## East View of Adjacent Del Norte Country Estates Neighborhood



# East View of Adjacent Neighborhood



# North View of Adjacent Mirasol Neighborhood



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## East View of Adjacent Neighborhood off El Camino Real



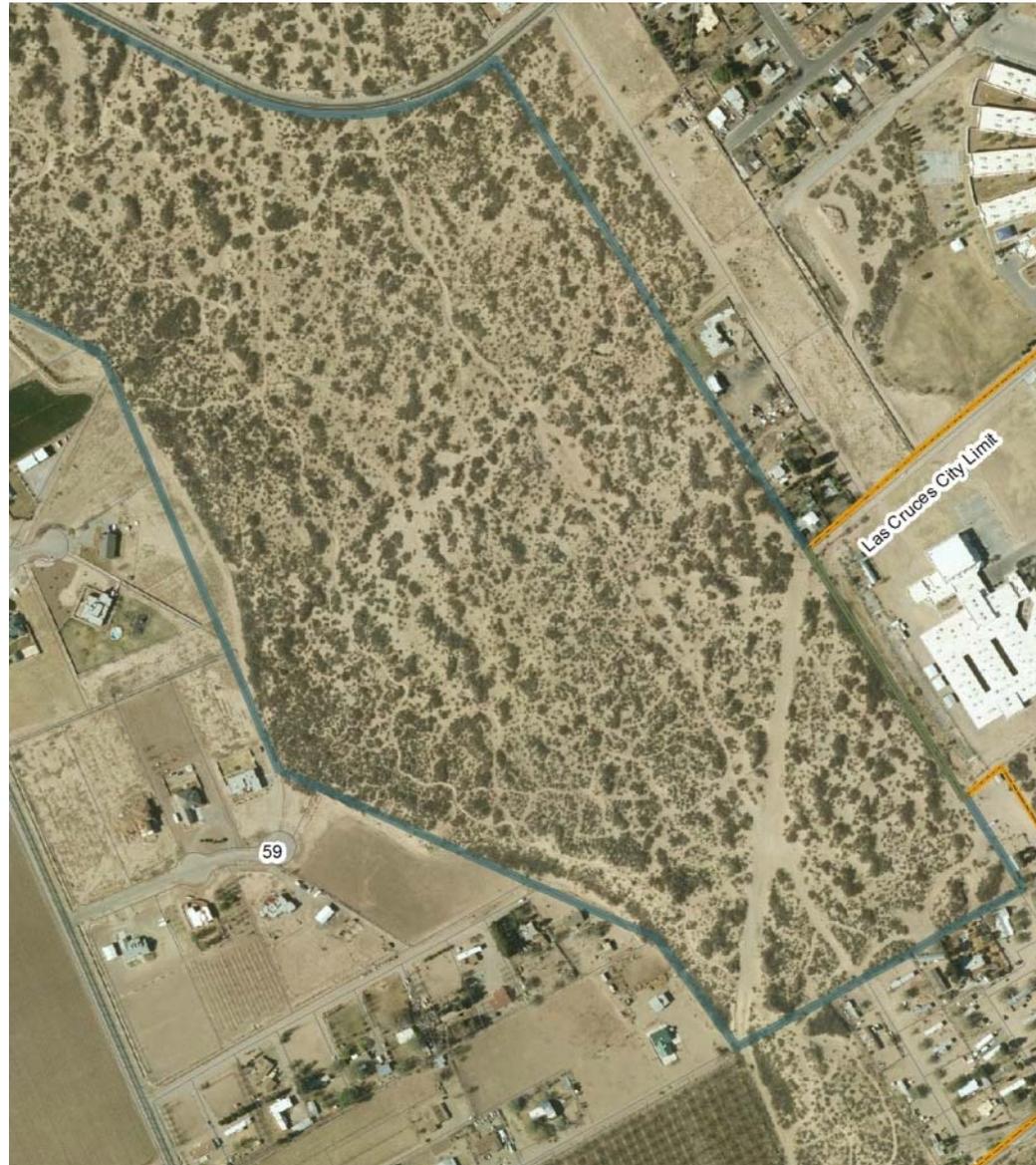
## North View of Adjacent Neighborhood off El Camino Real



## East View of Adjacent Neighborhood off El Camino Real



# Zoom-in Aerial of Sewer Line



# Staff Analysis

## Spot Zone

Spot Zoning (*Bennett v. City Council For City of Las Cruces*, 1999-NMCA-15, 126 N.M. 619) is determined on an ad hoc basis, considering:

- the disharmony with the surrounding area;
- the size of the area rezoned; and
- the benefit of the rezoning to the community or the owner of the parcel.

# Staff Analysis

## Spot Zone

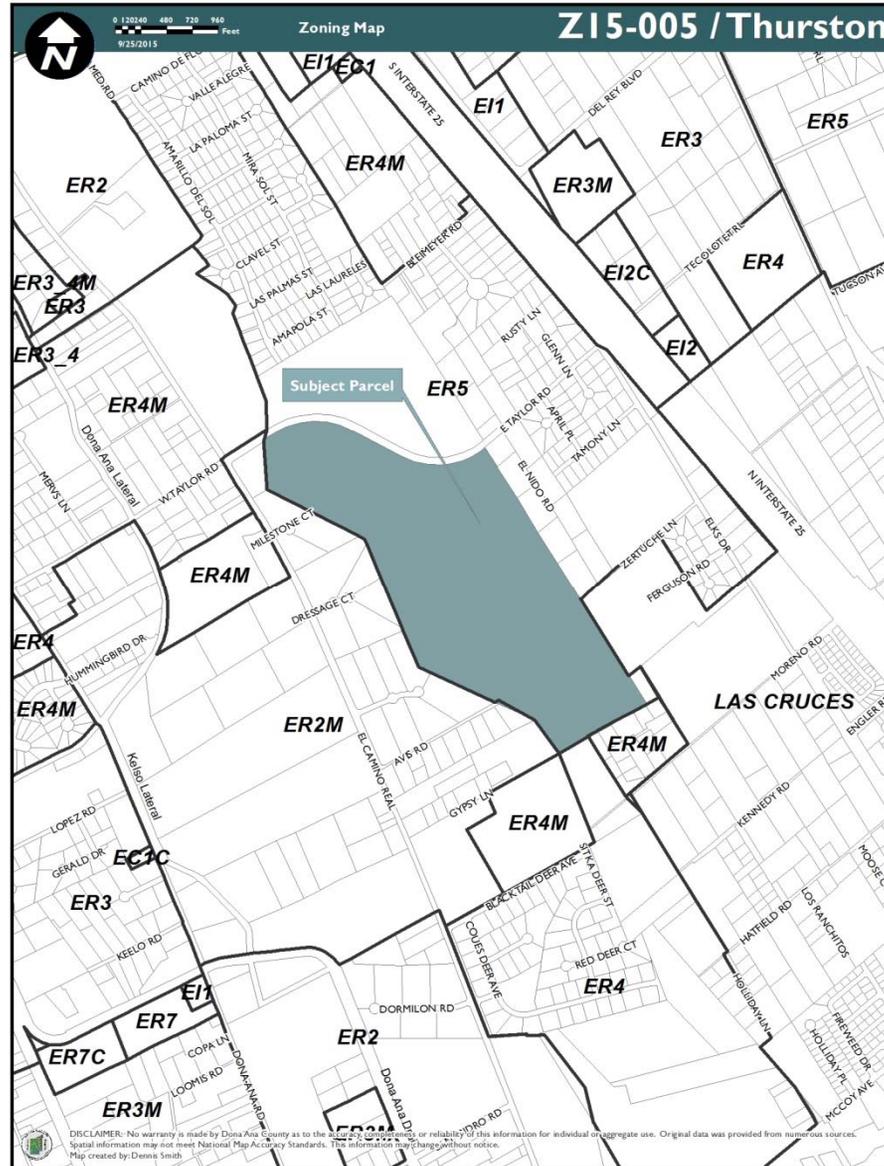
- The proposed zone change **would not** be considered a “spot zone” per the 1999 Bennett ruling (Pages 12, 13)
- The applicants request for ER6 Zoning would be in harmony with the ER5 residentially zoned properties surrounding the subject parcel due to the stipulation by the ETZ Commission approval of Vista Rancho Subdivision Sketch Plans (Page 20) requiring the overall density of the development to match the density of the surrounding ER5 Zoning.
- The requested Zone Change of 72.8 acres is a large enough area to not constitute a spot zone.

# Staff Analysis

## Spot Zone

- The proposed zone change **would not** be considered a “spot zone” per the 1999 Bennett ruling (*Pages 12-13*)
- The Zone Change request and subsequent subdivision will include amenities (parks, open spaces and walkways) which will enhance the quality of life to the residents and surrounding neighborhoods. The mixed residential densities will be more beneficial to residents of the County by giving them more choices in the size of lots, and the price of housing thus benefitting the general public, not just the applicant.
- These findings provide the basis to conclude that the proposed Zone Change **would not** be considered a “spot zone” per the 1999 Bennett ruling.

# Zoning Map



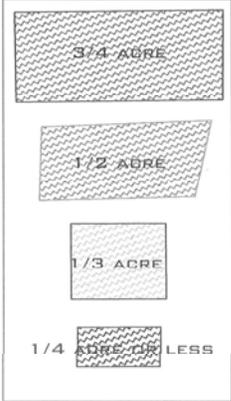
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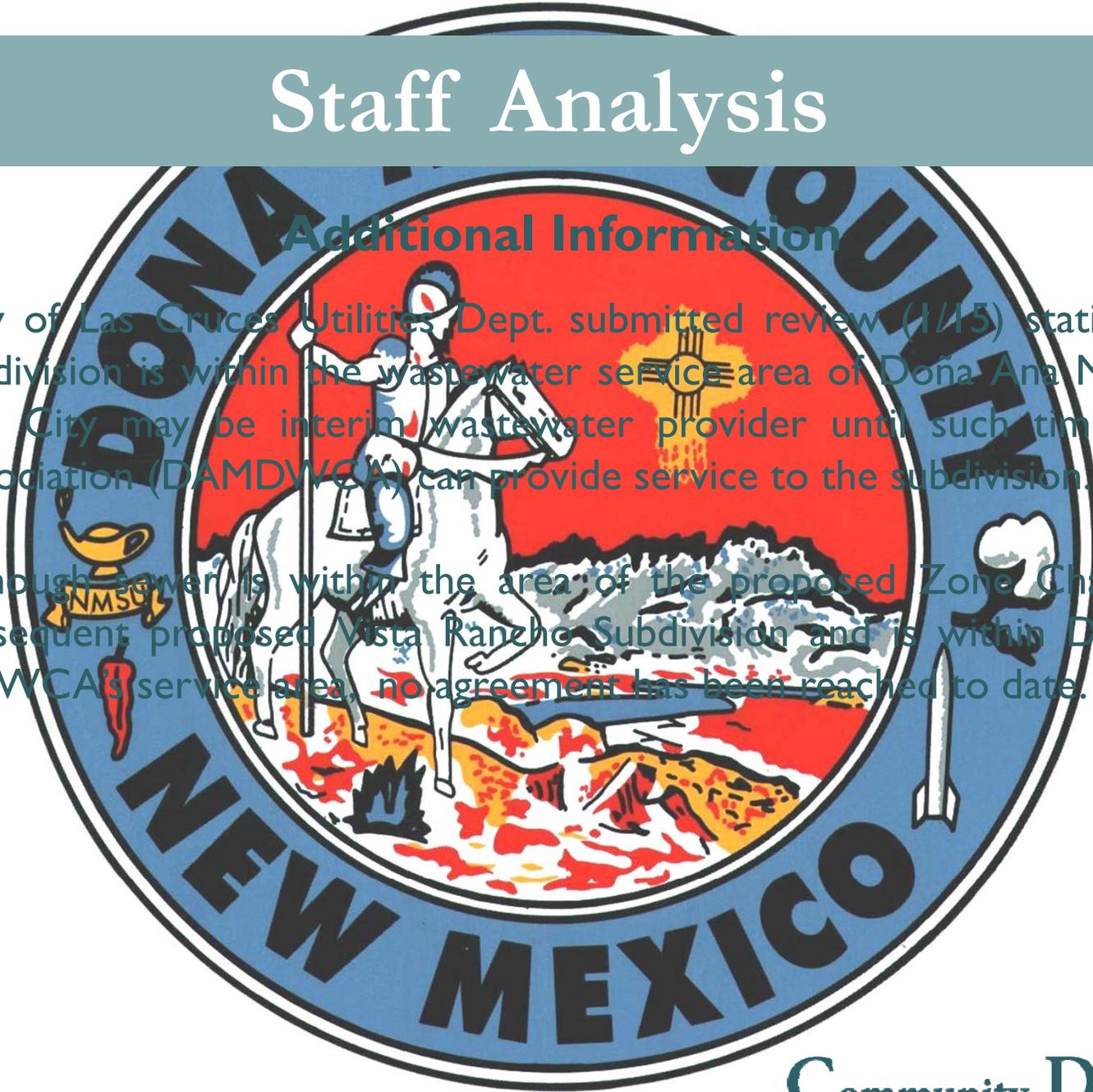
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# Staff Analysis

## Additional Information

- City of Las Cruces Utilities Dept. submitted review (1/15) stating, “The subdivision is within the wastewater service area of Doña Ana MDWCA. The City may be interim wastewater provider until such time as the Association (DAMDWCA) can provide service to the subdivision.”
- Although sewer is within the area of the proposed Zone Change and subsequent proposed Vista Rancho Subdivision and is within Doña Ana MDWCA's service area, no agreement has been reached to date.



# Staff Analysis

## Additional Information

- Taylor Rd. is designated as a Minor Arterial, by the Mesilla Valley MPO, requiring 100' R.O.-W. It currently is approximately 60 ft. wide. DAC Engineering and the applicant have had discussion concerning improvements but no final decision or agreement has been reached.
- Lopez Rd. is designated as a collector, by the Mesilla Valley MPO, requiring 85' R.O.-W. The Sketch Plan approved by the ETZC last year indicates it will serve as access to the southern portion of the subject parcel and subdivision. Lopez Rd. ends at Doña Ana Rd. to the west and does not reach El Camino Real or cross the parcel.

# Staff Analysis

## Staff Findings

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 3-19-511; NMSA 1978 and the Joint Powers Agreement between Doña Ana County and the City of Las Cruces. Therefore, the Las Cruces ETZ Commission (ETZ-C) has jurisdiction to review this case.
3. The proposed Zone Change Request does meet Policy 2.2.1, Goal 6, Policy 6.3.3, Objective 6.4, Policy 7.1, Objective 10.1.2, and Program 10.2.1.2 of the Goals, Policies, and Objectives of the ETZ Comprehensive Plan 2000-2020.

# Staff Analysis

## Staff Findings

4. The Zone Change request **does** satisfy the 2.I.D Evaluation Criteria of the ETZ Ordinance.
5. The subject parcel and subsequent development density would be in harmony with the surrounding ER5 Zoning District.
6. The Zone Change would benefit the public as this proposed use will include open space, parks and walkways to the area and offer a variety of lot sizes and prices for residential housing.
7. The 72.8-acre parcel is large enough of an area, abuts an ER5 Residential Zoning District, and would be developed in conjunction with the entire Vista Rancho Subdivision, at the ER5 density so it would not be considered a spot zone.

# Staff Analysis

## Staff Findings

8. Per the “Miller Criteria,” the ER6 Zone Change request does meet the change of conditions criteria, as the availability of sewer to the area would allow development at the ER5 and ER6 density requirements, however, there is no formal agreement between the applicant Doña Ana MDWCA, and/or the City of Las Cruces to provide sewer service to the subject parcel and proposed development.
9. The applicant has overcome the presumption that the existing zoning is the most appropriate and the Zone Change is necessary to protect the public.

# Staff Recommendation

Based on staff analysis and findings, the request meeting the “Miller” criteria, the 2.I.D Evaluation Criteria, several Goals, Policies and Objectives of the Comprehensive Plan 2000-2020, and not being considered a spot zone, staff recommends **Conditional Approval** of Zone Change request Case #Z15-005 / Thurston to ER6c 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 MDCWA or the City of Las Cruces) for sewer service to the development.*

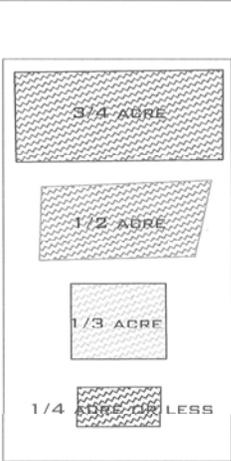
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## VISTA RANCHO - CONCEPT A - ZONE CHANGE

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# Public 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 DEYOUNG	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 REYMUENDO 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	AFODACA 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	FRIETO 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	MC MILLAN 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

# Area of Notification Aerial View



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