

ETZ COMPREHENSIVE PLAN 2000 - 2020

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i. ETA RESOLUTION 2000-005

**ADOPTING
THE 2000-2020 COMPREHENSIVE PLAN FOR
THE LAS CRUCES EXTRATERRITORIAL ZONE**

WHEREAS, the Extraterritorial Zoning Authority (ETA) of the City of Las Cruces and Dona Ana County has the authority to adopt a comprehensive plan for land use development for the planning, zoning, and platting of the Las Cruces Extraterritorial Zone (ETZ) as authorized by New Mexico Statutes Annotated 1978, Sections 3-21-1 et seq. (1995); and

WHEREAS, in accordance with NMSA 1978, Section 3-21-5, the ETZ Comprehensive Plan is designed to:

1. Lessen congestion in the streets and public ways;
2. Secure safety from fire, flood waters, panic and other dangers;
3. Promote health and the general welfare;
4. Provide adequate light and air;
5. Prevent the overcrowding of land;
6. Avoid undue concentration of population;
7. Facilitate adequate provision for transportation, water, sewerage, schools, parks and other public requirements; and
8. Control and abate the unsightly use of buildings or land.; and

WHEREAS, the ETZ Comprehensive Plan has been developed in accordance with desires and needs of the residents residing within the boundaries of the Extraterritorial Zone as expressed through public participation in meetings, surveys, and public hearings;

WHEREAS, the Extraterritorial Zoning Commission, during a meeting held on September 7, 2000, reviewed and recommended approval of the ETZ Comprehensive Plan; and

WHEREAS, the Extraterritorial Zoning Authority finds that adoption of the ETZ Comprehensive Plan will promote public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Extraterritorial Zoning Authority that the 2000 Extraterritorial Zone Comprehensive Plan is hereby adopted, and that:

1. The policies of the 2000 Extraterritorial Zone=s Comprehensive Plan adopted by this Resolution shall serve as a general guideline for land use decisions, and all Extraterritorial Zone regulations affecting land use shall be in conformity with the ETZ Comprehensive Plan.
2. The 2000 ETZ Comprehensive Plan may be amended as conditions change by Resolution of the Extraterritorial Zoning Authority, after consideration by the Extraterritorial Zoning Commission.

APPROVED AND ADOPTED this 20th day of September, 2000, in Las Cruces, Doña Ana County, State of New Mexico.

MEMBERS OF THE EXTRATERRITORIAL ZONING AUTHORITY

Gilbert T. Apodaca, Chairperson

Jose Frieze, Vice-Chairperson

Joseph Cervantes, Member

Carlos E. Garza, Member

Stephen Trowbridge, Member

Attest:

Clerk:

ii. ACKNOWLEDGEMENT

The development of the ETZ Comprehensive Plan is the result of countless hours by ETZ Planning Commission members, elected officials, Planning staff, citizens, local, state and federal agencies, as well as GeoStat’s staff. Careful attention was paid to including the important contributions of the public in the Plan. Citizen input was integrated into each element of the Development Plan, Goals and Objectives, as indicated.

Board of County Commissioners:

Commissioner Carlos Garza, Chairperson
Commissioner Gilbert T. Apodaca,
Commissioner Joseph Cervantes
Commissioner Kenneth D. Miyagishima
Commissioner Eduardo Medina (1997 – 2000)
Commissioner Miguel G. Silva (2000)

City of Las Cruces - Elected Officials

Mayor Ruben Smith	City Councilors:	Jose Fietze John Haltom Bill Mattiace Tommy Tomlin Steven Trowbridge Jack Valencia, Jr.
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Members of the Extraterritorial Zoning Authority:

County Commissioner Gilbert T. Apodaca, Chairperson
City Councilor Jose Fietze, Vice-Chairperson
County Commissioner Joseph Cervantes
County Commissioner Carlos Garza
City Councilor Stephen Trowbridge

City Councilor J. Henry Gustafson, Past Member
County Commissioner Eduardo Medina, Past Member
City Councilor Tommy Tomlin, Past Member

Members of the Extraterritorial Zoning Commission:

Ruth Bennett, Chairperson	Mel Acosta	Joel Tomlin
Ken Allin, Vice-Chairperson	Robert Czerniak	
Ed Bailey, Secretary	Connie Sharpe	

ETZ Comprehensive Plan Review Individuals:

Fernando Macias, County Manager
Judith Price, Director, DAC Community Development Department
Brian Denmark, Director, City of Las Cruces Planning Department
Wayne Grinnell, Assistant Director, DAC Community Development Department
Adolph Zubia, DAC Fire Marshal
Dickie Apodaca, DAC Public Works Compliance Officer
Zak Tucker, DAC Senior ETZ Planner

Consulting Team:

GeoStat, Inc.:
Barbara Danner, CEO
Darrell Danner, President
Patrice Clifford, Management Analyst
Richard A. Genest, Technical Writer
Timothy Smothers, GIS Manager
Norman Standerfer, Policy Consultant

New Mexico State University:
David Garber

Special Thanks to the Mesilla Valley Economic Development Alliance, Mr. Steven Givens, Assistant Director, who provided economic data, space for the Stakeholders meeting and comments.

iii. CITIZEN INVOLVEMENT

Planning for the future is nothing less than an attempt to anticipate the demands that growth and development will place on an area's limited resources (e.g., funding for public services, public facilities and new streets). The Extraterritorial Zone (ETZ) is growing and requires attention now and for the long term. The major challenge Doña Ana County and the City of Las Cruces is facing today is the impact their ever increasing populations are having on the area's finite resources. As population increases in the area, so does the need for infrastructure.

The citizens of Doña Ana County and the Las Cruces Extraterritorial Zone have played an active and important role in the development of the first Extraterritorial Zone Comprehensive Plan. Citizen participation in the Comprehensive Plan was accomplished through a series of community meetings. These included six public meetings, two meetings at the outset of the process and four sub-area meetings which resulted in the contribution of public comments from over 200 citizens.

In addition to the community meetings, there were seven days of Stakeholders meetings with more than 70 stakeholders interviewed, a resident survey, a business survey, participation at numerous Extraterritorial Zoning Commission work sessions, the Commission's Task Force workshop sessions, two final ETZ Commission public hearings and a final ETZ Authority public hearing to adopt the comprehensive plan.

The Task Force worked closely with the County and City ETZ staff and consultant team during the development of the Comprehensive Plan. The proactive involvement of citizens and stakeholders in each element of the Comprehensive Planning process went far beyond the usual planning scope. Every step to ensure the incorporation of all possible public input into the plan was taken. The majority of elected officials provided excellent input to the plan, with exceptional insight for future direction. In addition to the involvement of the elected officials, citizens and stakeholders, the consultants from GeoStat Inc., the City Planning Department, and the Doña Ana Planning Director and staff spent countless hours providing invaluable input and direction without which the plan could not have been completed.

Prior to final approval, the Comprehensive Plan received additional public reviews and comment through public involvement meetings and hearings before the ETZ Commission, ETZ Authority, Board of County Commissioners and City Council.

The ETZ Comprehensive Plan process also included the preparation of an extensive human and natural environmental database of information for capital improvement programs, climate, demographics, economics, the environment, geology, housing, soils, planning, quality of life, transportation and many other characteristics. This database

includes summaries of the natural resources and environmental characteristics, existing land use and zoning, a complete property ownership pattern, existing circulation system characteristics, existing public services and facilities, capital improvement plans, demographics, housing, economic and social indicators, an extensive summary of community issues, community survey results, business survey results.

All supporting data have been included in an extensive GIS Virtual Atlas with a statistical abstract, based demographic projections, economics, climate and quality of life indices, with a Virtual Comprehensive Plan including Land Use, Housing, Population and Zoning. The population and housing were adjusted with future land use changes to place demographic changes in the planned land uses. The ETZ Comprehensive Plan databases with GIS attribution and application mapping were prepared under separate cover, and are available for review or electronic transfer at the Doña Ana County Planning Department.

ETZ COMPREHENSIVE PLAN 2000 – 2020

SECTION 1: SUMMARY

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SECTION 1: SUMMARY

1.1 ESTABLISHMENT OF THE EXTRATERRITORIAL ZONE (ETZ)

The New Mexico State Legislature enacted a state statute that allows any municipal governing body or the board of county commissioners of any county to create Extraterritorial Zoning areas around cities. The state law allows for such joint planning in areas outside unincorporated cities. In 1989, the City of Las Cruces and Doña Ana County established an Extraterritorial Zone for joint city and county planning, zoning and subdivision approval. Joint planning is necessary due to the rapid suburban growth outside cities and the relative ease with which cities can annex land.

1.2 ADMINISTRATION OF ETZ ZONING REGULATIONS

The Doña Ana County Community Development Department administers the Las Cruces Extraterritorial Zoning Ordinance which regulates the size and type of land use permitted within a described zone. The current zoning ordinance was last revised in 1996. The Code was adopted pursuant to the authority set forth in the New Mexico State Statutes 1978, Section 3-21-3 and 3-21-4, as amended. The Extraterritorial Zoning Authority and the Extraterritorial Zoning Commission oversee the development of all private property located within the boundaries of ETZ.

The Extraterritorial Zone’s Development Standards are shown in Chart 1: Extraterritorial Development Standards (See Appendix D to view Map 14: Generalized ETZ Zoning Land Use Map). The zoning ordinance requires a “special use permit” in addition to zoning approval for many types of commercial and industrial uses, as well as for accessory dwellings (living quarters). The ordinance states that when land is transferred from federal or state ownership, it automatically receives a zoning designation of ECN-1 (Public Conservation). Only agriculture and site-built homes on a minimum lot size of five (5) acres are permitted. The property owner may request a zone change for other uses.

1.3 ETZ BOUNDARIES

Doña Ana County – City of Las Cruces Metropolitan Statistical Area (MSA) is located at the junction of Interstate 10 and Interstate 25. The City of Las Cruces serves as the regional center for Southern New Mexico. The Extraterritorial Zone (ETZ) extends five miles out, in all directions, from the corporate limits of the City of Las Cruces. The ETZ contains approximately 17,549 parcels, 219,445.3 acres or 342.88 square miles, with a mix of suburban and urban uses, industrial and agribusiness, rural uses and agriculture as well as undeveloped lands. In 1998, the ETZ’s population was estimated to be 57,000 persons.

1.4 PROFILE OF THE ETZ COMPREHENSIVE PLAN

The ETZ Commission, the ETZ Authority, consultants from GeoStat, Inc., professional staff and residents who reside within the boundaries of the ETZ committed their time and effort to the process of developing the comprehensive plan. Public hearings and workshops were held, interviews were conducted, studies were undertaken and the preparation of numerous preliminary drafts of the plan contributed to the current version. The meetings and workshops that the ETZ Commission hosted (May through October of 1999) were held at five locations (O► ate High School, Picacho Elementary School, Do► a Ana Community Center, Clyde Tombaugh Elementary School and Fairacres Elementary School).

The comprehensive plan is intended to be used as a tool for identifying areas of concern and to express definite policies that would be designed to aid in future decision-making. Although the order of priority differed among the participants, the outcome of the meetings and workshops resulted in the creation of a list of concerns, which are addressed in Section 3 of the plan. The goals themselves provide a direction for the ETZ's actions, and the policies are statements of intent that, when implemented, accomplish the goals. Overall, the plan is intended to serve as a guideline for revising the ETZ's zoning ordinance and subdivision code.

The format of the Comprehensive Plan is comprised of three (3) sections: Section 1: Summary; Section 2: ETZ Characteristics; and, Section 3: Goals and Objectives. Each section of the ETZ Comprehensive Plan contains elements that provide supportive documentation in the form of text, tables and maps. Section 2 of the ETZ Comprehensive Plan provides demographic, economic, housing and household data, as well as physical and environmental data on hydrology, geology, soils, ground and surface water, zoning recommendations, and current and future land-use information. Section 3, or the Goals and Objectives section of the comprehensive plan, is the heart of the plan and is intended to reflect the public's concerns for the future of the Extraterritorial Zone (See Map 5: ETZ Sub-Areas in Section 2: ETZ Characteristics), with the intention of identifying the needs or problems that were significant to an area (East Mesa, Talvera/Las Alturas/Tortugas Areas, South Valley, North Valley and the West Mesa).

Twelve (12) goals were established for the ETZ:

- | | |
|---|---------------------------------------|
| * Comprehensive Plan & Conceptual Map | * Urbanization |
| * Physical Structure/Overall Form | * Economic and Industrial Development |
| * Open Space, Scenic and Historic Areas | * Transportation |
| * Natural Resources and Environmental Quality | * Public Facilities and Services |
| * Agricultural Lands | * Public Safety and Natural Hazards |
| * Housing | * Implementation |

The goals are designed to assist the Extraterritorial Zoning Authority and the Extraterritorial Zoning Commission in making decisions that will affect the future development of the Extraterritorial Zone.

The first three goals of this section are concerned with the compatibility of land use, the creation and updating of a Future Land-Use Concept Map for the ETZ, the protection of the ETZ's unique physical environment and the preservation of open space, scenic lands, historic areas and archeological sites. Although the county does not provide recreation facilities and services, federal and state governmental agencies have provided numerous large regional recreational and open space permanent-land allocations. Residents of the ETZ have identified the Village of Doña Ana, the Town of Mesilla, the Townsite of Organ, older sections of Las Cruces and the Mesilla Valley as needing clear and concise Historic Preservation ordinances and funding to encourage preservation.

The remaining nine goals (Goals 4 through 12) address issues that concern the preservation and wise use of the area's natural resources; urbanization; economic development; conservation of agricultural lands; housing needs; circulation and transportation networks; infrastructure; community facilities and the process of implementing the comprehensive plan. The fourth goal of the comprehensive plan, the Natural Resources and Environmental Quality goal, promotes a policy that will protect air and water quality, promote energy conservation and addresses light pollution. The fifth goal in the plan focuses on the need to balance the protection and preservation of farmland with the demand growth and development will place on the ETZ. Goal 6 establishes policies that attempt to address the area's housing needs, specifically in response to the issues of affordable housing, mobile homes, manufactured homes and higher residential density. The seventh goal or the urbanization element of the plan, provides recommendations pertinent to the transition of landuses (rural to an urban environment), projected transportation needs, the extension of public services, and annexation. The Economic and Industrial Development goal, or Goal 8, places an emphasis on where commercial and industrial development might be located in the ETZ, as well as on the importance of diversifying its economic base, and on the need for developing retention and expansion mechanisms for the ETZ's commercial activities. The focus of the ninth goal, the transportation element, is on the ETZ's present and future road networks, right-of-way acquisition issues and road conditions. Provisions for law enforcement, fire protection, floodplain management and hazardous materials are issues that are addressed in Goal 10 (Public Facilities and Services) and in Goal 11 (Public Safety and Natural Hazards). Implementation, the twelfth goal of the plan, provides measures that are intended to improve the ETZ planning process and the coordination between governmental entities (city, county, state, and federal).

The Commission and staff are taking innovative approaches to meeting challenges the ETZ will face over the coming years. The information collected for the ETZ's comprehensive plan is integrated with a Geographic Information System (GIS). In its entirety, the Comprehensive Plan provides an excellent environmental analysis through a

merging of geology, hydrology, soil data and the natural environment, with the use of the County's or City's Geographic Information System to provide a complete inventory of the ETZ's physical attributes. The end product of this effort will be the availability of an automated mapping process that will provide the detailed mapping of the ETZ's natural environment and its known natural hazards. This was accomplished through the coordinated effort of local, state and federal agencies, New Mexico State University and our consultants. These data may be accessed along with essential zoning and land use information to enhance the ETZ's planning process.

An added component has been included in the ETZ Comprehensive Plan: The City of Las Cruces Planning Department has developed an urban growth boundary map with suggested guidelines that extend from the city limits to areas where existing services could be utilized. Monitoring development trends would identify areas of future urban development potential while discouraging leapfrog development. Urban growth corridors would provide for inevitable growth within the ETZ while providing relief to those areas identified as primarily rural or agricultural in character.

Cluster development of commercial and industrial uses within these corridors will accommodate the present need for such uses in the ETZ while retaining an "open look" and creating an aesthetically pleasing setting. Design and building construction standards shall closely mirror those of the City of Las Cruces, while allowing for varied setbacks to create open spaces between structures, in order to protect vistas and avoid strip development trends.

Extraterritorial Zone: Zoning Development Standards							
Zoning Classification:	Minimum Front Setback	Minimum Rear Setback	Minimum Side Setback	Minimum Area	Minimum Width	Minimum Depth	Maximum Building Height
ER 1 & ER 1M	25 Feet	25 Feet	15 Feet	5 Acres	300 Feet	100 Feet	35 Feet
ER 2 & ER 2M	25 Feet	25 Feet	15 Feet	2 Acres	120 Feet	100 Feet	35 Feet
ER 3, ER 3M & ER 3H	25 Feet	25 Feet	15 Feet	1 Acre	100 Feet	100 Feet	35 Feet
ER 3/4 & ER 3/4M	25 Feet	25 Feet	10 Feet	3/4 Acre	100 Feet	100 Feet	35 Feet
ER 4 & ER 4M	25 Feet	25 Feet	10 Feet	1/2 Acre	100 Feet	100 Feet	35 Feet
ER 5 & ER 5M	20 Feet	25 Feet	10 Feet	1/3 Acre	80 Feet	80 Feet	35 Feet
ER 6 & ER 6M	20 Feet	25 Feet	7 Feet	5,000 sq ft	60 Feet	70 Feet	35 Feet
ER 7	20 Feet	20 Feet	7 Feet	5,000 sq ft	60 Feet	70 Feet	35 Feet
EC 1	25 Feet	15 Feet	7 Feet	5 Acres	60 Feet	70 Feet	35 Feet
EC 2	25 Feet	15 Feet	7 Feet	5,000 sq ft	60 Feet	70 Feet	45 Feet
EC 3	25 Feet	15 Feet	7 Feet	5,000 sq ft	60 Feet	70 Feet	45 Feet
EI 1	25 Feet	15 Feet	7 Feet	5,000 sq ft	60 Feet	70 Feet	45 Feet
EI 2	25 Feet	15 Feet	7 Feet	5,000 sq ft	60 Feet	70 Feet	45 Feet
EI 3	25 Feet	15 Feet	7 Feet	5,000 sq ft	60 Feet	70 Feet	45 Feet
EI 4	25 Feet	15 Feet	7 Feet	5,000 sq ft	60 Feet	70 Feet	45 Feet

Source: Las Cruces Extraterritorial Zoning Ordinance, GeoStat, Inc. 1999

CHART 1-1: ETZ Development Standard

SECTION 2: ETZ PLANNING CHARACTERISTICS

2.1 INTRODUCTION

The ETZ Planning characteristics section provides a comprehensive description of the existing physical, socioeconomic, environmental and land-use conditions. Additional maps and data are available at the City of Las Cruces Planning Department or at Doña Ana County's Community Development Department. Data is available on the County website: <http://www.co.dona-ana.nm.us>.

2.2 HISTORY AND SETTLEMENT PATTERNS IN DOÑA ANA COUNTY

Early patterns of development in Doña Ana County were influenced by Spanish policy. When an area was settled by colonists, a church and the priest's house, public buildings (housing for soldiers, etc.), the village plaza and the construction of an "acequia" or irrigation ditch were required to be built first. Residential dwellings and farms were established outside the central area of the village.

In 1839, a tract of land containing more than 35,000 acres was certified by the Mexican government as being the Doña Ana Bend Colony Grant. Land-use patterns present in the ETZ today began with the Village of Doña Ana. The village was settled by Mexican colonists in 1843, while the area was still a part of the state of Chihuahua.

In comparison with early settlements in Mexico and northern New Mexico (circa 1500's and 1600's), the settlement of Doña Ana County was slow in developing. Severe physical and environmental limitations related to high water tables, swampy conditions and the high frequency of Apache Indian raids on frontier settlements, discouraged early settlers from locating in the potentially productive Mesilla Valley.

Following the Mexican-American War of 1846-48, portions of Doña Ana County were annexed by the United States in 1848, in accordance with the Treaty of Guadalupe Hidalgo. Dispute over the border between the United States and Mexico was an issue between the two countries until the Gadsden Purchase of 1853, which added 29,722 square-miles to the county. By the 1880's, with treaties signed and Indians confined to reservations, hostilities ended. Doña Ana County, as it is today, was established in 1852. It is one of the 33 counties now comprising the state of New Mexico.

2.3 LAND USE AND DEVELOPMENT FACTORS

In arid regions of the West, development is typically driven by water and second by private land ownership. To be certain, water is the most essential of the two primary land use determinants in western environments.

2.3.1 Water

Water is the single most important element presenting both limitations and opportunities for the Doña Ana County-Las Cruces-El Paso metropolitan area and for Ciudad Juarez, Mexico. The constraint to the expected rapid development of the area is water. The El Paso-Juarez-Las Cruces urbanizing area is expected to exceed a population of six million people by 2025. This may be a reasonable estimate, given all demographic and economic variables remain constant; hydrologic estimates however, vary greatly on an annual basis.

Groundwater is not as plentiful as once thought. The recharge of the Mesilla Bolson, specifically the Rio Grande Alluvium (an overlying shallow water-bearing zone), is most likely dependent on percolation from agricultural irrigation as well as on flows of the river and canals (See Appendix D, Map 6: Surface Hydrologic Features). Although irrigation allocations are based on the expected precipitation in Colorado and Northern New Mexico, during dry periods irrigation is frequently dependent, on groundwater for adequate water supplies (See Appendix D, Map 7: Ground Hydrologic Features). In desert areas, wet and dry periods are expected, and may last for years. Dry cycles deplete water storage in large reservoirs such as Elephant Butte Lake. Weather phenomena, such as the recent El Niño and La Niña weather patterns, affect not only marginal desert areas, but have resulted in extensive drought-related agricultural losses throughout the world. If the existing irrigation allocations are transferred to urban uses, the Mesilla Bolson will slowly dry up.

Cities including Las Cruces, El Paso and Juarez are largely dependent on the groundwater aquifers. The City of El Paso has largely mined the groundwater in the Hueco Bolson, northeast of El Paso. Heavy pumping in Canutillo is straining the Mesilla Bolson's resources. Without the recharge from normal river flow and agricultural use, the Rio Grande basin could also face the same outcome. The Hueco and Jornada BOLSons were amply charged during the last glacial period, which ended approximately 15,000 years ago. Subsequent to the end of the ice age, the recharge of these aquifers has been either very slow or nonexistent, depending on the extent of precipitation falling in the surrounding mountains.

Approximately 730,000 acre feet of surface water are held in reserve in the Elephant Butte Irrigation District (EBID), a reservoir for irrigation and other potential uses. The annual allocation to New Mexico is 381,900 acre feet, 288,100 acre feet to Texas and 60,000 acre feet to Mexico. If all committed surface water were converted to urban use, the entire region outside urban development would become a marginal desert, with approximately 9" of precipitation annually. It is possible, given current consumption, that the Rio Grande could support a population of 7,750,000 if all surface water were converted to urban uses. However, the aquifers in the upper and lower Rio Grande would soon be depleted, leaving the area vulnerable to water shortages during an extended drought period. The water allocation through the New Mexico-Texas Compact and distributed by the Elephant Butte Irrigation District is as follows:

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New Mexico Allocation	57%	381,900 acre-ft
Texas Allocation	43%	288,100 acre-ft
Mexico Allocation	Constant	60,000 acre-ft

Based on Annual Average Total Acre-ft of water available in the United States: 100% = 670,000 acre-ft. (Source: GeoStat, Inc. 2000)

TABLE 2-1: Allocation of Rio Grande River Water Resources

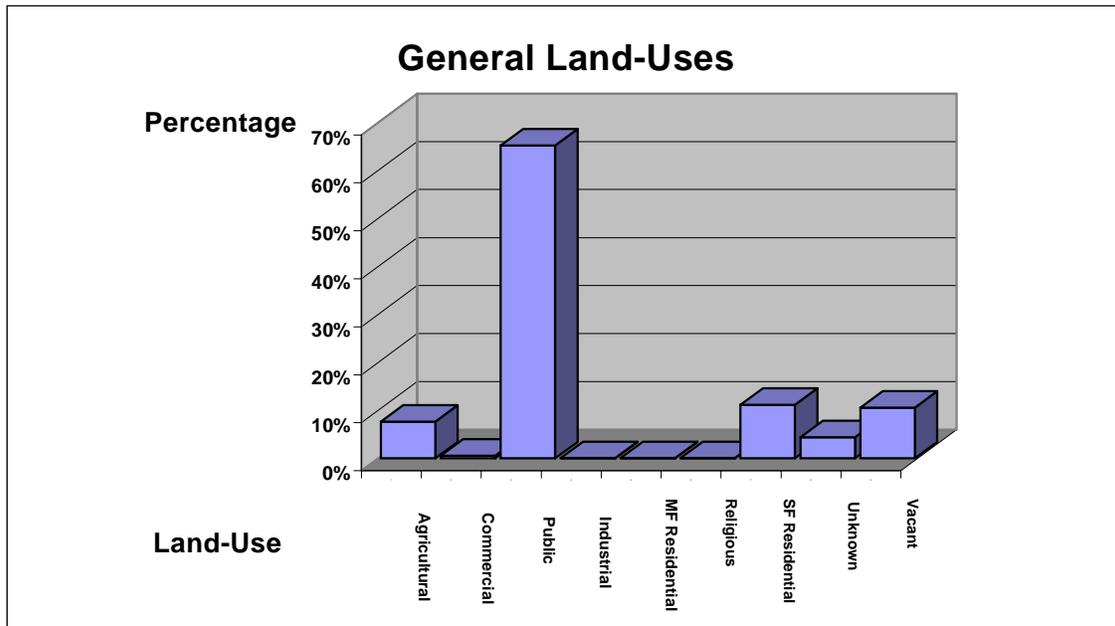
Based on geographical and environmental constraints (proximity to a water source and loss of water from evaporation) agricultural users in New Mexico have more water at this point in time. Therefore, the area's water has become a target for its more densely developed neighbor to the south. Land-use and water decisions made now can assure Doña Ana County of maintaining a quality way of life as opposed to losing its irreplaceable water supplies to neighboring communities along with housing, revenues, jobs and commerce.

2.3.2 Land Ownership

The ETZ Planning Area has a total land area of almost 219,455 acres, or nearly 342.88 square miles. Ownership within the planning area is divided among many interests, which include local, state and federal governments, New Mexico State University (NMSU) and private owners. Public ownership by far accounts for the majority of land ownership, with public or government entities overseeing 143,077 acres of land, or 223.56 square miles, or 65% of the land located in the ETZ planning area. Less than 132.68 sections, or approximately 84,915 acres (35 percent of the land in the ETZ) is under private ownership. This includes remote ranch land that lack water or infrastructure.

The New Mexico State Land Office ownership accounts for approximately 55 sections, or more than 35,000 acres, or 16 percent of the area as shown in Graph 3. The State land parcels most likely to be released for development are east of the city limits and lying mostly north of the proposed Lohman extension and south of US 70 east of the Las Cruces City limits.

The most desirable properties for development are those adjacent to the City of Las Cruces and for which the city could make utilities and transportation available. The properties that fit this category include less than two sections of private land and more than 15 sections of State Trust Lands. Of the 15+ sections (9,700 acres), approximately four sections (2,506 acres) in the northwest corner of the site have been master-planned for development by the state. This property is in an area that has been identified for arterial and street development in the Las Cruces Metropolitan Planning Organization's MPO Transportation Plan.



Legend: MF = Manufactured Home SF = Single Family
Source: GeoStat, Inc. 1999

Graph 2-1: General Land-Uses

The US Department of Interior, Bureau of Land Management (BLM) hold properties to the east of the State Trust Lands as the Organ Mountain Wilderness and Recreation Area.

Due to the large amount of cultivated agricultural land present in the North and South Valley Areas, private interests hold the majority of remaining land. Private ownership can be further divided into land use categories of urban/developed land, agricultural land and some vacant land. The majority of urban/developed land is located close to the City of Las Cruces, Town of Mesilla and the Village of Doña Ana.

2.4 ETZ SUB-AREAS

The ETZ Commission divided the Extra-territorial Zone into “Sub-Areas” to identify the land-use, housing and socioeconomic characteristics that may be exclusive or unique to one area of the ETZ versus another. Brief descriptions of the sub-areas are provided next.

2.4.1 North Valley Area

The North Valley area is bounded on the west by the Rio Grande, on the north by the ETZ five-mile limit, on the east by Interstate Highway 25 (I-25) and on the south by the Las Cruces City limits. (See Appendix D: Map 5, ETZ Sub-Areas).

The North Valley Area includes the historic village of Doña Ana, which was the first settlement in Doña Ana County, in the early 1840's. The village was designated on the National Register of Historic Places in 1996. Land use is comprised mainly of agriculture, primarily vegetable crops, pecan orchards and associated housing, ranging from small acreages and sub-acre lots to large-lot site-built housing, or mobile homes on rural lot splits. Commercial and agribusiness related activities are limited and primarily located to take advantage of the area's arterial network. The floodplain of the Rio Grande and the irrigation systems, canals and drains provide for crops and pecan orchards.

2.4.2 East Mesa Area

The East Mesa boundaries are: I-25 on the West, the ETZ five-mile boundary on the north, military boundaries on the east and Dripping Springs on the south.

The East Mesa area includes the community of Organ, originally surveyed in 1882 and established as a townsite in 1885 under a grant signed by President Chester Allan Arthur. By 1883, two hundred people inhabited the townsite. Many worked in the 43 mines that were in operation in the area between 1882 and 1929.

It was not until the 1950's that the East Mesa was to experience growth. The need for nearby housing for workers employed at White Sands Proving Grounds (now the White Sands Missile Range), located east of the Organ Mountains, triggered new growth and development in the East Mesa.

The area has been dominated by haphazard development north of US 70. In 1987, the City of Las Cruces, in an effort to upgrade development requirements, annexed a portion of the East Mesa. Therefore, commercial sites in the East Mesa area, adjacent to and near the City of Las Cruces, are subject to more stringent standards of development but are provided with amenities that outlying areas do not have (e.g. water, sewer, etc.).

To the east of the city limits, a large tract of New Mexico Trust land is contiguous to the developing areas of the City of Las Cruces. The New Mexico State Land Office owns approximately 18 sections (11,520 acres) of vacant land, which is bounded on the east by the Organ Mountain Recreation and Wilderness Area. A total of 2,506 acres has been planned for urban development. The New Mexico State Land Office has expressed an interest in completing a Master Plan for the remainder of the 9,014 acres to be made available for development. Although the Master Plan does not address specific housing densities, it is assumed that an average density of approximately four dwelling units per acre, with complete infrastructure, would be necessary for the development of middle range housing. The area would easily support at least 25,000 single-family housing units, with condominium and patio homes. This area, with private lands adjacent or near to the State Lands site, would meet much of the housing demand for the foreseeable future. These State lands present a tremendous opportunity for the City, County, ETZ and citizens to impact development in an orderly manner. The New Mexico State Land Office is required by law to obtain the best possible return on State Trust lands. The New

Mexico State Land Office maintains control over master planning and recommended zoning, in advance of annexation of such master-planned lands by a municipality. The soils of the area date back to glacial time periods. Unique opportunities exist that could be useful in preserving natural arroyos that have alluvial cuts that would be unsuitable for urban use that could benefit natural open space and park settings. The land to the east of the State Trust Lands are in the Bureau of Land Management (BLM) Organ Mountain Recreation and Wilderness Area, which prevents the development of the mountains and higher mesa areas, thereby protecting the fragile environment and the aesthetic mountain views.

Local governments can acquire federal land for parks, roads and public facilities. Additional sections of BLM land are designated for disposal to the private sector or for trade with the New Mexico State Land Office. The East Mesa soils, for the most part, have several moderate building limitations and, in some cases, severe building limitations, including high shrink and swell, cementing and flooding, which require special building precautions. The septic suitability ranges from slight to severe depending on percolation, cementing and other characteristics. The average soil suitability limitations for septic tank usage is moderate.

2.4.3 Tortugas Mountain - East Mesa Area

The boundaries for this area are: the junction of I-25 and I-10 to the west, Dripping Springs Road to the north, military reservation boundaries to the east and the ETZ's five mile boundary to the south.

The Talavera Foothills, Las Alturas Estates and other southeast mesa areas have been included as the Tortugas Mountain East Mesa, with approximately 1,500 residents. The Tortugas Mountain acts as a barrier separating the residential foothills from the city. The mountain also supports an observatory maintained by New Mexico State University. The Las Alturas Estates area began development in the 1960's and has focused on large lot development. New Mexico State University and the NMSU Golf Course bound the Las Alturas Subdivision on the north and west. On the east, there is NMSU property, an Elephant Butte Land and Trust subdivision and federal (military) property.

The adjacent Elephant Butte Land and Trust Subdivision, although platted in the early part of the twentieth century has few homes. The residents have a common link with the other residents in the area of desiring lots to be as large as or larger than the current zoning with the minimum lot size being restricted to two acres. A road assessment district has been approved to provide paving on the primary roads serving the Elephant Butte Land and Trust subdivision.

The Talavera Foothills area is a more recent development with lots of at least one acre. Unlike much of the City, County and ETZ, these lots are outside the water and sewer service area of the city. Recently, a 12" water line owned by the Moongate Water Company has been extended into the area. This water line extension will speed up the

rate of housing construction. Wastewater is disposed of with private septic tanks, which are approved by the New Mexico State Environment Department.

The Tortugas Mountain-East Mesa soils, for the most part, have several moderate building limitations and, in some cases, severe building limitations including high shrink and swell, cementing and flooding, which require special building precautions. The septic suitability ranges from poor to severe, depending on percolation, cementing and other characteristics. The average soil suitability limitations for septic tank usage is moderate.

2.4.4 South Valley Area

Boundaries of the South Valley are I-10 on the east, the ETZ's five mile boundary on the south, the Rio Grande on the west and the Las Cruces city limits on the north.

The area is predominantly agricultural, producing chiles, other vegetables, pecans and cotton, with numerous homes and mobile homes on lot splits, which extend from the municipal limits of Las Cruces and Mesilla south to the ETZ five-mile boundary. Limited mixed agribusiness and commercial activities also characterize this area located south of Mesilla and Mesilla Park. Much of the development is along New Mexico Highways 28 and 478 and the adjacent Burlington Northern & Santa Fe (BN&SF) Railroad, which support light industrial and agribusiness enterprises. The old townsite of Brazito, dating back to 1819, is located along New Mexico Highway 478. Large pecan orchards cover many acres along Highway 28, providing economic health as well as cool, beautiful surroundings.

The area soils are dominantly sandy- clay- loam mixtures with good drainage. These soils have moderate to severe limitations for septic tank percolation and severe for lagoon treatment acreage. Building construction in the valley is limited. Much of the soil in the area exhibit high shrink and swell characteristics and have a low (weight) bearing capacity.

2.4.5 West Mesa Area

The West Mesa is comprised of areas west of the Rio Grande including historic Shalem Colony, Picacho Hills, Fairacres, the village of Picacho, Rassaf Hills and the mesa area east of the Las Cruces Airport and Industrial Park. Farms characterize the area, with urban enclaves and mobile homes on individual lots.

Old Picacho village is part of the ETZ's West Mesa. The village is an unincorporated community, comprised of a mix of agricultural and residential uses. Shalem Colony, the most unique of early area developments, began in 1884 when Dr. John Newbrough acquired 1,200 acres and founded the colony. There are no longer any buildings remaining to indicate that the colony ever existed.

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Recent developments in the West Mesa area include Picacho Hills, a golf community, and Rasaaf Hills, located west of Mesilla. Fairacres was established in 1926 and grew with Las Cruces following World War II and the buildup of White Sands Proving Grounds now called White Sands Missile Range (WSMR), east of the Organ Mountains.

The West Mesa area soil, along the river valley are predominantly sandy-clay-loam mixtures with good drainage. These soils have moderate to severe limitations for septic tank percolation and severe limitations for lagoon treatment. There are moderate to severe limitations for building due to high shrink and swell characteristics and low bearing capacity. The mesa soils have several moderate building limitations, and in some cases, severe building limitations including high shrink and swell, cementing and flooding, which require special building precautions. The septic suitability ranges from slight to severe depending on percolation, cementing and other characteristics. The average soil suitability limitations for septic tank usage is moderate.

2.5 DEMOGRAPHIC ANALYSIS

2.5.1 ETZ Sub-Areas: Current Land-Use Patterns and Projected Growth

Table 2-2 presents the population and housing data for each sub-area. The demographic and economic section covers these data in more detail. Land-use patterns reflect historic population growth and housing development. Information about the county and city

SUB – AREAS:	YEAR:	1990	1998	2000	2005	2010	2015	2020	2025
North Valley	Population	14,558	18,500	19,451	20,216	21,043	21,845	22,602	23,413
	Housing		7,308	7,780	8,090	8,420	8,740	9,040	9,370
South Valley	Population	10,839	13,812	14,481	15,501	16,604	17,673	18,683	19,764
	Housing		4,863	5,170	5,540	5,930	6,310	6,670	7,060
East Mesa	Population	11,154	14,214	14,902	17,281	19,874	22,385	24,758	27,298
	Housing		5,633	5,960	6,910	7,950	8,950	9,900	10,920
Tortugas Mountain	Population	1,614	2,057	2,156	2,325	2,490	2,650	2,801	2,963
	Housing		774	800	860	920	980	1,040	1,100
West Mesa	Population	3,888	4,954	5,194	5,959	6,786	7,588	8,345	9,156
	Housing		1,765	1,860	2,130	2,420	2,710	2,980	3,270
ETZ Total	Population	42,053	53,587	56,184	61,282	66,797	72,141	77,189	82,594
	Housing		20,343	21,570	23,530	25,640	27,690	29,630	31,720

Source: 1999 Information Pathways, Inc.; 1998 Bureau of US Census; and 1999 GeoStat Land-Use Projections with Population Adjustment

TABLE 2-2: Current ETZ Population and Housing Unit Estimates and Projection by Sub-Areas

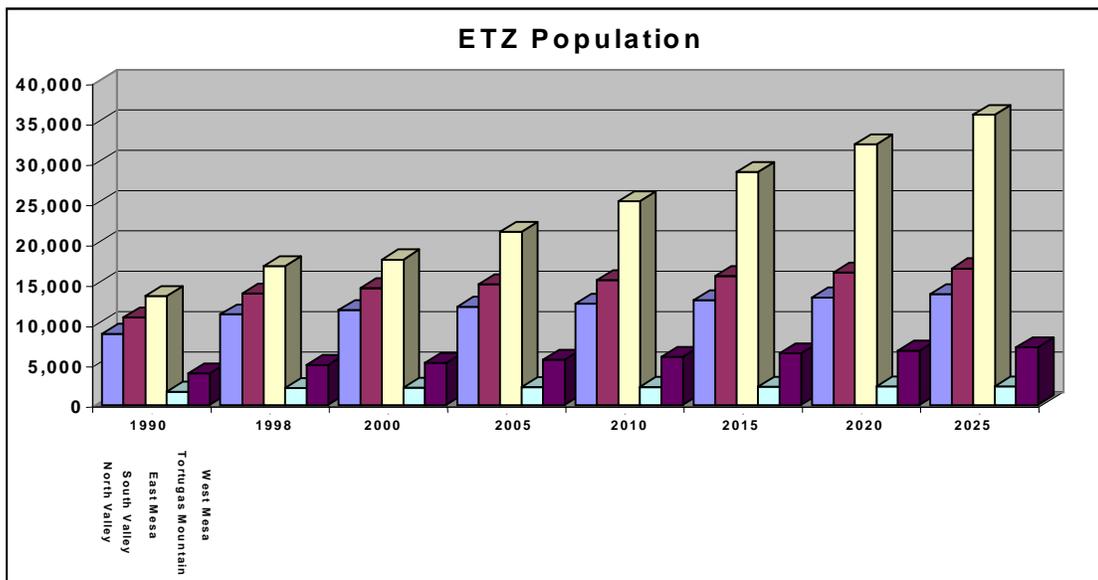
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building permit data was reviewed to determine the rates of growth and the absorption rates. With these essential data in hand, population data have been adjusted to estimate future land-use using a simple mathematical land use and population model. The results are depicted in Table 2-2 and Graph 2-2.

To increase the level of accuracy for these sub-area projections, county level projections were prepared. Then, utilizing Census Block Groups and Tracts, the model placed the growth in logical Census boundaries. As shown in the population table and graph, the East Mesa is projected to be the fastest growing area in the ETZ, followed by the South Valley, North Valley, and West Mesa, in that order. The Tortugas Mountain Area is the slowest growing area in the ETZ.

The Sub-Area's populations, as well as the ETZ total population, are depicted in Table 2-2. In preparing demographic projections, national and state projections are very accurate. The county level projections are fairly accurate. The most difficult projections are for cities and small areas.

The Future Land Use Concept Map (Map 1) also illustrates that residential site-built homes, as well as manufactured and mobile homes, have utilized a great deal of land for development. The continued development of large lots (one or more acre in size), will soon place pressures on available private land. An increase in density for site built and manufactured homes to four or more units per acre, and an increased density for mobile homes placed in planned developments of six to 10 units per acre, would have a positive impact on reducing sprawl. The impact would be on both the affordability of home sites and homes, as well as the affordability of environmentally compatible infrastructure.



Source: GeoStat, Inc. 1999

Graph 2-2: Population Growth by ETZ Area

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An increase in residential density would also preserve much of the land currently being taken out of open space and agriculture.

The purpose of the Land Use and Zoning section is to identify the historic patterns of development, the existing land use and zoning for the Doña Ana County-Las Cruces ETZ and to project future development. The ETZ Commission does not have the capital planning and budgeting authority often considered necessary for sound planning practices. The ETZ Commission and the ETZ Authority do have jurisdiction on zoning and subdivisions. These regulations can have a major impact on development patterns and standards.

2.5.2 Population Estimates and Projections

Population projections are prepared at regular intervals by the US Bureau of the Census at the national, state and county levels. Figures cover large geographic area coverages and are very accurate, due in part to the size and relative stability of large areas. As projections are made for cities and smaller areas, the accuracy declines. In order to improve the accuracy of projection, the county projections were made in phases. During the first phase, a traditional population projection was developed by Information Pathways (a national geo-demographic and economic analysis firm). Second, an examination of building permits, subdivision permits and absorption rates provided basic information on the location of the available private and public land for new development and the rate of development. These data were used to determine the share and location of county population in relation to the demand for a type and location of landuse. The land-use model uses these data and physical limitation data with public input and policy statements to develop the land use projections.

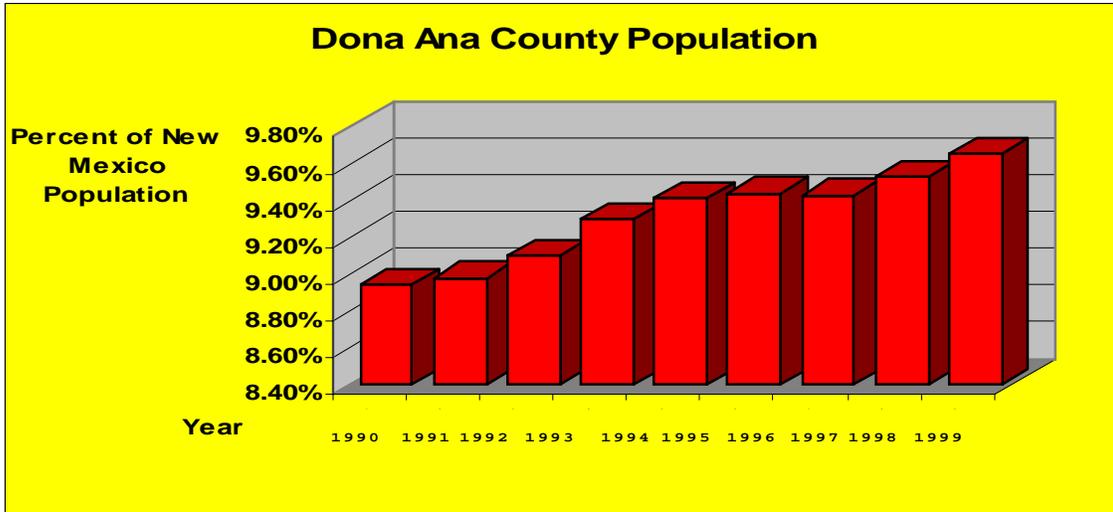
Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
New Mexico	1,515,069	1,519,940	1,547,141	1,580,841	1,615,385	1,653,777	1,683,773	1,707,902	1,723,965	1,736,931
Doña Ana County	135,510	136,523	140,830	146,275	151,965	156,083	158,802	162,713	166,301	169,165
Percent of State Population	8.94%	8.98%	9.10%	9.30%	9.41%	9.44%	9.43%	9.53%	9.65%	9.74%

Source: US Census 1999; GeoStat 2000

TABLE 2-3: Doña Ana County as a Percentage of the State of New Mexico

As shown in Table 2-3, Doña Ana County is gaining in population not only at a rapid rate, but also as a percentage of the total New Mexico Population. Doña Ana is not only one of the few New Mexico counties to be gaining in population, but the only county to exhibit growth throughout the last decade. The county has increased by 33,655 persons and the state by 221,862 so far this decade. Doña Ana County's numeric representation

is increasing overall in relation to the State. This increase is expected to continue as Doña Ana County benefits from the Greater El Paso area's sphere of influence.



Source: GeoStat 1999

Graph 2-3: Percentage of Doña Ana County Population to the State of New Mexico Population

2.5.3 Population Growth and Landuse by ETZ Sub-Area

The county's population is projected to increase by 21,000 people between the year 2000 and the year 2020. Housing units are projected to increase by 10,150 in the same period. Due to the lack of sewer systems in the ETZ, the added housing demand could absorb up to 10,000 additional acres of land in the ETZ.

The use of cluster development, as an intensity of land-use alternative on a moderately large lot development, would benefit residents, developers, builders and governments alike (See Map 1, Future Land Use 2020). First, the placement of clusters of homes with adjacent open spaces for joint use would increase the aesthetic value to not only the residents thereof, but to the entire community, as well. Cluster developments would save 25% to 50% in on-site infrastructure development costs, as well as provide local government savings for off-site development costs by concentrating the development. From a facilities and operations point of view, cluster communities assist in keeping the costs low for the delivery of all vital services including waste management, police, fire, and emergency services.

The increased demand for land will push new development onto poor soils with septic tank and building construction-related problems. As the land absorption continues, land values will likely increase as the result of diminishing land supplies. A reduction in the land-to-building ratio from one house per acre to four or more houses per acre would

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greatly reduce the infrastructure cost for each property owner, for local governments and for utility services.

Small lots would also provide an economic pattern sufficient to provide sewage facilities at roughly the same cost as currently allocated for septic tanks. The soils in the ETZ are predominantly sandy-clay-loam mixtures with relatively good drainage. (See Map 2: Generalized Soil Map). These soils have moderate to severe limitations for septic tank percolation and severe limitations for lagoon treatment. The soils also have moderate to severe limitations for building due to high shrink-swell characteristics, with low bearing capacity. A more detailed analysis is contained in the technical report and in complete analyze by the United States Department of Agriculture (USDA) and the Natural Resources and Conservation Service (NRCS). (See Appendix D: Map 3 Generalized Structural Building Limitations).

Soil Maps 1, 2 and 3, in Appendix D, clearly delineate the generalized soils by type, geographic area and the recommended limitations for agricultural and urban uses for each soil type. Urban soil limitations are based on scientific analyses of each soil type. These limitations include poor percolation of wastewater in septic tank fields. Other limitations are: the bearing capacity of soils, corrosive and caustic characteristics requiring different types of pipe and other building materials, shrink and swell caused by clays that require stronger foundations, and other measures that will provide safer and healthier homes (See Appendix D: Map 4 Generalized Septic Sensitivity).

2.5.4 Existing Landuse Patterns in the ETZ

The ETZ is divided into land-uses, which include residential, agricultural, commercial, industrial, institutional, public infrastructure, public and educational facilities and vacant land. Each of the land-use categories have subcategories that define a parcel's specific land-use.

Land-use patterns in Doña Ana County, as well as in the ETZ, began in the 1840's. They reflect a north-northwest and south-southeast pattern of development that follows the Rio Grande's watercourse in association with the valley's farm and ranch activities. (See Appendix D: Map 8: 2000; Map 9: 2005; Map 10: 2010; Map 11: 2015; Map 12: 2020; and, Map 13: 2020 the Future Land Use Series Maps).

Availability of private land has been the prime determinant for much of the growth experienced in the area since 1950. Limited availability of private land, and the presence of water appear to be the strongest influences in guiding location decisions. The next major determinates are the availability of arterials and highways for traffic. Much of the development in the ETZ has occurred along US 70, which connects Las Cruces with White Sands Missile Range, a major area employer, and Alamogordo to the east. The US 70, Interstate 10 (I-10) and Interstate 25 (I-25) corridors lack much of the infrastructure usually considered necessary for sound development, because much of the land is used for grazing cattle on Bureau of Land Management land. However, private land was sold and developed rapidly in the western part of the ETZ (West Mesa area), along the

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westbound Deming-to-Los Angeles section of US 70/I-10 (west of Las Cruces). The I-10 route to El Paso, and the I-25 route to Albuquerque are mostly undeveloped, except for one major interchange at Doña Ana within the ETZ boundary. Other routes to El Paso, such as New Mexico Highway 478 and Highway 28, have land use patterns more commonly associated with agricultural development.

ETZ SUB-AREAS	North Valley			East Mesa			Tortugas Mountain			South Valley			West Valley		
	Parcel Count	Square Miles	Acres	Parcel Count	Square Miles	Acres	Parcel Count	Square Miles	Acres	Parcel Count	Square Miles	Acres	Parcel Count	Square Miles	Acres
Agriculture	342	5.2	3,297.5	32	4	2,557.2	8	0.7	423.7	463	9.3	5,963.4	119	7.4	4,707.1
Commercial	46	0.1	63.4	43	1.4	867.6	3	0.0	13.0	97	0.3	180.1	30	0.4	266.0
Govt / Quasi Govt	30	0.1	30.5	207	84.1	53,829.3	66	26.0	16,622.9	36	0.1	40.8	206	113.4	72,553.7
Industrial	16	0	9.5	17	0.1	33.9	1	0.1	64.6	33	0.1	87.4	14	0.1	67.4
Multi-Family Res	40	0.2	95.7	28	0	26.5	13	0.0	11.6	69	0.2	123.5	35	0.1	71.0
Religious	4	0	8.3	3	0	18.0	0	0.0	0.0	9	0.0	21.7	1	0.0	14.6
Single-Family Res	2,906	8.2	5,246.4	2,745	7.2	4,624.1	739	2.1	1,311.1	2,367	12.8	8,213.9	1,241	8.1	5,151.6
Unknown	360	2.5	1,604.2	234	3.4	2,191.8	40	1.1	681.7	362	3.6	2,277.8	216	4.5	2,882.0
Vacant	532	2.2	1,398.2	2,019	18.1	11,555.2	620	5.7	3,631.6	437	2.5	1,569.7	630	7.9	5,036.1
Sub Area Total:	4,276	18.4	11,753.7	5,328	118.3	75,703.6	1,490	35.6	22,760.2	3,873	28.9	18,478.3	2,492	141.8	90,749.5
TOTAL ETZ AREA										Percentage					
				Parcel Count	Square Miles	Acres				Parcel Count	Square Miles	Acres			
Agriculture				964	26.48	16,948.90				5.5%	7.72%	7.72%			
Commercial				219	2.18	1,390.10				1.3%	0.64%	0.63%			
Govt / Quasi Govt				545	223.56	143,077.20				3.1%	65.20%	65.20%			
Industrial				81	0.41	262.8				0.5%	0.12%	0.12%			
Multi-Family Res				185	0.51	328.3				1.1%	0.15%	0.15%			
Religious				17	0.09	62.6				0.1%	0.03%	0.03%			
Single-Family Res				9,998	38.36	24,547.10				57.3%	11.19%	11.19%			
Unknown				1,212	15.06	9,637.50				6.9%	4.39%	4.39%			
Vacant				4,238	36.23	23,190.80				24.3%	10.57%	10.57%			
				Total # of Parcels	Total # Square Miles	Total # of Acres									
TOTAL:				17,459	342.88	219,445.30				100%	100%	100%			

Source: GeoStat Inc 1999 (See an enlarged copy of Table 2-4 in Appendix C: Supplemental Data)

Table 2-4: Landuse by ETZ Areas and the Total ETZ Landuse

Interstate 10 is the Mesilla Valley’s major east-west highway. The east-bound route of I-10 connects the Mesilla Valley with El Paso, Houston and eventually the southeast Atlantic coast. The west-bound route of I-10 links the Mesilla Valley with Deming, Lordsburg, Tucson, Phoenix, Los Angeles, and San Diego. Interstate 25, which originates in Las Cruces, provides a route north to Albuquerque, Santa Fe, Colorado Springs, Denver and Billings, Montana. From I-25, US 70 serves as the area’s eastern link to Alamogordo, Roswell, Portales, Clovis and Amarillo, Texas. The Las Cruces International Airport provides passenger, freight and charter air service. Regularly scheduled airline service is also available through El Paso International Airport approximately 47 miles to the southeast.

These routes are contiguous to private land, while the interstate highways (I-10 and I-25), for the most part, are located adjacent to federal and state lands. Located parallel to New Mexico State Route (NMSR) 478, is the Burlington Northern & Santa Fe Railway (BNSF) right-of-way, which is another major freight transportation route with associated commercial and industrial development.

Land and infrastructure availability, governmental policies and regulations, as well as the more difficult to quantify “favorable development climate” determine the type and amount of development that takes place. The total ETZ comprises an area 342.88 square miles or 219,496.5 acres of which 47.6 square miles or 30,471.4 acres are within municipal corporate limits or is under New Mexico State University ownership. More than two thirds of the land in the ETZ is owned by federal, state and other public agencies. The remaining land that is vacant is the land with development potential.

2.5.4.1 Residential Use

Although the ETZ has various residential zones, it is comprised primarily of lots that are one acre in size or greater. Such acreages consist of the following housing related subcategories: single-family, rural detached site-built, manufactured housing, single and double-wide mobile homes and recreational vehicles in parks. There are a few patio homes and duplexes in the Extra-Territorial Zone. Due in part to the economy of the area, residential housing within the ETZ consists of predominantly mobile home units on single lots, lot splits and mobile home parks, interspersed with manufactured housing and separate single-family site-built units. (See Appendix D: Existing Land Use Map 13.) There is a lack of sewer systems in the ETZ. The requirements for septic tanks under State regulation is a minimum of 3/4 acre. This regulation determines the minimum marketable lot size in much of the ETZ. There are numerous private and cooperative water systems with the capacity of serving such lots.

2.5.4.2 Commercial Use

Commercial use zones allow such uses as neighborhood shopping centers, community retail trade, professional office space, recreational, manufacturing, wholesale and retail trade, and services. The majority of commercial uses are small businesses and can be categorized to be in structurally good to poor conditions, mostly as strip commercial development along the major arterials. One of the largest areas of concentrated commercial development is along US 70 east of the City of Las Cruces, comprised of a wide variety of small commercial enterprises. There are also commercial developments along Highway 478, US 70 West and Picacho Avenue.

2.5.4.3 Industrial Use

Industrial uses include light industry, agribusiness, construction, manufacturing, and warehousing. The Las Cruces Industrial Park, adjacent to the Las Cruces International Airport on the south of the Airport and I-10, provides space for considerable development. The area needs additional infrastructure and specialized wastewater treatment or sewer systems, to meet the requirements of many industries. The Santa Teresa International Border Port of Entry, outside the ETZ in the southern part of the County, provides access to Ciudad Juarez, Chihuahua, as well as to the rest of Mexico. The area also has excellent transportation infrastructure with a nearby highway and the interstate highway, rail and airport facilities. This new Port of Entry area is expected to become a major commercial, industrial and employment generator. Several new facilities have already been developed. There are major industrial plants and agriculture packing facilities along the BNSF Railroad and Highway 478 inside and outside the ETZ boundaries.

2.5.4.4 Institutional Use

Institutional uses include police, fire protection, transportation, government, schools and churches. All of the ETZ's permitting services are located at the County Complex in Las Cruces. The Las Cruces School District has a total of twenty-nine (29) public schools and an enrollment of 20,771 students in the system. Of the 29 schools, 19 are elementary schools, with 10,253 students. Nine of the district's 19 elementary schools are located in the ETZ. There are six middle schools, with 4,335 students, two of which are located within the ETZ. Many of the students are bussed to various schools within the Las Cruces School District, as school district boundaries do not coincide with municipal boundaries. A large number of churches and a few synagogues, mosques and temples are scattered throughout the ETZ and represent several religions.

2.5.4.5 Public Facilities

Public Facilities are divided into the following subcategories: health care, recreation, libraries, utilities, telecommunication, and open space. (See Appendix D: Map 19 - Public Schools and University). Currently, few facilities are available in the ETZ itself, but are available in the municipalities, primarily the City of Las Cruces. Complete health care services, including basic trauma services, satellite health clinics, dental facilities, behavioral health, and ancillary facilities are located in Las Cruces at Memorial Medical Center, Mesilla Valley Hospital, various clinics and doctors' offices. Primary health services are available to the ETZ at the Ben Archer Clinic, near the village of Doña Ana and the East Mesa Health Clinic.

2.5.4.6 Water Service

The City of Las Cruces provides water service to its residents and has extended limited water service to areas outside its city limits, where the extension of the system was feasible (See Appendix D: Map 17, ETZ Water Systems). Private water providers and

water utility companies provide water service to numerous areas in the Extraterritorial Zone.

2.5.4.7 Wastewater Service

The City of Las Cruces provides wastewater service to the residents of the City and has extended limited service to outlying areas that are adjacent to existing systems. The City of Las Cruces' approved wastewater system improvements do not include plans to serve the greater portion of the ETZ.

The village of Doña Ana has the potential for 500 connections via a force main sewer to the City of Las Cruces wastewater treatment plant. The Doña Ana Mutual Domestic Water Consumer Association (MDWCA) provides billing service for customers who are connected to the Las Cruces sewer system and who are residents of the village of Doña Ana.

The Public Facilities and Services section of Doña Ana County's "*Final Regional Wastewater Facilities Master Plan – 1998*," has an inventory of the present condition, capacity and use of the above facilities and services. The assessment of the identified sections of the document is not intended to be an in-depth evaluation of the area's operations or programs, but identifies their capacity and limitations with respect to future ETZ planning and development. (See Appendix D: Map 18, Wastewater Service area).

2.5.4.8 Vacant Land

Vacant land is prevalent throughout the ETZ, with most concentrated development occurring within one mile of the Las Cruces City limits. (See Appendix D: Map 15 Vacant Lands). Within the planning area, much of the land expected to be annexed by Las Cruces has vacant status at the present time. This is due in large part to the lack of roads and utilities on state and federal lands.

2.5.5 Existing Zoning Patterns in the ETZ

The existing zoning patterns for the ETZ were adopted in 1989, as shown on the Large ETZ Zoning Map on file in the County Planning Office. (See Appendix D: Map 14 - Generalized ETZ Land Use Map). These districts show that the trend was to zone most land for residential districts of varying density requirements. A few isolated pockets of commercial zones currently exist in the ETZ. The commercial activities along US 70, east and west, have generated a degree of visual pollution to the entry to the City of Las Cruces.

The existing industrial zones have been located along the rail line and tend to buffer the residential and agricultural areas from rail traffic. There is little or no vacant land zoned for apartments or mobile home parks or recreational vehicle (RV) parks in the ETZ.

At this writing, all private land in the ETZ has been zoned. The state reserves the right to determine the applicable uses of its lands. Commercial zoning has generally followed the railroad, state highways such as South Main Street (NMSR 478), State Highway 28 in the South Valley, Picacho Avenue (US 70) into the West Mesa, and North Main Street (US 70) into the East Mesa Area, and Valley Drive into the North Valley area. Only the Talavera area is without a major arterial/highway and accompanying strip commercial activity.

2.5.6 Locations of Special Concern

The evolution of land use within the ETZ has produced a number of conflicts whereby abutting land uses are incompatible. Doña Ana County has 25% of the mobile homes in New Mexico and less than 10% of the State's population. The mobile home housing units are scattered on acre and sub-acre parcels throughout the ETZ, in contrast to Las Cruces, where mobile homes are concentrated in mobile home parks or subdivisions. Pockets of mobile home sites located adjacent to single-family site-built residences tend to create incompatible land use unless the mobile homes or manufactured homes have exterior siding and roof materials similar to site-built homes. Public comments received through meetings and surveys indicate that the problems associated with mobile home locations adjacent to site-built homes are serious, and that a special zoning district be created exclusively for mobile home parks to ameliorate the problem.

The location of mobile homes in parks with community water and sewage treatment, would reduce potential health problems, especially considering the septic tanks in the valley areas. (See Appendix D: Map 12, Mobile Home Parcels). Public health, water and hydrology professionals, as well as the general public, during the meetings that were held as a part of the planning process in 1999, identified septic tank seepage as a major problem. Unplanned, unimproved large and small clusters of homes on single parcels without adequate sewer facilities exacerbate these problems.

The most compatible use of land fronting a major highway or railroad is open space, commercial or industrial land use. They also provide barriers to the sound pollution associated with heavy commercial traffic. Some single-family residential uses facing major highways are exposed to the noise and high traffic volumes without noise fence barriers.

Commercial activity along highways and major arterials is for the most part compatible with adjacent residential, industrial and agricultural uses. The "islands" of industrial uses are compatible with adjacent uses when there is sufficient building setback and buffering.

The lack of open space and parks in the ETZ creates a handicap for residents wanting recreational facilities. This is especially noticeable in the Northeast Mesa, area where there are few parks and recreation areas other than the mountains.

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2.5.7 Housing

An analysis of existing housing is presented in the following subsections:

- Housing Characteristics
- Housing Conditions

2.5.7.1 Housing Characteristics

The 2000 estimate of population and housing for the ETZ shows approximately that 56,200 residents live in the ETZ. In 2000, there are approximately 20,343 housing units in the ETZ; however, 9% are estimated to be vacant. Subtracting the vacant units from the total units, then dividing the answer into the total population results in an average household size within the ETZ of 2.8 persons. This figure contrasts slightly with the national average of the 1998 US Census figure of 2.7 persons per household, but well within expected levels. The national average has been attributed to the decline of the baby boom and the increase of divorce.

Census Tract	Block Group	1998 Population	2003 Population	1990 -1998 Population Growth	1998-2003 Population Growth	1998 Households	2003 Households	1990 -1998 Household Growth	1998-2003 Household Growth	Average Household Size
North Valley										
Subtotal		18,552	20,798	274	121	6,799	7,792	307	146	2.7
East Mesa										
Subtotal		14,212	15,935	137	61	4,896	5,610	153	73	2.9
Tortugas East Mesa										
Subtotal		2,057	2,306	55	24	724	830	61	29	2.8
South Valley										
Subtotal		13,812	15,486	165	73	4,471	5,123	184	87	3.02
West Mesa										
Subtotal		4,954	5,555	82	36	1,580	1,811	92	44	3.4
ETZ Total		53,587	60,080	713	315	18,470	21,166	797	379	2.9

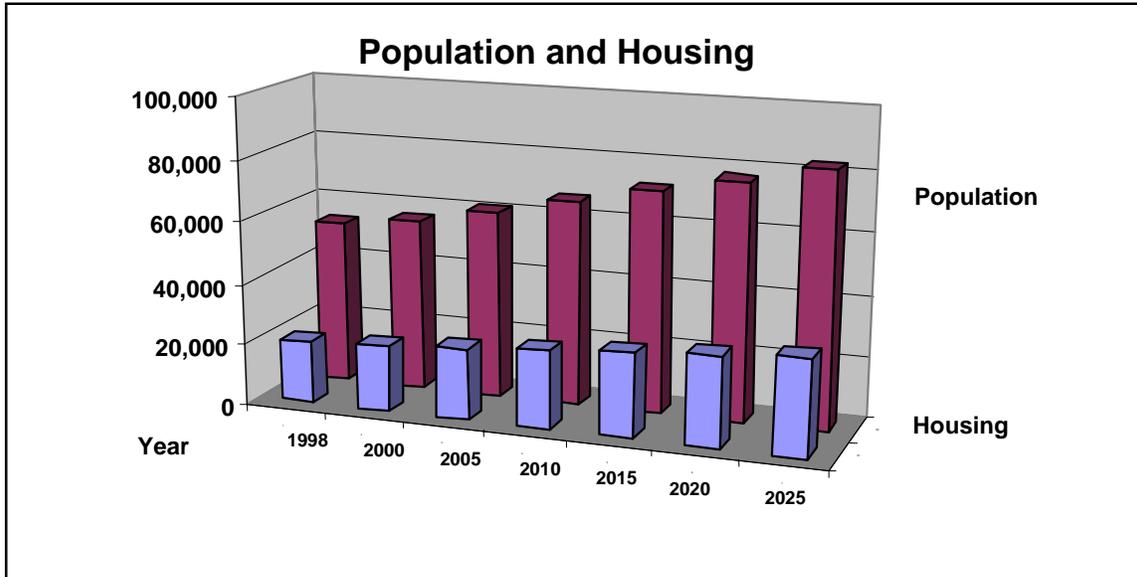
Source: GeoStat, Inc. 1999 (See enlarged version of Table 2-5 in Appendix C)

Table 2-5: Las Cruces-Dona Aña County ETZ Planning Areas

The Summary Population Estimates and Projections in Table 5, by each Sub-Area and the total ETZ provide a snapshot of growth at the Census Block Group levels. All data have been included in the land use projections and are reflected in the GIS data and maps. (See Table 2-2: Population and Housing Estimates and Projections.

2.5.7.2 Housing Conditions

Housing is rated as “good,” “fair,” or “poor.” By comparing the condition of all residential structures (site-built homes, mobile homes and manufactured homes) in the ETZ, over 80% can be considered in good or fair condition. The largest portion of poor housing consists of older, used mobile homes.



Source: GeoStat, Inc. 1999

Graph 2-4: Population and Housing Estimates and Projections 1990 to 2025

The residential structures in poor to fair condition are not grouped in one area of the ETZ, but are interspersed throughout the ETZ; they generally constitute visual blight and pose health and safety hazards. The largest groupings of poor housing are northeast of Las Cruces and adjacent to or north of US 70. Used mobile homes in poor repair are found in four of the five Sub-Areas.

There is a substantial need for affordable housing and alternative affordable housing programs to provide acceptable housing for the entire community.

2.5.8 Income

2.5.8.1 Household Income

Doña Ana County has a very large number of poor households, of which 32% of those households earn less than \$15,000 annually, which falls short of the Housing and Urban Development 's (HUD) “Very Low Income” limit of \$16,250 (for a family of four). It is

ETZ COMPREHENSIVE PLAN 2000 – 2020

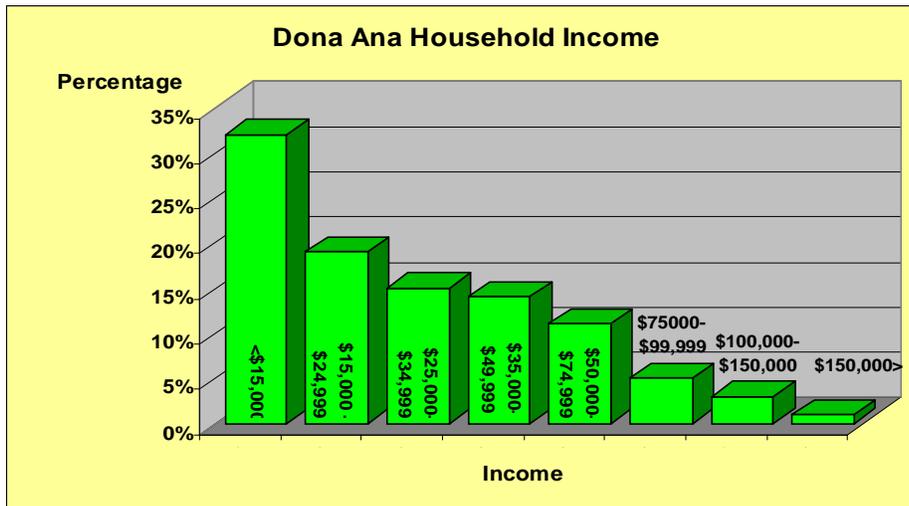
also below HUD’s “Low Income” limit, which is established at 50% of the HUD-adjusted Median Family Income, and below HUD’s “Low Median Family Income”

Less than	\$15,000	\$25,000	\$35,000	\$50,000	\$75,000	\$100,000	Over
\$15,000	\$24,999	\$34,999	\$49,999	\$74,999	\$99,999	\$150,000	\$150,000
18,614	11,184	8,547	8,195	6,738	2,755	1,880	858
32%	19%	15%	14%	11%	5%	3%	1%

Source: US Census 1998 / IPI, Inc 1999 / GeoStat, Inc 2000

Table 2-6: Doña Ana County Household Income

limit of \$18,200. Over 51% of the income of households in the ETZ, are below \$25,000. Forty percent of the households have incomes ranging from \$25,000 to \$74,999 annually. Such figures indicate the need for a variety of housing types in various price ranges.



Source: GeoStat, Inc. 1999

Graph 2-5: Doña Ana County Average Household Income

The ETZ pattern is somewhat different from that of the County as a whole. This is evident in Table 2-7, as well as in Graph 2-5. While 32% of the County households are in the under \$15,000 range, the figure for the ETZ is only 25%. There are slightly higher numbers of households as a percentage of all households in the income ranges over \$50,000 per year.

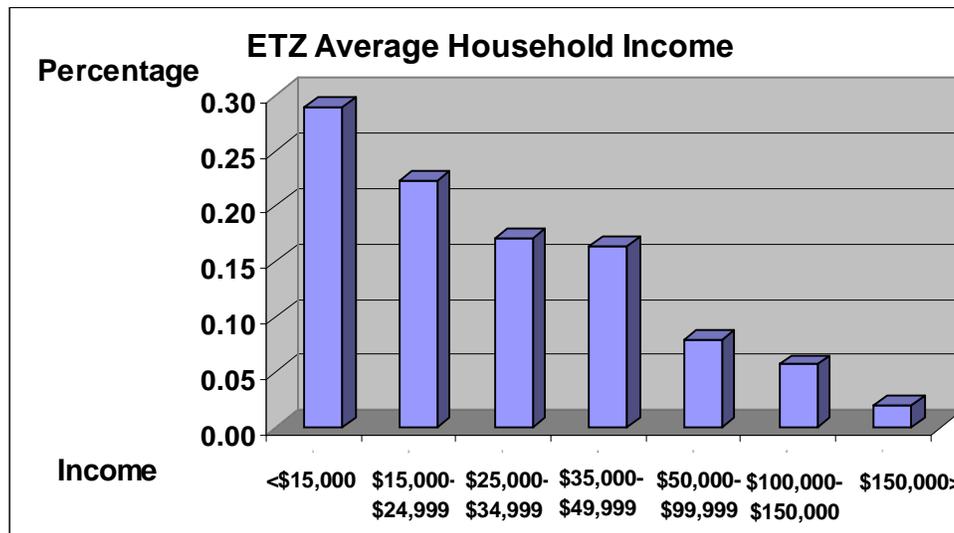
ETZ COMPREHENSIVE PLAN 2000 – 2020

1998 HOUSEHOLD INCOME

	Less than	\$15,000	\$25,000	\$35,000	\$50,000	\$75,000	\$100,000	Over	Median	Average Per Capita		
	\$15,000	\$24,999	\$34,999	\$49,999	\$74,999	\$99,999	\$150,000	\$100,000		Income	Income	Income
North Valley												
Subtotal	1,492	1,192	887	1,097	1,245	435	296	62	\$41,135	\$35,958	\$13,122	
East Mesa												
Subtotal	1,343	961	816	688	481	288	213	105	\$29,534	\$31,454	\$11,623	
Tortugas-East Mesa												
Subtotal	66	47	38	66	160	183	117	48	\$75,190	\$64,563	\$23,138	
South Valley												
Subtotal	1,343	1,054	654	512	533	236	122	18	\$33,107	\$30,327	\$10,362	
West Mesa												
Subtotal	290	245	273	196	263	105	140	70	\$46,161	\$39,305	\$12,755	
ETZ Total:	4,534	3,499	2,668	2,559	2,682	1,247	888	303	\$45,025	\$40,321	\$14,200	
Percent	25%	19%	15%	14%	15%	7%	5%	2%				

Source: US Census 1998 / IPI, Inc. 1999 / GeoStat, Inc. 2000

Table 2-7: ETZ Household Income (See enlarged version of Table 2-5 in Appendix C)



Source: GeoStat, Inc. 1999

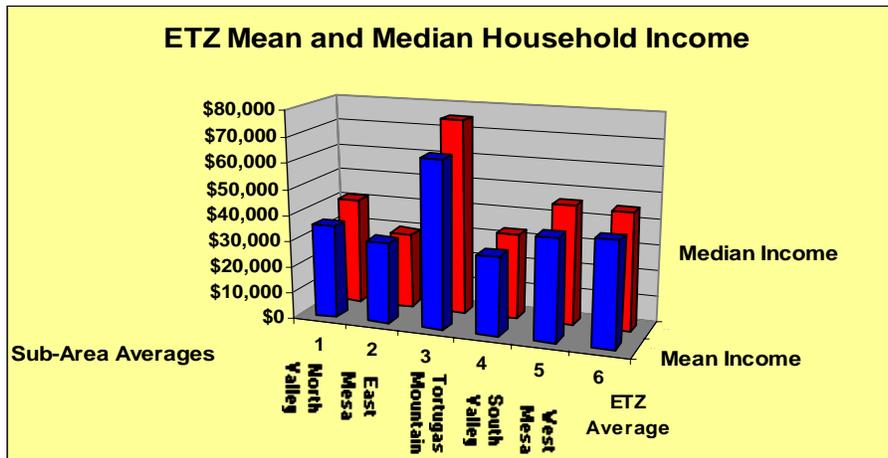
Graph 2-6: ETZ Average Household Income

2.5.8.2 Average Income

The average incomes in the ETZ are displayed in Graph 2-6. The “Median Income”, the numeric middle count of all incomes, has an equal number of household-incomes above and below this count. The Mean is the arithmetic average, or mean, the total of all

ETZ COMPREHENSIVE PLAN 2000 – 2020

household incomes divided by the number of households. The “Median” is frequently favored in economic reports because it is generally higher than the mean, but less accurate in describing household income. Both methods of obtaining averages are shown in Graph 2-7. The obvious data show the differences in each of the Sub-Areas. The North Valley has a mean household income of \$35,958, dollars while the median household income is \$41,135. Either measure places the North Valley incomes substantially above the County averages of \$33,690 Median or the \$30,778 Mean household income.



Source: GeoStat, Inc. 1999

Graph 2-7: Average Household Income

The East Mesa contains some of the most significant pockets of poverty in the Metropolitan Statistical Area (MSA). It is the only area within the ETZ below the County average, with a median of \$29,534 and a mean household income of \$31,454. The highest income in the ETZ, as well as in most of the County, is found in the Tortugas Mountain East Mesa Sub-Area. This is an area of large homes on large one-acre plus lots. The large square footage homes and high values are uncommon in the County, but may be found interspersed in developments throughout the ETZ. The median household income is \$75,190, and the mean household income of \$64,563 is well above ETZ and County averages.

Median Income	Mean Income	Per Capita Income
\$33,690	\$30,778	\$11,106

Source: US Census 1998 / IPI, Inc 1999 / GeoStat, Inc. 2000

Table 2-8: Doña Ana Average Incomes

ETZ COMPREHENSIVE PLAN 2000 – 2020

The ETZ is the largest area in terms of population in New Mexico not incorporated. The ETZ currently has sufficient population to be a Census Metropolitan Area if it were an incorporated municipality. The ETZ would also be the fourth largest city in New Mexico and contain some of the wealthiest areas in the state.

	Median Income	Mean Income	Per Capita Income
North Valley	\$ 41,135	\$ 35,958	\$ 13,122
East Mesa	\$ 29,534	\$ 31,454	\$ 11,623
Tortugas/East Mesa	\$ 75,190	\$ 64,563	\$ 23,138
South Valley	\$ 33,107	\$ 30,327	\$ 10,362
West Mesa	\$ 46,161	\$ 39,305	\$ 12,755
ETZ Area	\$ 45,025	\$ 40,321	\$ 14,200

Source: US Census 1998 / IPI, Inc 1999 / GeoStat, Inc. 2000

Table 2-9: ETZ Average Incomes

2.6 TRANSPORTATION / CIRCULATION

2.6.1 Existing Conditions of Transportaion Systems

Improvement to the existing Las Cruces and Doña Ana County transportation network area, inclusive of the ETZ, is an issue that warrants attention. Input received from Doña Ana County, the Las Cruces Metropolitan Planning Organization (MPO), the New Mexico State Highway Department, from citizens who reside in the ETZ, as well as from elected and appointed public officials. By and large, the citizens felt that there is room for much improvement in the transportation network and the modes of transportation available. (See Appendix D: Map 20, Las Cruces and ETZ MPO Transportation Plan).

There is concern over the need for uniform street and highway standards and requirements for the development of infrastructure by which all developments share the cost of improvements. These requirements should be applied across the board to ensure fair and equitable transportation facilities and cost sharing, both in and out of incorporated areas. Traffic speed and volumes on neighborhood streets were another widely expressed concern, and suggestions included narrowing neighborhood streets and

implementing more speed enforcement to reduce speeds. The narrowing of streets is a standards action, which could be addressed under local government police powers in street design standards.

Other concerns were voiced concerning the volume of traffic and the need for improvements on US 70 east to White Sands and Alamogordo (See Appendix D: Map 21, US 70 Improvements). This has been addressed by the New Mexico State Highway Department, which has already begun a two-year program to upgrade US 70 to interstate standards. The first phase of improvements began on November 16, 1999 from and including the intersection and interchange of US 70 and I-25, and including the Del Ray, Road Runner, Rinconda and Sonoma Ranch intersections. The second phase is scheduled for the Spring of 2000 and includes the intersections with Mesa Grande Drive and Porter Drive. The third phase is scheduled for late summer of 2000 and includes Holman Road. The fourth phase is scheduled to begin in the Spring of 2001 and completes the improvements to the intersections with Weisner Road, Brahman Road and NASA Road. Schedules are subject to change based on the availability of funds.

The aforementioned improvements meet many of the identified needs. With anticipated future improvements onto the East Mesa, including the loop arterial proposed between US 70 and I-25, many of the identified roadway capacity needs for the future will be met. There are other arterial plans that are somewhat controversial. Some of these are the extension of Weisner Road, south of US 70 to I-10 near the Mesquite interchange (the "East Loop"). Also under consideration is the westerly extension of Peachtree Hills Road. Several West Mesa citizens expressed opposition to the widening of Shalem Colony Trail to meet arterial design standards. The alternative would be to construct an arterial (new roadway) along the edge of the west escarpment. This proposal has been identified for study.

2.6.2 Las Cruces Metropolitan Planning Organization

The MPO adopted a Transportation Plan on August 10, 1994. An updated plan was adopted on June 14, 2000. The City of Las Cruces, the Town of Mesilla and Doña Ana County jointly form the MPO. The MPO planning area includes the ETZ lands.

2.6.3 US Highway 70 East (East Mesa Area)

Once the improvements to US 70 East are in place, the upgrades will resolve long standing traffic and safety problems are inherent to the area. The project is scheduled to be completed in four phases, including construction of frontage roads and interchanges that will provide limited access to US 70.

2.6.4 The MPO Bicycle Element of the Transportation Plan

Pedestrian and bicycle systems are evolving in the City of Las Cruces. New Mexico State University is “bicycle friendly” and improving its facilities. No plans are in place for bike lanes in unincorporated areas. The banks of the Rio Grande, however offer excellent recreational bicycle and pedestrian development potential, as does the Organ Mountain Wilderness and Recreation Area, which would require coordination with the US Bureau of Land Management, the Elephant Butte Irrigation District (EBID) and other federal and local agencies.

The following are the key elements presented in the Bicycle Plan 2000 Updates to this point in the ETZ Comprehensive Plan Development:

1. The Bicycle Plan will benefit students in the NMSU area.
2. The Bicycle Plan will benefit the entire City and its residents.
3. Roadway reconstruction project plans are in the Bicycle Plan, utilizing existing roadways and drainage ways. Both existing roadways and drainage ways have existing rights-of-way for the construction of bikeways.

2.6.5 US Highway 70 Reliever Route Study

The study identified the need for an Engler Road Extension to relieve local arterials, which were experiencing a poor “level of service”, by providing an east-west access in the North Valley and East Mesa areas.

Resolutions concerning the adoption of major arterial routes were added to the MPO Transportation Plan and are identified in Appendix D.

2.6.6 Public Transit

Public Transit is limited to the City of Las Cruces Roadrunner Bus System. The system provides routes that are similar to those of other western communities. It serves major arterials and New Mexico State University. There are route extensions into the ETZ to serve the Tortugas area on Highway 478. Further extension to Dona Ana and to the South Valley are being studied. Doña Ana County subsidizes an Indigent Health Care program, which includes “Saferide” service that provides transportation for non-emergency medical trips.

ETZ SUB-AREAS	North Valley			East Mesa			Tortugas Mountain			South Valley			West Valley		
	Parcel Count	Square Miles	Acres	Parcel Count	Square Miles	Acres	Parcel Count	Square Miles	Acres	Parcel Count	Square Miles	Acres	Parcel Count	Square Miles	Acres
Agriculture	342	5.2	3,297.5	32	4	2,557.2	8	0.7	423.7	463	9.3	5,963.4	119	7.4	4,707.1
Commercial	46	0.1	63.4	43	1.4	867.6	3	0.0	13.0	97	0.3	180.1	30	0.4	266.0
Govt / Quasi Govt	30	0.1	30.5	207	84.1	53,829.3	66	26.0	16,622.9	36	0.1	40.8	206	113.4	72,553.7
Industrial	16	0	9.5	17	0.1	33.9	1	0.1	64.6	33	0.1	87.4	14	0.1	67.4
Multi-Family Res	40	0.2	95.7	28	0	26.5	13	0.0	11.6	69	0.2	123.5	35	0.1	71.0
Religious	4	0	8.3	3	0	18.0	0	0.0	0.0	9	0.0	21.7	1	0.0	14.6
Single-Family Res	2,906	8.2	5,246.4	2,745	7.2	4,624.1	739	2.1	1,311.1	2,367	12.8	8,213.9	1,241	8.1	5,151.6
Unknown	360	2.5	1,604.2	234	3.4	2,191.8	40	1.1	681.7	362	3.6	2,277.8	216	4.5	2,882.0
Vacant	532	2.2	1,398.2	2,019	18.1	11,555.2	620	5.7	3,631.6	437	2.5	1,569.7	630	7.9	5,036.1
Sub Area Total:	4,276	18.4	11,753.7	5,328	118.3	75,703.6	1,490	35.6	22,760.2	3,873	28.9	18,478.3	2,492	141.8	90,749.5

TOTAL ETZ AREA

	Parcel Count	Square Miles	Acres
Agriculture	964	26.48	16,948.90
Commercial	219	2.18	1,390.10
Govt / Quasi Govt	545	223.56	143,077.20
Industrial	81	0.41	262.8
Multi-Family Res	185	0.51	328.3
Religious	17	0.09	62.6
Single-Family Res	9,998	38.36	24,547.10
Unknown	1,212	15.06	9,637.50
Vacant	4,238	36.23	23,190.80

Percentage

Parcel Count	Square Miles	Acres
5.5%	7.72%	7.72%
1.3%	0.64%	0.63%
3.1%	65.20%	65.20%
0.5%	0.12%	0.12%
1.1%	0.15%	0.15%
0.1%	0.03%	0.03%
57.3%	11.19%	11.19%
6.9%	4.39%	4.39%
24.3%	10.57%	10.57%

	Total # of Parcels	Total # Square Miles	Total # of Acres
TOTAL:	17,459	342.88	219,445.30

100%	100%	100%
-------------	-------------	-------------

Source: GeoStat, Inc. 1999

TABLE 2-4: Landuse by ETZ Areas and the Total ETZ Landuse

1998 HOUSEHOLD INCOME

	Less than \$15,000	\$15,000 \$24,999	\$25,000 \$34,999	\$35,000 \$49,999	\$50,000 \$74,999	\$75,000 \$99,999	\$100,000 \$150,000	Over \$100,000	Median Income	Average Income	Per Capita Income
North Valley Subtotal	1,492	1,192	887	1,097	1,245	435	296	62	\$41,135	\$35,958	\$13,122
East Mesa Subtotal	1,343	961	816	688	481	288	213	105	\$29,534	\$31,454	\$11,623
Tortugas-East Mesa Subtotal	66	47	38	66	160	183	117	48	\$75,190	\$64,563	\$23,138
South Valley Subtotal	1,343	1,054	654	512	533	236	122	18	\$33,107	\$30,327	\$10,362
West Mesa Subtotal	290	245	273	196	263	105	140	70	\$46,161	\$39,305	\$12,755
ETZ Total:	4,534	3,499	2,668	2,559	2,682	1,247	888	303	\$45,025	\$40,321	\$14,200
Percent	25%	19%	15%	14%	15%	7%	5%	2%			

Source: US Census 1998 / IPI, Inc. 1999 / GeoStat, Inc. 2000

TABLE 2-5: Las Cruces-Doña Ana County ETZ Planning Area

	Median Income	Mean Income	Per Capita Income
North Valley	\$ 41,135	\$ 35,958	\$ 13,122
East Mesa	\$ 29,534	\$ 31,454	\$ 11,623
Tortugas/East Mesa	\$ 75,190	\$ 64,563	\$ 23,138
South Valley	\$ 33,107	\$ 30,327	\$ 10,362
West Mesa	\$ 46,161	\$ 39,305	\$ 12,755
ETZ Total:	\$ 45,025	\$ 40,321	\$ 14,200

Source: US Census 1998 / IPI, Inc. 1999 / GeoStat, Inc. 2000

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SECTION 3: GOALS AND OBJECTIVES

3.1 INTRODUCTION

The major challenges facing local governments in Doña Ana County are the result of past and future population growth, and the demands for various types of public services. The area of the ETZ, some 343 square miles, contains a Year 2000 estimated population of 56,200 persons in 20,343 housing units. Year 2020 projections estimate that there will be over 82,000 people in over 31,000 housing units. Goals, policies and programs must be considered and adopted now to manage the impact of such growth.

The Las Cruces/Dona Ana County Extraterritorial Zone’s Comprehensive Plan is designed to guide future growth and development in the ETZ in a manner consistent with the community’s goals for its physical, social and economic environment. This plan provides a combination of goals, objectives, policies and programs that will be used to promote sound patterns of development, while providing for the health, safety and welfare of the community for the next twenty years. The plan should be reviewed periodically (minimum of every five years) and revised to meet changing development conditions and community needs.

Successful implementation of planning and growth management programs is a direct outgrowth of systematic responses to local goals and objectives. Both the Las Cruces/Doña Ana County ETZ Plan and subsequent growth management programs must proceed from articulated and politically established goals and policies. Politically supported goals and policies are the critical first step of the process of planning and management of future development in the ETZ. Goals, objectives, policies and programs are the underpinning for effective and legally defensible planning and growth management systems.

Goals and objectives assume great importance from five perspectives:

- The goals and objectives will be reviewed by a court of law upon a legal challenge to determine whether they are legitimate ends of the police power regulations. Therefore goals and objectives, as statements of intent, must be clear and legally supportable.
- The goals and objectives must be realistic and capable of being documented and implemented; that is, they must be translatable into a comprehensive plan and adopt appropriate implementation tools (zoning and subdivision regulation), which operate in a fair and equitable manner.

- The goals must reflect actual problems and needs in the community. Thus, if environmental or resource protection is an objective, there must be an identifiable need to preserve a resource, such as the ETZ's water supply (groundwater and aquifer).
- The goals and objectives must be consistent with relevant federal, state, and regional policies and programs.
- The individual goals and objectives for functional areas must be complementary and internally consistent so that achievement of a goal in one area does not adversely impact a goal achievement in another area.

The ETZ Plan update has three basic characteristics:

- **It is generalized:** It is intended to provide general guidance and direction for decision-making regarding growth and development in the intermediate sphere of the extra territorial land jurisdiction known as the ETZ. More specific guidance is typically provided with integration of implementation tools that include the ETZ Zoning Regulations, Subdivision Regulations and the Capital Improvement programming activities of both the city and the county relative to infrastructure and public services financing schedules.
- **It is comprehensive:** The plan addresses issues of physical, social and economic concerns for the provision of infrastructure, protection of the environment and the economic betterment of the region.
- **It is long range:** This update plans for the pressing needs identified today, but considers the ultimate needs of the city and county with respect to significant issues of inter-local cooperation, joint infrastructure planning and coordinated annexation programming. This ETZ Plan is intended to function as a policy document that will guide both public and private decision-makers in addressing growth and development.

3.2 EXISTING ADOPTED AREA GOALS AND POLICIES

The City of Las Cruces and Dona Ana County have adopted a variety of significant goal and policy statements in their respective Comprehensive Plans (See Table 3.2-1 and Table 3.2-2). The potential success for achieving their desired ends is of major impact in

the ETZ, and affecting the manner in which Doña Ana County and the City of Las Cruces proceed with the management of growth and development in the immediate area. Goals and policies are meaningless unless the ETZ planning process and ETZ's Future Land Use Conceptual Map are supported and implemented. There is a need to meld together both City and County public goals and policies in a coordinated approach to the management of growth, development, infrastructure and service provision while protecting the environmental resources in the ETZ.

3.3 PARTICIPATION

In order for the ETZ Plan to be effective and to receive both public and private sector support ETZ goals and policies become the paramount and critical focus for action. Together with an extensive field survey, a program of public participation and stakeholder interviews were used to support the process of issue identification.

The program of goal setting involves a continuing process of analysis, feedback, drafting the alternatives, evaluation and assessment, and determination of support for feasible options. Following the identification of community issues, policy guidance is achieved by determination of:

- **Goals:** the end result desired by the community for each of the supporting plan elements;
- **Objectives:** more specific (and more readily measured) aims or expected results;
- **Policies:** courses of action that are proposed by the community to implement the Objectives; and
- **Programs:** Specific tasks or work items to implement the Policies

The continuing responsibility of local government is then to execute the ETZ Plan and to provide for continuing and coordinated periodic evaluation, review and maintenance of progress and direction.

3.4 ETZ GENERAL AND SPECIFIC SUB-AREA ISSUES

The ETZ is comprised of a variety of unique and distinct sub-areas, which will require individualized and targeted growth management, zoning and infrastructure solutions. Among the most critical issues identified by the public:

Extraterritorial Zone in General

- City/County development ordinances, automated permit processing and customer service streamlining should be undertaken with a goal of more compatibility between City and County regulations and procedures, while recognizing the unique and individualized requirements for specific zone district regulations and requirements in each jurisdiction (County, ETZ and City).
- Property developed in the ETZ should be the subject of clearly written, uniformly applied and proportionate/fair share standards for internal and off-site infrastructure exactions and infrastructure improvements.
- Joint Capital Improvement Programs (CIP) and Annexation Programming should be undertaken in order to coordinate timing and delivery of appropriate public services.
- Revised Historic, Aesthetic and Environmental standards and regulations should be supported for distinct and unique target planning area needs.
- Medical hardship and temporary second home permit loopholes should be eliminated in favor of efforts to promote the availability of more affordable and more conforming manufactured housing sites.
- Serious environmental investigation of soil type capability to support proliferating reliance on individual septic tanks systems is needed.
- Establish and protect the visual gateways to the Las Cruces Extraterritorial Zone.
- Establish and develop the infrastructure for High Density Corridors.

East Mesa

- Portions of East Mesa ETZ lying within the City of Las Cruces' long term wastewater treatment service area should be planned and reserved for a combination of fully serviced urban densities and a phased program of annexation to the City of Las Cruces.
- Portions of the East Mesa ETZ outside the Wastewater service area and lying generally south of Foothills Road should be planned and reserved for large lot site-built and manufactured housing.
- Open space and recreation opportunities should be negotiated on lands now owned by the state and federal governments.
- The majority of future mobile home housing on large lots with septic systems should be restricted to areas generally north of US 70 East.

- Higher urban densities and a full range of detached and attached housing should be encouraged in targeted centralized wastewater service areas in the East Mesa area, including the use of packaged treatment systems.
- Advanced right-of-way reservation/acquisitions for major arterial roadways should be negotiated with public and private sector land owners.
- Establish a Corridor Study Area for the possible development of an East-West transportation link between Brahman Road and North Third Street (Town-site of Organ).

North Valley

- Mobile home/manufactured housing lot size incentives should be provided to encourage re-subdivisions with paving and modern amenities.
- Medical hardship or temporary second home permits promote zoning loopholes, and should be discontinued in favor of efforts to promote the availability of more affordable and more conforming manufactured and lower priced housing sites.

West Mesa

- The upper portions of the West Mesa should remain in public domain absent urban infrastructure.
- Retain natural open space areas south of Interstate 10 and west of the Rio Grande.
- Establish a Corridor Study Area for redirecting the traffic flow on Shalem Colony Trail.

North/South River Valleys

- Efforts to protect, preserve and enhance agriculture and farmland productivity should be supported.
- Efforts to promote the formation of centralized wastewater, water and paving districts should be supported.
- Non-agricultural commercial development should be minimized unless major transportation access is available.
- Transitions from agricultural use to residential subdivisions and non-residential uses should be supported only when served by centralized water and wastewater infrastructure.

- Location and acquisition of cross-valley roadway corridors should be finalized.
- Farmland trust and transfers of development rights techniques should be explored whenever economically and administratively feasible.

3.5 RECOMMENDED ETZ GOALS AND OBJECTIVES

The following goals and objectives are presented to complement, supplement and extend the application of existing adopted City and County Comprehensive Plan goals and policies to the ETZ. The goals and objectives in the plan are intended to serve as a guide for managing future ETZ growth through intergovernmental land use planning, regulatory and public investment decision processes, while preserving and protecting the ETZ’s natural and built environment.

GOAL 1: **Develop, adopt and maintain a Comprehensive Plan and a Future Land Use Conceptual Map for the entire ETZ jurisdiction, including the five (5) Sub-Areas. The plan should reflect the public’s recommended directions for growth, general land uses, densities and other issues of concern. The plan should:**

- **Maintain and protect areas from incompatible land uses.**
- **Achieve an urban form that supports and enhances the Extraterritorial Zone’s unique environment.**

Objective 1.1: Develop and maintain the ETZ Plan as the principal policy coordinating document for the City of Las Cruces and Doña Ana County

Policy 1.1.1: Develop the physical structure of the ETZ in a manner supportive of a “sense of community,” which reflects a logical, efficient, aesthetic and environmentally sound overall form of development.

Program 1.1.1.1: Provide for a balance of residential environments reflecting the unique and individual character of the various sub areas of the ETZ.

Policy 1.1.2: Restrictive Covenants, utilized by developers during the course of the planning process to assure compatibility with surrounding land uses, may be relevant evidence of the character of a particular community. Local government may consider such evidence in making land use decisions but cannot assume the responsibility of enforcing a covenant.

Policy 1.1.3: Discourage “leap-frog” development in areas that lack the necessary infrastructure, such as roads and utilities.

Policy 1.1.4: Evaluate City and County actions and programs in terms of implementation of the goals and objectives set forth in the ETZ Plan.

Program 1.1.4.1: Prepare a biennial review of the ETZ Plan implementation with referral to the City Council and County Commission.

Objective 1.2: Promote an efficient pattern of land use that follows the adopted comprehensive planning policies and regulatory requirements.

Policy 1.2.1: Provide for multicentered growth in areas that are planned for full infrastructure and urban service delivery.

Policy 1.2.2: Develop urban village sub-area plans. Such plans should promote urban densities where water and sewer infrastructure are available and can support a variety of land uses.

Policy 1.2.3: Large-lot rural densities should be encouraged in areas where wastewater services are not available

Policy 1.2.4: Develop sub-area land-use plans that reflect the unique and divergent characteristics of the river basin, farmlands, transportation corridors, rural service, existing residential settings and planned urban service areas.

Policy 1.2.5: Promote multiple use and mixed use concentrations of higher density residential, shopping, business and office uses in all-purpose nodes.

Program 1.2.5.1: High intensity commercial uses shall not be located adjacent to rural and low density residential zones, and shall be designed to minimize traffic flow and encroachment on adjacent neighborhoods.

Program 1.2.5.2: Utilize low or medium intensity commercial or medium intensity residential uses as transitional zones, buffering, and screening measures to separate incompatible uses.

Program 1.2.5.3: Locate moderate and high-density residential development near commercial, recreational, and transportation facilities or near village centers.

Program 1.2.5.4: Establish guidelines that are flexible and allow for a creative and aesthetic development of mixed use centers.

Program 1.2.5.5: Limit commercial strip development along major highways, collector and arterial streets in favor of commercial nodes with limited access and varied setbacks to allow for areas of open space to be interspersed along their lengths.

GOAL 2:

Develop the physical structure of the ETZ in a manner that provides a “sense of community” and reflects a logical, efficient, aesthetic and environmentally sound overall form that will serve to:

- **Maintain sensitivity to city image through aesthetic, design and environmental guidelines.**
- **Use every opportunity to retain an “open character” in the ETZ.**
- **Support a balanced program of farmland, environmental, aesthetic, historic, open space and scenic lands protection and preservation.**

Objective 2.1: Achieve a multicentered growth pattern characterized by planned urban centers of employment, business, shopping, cultural and/or residential activity.

Policy 2.1.1: Discourage the continued proliferation of inefficient and substandard large lot residential developments through the provision of density incentives in planning sub-areas.

Policy 2.1.2: Consider the use of specific-overlay zoning districts and development incentives (e.g., high density transportation corridors).

Objective 2.2: The design quality for proposed projects should contribute to and reinforce efficiency in existing and planned infrastructure and services.

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.

Policy 2.2.2: Land use development shall be designed to require compatibility between residential and non-residential uses, infrastructure, public facilities, and services.

Objective 2.3: Identify possible future locations for commercial and industrial nodes whenever compatible with surrounding development or development patterns.

Policy 2.3.1: The multi-use centers shall be planned to efficiently coordinate with transportation demands throughout the ETZ area, with the intention of preserving open spaces.

Policy 2.3.2: Develop an urban village plan with residential neighborhoods, commercial nodes and mixed-use centers in portions of sub-areas where agriculture is not the principal land use in order to preserve the rural character of the ETZ and/or natural open space.

Policy 2.3.3: Locate moderate and high-density residential development near commercial, recreational, and transportation facilities or near village centers.

Objective 2.4: Adopt a “landscaping plan” that includes buffering and screening criteria.

Policy 2.4.1: Proposed non-residential developments in village or urban centers shall comply with the following design criteria:

- a. Future development shall maintain or be compatible with surrounding streetscape patterns.
- b. Landscaping improvements will include buffer areas and screening that would serve as transition zones between properties with incompatible uses.
- c. Require the development of landscaping features which will enhance industrial and commercial sites or unsightly areas from direct view.

Objective 2.5: The ETZ shall work with the County, the City of Las Cruces, and the Town of Mesilla to promote compatible land uses along the ETZ boundaries.

GOAL 3: **Support a balanced program of protection and conservation of open space, scenic lands, historic areas and archeological sites in order to:**

- **Preserve and enhance the area’s natural, visual and cultural resources.**
- **Protect and preserve historic districts, buildings and archeological sites.**
- **Identify the “Gateways” to the City of Las Cruces.**
- **Protect the views of the mountains and the river.**

Objective 3.1: Enhance the form and image of the region through use of aesthetic and urban design regulatory techniques to preserve unique slopes, land features, knolls, bluffs, out-crops and indigenous vegetation.

Policy 3.1.1: Update the ETZ zoning ordinance and subdivision codes to include appropriate revisions to guide the development of mountain, foothill and mesa areas, as well as the development of sites that are in close proximity to designated open space and recreational areas in the Extraterritorial Zone.

Program 3.1.1.1: Development shall be based on the following criteria:

1. Low to very low density development in the rural areas.
 2. Limit water and wind erosion along drainage ways.
 3. The removal of any native vegetation on property that is subject to development shall be limited to the building footprint and the site at which the installation of a utility is to be located.
 4. In the areas where indigenous plants are damaged, outside the area of the building
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footprint or where a utility was installed, the plants native to the area shall be replanted, to recover the natural landscape that existed prior to the disturbance.

Policy 3.1.2: Promote and support community based aesthetic compatibility within existing and proposed developments.

Program 3.1.2.1: Require aesthetic design guidelines for new residential construction and manufactured housing based on building sizes and shapes, broken-front elevations, roof pitch, square footage, and attached garages.

Program 3.1.2.2: Revise and extend ETZ zoning regulations with respect to urban design standards, efficient growth patterns, zoning district buffering techniques, and general site and landscaping requirements.

Policy 3.1.3: Provide design incentives to developers for provision and protection of community amenities.

Program 3.1.3.1: Provide for mixed use design considerations in land use and community facility planning, and prepare regulatory development incentives to achieve quality subdivision and site designs.

Policy 3.1.4: Identify significant view sheds

Program 3.1.4.1: Protect view sheds through the Zoning Ordinance and the Subdivision Code.

Objective 3.2: Promote a coordinated open space and recreational program for long range provision of region-serving recreation, open space and scenic lands protection.

Policy 3.2.1: Coordinate the planning, preservation and acquisition of land within the ETZ region for serving the public's need for open space and recreational resources.

Program 3.2.1.1: Identify existing and potential natural, open space, scenic and recreational assets and develop a priority program for preservation, protection or acquisition of regional open space and recreational needs.

Program 3.2.1.2: Prepare a parks and recreation facility needs plan for the ETZ's sub- areas.

Program 3.2.1.3: Identify and establish public access points along the Organ Mountain Recreation Area.

Policy 3.2.2: Provide for multi-use parks and open-space linkages to support development of a plan for regional parks, trails and open-space activities and facilities.

Program 3.2.2.1: The ETZ will achieve an interconnected system of open space based on natural arroyos, irrigation and drainage channels, the Rio Grande and unused existing rights-of-way for the purpose of developing a network of pedestrian, horse and bicycle trails, and other recreational purposes.

Program 3.2.2.2: Insure that park and recreation facilities and schools become the focal points around which open space networks shall be organized.

Program 3.2.2.3: Major undeveloped flood plains and arroyos should be designated for multi-purpose recreational or open-space uses.

Objective 3.3: Promote the educational, cultural, economic and general welfare of the public through preservation, maintenance, and protection of structures and districts of significant historic, architectural, archeological or farmland interest.

Policy 3.3.1: Establish and maintain an inventory of historic, cultural, architectural, archeological and other natural agricultural and farmland resources and properties.

Policy 3.3.2: Promote and preserve the cultural and historic values of structures and sites in the ETZ.

Program 3.3.2.1: Create Historic Zoning Districts that recognize State, Federal, and Local Historical Sites.

Program 3.3.2.2: Establish a Historic Zoning Advisory Committee to develop appropriate design standards for redevelopment and new development in historic areas (to assist and report to the ETZ Commission).

Program 3.3.2.3: Develop guidelines and criteria for identifying properties and resources of significance.

Program 3.3.3.4: Identify and recommend districts, sites, properties and resources requiring protection and methods for their preservation consistent with the New Mexico State Register of Cultural Programs and the National Register of Historical Places.

Policy 3.3.3: Support regulatory and financing techniques to maintain, promote and protect significant historical, architectural facilities, archeological sites and natural and farmland resources.

Objective 3.4: Identify the “gateways” to the ETZ’s communities and to the City of Las Cruces such as Interstate 10, Interstate 25 and U.S. Highway 70.

Policy 3.4.1: Very careful consideration shall be given to proposed developments at the "gateways" to major communities to insure that such developments are compatible and attractive.

Program 3.4.1.1: Heavy industrial uses along highways leading into communities shall be discouraged.

GOAL 4: Protect the Extraterritorial Zoning area’s natural resources

- **Protect the quality and supply of water resources in the county.**
- **Protect the public from contaminated water supplies, and insure access to liquid waste disposal services.**
- **Preserve unique natural areas, native vegetation, and wildlife habitat.**
- **Protect and improve air quality in the county.**

Protection of Water Resources

Objective 4.1: Water quality of all surface waters and groundwaters shall be protected in order to preserve or improve existing water quality in the ETZ.

Policy 4.1.1: Protect groundwater sources and groundwater recharge areas in the ETZ from adverse development or land use practices.

Program 4.1.1.1: Establish a groundwater protection overlay district on a map, illustrating the overlay district’s boundaries, to reflect the best hydro-geologic information available as of the date of the map.

Policy 4.1.2: Establish overlay zones to protect surface water and groundwater sources as well as groundwater recharge areas.

Policy 4.1.3: Establish wellhead protection criteria in order to protect the quality and source of water that is available in the ETZ area

Program 4.1.3.1: Identify the municipal and public wells located within the boundaries of the ETZ, and identify the sites on the ETZ’s groundwater protection overlay district map.

Objective 4.2: Promote the protection and conservation of the limited resources and water quality of the region.

Policy 4.2.1: Insure the availability and quality of water supplies.

Program 4.2.1.1: Applications for major developments shall be accompanied by a copy of the State Engineer’s report relevant to the indicated area.

Program 4.2.1.2: Identify and develop planned areas to be served by new water distribution systems utilizing tax benefit districts, municipal systems, water districts and alternative financing mechanisms.

Program 4.2.1.3: Develop a coordinated City-County process for assuring the timing and delivery of water distribution infrastructure in the East Mesa and other locations targeted for urban services and development.

Program 4.2.1.4: Create urban design guidelines, regulations and incentives to promote appropriate desert tolerant and low water using plant materials.

Program 4.2.1.5: Inventory, identify and analyze the issues and relationships surrounding soil types, depth-to-aquifer and water quality in varying sub-areas of the ETZ.

Program 4.2.1.6: Review domestic water provider’s plans for the timely expansion of water delivery infrastructure.

Objective 4.3 : Promote the efficient and environmentally sound recovery and reuse of wastewater resources.

Policy 4.3.1: Consider when applicable the reuse of wastewater (gray water) for recreational or non-residential sites.

Vegetation and Wildlife

Objective 4.4 : The ETZ shall protect and preserve native vegetation and wildlife habitat areas and shall especially seek to protect unique natural areas and rare and endangered plant and animal species.

Policy 4.4.1 : Encourage the retention of as much existing native vegetation as possible when reviewing and approving new development proposals.

Policy 4.4.2 : A landscape plan shall generally be required as part of the application submittal or building plans for all major new construction excluding individual residential lots.

Policy 4.4.3 : The use of indigenous plants shall be encouraged for all new landscaping. To further this policy, a native plant list shall be adopted. Vegetation requiring significant amounts of water shall be discouraged.

Policy 4.4.4 : The ETZ and County shall assist in the development and implementation of plans for the preservation, protection and management of important riparian and wetland habitat areas along the Rio Grande.

Policy 4.4.5 : The ETZ and County shall coordinate with State and Federal wildlife management agencies, conservation groups, and land management agencies to preserve important wildlife habitat areas.

Air Quality

Objective 4.5 : Establish dust control measures that will help to preserve or improve the existing air quality of the region.

Policy 4.5.1 : The County Commission, the ETZ Authority and the ETZ Commission shall incorporate appropriate dust evaluation and mitigation requirements in its subdivision and major development review and approval processes.

Policy 4.5.2 : Formation of road improvement districts shall be encouraged as a means of solving dust problems and allocating costs to those most affected.

Policy 4.5.3 : Efforts shall be made, to the extent that funding is available, to pave dirt roads, particularly collector roads having relatively high traffic counts or where excessive dust is a problem.

Program 4.5.3.1 : Every effort shall be made to pave, vegetate, or stabilize the shoulders of County and State roads.

Program 4.5.3.2 : The County Transportation Department should pursue aggressive dust control efforts on existing unpaved roads where dust pollution affects residents and is in violation of federal and state air quality standards.

Policy 4.5.4 : Protection of existing air quality shall be a major consideration in the review of plans for new industrial, commercial, and residential projects.

Program 4.5.4.1 : Applicants for major developments shall be required to show the impact of their proposed activities on air quality within the County.

Energy Conservation

Objective 4.6: The ETZ shall encourage the reduction of dependency on non-renewable resources.

Policy 4.6.1: The future land-use map should take into consideration maximum energy efficiency.

Policy 4.6.2 : Land-use planning should, to the maximum extent possible, seek to recycle and re-use vacant land and those that are not energy efficient.

Policy 4.6.3 : Land use planning should, where possible, combine high density development along high density multi-use corridors to achieve greater energy efficiency.

Policy 4.6.4 : Energy conservation efforts in the County should include consideration of existing and potential capacity of renewable energy as alternate sources for adding to the region’s energy output. Renewable energy sources include water, sunshine, wind, geothermal heat and municipal and farm waste.

Program 4.6.4.1 : Land-use plans should be based on utilization of the following techniques and implementation devices can have a material impact on energy efficiency:

1. Lot size, dimension, and siting controls.
2. Building height, bulk and surface area.
3. Density of uses, particularly those that relate to housing densities.
4. Availability of light, wind and air.
5. Compatibility of and competition between competing land use activities.
6. Systems and incentives for the collection, reuse and recycling of metallic and nonmetallic waste.

Policy 4.6.5: Develop and implement economical and efficient methods of solid waste collection and disposal.

Light Pollution

Objective 4.7: The ETZ shall maintain an improved and up-to-date night-time lighting ordinance.

Policy 4.7.1: Provide for the protection of the appearance of the ETZ’s night-time sky while considering safety, the conservation of energy and the preservation of the environment from light pollution.

Program 4.7.1.1: Preservation of the ETZ’s night sky by regulating outdoor night-lighting

fixtures.

Policy 4.7.2: Areas near existing observatories shall be developed with special consideration for the impacts that development may have on astronomical observing conditions.

GOAL 5:

Preserve and maintain agricultural lands.

- **Support a balanced program of farmland protection and preservation.**

Objective 5.1: Agricultural lands shall be preserved and maintained for farm use, consistent with existing and future needs for agricultural products.

Policy 5.1.1: Urban growth should be separated from agricultural lands by a buffer or by transitional areas of open space.

Program 5.1.1.1: Support evaluation and analysis of feasibility of Transfer of Development Rights (TDR's), or agricultural preservation and conservation easement techniques for environmental, open space and farmland protection.

Policy 5.1.2: Plans providing for the preservation and maintenance of farm land for farm use should consider as a major determinant the carrying capacity of the air, land and water resources of the farmland area.

Policy 5.1.3: Non-farm uses permitted within farm use zones should be minimized to allow for maximum agricultural productivity.

Policy 5.1.4: Extension of services, such as sewer and water supplies into rural areas should be appropriate for the needs of agriculture and farm uses.

Policy 5.1.5: Open spaces should be permitted on agricultural land that is being preserved for future agricultural growth. The change of use from agricultural to open space should not be subject to tax penalties.

GOAL 6:

Provide for the housing needs of citizens residing in the Extraterritorial Zone.

- **Allow for a variety of residential densities and housing types.**
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- **Promote housing availability and affordability.**
- **Promote housing and neighborhood enhancement and preservation.**
- **Provide for compatible, safe and attractive locations for site-built, manufactured homes and mobile housing units.**
- **Provide housing opportunities in rural and urban areas of the ETZ that meet the needs of present and future populations in all socioeconomic groups.**

Objective 6.1: A housing plan should be developed in a manner that insures the provision of appropriate types and amounts of land subdivided within urban growth areas. Such subdivisions of land should be necessary and suitable for housing that meets the needs of households of all income levels.

Policy 6.1.1: The ETZ’s comprehensive plan should provide for a continuing review of housing need projections and should establish a process for accommodating needed revisions.

Policy 6.1.2 : Decisions on housing development proposals (subdivisions, building permits) should be expedited when such proposals are in accordance with zoning ordinances and with the comprehensive plan.

Policy 6.1.3 : In addition to preparing inventories of buildable lands, the housing elements of the comprehensive plan should, at a minimum, include:

1. A comparison of the distribution of the existing population by income with the distribution of available housing units by cost
2. A determination of vacancy rates, both overall and at varying rent ranges and cost levels
3. A determination of expected housing demand at varying rent ranges and cost levels
4. Allowance for a variety of densities and types of residences in each sub-area
5. An inventory of sound housing in ETZ areas, including units capable of being rehabilitated.

Objective 6.2: Plans should provide for the appropriate type, location and phasing in of public facilities and services sufficient to support housing development in areas presently developed or undergoing development or redevelopment.

Policy 6.2.1: Plans should take into account the effects of utilizing financial incentives and

resources to stimulate the rehabilitation of substandard housing.

Policy 6.2.2: The ETZ Zoning Ordinance should provide incentives that can be used to increase population densities in the ETZ, taking into consideration (1) services and facilities, (2) the economic, environmental, social and energy consequences of the proposed densities and (3) the optimal use of existing urban land, particularly in sections containing significant amounts of unsound substandard structures.

Policy 6.2.3: Additional methods and devices for achieving this goal should, after consideration of the impact on lower income households, include, but not be limited to:

1. Tax incentives and disincentives.
2. Building and construction code revision.
3. Zoning and land use controls.
4. Subsidies and loans.
5. Fee and less-than-fee acquisition techniques.
6. Enforcement of local health and safety codes.
7. Coordination of the development of urban facilities and services to disperse low income housing throughout the planning area.
8. Public and private partnerships

Objective 6.3: Provide for high quality and diverse housing sites and living units to accommodate a full range of income and lifestyles in well-planned and well-maintained neighborhoods, tailored to planned ETZ sub-areas while observing private existing covenants.

Policy 6.3.1: Provide for quality development of new housing and protection of existing neighborhoods in a manner that ensures safe, sanitary, habitable and well-maintained structures.

Policy 6.3.2: All development shall adhere to quality design that facilitates the coordination of services, infrastructure and compatibility with adjacent land uses.

Policy 6.3.3: Locate site-built homes, manufactured housing types and urban subdivisions within existing or planned wastewater service areas.

Program 6.3.3.1: Provide regulatory lot size and density incentives in targeted ETZ planning sub-areas in order to encourage development of more affordable low and middle income

housing opportunity.

Policy 6.3.4: Discourage the continued proliferation of inefficient and substandard large-lot mobile home developments through the provision of density incentives in planning sub-areas.

Program 6.3.4.1: Medical hardship/temporary second home permits should be discontinued in favor of efforts to promote the availability of more affordable and more conforming manufactured-housing sites.

Policy 6.3.5: Promote the construction of site-built and the installation of permanent foundation systems for manufactured housing types and urban subdivisions within existing or planned wastewater service areas.

Policy 6.3.6: Encourage the location of mobile homes in mobile home parks or in mobile home subdivisions to accommodate the need for affordable housing.

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.

Policy 6.4.1: Affordable housing shall be encouraged in all areas that are appropriate for residential and mixed-use residential development.

Policy 6.4.2: Support and encourage the development of innovative strategies designed to address the housing needs of the ETZ

Policy 6.4.3: Coordinate the development of affordable housing considering the protection of the environment.

Policy 6.4.4: Encourage the use of alternative septic technologies approved by the New Mexico Environment Department in the development of affordable housing.

Policy 6.4.3: Encourage the use of public and private funds available through the U.S. Department of Housing and Urban Development, the U.S. Department of Agriculture Rural Development, non-profit housing developers and State resources.

GOAL 7:

Provide for an orderly and efficient transition from rural to urban land use.

- **Encourage the development of urban centers to accommodate rapid growth**
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Objective 7.1: Identify potential areas suitable for urban development, and provide for an orderly and efficient transition from rural to urban land use.

Policy 7.1.1: 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.

Program 7.1.1.1: In determining whether rural land located within the two-mile area adjacent to the City of Las Cruces is suitable for urban development, the following factors should be considered:

1. Demonstrated need to accommodate long-range population growth requirements consistent with the ETZ Comprehensive Plan.
2. Proximity to planned transportation corridors pursuant to the Metropolitan Planning Organization's 2000 Thoroughfare Plan.
3. Need for housing and employment opportunities.
4. Orderly and economic provision for public facilities and services.
5. Maximum efficiency of land uses within and on the fringe of the existing urban area.
6. Environmental, energy, economic and social consequences.
7. Retention of agricultural land, open space and recreational areas.
8. Compatibility of the proposed urban uses with nearby agricultural activities.

Policy 7.1.2: Land located between the two-mile and five-mile boundaries of the Extraterritorial Zone (ETZ) shall be considered available over time for urban uses.

Program 7.1.2.1: Conversion of land to urban uses outside the two-mile area adjacent to the City of Las Cruces shall be based on:

1. Orderly, economic provision for facilities and services.
2. Availability of sufficient land for the various uses to insure choices in the market place.
3. ETZ goals and the acknowledged comprehensive plan.
4. Encouragement of development within the two-mile area (Zone A) of the ETZ before the conversion of land outside the two-mile area is developed for urban uses.

Policy 7.1.3: The ETZ’s Zoning Ordinance and Subdivision Code or revisions thereof, should be mutually supporting, adopted and enforced to integrate the type, timing and locations of public facilities and services in a manner to accommodate increased public demand as more rural land becomes available for urban development.

Policy 7.1.4: Additional methods and devices for guiding land use should include, but not be limited to the following: tax incentives and disincentives; multiple use and joint development practices; acquisition-fee and less-than-fee-acquisition techniques; and capital improvement programming.

Policy 7.1.5: The types, locations and phasing of public facilities and services are factors that should be used to direct urban expansion.

Policy 7.1.6: The types, design, phasing and locations of major public transportation facilities (e.g., air, rail, mass transit, highways, bicycle and pedestrian) and improvements are factors that should be utilized to support urban expansion and restrict it from rural areas.

GOAL 8:

Provide for economic and industrial development with diverse, healthy non-polluting employment tailored to planned ETZ sub-area needs and potentials in a manner that will serve to:

- **Promote and guide the development and location of commercial and industrial uses to balance economic growth and quality of life.**
- **Promote development of industrial uses in appropriate locations throughout the region**
- **Establish and maintain a stable diversified economy.**
- **Develop policies that allow retention, expansion, and attraction of existing and new business and industry.**
- **Promote economic development and employment opportunities.**
- **Develop a diversified economic base, which builds on traditional agriculture with high technology, services and trade.**
- **Promote and enhance the region as a tourist attraction.**

Objective 8.1: Use existing resources, structures, and commercial or industrial zoned spaces for economic development activities in a manner that will support the expansion and diversification of the region’s economic base.

Policy 8.1.1: Identify commercial and industrial nodes that are compatible with existing development/zoning districts.

Program 8.1.1.1: Development of industrial sites shall be encouraged to locate on existing or planned arterial or collector streets or in planned industrial parks.

Policy 8.1.2: Preference for the development of commercial activity should be located at major intersections (i.e., intersections of two arterials, two collectors or an arterial road and a collector road).

Policy 8.1.3: Strip commercial development along state highways and major arterials shall be strongly discouraged.

Policy 8.1.4: Support development of non-polluting high value-added industry, light manufacturing, warehousing, transportation and agricultural-related activities in ETZ non-residential-planned areas.

Objective 8.2: Support, maintain and assist growth and expansion of the region’s existing business, industrial and agricultural economic base.

Policy 8.2.1: Support the farmland preservation programs for the agricultural industry in order to maintain the viability of this major sector of the local economy.

Policy 8.2.2: Evaluate the potential of modification of State and Local regulations, tax structures and debt financing mechanisms in order to promote competitive advantages in economic development activities.

Objective 8.3: Promote businesses that are compatible with the County’s environmental, cultural and economic strengths in order to ensure balanced economic development.

Policy 8.3.1: The economic impacts of proposed developments requesting Industrial Revenue Bonds (IRB) should be evaluated by the County, taking into account job creation, and the services and products provided.

Policy 8.3.2: The County, the ETZ and the State should encourage tourist activities that highlight and enhance the ETZ’s natural, historical and cultural resources.

Policy 8.3.3: The County should encourage the development of businesses which can be integrated into the ETZ without adverse impacts on the County’s resources.

GOAL 9: Provide for coordinated planning and development of a transportation network tailored to meet ETZ sub area needs that will serve to:

- Develop an efficient, effective and economical thoroughfare system.
- Establish design criteria and funding procedures for intermodal development, facilities and

services to all users.

Objective 9.1: The ETZ shall coordinate with the Las Cruces Metropolitan Planning Organization (MPO) in developing a comprehensive circulation system serving ETZ and regional needs for existing and future travel requirements.

Objective 9.2: Identify, develop and implement an ETZ “critical roadway needs” and improvements process to ensure the timely location and provision of transportation infrastructure to serve areas planned for urban development.

Policy 9.2.1: Provide for coordinated planning and delivery of an integrated and efficient multimodal transportation system that will meet regional and ETZ sub-area needs, inclusive of commercial and industrial development.

Program 9.2.1.1 Implement an advanced right-of-way reservation and/or acquisitions process for major arterial roadways with public and private sector land owners.

Program 9.2.1.2: Provide a coordinated plan of specific ETZ transportation and roadway alignment needs and a program for public/private financing responsibilities in coordination with the Las Cruces MPO.

Program 9.2.1.3: Develop regulation through the Subdivision Code that will establish consistent, proportional and fair share transportation exaction/development fee requirements and responsibilities for development in the ETZ.

Program 9.2.1.4: Assist in efforts to develop tax districts to provide paved roadway infrastructure in targeted locations.

Program 9.2.1.5: Locate and encourage the County to acquire cross-valley roadway rights-of-way for arterial corridors.

GOAL 10:

Encourage development and expansion of public services and facilities in a manner that will serve to:

- **Maximize the efficiency of existing and future public services and facilities within the region.**

- **Provide opportunities for a wide range of educational services.**
- **Promote and maintain adequate health facilities.**
- **Enhance the quality of life by creating parks and recreational facilities in the ETZ.**

Objective 10.1: Identify, develop and implement an ETZ “critical water/wastewater” needs, planning and improvements process to insure timely location and provision of water and wastewater facilities to serve areas targeted and planned for urban development.

Policy 10.1.1: Encourage the formation of centralized wastewater, water and paving districts in order to upgrade public utility services in older areas lacking such services and in newer areas outside the designated Las Cruces Wastewater Service area.

Policy 10.1.2: Urban development will be encouraged in areas where services and infrastructure exist or are likely to be developed.

Policy 10.1.3: Costs for development that occur outside community service areas and require the extension of infrastructure (water, wastewater, roads, etc.) shall be the responsibility of the developer or other involved parties.

Objective 10.2: Provide for coordinated planning and delivery of cost-effective community health, education, and public safety services tailored to meet the respective needs of the ETZ Sub-Areas.

Policy 10.2.1: Promote the development and joint use of adequate educational facilities and region-serving recreation and open-space resources.

Program 10.2.1.1: Discourage “leap-frog” development in areas lacking necessary infrastructure (e.g., roads developed to specification, utilities, solid waste facilities and wastewater facilities within an area under development).

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.

Program 10.2.1.3: Development standards shall be required to facilitate drainage, street, utility, landscaping, lighting, streetscape and urban design compatibility within and adjacent to development projects.

Program 10.2.1.4: Development shall not be approved when it significantly decreases the level of service of the surrounding infrastructure.

Program 10.2.1.5: A waivers from required design standards within planned corridors and overlay districts shall be discouraged if said request is without an equivalent alternative

solution to achieve the planned design standards (e.g., consideration of topographical barriers).

Policy 10.2.2: Ensure the continued open character found in many residential areas without reducing opportunities for improvement.

Utilities

Objective 10.3: The ETZ should, through the subdivision review process, coordinate with the utilities industry to assure that services would be available where needed. Conversely, development other than very low density residential shall be discouraged where utilities are not available.

Policy 10.3.1: Public utilities shall be located, operated and maintained in a manner that will not degrade environmental quality.

Policy 10.3.2: The underground placement of utilities shall be encouraged wherever feasible.

GOAL 11:

Provide for the protection of life and property through efficient and effective police, fire, safety, health/medical care and hazardous material control.

- **Provide law enforcement protection for residents.**
- **Continue implementation and expansion, as necessary, of an integrated system of fire protection, emergency medicine and rescue services.**
- **Protect residents and property in Doña Ana County from flooding.**

Law Enforcement

Objective 11.1: The County will strive to provide quality law enforcement services for all citizens.

Policy 11.1.1: The County Sheriff’s Department should be encouraged to locate sub-stations in villages or urban centers.

Fire Protection

Objective 11.2: The County shall act to reduce the danger from fire and shall actively seek to improve fire protection services.

Policy 11.2.1: The County shall deny high density (more than one unit per acre) residential and

any commercial development in areas where fire protection, adequate water pressure and other emergency services are not readily available.

Policy 11.2.2: Multiple access routes into new subdivisions and other major developments for emergency purposes shall be required.

Policy 11.2.3: No subdivisions with parcels of less than one acre shall be established in any area except where fire protection services are provided and an adequate water source for fire suppression is available.

Policy 11.2.4: The ETZ shall require adequate space between structures to inhibit the spread of fires.

Policy 11.2.5: The County shall ensure adequate emergency vehicle access, as required by the Zoning Ordinance, to all building sites through the adoption and enforcement of appropriate property development standards.

Flood Management

Objective 11.3: Provide for a diversified and efficient system for flood protection, drainage and stormwater management.

Objective 11.4: The ETZ and the County shall develop, adopt and enforce a Floodplain Management Overlay Zone Ordinance.

Policy 11.4.1: “High risk” area flood hazard management policies and future capital improvement plans for flood control shall be developed.

Policy 11.4.2: The ETZ will not allow development to concentrate runoff in arroyos or other drainage ways to the extent that it could create erosion problems or adversely affect land areas downstream.

Policy 11.4.3: All new construction, including additions or alterations to existing structures proposed within 100-year floodplain areas, shall conform to the Floodplain Management Overlay Zone.

Policy 11.4.4: All construction proposed in the floodway shall be accompanied by an engineer’s report demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge. Any construction in the floodway shall be strongly discouraged.

Policy 11.4.5: Development in floodplain areas shall be discouraged. Every effort shall be made

to encourage the location of structures on the portions of property outside of delineated floodplains.

Hazardous Materials

Objective 11.5: The County shall minimize the risk to public health and safety from hazardous and radioactive wastes.

Policy 11.5.1: The ETZ shall cooperate with other agencies to prepare emergency response plans in case of a spill of hazardous or radioactive materials or wastes on any private or County roads or lands within the ETZ.

Policy 11.5.2: Applicants for commercial and industrial developments shall identify all hazardous or radioactive materials used, produced, or transported in the County through their activities, and shall submit detailed plans for the storage, recycling, transportation, and/or disposal of hazardous or radioactive materials; these plans shall include independent analyses of potential impacts on the existing quality of public health, water, air, and soils within the County.

GOAL 12: **Provide for effective inter-governmental joint planning, coordination, and implementation of significant programs designed to better manage regional growth and urbanization in a manner that will serve to:**

- **Foster maximum inter-governmental cooperation and problem solving.**
- **Promote the best interests of the public in the provision of cost-effective services and infrastructure.**
- **Insure timely and effective growth management.**
- **Develop an efficient pattern of land use that follows the adopted comprehensive planning policies and regulatory requirements.**
- **Promote fair and equitable administration and enforcement of plans and ordinances.**
- **Provide for an efficient customer service and permitting process.**

Intergovernmental Joint Planning

Objective 12.1: Establish effective inter-governmental communications and coordination.

Policy 12.1.1: Work with Federal and State Agencies to coordinate future planning efforts on public lands.

Program 12.1.1.1: The ETZ shall make every effort to meet periodically with the State Land

Office and Bureau of Land Management (BLM) to coordinate any planning proposals and land disposals.

Program 12.1.1.2: The ETZ shall seek a strong advisory role in any future consideration by the State or the BLM, to release additional land for development to determine whether such releases are compatible with the ETZ Comprehensive Plan.

Program 12.1.1.3: The ETZ shall work with the County and City planning departments to promote a smooth transition of land uses along the ETZ boundaries.

Policy 12.1.2: Work to achieve locally coordinated solutions to infrastructure and public service provision through the joint Capital Improvement Program (CIP) and Annexation Programming to ensure coordination, timing and delivery of economical public services.

Program 12.1.2.1: Provide an annual process for the preparation and adoption of an ETZ Annexation/CIP Program for near-, mid- and long-term infrastructure planning of targeted urban service areas.

Program 12.1.2.2: Promote a process of City/County cooperative, coordinated review of tax and finance needs, service provision responsibilities and general regional conflict resolution/avoidance.

ETZ Planning Process

Objective 12.2: Provide for periodic review, evaluation, maintenance and update of the ETZ Plan, regulatory ordinances and administrative processes.

Objective 12.3: Support on-going processes that would be designed to maintain and update ETZ regulations and administrative procedures.

Policy 12.3.1: Implement on-going processes designed to insure a fair and effective system of customer service and administrative efficiency in the permit and development review processes.

Program 12.3.1.1: Streamline ETZ/City/County administrative procedures by improving permit processes and customer service in order to achieve more compatibility between City and County regulations and procedures, while recognizing the unique and individualized requirements of each jurisdiction.

Policy 12.3.2: Implement revision processes designed to insure a fair and effective system of zoning, subdivision regulation and growth management within the ETZ in a manner fulfill the

intent of the ETZ Plan.

Program 12.3.2.1: Regulations developed for the ETZ should be the subject of clearly written, uniformly applied and proportionate/fair share standards for internal and off-site improvement exactions and infrastructure improvements.

Program 12.3.2.2: Develop regulatory and financing techniques to maintain, promote and protect significant historical, architectural, archeological, and natural and farmland resources.

Program 12.3.2.3: Provide regulatory lot size and density incentives to protect environmentally sensitive ETZ lands (e.g. slope, soil type, flood plain, open space and farmland).

Program 12.3.2.4: Provide urban design guidelines, regulations, plans and incentives to promote appropriate desert-tolerant and low-water-using types of plants.

Program 12.3.2.5: In the ETZ zoning and subdivision codes, implement appropriate revisions to guide hillside development. Criteria may stress low- to very-low-density development, limitations on water and wind erosion along drainage ways and restrictions on removal of existing indigenous vegetation.

Program 12.3.2.6: Recognizing that private land use covenants exist and that governing bodies cannot enforce said covenants, their use may be encouraged, during the course of the subdivision process, to assure aesthetic compatibility with surrounding land uses.

Program 12.3.2.7: Revise and extend ETZ zoning regulations with respect to urban design standards, zoning district buffering techniques, and general site and landscaping requirements.

Program 12.3.2.8: Provide regulatory lot size and density incentives in targeted ETZ planning sub-areas in order to encourage development of more affordable low and middle income housing opportunity.

Policy 12.3.3: Consider the utilization of a series of ETZ planning sub-area-specific overlay zoning districts and development incentives directed to area specific development objectives.

Program 12.3.3.1: Undertake evaluation, analysis and development of special form and content overlay zoning district techniques to address sub-area-unique planning issues specific to physical location and character.

TABLE # 3.2-1: ADOPTED DONA ANA COUNTY COMPREHENSIVE GOALS

<p>1. Provide basic infrastructure</p>	<ul style="list-style-type: none"> < Provide transportation infrastructure compatible with adjoining land use < Encourage the expansion and improvement of existing water and wastewater systems
<p>2. Maintain and protect the county's resources</p>	<ul style="list-style-type: none"> < Protect the quality and supply of water resources in the county < Protect and improve air quality in the county < Protect residents and property in Dona Ana County from flooding < Provide economical and efficient methods of solid waste collection and disposal < Protect the public from contaminated water supplies, and insure access to liquid waste disposal services < Protection and preservation of historic districts, buildings and archeological sites
<p>3. Provide community facilities</p>	<ul style="list-style-type: none"> < Provide opportunities for a wide range of educational services < Continue to implement and expand as necessary an integrated system of fire protection, emergency medicine and rescue services < Promote and maintain adequate health facilities < Provide law enforcement protection for residents < Provide social service programs and facilities < Enhance the quality of life by providing adequate parks and recreational facilities < Promote economic development and employment opportunities
<p>4. Adopt and implement a land use plan</p>	<ul style="list-style-type: none"> < Develop a Land Use Plan that maximizes the efficiency of existing and future infrastructure, community facilities and services within the county < Encourage the development of urban centers to accommodate rapid growth < Maintain and protect areas from incompatible land uses < Allow for a variety of residential densities and housing types < Promote and guide the development and location of commercial uses to balance economic growth and quality of life < Promote development of industrial uses in appropriate locations throughout the county
<p>5. Encourage affordable housing and a variety of housing types</p>	<ul style="list-style-type: none"> < Provide housing opportunities in rural and urban areas of the county that meet the needs of present and future populations in all socioeconomic groups
<p>6. Improve inter-governmental relations</p>	<ul style="list-style-type: none"> < Encourage cooperation among local, state and federal agencies

TABLE # 3.2-2: ADOPTED LAS CRUCES COMPREHENSIVE PLAN GOALS

1. Housing:	< Promote a balance of housing types for our city	< Housing availability and affordability < Housing and neighborhood preservation < Neighborhood enhancement
2. Community Facilities:	< Provide high quality parks, recreation and community services for our community	< Comprehensive, attractive, cost and resource efficient system < Balance of services < Enhanced police and fire
3. Urban Design:	< Preserve and enhance our natural, visual and historical/cultural resources	< Foster unique and attractive character < Preserve and enhance natural, visual, historical and cultural resources < Maintain sensitivity to city image through aesthetic and environmental guidelines
4. Utilities:	< Achieve optimum efficiency in the planning and operations of utility systems	< Adequate, affordable, reliable, safe, clean drinking water < Dependable wastewater services < Efficient energy resources and conservation techniques < Reliable, economical and environmentally conscious solid waste system < Coordinated approach to utility extension/availability
5. Economic Development:	< Establish and maintain a stable diversified economy	< Develop policies that allow retention, expansion, and attraction of existing and new business and industry < Provision for a highly trained and motivated work force < Promotion and enhancement of region as tourist destination
6. Land Use:	< Achieve an urban form, that supports and enhances our unique environment	< Mixed land use and compatibility < Orderly growth < Urban form that supports and enhances the built and natural environment
7. Transportation:	< Provide a multi-modal transportation system which efficiently supports the needs of our citizens	< Development of an efficient, effective and economical thoroughfare system < Establish a safe, dependable and comfortable public transportation system < Promote bicycles as viable mode of transportation < Provide adequate airport facilities < Provide safe and viable railroad service < Procedures for intermodalism, facilities and services to all users

APPENDIX A: COMPREHENSIVE PLAN DEFINITIONS

The definitions below were developed at the request of the ETZ Commission and are for general planning purposes and are not meant to be all-inclusive or to cover definitions for legal zoning ordinances or subdivision regulations. Therefore, the following definitions are not intended to provide legal definitions, references, terms, descriptions, nor replaces any City or County definitions or standards.

Absorption Field:	An area in which open joint or perforated piping is laid in gravel-packed trenches or excavations for the purpose of distributing the effluent discharged from the tank used as part of an individual liquid waste disposal system or absorption into the soil.
Adjacent:	Contiguous parcel, tract, easement, or right-of-way totally within, partially within, or next to one or more boundaries of a subdivision or not considered an internal parcel, tract, easement, or right-of-way.
Agri-Business:	Any business that deals with agriculture.
Agriculture:	Any use of land for the growing and harvesting of crops for sale or for uses directly ancillary to the growing and harvesting of crops, which is the exclusive or primary use of the lot, plot, parcel, or tract of land; or processing crops to the generally recognizable level of marketability; or the open range grazing of livestock.
Agriculture / Industrial Land-Use:	Dairy processing, value-added food processing, canning.
Annexation:	The process used by a municipality to add surrounding fringe areas to the city or town. There are methods for annexing contiguous property (areas adjacent to the annexing community as well as noncontiguous property. The main method of annexing property are by election, petition, annexation for municipal purposes, annexation of federally owned areas and boundary line adjustments.
Applicant:	A developer submitting an application for development
Aquifer:	A saturated underground formation of permeable materials capable of storing water and transmitting it to wells, springs, or streams.

Arterial, Major:	Major arterials provide higher speed travel and mobility for long distance trips. These roads function within the region or community to carry large volumes of traffic to minor arterials and collector routes. Access may be limited by medians.
Arterial, Minor:	Minor arterials serve a mobility function for longer -distance trips but handle moderate volumes of traffic at moderate speeds. Minor arterials provide connections to collector routes, which serve communities and local areas. Access from some major traffic generators is allowed to minor arterials.
Barrier Curb:	A steep-faced curb intended to prevent encroachment. See Curb.
Berm:	A mound of soil, either natural or man-made, used to obstruct views.
Bicycle-Compatible Bikeway:	A pathway designed to be used by bicyclists.
Bicycle Lane:	A lane at the edge or second lane in of a roadway reserved and marked for the exclusive use of bicycles.
Bicycle Path:	A pathway separated from the roadway designed specifically to satisfy the physical requirements of bicycling.
Buffer:	An area within a property or site, generally adjacent to and parallel with the property line, either consisting of natural existing vegetation or created by the use of trees, shrubbery, fences, or berm, designed to limit continuously the view of and/or sound from the site to adjacent sites or properties.
Capital Improvements:	A proposed schedule of future public projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project.

Channel:	The bed and banks of a natural stream that convey the constant or intermittent flow of the stream or arroyo, swale, ditch diversion, or waste course that conveys storm run-off, including man-made facilities.
Character:	Distinguishing quality or qualities that make an area unique.
Cluster Development:	A development approach in which building lots may be reduced in size and buildings sited closer together, usually in groups or clusters, provided that the total development density does not exceed that which could be constructed on the site under conventional zoning and subdivision regulations. The land that remains undeveloped is then preserved as open space and recreational land.
Collector Street:	A roadway that serves as a connection between two or more minor thoroughfares and a major thoroughfare. A collector street serves a neighborhood or large subdivision and should be designated so that residential properties do not have direct access onto it.
Commission:	The ETZ Commission is a seven member board that hears and approves subdivision plats and special use permits and recommends zoning changes. The ETZ commission is comprised of three members appointed by the City, three members appointed by the County and a seventh member who is appointed by the commission. (See ETZ Commissioner).
County Commission:	The elected Board of County Commissioners of Doña Ana County.
Cul-de-sac:	A local street having only one outlet, the other end to be used for the reversal of traffic movement. (See Street).
Curb Cut:	A depressed segment of vertical roadway curb; the providing of vehicular ingress or egress between property and an abutting public street.

Density:	The permitted number of dwelling units per gross acre of land to be developed, based on the approved zoning for the area.
Developer:	The legal or beneficial owner or owners of a lot or of any land included in a proposed development. Also, the holder of an option or contract to purchase, or any other person as having enforceable proprietary interest in such land.
Development:	<p>The term “development” may be used in a number of ways:</p> <p>A planning or construction project involving substantial property improvement and usually, a change of land-use character within the site; the act of using land for building or extractive purposes.</p> <p>Growth shall be defined as any development proposed beyond the predominately urbanized area that lacks readily available infrastructure. Such development bypasses areas of vacant or rural land and requires the extension of new roads, utilities and other facilities in accordance with government specifications.</p> <p>A mixed-use development concept that encourages the combining of several different land uses within the same area. For example, a development might include a hotel and a number of retail businesses within the same building or on the same contiguous parcel of land.</p>
Driveway:	A paved or unpaved area used for ingress or egress of vehicles, and allowing access from a street to a building or other structure or facility.
Environment:	The physical conditions that exist within the area that will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance.
ETZ:	The five-mile Extraterritorial Zone that extends beyond the corporate limits of the City of Las Cruces, NM.

- ETZ Authority: A governing authority, created through a Joint Powers Agreement between the City and the County, dated May 12, 1987. The ETZ Authority reviews and approves variance requests and zoning change requests, acts on appeals, and adopts amendments to the ETZ's zoning and subdivision regulations. The Authority consists of three County Commissioners and two City Councilors.
- ETZ Commission: A governing authority, created through a Joint Powers Agreement between the City and the County, dated May 12, 1987 and subject to section 3-21-3-3-21-5 NMSA (1987) as amended. The ETZ Commission interprets zoning and subdivision regulation per the request of an applicant, reviews and grants special use permits and may recommend approval of zoning change requests and reviews, and recommends approval of amendments to the ETZ's zoning and subdivision regulations. The commission is comprised of seven individuals who voluntarily serve as members of the commission. Three members of the commission are appointed by the City, three by the County, and the seventh member by the commission.
- Extraction: Removal of physical matter in a solid, liquid or gaseous state from its naturally occurring location; the initial step in the use of a natural resource. Examples include petroleum and natural gas wells, gravel pits, the mining of mineral deposits, geothermal energy sources and water wells.
- Fence: An artificially constructed barrier of wood, masonry, stone, wire, metal, or any other manufactured material or combination of materials.
- Final Approval: The official action of the ETZ Commission taken on a preliminarily approved major subdivision or site plan after all conditions, engineering plans, and other requirements have been completed or fulfilled, and the required improvements have been installed, or guarantees properly posted for their completion, or approval conditioned upon the posting of such guarantee.

Flood Control:	Any undertaking for the conveyance, control, and dispersal of flood waters.
Flood Elevation:	The elevation that flood waters would reach at a particular site during the occurrence of a specific flood period. For instance, the 100-year flood elevation is that elevation of flood waters related to the occurrence of the 100-year flood.
Flood Frequency:	The probability of a flood of a certain magnitude occurring in a given year or that portion of the floodplain outside of the floodway.
Flood Fringe:	That portion of the floodplain outside of the floodway.
Flood, 100-year:	A flood that, on the average, is likely to occur once every 100 years (i.e., that has a one percent chance of occurring each year, although the flood may occur in any year).
Flood Plain:	<p>The area within the 100-year flood boundary as described by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps.</p> <p>The term refers to that area designated as being subject to flooding from the base flood (100-year flood) on the "Flood Boundary and Flooding Map" prepared by the U.S. Department of Housing and Urban Development (HUD) or on similar maps prepared by the Army Corps of Engineers, the Federal Emergency Management Agency or a similar federal agency.</p>
Flood Way:	Any area that could be flooded by high water from a 25-year frequency storm; or, the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation to more than a designated height.
Garage:	A building or portion thereof, other than a private storage garage, designed or used for equipping, servicing, repairing, hiring, selling, storing or parking motor-driven vehicles. The term "repairing" shall not include an automotive body repair shop nor the rebuilding, dismantling or storage of wrecked or junked vehicles.

Gateway:	An area along a major transportation corridor, that marks the entrance to a community. The topography, vegetation, or significant changes in land use mark the location of a gateway.
Gateway Route:	A street or parkway that is a heavily traveled entrance to and through the ETZ. Such routes link major employment areas, shopping centers and recreational areas used regularly by a large number of residents and visitors and present a visual impression of the ETZ.
Groundwater:	Water stored underground in cracks and crevices of rocks and in the pores of geologic materials that make up the earth's crust in what can be referred to as a natural reservoir.
Hazardous Waste:	Solid or liquid waste that, due to its caustic, corrosive, unstable, chemical or radioactive nature of properties, that can threaten the general health, safety and welfare of an individual, population, or the surrounding environment.
Heavy Industrial:	Enterprises in which goods are generally mass produced from raw materials on a large scale through use of any assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses, or manufacturing or other enterprises which produce external effects such as smoke, noise, soot, dirt, vibration, odor, etc., or that which pose significant risks due to use or storage of explosives or radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in reportable quantities, under the standards of the Environmental Protection Agency (EPA).
Heavy Industrial Land Use:	Manufacturing, assembly, finishing, processing, or packaging of products, salvage yards, landfill and mineral extractions.
High Intensity Corridors:	Areas of development that reflect commercial, industrial or high density residential development in heavily traveled routes in the ETZ. Strip mall development is not permitted, and specific design standards apply to the area.

High Density Residential:	Four or more dwelling units per one acre.
Historic Town-site:	An area related by historical events or themes, by visual continuity or character, or by some other special feature that helps give it a unique historical identity. May be designated a historic district by local, state, or federal government and given official status and protection. An area platted as a “town-site” prior to 1930.
Impact Fee:	A fee charged by local government to developers as a total or partial reimbursement for the cost of capital improvements and facility extensions needed as a result of new development (e.g., wider roads, new sewers, etc.).
Improvement:	Any building, structure, bridge, work-of-art, area, parking facility, fence, gate, wall, landscaping, or other object constituting a physical addition to real property, or any part of such addition.
Incentives:	Are those actions which the government can legally provide to a private person or organization towards obtaining a result that will meet public health, safety, and welfare goals. Incentives as used within the text of the Comprehensive Plan may include such things as legal modifications or waivers in zoning requirements, development standards and similar regulations.
Industrial:	Activity including resource extraction, manufacturing, warehousing, storage, distribution, shipping, and other related uses.
Infrastructure:	Facilities and services needed to sustain industrial, residential, and commercial activities, including water and sewer-lines, other utilities (natural gas, electricity), streets, communications, and public facilities such as fire stations, parks, schools.
Intensity:	The degree, to which land is used; usually refers to the levels of concentration of housing, or to commercial or industrial activities in use.
Intent:	The stated purpose of an ordinance or regulation.

Internal:	A parcel, tract, easement, or right-of-way that lies entirely within and does not touch an outer boundary of a subdivision, except where it may intersect with or extend another roadway and utility easement that lies between two parcels or tracts within the subdivision; or a parcel, tract, easement, or right-of-way that shall be identified with a different name or indexing code than that of an adjacent parcel, tract, easement or right-of-way.
Interstate Highway:	U.S. Interstate Highways in Doña Ana County are I-10 and I-25.
Island:	In street design, a raised area, usually curbed, placed to guide traffic and separate lanes, or used for landscaping, signing or lighting.
Landscaping:	An area that has been improved through the harmonious combination and introduction of trees, shrubs and ground cover, which may contain natural topping materials such as boulders, rock, stone, granite, or other approved material. The area shall be void of any asphalt or concrete pavement except where walks are allowed.
Land-Use:	Any activity that is subject to the Regulation of the local government that is conducted on, below and/or in the space above the surface of the earth to a height of five hundred (500) ft. within the boundaries of Doña Ana County on areas subject to the zoning authority of the incorporated municipalities within Doña Ana County or outside the Extra- territorial Zone of the City of Las Cruces, or other Extraterritorial Zones that may be established.
Leap-Frog Development:	A type of growth that is defined as any development proposed beyond the predominantly urbanized area and lacks readily available infrastructure. Such development bypasses areas on vacant or rural land and requires the extension of new roads' utilities, and other facilities in accordance with City specifications.
Light Industrial Land Use:	Small manufacturing or assembly plants, utility services, warehousing, storage (except toxic or hazardous materials), recycling centers, and /or telecommunications.

Lot:	A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.
Lot Area:	The horizontal area within the exterior lines of the lot, exclusive of any a public or private way open to public uses.
Lot Depth:	The mean (average) horizontal distance between the front and rear lot lines.
Lot Width:	The distance between side lot lines measured across the rear of the required front yard, parallel to the street or access easement.
Low Density Residential:	One dwelling unit per 3/4 acre to 1.9 acres, includes mixed residential and farmland use.
Low Intensity/Rangeland:	Open range used primarily for grazing livestock, may be government or private, or may contain low density residential.
Manufactured Housing:	The manufactured home or modular home that is a single-family dwelling with having a heated area of at least thirty-six by twenty-four feet and at least eight hundred sixty-four sq. ft., constructed in a factory to the standards of the United States Department of Housing and Urban Development, the National Manufacturing Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401 et. seq.) and the Housing and Urban Development Zone Code II or the Uniform Building Code, as amended to the date of the unit's construction and installation consistent with the Manufactured Housing Act (Chapter 60, Article 14 NMSA 1978) and with the regulations pursuant thereto relating to ground level installation and ground anchors.
Master Plan:	A comprehensive long-range plan intended to guide the growth and development of a community or region; includes analysis, recommendations, and proposals for the community's population, economy, housing, transportation, community facilities, and land use.

May (wording):	When a requirement in these regulations uses the word “may” instead of “shall”. The requirement will be necessary only if directed by the ETZ Commission or Authority.
Median:	That portion of a divided highway separating lanes of traffic proceeding in opposite directions.
Medium Density Residential:	Two to four or more dwelling units per acre.
Mixed-Use Development:	A tract of land, building or structure developed for two or more different land-uses such as, but not limited to, residential, office, manufacturing, retail, public or entertainment.
Multiple Family Dwelling:	A building designed for two or more families. The dwelling units contain two or more kitchens, two or more living areas, bedrooms and bathrooms with separate entrances designed for more than one family.
Neighborhood:	An area of a community having characteristics that distinguish it from other community areas and which may include distinct ethnic or economic characteristics, schools, social clubs or boundaries defined by physical barriers such as major highways and railroads or by natural features such as rivers.
Neighborhood Commercial:	Retail sale of goods and services to serve a neighborhood usually on sites less than five acres in buildings smaller than 10,000 square feet.
Neo-Traditional Planning:	Re-working established planning principles that are typically found in place in older neighborhoods and applying them to newly developing communities.
Open Space:	Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved and used as an active or passive recreation area, or for resource protection.
Owner:	Any person or his successor in interest having a legal or equitable interest in a given property.

Overlay Zone:	Provides for the possibility of superimposing certain additional requirements on a designated zoning district or districts without disturbing the underlying land-use requirements of the district. In the instance of conflicting requirements, the stricter of the conflicting requirement shall apply.
Patio House:	A detached, single-family unit typically situated on a lot that is reduced in size, that orients outdoor activity within rear or side yard patio areas for better use of the site for outdoor living space.
Permanent Foundation System:	A foundation prepared for a modular or manufactured home, formerly addressed as ground installations.
Permit:	Permission given for a land use that is allowed in a zone if it meets additional standards specified in the zoning ordinance (e.g., setbacks, off-street parking).
Person:	Any individual, estate, trust receiver, cooperative, association, club, corporation, company, firm, partnership, joint venture, syndicate or other entity.
Planning:	The establishment of goals, maps, plans, policies, procedures and objectives for economic, physical, social and change and development.
Public Open Space:	An open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, state or county agency, or other public body for recreational or conservation uses.
Public/Quasi-Public Land Use:	Provides a service to the community, may be government or private, including: schools, churches, cemeteries, water districts, utility productions, storage areas, community centers, park and recreation areas, health clinics and libraries.
Regulation:	A rule or order prescribed for managing governments.
Regional Park:	Recreation area of 200 or more acres that offers passive recreation space in the form of trails, picnicking and climbing, but that have no facilities for organized active forms of recreation such as ball fields.

Residential Density:	The number of dwelling units per “gross acre” of residential land area, including streets, easements and open space portions of a development.
Right-of-way:	A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use.
Roadway:	Any public facility used for the vehicular transport of people, goods, or services, excluding of private or public easements or alleys. Also used in conjunction with streets, corridors, thoroughfare, road, avenue, boulevard, byway, bicycle pathways or other surface facility intended for public conveyance.
Rural Residential:	Single family residence having two acres or more, includes mixed residential and farmland use.
Sanitary Sewers:	The public sewer portion of a publicly owned treatment works which transports waste-water and to which storm, surface and ground waters are not intentionally admitted.
Screen:	A structure or planting consisting of fencing, berms, and/or evergreen trees or shrubs providing a continuous view obstruction within a site or property.
Septic System:	A sewage-treatment system that includes a settling tank and leach field through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual home waste disposal where an urban sewer system is not available.
Septic Tank:	A watertight receptacle which receives the discharge of sewage that is designed and constructed to permit the deposition of settled solids, the digestion of the matter deposited, and the discharge of the liquid portion into a leaching system.
Setback:	The distance between the street right-of-way line and the front line of a building or any projection thereof, excluding uncovered steps; or the shortest distance between the property line and the foundation, wall or main frame of a structure.

Sewer:	Any pipe conduit used to collect and carry away sewage or storm water runoff from the generating source to treatment plants or receiving streams.
Shall (wording):	The word “shall” denotes mandatory action and one that is not directory or permissive.
Shopping Centers:	A group of commercial business establishments operated as a unit and having off-street parking on the property, and related in locations, size and types of shops in the trade area that the unit serves.
Shoulder:	The graded part of a right-of-way that lies between the edge of the main pavement (Main traveled way and the curb-line) and the right-of-way line.
Sidewalk:	A pedestrian walkway with permanently improved surfacing.
Sidewalk Area:	A paved path provided for pedestrian use and usually located at the side of a road within the right-of-way.
Sprawl:	Low density land-use patterns that are automobile-dependent, energy and land consumptive, and require a very high ratio of road surface to development served.
Single Family Dwelling Units:	Any housing unit designed for the use of one (1) family that has a private, ground level entrance and a private outdoor space for the use of the residents of such dwelling.
Stakeholder:	Persons who have a vested economic interest in the community. Stakeholders include, but are not limited to landowners, business persons, real estate, finance, industrial and economic development professionals, who are impacted by planning decisions.
Solid waste:	Any solid or semi-solid discarded material which results from household, commercial, industrial or other operations, but does not include water-borne waste in a sewage system.

Street:	Any avenue, boulevard, road, parkway, viaduct, drive, or other roadway designed to carry vehicular traffic.
Street Classification:	A system of dividing streets into categories based on the amount of traffic and function of the street and incorporating varied requirements for right-of-way width and cross-sections.
Strip Commercial:	An area where numerous commercial developments front a street, normally one-half block deep, and is referred to as a strip commercial development. An example: El Paseo Road between Main Street and Boutz Road.
Structure:	All construction, including residences, commercial buildings, free standing walls, antennas, signs, towers, bridges, culverts or similar uses that may require the issuance of a building permit by Doña Ana County.
Trail:	A narrow path designed for the use of horseback riders, pedestrians, and bicyclists.
Treatment System:	A system which is designed to receive liquid waste and includes the disposal system, the liquid waste treatment unit and the enclosed system separately or in combination.
Units:	A building designed for two (2) or more families: or any housing unit designed for the use of one (1) family that has a private, ground level entrance and a private outdoor space for the use of the residents of such dwelling units.
Urban Boundary:	An approximate two mile area that extends two miles out from the corporate limits of the City of Las Cruces, where high density residential zoning maybe encouraged to develop, due in part: to the probability of annexation by Las Cruces; or the cost-effective extension of City or private sector sewer and water systems; or the development of a package sewer systems.
Vacant:	Unoccupied or unimproved land.

Variance:	A waiver from compliance with a specific provision of the zoning ordinance granted to a particular property owner because of the practical difficulties or unnecessary hardship that would be imposed by the strict application of such a provision of the ordinance. The granting of variances traditionally is the responsibility of the zoning Board of Appeals.
Village Centers:	Historic multi-use townsites such as Doña Ana, Organ, Brazito, Picacho, and Tortugas within the ETZ may have been platted and developed prior to 1930.
Zoning:	The division of a municipality into parcel-specific categories having regulations governing the use, placement, spacing and size of land and buildings corresponding to the categories.
Zoning District:	A zoning category used in the Community District or Village District such as R-1, single family residential uses. A zoning district must have specific boundaries.
Zoning Map:	A map graphically showing all zoning district boundaries and classifications within a community.

ETZ COMPREHENSIVE PLAN 2000 – 2020

APPENDIX B: CITIZEN PARTICIPATION

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B.1.2	SOUTH VALLEY & LAS ALTURAS.....	B - 2
B.1.3	NORTH VALLEY	B - 3
B.1.4	WEST MESA.....	B - 4

APPENDIX B: CITIZEN PARTICIPATION

B.1 Synopsis of Questionnaires by Sub-Area

The following comments were a response to a questionnaire that individuals completed and returned at the close of the open house gatherings and sub-area meetings that were held during the latter part of 1999.

B.1.1 East Mesa & Talavera

1. Comments regarding protection of property values:
 - Improve roads
 - Consider flood control
 - Maintain low density
 - Approval of variances when neighbors don't want the variances
 2. There was a 2:1 ratio against urban centers. However, there were a few suggestions for locating them - Peachtree and Holman, North/South Highway 70 at Weisner.
 3. The majority prefer mobile-home zones with regulated density and that single wide mobile homes be located in mobile home parks, or subdivisions designed for them.
 4. The majority would like gateways to be protected (height/sign restrictions and lighting).
 5. There was almost an even split on the issue of shade trees in parking lots. However, plants and trees should be of the low-water usage type.
 6. The majority favored paving districts and flood control projects but with some provisions, such as who pays, what areas need to be paved.
 7. While some people do not feel the need for more businesses, industries or other residential developments, others suggested day care, schools, parks, site built homes and environmentally-safe businesses.
 8. Many felt the need to protect natural resources such as the Organ and Doña Ana Mountains, and natural-occurring desert plants, land and wildlife. The plant and grass area off Jornada was also mentioned.
 9. Everyone wanted protection of views, e.g., mountains, east and west vistas, valley.
 10. Suggestions for public improvements included roads, fire protection, flood control, public parks, bicycle trail, sewage, lighting, make all roads 50' wide, underground utilities.
-

B.1.2 South Valley & Las Alturas

1. Comments regarding protection of property values:
 - Enforce covenants and codes (zoning doesn't always agree with covenants)
 - Keep density to at least one/two acres
 - Limit/eliminate mobile homes
 - Limit convenience stores
 - Buffer zone between residential and commercial development
 - Maintain open space surrounding Tortugas Mountain
 2. Most were not in favor of planned urban centers but there were a number of suggestions in the report as to where they could be located.
 3. The majority favored mobile-home zones with regulated density. The comments ranged from letting the landowner decide to restricting single-wide, non-UBC compliant mobile homes to mobile home parks, and require double-wide UBC compliant mobile homes to comply with subdivision building aesthetic guidelines. There was some sentiment for not mixing mobile homes with site built homes. There is also concern about special use permits for secondary mobile homes for medical reasons, hardship.
 4. The ratio was almost 2:1 for requiring that single-wide mobile homes be located only in mobile home parks or subdivisions designed for them.
 5. Most respondents would support special protection of gateways.
 6. Several people liked the idea of height/sign/lighting restrictions to protect views.
 7. It was suggested to clean up and beautify the Gateway areas. At least provide a visual block.
 8. Many liked the idea of shade trees in parking lots, but such trees should be of the low-water usage type and not of the high pollen type. Some felt that it was more important to provide adequate parking for businesses. Also, if trees are planted, they must be cared for.
 9. Many favored paving districts and flood control projects but the issues should be subject to resident review and possible rejection. Some felt that they are not cost effective.
 10. Some respondents did not feel the need for businesses or industry but others preferred strip malls, large supermarkets and a golf course. Low density came up several times.
 11. The majority want the natural resources protected, e.g., wildlife, the Organ Mountains, arroyos, desert area south of Las Alturas, Rio Grande.
-

12. The majority want protection of unique views such as the Organs, the night sky, Bishop's Cap, Tortugas Mountain, valley to the west.
13. Suggestions for public improvements included roads, utilities, wider streets in residential areas, speed bumps, improved drainage, collection ponds doubling as parks, buffer between Las Alturas and northeast, consideration of the future needs for water, sewage, and trash disposal.

B.1.3 North Valley

1. Comments regarding protection of property values:
 - Flood control
 - Controlled, orderly growth
 - Limit number of mobile homes, mobile-home-only zones
 - Limit the number of vehicles not stored within a structure to two per one-quarter acre
 - Better police protection
 2. Many people were in favor of planned urban centers. Some of the suggested locations were San Ysidro and El Camino Real, Doña Ana Road and Thorpe Road, Valley Drive and Thorpe Road, in the center of the village of Doña Ana, such as the lot next to Larry's Convenience Store.
 3. Everyone agreed that it makes sense to have mobile-home-zones with regulated densities.
 4. Five people were in favor of requiring single-wide mobile homes to be located in mobile home parks or subdivisions designed for them. Three people were not in favor of this.
 5. Most were in favor of protecting the gateways through height/sign/lighting restrictions.
 6. Most were in favor of shade trees in parking lots and elsewhere but they would have to be properly cared for and should be of the low-water usage type.
 7. Paving districts and flood-control projects were supported by five people and not supported by three people. If it is done, people want it to be fair if it is done and there is fear of increased property taxes. It was suggested that French Drains be used to alleviate the majority of flooding.
 8. While some people don't want any more businesses or industries, others suggested mobile home subdivisions, site-built subdivisions, small businesses, light manufacturing, clean industries, a recreation building for boys and girls.
-

9. Everyone felt that certain natural resources need protection. These include ground water, clean air, Doña Ana and Robledo Mountains, historical area, petroglyphs, the old rock church, farming and irrigation systems.
10. Many people felt that there are unique views that should be protected, including the mountains and the Rio Grande.
11. Suggestions for public improvements included paved roads, traffic control, sewer and water to all areas, trash, police protection and flood control.

B.1.4 West Mesa

1. Comments regarding protection of property values:
 - Relieve traffic on Shalem Colony Road
 - Minimal or no mobile-home development
 - Road improvements
 - Either enforce the codes or get rid of them
 - Maintain current density
 - Protect farming
 - Do not add more developments in the flood plains
 2. Most did not want planned urban centers. However, there were some suggestions as to where they could be located, near the I-10 exit to the Las Cruces Industrial Park, Picacho Hills Drive, along Highway 70 and I-10 interchange, on the south side of Highway 70, Airport/West Mesa Industrial Park, Fairacres Road north of Mesilla Hills.
 3. Everyone agreed that it would make sense to have the density of mobile-home-zones regulated.
 4. Most people agreed that single-wide mobile homes should be located only in mobile home parks or subdivisions designed for them.
 5. Most people supported protection of gateways. Many supported height/sign restrictions, lighting, views and some want the size and quantity of billboards reduced.
 6. Most people supported the idea of shade trees. Low water usage was mentioned.
 7. The majority supported paving districts and flood-control projects. It was suggested that this be done in higher-density areas, as it would not be economically feasible in low-density areas.
 8. Some people did not feel the need for any businesses, while others suggested food stores, restaurants, drug store and equestrian facility.
-

9. Most want protection of natural resources such as the river, mountains, farmland, open space, noise and air quality, views, historical area, irrigation.
10. Many want protection of unique views such as the mountains, Picacho Peak, valley views from the mesa.
11. Suggestions for public improvements included roads, water, sewer, flood control, fire and police protection, alternate north-south roads other than Shalem Colony Trail and Valley Road, drive-in bank, public park facility, etc.

ETZ COMPREHENSIVE PLAN 2000 – 2020

APPENDIX C: SUPPLEMENTAL DATA

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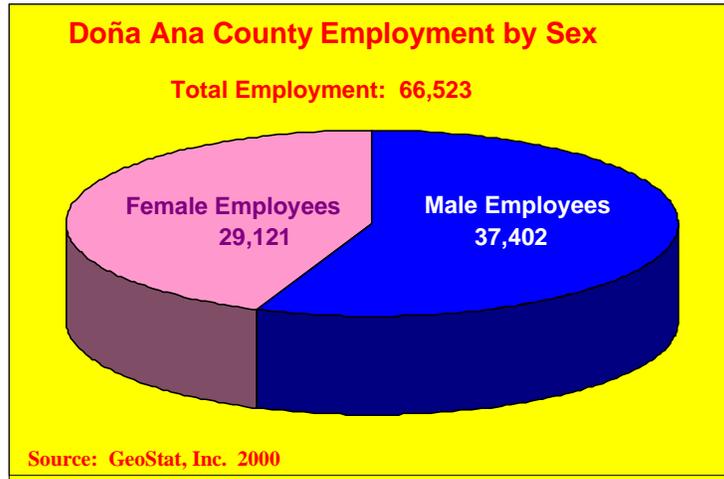
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APPENDIX C: SUPPLEMENTAL DATA

C.1: EMPLOYMENT TABLES AND CHARTS



Graph C-1 : Doña Ana Employment by Sex

Males	Females	Total
37,402	29,121	66,523

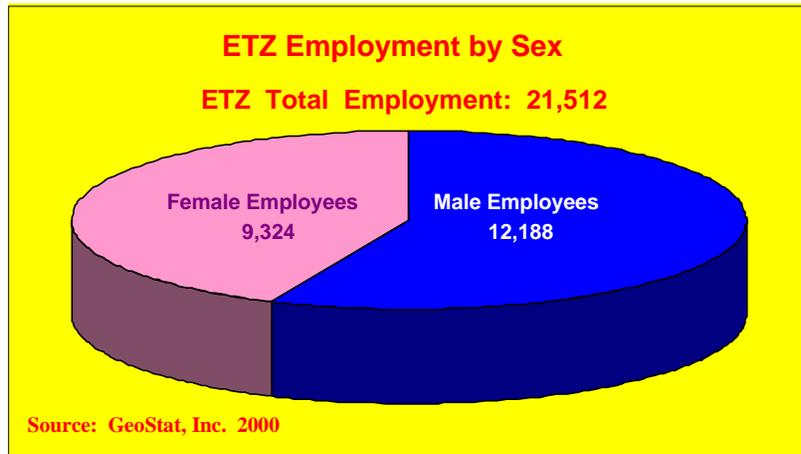
Source: US Census 1998 / IPI, Inc 1999 / GeoStat, Inc 2000

Table C-1: Doña Ana County Employment

North Valley	4,489	3,591	8,081
East Mesa	3,107	2,283	5,389
Tortugas East Mesa	593	488	1,081
South Valley	3,016	2,129	5,144
West Mesa	983	833	1,816
ETZ Total	12,188	9,324	21,511

Source: US Census 1998 / IPI, Inc 1999 / GeoStat, Inc 2000

Table C-2: ETZ Sub-Area Employment by Sex



Graph C-2 : ETZ Employment by Sex

C.2: WATER PROVIDERS

MUNICIPAL:

The City of Las Cruces provides service to the residents of the City and has extended limited service to outlying areas that were adjacent to existing systems. (See Map 17, ETZ Water Systems).

MUTUAL DOMESTIC AND COOP WATER ASSOCIATIONS:

- Doña Ana Mutual Domestic Water Consumer Association (MDWCA)
- Brazito MDWCA
- Butterfield Park Co-op
- Mountain View MDWCA
- Organ MDWCA
- Picacho MDWCA

PRIVATE WATER COMPANIES:

- Moongate Water Company
- Baylor Springs Water Company
- Fairacres Estates Water Company
- Picacho Hills Utility Company
- Jornada Water Company
- Hacienda Acres / Jornada Water Company

Mesilla Park Manor/Jornada Water Company
Las Alturas Estates/Jornada Water Company
Pecan Valley/Jornada Water Company
Rassaf Hills/Jornada Water Company
San Andres Estates/Jornada Water Company
University Estates/Jornada Water Company

C.3: WASTEWATER PROVIDERS

MUNICIPAL: The City of Las Cruces provides wastewater treatment service to the residents of the City and has extended limited service to outlying areas adjacent to existing systems. The City of Las Cruces' future wastewater treatment improvements do not include plans that would serve the greater portion of the ETZ.

The Village of Doña Ana has the potential for 500 connections via a force-main sewer to the City of Las Cruces wastewater treatment plant. The Doña Ana Mutual Domestic Water Consumer Association provides billing service to residents of the Village of Doña Ana customers whose wastewater lines are connected to the Las Cruces sewer system.

The Public Facilities and Services section of Doña Ana County's "*Final Regional Wastewater Facilities Master Plan 1998*", has an inventory of the present condition, capacity and use of the above facilities and services. The assessment of the identified sections of the document is not intended to be an in-depth evaluation of the area's operations or programs, but identifies their capacity and limitation with respect to future ETZ planning and development. (See Appendix D: Map 18, Wastewater Service areas).

C. 4: RESOLUTIONS THAT APPLY TO THE US HIGHWAY 70 RELIEVER ROUTE STUDY

Resolution 95-007

Alternative A B East Mesa /North Valley Area: This section of Engler Road is classified as a major arterial, with a 130= right-of-way from Del Rey Boulevard to Mesa Grande Drive.

Resolution 95-006

Alternative 2B B North Valley Area: This section of Engler Road is classified as a major local, with a 60= right-of-way from Highway 185 (North Valley Drive) to Del Rey Boulevard

Resolution 96-016:

On December 12, 1996, the Las Cruces MPO amended the Transportation Plan for the area of Picacho Avenue, Valley Drive, Motel Boulevard, and the Las Cruces Outfall Channel. Picacho Avenue, Valley Drive and Motel Boulevard were designated major arterials. The Motel Boulevard Study Corridor and the existing Transportation Plan supported the amendment. Motel Boulevard, Seventeenth Street, McClure Road, and Hoagland Road were recommended for modification in the resolution. It was also recommended that Tashiro Drive and the Las Cruces Outfall Channel be considered for extension and for potential roadways, as were as other surrounding roadways.

Resolution 97-003:

On May 14, 1997, the MPO adopted an amendment to the Major Thoroughfare Element of the Transportation Plan, designating Cortez Drive as a minor collector, as per the Cortez Drive mini study. Cortez Drive, between Mesa Grande Drive and Mesa Drive, was designated a minor collector while the remaining portion of Cortez Drive is a major arterial through the city.

Resolution 98-005:

On July 8, 1998, the MPO adopted three study corridor areas rather than one:

1. Stern Drive/NM 478 (Tortugas Road) Corridor Study Area.
2. Three major arterials (E-W1, E-W2, E-W3) serving east-west bound traffic.
3. Three interchanges on Las Alturas Drive/Stern Drive Extension connecting the three (3) major arterials (E-W1, E-W2, E-W3).

Resolution 98-008:

On September 9, 1998, the MPO amended the Transportation Plan with the adoption of an alignment of Sonoma Ranch Boulevard (Las Alamedas Corridor). The purpose of this alignment was to improve the roadway network to US Highway 70. It was also concluded that affected developers would have to incorporate the Sonoma Ranch Boulevard alignment classification(s) into their master plans. The Las Alamedas Corridor had no paved connections to the north or south at the time the resolution was adopted.

APPENDIX D: LIST OF MAPS

Map #	Map Title:
1	Future Land-Use Concept Map
2	General Soils Map
3	Generalized Structural Building Limitations
4	Generalized Septic Sensitivity
5	ETZ Sub-Areas
6	Surface Hydrologic Factors
7	Ground Hydrologic Features
8	High Density Corridor Consideration
9	Future Land-Use Map 2005
10	Future Land-Use Map 2010
11	Future Land-Use Map 2015
12	Future Land-Use Map 2020
13	Existing Land-Use (Public Lands)
14	Generalized Existing Urban Land-Use
15	Vacant Lands
16	Mobile Home Parcels
17	ETZ Water System
18	ETZ Wastewater Service Areas
19	Public School Locations
20	MPO Transportation Plan
21	US Highway 70 Improvements

ETZ 2000 - 2020
 COMPREHENSIVE PLAN
MAP 1
Future Land Use
Concept Map 2020

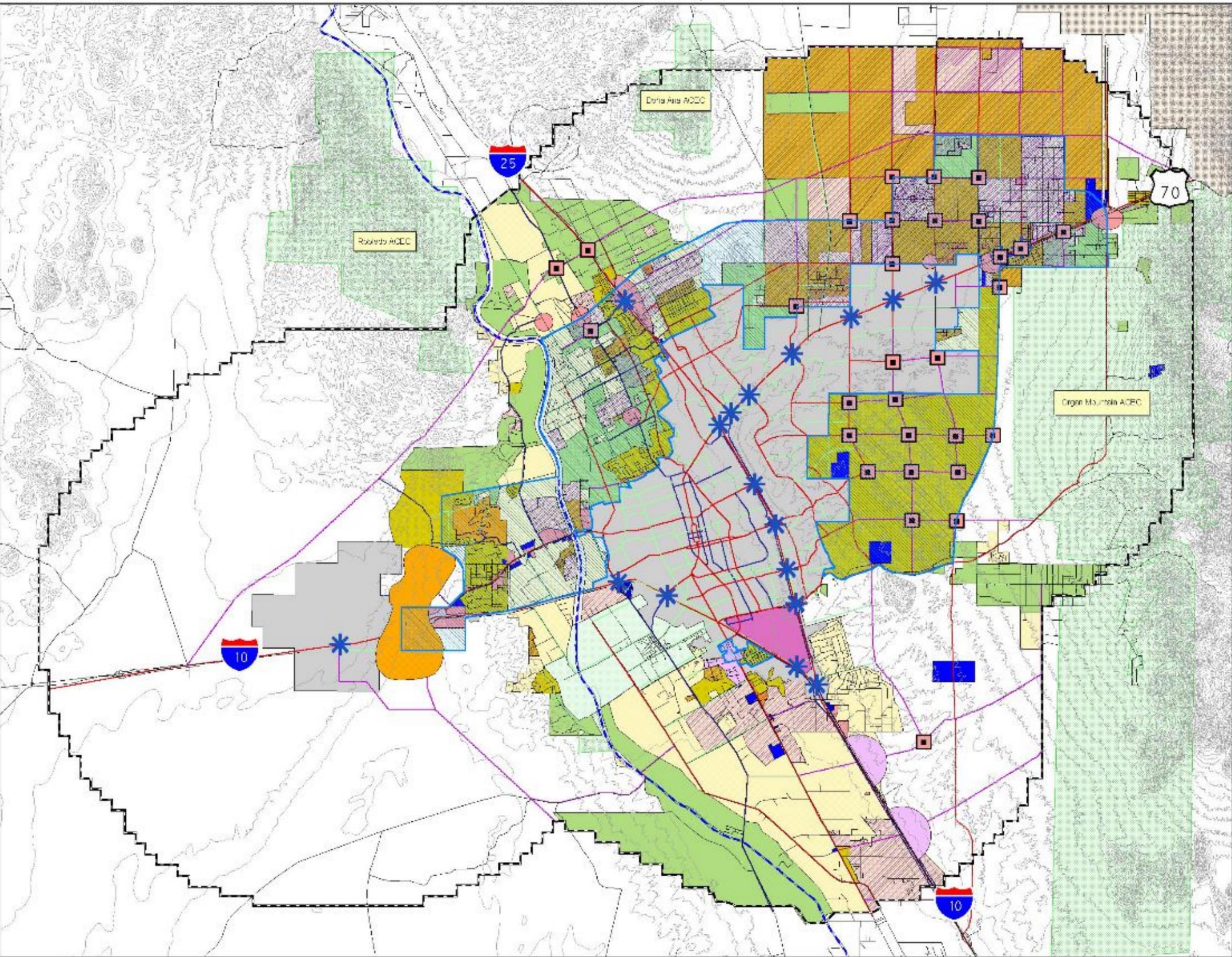


Legend

- Potential Commercial Site
- Interchange
- ETZ Boundary
- Rio Grande
- Urban Growth Boundary

- M.P.O. 2000**
- COLLECTOR EXISTING
 - COLLECTOR PROPOSED
 - CORRIDOR PROPOSED
 - MAJOR ART EXISTING
 - MAJOR ART PROPOSED
 - MINOR ART EXISTING
 - MINOR ART PROPOSED
 - Areas of Critical Environmental Concern
 - NMSU
 - WSMR / NASA
 - Town of Mesilla
 - City of Las Cruces

- Future Land Use**
- Vacant Land Through 2020
 - Industrial Areas
 - Commercial / Industrial
 - Commercial Areas
 - Rural Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Mixed Use
 - Mobile Home Areas



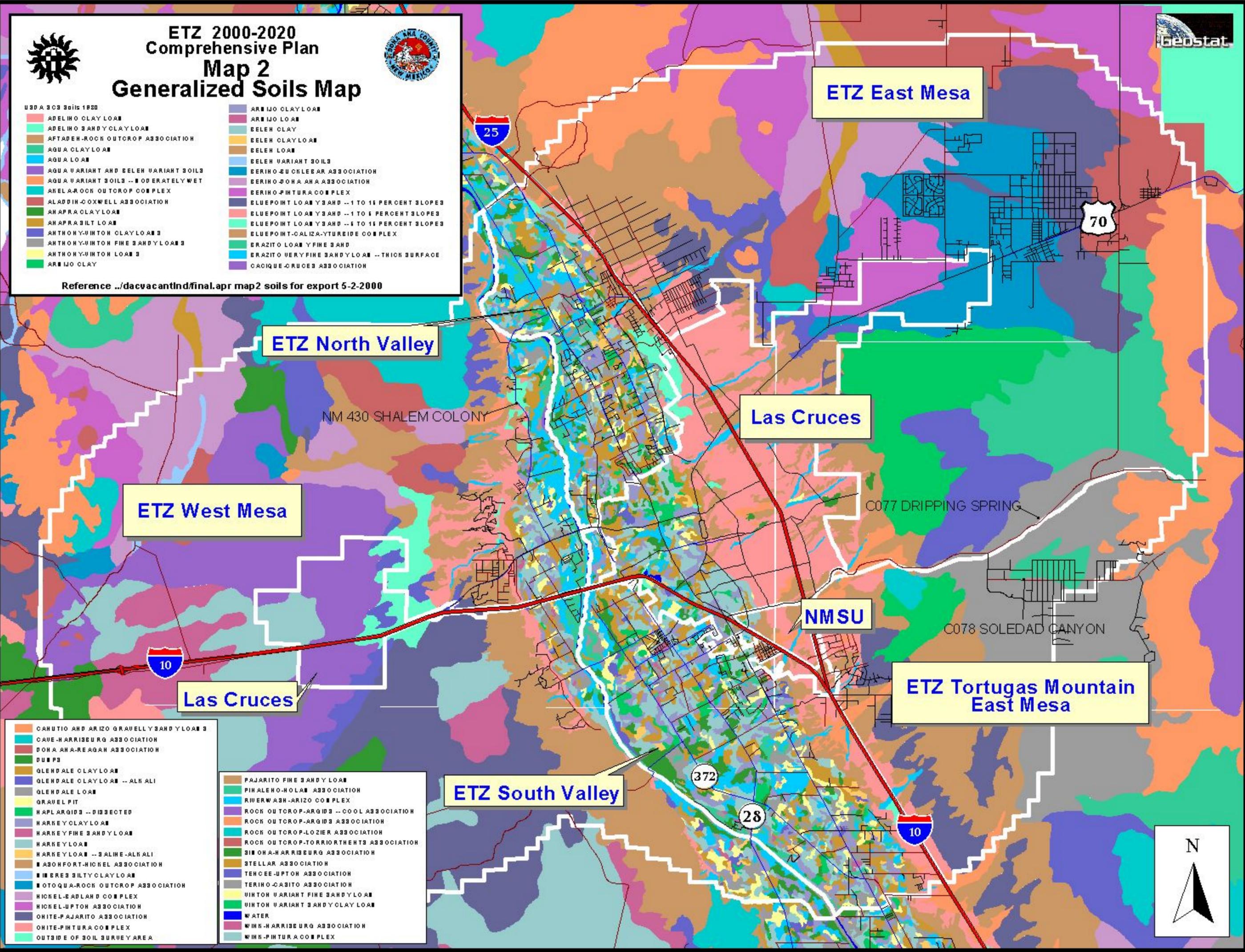


ETZ 2000-2020 Comprehensive Plan Map 2 Generalized Soils Map



- USDA SCS Soils 1980
- ADELINO CLAY LOAM
 - ADELINO SANDY CLAY LOAM
 - AFTABER-ROCK OUTCROP ASSOCIATION
 - AGUA CLAY LOAM
 - AGUA LOAM
 - AGUA VARIANT AND BELEN VARIANT SOILS
 - AGUA VARIANT SOILS -- MODERATELY WET
 - ANELA-ROCK OUTCROP COMPLEX
 - ALADDIN-COXWELL ASSOCIATION
 - ANAPRA CLAY LOAM
 - ANAPRA SILT LOAM
 - ANTHONY-VINTON CLAY LOAM S
 - ANTHONY-VINTON FINE SANDY LOAM S
 - ANTHONY-VINTON LOAM S
 - ARRIJO CLAY
 - ARRIJO CLAY LOAM
 - ARRIJO LOAM
 - BELEN CLAY
 - BELEN CLAY LOAM
 - BELEN LOAM
 - BELEN VARIANT SOILS
 - BERIHO-SU CHLEBAR ASSOCIATION
 - BERIHO-DOHA ANA ASSOCIATION
 - BERIHO-PIHTURA COMPLEX
 - BLUEPOINT LOAM Y SAND -- 1 TO 15 PERCENT SLOPES
 - BLUEPOINT LOAM Y SAND -- 1 TO 5 PERCENT SLOPES
 - BLUEPOINT LOAM Y SAND -- 5 TO 15 PERCENT SLOPES
 - BLUEPOINT-CALIZA-YTURBIDE COMPLEX
 - BRAZITO LOAM Y FINE SAND
 - BRAZITO VERY FINE SANDY LOAM -- THICK SURFACE
 - CACIQUE-CRUCES ASSOCIATION

Reference .../dacvacant/nd/final.apr map2 soils for export 5-2-2000



- CAHUTIO AND ARIZO GRAVELLY SANDY LOAM S
- CAVE-HARRISBURG ASSOCIATION
- DOHA ANA-REAGAN ASSOCIATION
- DUMPS
- GLENDALE CLAY LOAM
- GLENDALE CLAY LOAM -- ALK ALI
- GLENDALE LOAM
- GRAVEL PIT
- HAPLARGIDS -- DISSECTED
- HARKEY CLAY LOAM
- HARKEY FINE SANDY LOAM
- HARKEY LOAM
- HARKEY LOAM -- S ALIHE-ALK ALI
- HOBNFORT-NICKEL ASSOCIATION
- HIBBRES SILTY CLAY LOAM
- OTOQUA-ROCK OUTCROP ASSOCIATION
- NICKEL-SADLAND COMPLEX
- NICKEL-UPTON ASSOCIATION
- OHITE-PAJARITO ASSOCIATION
- OHITE-PIHTURA COMPLEX
- OUTSIDE OF SOIL SURVEY AREA
- PAJARITO FINE SANDY LOAM
- PIHALEHO-HOLAM ASSOCIATION
- RIVERWASH-ARIZO COMPLEX
- ROCK OUTCROP-ARGIDS -- COOL ASSOCIATION
- ROCK OUTCROP-ARGIDS ASSOCIATION
- ROCK OUTCROP-LOZIER ASSOCIATION
- ROCK OUTCROP-TORRIORTHERTS ASSOCIATION
- SIBOHA-HARRISBURG ASSOCIATION
- STELLAR ASSOCIATION
- TENCEE-UPTON ASSOCIATION
- TERIHO-CABITO ASSOCIATION
- VINTON VARIANT FINE SANDY LOAM
- VINTON VARIANT SANDY CLAY LOAM
- WATER
- WINK-HARRISBURG ASSOCIATION
- WINK-PIHTURA COMPLEX



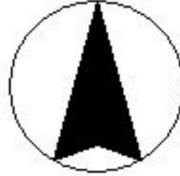


ETZ 2000-2020
Comprehensive Plan
Map 3 Generalized
Structural Bldg Limitations

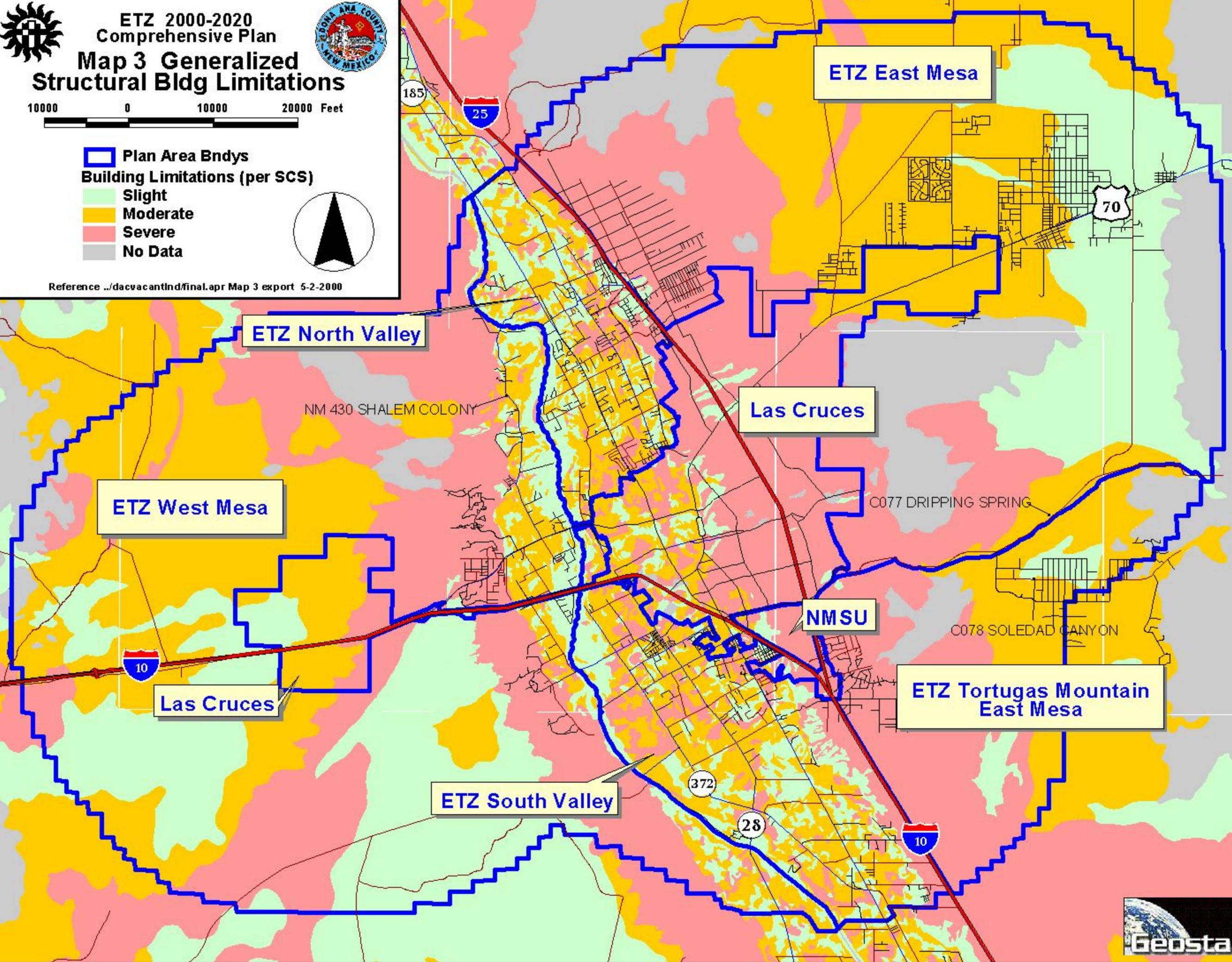


10000 0 10000 20000 Feet

- Plan Area Bndys
- Building Limitations (per SCS)**
- Slight
- Moderate
- Severe
- No Data



Reference .../dacvacant/nd/final.apr Map 3 export 5-2-2000





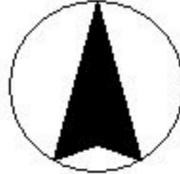
ETZ 2000-2020
Comprehensive Plan



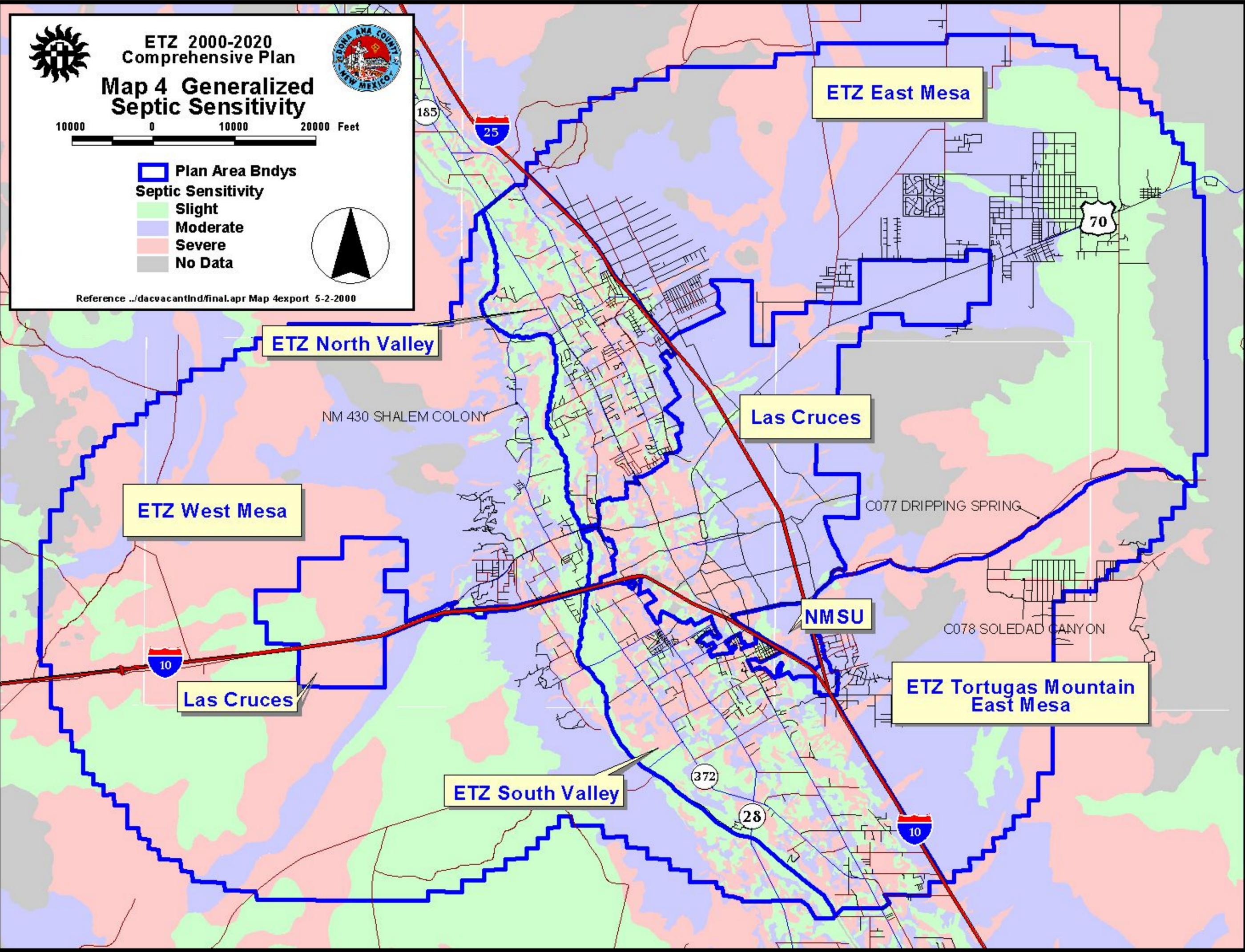
Map 4 Generalized
Septic Sensitivity

10000 0 10000 20000 Feet

- Plan Area Bndys
- Septic Sensitivity**
- Slight
- Moderate
- Severe
- No Data



Reference .../dacvacant/nd/final.apr Map 4export 5-2-2000





ETZ 2000-2020 Comprehensive Plan



Map 5 of the ETZ Sub Areas

10000 0 10000 20000 Feet

Plan Area Bndys

- ETZ East Mesa
- ETZ North Valley
- ETZ South Valley
- ETZ Tortugas Mountain East Mesa
- ETZ West Mesa
- Las Cruces
- NMSU

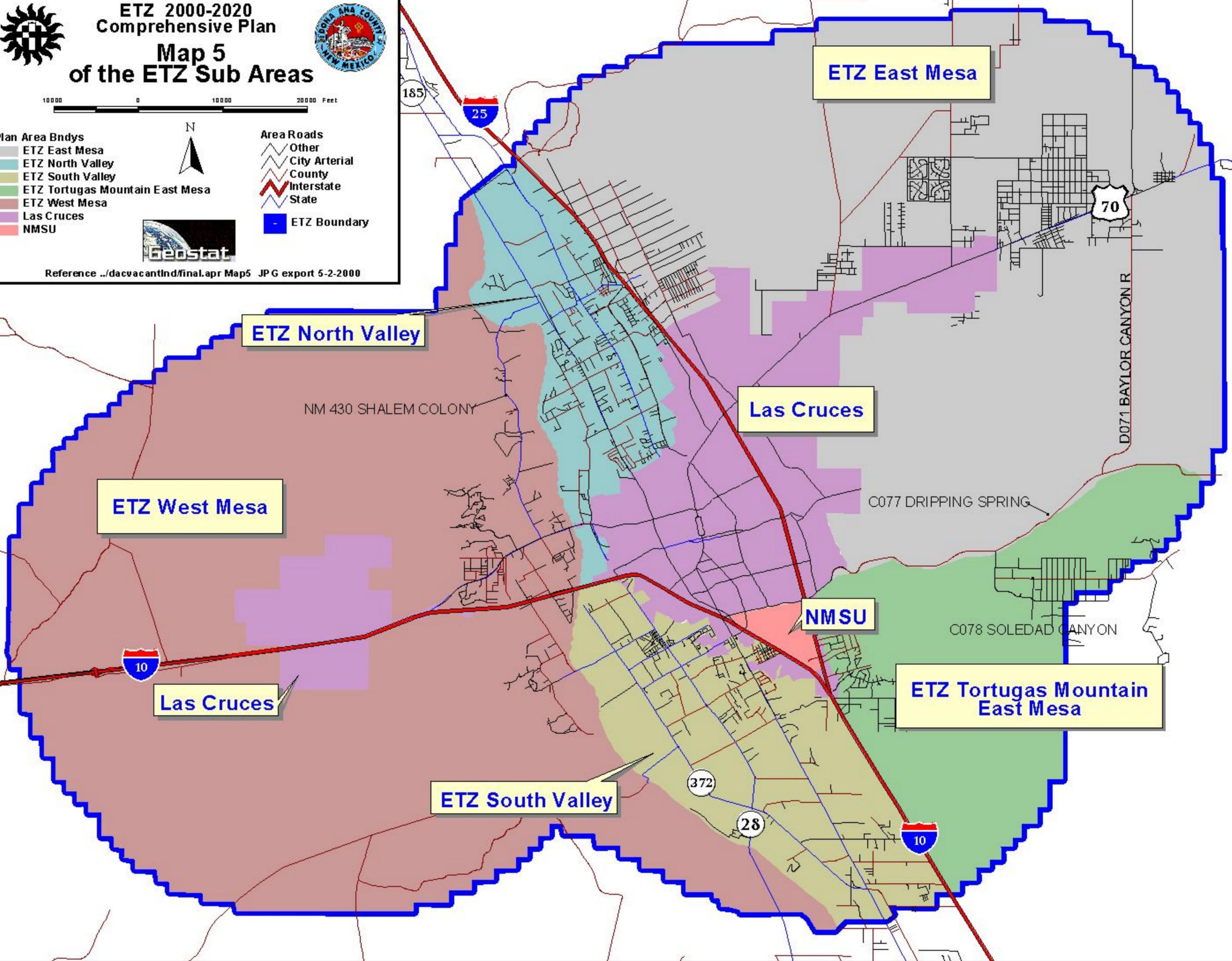


Area Roads

- Other
- City Arterial
- County
- Interstate
- State
- ETZ Boundary



Reference ..\d\vacant\nd\final.apr Map5 JPG export 5-2-2000



ETZ East Mesa

ETZ North Valley

Las Cruces

ETZ West Mesa

NMSU

ETZ Tortugas Mountain East Mesa

Las Cruces

ETZ South Valley

70

10

372

28

10

NM 430 SHALEM COLONY

C077 DRIPPING SPRING

C078 SOLEDAD CANYON

D071 BAYLOR CANYON R

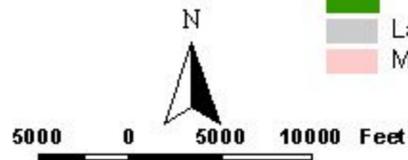


ETZ 2000-2020 Comprehensive Plan

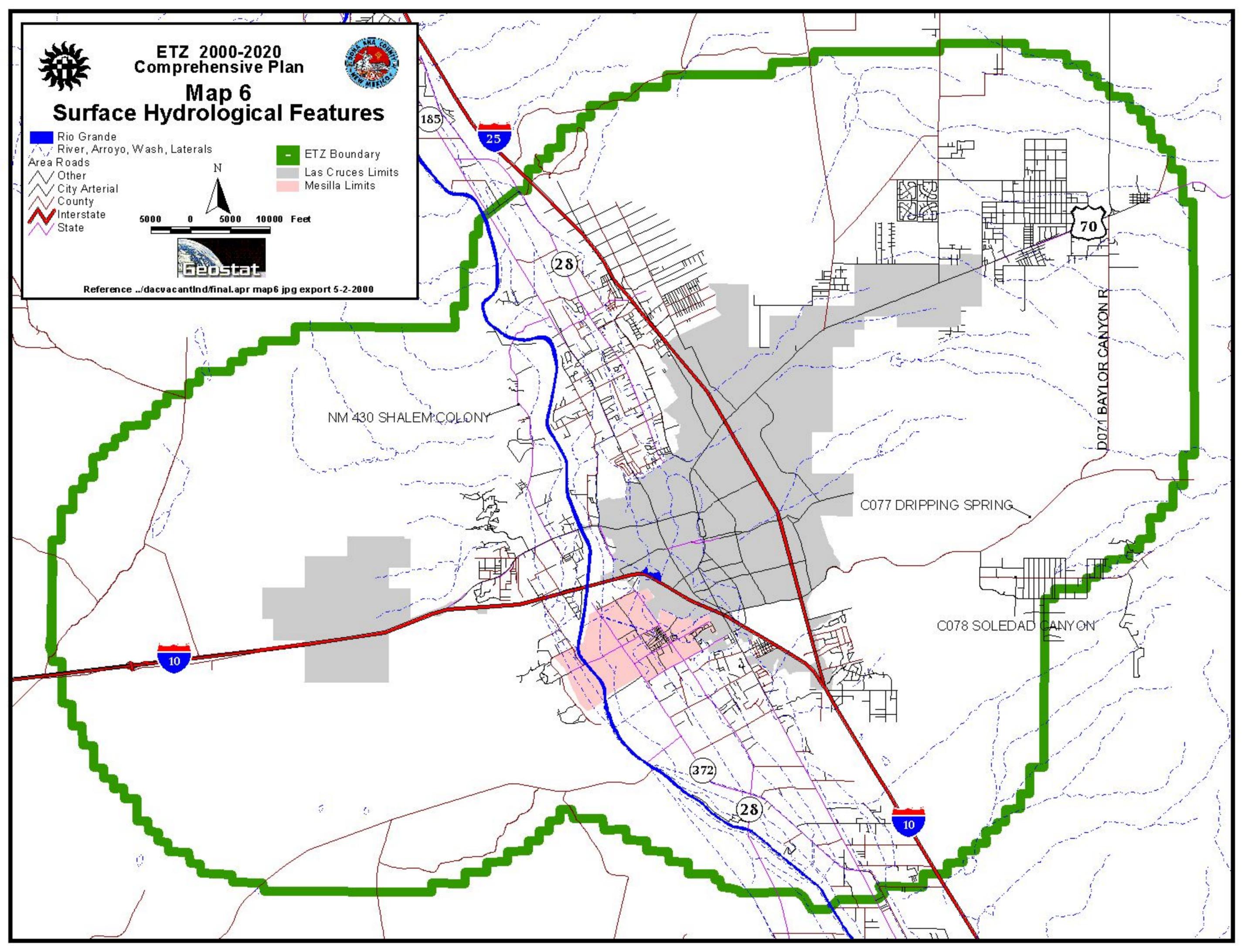


Map 6 Surface Hydrological Features

-  Rio Grande
-  River, Arroyo, Wash, Laterals
-  Area Roads
-  Other
-  City Arterial
-  County
-  Interstate
-  State
-  ETZ Boundary
-  Las Cruces Limits
-  Mesilla Limits



Reference ..\d\vacant\nd\final.apr map6 jpg export 5-2-2000





ETZ 2000-2020 Comprehensive Plan



Map 7 Ground Hydrologic Features

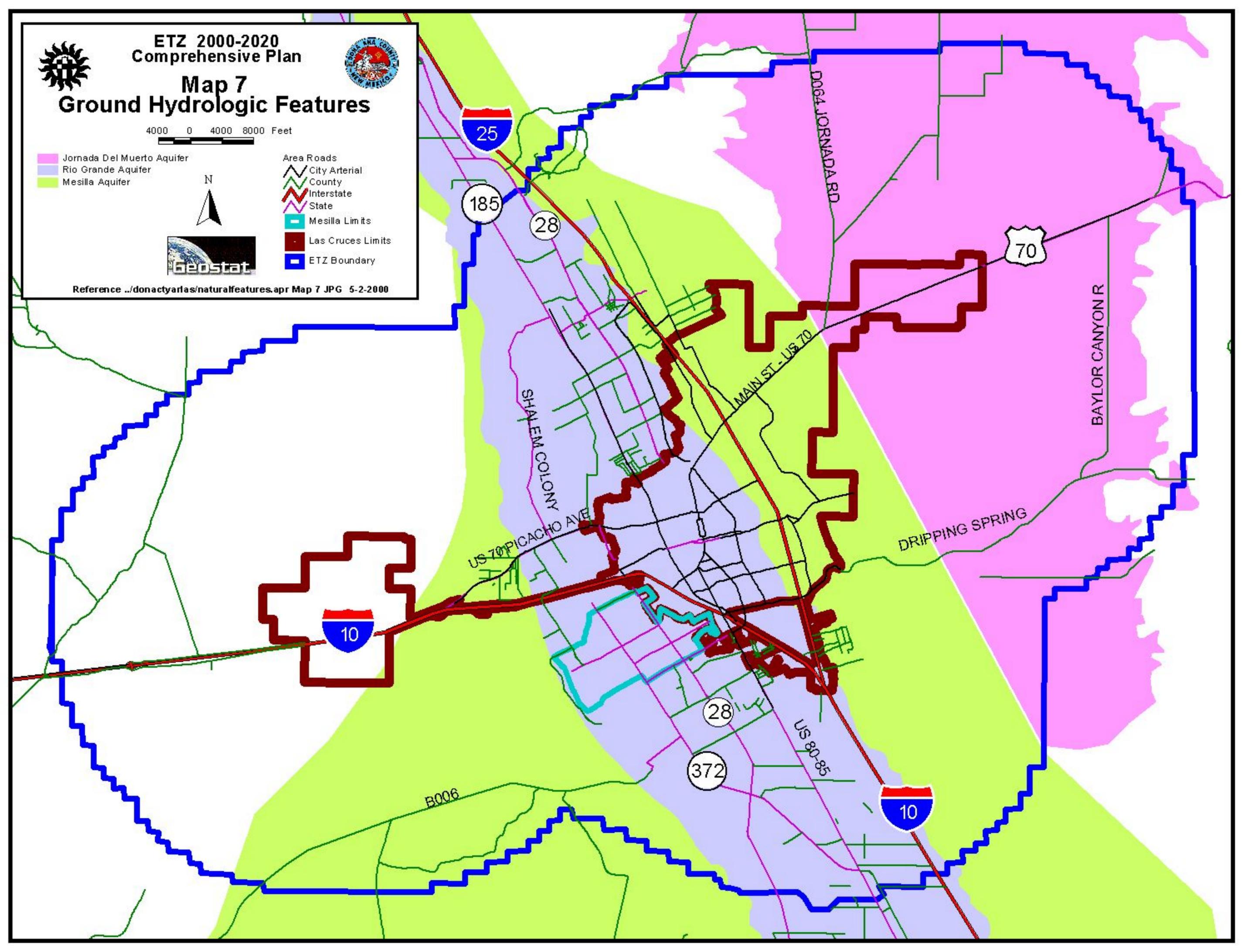
4000 0 4000 8000 Feet

- Jornada Del Muerto Aquifer
- Rio Grande Aquifer
- Mesilla Aquifer



- Area Roads
 - City Arterial
 - County
 - Interstate
 - State
- Mesilla Limits
- Las Cruces Limits
- ETZ Boundary

Reference .../donactyarlas/naturalfeatures.apr Map 7 JPG 5-2-2000





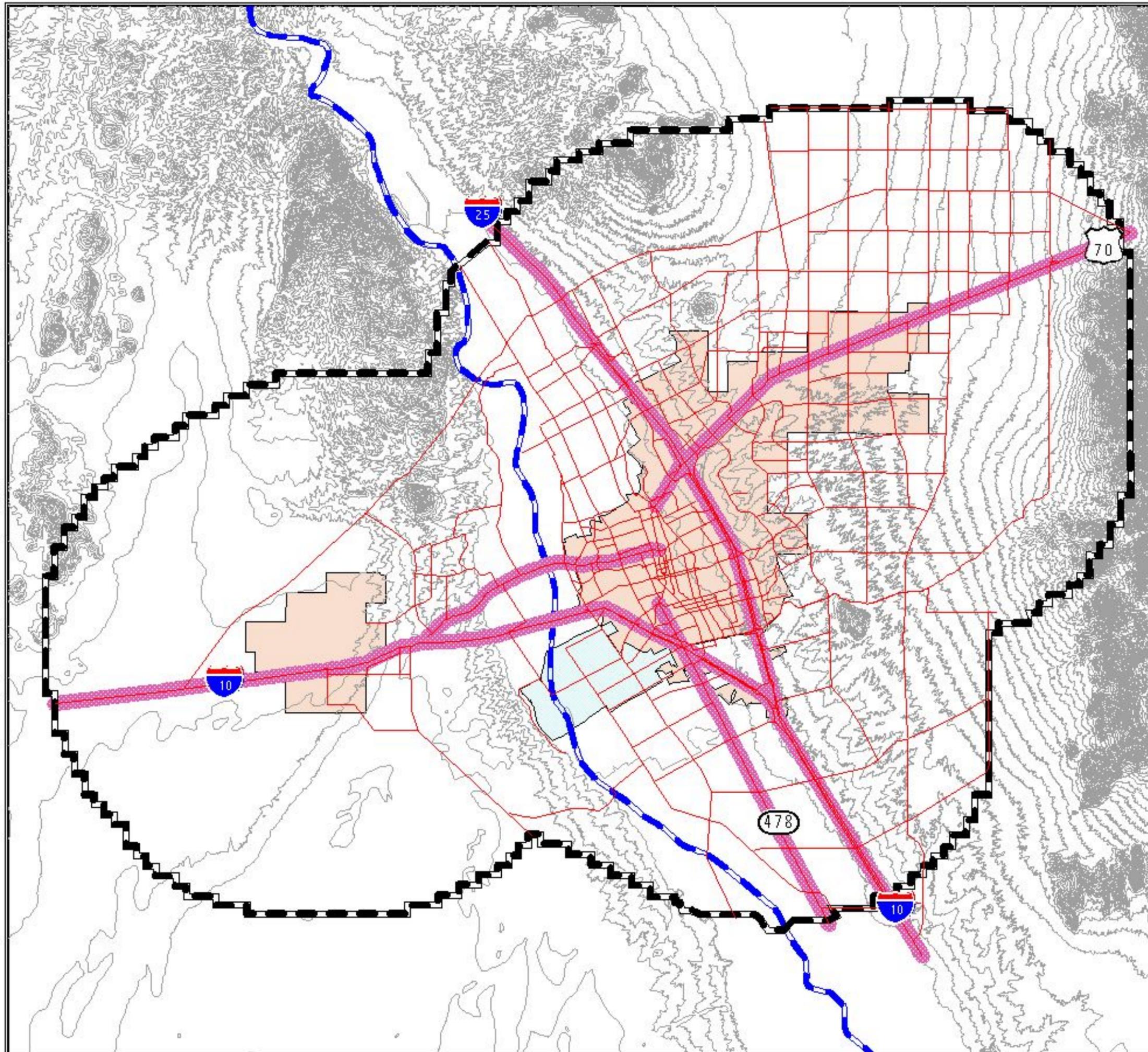
ETZ 2000-2020 Comprehensive Plan

Map 8 High Density Corridor Consideration



Legend

- Urban Growth Area
- Roads 2020
- Las Cruces Limits
- Mesilla Limits
- ETZ Boundary
- Rio Grande





**ETZ 2000-2020
Comprehensive Plan
Map 9
Future Land Use
2005**



10000 0 10000 20000 Feet



- PO 2000
- GRD SEP UNKNOWN
- INTERCHANGE UNKNOWN
- COLLECTOR EXISTING
- COLLECTOR PROPOSED
- CORRIDOR PROPOSED
- MAJOR ART EXISTING
- MAJOR ART PROPOSED
- MAJOR ART INTERCHANGE UNKNOWN
- MINOR ART EXISTING
- MINOR ART PROPOSED

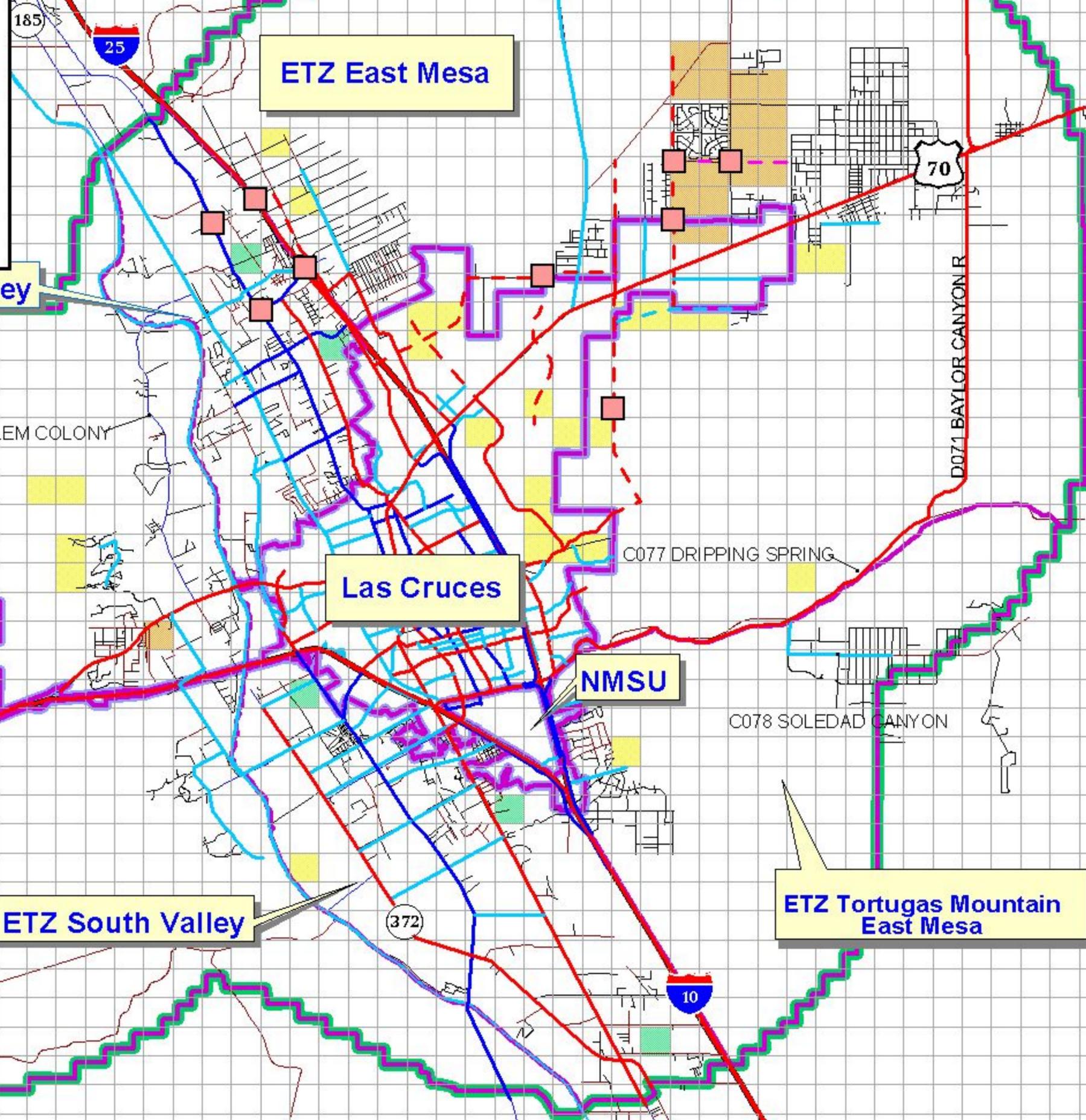
- Rio Grande
- Plan Area Bndys
- Potential Commercial Sites

Growth Model

- Mixed
- Mobile Home
- Site Built



Reference ..\daccvacant\nd\final.apr Map9 JPG export 5-2-2000



ETZ West Mesa

ETZ North Valley

ETZ East Mesa

Las Cruces

NMSU

ETZ South Valley

**ETZ Tortugas Mountain
East Mesa**

Las Cruces

NM 430 SHALEM COLONY

C077 DRIPPING SPRING

C078 SOLEDAD CANYON

D071 BAYLOR CANYON R

185



70



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**ETZ 2000-2020
Comprehensive Plan
Map 10
Future Land Use
2010**



10000 0 10000 20000 Feet



- PO 2000
- GRD SEP UNKNOWN
- INTERCHANGE UNKNOWN
- COLLECTOR EXISTING
- COLLECTOR PROPOSED
- CORRIDOR PROPOSED
- MAJOR ART EXISTING
- MAJOR ART PROPOSED
- MAJOR ART INTERCHANGE UNKNOWN
- MINOR ART EXISTING
- MINOR ART PROPOSED

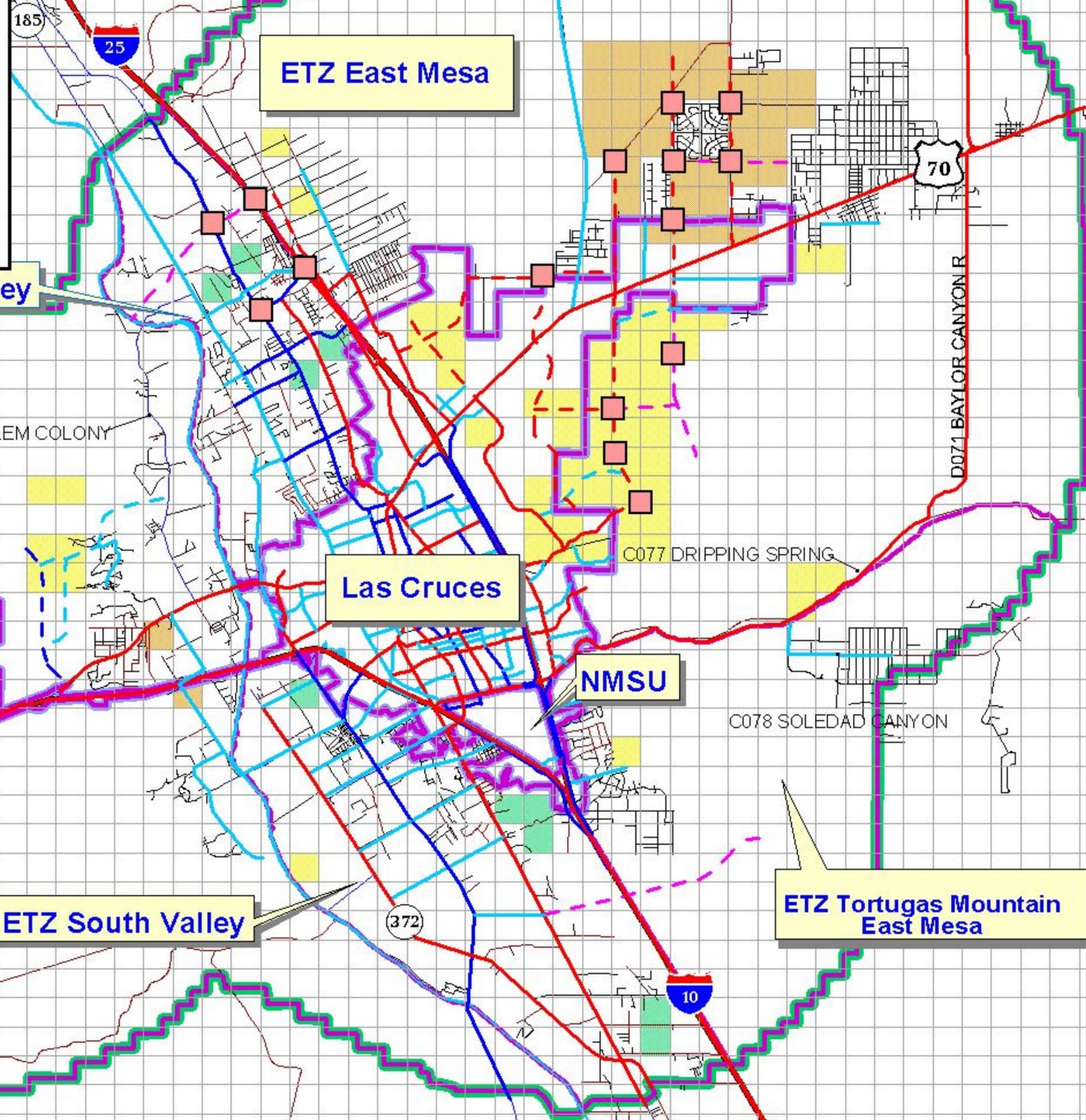
- Rio Grande
- Plan Area Bndys
- Potential Commercial Sites

Growth Model

- Mixed
- Mobile Home
- Site Built



Reference ..\daccvacant\nd\final.apr Map10 JPG export 5-2-2000



ETZ West Mesa

ETZ North Valley

ETZ East Mesa

Las Cruces

Las Cruces

NMSU

ETZ South Valley

**ETZ Tortugas Mountain
East Mesa**

NM 430 SHALEM COLONY

C077 DRIPPING SPRING

C078 SOLEDAD CANYON

D071 BAYLOR CANYON R

185



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372





**ETZ 2000-2020
Comprehensive Plan
Map 11
Future Land Use
2015**



10000 0 10000 20000 Feet



- PO 2000
- GRD SEP UNKNOWN
- INTERCHANGE UNKNOWN
- COLLECTOR EXISTING
- COLLECTOR PROPOSED
- CORRIDOR PROPOSED
- MAJOR ART EXISTING
- MAJOR ART PROPOSED
- MAJOR ART INTERCHANGE UNKNOWN
- MINOR ART EXISTING
- MINOR ART PROPOSED

- Rio Grande
- Plan Area Bndys
- Potential Commercial Sites

Growth Model

- Mixed
- Mobile Home
- Site Built



Reference ..\daccvacant\nd\final.apr Map11 JPG export 5-2-2000

ETZ West Mesa

ETZ North Valley

ETZ East Mesa

Las Cruces

Las Cruces

NMSU

ETZ South Valley

**ETZ Tortugas Mountain
East Mesa**

NM 430 SHALEM COLONY

C077 DRIPPING SPRING

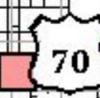
C078 SOLEDAD CANYON

D071 BAYLOR CANYON R

185



372





**ETZ 2000-2020
Comprehensive Plan
Map 12
Future Land Use
2020**



10000 0 10000 20000 Feet



- PO 2000
- GRD SEP UNKNOWN
- INTERCHANGE UNKNOWN
- COLLECTOR EXISTING
- COLLECTOR PROPOSED
- CORRIDOR PROPOSED
- MAJOR ART EXISTING
- MAJOR ART PROPOSED
- MAJOR ART INTERCHANGE UNKNOWN
- MINOR ART EXISTING
- MINOR ART PROPOSED

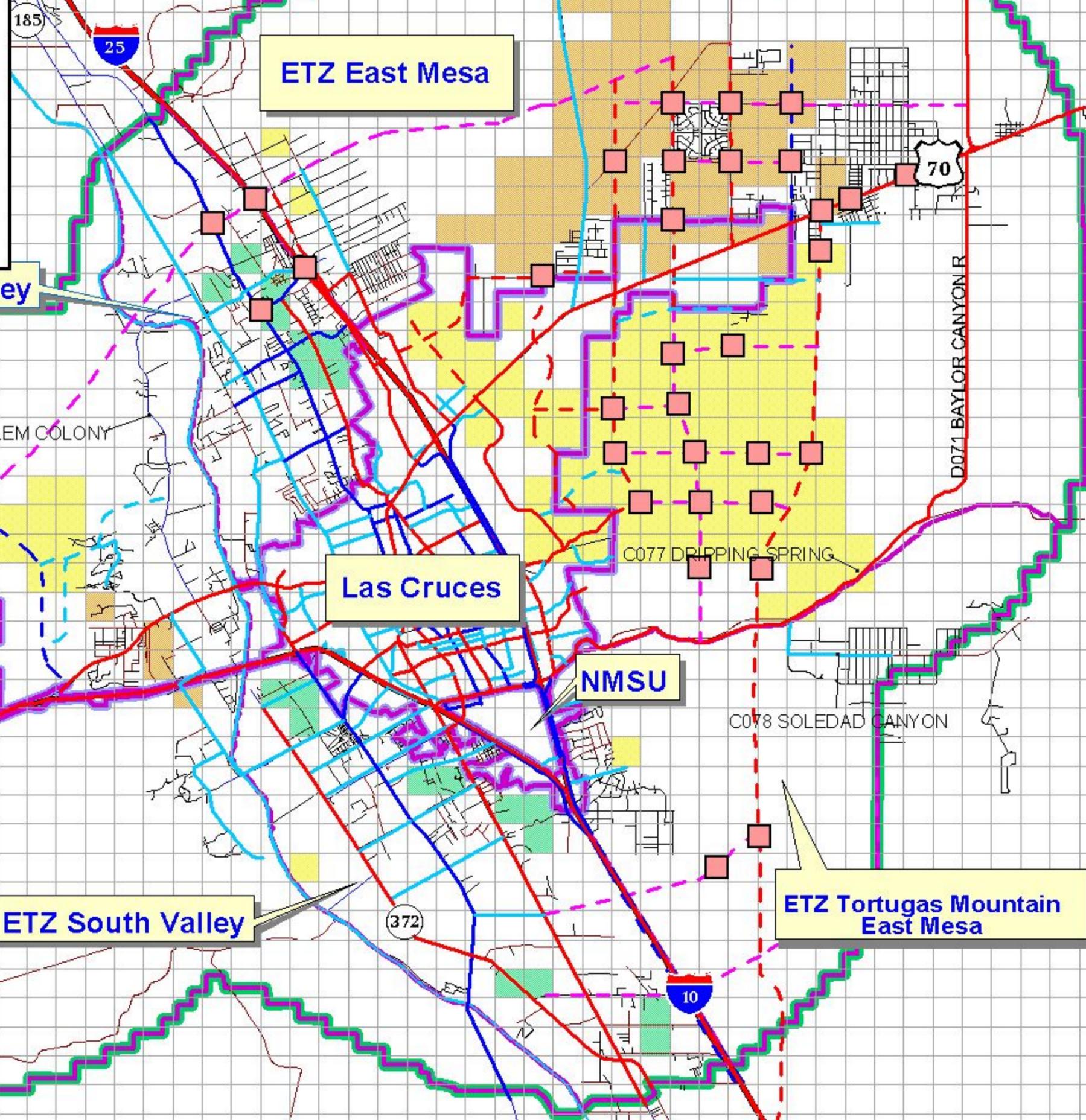
- Rio Grande
- Plan Area Bndys
- Potential Commercial Sites

Growth Model

- Mixed
- Mobile Home
- Site Built



Reference ..\daccvacant\nd\final.apr Map12 JPG export 5-2-2000



ETZ West Mesa

ETZ North Valley

ETZ East Mesa

Las Cruces

NMSU

ETZ South Valley

**ETZ Tortugas Mountain
East Mesa**

Las Cruces

NM 430 SHALEM COLONY

C077 DRIPPING SPRING

C078 SOLEDAD CANYON

D071 BAYLOR CANYON R

372

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**ETZ 2000-2020
Comprehensive Plan
Map 13
Existing Landuse**

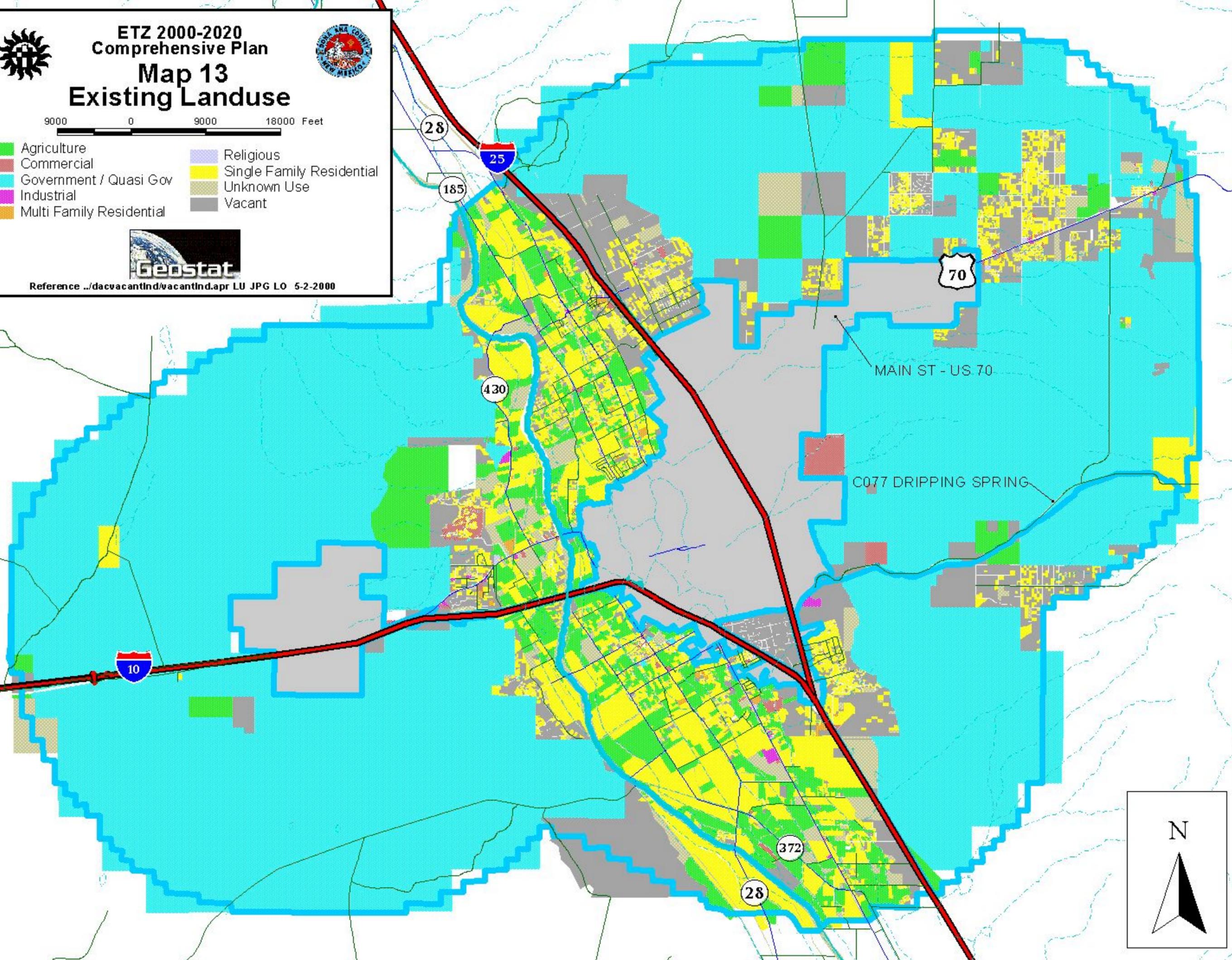


9000 0 9000 18000 Feet

- | | |
|---|---|
|  Agriculture |  Religious |
|  Commercial |  Single Family Residential |
|  Government / Quasi Gov |  Unknown Use |
|  Industrial |  Vacant |
|  Multi Family Residential | |



Reference .../dacvacantlnd/vacantlnd.apr LU JPG LO 5-2-2000





ETZ 2000-2020 Comprehensive Plan



Map 14 Generalized Existing Urban Landuse

10000 0 10000 20000 Feet

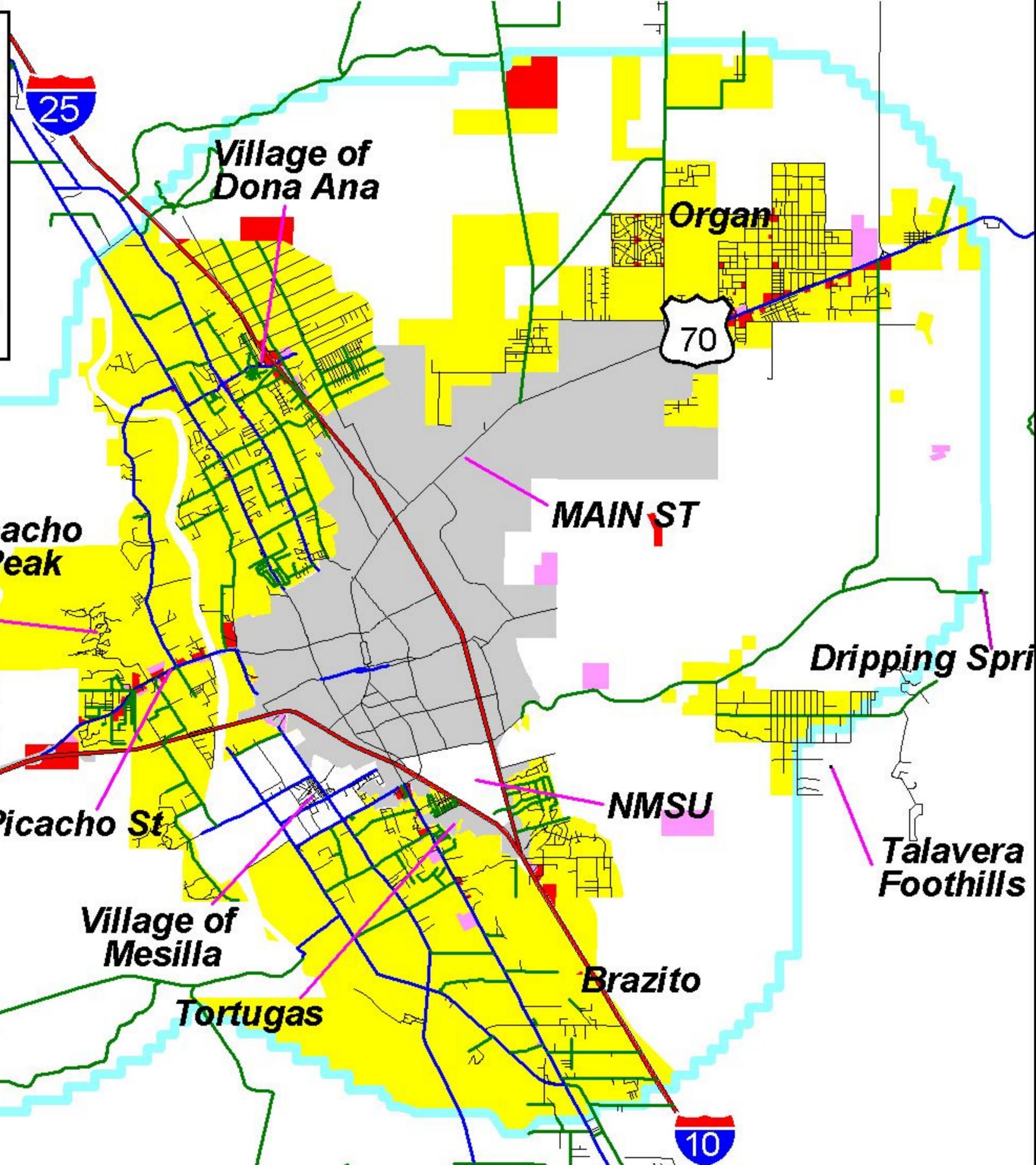


- ETZ Zoning
- Commercial
 - Industrial
 - Residential
 - UNK



- Area Roads
- City Arterial
 - County
 - Interstate
 - Private
 - State
 - ETZ Poly
 - ETZ Boundary
 - Las Cruces City Limits

Reference .../99003520/project/wallmap.apr Map14.JPG 5-2-2000





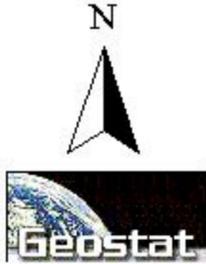
ETZ 2000-2020 Comprehensive Plan



Map 15 Vacant Lands

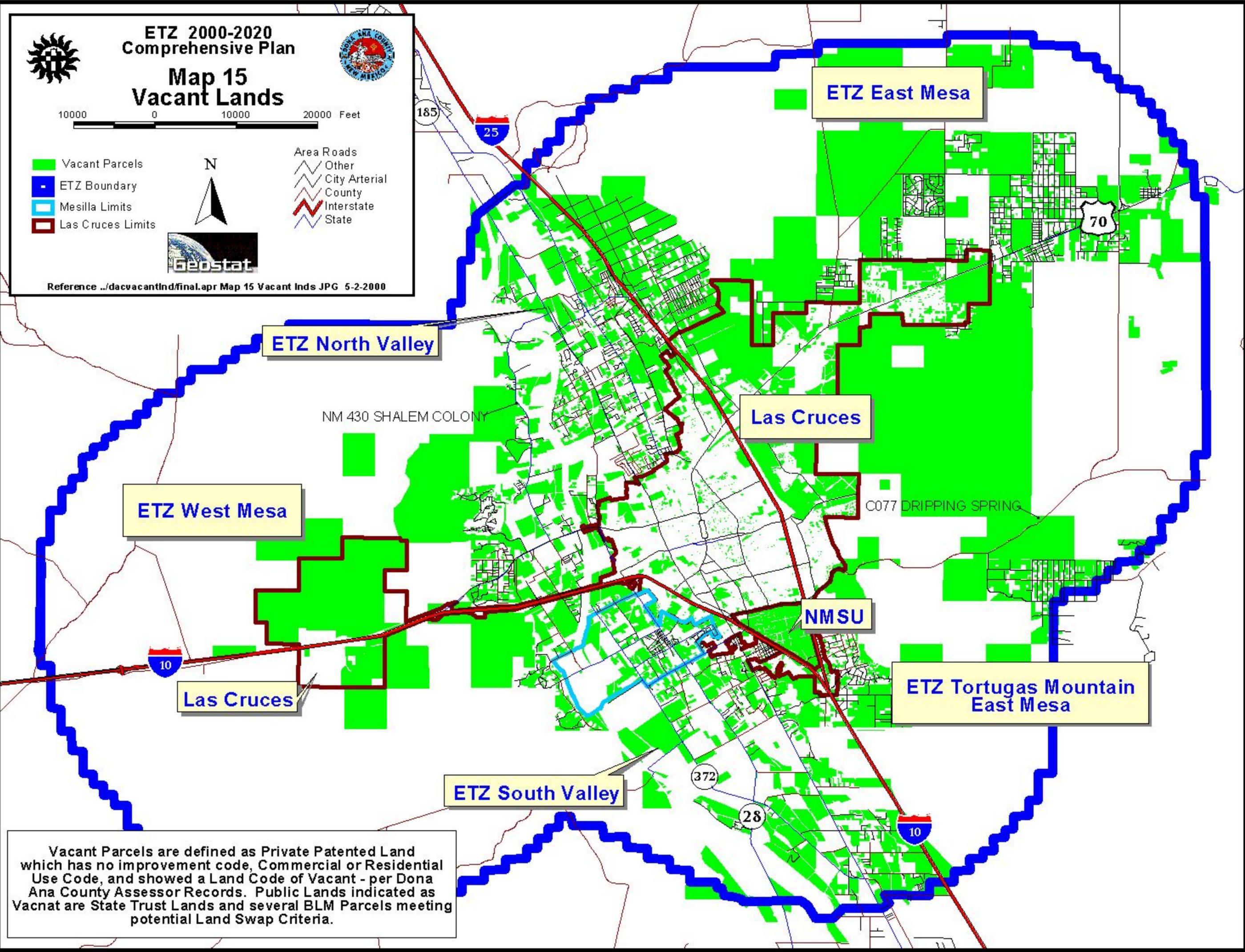
10000 0 10000 20000 Feet

- Vacant Parcels
- ETZ Boundary
- Mesilla Limits
- Las Cruces Limits



- Area Roads
- Other
- City Arterial
- County
- Interstate
- State

Reference .../dacvacantlnd/final.apr Map 15 Vacant Lnds JPG 5-2-2000



Vacant Parcels are defined as Private Patented Land which has no improvement code, Commercial or Residential Use Code, and showed a Land Code of Vacant - per Dona Ana County Assessor Records. Public Lands indicated as Vacnat are State Trust Lands and several BLM Parcels meeting potential Land Swap Criteria.



ETZ 2000-2020 Comprehensive Plan



Map 16 Mobile Home Parcels

10000 0 10000 20000 Feet

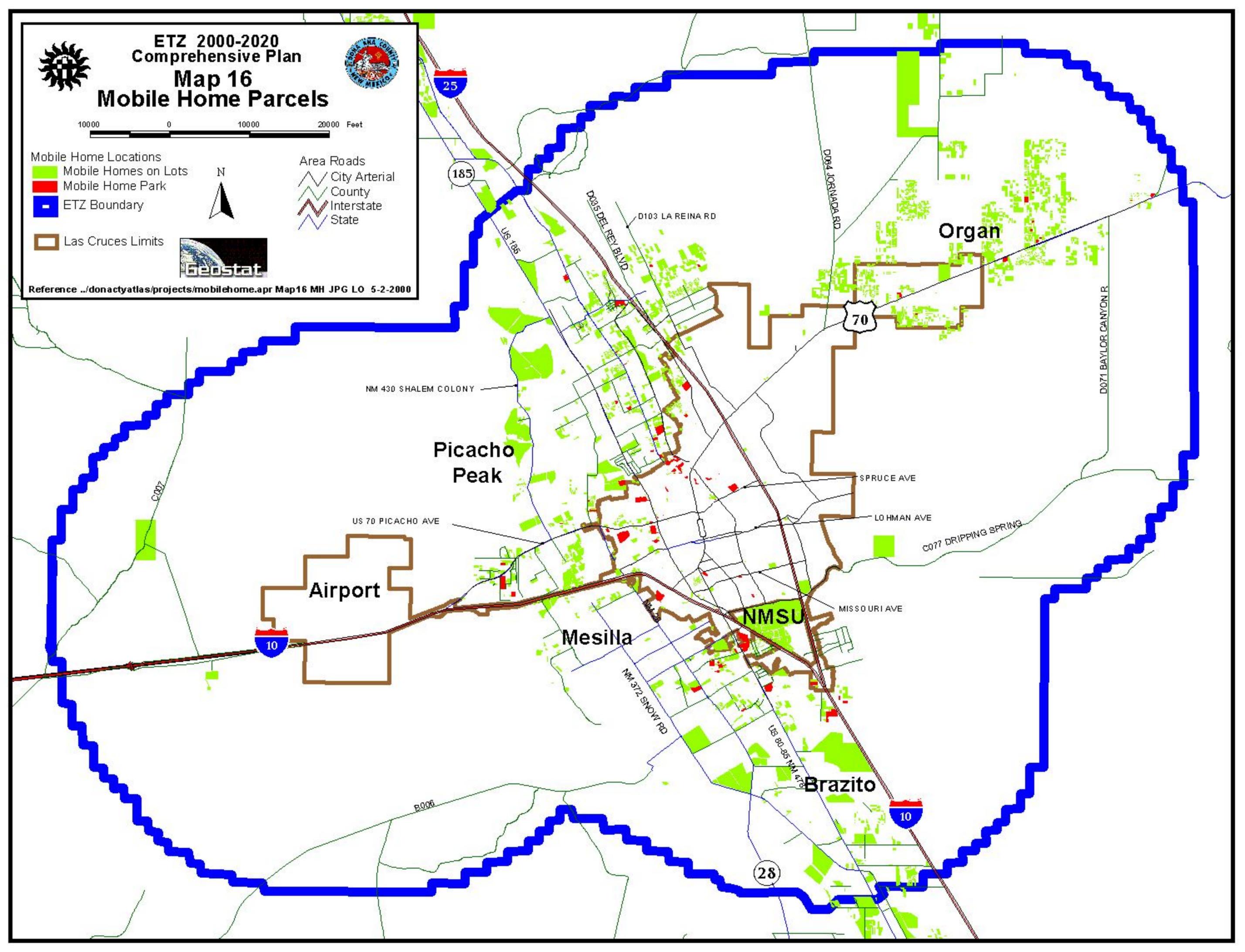
Mobile Home Locations

- Mobile Homes on Lots
- Mobile Home Park
- ETZ Boundary

- ### Area Roads
- City Arterial
 - County
 - Interstate
 - State



Reference .../donactyatlas/projects/mobilehome.apr Map16 MH JPG LO 5-2-2000





ETZ 2000-2020 Comprehensive Plan

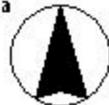


Map 17 ETZ Water System

10000 0 10000 20000 Feet

Water Service Areas

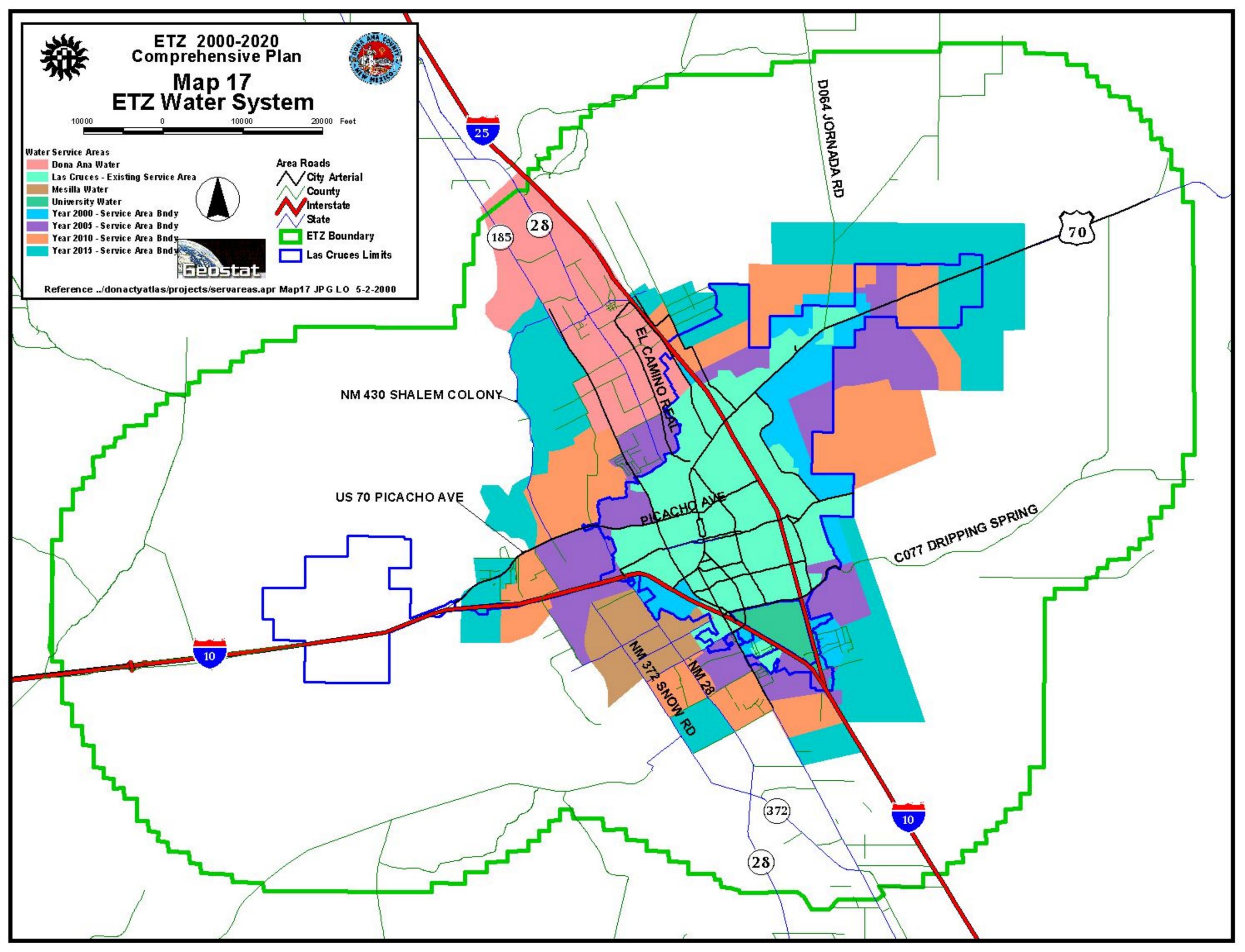
- Dona Ana Water
- Las Cruces - Existing Service Area
- Mesilla Water
- University Water
- Year 2000 - Service Area Bndy
- Year 2005 - Service Area Bndy
- Year 2010 - Service Area Bndy
- Year 2015 - Service Area Bndy



Area Roads

- City Arterial
- County
- Interstate
- State
- ETZ Boundary
- Las Cruces Limits

Reference .../donactyatlas/projects/servareas.apr Map17 JPG LO 5-2-2000





ETZ 2000-2020 Comprehensive Plan



Map 18 Waste Water Service Areas

10000 0 10000 20000 Feet

Waste Water Service Areas

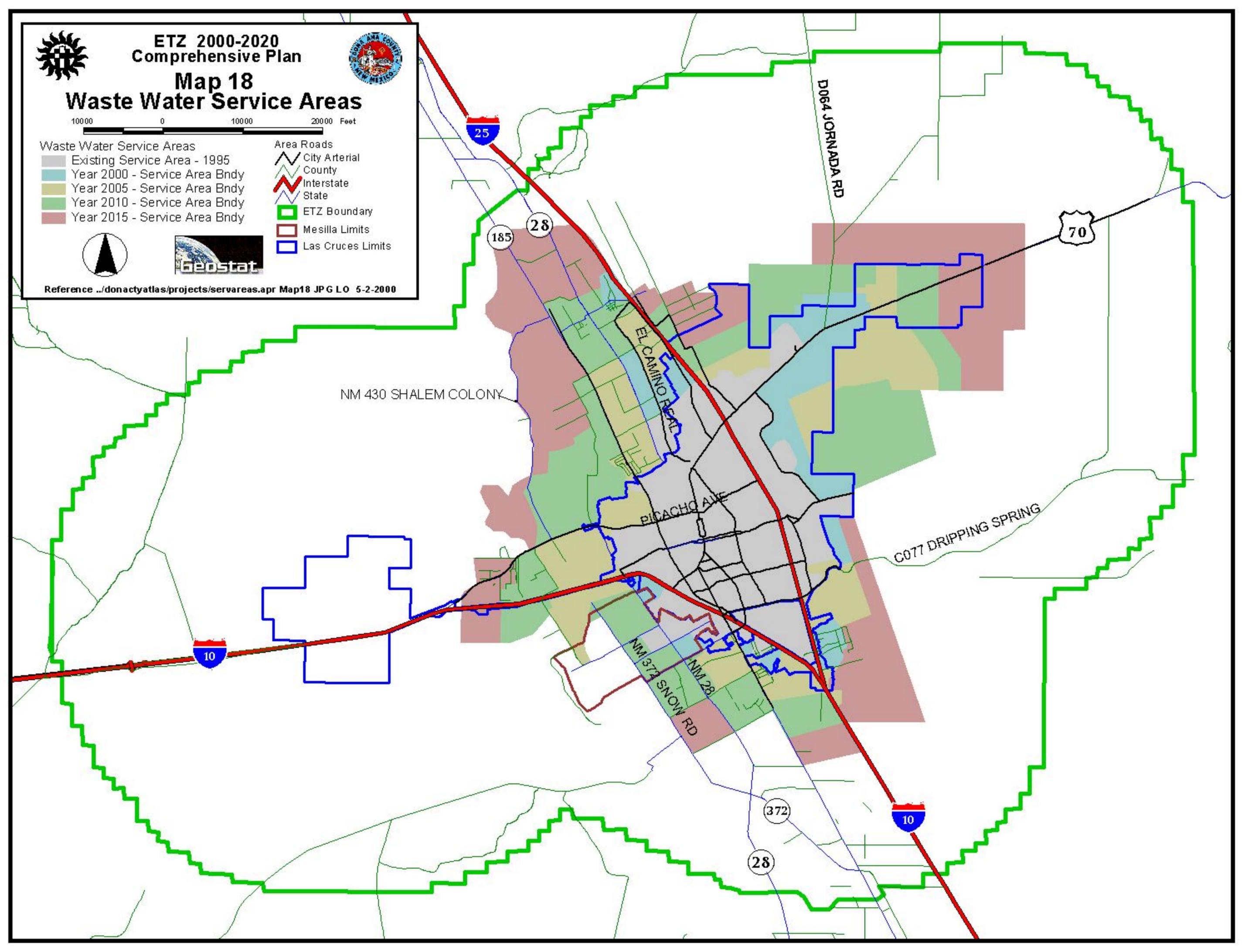
- Existing Service Area - 1995
- Year 2000 - Service Area Bndy
- Year 2005 - Service Area Bndy
- Year 2010 - Service Area Bndy
- Year 2015 - Service Area Bndy

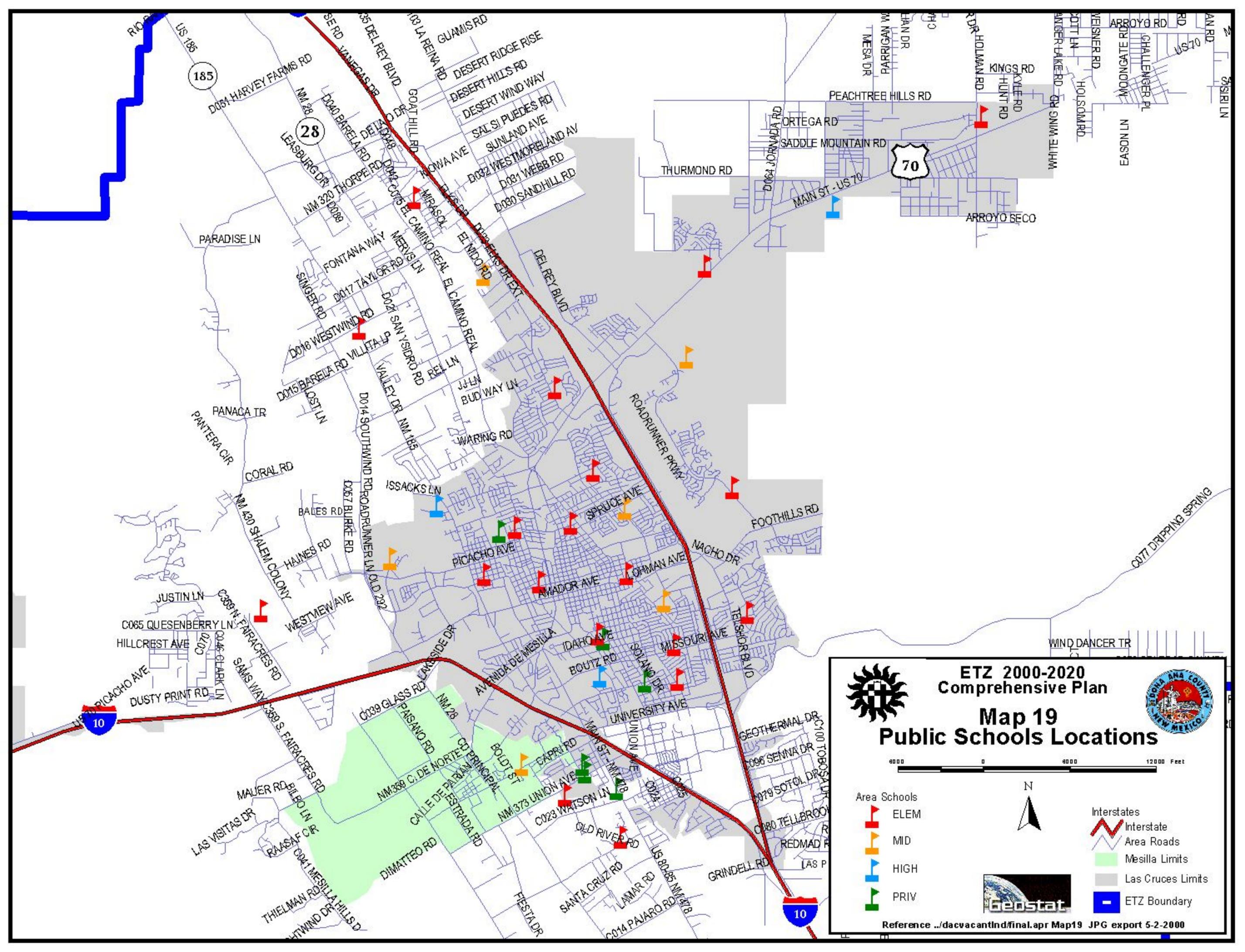
Area Roads

- City Arterial
- County
- Interstate
- State
- ETZ Boundary
- Mesilla Limits
- Las Cruces Limits



Reference .../donactyatlas/projects/servareas.apr Map18 JPG LO 5-2-2000





**ETZ 2000-2020
Comprehensive Plan**

**Map 19
Public Schools Locations**



0 4000 8000 12000 Feet

- Area Schools
- ELEM
- MID
- HIGH
- PRIV

- Interstates
- Area Roads
- Mesilla Limits
- Las Cruces Limits
- ETZ Boundary



Reference .../dacvacant/nd/final.apr Map19 JPG export 5-2-2000



ETZ 2000-2020 Comprehensive Plan



Map 20 Las Cruces and ETZ MPO Transportation Plan

10000 0 10000 20000 Feet

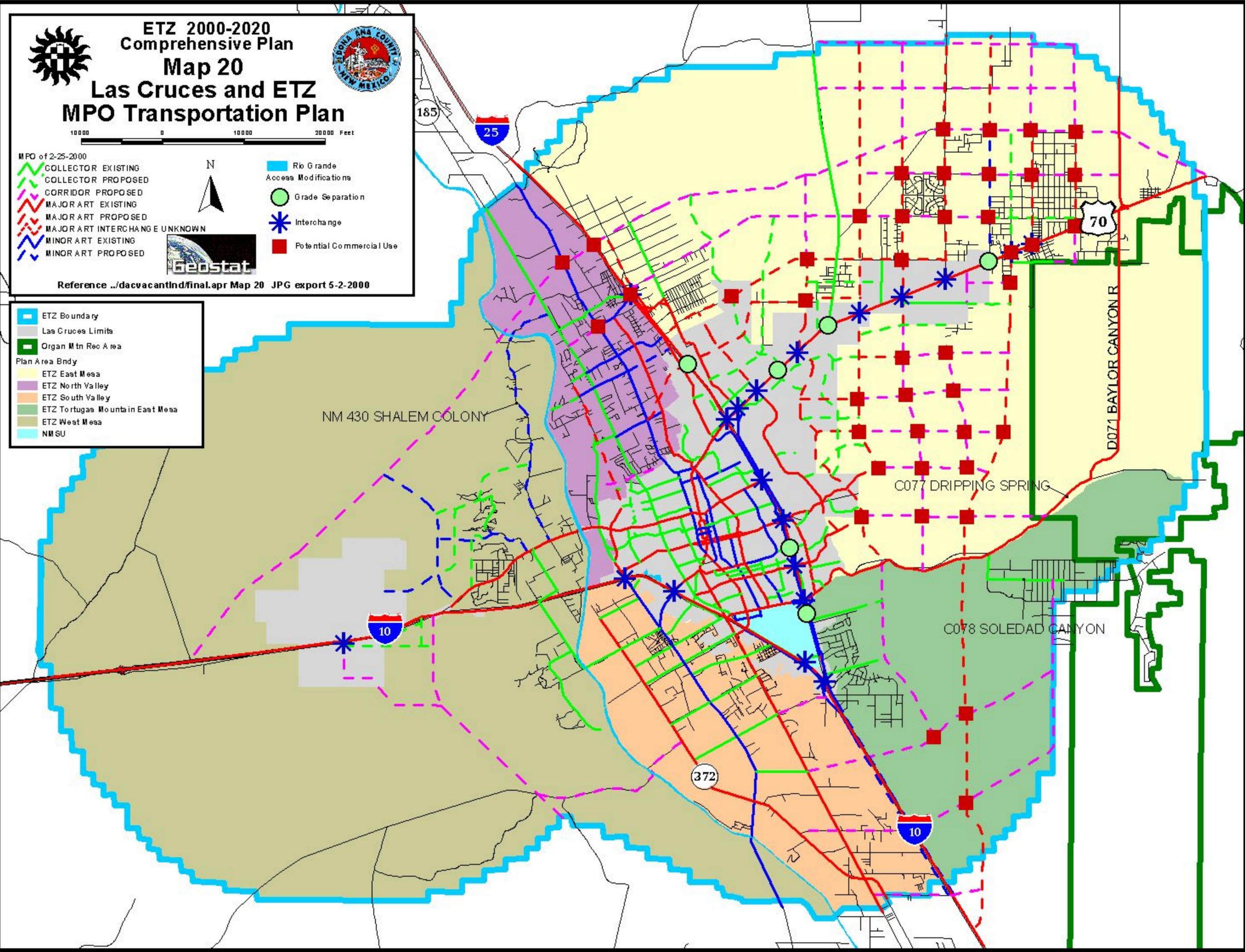
- MPO of 2-25-2000
- COLLECTOR EXISTING
 - COLLECTOR PROPOSED
 - CORRIDOR PROPOSED
 - MAJOR ART EXISTING
 - MAJOR ART PROPOSED
 - MAJOR ART INTERCHANGE UNKNOWN
 - MINOR ART EXISTING
 - MINOR ART PROPOSED



Reference .../daccantind/final.apr Map 20 JPG export 5-2-2000

- Rio Grande Access Modifications
- Grade Separation
- Interchange
- Potential Commercial Use

- ETZ Boundary
- Las Cruces Limits
- Organ Mtn Rec Area
- Plan Area Bndy
 - ETZ East Mesa
 - ETZ North Valley
 - ETZ South Valley
 - ETZ Tortugas Mountain East Mesa
 - ETZ West Mesa
 - NM SU



NM 430 SHALEM COLONY

C077 DRIPPING SPRING

C078 SOLEDAD CANYON

D071 BAYLOR CANYON R

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**ETZ 2000-2020
Comprehensive Plan
Map 21
US Highway 70
Improvements**



10000 0 10000 20000 Feet

NM DOT US70 Improvements

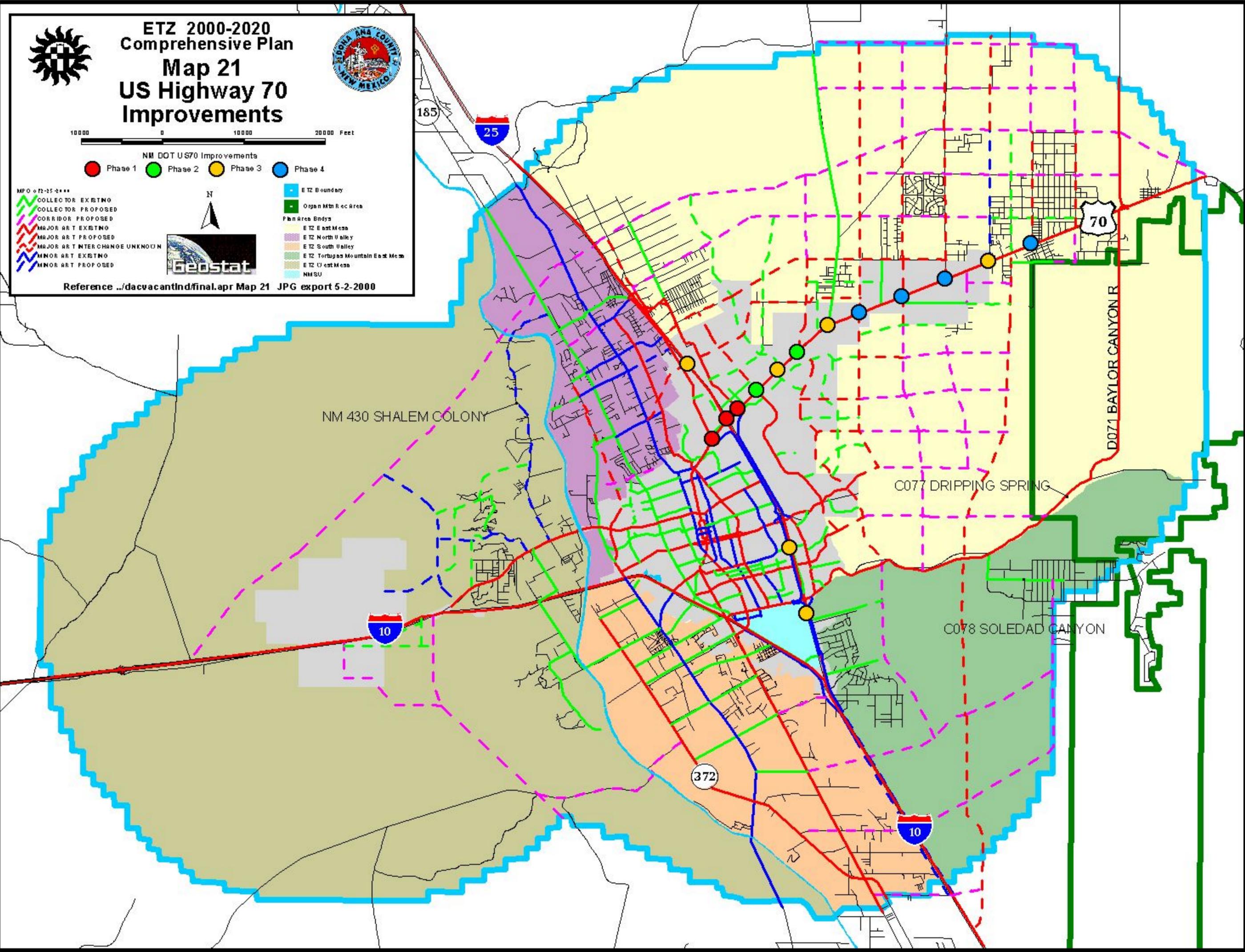
- Phase 1
- Phase 2
- Phase 3
- Phase 4

- MPO 072-25-2000
- COLLECTOR EXISTING
 - - - COLLECTOR PROPOSED
 - CORRIDOR EXISTING
 - - - CORRIDOR PROPOSED
 - MAJOR ART EXISTING
 - - - MAJOR ART PROPOSED
 - - - MAJOR ART INTERCHANGE UNKNOWN
 - MINOR ART EXISTING
 - - - MINOR ART PROPOSED



- ETZ Boundary
- Organ Mtn Rec Area
- Plan Area Bndys**
- ETZ East Mesa
- ETZ North Valley
- ETZ South Valley
- ETZ Tortugas Mountain East Mesa
- ETZ West Mesa
- NMSU

Reference ..\daccant\nd\final.apr Map 21 JPG export 5-2-2000





ETZ 2000-2020 Comprehensive Plan



Map 22 Urban Growth

10000 0 10000 20000 Feet

Access Modifications

- Grade Separation
- Interchange
- Potential Commercial Sites



Reference ..\dacvacant\nd\final.apr Map22 JPG export 5-2-2000

- ETZ Boundary
- Urban Growth Bndy (Proposed)
- Organ Mtn Rec Area
- Area Roads
 - Other
 - City Arterial
 - County
 - Interstate
 - State

MPO 2000

- COLLECTOR EXISTING
- COLLECTOR PROPOSED
- CORRIDOR PROPOSED
- MAJOR ART EXISTING
- MAJOR ART PROPOSED
- MAJOR ART INTERCHANGE UNKNOWN
- MINOR ART EXISTING
- MINOR ART PROPOSED

Growth Model

- Mixed
- Mobile Home
- Site Built
- Area Landuse (from Jan 18 mtg and beyond)
 - Agriculture & Rural Density
 - Brazito
 - Commercial
 - High Density (MF) - Offices
 - High Density Res
 - Industrial
 - Low Density Residential
 - Mixed: Commercial/Industrial
 - Mountainous
 - Natural & Scientific
 - Public
 - Sensitive Slopes

