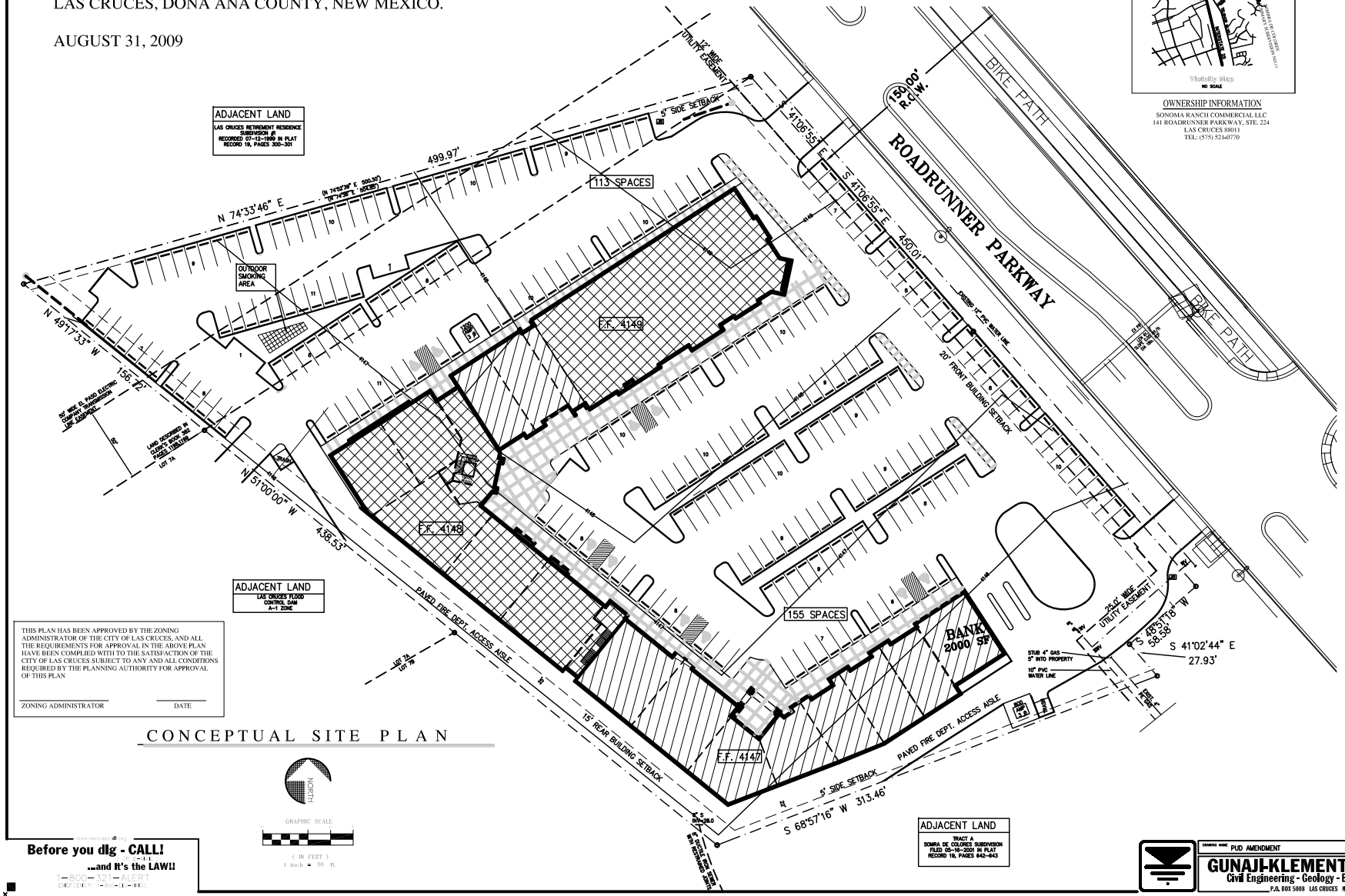
The Boulders At Roadrunner Office Complex

PUD CONCEPT PLAN AMENDMENT

LOTS 7A & 7B SOMBRA DE COLORES SUMMARY SUBDIVISION NO II AND A TRACT OF LAND DESCRIBED IN CLERK'S BOOK 382, PAGES 1198 & 1199 LOCATED IN SECTION 9, T.23S., R.2E., N.M.P.M. OF THE U.S.G.L.O. SURVEY LAS CRUCES, DONA ANA COUNTY, NEW MEXICO.

AUGUST 31, 2009



THIS PLAN HAS BEEN APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF LAS CRUCES, AND ALL THE REQUIREMENTS FOR APPROVAL IN THE ABOVE PLAN HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE CITY OF LAS CRUCES SUBJECT TO ANY AND ALL CONDITIONS REQUIRED BY THE PLANNING AUTHORITY FOR APPROVAL OF THIS PLAN

ZONING ADMINISTRATOR _____ DATE _____

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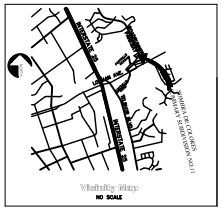
DEVELOPMENT STATEMENT:

The design advantages offered by the LOHMAN AVENUE OVERLAY DISTRICT have inspired the Sonoma Ranch partners, in conjunction with their award winning design teams, to present this self-supporting office group. Office workers and support providers will share daily access to The Commons and to other landscaped areas that are provided as a general public benefit in excess of the requirements of the district.



OWNERSHIP INFORMATION

SONOMA RANCH COMMERCIAL LLC
141 ROADRUNNER PARKWAY, STE. 224
LAS CRUCES 88011
TEL: (575) 521-0770

SITE-SPECIFIC DESIGN CRITERIA:

USES

The Boulders and Roadrunner Complex will be allowed to use all of the City of Las Cruces designations for the O2 Zone as published in The City of Las Cruces 2001 Zoning Code. These uses, specifically enumerated, are: O2 ZONE LAND USES, O2 LAND USES ALLOWED WITH CONDITIONS, LAND USES ALLOWED REQUIRING A SPECIAL USE PERMIT, and all O2 zone development standards.

In addition, support uses will be allowed. These uses, specifically listed, are:
Cleaning and Maid Services
Specialty Clothing Boutique
Delicatessen, Produce/Meat Market, Specialty foods & Winery Items
Home Furnishings (Interior/Exterior, Windows, Floor Coverings, etc. Design Center)
Laundry/Dry Cleaning Services
Specialty Foods (Bakeries, Confectionaries, etc.)
Specialty Store (Books, Music, Cards and Gifts, Stationary, etc.)
Café, Cafeteria, Coffee Shop, Restaurant, etc.
No support use may exceed 5000 square feet, and all support uses maintained in The Boulders and Roadrunner Complex in aggregate shall not exceed 40% of the gross floor area of the group.

Maximum & Minimum Area allowed for uses:

Use Type	Area (ft²)	
	Min	Max
O2 Zone Uses	*39,297	65,495
Support Uses	0	26,198

* Minimum area of O2 uses at full occupancy if maximum area of support uses is met.

PARKING/STACKING LANE:
1. A primary (central) parking area will provide one landscaped median per 10 parking spaces
2. A secondary (perimeter) parking area will provide one landscaped median per 15 parking spaces.
3. Stacking lane for 3 drive up kiosks are 34 feet minimum by 10 feet wide with 25 feet minimum turning radius.

LANDSCAPING:
A benefit to the public has been provided in the form of an increase of about 19% additional landscaping. A gathering area has been provided to allow smokers a comfortable place that has been located a required distance from public entrances.

TRAFFIC IMPACT DATA:
Roadrunner Parkway is a major arterial with a 150.0 foot right-of-way that is at the heart of the fast growing East Mesa. With the recently completed Lohman Avenue/Roadrunner Parkway intersection this office complex is readily accessible to the entire City of Las Cruces area. The self-contained nature of this office/support group will reduce the traffic impact normally imposed by a complex of this size and configuration.

TABULATION INFORMATION

SITE SIZE: 4.789 ACRES

BUILDING ACREAGE: 1.04 ACRES

TOTAL BUILDING AREA:
FIRST FLOOR: 45235 SQ. FT.
SECOND FLOOR: 20260 SQ. FT.
TOTAL BUILDING AREA: 65495 SQ. FT.

PARKING SPACES:
REQUIRED PARKING: 65495 / 250 = 262 SPACES
PROVIDED PARKING:
PRIMARY: 155 SPACES
SECONDARY: 113 SPACES
TOTAL: 268 SPACES (258 STANDARD, 10 HANDICAPPED)

LANDSCAPING:
41241 SQ. FT. PROVIDED
24223 SQ. FT. REQUIRED

DRAINAGE:
ALL DRAINAGE OF SITE WATER WILL BE IN ACCORDANCE WITH THE CITY OF LAS CRUCES DESIGN STANDARDS, AND THE AGREEMENT FOR OFFSITE DRAINAGE BETWEEN THE CITY OF LAS CRUCES AND PHILIPE PHILLIPOU

LOT SETBACKS:

	PROVIDED	REQUIRED
FRONT	20 FT.	20 FT.
SIDE	5 FT.	5 FT.
REAR	15 FT.	15 FT.

BUILDING HEIGHT: 45 FT. MAXIMUM

BUILDING LEGEND

SINGLE STORY

TWO STORY

SONOMA RANCH SUBDIVISION LTD. CO.
PUD-AMENDMENT
THE BOULDERS AT ROADRUNNER PARKWAY
OFFICE COMPLEX
08/31/2009
SHEET NUMBER
1 of 1

DRAWING NAME PUD AMENDMENT DESIGNED BY NNG DRAWN BY BS

GUNAJI-KLEMENT & ASSOCIATES
Civil Engineering - Geology - Environmental - Groundwater
P.O. BOX 5008 LAS CRUCES NEW MEXICO (505) 524-1693