



**TO:** University District Citizen's Design Review Committee  
**FROM:** Katherine Harrison-Rogers, Acting B&DS Administrator  
**DATE:** July 25, 2016  
**SUBJECT:** Las Cruces Center 2 Annexation & Initial Zoning

**RECOMMENDATION:** Approval

**Case 66694 & 67662- Las Cruces Center 2 Annexation, Initial Zoning and Amendment to the 2001 Zoning Code, Section 38-44 D, Figure 1, University District Overlay:** An application by NMSU for an annexation and initial zoning of 7.165 acres located southeast of Turrentine Drive, south and adjacent to University Avenue, and west of the Las Cruces Convention Center. The applicant is requesting a zoning designation of UD-CZ (Convention Zone). An amendment to the University District Overlay (UDO) zones and boundaries is also included in this request. Parcel # 03-07122; Proposed use: Hotel; Proposed Council District 2 (Smith)

### **BACKGROUND**

Section 38-44 N of the 2001 Zoning Code, as amended, requires code amendments and zone changes to be reviewed by and receive approval by the University District Citizen's Design Review Committee (UD-CDRC), as directed in the University District Plan. New Mexico State University (NMSU), represented by Scott Eschenbrenner, has submitted a proposal for an annexation of 7.165 acres into the City of Las Cruces. As part of the annexation, the applicant is also requesting an initial zoning of the property to UD-CZ (Convention Zone). The initial zoning will also require the boundaries of the UDO be modified as shown in Figure 1 of Section 38-44 D of the 2001 Zoning Code. Normally an annexation and initial zoning would also require a master plan. However, staff determined that the master plan was unnecessary since this area is already outlined by the University District Plan, 2010, as part of the future expansion of the Convention Zone. NMSU is partnering with the City of Las Cruces for a future expansion of the convention center and with a hotel developer to develop a hotel at this site in support of the convention center. If incorporated into the City, the area will become part of Council District 2.

### **ANALYSIS**

The proposed annexation and initial zoning are both consistent with the University District Plan, 2010, specifically: Policy 4.3. Convention Zone (UD-CZ): Envisioned as a regional destination for special events and contains property south of University Avenue, west of

Knox Street, north and east of College Avenue that is subject to a long term lease with NMSU for the development and future expansion of the Las Cruces Center and the NMSU Hotel; and Figure 3: Planning Boundaries of the University District and the Zones within it. The site specific design for this area is not part of this proposal, but will be subject to review and approval by the UD-CDRC and compliance with the University District Plan, the provisions of the Zoning Code, Section 38-44, University District Overlay, and any other applicable zoning and design standards.

It should be noted that the property is being split into four (4) individual parcels by NMSU prior to the annexation to simplify the transfer and leasing of property. Because the property is under the ownership of the State of New Mexico and outside the municipal boundary of the City, NMSU is not subject to the City's Subdivision Regulations and a formal subdivision application and review of the subdivision by the UD-CDRC are not required.

### **RECOMMENDATION**

Staff has reviewed the proposed annexation, initial zoning request, and amendment to the 2001 Zoning Code, Section 38-44 D, Figure 1, University District Overlay and has found them to be in keeping with the requirements of the 2001 Zoning Code, as amended, and the University District Plan, 2010, and recommends **APPROVAL** of the proposed project.

### **OPTIONS**

1. Approve the proposed annexation, initial zoning, and amendment to the 2001 Zoning Code, Section 38-44 D, Figure 1, University District Overlay as recommended by staff.
2. Approve the proposal with stipulated modifications and/or conditions.
3. Deny the proposal.
4. Table/Postpone.

### **ATTACHMENTS**

1. Development Statement
2. Annexation Plat
3. Aerial Map
4. Vicinity Map

## DEVELOPMENT STATEMENT for City Subdivision/Zoning Applications

*Please note: The following information is provided by the applicant for information purposes only. The applicant is not bound to the details contained in the development statement, nor is the City responsible for requiring the applicant to abide by the statement. The Planning and Zoning Commission may condition approval of the proposal at a public hearing where the public will be provided an opportunity to comment.*

### **Applicant Information**

Name of Applicant: New Mexico State University

Contact Person: Scott Eschenbrenner

Contact Phone Number: (575) 646-2356

Contact e-mail Address: sbrenner@ad.nmsu.edu

Web site address (if applicable): \_\_\_\_\_

### **Proposal Information**

Name of Proposal: Annexation w/ Initial Zoning Request. Waiver for Master Plan

Type of Proposal (single-family subdivision, townhouse, apartments, commercial/industrial)  
Annexation for expansion of Las Cruces Convention Center

Location of Subject Property South side University Ave between Valley Dr. & El Paseo

(In addition to description, attach map. Map must be at least 8 1/2" x 11" in size and clearly show the relation of the subject property to the surrounding area)

Acreage of Subject Property: 7.165

Detailed description of **current** use of property. Include type and number of buildings:  
Vacant Land and buildings leased to USDA

Detailed description of **intended** use of property. (Use separate sheet if necessary):  
Development of Hotel and Convention Center expansion

Zoning of Subject Property: NMSU - Convention Zone of UD Plan

Proposed Zoning (If applicable): UD-CZ

Proposed number of lots 4, to be developed in TBD phase (s).

Proposed square footage range of homes to be built from N/A to N/A

Proposed square footage and height of structures to be built (if applicable):

N/A

Anticipated hours of operation (if proposal involves non-residential uses):

N/A

Anticipated traffic generation N/A trips per day.

Anticipated development schedule: work will commence on or about TBD

and will take TBD to complete.

How will stormwater runoff be addressed (on-lot ponding, detention facility, etc.)?

On lot ponding

Will any special landscaping, architectural or site design features be implemented into the proposal (for example, rock walls, landscaped medians or entryways, entrance signage, architectural themes, decorative lighting)? If so, please describe and attach rendering (rendering optional). \_\_\_\_\_

Is the developer/owner proposing the construction of any new bus stops or bus shelters? Yes \_\_\_ No X Explain: \_\_\_\_\_

Is there existing landscaping on the property? No

Are there existing buffers on the property? No

Is there existing parking on the property? Yes X No \_\_\_

If yes, is it paved? Yes \_\_\_ No X

How many spaces? \_\_\_\_\_ How many accessible? \_\_\_\_\_

**Attachments**

Please attach the following: (\* indicates optional item)

Location map

Subdivision Plat (If applicable)

Proposed building elevations

\*renderings of architectural or site design features

\*other pertinent information

PETITION FOR ANNEXATION

COMES NOW, the undersigned, who are the owners of a majority of the number of acres in the contiguous territory sought to be annexed, and petition the City of Las Cruces pursuant to NMSA 1978 Section 3-7-17.1 (1998 as amended through 2003) to annex territory contiguous to the existing boundaries of the City of Las Cruces. The contiguous territory sought to be annexed is shown on a map attached hereto as Exhibit "A", which map shows the external boundary of the territory proposed to be annexed and the relationship of the territory proposed to be annexed to the existing boundary of the City of Las Cruces.

EXECUTED on this 17 day of August, 2015 by the undersigned owners of a majority of the number of acres in the contiguous sought to be annexed.

[Signature]  
Property Owner #1  
(signature)

Scott Eschenbrenner  
Property Owner #1  
(print name)

PO Box 30001 MSC SVP  
LAS CRUCES, NM 88003  
Property owner #1 (Address)


\_\_\_\_\_  
Property Owner #2  
(signature)

\_\_\_\_\_  
Property Owner #2  
(print name)

\_\_\_\_\_  
Property owner #2 (Address)

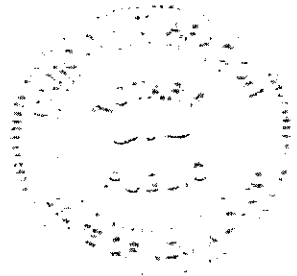
State of New Mexico )  
County of Dona Ana ) ss

SUBSCRIBED and sworn to before me this 17 day of AUGUST, 2015, by SCOTT ESCHENBRENNER

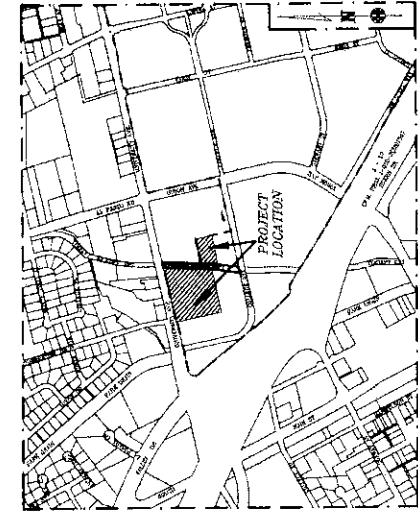
 OFFICIAL SEAL  
CAROLYN T. ARAGON  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My commission expires: 4/11/2016

Carolyn T. Aragon  
Notary Public

My Commission Expires:  
4/11/2016



**LAS CRUCES CENTER 2 ANNEXATION  
ON TWO 2.700 ACRE TRACTS, A 0.503 ACRE TRACT, A 0.522 ACRE TRACT  
AND A 0.740 ACRE TRACT  
FOR A TOTAL OF 7.165 ACRES  
PART OF U.S.R.S. TRACT 11D-54  
WITHIN THE LANDS OF NEW MEXICO STATE UNIVERSITY  
DONA ANA COUNTY, NEW MEXICO**



VICINITY MAP  
NOT TO SCALE

**DESCRIPTION**

A PARCEL OF LAND SITUATE WITHIN LANDS OF THE REGENTS OF NEW MEXICO STATE UNIVERSITY IN DONA ANA COUNTY, NEW MEXICO IN SECTION 29, T.23S., R.2E., N.M.P.M. OF THE U.S.R.S. SURVEYS BEING A PART OF U.S.R.S. TRACT 11D-54, ALSO BEING PART OF THAT PROPERTY AS DESCRIBED IN DEED FILED AUGUST 19, 1948 IN DEED RECORD 118 PAGE 114 OF THE RECORDS OF DONA ANA COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A SET MONUMENT, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF LAS CRUCES LATERAL, FOR THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING IDENTICAL TO NORTHEAST CORNER OF THE LAS CRUCES CENTER ANNEXATION FILED JUNE 3, 2009 IN PLAT BOOK 22, PAGES 705-706 IN THE OFFICE OF THE COUNTY CLERK, DONA ANA COUNTY, NEW MEXICO;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAS CRUCES LATERAL AND WESTERLY BOUNDARY OF SAID LAS CRUCES CENTER ANNEXATION, S02°09'15"W A DISTANCE OF 368.33 FEET TO A SET MONUMENT;

THENCE, ALONG THE BOUNDARY OF SAID LAS CRUCES CENTER ANNEXATION, THE FOLLOWING TWO COURSES:

- (1) N77°55'22"E A DISTANCE OF 243.59 FEET TO A FOUND 1/4 INCH REBAR WITH 2 INCH ALUMINUM CITY OF LAS CRUCES IDENTIFICATION CAP, MARKED NMFS 6662;
- (2) S12°23'23"E A DISTANCE OF 170.74 FEET TO A SET MONUMENT FOR THE SOUTHEAST CORNER OF THE PARCEL, HEREIN DESCRIBED;

THENCE S77°04'18"W A DISTANCE OF 299.26 FEET TO A SET MONUMENT, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID LAS CRUCES LATERAL;

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID LAS CRUCES LATERAL, THE FOLLOWING TWO COURSES:

- (1) N07°59'05"E A DISTANCE OF 52.23 FEET TO A SET MONUMENT;
- (2) N02°09'15"E A DISTANCE OF 13.72 FEET TO A SET MONUMENT;

THENCE S77°38'50"W A DISTANCE OF 658.54 FEET TO A SET MONUMENT;

THENCE N12°29'27"W A DISTANCE OF 441.97 FEET TO A SET MONUMENT, A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE;

THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE, THE FOLLOWING FOUR COURSES:

N12°23'36"W A DISTANCE OF 72.44 FEET TO A SET MONUMENT;

N77°55'02"E A DISTANCE OF 698.96 FEET TO THE POINT OF BEGINNING, CONTAINING 7.164 ACRES OF LAND, MORE OR LESS.

SET MONUMENTS ARE 1/4 INCH REBAR WITH 1" ORANGE PLASTICE CAP, MARKED NMFS 18078.

THE UNDERSIGNED OWNERS CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND HEREON DESCRIBED AND FURTHER THAT THIS LAND BE ANNEXED INTO THE CITY OF LAS CRUCES, I, THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
 BOARD OF REGENTS OF NEW MEXICO STATE UNIVERSITY  
 LAS CRUCES, NEW MEXICO, 88403-8001

STATE OF NEW MEXICO )  
 COUNTY OF DONA ANA ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 BY \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_  
 (NOTARY PUBLIC)

PLAT NO: \_\_\_\_\_ RECEPTION NO: \_\_\_\_\_  
 STATE OF NEW MEXICO )  
 COUNTY OF DONA ANA ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
 AT \_\_\_\_\_ O'CLOCK AM/PM AND DULY RECORDED IN  
 PLAT RECORD \_\_\_\_\_ PAGE(S) \_\_\_\_\_ AND  
 FILED IN THE RECORDS OF THE COUNTY CLERK, DONA ANA COUNTY, NEW MEXICO.

COUNTY CLERK \_\_\_\_\_ DEPUTY CLERK \_\_\_\_\_

THE UNDERSIGNED OWNERS CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND HEREON DESCRIBED AND FURTHER THAT THIS LAND BE ANNEXED INTO THE CITY OF LAS CRUCES, I, THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
 GARY ESSLINGER, MANAGER  
 ELEPHANT BUTTE IRRIGATION DISTRICT  
 530 S. MELENDEZ ST.  
 LAS CRUCES, NEW MEXICO 88005

STATE OF NEW MEXICO )  
 COUNTY OF DONA ANA ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 BY \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_  
 (NOTARY PUBLIC)

**LAS CRUCES PLANNING & ZONING COMMISSION APPROVAL**

THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE CITY OF LAS CRUCES PLANNING AND ZONING COMMISSION. IT CONCURS WITH THE EXPANSION OF EXISTING UTILITIES AND THOROUGHFARES AND IS IN ACCORDANCE WITH GENERAL CITY PLANNING AND IS APPROVED FOR FILING WITH THE COUNTY CLERK.

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF LAS CRUCES**

THIS PLAT HAS BEEN APPROVED BY THE CITY OF LAS CRUCES, AND ALL THE REQUIREMENTS FOR APPROVAL OF THE PLAT 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 PLAT.

DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF UTILITIES \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

**ACCEPTANCE OF ANNEXATION**

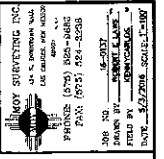
THIS 7.165 ACRE TRACT HAS BEEN INCORPORATED IN THE CITY OF LAS CRUCES AND HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK, DONA ANA COUNTY, NEW MEXICO.

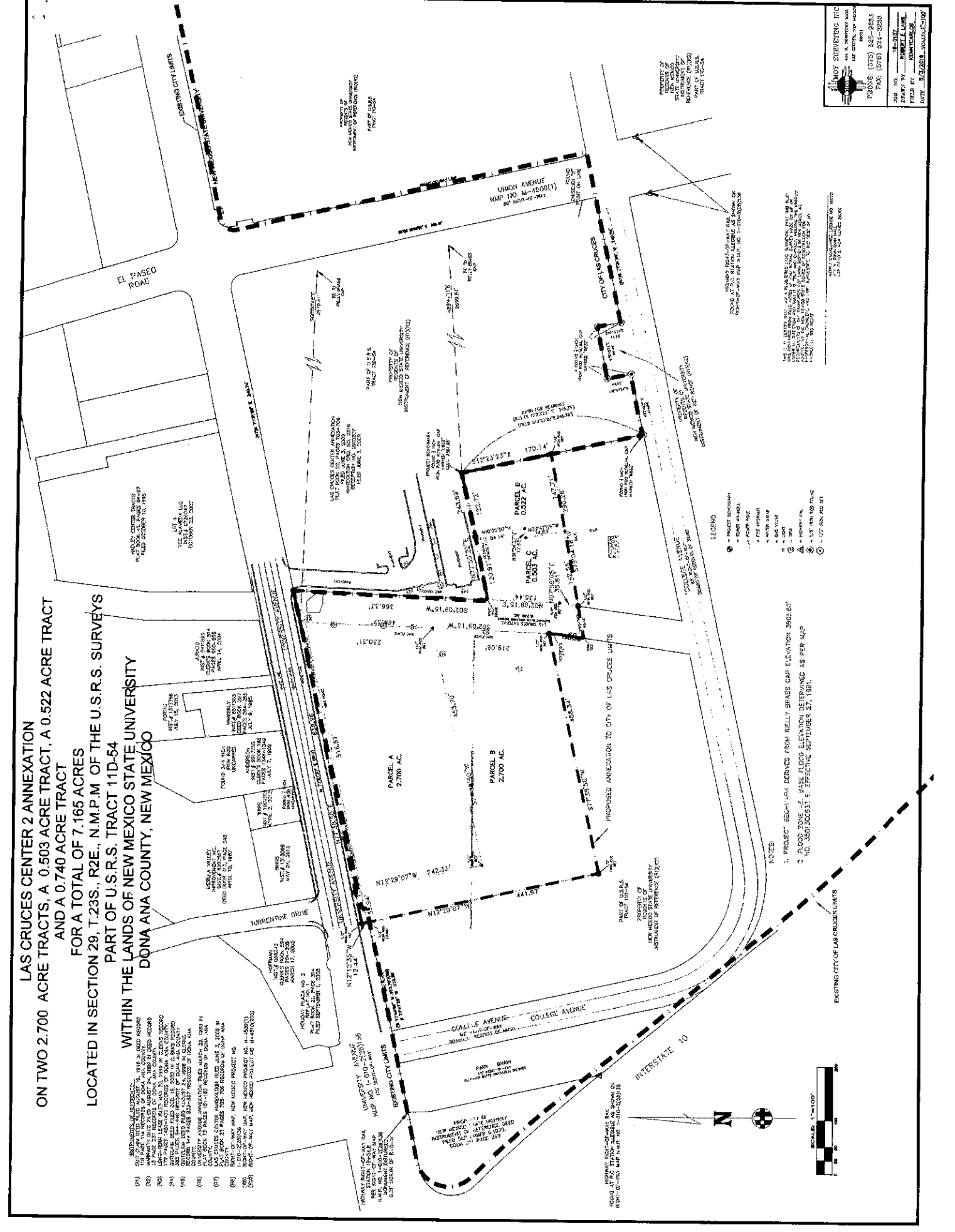
BY: \_\_\_\_\_  
 ATTEST: ESTHER MARTINEZ-CARRILLO  
 CITY CLERK

**FILING OF ANNEXATION**

ANNEXATION ORDINANCE NO. \_\_\_\_\_ FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, IN CLERKS' RECORD RECEPTION NO. \_\_\_\_\_

IN THE OFFICE OF THE COUNTY CLERK, DONA ANA COUNTY, NEW MEXICO





**LAS CRUCES CENTER 2 ANNEXATION  
ON TWO 2.700 ACRE TRACTS, A 0.503 ACRE TRACT, A 0.522 ACRE TRACT  
AND A 0.740 ACRE TRACT**

**FOR A TOTAL OF 7.165 ACRES  
LOCATED IN SECTION 29, T.23S., R.2E., N.M.P.M OF THE U.S.R.S. SURVEYS  
PART OF U.S.R.S. TRACT 11D-54**

**WITHIN THE LANDS OF NEW MEXICO STATE UNIVERSITY  
DONA ANA COUNTY, NEW MEXICO**

- ASSUMPTIONS AND REFERENCES:**
- (01) THE PAGE 18 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (02) THE PAGE 18 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (03) THE PAGE 27 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (04) THE PAGE 33 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (05) THE PAGE 35 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (06) THE PAGE 37 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (07) THE PAGE 39 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (08) THE PAGE 41 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (09) THE PAGE 43 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (10) THE PAGE 45 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (11) THE PAGE 47 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (12) THE PAGE 49 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (13) THE PAGE 51 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (14) THE PAGE 53 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (15) THE PAGE 55 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (16) THE PAGE 57 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (17) THE PAGE 59 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (18) THE PAGE 61 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (19) THE PAGE 63 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.
  - (20) THE PAGE 65 RECORDS OF DONA ANA COUNTY, NEW MEXICO, RECORDED IN 1982.

- RESURVEYED BY:**
- (01) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000001
  - (02) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000002
  - (03) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000003
  - (04) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000004
  - (05) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000005
  - (06) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000006
  - (07) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000007
  - (08) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000008
  - (09) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000009
  - (10) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000010
  - (11) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000011
  - (12) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000012
  - (13) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000013
  - (14) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000014
  - (15) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000015
  - (16) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000016
  - (17) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000017
  - (18) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000018
  - (19) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000019
  - (20) LAS CRUCES CENTER 2 ANNEXATION PROJECT NO. 110-000020

- PROPOSAL:**
- (01) ANNEXATION TO THE CITY OF LAS CRUCES, NEW MEXICO, OF THE TWO 2.700 ACRE TRACTS, THE 0.503 ACRE TRACT, AND THE 0.522 ACRE TRACT, TOTALING 7.165 ACRES, FOR THE LAS CRUCES CENTER 2 ANNEXATION PROJECT.
  - (02) THE ANNEXATION SHALL BE EFFECTIVE AS OF THE DATE OF THE EXECUTION OF THE INSTRUMENT OF INTENTIONS TO ANNEX.
  - (03) THE ANNEXATION SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF LAS CRUCES.
  - (04) THE ANNEXATION SHALL BE SUBJECT TO THE APPROVAL OF THE STATE OF NEW MEXICO.
  - (05) THE ANNEXATION SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES OF AMERICA.

**MONEY SURVEYING, INC.**  
444 N. UNIVERSITY AVE. LAS CRUCES, NM 88002  
PHONE: (575) 524-5853  
FAX: (575) 524-5853

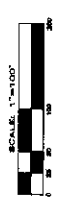
JOB NO. 110-000020  
DRAWN BY: ROBERT L. LAMM  
FIELD BY: ROBERT L. LAMM  
DATE: 5/20/01 11:15 AM

**LEGEND**

- - EXISTING BUILDING
- ▭ - EXISTING ROAD
- ▭ - EXISTING FENCE
- ▭ - EXISTING CURB
- ▭ - EXISTING DRIVE
- ▭ - EXISTING ALLEY
- ▭ - EXISTING SIDEWALK
- ▭ - EXISTING PARKING LOT
- ▭ - EXISTING LOT
- ▭ - EXISTING DRIVE
- ▭ - EXISTING ALLEY
- ▭ - EXISTING SIDEWALK
- ▭ - EXISTING PARKING LOT
- ▭ - EXISTING LOT

**NOTES:**

- PROJECT BOUNDARY DERIVED FROM BENCH MARK ELEVATION 5960.00 FT.
- ALL ROAD WIDE AREA BUILT FLOOR ELEVATIONS ARE DETERMINED AS PER MAP.
- ALL EXISTING BUILDINGS AND DRIVEWAYS ARE SHOWN AS PER MAP.



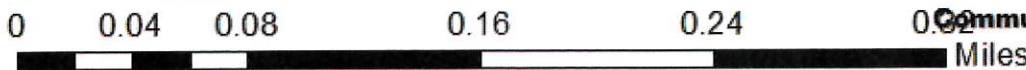
# Las Cruces Center 2 Annexation

ZONING: N/A

PARCEL: 03-07122

OWNER: NMSU

DATE: 7/25/2016



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

**PROPOSAL:** Annexation of 7.165 acres, Initial Zoning proposed as UD-CZ, and amendment to Figure 1 of Section 38-44 D of the Zoning Code

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



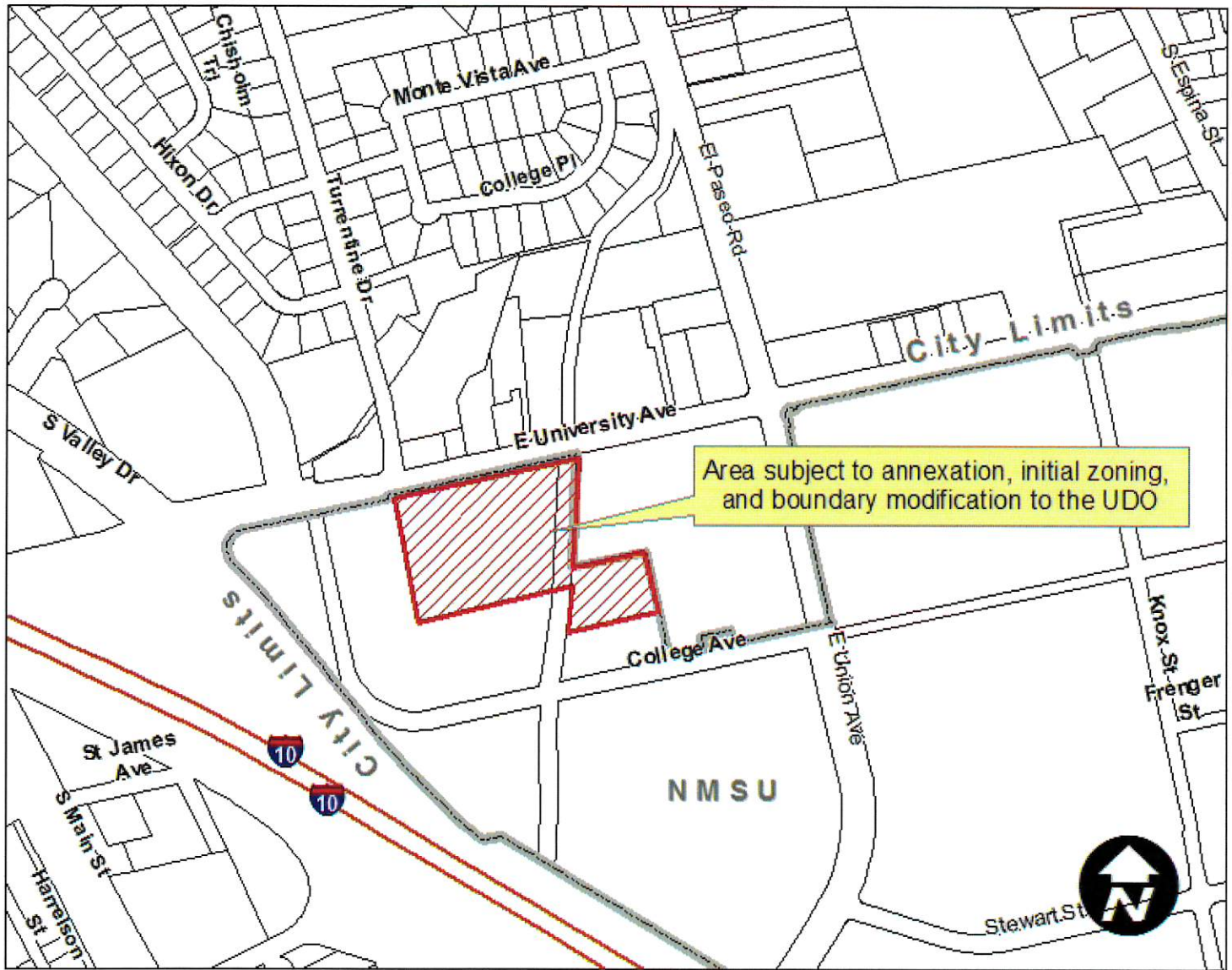
# Las Cruces Center 2 Annexation

**ZONING:** N/A

**PARCEL:** 03-07122

**OWNER:** NMSU

**DATE:** 7/25/2016



0 0.05 0.1 0.2 0.3 0.4 Miles

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

**PROPOSAL:** Annexation of 7.165 acres, Initial Zoning proposed as UD-CZ, and amendment to Figure 1 of Section 38-44 D of the Zoning Code

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





**City of Las Cruces®**  
PEOPLE HELPING PEOPLE

**PLANNING AND ZONING COMMISSION  
AGENDA**

The following agenda will be considered by the Planning and Zoning Commission of the City of Las Cruces, New Mexico, at a public hearing held on **Tuesday, August 23, 2016 beginning at 6:00 p.m. at City Hall, 700 N. Main Street, Las Cruces, New Mexico.**

The City of Las Cruces does not discriminate on the basis of race, religion, sex, sexual orientation, gender identity, color, ancestry, serious medical condition, national origin, age, or disability in the provision of services. The City of Las Cruces will make reasonable accommodations for a qualified individual who wishes to attend this meeting. Please notify the City Community Development Department at least 48 hours before the meeting by calling 528-3043 (voice) or 1-800-659-8331 (TTY) if accommodations are necessary. This document can be made available in alternative formats by calling the same numbers listed above.

**I. CALL TO ORDER**

**II. CONFLICT OF INTEREST**

*At the opening of each meeting, the chairperson shall ask if any member on the Commission or City staff has any known conflict of interest with any item on the agenda.*

**III. APPROVAL OF MINUTES**

1. July 26, 2016 – Regular Meeting

**IV. POSTPONEMENTS – NONE**

**V. WITHDRAWALS – NONE**

**VI. CONSENT AGENDA – NONE**

**VII. OLD BUSINESS – NONE**

**VIII. NEW BUSINESS**

1. **Case 66694- Las Cruces Center 2 Annexation:** An application by NMSU for an annexation of 7.165 acres located southeast of Turrentine Drive, south and adjacent to University Avenue, and west of the Las Cruces Convention Center. Parcel # 03-07122; Proposed use: Hotel; Proposed Council District 2 (Smith)
2. **Case 67662- Las Cruces Center 2 Initial Zoning and Amendment to the 2001 Zoning Code, Section 38-44 D, Figure 1, University District Overlay:** An application by NMSU for the initial zoning of a property consisting of 7.165 acres located southeast of Turrentine Drive, south and adjacent to University Avenue, and west of the Las Cruces Convention Center. The applicant is requesting a zoning

*yes*  
*yes*  
*with conditions*

designation of UD-CZ (Convention Zone). An amendment to the University District Overlay Zones and boundaries is also included in this request. Parcel # 03-07122; Proposed use: Hotel; Proposed Council District 2 (Smith)

**IX. OTHER BUSINESS – NONE**

**X. PUBLIC PARTICIPATION**

**XI. STAFF ANNOUNCEMENTS**

1. Update on previous action items.

**XII. ADJOURNMENT**

**QUITCLAIM DEED**

This Quitclaim Deed is made and entered into this \_\_\_\_\_ day of August, 2016, by and between the **Board of Regents of New Mexico State University** (as "Grantor"), and the **Board of Regents of New Mexico State University** (as "Grantees"), for the purpose of properly describing and subdividing a parcel or parcels of land that is owned and held by lawful title in the name of the Board of Regents of New Mexico State University.

WITNESSETH, that Grantors, for and in consideration of the sum of ONE AND NO/100 (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quitclaim unto Grantee, and to Grantees' successors and assigns forever, all right, title, interest, claim and demand which the said Grantors have in and to the following described parcels of land, situate, lying and being in the City of Las Cruces, County of Dona Ana, State of New Mexico:

Parcels "A," "B," "C," and Parcel "D," as described, shown and depicted on that certain Plat of Surveys filed for record in the Dona Ana County Clerks Office on May 9, 2016, and bearing Instrument # 1609946.

This Quitclaim Deed is made subject to the restrictions, reservations, rights of way, easements, leases, encumbrances, and limitations of public record, if any, as of the date of this conveyance.

To have and to hold the same, together with all and singular the appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantors, either in law or equity, for the use and benefit of the Grantee forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on the day and year set forth above.

**BOARD OF REGENTS OF NEW MEXICO STATE UNIVERSITY**

\_\_\_\_\_  
Debra Hicks, Chair of Board of Regents

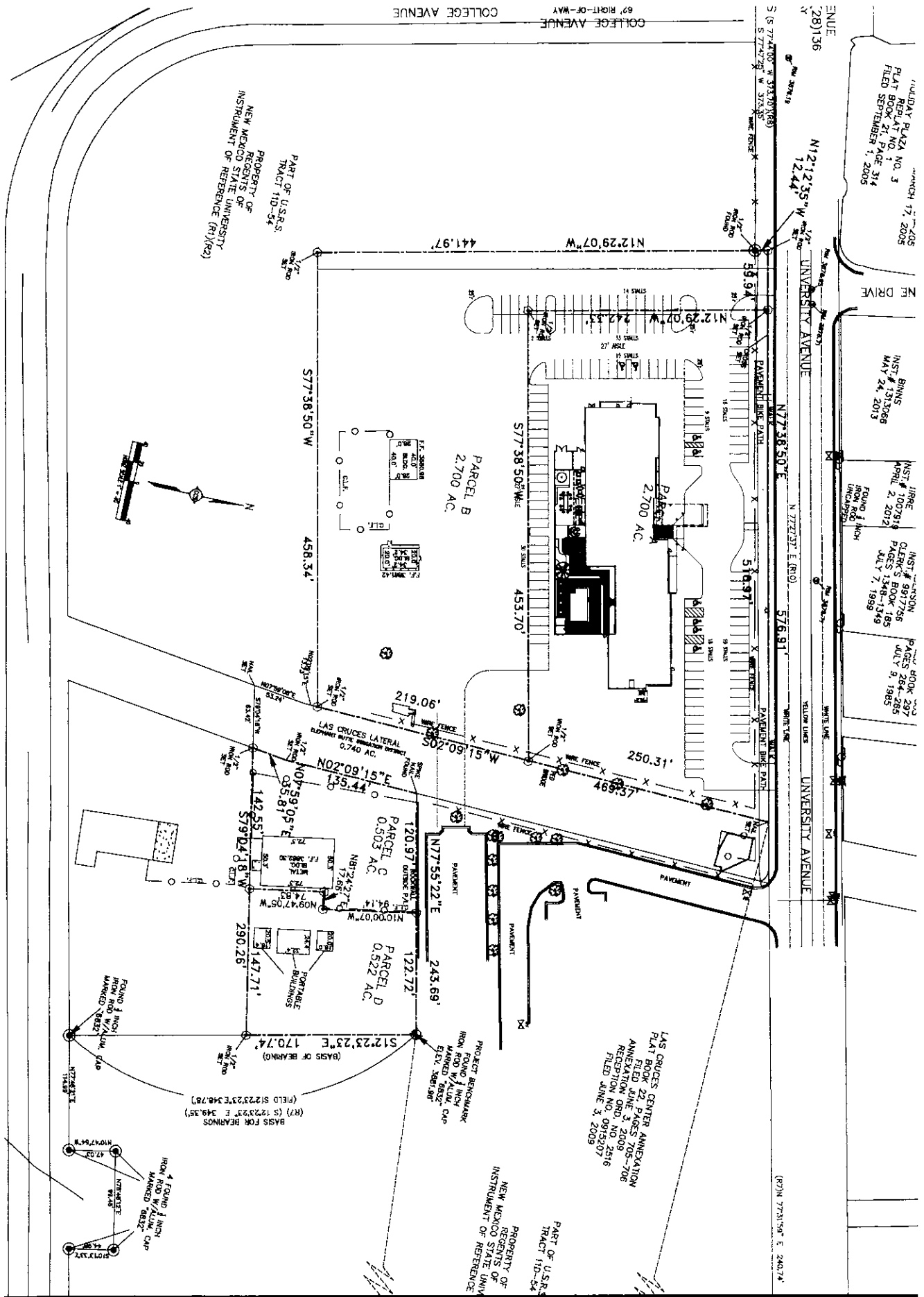
\_\_\_\_\_  
Date

STATE OF NEW MEXICO  
COUNTY OF DONA ANA

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of August, 2016, by Debra Hicks, personally known to me as the Chair of the Board of Regents of New Mexico State University.

\_\_\_\_\_  
Notary Public





MARCH 17, 2005  
 'LUDAY PLAZA NO. 3  
 PLAT BOOK # 21, PAGE 314  
 FILED SEPTEMBER 1, 2005

BINS  
 INST # 1312066  
 MAY 24, 2013

1896  
 INST # 101919  
 APRIL 2, 2012  
 FOUND 1/2 INCH  
 IRON ROD

INST # 991726  
 CLERK'S BOOK 185  
 PAGES 1348-1349  
 JULY 7, 1989

BOOK # 297  
 PAGES 284-297  
 JULY 9, 1985

LAS CRUCES CENTER ANNEXATION  
 ANNEXXATION  
 FILED JUNE 3, 2009  
 RECEPTION NO. 0913206  
 NO. 0913206  
 FILED JUNE 3, 2009

PART OF U.S.R.S.  
 TRACT 11D-54  
 PROPERTY OF  
 REGENTS OF  
 NEW MEXICO STATE UNIVERSITY  
 INSTRUMENT OF REFERENCE (R1)(R2)

PART OF U.S.R.S.  
 TRACT 11D-54  
 PROPERTY OF  
 REGENTS OF  
 NEW MEXICO STATE UNIVERSITY  
 INSTRUMENT OF REFERENCE

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SITE-11  
 4/1/15

