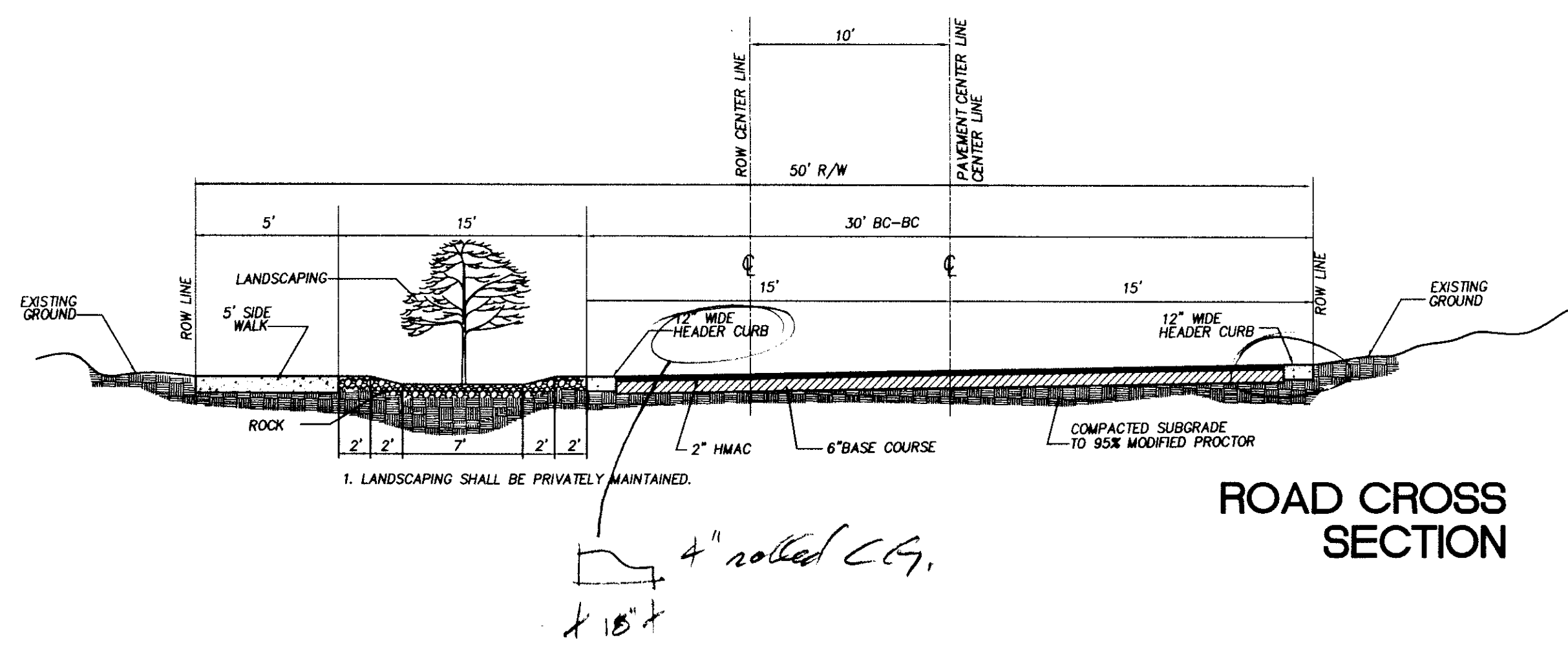
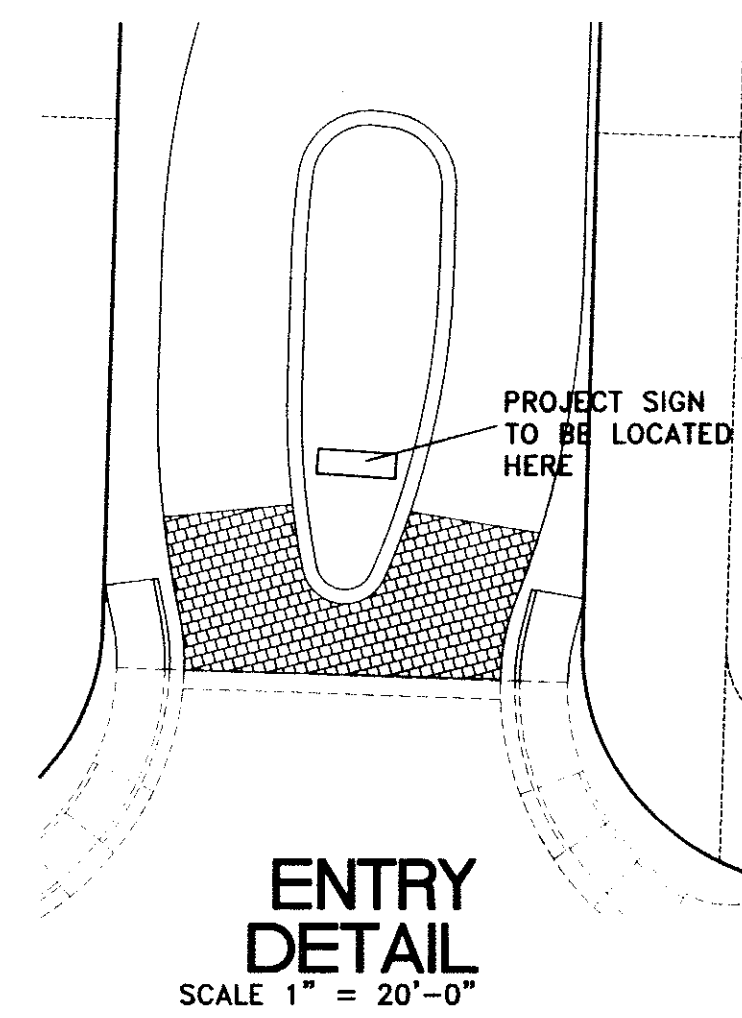
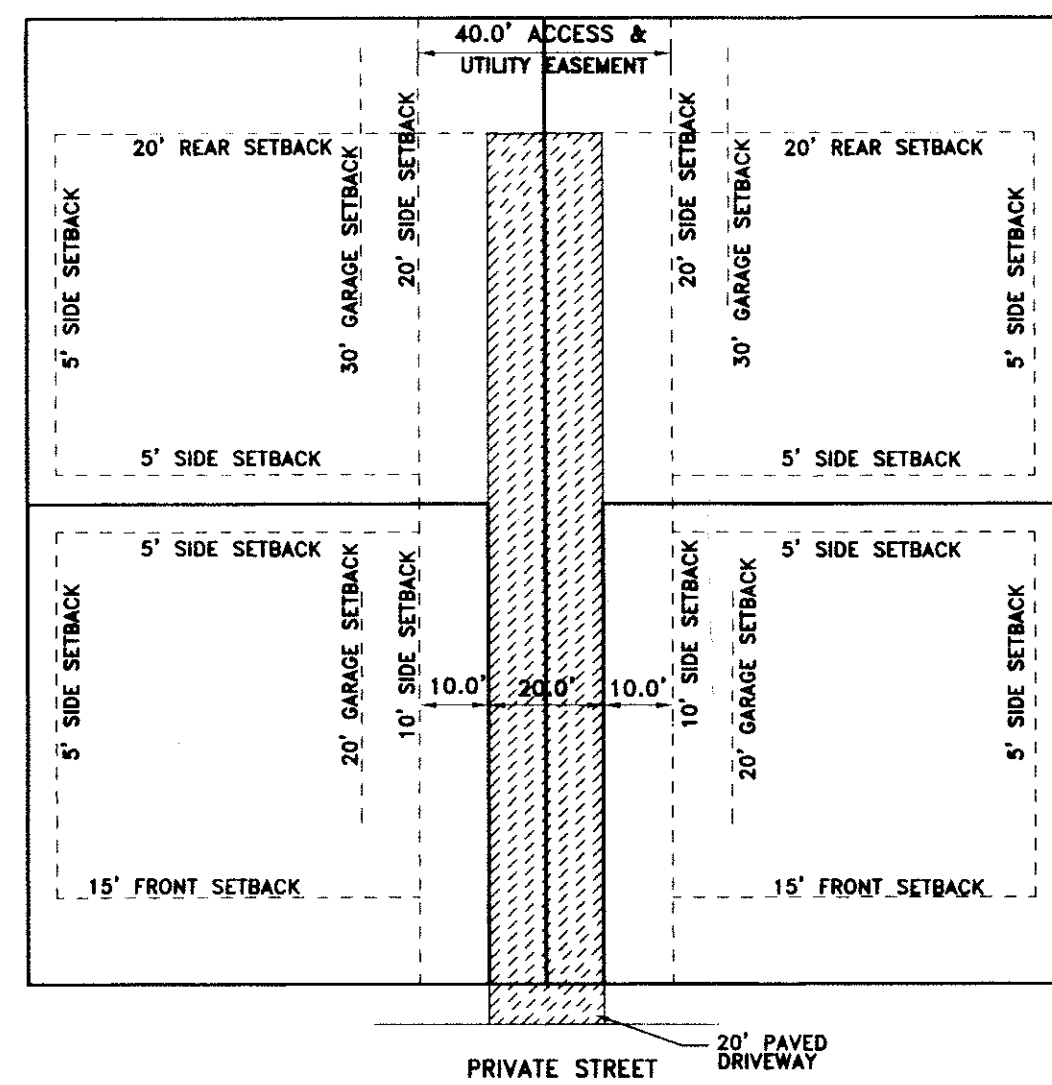


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DEVELOPMENT PHASING

PHASE	UNITS	ACREAGE	DU/ACRE
1	16	4.76	3.36
2	17	4.32	3.93
TOTALS	33	9.08	3.63

PROJECT TABULATION

USAGE	ACREAGE
RESIDENTIAL LOTS	7.19
ROADWAYS	1.29
OPEN SPACE/PONDING	0.60
TOTAL LAND AREA	9.08

POCO LOMAS PUD VARIANCES:

Poco Lomas varies from City Design Standards only as follows:

- Setbacks between shared access lots are all treated as side yard setback of 5 feet. This is consistent with the shared access drives providing vehicle access, and having 10' and 20' setbacks. See drawing on sheet 2.
- Joint use 24' flag access isles are reduced to 20' wide with the condition that residences will be setback 20' from the center of the shared access drive and garages will be setback 30' from the center of the shared access drive. This arrangement helps discourage parking on the driveway by providing additional off street parking in setbacks adjacent to the drive.

DEVELOPMENT STANDARDS

Poco Lomas meets or exceeds the City Development Standards for:

Standard	Required	Provided
Max # of DUs/lot	1	1
Max density allowed	72	33
Min lot area	.115 Ac	.173/.329 Ac
Min depth of lot	70 ft	80/110 ft
Min width of lot	50 ft	54/100 ft
Min fr.setback/house	15'	15' **
Min fr.setback/garage	25'	25'
Min rear setback	20'	20' **
Min side setback	5'	5'
Max height	35'	28'

** See variances above on adjoining shared access lots

- 4' OR LESS GARDEN WALL
- NO VEHICLE ACCESS
- DRAINAGE FLOW
- COLORED AND TEXTURED CONCRETE
- EXAMPLE TREES AND BUSHES

PUD SUBMITTAL

POCO LOMAS

PREPARED FOR
PARCEL ONE, LLC
LAS CRUCES
NEW MEXICO

DATE	PHASE
6/3/23	PUD SUBMITTAL

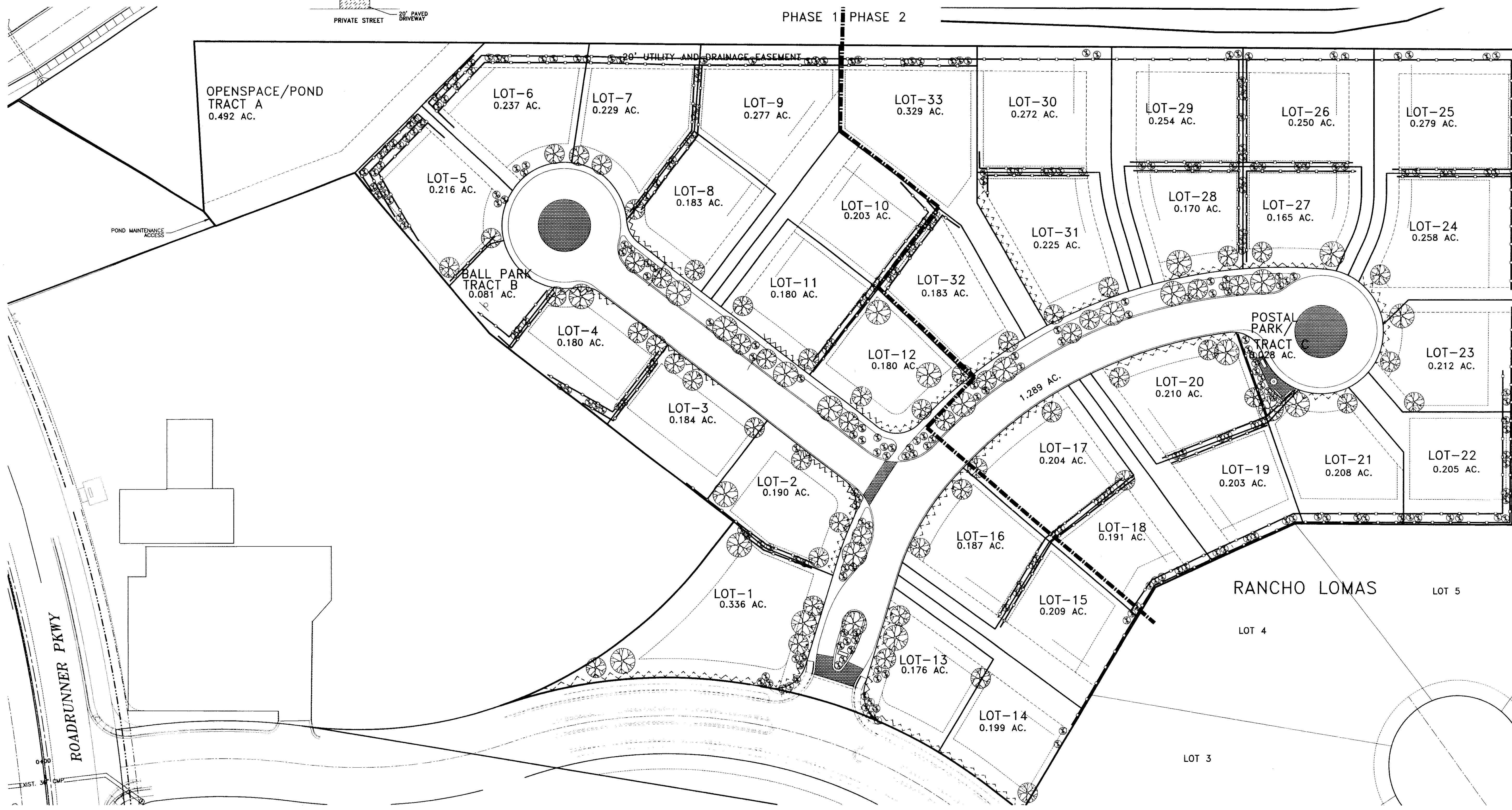
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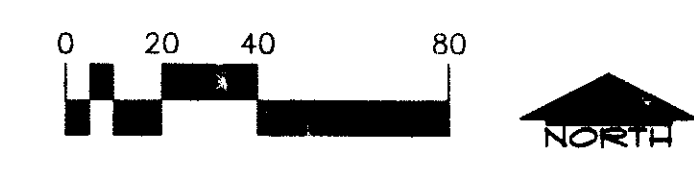
SHEET

2

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