

# Fiesta

**Live on the bright side.**

# Area Plan

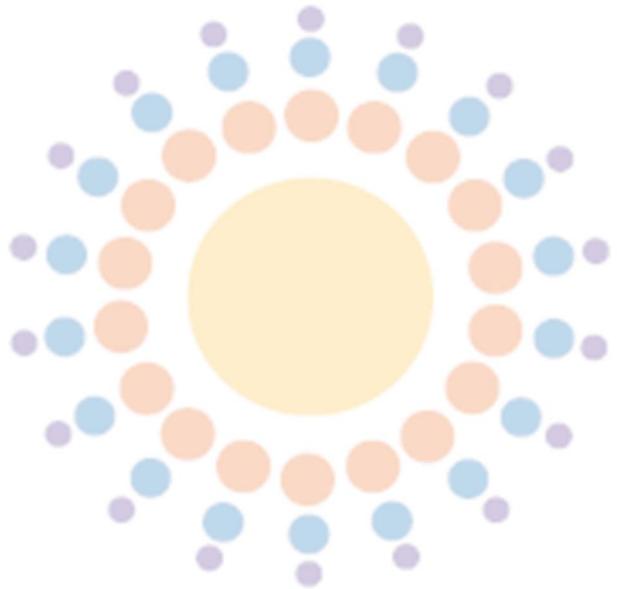
Revised July 12, 2022

**SIVAGE**  
COMMUNITY  
DEVELOPMENT

*Prepared by*

**DEVELOPMENT MANAGING CONSULTANTS**

**PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS**





## RESOLUTION 22-14

### **A RESOLUTION OF THE VILLAGE OF LOS LUNAS AMENDING THE FIESTA AREA PLAN IN ORDER DESIGNATE THE LOCATION OF A PROPOSED 7-ACRE PARK AND REMOVE THE INSTITUTIONAL LAND USE DESIGNATION AND STANDARDS.**

**WHEREAS, THE VILLAGE OF LOS LUNAS COUNCIL**, the governing body of the Village of Los Lunas, has retained the authority to adopt master plans for the physical development of areas within its planning and platting jurisdiction as authorized by Chapter 3, Article 19, NMSA 1978, and

**WHEREAS, Chapter 3, Article 19** permits the adoption of a master plan in parts provided that the part corresponds with one of the functional subdivisions of the subject matter of the plan or any part thereof, and

**WHEREAS, the Planning and Zoning Commission**, acting as advisor to the Village in matters related to planning has reviewed and recommended the Fiesta Area Plan; and

**WHEREAS, the Fiesta Area Plan was revised and adopted by the Village of Los Lunas Council in 2018; and**

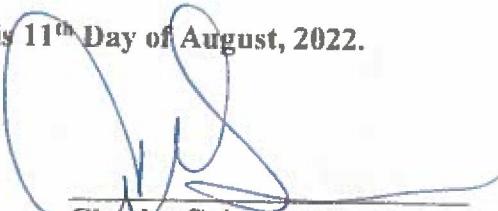
**WHEREAS, the Village of Los Lunas has coordinated with the developers of the Fiesta area on the location of the proposed seven-acre park; and**

**WHEREAS, the developers have not found interest in an Institutional use within the Fiesta area; and**

**WHEREAS, the Village of Los Lunas recognizes the Fiesta Area Plan is approaching the 500<sup>th</sup> lot triggering the need to dedicate a public park.**

**NOW THEREFORE, BE IT RESOLVED**, by the governing body of the Los Lunas, New Mexico, that: That the Village of Los Lunas amends the Fiesta Area Plan in order to designate the location of a proposed 7-acre park and remove the Institutional land use designation and standards.

**PASSED, APPROVED AND ADOPTED** this 11<sup>th</sup> Day of August, 2022.



Charles Griego, Mayor

**ATTEST:**



Gregory D. Martin, Village Administrator

## Introduction

Fiesta has been previously annexed by the Village of Los Lunas and approved as a Planned Unit Development (PUD) with the establishment of SU zoning pursuant to the Los Lunas Zoning Ordinance.

The originally approved Fiesta PUD consisted of 354 Acres of the 531-Acre Los Cerritos Area Plan. The original Fiesta PUD was approved in 2005. The PUD was approved containing the allowable use of some specific alternative infrastructure design standards. It was agreed by the applicant, at the time of approval, that the continued application of such alternative infrastructure design standards would be subject to the Village revisiting the matter as time progressed. Time allowed the Village to observe the application of these alternative infrastructure design standards and the Village requested that the Fiesta PUD be revised to return to the use of approved Village infrastructure standards for design of the subdivisions located within the PUD. In 2018 the area plan for Fiesta was amended to include the use of approved Village infrastructure standards for design purposes and to include more typical zoning criteria. In 2019 the Fiesta PUD was again revised to define and allow the use of “zero-lot-line” detached homes in addition to the already allowable use of single family attached and detached homes.

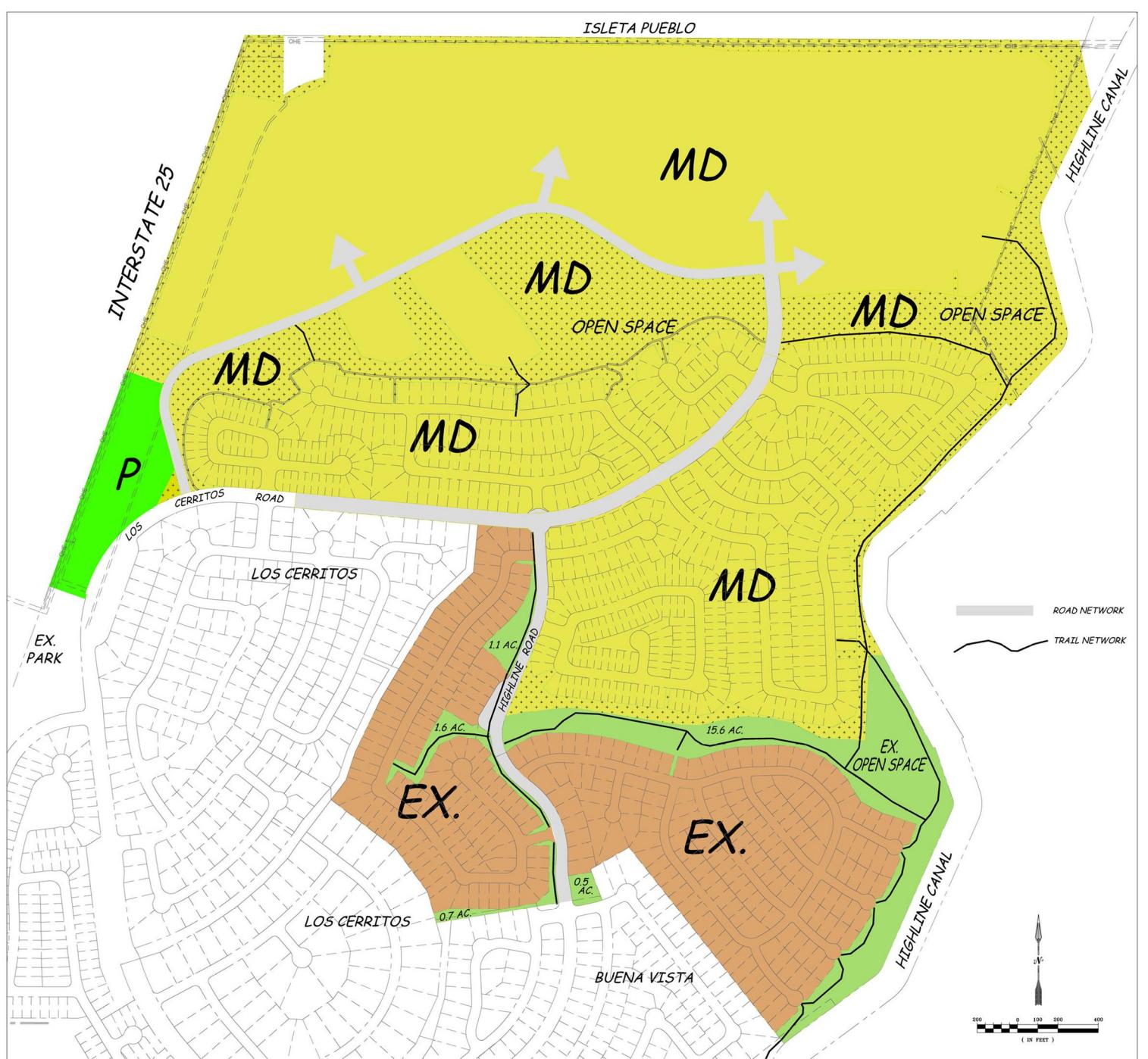
At the time of the latest approval the Village/developer had not yet decided where to place the proposed park area. The Village has since decided to place the new park contiguous with the existing park southwest of the Fiesta PUD area. This amendment specifically moves the park to this area, which was previously zoned as Institutional within the Fiesta PUD. The developer has found no interest in this property for an institutional use therefore the area previously designated as institutional use is being redesignated for park use.

## Area Plan

The area plan exhibit on the following page demonstrates the general areas of each land use and the street network for general access to the development area. In addition, the general location of the open space planned for the development is demonstrated on the exhibit.

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# Fiesta AREA PLAN

JULY 12, 2022

EXHIBIT A

LAND USE	AREA
PROPOSED	
<b>MD</b> MIXED DENSITY	(265 AC.)
<b>MD</b> MIXED DENSITY/OPEN SPACE	(INCL. ABOVE)
<b>P</b> PARK	(7 AC.)
EXISTING/PREVIOUS	
<b>EX.</b> PREVIOUSLY DEVELOPED (NOT A PART)	(62 AC.)
<b>EX. OS</b> EXISTING OPEN SPACE (NOT A PART)	(20± AC.)
TOTAL	354 AC

PREPARED FOR:  
**SIVAGE**  
 COMMUNITY DEVELOPMENT

PREPARED BY:  
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## Definitions

### Los Lunas Zoning Ordinance

For the purposes of this document, certain terms and words used herein shall be interpreted as per Section 17.08 Definitions, of the Los Lunas Zoning Ordinance, some of which have been included below:

**Cluster subdivision** means a form of development for a single-family subdivision that permits a reduction in lot area, provided there is no increase in the number of lots permitted by the zoning district, and the undeveloped land resulting from the lot reduction is devoted to open space.

**Townhouse** means a building consisting of a group of two or more, but not exceeding six attached dwelling units divided from each other by common walls, each dwelling unit situated on a separate lot, and each dwelling unit having a separate entrance at ground level.

### Fiesta Area Plan

Additional definitions of terms specific to the Fiesta Area Plan proposed development are included herein:

**Single Family Detached Dwelling** means house which is separated from and not attached to other structures.

**Conventional lot** means a lot which includes a single family detached dwelling.

**Townhouse lot** means a lot which includes Townhouse as defined above with dwellings attached at the common lot line(s).

**Zero-lot-line Lot** means a lot whereby the dwelling is situated such that a wall of the dwelling is located on

and along a side lot line and may include a single family detached dwelling or a townhouse as defined above.

**External open space** means generally the open space shown and labeled on the Area Plan (see page 2), and refers to the open space located outside the boundaries of any subdivision.

**Internal open space** means generally the open space areas provided internally to a cluster subdivision in exchange for reduced lot area. Internal open space shall provide a benefit to the immediate residences within the cluster subdivision in which it is developed. It shall function as a common space that is set aside for use and enjoyment by the owners and occupants of the Fiesta area, and may include agriculture, landscaping and outdoor recreational uses. Internal open space may be public or private.

## Cluster Subdivisions

In order to maximize the provision of internal open space in cluster subdivisions, the following calculation will be used to determine the acreage of the cluster subdivision within the total acreage of a plat (see Cluster Subdivision Diagram for example of calculation):

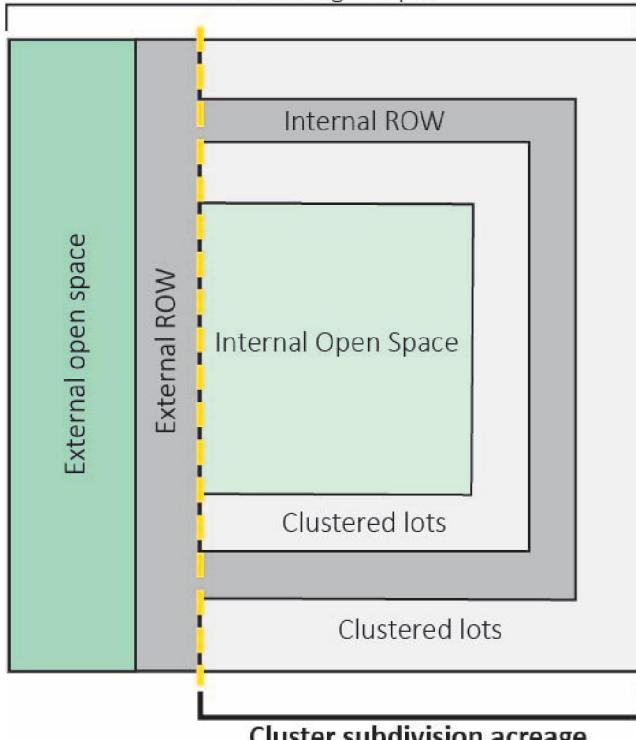
**Total acreage of plat**  
*minus*

**Acreage of external open space**  
*minus*

**Acreage of external ROW**  
*equals*

### CLUSTER SUBDIVISION ACREAGE

Total acreage of plat



### CLUSTER SUBDIVISION DIAGRAM

Due to the lot clustering requirement for cluster subdivisions, the maximum density shall be calculated for the entire subdivision rather than per acre. The total number of lots allowed in a cluster subdivision will be equal to the ***cluster subdivision acreage x eight (8)***. Lots developed in a cluster subdivision must be clustered to maximize the provision of internal open space in order to utilize the lower minimum lot size allowed (see MD Residential Development District, Section C.3.b). The total acreage of internal open space to be provided will be as follows:

**Cluster subdivision acreage**  
*minus*  
**Acreage of clustered lots**  
*minus*  
**Acreage of internal ROW**  
*equals*

### INTERNAL OPEN SPACE ACREAGE

## Development Districts:

### Mixed Density (MD) Residential Development District:

The intent of the MD residential development district is to allow a mix of various single-family dwelling types of various densities and those other uses that maintain the predominantly residential nature of the district. A mixture of small and large lots is allowed on the same block and within neighborhoods.

#### A. Permissive Uses:

1. Conventional lot;
2. Townhouse lot;
3. Zero-Lot-Line lot
4. Cluster subdivisions;
5. Accessory dwelling, provided a primary dwelling has been constructed;
6. Accessory uses and structures, such as workshops, tool sheds, and greenhouses, not to exceed ten (10) feet in height. Accessory uses and structures more than 100 square feet in area shall require a building permit from the Village of Los Lunas;
7. Except as provided in section C.7.c below, no mobile home, motor home, recreational vehicle, motorcycles, campers, trailers, boat, or similar equipment shall be kept, placed, or maintained within the Subdivision at any time, unless enclosed within a standard size garage or within the side or rear yard so as not to be visible from any street, or the ground floor of neighboring homes;
8. Residential type satellite dishes, television or

receiving antenna;

9. Signage is limited to provisions defined in Section 17.56 – Sign Code, of the Los Lunas Zoning Ordinance, and as requested more specifically herein;
10. Home occupations as per Section 17.44.170 of the Los Lunas Zoning Ordinance;
11. Fiesta project office / marketing office / sales promotion events, home-owners association office, model homes, sales office;
12. Public or private parks, open spaces, dog park, and recreational areas;
13. Recreation centers with amenities such as playgrounds, turf areas, recreational fields and courts, pools, and buildings used for recreation activities and incidental uses;
14. Public or private golf course; and
15. Temporary real estate offices, when used in conjunction with a residential subdivision within the development, construction offices/yards when used in conjunction with the development.

#### B. Conditional Uses: These uses require approval of the Planning and Zoning Commission as outlined in Section 17.16.010-17.16.060 of the Los Lunas Zoning Ordinance.

1. Public buildings and utility structures, provided they are fenced and appropriately landscaped;
2. Religious facilities;
3. Public and private schools.

#### C. District Standards: The following standards apply to

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all land uses within the MD residential development district:

1. Dimensional requirements: **Conventional Lot**

- a. Maximum Density: Eight (8) lots per acre.
- b. Minimum Lot Area: Thirty-five hundred (3,500) square feet.
- c. Minimum Lot Width: Thirty-five (35) feet.
- d. Minimum Setbacks
  - i. Front: Ten (10) feet
  - ii. Side: Five (5) feet
  - iii. Rear: Fifteen (15) feet
  - iv. All corner lots – for both the front setback and the side setback **adjacent to the street**: ten (10) feet. Other setbacks remain the same.
  - v. All garages must be setback a minimum of twenty (20) feet, except where side-entry garages are used, the front setback may be reduced to ten (10) feet if side of garage is architecturally integrated with the house.
  - vi. All setbacks are measured to exterior walls. Eave overhangs up to 18", fireplace chases up to 24", and decorative elements up to 12" may extend into the setback area.
  - vii. Patio covers attached to the dwelling unit shall have a five (5) feet side and rear setback.

e. Maximum Building Height

- i. Structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. The height shall be measured from the lowest established grade one (1) ft from the structure to the highest point of the parapet on a flat roof or the highest point on a pitched roof.

2. Dimensional requirements: **Townhouse Lot**

- a. Maximum Density: Ten (10) lots per acre.
- b. Minimum Lot Area: Two Thousand (2,000) square feet.
- c. Minimum Lot Width: Twenty-five (25) feet.
- d. Minimum Setbacks
  - i. Front: Ten (10) feet
  - ii. Side: Zero (0) feet
  - iii. Rear: Fifteen (15) feet
  - iv. Separation between structures shall be sufficient to meet fire/building code requirements.
  - v. All corner lots – for both the front setback and the side setback **adjacent to the street**: ten (10) feet. Other setbacks remain the same.
  - vi. All garages must be setback a minimum of twenty (20) feet, except where side-entry garages are used, the front setback may be reduced to ten (10) feet if side of

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garage is architecturally integrated with the house.

- vii. All setbacks are measured to exterior walls. Eave overhangs up to 18", fireplace chases up to 24", and decorative elements up to 12" may extend into the setback area.
- viii. Patio covers attached to the dwelling unit shall have a five (5) feet side and rear setback.
- e. Maximum Building Height
  - i. Structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. The height shall be measured from the lowest established grade one (1) ft from the structure to the highest point of the parapet on a flat roof or the highest point on a pitched roof.
- 3. Dimensional requirements: **Zero-lot-line Lot**
  - a. Maximum Density: Eight (8) lots per acre.
  - b. Minimum Lot Area: Thirty-five hundred (3,500) square feet.
  - c. Minimum Lot Width: Thirty-five (35) feet.
  - d. Minimum Setbacks
    - i. Front: Ten (10) feet
    - ii. Side: Zero (0) feet
    - iii. Rear: Fifteen (15) feet
    - iv. Separation between structures shall be sufficient to meet fire/building code requirements.
  - v. All corner lots – for both the front setback and the side setback **adjacent to the street**: ten (10) feet. Other setbacks remain the same.
  - vi. All garages must be setback a minimum of twenty (20) feet, except where side-entry garages are used, the front setback may be reduced to ten (10) feet if side of garage is architecturally integrated with the house.
  - vii. All setbacks are measured to exterior walls. Eave overhangs up to 18", fireplace chases up to 24", and decorative elements up to 12" may extend into the setback area.
  - viii. Patio covers attached to the dwelling unit shall have a five (5) feet side and rear setback.
  - e. Maximum Building Height
    - i. Structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. The height shall be measured from the lowest established grade one (1) ft from the structure to the highest point of the parapet on a flat roof or the highest point on a pitched roof.
- 4. Dimensional requirements: **Cluster Subdivision**:

- a. Maximum Density of Subdivision: [eight (8) lots per acre] x [cluster subdivision acreage]. **\*see - Cluster Subdivisions (page 4) for calculation guidelines. Calculations must be provided at the time of preliminary plat application.**
- b. Minimum Lot Area: Two Thousand (2,000) square feet.
- c. Minimum Lot Width: Twenty-five (25) feet.
- d. Minimum Setbacks
  - i. Conventional lot:
    - Front: Ten (10) feet
    - Side: Five (5) feet
    - Rear: Fifteen (15) feet
  - ii. Townhouse lot:
    - Front: Ten (10) feet
    - Side: Zero (0) feet
    - Rear: Fifteen (15) feet
    - Separation between structures shall be sufficient to meet fire/building code requirements.
  - iii. Zero lot-line lot:
    - Front: Ten (10) feet
    - Side: Zero (0) feet
    - Rear: Fifteen (15) feet
    - Separation between structures shall be sufficient to meet fire/building code requirements.
- e. Maximum Building Height
  - i. Structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. The height shall be measured from the lowest established grade one (1) ft from the structure to the highest point of the parapet on a flat roof or the highest point on a pitched roof.
- iv. All corner lots – for both the front setback and the side setback **adjacent to the street**: ten (10) feet. Other setbacks remain the same.
- v. All garages must be setback a minimum of twenty (20) feet, except where side-entry garages are used, the front setback may be reduced to ten (10) feet if side of garage is architecturally integrated with the house.
- vi. All setbacks are measured to exterior walls. Eave overhangs up to 18", fireplace chases up to 24", and decorative elements up to 12" may extend into the setback area.
- vii. Patio covers attached to the dwelling unit: five (5) feet side and five (5) feet rear.

#### e. Maximum Building Height

- i. Structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. The height shall be measured from the lowest established grade one (1) ft from the structure to the highest point of the parapet on a flat roof or the highest point on a pitched roof.

#### 5. Accessory Dwelling

- a. Accessory dwellings setbacks shall be the same as for the primary residence;
- b. Accessory maximum height shall be no

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greater than the primary residence;

- c. The exterior of the accessory dwelling shall be constructed of materials the same as or as similar as possible in type, color and appearance to those used in the primary structure.
- d. Accessory dwelling shall not exceed 25% of the size of the principle dwelling

6. Accessory Structures

- a. Accessory structures shall be limited to one (1) per lot, in addition to a detached garage and/or accessory dwelling.
- b. Accessory structures are limited to the rear or side of the principal dwelling; except that a detached garage may be allowed in the front, if it is part of the initial construction of the principal dwelling.
- c. Accessory structures shall be setback a minimum of three (3) feet from the rear and side property lines.

7. Fences and Walls.

- a. All retaining walls that are two (2) feet in height or greater shall be required to be properly designed and engineered by an Architect or Engineer registered in the State of New Mexico;
- b. All outdoor swimming pools and hot tubs shall be completely enclosed by a wall or fence at least six (6) feet in height with self-closing devices on all access gates. Hot tubs may utilize locking covers in lieu of a fence.

- c. Dog runs may be fenced in chain link to a maximum height of six (6) feet and must be located within the rear or side yard.
- d. Wall and fence height will be measured from ground level; if there is a difference in grade then the height shall be measured from the high ground side;
- e. No wall or fence will be permitted in a public right-of-way;
- f. The use of barbed wire, concertina wire, razor ribbon, or other barbed type obstacles is prohibited; and
- g. Except as otherwise allowed by these standards, the use of chain link fencing is prohibited within the front yard setback area and is prohibited around the perimeter of the lot.

8. Off Street Parking Requirements.

- a. Each single-family residence shall provide a minimum of two (2) off-street parking spaces. Interior garage and car port spaces may be included in this count;
- b. Each parking space shall measure a minimum of nine (9) feet by twenty (20) feet; and
- c. The parking of recreational vehicles, boats, trailers, and other oversized vehicles shall be prohibited on the streets of the subdivision except for loading and unloading periods not to exceed forty-eight (48) hours, or for temporary visitors not to exceed seven (7) days.

## Signage

There are three distinct types of signage planned for the Fiesta Area: the I-25 monument sign, the Fiesta entry signs, and individual subdivision signs. At the time of this document approval, one entry sign has been developed on Highline Rd.; one additional entry sign is planned on Los Cerritos Rd. All signs planned for Fiesta will conform to the Sign Code in the Los Lunas Zoning Ordinance – Chapter 17.56, and all will be located on privately controlled parcels. Additional specifications for each sign type are listed below.

### I-25 Monument Sign:

The I-25 monument sign is conceived as a part of a larger entry statement, which could include landscaping elements and a separate tower or monument feature up to the maximum building height allowed by the development district in which it is located, up to fifteen (15) feet wide and designed to appear in proper scale with its setting. Given the sign's prominence along I-25, it is envisioned to function as both a Fiesta monument and as a Village sign which can advertise "Welcome to Los Lunas" to passing freeway travelers.

### Fiesta Entry Sign at Los Cerritos:

The Fiesta entry sign on Los Cerritos Rd. is conceived to be consistent in nature with the existing entry sign, which consists of a monument sign with additional landscaping elements, including a separate wall or tower feature.

### Individual Subdivision Signs:

Each individual subdivision will have one (1) entry sign, consistent in nature with the already developed entry signs in the Fiesta area.



I-25 Monument Sign Illustration from  
Original Fiesta Area Plan



Existing Fiesta Entry Sign at Highline Rd.



Existing Individual Subdivision Sign at Las Terrazas

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## Parks/Open Space

The Fiesta Area Plan provides that the land for a 7 acre public park will be dedicated within the Fiesta development area. The Village and the Developer agree that this 7 acre park, together with the open space shown in the Area Plan Exhibit, are sufficient to satisfy the requirement for park land dedication for the remaining development area included in the Fiesta PUD. If the park land acreage has not been dedicated prior to the recording of the 500<sup>th</sup> residential lot, this threshold will trigger the requirement to dedicate this land. The park will be located contiguous and adjacent to the existing park southwest of the Fiesta PUD, more or less, as shown on Exhibit A of this Area Plan.

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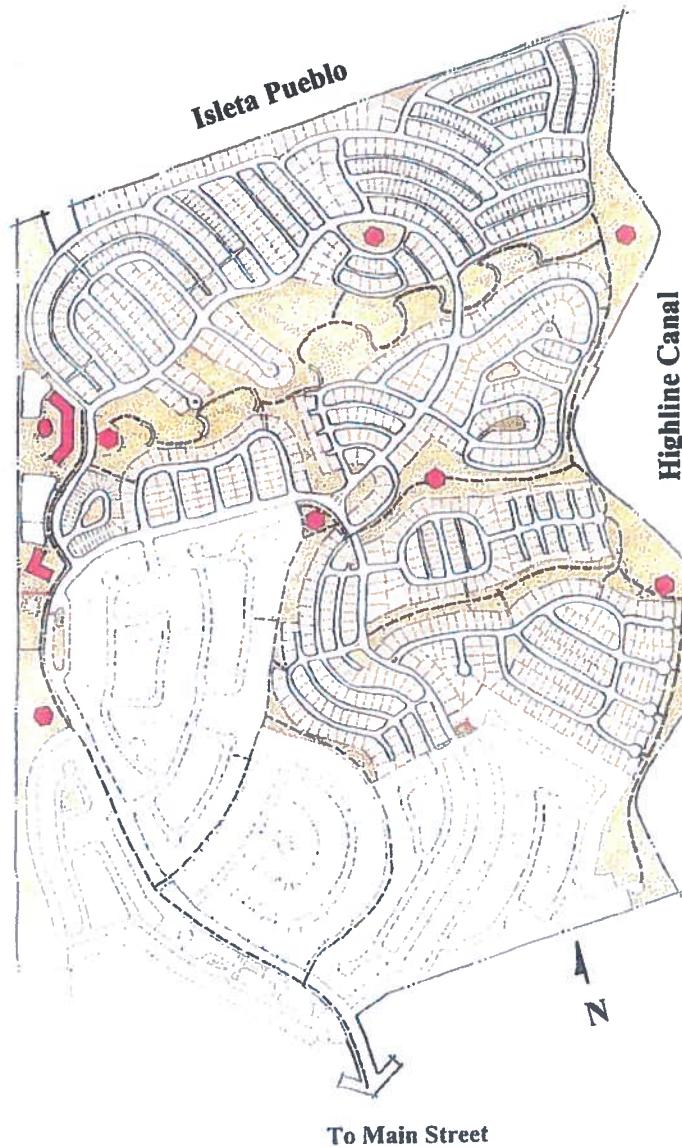
# APPENDIX

## ORIGINAL FIESTA AREA PLAN

# FIESTA: A Master Planned Community In The Village of Los Lunas



I-25



## INTRODUCTION

The Village of Los Lunas is a wonderful place that has its own unique character. The Village has taken prudent steps to control its own destiny through economic development and future-oriented planning. Partly because of the Village's attractiveness, and partly because of Albuquerque's short-sighted policies, Los Lunas is on the verge of a residential explosion. The question is, will people be moving here out of necessity (lower prices) or out of the desire to become contributing citizens.

The business of Sivage Communities is to create special places. A master-planned community is more than a fancy perimeter wall, fancy sign, some landscaping, and a required park. Instead, it should be a place where all kinds of people enjoy not only their homes, but also their neighbors. When people care for a place, they take care of it.

We in America have forgotten how to build real places. One can go to almost any American city and find that the most revered neighborhood is one that was built before World War II. Tour such a neighborhood, and you'll re-learn some elementary concepts:

- Instead of open space being relegated to leftover parcels where no one wants to be, it is front-and-center as a community gathering place. It brings people together on a daily basis, and it affords the opportunity for special community events.
- Instead of having to drive somewhere else to go for a walk, you can just walk out your front door. And you have choices – you can take a different route each day of the week.
- Instead of the streets being designed primarily to move cars efficiently, they are places that serve to organize neighborhoods and all their activities, including walking, playing, and just getting to know your neighbors.
- Instead of houses being hidden behind perimeter walls in look-alike compounds along high-speed streets, residential boulevards and properly scaled neighborhood streets create a safe and attractive neighborhood streetscape.
- Instead of houses being segregated into separate compounds defined by narrow price ranges and look-alike styles, a variety of prices and styles are accommodated within a single neighborhood. This brings life to the neighborhood. And you don't need to leave the neighborhood just because you got a raise and can afford a larger home.

This master plan for the Fiesta community is an honest attempt to create a true community. Sivage Communities will provide the walking trails and landscape features that were promised at Los Cerritos, but never delivered. We will turn the I-25 frontage into a wonderful first impression for the Village of Los Lunas. We will deliver amenities as neighborhoods are developed – not postpone them to some future date. We will insist upon housing products that respect both the terrain and the neighborhoods. We intend to set a new benchmark for community development in Los Lunas.

**Boulevard Concept**  
(explained in Conceptual Layout section)



## Open Space Concept



### Three Housing Concepts



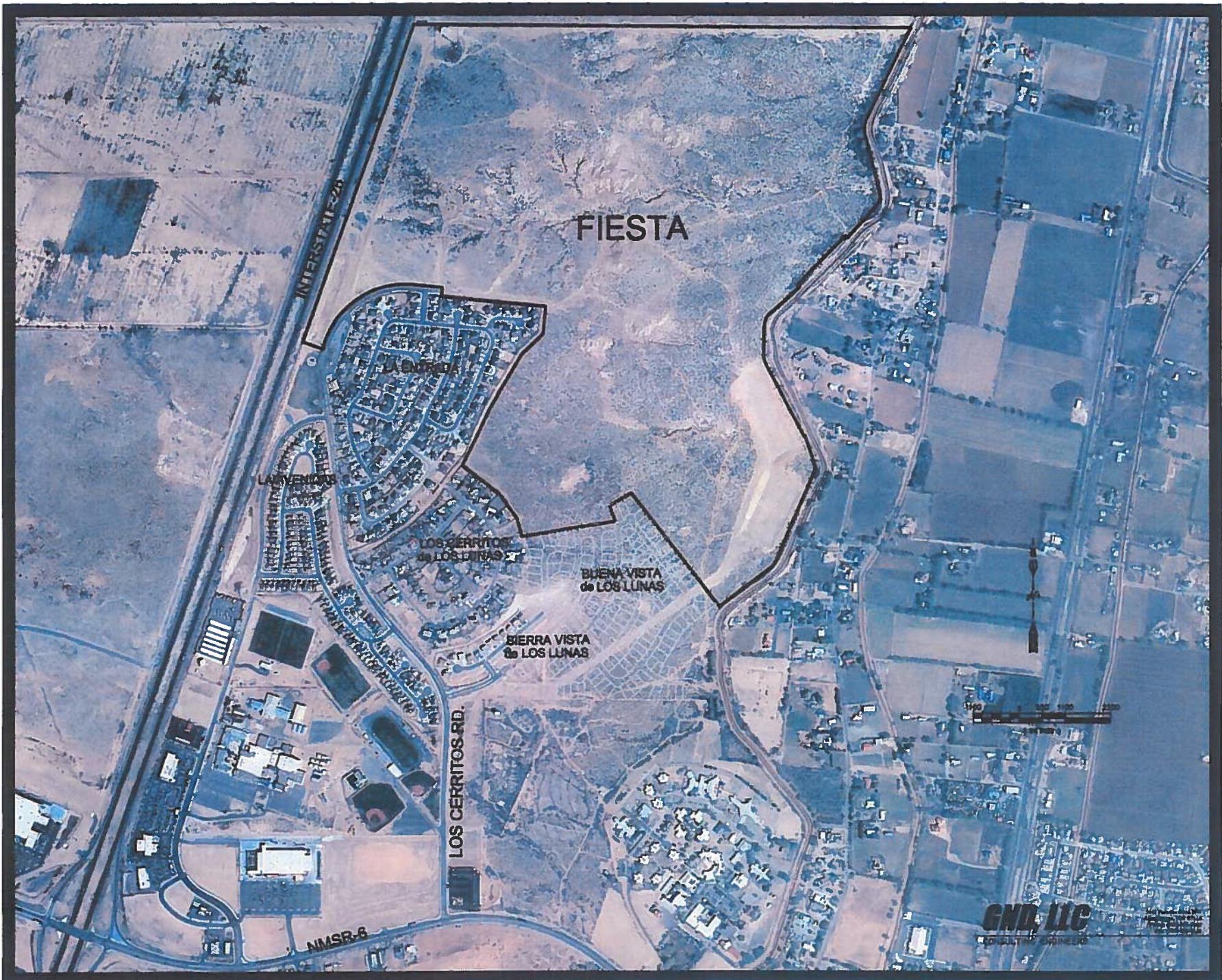
*Long* Large Alley Lots



Uphill Lots



Small Alley Lots



## EXISTING CONDITIONS

The Fiesta master-planned community comprises the remaining 354 acres of the 531-acre Los Cerritos Area Plan. A review of the aerial photograph shows that much of this remaining land is impacted by difficult topography (next section), drainage ways, allocation for drainage retention, and proximity to I-25. Put another way, the easiest land has already been platted and developed.

Some of this platted land has been on slopes. The grading solutions to date have been both costly and unattractive. It is inefficient to try to mass grade sloping terrain to accommodate housing products that were designed for flat terrain. Further, complicated grading plans that require split house foundations add unnecessarily to the cost of housing and reduce the usability of yards.

The Fiesta site is the first impression of Los Lunas for those heading south on I-25. As such, Fiesta will say as much about the Village of Los Lunas as it will about Sivage Communities. We have this one chance to make a lasting impression.

(Note: Because the Los Cerritos Area Plan has been subject to ongoing platting activity, the Village has up-to-date records of the property. A reduced-scale survey has not been included in this plan booklet. Instead, the applicant has provided the Village a full-scale copy of its recently updated ALTA survey.

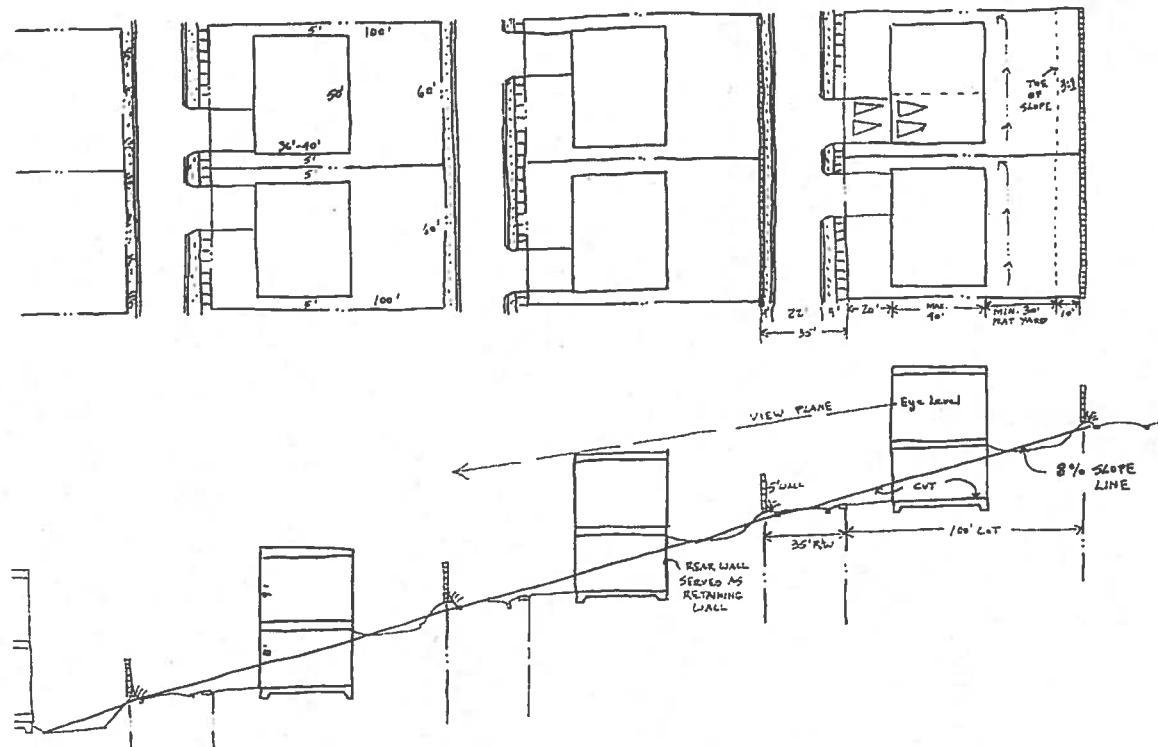


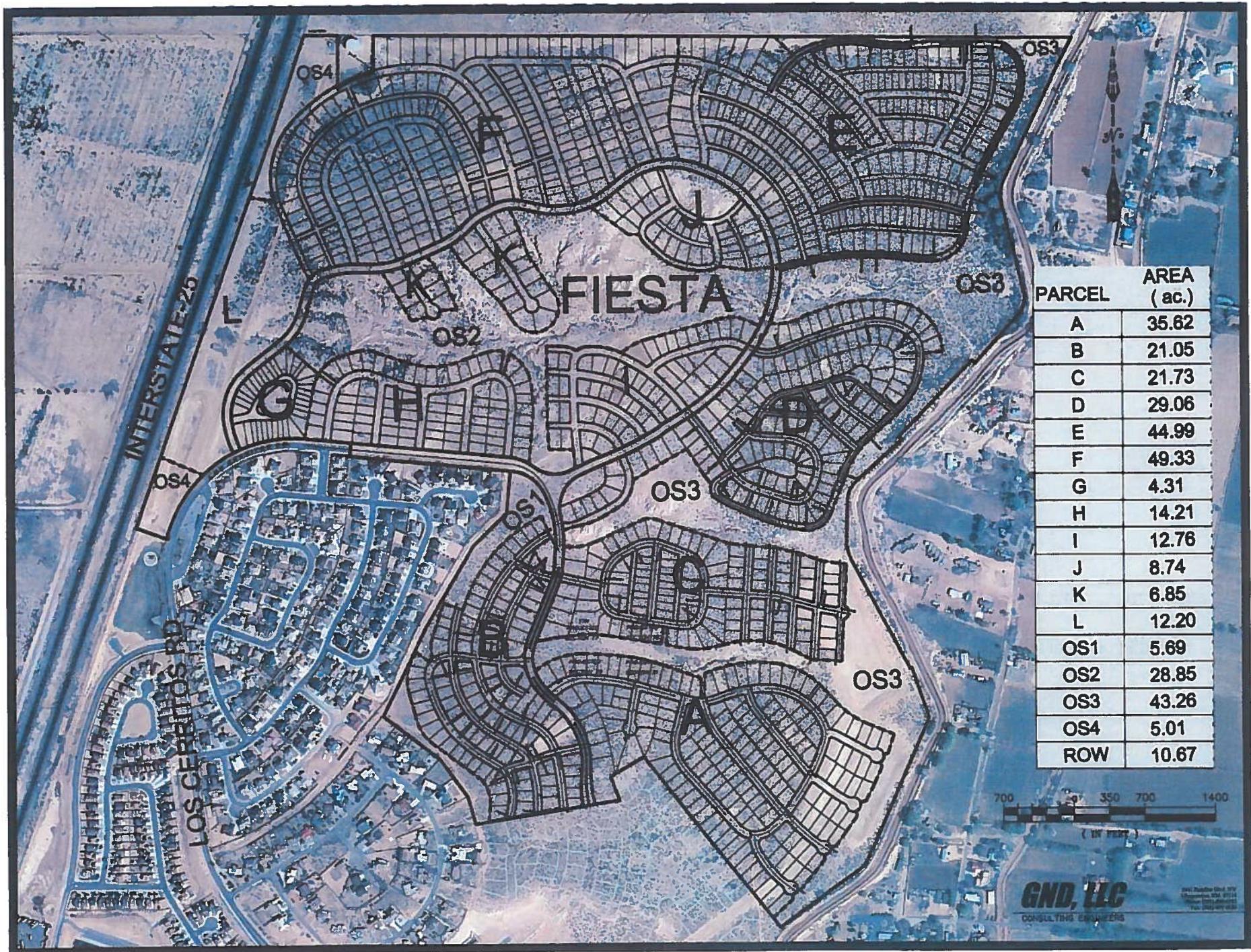
## TOPOGRAPHY

The image above depicts the stark reality of the challenges presented by the Fiesta site. The tighter the topo lines, the steeper the terrain. Some of these topo lines are so tight that they can no longer be distinguished – they are just black blobs.

Instead of fighting this terrain through costly and unattractive site grading practices, Sivage Communities has used the following philosophy in its site planning:

- Preserve the steepest terrain as part of large, usable open space corridors.
- For more conventional housing types, run streets perpendicular to the topo lines so as to (a) provide fully usable and attractive front and rear yards, and (b) create more interesting streetscapes.
- Create a new housing product and a single-loaded street concept to adapt to those hillsides that (a) are reasonably buildable and (b) afford long-range view opportunities. See the graphic below (full-scale version in pocket at end of plan).

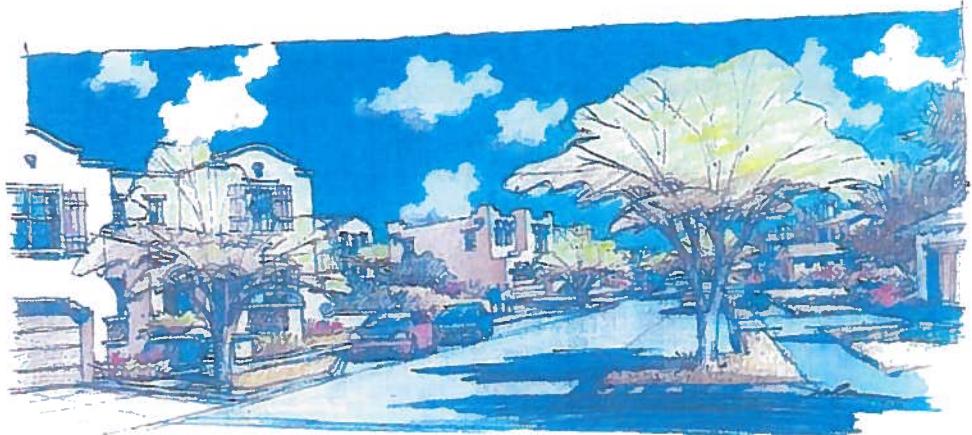
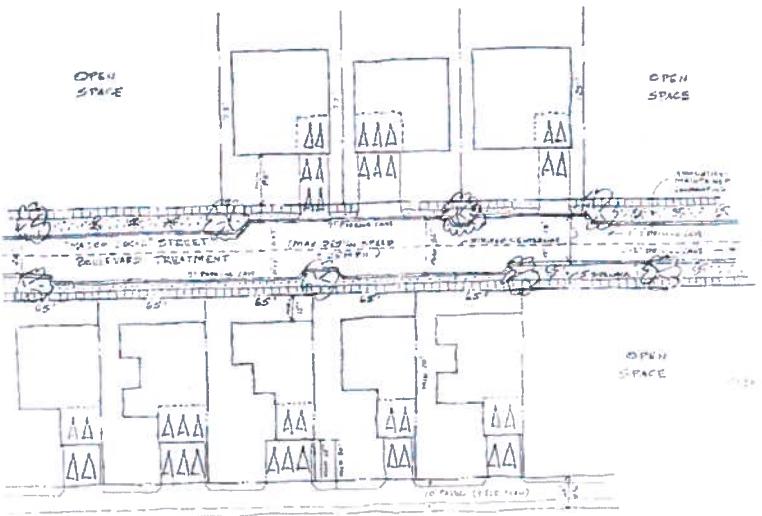




## CONCEPTUAL LAYOUT

The sketch above depicts the Sivage Communities solution. On this layout:

- Some 82.8 acres are reserved as open space. In addition to preserving difficult terrain, this open space provides generous corridors for a network of trails, as well as creating privacy and long-range view opportunities.
- About 23% of the homes are specially designed hillside plans that adapt to sloping terrain on streets that are loaded with homes on only one side. These special “upside-down” plans (really “right-side-up”) create scenarios where every single home has panoramic long-range views above the homes below.
- Even in places not required by the terrain, single-loaded streets are used to enable everyone to enjoy proximity to open space – rather than just a few owners.
- Specially designed residential boulevards replace the typical walled corridors found in many subdivisions. Front facades and front yard landscaping, together with frequent windows to the open space, create a different kind of residential setting. See sketch and graphic below.
- Neighborhood streets are properly scaled to enhance safety by calming traffic, as well as to provide a better sense of place.
- Approximately 12 acres along I-25 is set aside for institutional uses that (a) benefit the community and (b) provide attractive buildings at the entrance to Los Lunas.
- A mix of housing types and lot sizes addresses a variety of market segments, thus creating a more interesting community.
- Housing types and lot sizes are often mixed within neighborhoods, relieving the “project effect” so common in subdivisions.
- Pedestrians have the right-of-way.



## Fiesta Planned Unit Development

Village of Los Lunas, New Mexico

### DESIGN STANDARDS

#### LOT TYPES

(SFD = detached)

(SFA = attached)

(A = alley)

(H = hillside)

(Note: All setbacks are measured to exterior walls. Eave overhangs up to 18", fireplace chases, up to 24', and decorative elements up to 12" may extend into the designated setback area.)

Label for Housing Product	Lot Size (typical)	House Width (max)	Alley?	Front Setback to Garage	Front Setback to Heated Space	Front Setback to Porch	Rear Setback to Garage	Rear Setback to Heated Space	Side Setback to Walls
SFD 75	75'x125**	60'	No	30'	25'	20'	NA	15'	7.5**
SFD 65	65'x100'	55'	No	20'	15'	10'	NA	15'	5'
SFD(A) 65	65'x115'	55'	Yes	NA	15'	10'	15'	15'	0' & 10***
SFD 60	60'x100'	50'	No	20'	15'	10'	NA	15'	5'
SFD(A) 60	60'x115'	50'	Yes	NA	15'	10'	15'	15'	0' & 10***
SFD(H) 60	60'x100'	50'	No	20'	15'	10'	NA	15'	5'
SFD 55	55'x100'	45'	No	20'	15'	10'	NA	15'	5'
SFD(A) 55	55'x115'	45'	Yes	NA	15'	10'	15'	15'	0' & 10***
SFD(H) 55	55'x100'	45'	No	20'	15'	10'	NA	15'	5'
SFD 50	50'x100'	40'	No	20'	15'	10'	NA	15'	5'
SFD(A) 50	50'x115'	40'	Yes	NA	15'	10'	15'	15'	0' & 10***
SFD(H) 50	50'x100'	40'	No	20'	15'	10'	NA	15'	5'
SFD(A) 45	45'x115'	35'	Yes	NA	15'	10'	15'	15'	0' & 10***
SFD(A) 40	40'x100'	30'	Yes	NA	15'	10'	15'	15'	0' & 10***
SFA 30****	30'x100'	24'	No	NA	15'	10'	NA	15'	0' & 6'

\* Lot widths and depths may vary up to 10% for these largest lots.

\*\* So long as the building separation is at least 15', this setback may reduce to 5' for any given home.

\*\*\* May also be platted as 5' and 5' with reciprocal use easements.

\*\*\*\* This product is limited to "granny cottages" for persons who do not drive -- thus, no garage.

## **PERMITTED USES**

All the uses listed on the page above are permitted within Fiesta. Other than the Hillside Homes, each housing type is permitted within any neighborhood. Further, housing types are mixed (or blended) within neighborhoods.

### **Setbacks**

Setbacks are also shown on the page above. They are intended to encourage housing design that creates more attractive streetscapes, lessening the visual impact of garages.

**FIESTA PLANNED UNIT DEVELOPMENT**  
Village of Los Lunas, New Mexico

**DESIGN STANDARDS**

<b>STREET TYPES</b>	Plat Label for Street Type	Design Speed (mph)	No. of Driving Lanes	Driving Lane Width	No. of Parking Lanes	Parking Lane Width	Total Street Width*	No. of Sidewalks	Sidewalk Width	No. of Buffer Strips	Buffer Strip Width	Right Of Way
Name of Street Type:												
Boulevard: Homes Two Sides	B-2P	25	2	11'	2	7'	36'	2	5'	2	5'	56'
Boulevard: Homes One Side	B-1P	25	2	11'12'	1	7'	30'	2	5'	2	5'	50'
Boulevard: No Homes	B-0P	25	2	12'	0	NA	24'	2	5'	2	5'	44'
Note: Residential Boulevards include intermittent tree islands within the parking lanes.												
Neighborhood: Homes Two Sides	N-2P	15-20	1**	12'	2	7'	26'	2	4'	2	5'	44'
Neighborhood: Homes One Side	N-1P	15-20	1**	12'	1	7'	22***	1	4'	1	5'	31****
Neighborhood: No Parking	N-0P	15-20	2	11'	0	NA	22'	2	4'	2	5'	40'
Neighborhood: One-Way, Homes One Side	N-1W-1P	15-20	1	11'	1	7'	18'	1	4'	1	5'	27*****
Alley: No Parking (see notes)	A-0P	10	1	10'	0	NA	10*****	0	NA	2	5'	20'
Stub: Homes One Side (see notes)	S-1P	15	1	12'	1	7'	22***	1	4'	2	5'	36'

\* Measured to face of curb.

\*\* Based upon engineering principle of "yield flow," or "queuing."

\*\*\* Added 3'.

\*\*\*\* Provide 10' easement on non-home side for Village maintenance of street.

\*\*\*\*\* Plus turning radii and flares at intersections.

**Special Street Conditions:**

Cul-de-Sac Bulb: No Island (see notes)	CDS	5	NA	70' paving	Incl.	7'	70' paving	0	NA	0	NA	70****
Cul-de-Sac Bulb: With Island (see notes)	CDS-I	5	NA	22' paving	Incl.	7'	22' paving	0	NA	0	NA	70****

**Curb Return Radii:**

Neighborhood Street to Neighborhood Street: 10' radius.

Neighborhood Street to Residential Boulevard: 15' radius.

Residential Boulevard to Residential Boulevard: 20' radius.

**Neighborhood Street Intersection Angle:**

No less than 60 degrees.

Clear sight vision preserved.

**Single-Entry Neighborhoods:**

There are only two such neighborhoods at Fiesta. Both are "locked-in" by either existing adjacent subdivisions or steeply sloping land that has been preserved as open space.

One neighborhood contains 157 homes, and the other will contain 90-120 homes. Both are well within accepted practice in many communities around the country.

For emergency egress under the direst imaginable circumstances, our paved trail can accommodate very slow auto traffic.

**Subdivision Entries with Islands:**

12' street entering.

18' street exiting.

Island extends to a point halfway between intersecting street right-of-way and curb.

Island preserves access to driveways.

Clear sight view preserved by careful use of landscaping and signage.

**Notes regarding Alleys:**

1. Where alleys intersect with each other, turning radii of 10' will be provided.
2. Garages are set back at least 15', creating minimum 20' driveways, which accommodate parking without blocking the ally.
3. The garage setback, combined with 3' drive flares, accommodate turning movements into garages.
4. Dry utilities are located within buffer strips.
5. Solid waste containers can be placed on a single side of the alley for pick-up.
6. If experience warrants, alleys can become one-way.

**Notes regarding Stub Streets:**

1. Maximum five (5) homes.
2. Extends to front all lots.
3. Parking one side only (house side).
4. Solid waste brought to nearest non-stub street by residents for pick-up.

**Notes regarding Cud-de-Sac Bulbs:**

1. No sidewalk or buffer strip.
2. 5' easement for Village maintenance (\*\*\*\*).
3. Minimum island = 36' diameter, resulting in 80' right-of-way. Larger islands allowed.

## DESIGN STANDARDS

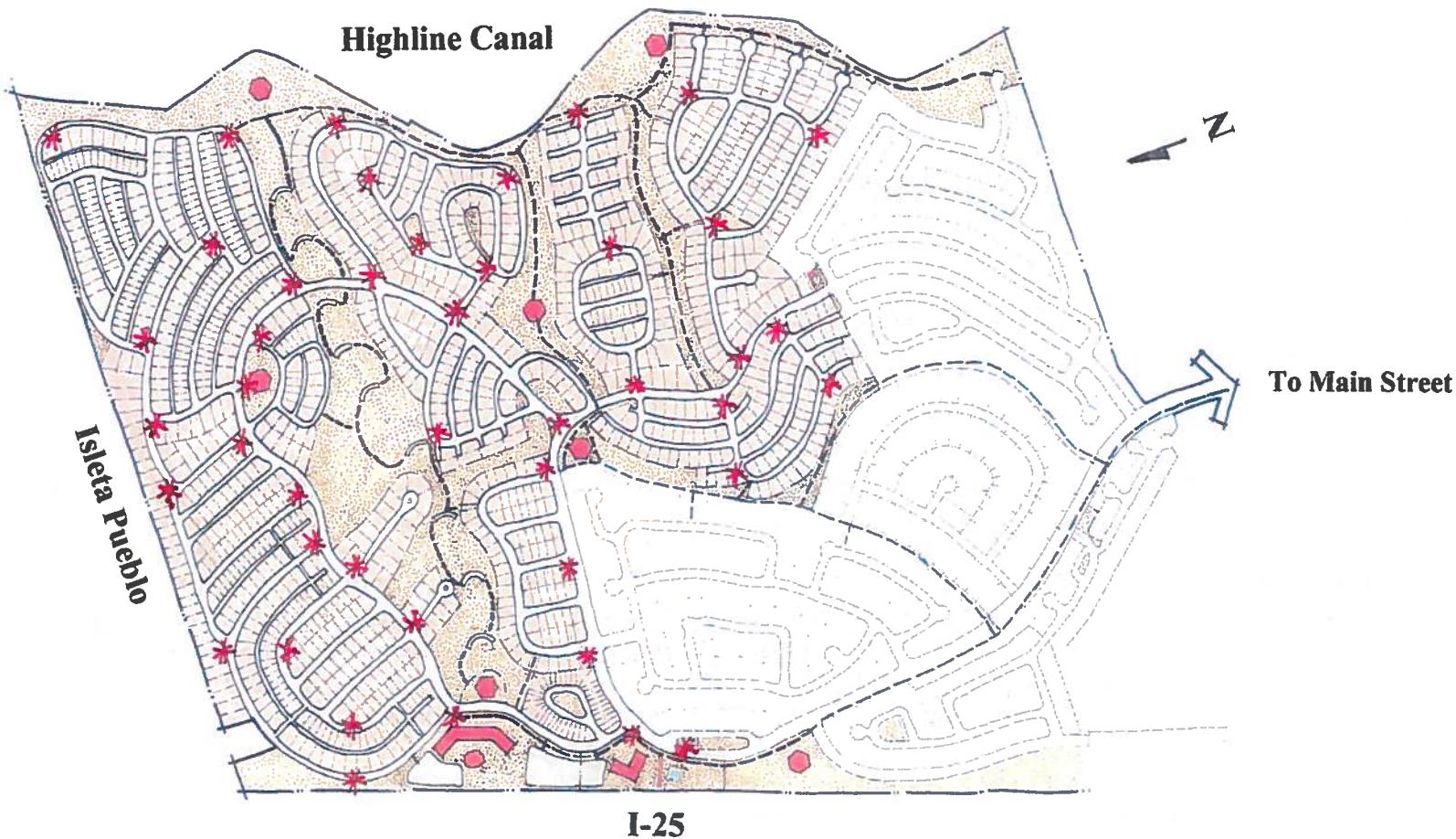
### Streets

The PUD Street Design Standards are shown on the page above. Instead of simply applying worst-case-scenarios to one-size-fits-all street widths, these performance standards consider each street type on its own. Street widths are the result of adding the widths of the required number of driving and parking/queuing lanes. Right-of-way widths include the required sidewalks and buffer strips. These standards differ from the Village's standard criteria, but in no way should they be considered sub-standard.

1. They are consistent with street design standards that are recommended by the three major national engineering organizations – American Society of Civil Engineers (ASCE), Institute of Transportation Engineers (ITE), and American Association of State Highway Transportation Officials (AASHTO) – as well as every major planning organization.
2. They are consistent with standards that have worked perfectly well for 50+ years in communities all across the United States.
3. They are absolutely essential to the notion of creating a sense of place that is different from the cookie-cutter subdivisions that we have come to accept.
4. They encourage creative design that respects the topography.
5. Even if one were to regard them as experimental, there is no better place to experiment than this self-contained community that will have no impact on other communities.

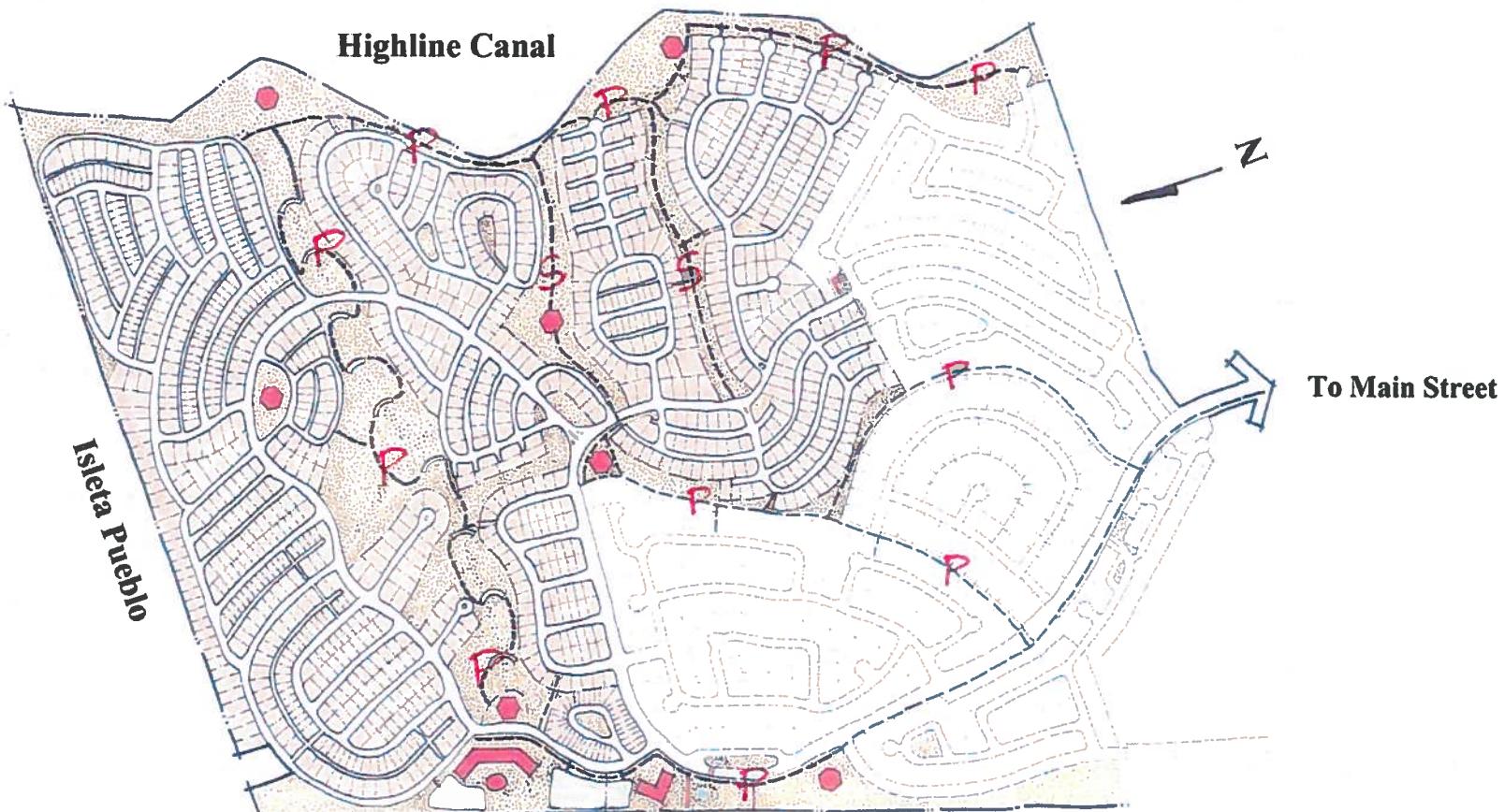
For 50+ years, we have trained drivers to disrespect their own neighborhoods by enabling the bad habits of speeding, parking unnecessarily on the street, taking “rolling stops” at intersections, and disregarding pedestrians. Worst-case design has produced worst-case behavior. Proper design can produce proper behavior, as has been proven in many places.

It's certainly appropriate for a community to expect drivers to respect it. In our region, the Villages of Los Ranchos and Corrales have essentially posted this message: You can drive like an idiot elsewhere, but when you enter our village, you do so on our terms. The difference is that, while many of these villages' streets would accommodate much higher speeds, the Fiesta streets will be designed so that too-fast driving will be virtually impossible.



#### Street Lights

The plan above depicts the location of street lights. It represents a balance of public safety considerations with New Mexicans' desire to preserve the dark skies.



I-25

#### Trails

The plan above depicts the conceptual trail network. At this conceptual stage, it does not depict each connection to the various neighborhoods, but it is Sivage Communities' intent to provide easy access to every neighborhood.

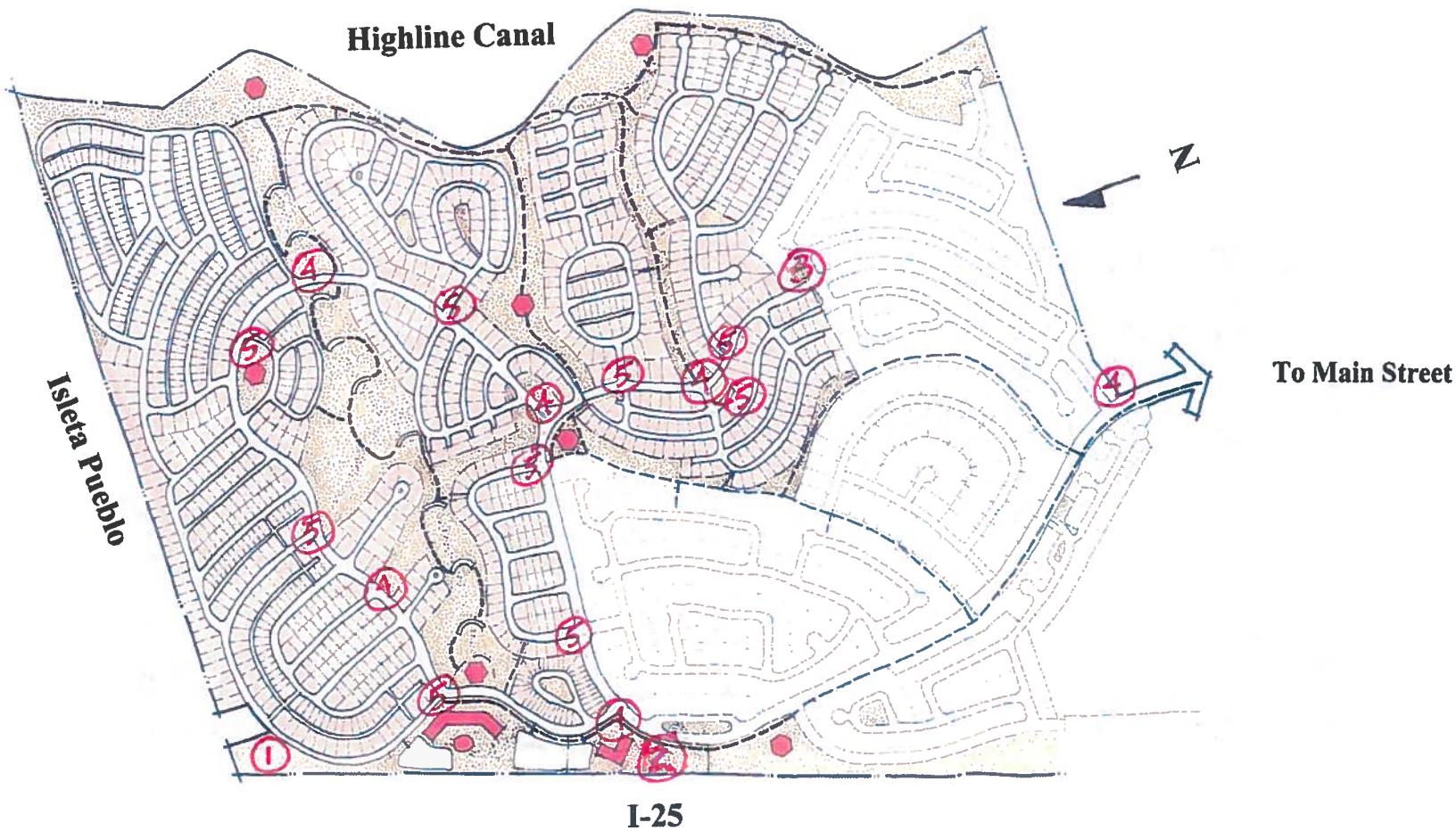
On this concept plan, the letter P indicates a paved trail, and the letter S indicates a soft trail. The soft trails are in areas where the topography is difficult and where a paved trail would require excessive grading.

## Signage

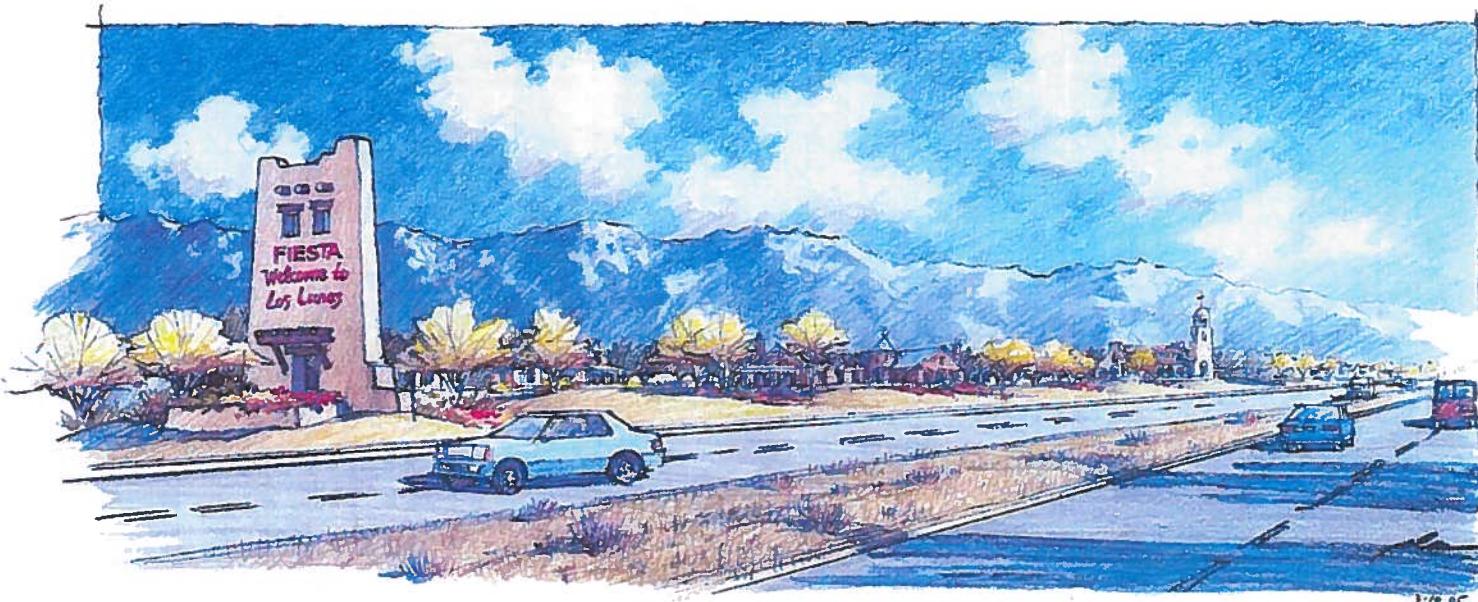
There are nine (9) types of signage at Fiesta, as depicted on Illustration 1 below:

1. I-25 monumentation (see Illustration 2). The Fiesta I-25 frontage is 1/2 mile. Including the Los Cerritos frontage, which we intend to improve, the total I-25 frontage is one mile. Any I-25 monumentation should be in scale with this frontage. More importantly, this I-25 frontage is the first opportunity for the Village of Los Lunas to make a positive (or negative) impression upon those traveling south. Thus, the Fiesta I-25 monument sign doubles as a Village of Los Lunas sign, including the words "Welcome to Los Lunas" in addition to the Fiesta logo. Given the sign's importance, and given its location on the opposite side of I-25 from southbound traffic, it is 35 feet tall and up to 15 feet wide. Not only will it appear to be in proper scale with its setting, it will be balanced by the height of the bell tower at the church proposed for the south boundary of Fiesta. These two monuments will serve to "frame" the community and create a very positive impression.
2. Fiesta entry at Los Cerritos Road (see Illustration 3). Although the entry sign (the word "Fiesta") is modest in size and low to the ground, it is part of a larger entry statement that includes a wall, landscaping, water feature, special paving, and other details. In addition to identifying the Fiesta entry, this statement provides a positive impression for I-25 traffic. And finally, it serves as an attractive foreground for the church. (Note: In this illustration, the island at the right is the one that fronts the original Sivage Thomas Homes models at Los Cerritos.)
3. Fiesta entry at Highline Drive (see Illustration 4). In the illustration, Highline Drive continues to the left; the street intersecting at the right is the second access street into Buena Vista subdivision. This entry monument occupies land that might otherwise have been platted into a residential lot. As with the other entry, the actual sign (the word "Fiesta") is modest in size and low to the ground. A monument wall, water feature, and landscaping, serve to create a mini-park site suitable for just sitting and enjoying the setting.
4. Community directional signage (see Illustration 5). These are not marketing signs per se. Rather, they are permanent signs that direct visitors to various subdivisions and community features. These signs are maximum 6' in both height and width.
5. Subdivision entry signage (see Illustration 5). Each subdivision entry sign will be identical, other than the words identifying the particular subdivision. Not every subdivision will have an entry sign because some are designed with multiple entries.
6. Street name signs. These will be the standard Village signs.
7. Traffic control signs. These will be the standard signs. Special "Yield to Pedestrians" signs will be installed at those places where the trails cross Los Cerritos Road, Highline Drive, and the northern boulevard loop.
8. Temporary marketing signs. Under careful control of the developer and the Village, home builders may use their 24"x24" stick-in-the-ground signs at intersections to direct visitors to their model homes. Such signs must always be properly maintained, and they will be removed when the relevant model homes are no longer in use.
9. Model home signs. Subject to control of the developer, each homebuilder may install temporary marketing signs at its model homes. Such signs may include free-standing or wall-mounted signs identifying (a) the builder, (b) the subdivision, (c) the model home hours, (d) special features, (e) each model home name, and (f) parking. These signs will be removed when the relevant model homes are no longer in use.

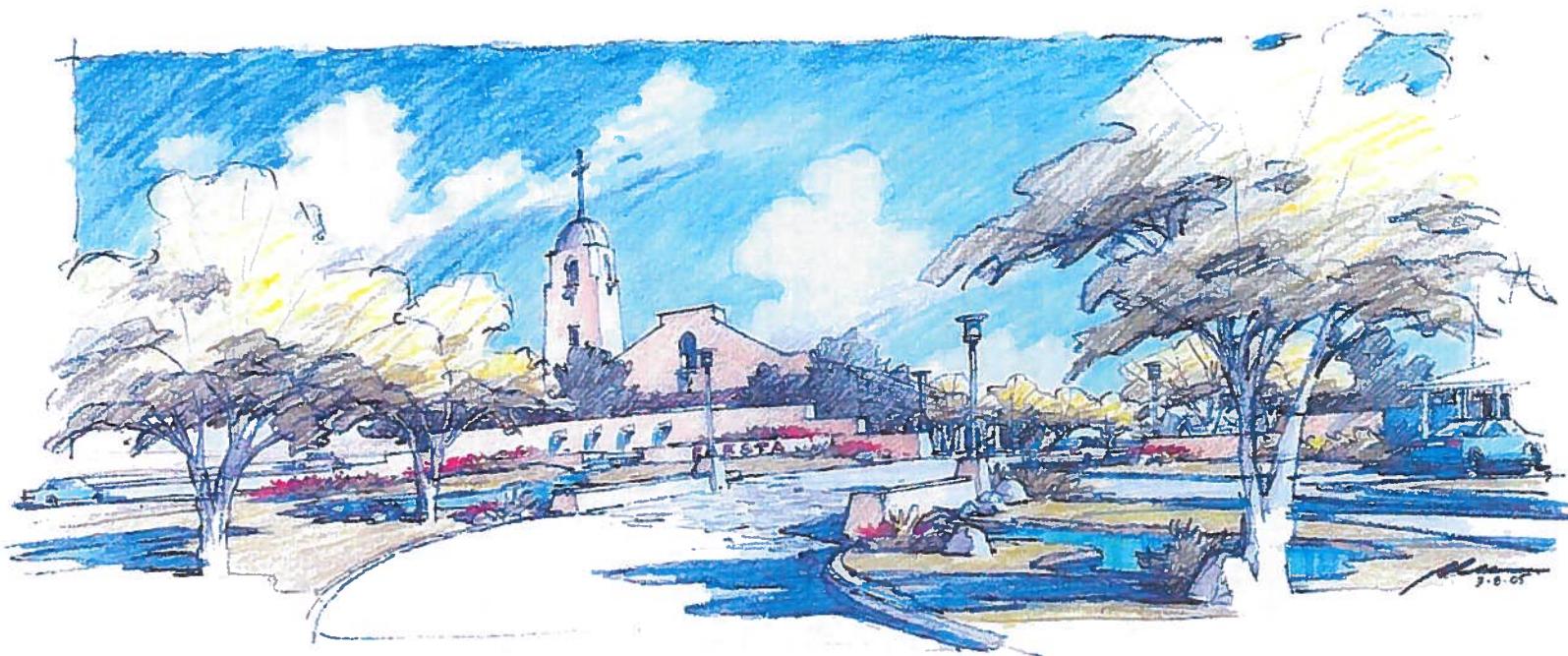
## **ILLUSTRATION 1** **Signage Types & Locations**



**ILLUSTRATION 2**  
**I-25 Frontage Viewed  
From Southbound Lanes**



**ILLUSTRATION 3**  
**Entry at Los Cerritos Road**

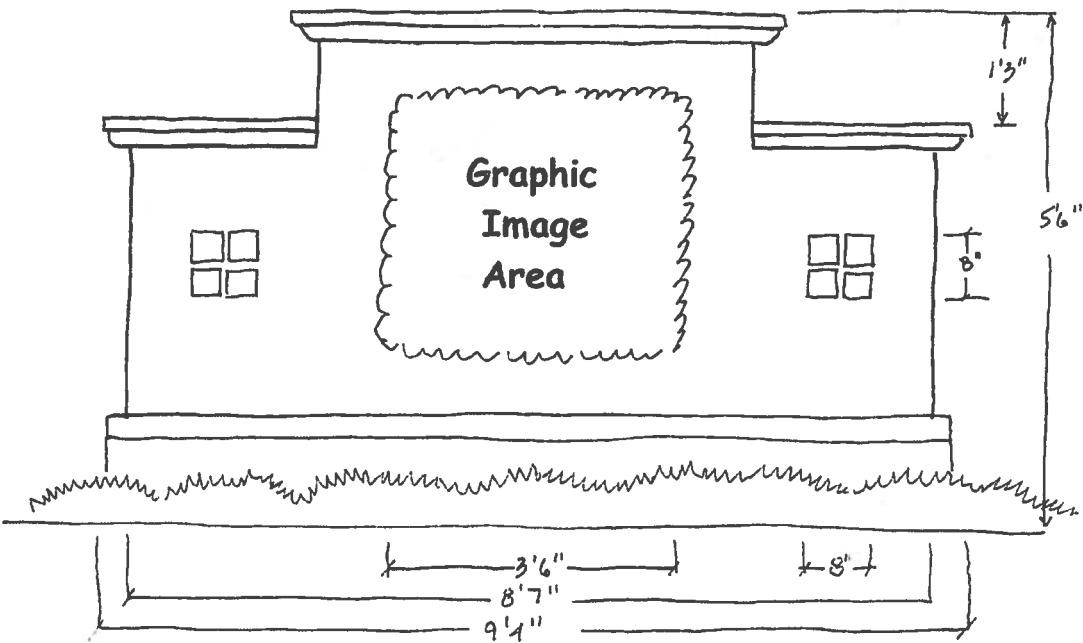


**ILLUSTRATION 4**  
**Entrance at Highline Drive**

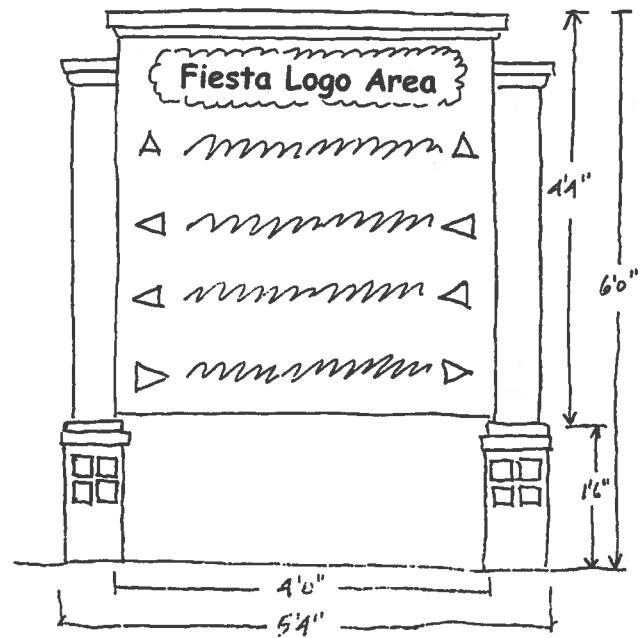


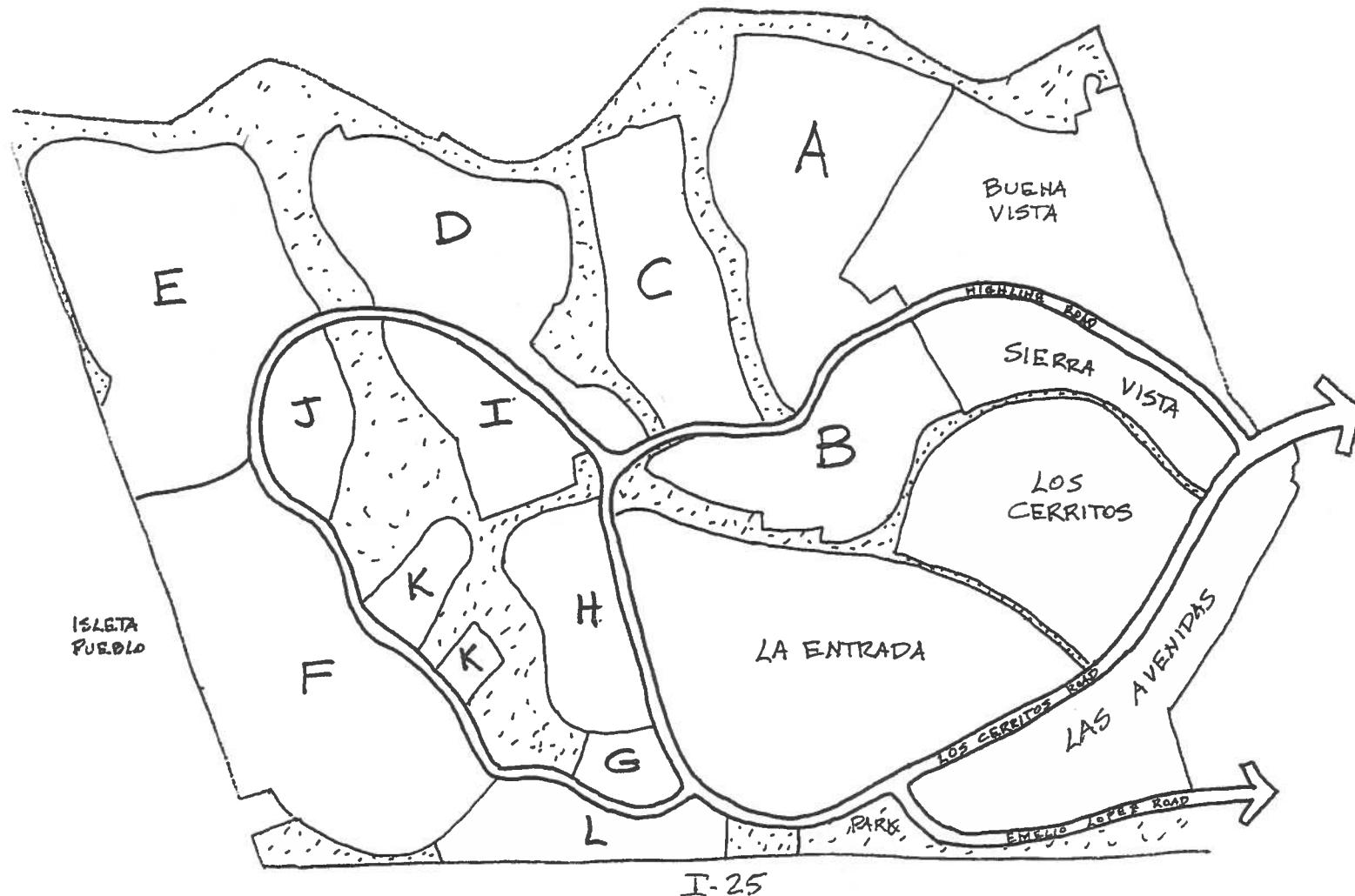
**ILLUSTRATION 5**  
**Other Community Signage**

**Subdivision Monument Sign**



**Directional Sign**





**FIESTA  
MASTER PLAN**

PARCEL	AC.	DU
A	35.62	165-175
B*	21.05	90-120
C	21.73	90-120
D*	29.06	110-140
E*	44.99	200-260
F*	49.33	220-300
G	4.31	34
H	14.21	70- 90
I	12.76	50- 60
J	8.74	30- 40
K	6.85	20- 30
Subtotal	248.65	1079-1369
L	12.20	Institutional
NA	10.67	Boulevards
NA	<u>82.81</u>	Open Space
Total	354.33	

Notes:

1. Final acreages will be determined by survey at the time of platting.
2. Parcels with \* are subject to being divided into phases.
3. Institutional uses include churches, day care centers, schools, libraries, assisted living centers, community buildings.

## **AREA PLAN**

The conceptual layout presented in a prior section represents the developer's intent at the early conceptual stage. There is no way to site plan individual neighborhoods for a community that will be years in the making. We can guarantee two things about the Conceptual Layout:

1. It will change – likely with each subdivision submittal.
2. After the community is complete, the final plan will retain the general character of the original plan.

The Area Plan depicted above is the actual entitlement plan, or master plan. It creates the neighborhood parcels shown on the Conceptual Layout. But instead of depicting strictly defined street layouts, it provides a density range within which a mix of housing types may be built.

## PUD ZONING STATEMENT

A community as attractive as Fiesta could not be developed in Albuquerque or many other cities. The rules would not allow it.

The Village of Los Lunas has had the vision to (a) create a PUD zoning category and (b) to use that category to encourage innovation and creativity in site planning. This submittal requests rezoning to SU for PUD.

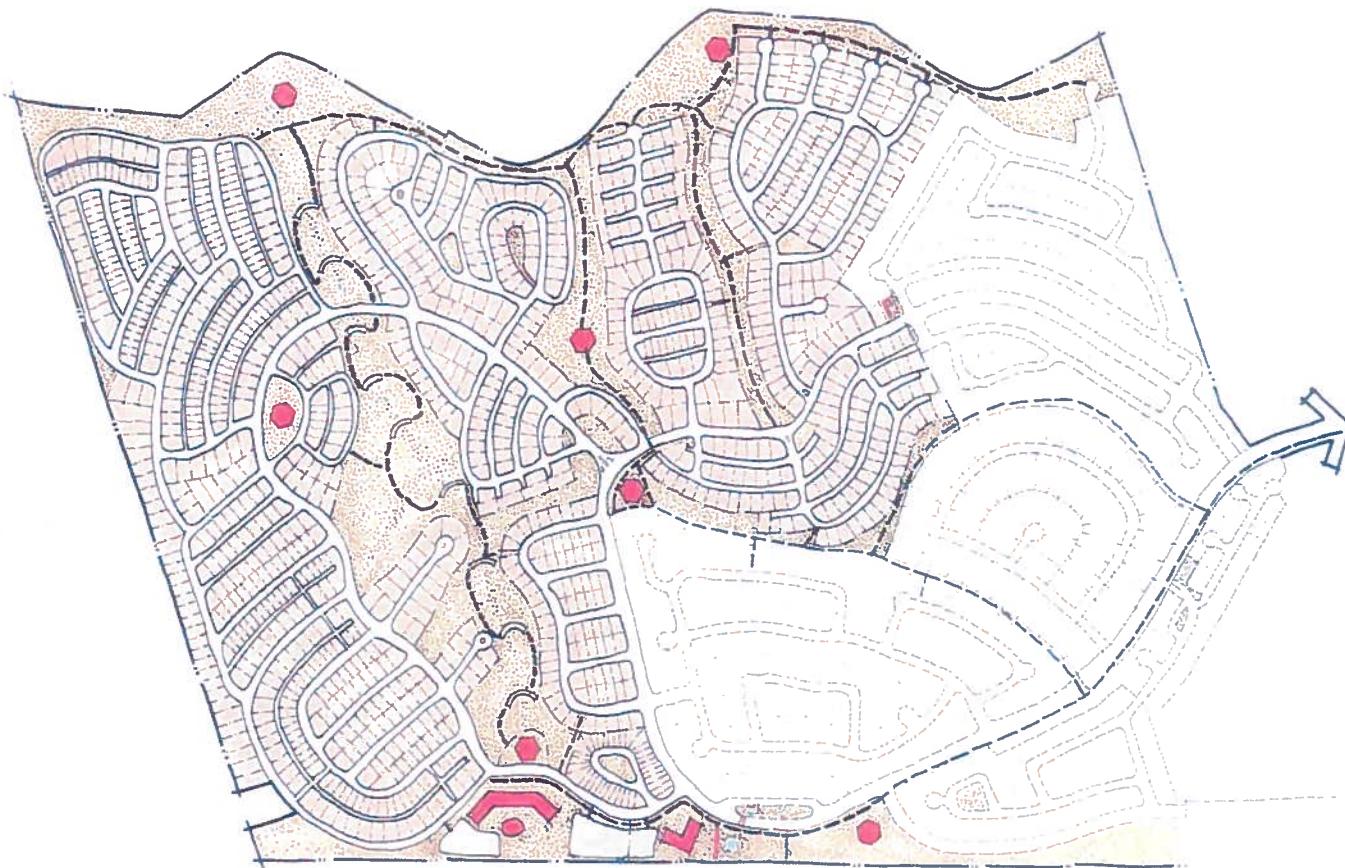


EXHIBIT B

