

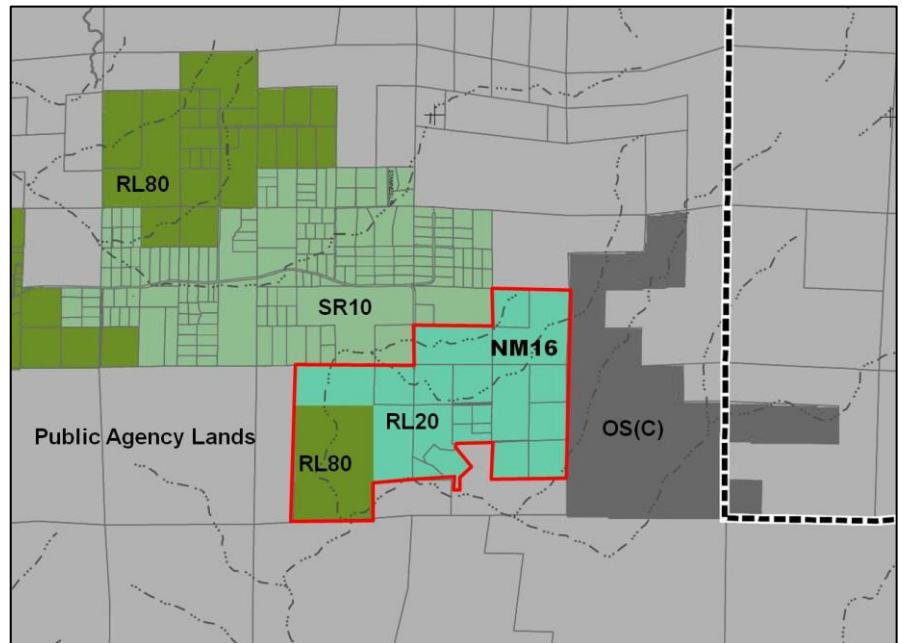
NM16

Existing GP Designation(s)	RL80/RL20
Requestor(s) Position: Support workplan designations	
Area (acres): 1032 (400 ac to OSC; 200 ac to SR10)	
# of parcels: 21	

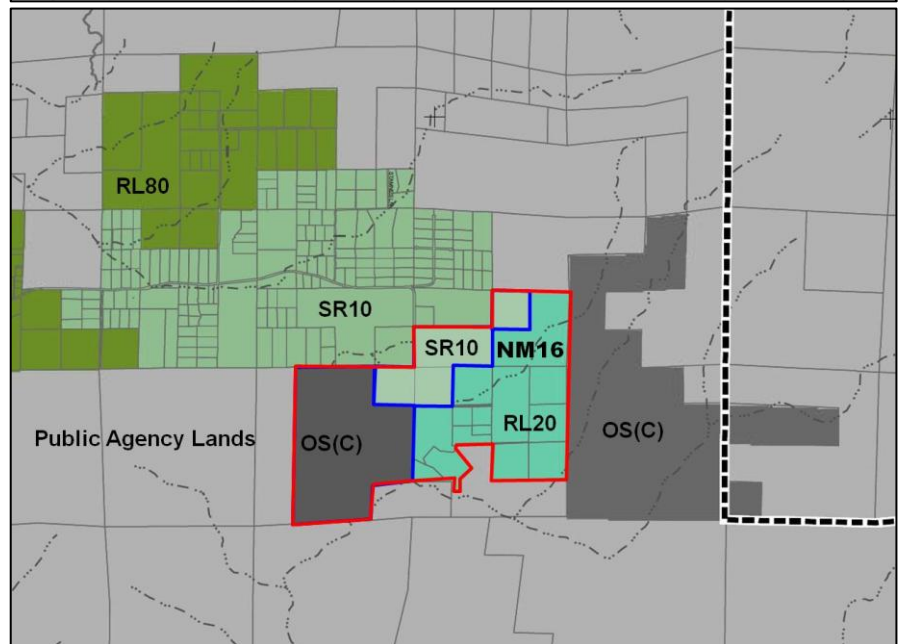
Workplan Designation(s) Evaluated	OS(C)/RL20/SR10
CPG Position	N/A
Opposition Expected	Yes
# of Additional Dwelling Units	0
Complexity	Very Low

Discussion: The property owner has sold approximately 400 acres of the western portion of the area designated RL80 and RL20 to the federal government for conservation. The request essentially reallocates the density (10 units) from that area to the central portion of the ownership by changing it from RL20 to SR10 and the area purchased for conservation would change to Open Space (Conservation). The result would be no change in overall dwelling unit yield when compared to the adopted plan.

Existing General Plan Designations:



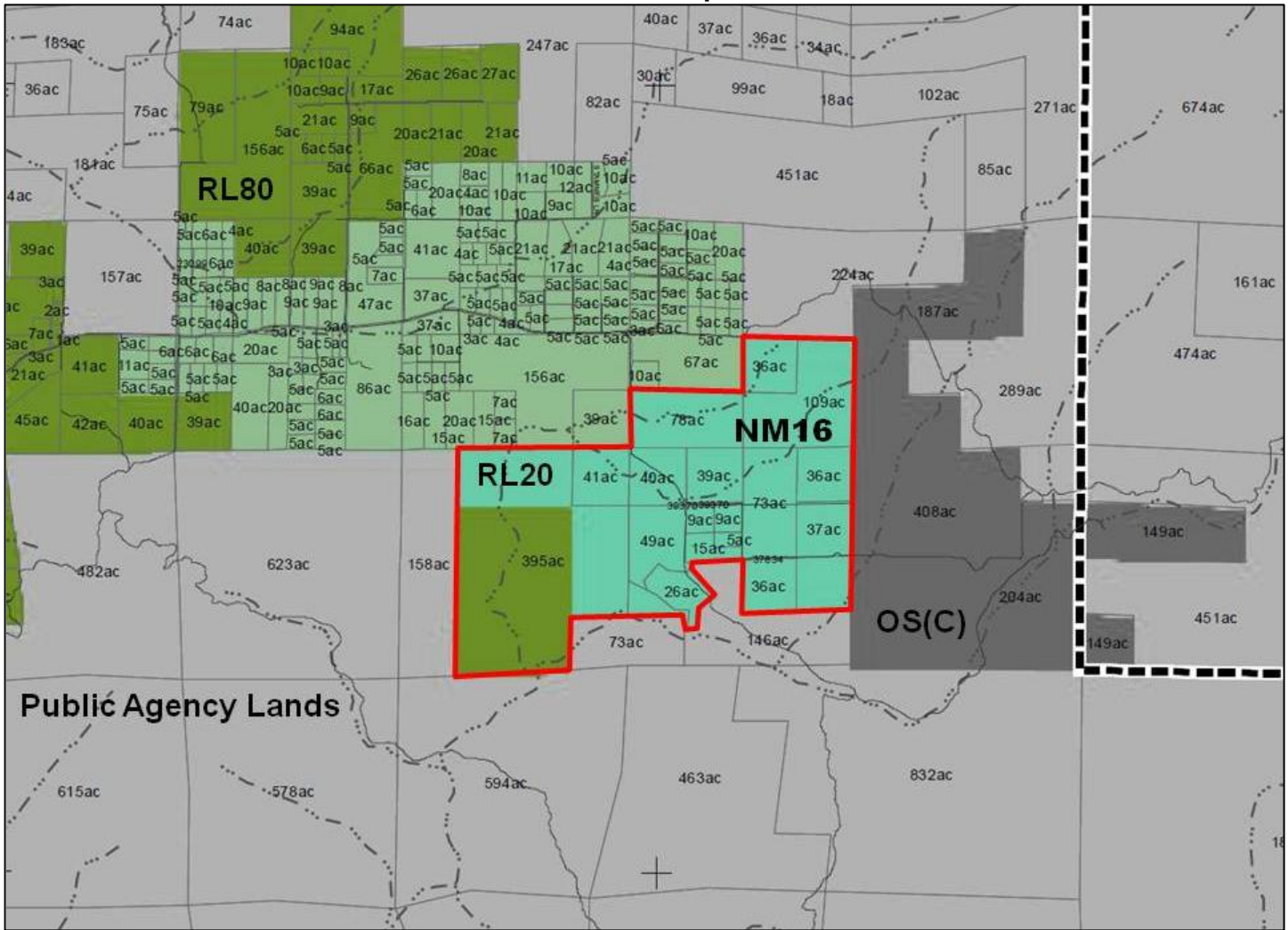
Workplan Designation(s) Evaluated:



Rationale for Very Low Complexity Classification:

- The property owner has mitigated the increase in density through putting a portion of his property into conservation.
- The workplan concentrates development in Chihuahua Valley, where better access to services and roads exists.
- This reallocation of density to concentrate it adjacent to a developed area is consistent with the General Plan Guiding Principles as well as the Community Development Model.
- No environmental or slope constraints exist in the area proposed to increase to SR10 density.
- The property was evaluated for SR10 during the referral process. A change to this designation would likely not require substantial additional study.
- Portions of the study area contain High and Very High Value Habitat and may require additional environmental analysis to ascertain the impact of development on such sensitive habitat.

Lot Size Map



For Additional Information (January 9, 2012 Staff Report): [NM16](#)

Property Constraints

