



31           **Section Three. THAT** the Code of Ordinances, Chapter § 155.099 be amended as  
32 follows:

33           The Turtleback Mountain Resort Planned Unit Development Overlay Zone as  
34 described in the Turtleback Mountain Partners submission of 1-18-2006 with added drainage  
35 plan and amendments thereto is herewith adopted by reference and made a part of this  
36 subchapter.

37           The Turtleback Mountain Resort Planned Unit Development Overlay Zone added a  
38 zoning amendment to the official master plan on Wednesday, September 18, 2024, This  
39 zoning amendment shall be the newest edition with the adoption of Ordinance 220.

40 “Attachment A” is necessary and vital for the adoption of Ordinance 220.

41  
42           **Section Four. THAT** City staff is hereby authorized to do all deeds as necessary in the  
43 accomplishment of the herein above.

44  
45           **PASSED, APPROVED AND ADOPTED** by the governing body of the City of  
46 **Elephant Butte on this 18 day of September, 2024.**

47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57

\_\_\_\_\_  
Mayor, Phillip Mortensen

58 ATTEST:

59  
60  
61  
62  
63  
64  
65

\_\_\_\_\_  
City Clerk, Lindsey Cobleigh

# "Attachment A"

Necessary and vital to the  
adoption-of Ordinance 220:  
An Ordinance amending the  
original master plan of the  
Turtleback Mountain Resort  
Planned Unit Development,  
§155.095.

Four(4) Documents within this attachment to  
include this page.

# TURTLEBACK PUD PLANNING & ZONING REVISIONS

September 2024

Revised Sheet 10 Table

	Planning Area	Land Use	Acres	Proposed Units	Proposed Density/FAR	Percent of Total Acreage
<b>GOLF</b>	A	CF / GOLF	75.1	-	-	7.2
	B	CF / GOLF	126.5	-	18,600 FAR	12.1
	B-1	CF / GOLF	73.4	-	-	7.0
	<b>Subtotal</b>		<b>275.0</b>	<b>-</b>	<b>-</b>	<b>26.2</b>
<b>RESIDENTIAL</b>	D	SFD	12.8	54	4.2 du/ac	1.2
	E	SFD	31.3	46	1.47 du/ac	3.0
	F	SFD	24.7	38	1.54 du/ac	2.4
	G	SFD	10.6	60	5.7 du/ac	1.0
	H	SFD	16.3	39	2.4 du/ac	1.6
	I	SFA / MF	10.2	100	9.8 du/ac	1.0
	J	SFD	14.5	84	5.8 du/ac	1.4
	J1	SFD	14.0	70	5.0 du/ac	1.3
	K	SFD	13.3	52	3.9 du/ac	1.3
	L	SFD	24.2	164	6.8 du/ac	2.3
	M	SFD	79.8	162	2.0 du/ac	7.6
	O	SFD	20.7	13	0.62 du/ac	2.0
	S	SFD/MU	81.1	440	5.4 du/ac	7.7
	X	SFD	14.8	7	0.47 du/ac	1.4
<b>Subtotal</b>		<b>368.3</b>	<b>1329</b>	<b>3.6 du/ac</b>	<b>35.1</b>	
<b>MIXED USE</b>	C	Commercial	5.1	55,000 sq. ft.	0.25 FAR	0.5
	P	SFA / GOLF	5.9 SFA/3.1 GOLF	13 du 5.9 ac	2.2 du/ac / 1.6 FAR	0.9
	R	MU	170.8	188 max. du 25,000 sq. ft.	1.1 du/ac / 0.25 FAR	16.3
	T	SFD /MU	7.5	1	0.13 du/ac	0.7
	U	MU	52.2	110 max. du 25,000 sq. ft.	2.1 du/ac / 0.25 FAR	4.9
	<b>Subtotal</b>		<b>244.6</b>	<b>312 d.u./105,000 sq ft</b>	<b>1.3 du/ac / 0.04 FAR</b>	<b>23.3</b>
<b>COMMUNITY FACILITIES</b>	N	Wildlife Habitat	13.9	-	-	1.3
	Q	MU	10.2	-	-	1.0
	W	Open Land	6.2	-	-	.6
	Z	CF / GOLF	11.4	-	-	1.1
	<b>Subtotal</b>		<b>41.7</b>	<b>-</b>	<b>-</b>	<b>4.0</b>

## **Revisions Summary Descriptions**

### **GOLF**

PA-A & PA-B - golf course areas revised based on boundary survey and Land Use designation changed to "CF / Golf" to correspond with the PUD ordinance as filed

PA-B-1 – added 9-hole golf course west side of property. Land Use designation changed to "CF / Golf" to correspond with the PUD ordinance as filed

### **RESIDENTIAL**

PA-D - area revised area (based on survey); revised unit count (+2)

PA-E - revised area (based on survey)

PA-F - revised area (based on survey); revised unit count (-1)

PA-G - revised area (based on survey)

PA-I - revised unit count (+33)

PA-I2 – remove this planning area, rename to PA-Q

PA-J – revised unit count (+20)

PA-L – divide into 2 PA's; PA-J1 and PA-L revised areas and total unit count (+4)

PA-K – revised area and unit count (+24)

PA-M – revised area and reduce unit count (-42)

PA-O – revised area and add to unit count (+3)

PA-S & PA-T – combine PA-S & PA-T (New PA-S), Revise Zone to SFD/Mixed Use, extend area into T or C city limits, revised unit count (+67)

PA-X – revise area and add to unit count (+3)

### **MIXED USE**

PA-P – changed zone to SFA/Golf, revised area (based on survey) add to unit count (+2), consolidate lots 12-18 (3.1 acres) for proposed hotel site (Replat required)

PA-R – revised area and unit count (-57)

PA-U – revised area

PA-T – create new planning area, zone SFD/mixed use 7.5 acres, 1 unit

PA-Q & Q2 – combine to single PA, zone MU, proposed community center

### **COMMUNITY FACILITIES**

PA-Q – Rename to PA-Z, zone CF/Golf, revise area

Revised PA-W area

Added 8.5 acres "Open / Green Space" which is spaces remaining outside planned areas

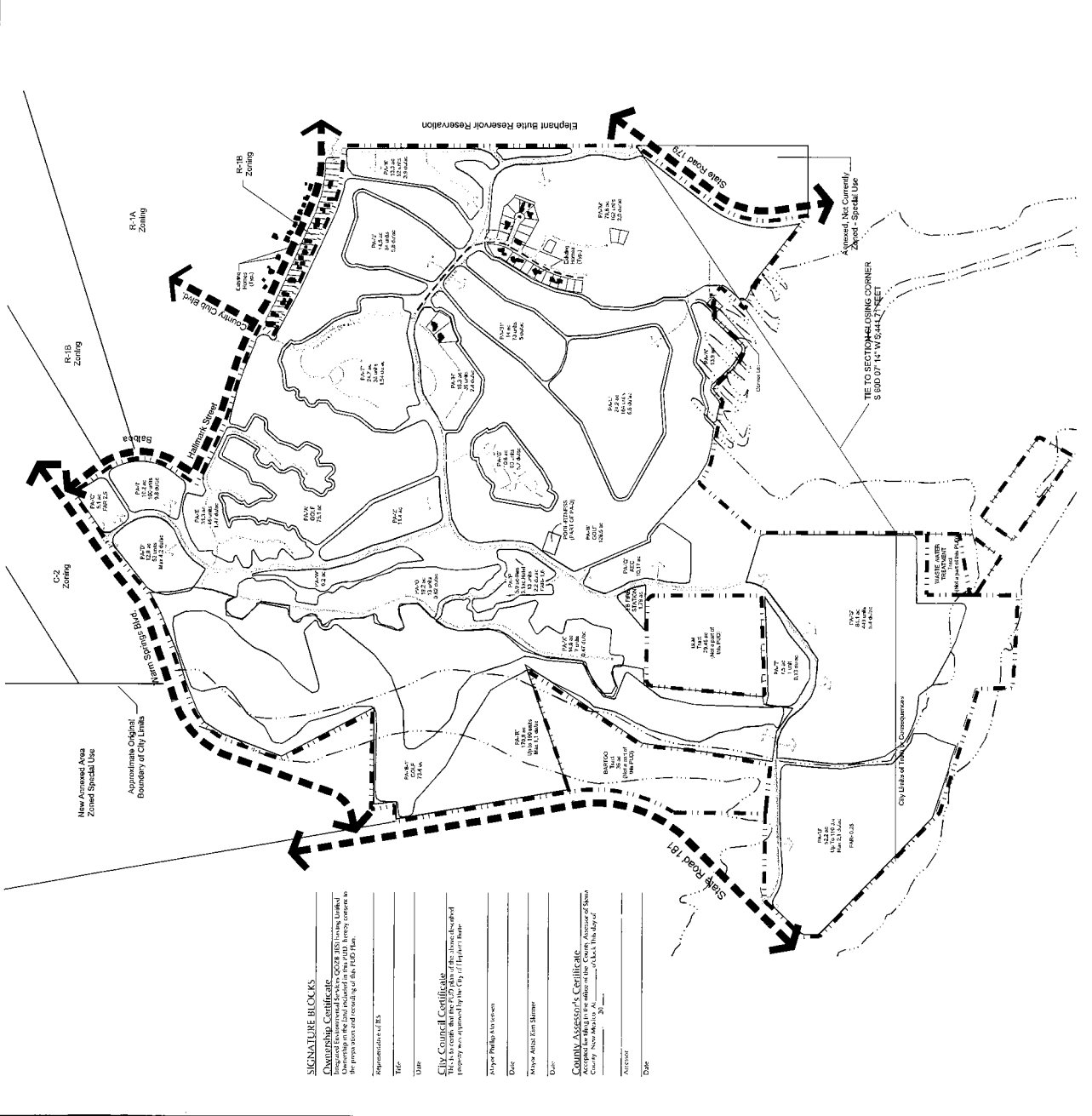
**LEGEND**

- Property Boundary
- Proposed Community Drive
- Existing Arterial/Collector Road
- 100-Year Floodplain (from FEMA map)
- Planning Area Boundary
- Access to Planning Area
- Existing Homes

Planning Area	Land Use	Acres	Proposed Units	Maximum Density/FAR	Residential Acreage	Commercial Acreage
A	CF-GOLF	76.1	-	-	76.1	-
B	CF-GOLF	120.5	-	-	120.5	-
B-1	CF-GOLF	72.4	-	-	72.4	-
Summed		275.0	-	-	275.0	-
D	SFD	12.8	52	4.0/0.40	12.8	-
E	SFD	31.3	46	1.47/0.46	31.3	-
F	SFD	24.7	39	1.54/0.46	24.7	-
G	SFD	10.6	16	1.50/0.46	10.6	-
H	SFD	16.3	24	1.47/0.46	16.3	-
I	SFD	19.2	29	1.51/0.46	19.2	-
J	SFD	14.5	22	1.51/0.46	14.5	-
K	SFD	15.0	23	1.53/0.46	15.0	-
L	SFD	14.3	22	1.53/0.46	14.3	-
M	SFD	29.3	44	1.50/0.46	29.3	-
N	SFD	20.7	31	1.50/0.46	20.7	-
O	SFD	31.1	47	1.51/0.46	31.1	-
P	SFD	14.8	22	1.49/0.46	14.8	-
Summed		308.3	322	3.16/0.46	308.3	-
C	Commercial	5.1	5,000 sq. ft.	0.2/FAR	-	5.1
P	SFA-GOLF	5.3	5,000 sq. ft.	0.2/FAR	-	5.3
R	RM	170.8	1,708	1.0/0.25	-	170.8
T	SFD/AMU	7.5	75	1.0/0.25	-	7.5
U	AMU	52.2	522	1.0/0.25	-	52.2
Summed		284.6	2,846	3.16/0.25	-	284.6
N	Blank	13.9	-	-	13.9	-
O	Blank	10.2	-	-	10.2	-
W	Blank	6.2	-	-	6.2	-
Z	CF-GOLF	11.4	-	-	11.4	-
Summed		417	-	-	417	-
<b>Total</b>		<b>328.5</b>	<b>322</b>		<b>1,045.1</b>	<b>1,641</b>

**NOTES**

- 1) This plan is subject to the approval of the City of Elephant Butte, New Mexico. The City of Elephant Butte, New Mexico, is the authority for the approval of this plan.
- 2) This plan is subject to the approval of the City of Elephant Butte, New Mexico. The City of Elephant Butte, New Mexico, is the authority for the approval of this plan.
- 3) Planning Area "Z" may (SFA/AMU) contain multiple dwelling units on one lot, subject to City approval at the time of building.



**SIGNATURE BLOCKS**

**Ownership Certificate**  
 I, the undersigned, being duly sworn, depose and say that I am the owner of the above described property and that I have read and understand the contents of the above described property and that I have read and understand the contents of the above described property and that I have read and understand the contents of the above described property.

**City Council Certificate**  
 I, the undersigned, being duly sworn, depose and say that I am a member of the City Council of Elephant Butte, New Mexico, and that I have read and understand the contents of the above described property and that I have read and understand the contents of the above described property and that I have read and understand the contents of the above described property.

**Community Association Certificate**  
 I, the undersigned, being duly sworn, depose and say that I am a member of the Community Association of Elephant Butte, New Mexico, and that I have read and understand the contents of the above described property and that I have read and understand the contents of the above described property and that I have read and understand the contents of the above described property.