

MINUTES OF THE
SANTA FE COUNTY
DEVELOPMENT REVIEW COMMITTEE

Santa Fe, New Mexico

December 16, 2010

This meeting of the Santa Fe County Development Review Committee (CDRC) was called to order by Chair Jon Paul Romero, on the above-cited date at approximately 4:00 p.m. at the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

Roll call preceded the Pledge of Allegiance and indicated the presence of a quorum as follows:

Members Present:

Jon Paul Romero, Chairman
Susan Martin, Vice Chair
Don Dayton
Juan José Gonzales
Charlie Gonzales
Maria DeAnda

Member(s) Excused:

Jim Salazar

Staff Present:

Jack Kolkmeier, Land Use Administrator
Shelley Cobau, Planning Division Director
Jose Larrañaga, Development Review Specialist
Rachel Brown, Deputy County Attorney

III. APPROVAL OF AGENDA

Shelly Cobau announced the following tablings: Z 08-5440, Tierra Bello Subdivision; and APP 10-5270, Windmill Water Business License Appeal.

Member Martin moved to approve the agenda and Member JJ Gonzales seconded. The motion passed by unanimous voice vote.

IV. APPROVAL OF MINUTES: November 18, 2010

Member C. Gonzales made the following corrections to the November minutes: page 8, Chair Gonzales should read JJ Gonzales; and on page 13, Member C. Gonzales requested rainwater ~~graywater~~ harvesting.

Member Dayton moved to approve the minutes as amended. Member DeAnda seconded and the motion passed by unanimous voice vote.

VI. NEW BUSINESS

- B. CDRC CASE # V/MP/PDP 10-5520 Creative Daycare, LLC. Katrina Lujan, Applicant, James Siebert & Associates, Agent, request a variance to allow for commercial uses, designated within the permitted use list for local or small scale districts, to be allowed outside of a designated commercial node. The Applicant also requests Master Plan Zoning and Preliminary Development Plan approval for an existing two-story structure consisting of 2,760 square feet, to be utilized as a Community Service Facility, on a one-acre parcel. The property is located at 17661 US 84-285 West Frontage Road, within Section 28, Township 19 North, Range 9 East (Commission District 1)**

Jose Larrañaga gave the following staff report:

“The Applicant requests Master Plan Zoning and Preliminary Development Plan approval to allow an existing 2,760 square foot residence to be utilized as a day care center consisting of 24 children. The subject property takes access via the US 84-285 west Frontage Road and is located outside of the Traditional Community of Cuyamungue. The proposed use, as a day care, is acknowledged by the code, as amended by Ordinance 2010-13, as a Community Service Facility. The Applicant also requests the Final Development Plan be processed.

“Ordinance 2010-13, Section 7 states: ‘Community Service Facilities are facilities which provide service to a local community organization. These may include governmental services such as police and fire stations, elementary and secondary day care centers, schools and community centers, and churches.’

“Section 7.1 of Ordinance 2010-13 states: “Community Service Facilities are allowed anywhere in the County, provided all requirements of the Code are met, if it is determined that: the proposed facilities are necessary in order that community services may be provided for in the County; the use is compatible with existing development in the area and is compatible with development permitted under the Code; a Master Plan, Preliminary and Final Development Plan for the proposed development are approved.’

“Article V, Section 5.2.1.b states: ‘A Master Plan is comprehensive in establishing the scope of a project, yet is less detailed than a Development Plan. It provides a means for the County Development Review Committee and the Board to review projects and the sub-divider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a Preliminary and Final Plat approval.’

“Article V, Section 5.2.1.c states: ‘The Master Plan submittal will consist of both plans and written reports which include the information required in Article V, Section 5.2.2. A typical submittal would include a vicinity map, a plan showing existing site data, a conceptual environmental plan with written documentation, a Master Plan map, a Master Plan report, a schematic utilities plan and the phasing schedule. Maps and reports may be combined or expanded upon at the discretion of the applicant to fit the particular development proposal as long as the relevant information is included.

“Article V, Section 7.1 states: ‘A Preliminary Development Plan may be only a phase or portion of the area covered by an approved Master Plan, so long as the Preliminary Development Plan substantially conforms to the approved Master Plan.’”

Mr. Larrañaga stated the Application was reviewed for the following: existing conditions, adjacent properties, parking, access, signage, architectural standards, water, liquid waste, terrain management, landscaping, and archeology.

Regarding the variance Mr. Larrañaga offered the following:

“The Applicant under separate cover requests a variance to create a local or small scale district outside a designated commercial node. The Applicant states the variance request is to allow the uses allowed within a local or small-scale district. The uses would be incorporated by amending the proposed Master Plan.

“The Applicant states: ‘The property is located 1,670 feet from the intersection of US 84-285 west frontage road and the Cuyamungue interchange. Under the standards set forth in the County Land Development Code an intersection of this scale would be eligible as a Major Center District allowing for a variety of commercial and industrial uses within 2,500 feet of the interchange.’

“Staff response: The purpose of a Major Center District is to concentrate extensive regional non-residential activities. This type of district shall be located at intersections of major arterials and major highways. The Applicant has not demonstrated that the location and size of the site would qualify as a Major Center District. The Applicant is requesting the use as a Small-Scale District, in essence creating a Small-Scale District. The distance from a major arterial or major highway, to qualify as Small-Scale District, is 500 feet. The property is located

1,670 feet from the intersection of US 84-285 west frontage road and the Cuyamungue interchange, well beyond the required radius of 500 feet.

“The Applicant states: ‘The properties fronting the old US 84-285 roadway (now the west frontage road) have had a long history of being commercial. In the area north of the Cuyamungue interchange the commercial uses vary from contractors’ yards to retail sales for lighting, antiques and farm equipment.’

“Staff response: mixed-use or Small-Scale Districts are allowed within the Traditional community areas. Existing development, which was established prior to 1981, is acknowledged by the code as non-conforming and is allowed to continue as a non-conforming use.

“Article III, Section 4.1 states: ‘commercial, and industrial non-residential land uses are permitted only in zoned districts of various sizes and locations in the County.’

“Article III, Section 4.2.1.a describes the proposed districts as the following: local or village center districts, which are or may be located at intersections of collector and local roads and in traditional community areas for the purpose of concentrating activities which serve such neighborhood areas for shopping, travelers' and personal services; neighborhood or small scale center districts, which are or may be located at intersections of local roads or in traditional community areas. Uses similar to those which may be established in local or village center districts may be established.

“Article III, Section 4.2.1.b states: A non-residential use district may be established within a traditional community at a qualifying intersection or at an area which is pursuant to the criteria set forth in Sub-section 4.2.2.

“Article II Section 3.1 states: ‘Where in the case of proposed development, it can be shown that strict compliance with the requirements of the code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted condition or that these conditions would result in inhibiting the achievement of the purposes of the Code, the Applicant may submit a written request for a variance.’

“Article II, Section 3.2 states: ‘In no case shall any variation or modification be more than a minimum easing of the requirements’.”

Mr. Larrañaga said that staff’s review of the Applicant’s request for a variance has found the facts presented do not support this application: the Applicant has not justified a hardship which is contemplated by the Code; strict compliance with the requirements of the Code would not result in extraordinary hardship to the Applicant; the Applicants interpretation of the variance criteria does not justify the approval of this application; the Applicant has not established findings for the creation of a commercial

district; the site is not within a traditional community; the site is not within 500 feet of a qualifying intersection; to allow the creation of a commercial district, not meeting the location criteria the purpose of the Code would be nullified. The Applicant's request, to allow for the creation of a local or small scale district outside a designated commercial node, is not considered a minimal easing of the requirements of the Code therefore staff recommends denial of the Applicant's request.

Mr. Larrañaga stated staff has reviewed the Applicant's request for Master Plan Zoning and Preliminary Development Plan for Creative Daycare and has found that the facts presented support this request: Ordinance 2010-13 recognizes a day care as a Community Service Facility; Community Service Facilities are allowed anywhere in the county; the proposed facility has demonstrated to be necessary as a Community Service Facility by operating a successful day care as a Home Occupation Business; the adjacent property is vacant and the land use in the vicinity has not been established therefore compatibility with existing development cannot be measured; the application satisfies the criteria set forth in Ordinance 2010-13, Section 7; the application for Master Plan is comprehensive in establishing the scope of the project; the application satisfies the submittal requirements set forth in Article V, Section 5.2.2; the Preliminary Development Plan substantially conforms to the proposed master plan; the application satisfies the submittal requirements set forth in Article V, Section 7.

He noted that the review comments from state agencies and the Building and Development Services Department has established findings that this application is in compliance with Article III, Section 4.4, Design Standards and Review Criteria, Article V, Section 5, Master Plan Procedures and Article 5, Section 7 Development Plan Requirements of the Land Development Code. Staff recommends Master Plan Zoning and Preliminary Development Plan approval, with Final Development Plan to be processed administratively, for an existing 2,760 square foot residence, to be utilized as a day care facility, on a one-acre parcel located at 17661 US 84-285 West Frontage Road, subject to the following conditions:

1. All Staff redlines shall be addressed, original redlines will be returned with final plans for Master Plan.
2. The Applicant shall comply with all requirements of the County Fire Marshal and Public Works.
3. Master Plan and Preliminary Development Plan, with appropriate signatures, shall be recorded with the County Clerk.

Ms. Cobau added at the BCC meeting the previous Tuesday there was a directive that if the Committee's recommendation differs from that of the staff that the grounds for that be outlined.

Chairman Romero asked how far the property is from the traditional boundary. Mr. Siebert, agent for the project, stated it was between 500 and 1,000 feet.

Chairman Romero asked about other commercial properties and pueblo lands in the area, and how the new Sustainable Growth Plan would affect this request. Land Use

Administrator Jack Kolkmeier said the plan will not designate zoning; that will come with the code rewrite.

Chairman Romero asked if it would be possible to vote for the master plan and against the variance. Ms. Cobau said the community facility request is separate from the commercial use request.

Duly sworn, Jim Siebert, representing Katrina Lujan, stated Ms. Lujan has been operating a therapeutic counseling center at this location for seven years, principally for children, and she uses horses as part of the therapy. He said they have been working with Public Works and the Fire Department to resolve issues. No changes are requested to the existing structure.

Regarding the request for commercial use, Mr. Siebert stated Ms. Lujan anticipates retiring at some point in the future and would like to see compatible activity continue on the property. He used a map to show other commercial uses in the area.

Member C. Gonzales asked if staff's recommendation would accomplish the Applicant's goals, and Mr. Siebert said only so far as the day care facility is concerned.

Noting the number of vacant lots in the area, Member JJ Gonzales asked why these lots were not on the Assessor's roles. Mr. Siebert indicated much of the land is owned by Pojoaque Pueblo but is not indigenous land. Mr. Kolkmeier said the status of that land is similar to that of the Downs, and the Pueblo would have to come to the County for approvals.

In response to a question from Member JJ Gonzales Mr. Siebert said the easement is recorded.

Member DeAnda asked if the Applicant resided in the building and Mr. Siebert said she was; it is a home occupation. She has approval to run a day care center but is not operating it at this point. The original intent was to accommodate six students but due to demand she is now requesting approval for 24 children. If this takes place Ms. Lujan will change her residence. He added some changes are being made for the purposes of state licensing.

Katrina Lujan, under oath, said she has a passion for working with children and has just received her PhD. She looks forward to serving the community with quality day care.

There was no one from the public wishing to speak and the hearing was closed.

Member DeAnda moved to deny the variance in Case #V/PDP 10-5520. Member Martin seconded and the motion carried 5-1, with the chair casting the dissenting vote.

Member DeAnda moved to recommend approval of the master plan according to staff's report, including the conditions. Member C. Gonzales seconded and the motion passed by unanimous [6-0] voice vote.

Chairman Romero said the case will now go before the BCC.

- C. **CDRC CASE # PDP/DP 10-5460 Gruda Veterinary Hospital. Robert Gruda, Applicant, Out West Enterprises (Aaron Hado) Agent, request Preliminary and Final Development Plan approval for a 7,663 square foot structure to be utilized as a Small Animal Veterinary Hospital on a one-acre parcel. The property is located at 9 Rumble Road, via Hwy. 14, within the Community College District, within Section 24, Township 16 North, Range 8 East, (Commission District 5)**

Mr. Larrañaga gave the staff report as follows:

“On September 2002, a Master Plan for the Thornburg Property was approved by the Board of County Commissioners. Phase 1 of the Master Plan was zoned as Mixed Use Commercial utilizing City of Santa Fe Utilities. The purpose of the Master Plan was to allow the Development of Mixed Use in accordance with the Community College District.

“The Applicant requests Preliminary and Final Development Plan approval for a facility to house a Small Animal Veterinary Hospital. The 7,663 square foot two-story structure will be sited on a one-acre parcel located at 9 Rumble Road. The site is part of Phase 1 of the Thornburg Property Master Plan within the Employment Center Zone of the Community College District.

“Ordinance No. 2000-12, Land Use Table identifies public buildings, Business and Personal Services as eligible uses and Hospitals as a special use within the Employment Center Zone.

“Article V, Section 7.1 states: ‘A Preliminary Development Plan may be only a phase or portion of the area covered by an approved Master Plan, so long as the Preliminary Development Plan substantially conforms to the approved Master Plan.’

“Article V, Section 7.2 states: ‘A Final Development Plan conforming to the approved Preliminary Plan and approved Preliminary Plat, if required, and containing the same required information shall be submitted. In addition, the Final Development Plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners’ association; required disclosure statements; final engineering plans and time schedule for grading,

drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.”

Mr. Larrañaga said the Application was reviewed for the following: existing conditions, adjacent properties, parking, access, signage, architectural standards. Water, fire protection, liquid waste, terrain management, landscaping, rainwater harvesting, and archeology.

Mr. Larrañaga stated Staff has reviewed this Application and has found that the facts presented support this request: the Community College District Land Use Table identifies public buildings, Business and Personal Services as eligible uses and Hospitals as a special use within the Employment Zone; the use is compatible with use allowed within the Employment Zone; the Application is comprehensive in establishing the scope of the project; the Preliminary Development Plan substantially conforms to the Master Plan; the Final Development Plan conforms to the proposed Preliminary Plan; the Application satisfies the submittal requirements set forth in Article V, Section 7.

The review comments from State Agencies and the Building and Development Services Department has established findings that this Application is in compliance with Ordinance No. 2000-12, Community College District Land Use and Zoning Regulations and Article 5, Section 7 Development Plan Requirements of the Land Development Code. Staff recommends Preliminary and Final Development Plan approval, for a 7,663 square foot structure to be utilized as a Small Animal Veterinary Hospital on a one-acre parcel, subject to the following conditions:

4. All Staff redlines shall be addressed, original redlines will be returned with final plans for Final Development Plan.
5. The Applicant shall comply with all requirements of the County Fire Marshal, Public Works and the County Utilities Department.
6. Final Development Plan, with appropriate signatures, shall be recorded with the County Clerk.

Noting that the project was to be tied into the City sewer system, Member C. Gonzales asked if this would make it possible for the Santa Fe Brewery to tie in as well. Mr. Larrañaga said the commitment for sewer service for this project had already been committed through the Thornburg property.

Member JJ Gonzales asked how big a small animal hospital could be and Mr. Larrañaga replied that “small” referred to the animals, not the facility. He added it does not lend itself to bigger animals.

Duly sworn, Aaron Hado, agent for the project, stood for questions.

In response to questions from Member JJ Gonzales, Mr. Hado said there is a lateral line tying into the City sewer through an agreement with the whole development. The State of New Mexico does not require special attention to the medical waste.

Member Dayton asked how close the nearest residence was located and Mr. Hado said between $\frac{3}{4}$ and one mile away and there have been no objections.

Member DeAnda asked how many acres were involved in the Thornburg site in total. Mr. Hado said he believed it was around 12 acres. Mr. Larrañaga said the map shows only a part of the Thornburg development, which includes the Bisbee Court area. The closest structure is the Santa Fe Brewing Company.

There was no one from the public wishing to speak.

Member Dayton moved to approve CDRC Case #PDP/DP 10-5460 with staff conditions. Member DeAnda seconded and the motion passed unanimously [6-0].

- D. CDRC CASE # MP/PDP/DP 10-5470 Santa Maria El Mirador. Santa Maria El Mirador, Applicant, Atkin, Olshin, Schade Architects, Agent, request Master Plan Zoning, Preliminary and Final Development Plan approval for a two story structure consisting of 21,179 square feet, to be utilized as a Community Service Center, on a 6.68 acre parcel. The property is located at 178 Avenida del Sur, on the southeast corner of A Van Nu Po Road, within the Community College District, within Sections 29 & 30, Township 16 North, Range 9 East (Commission District 5)**

Mr. Larrañaga gave the staff report as follows:

“Santa Maria El Mirador provides a community service to Santa Fe County and Northern New Mexico through its mission to promote and maintain an array of quality supports for individuals with developmental disabilities in community integrated environments. Santa Maria El Mirador has been providing these services to the community since 1988, and is recognized throughout the state as a leader in providing services to the developmentally disabled community.

“The Applicant requests Master Plan Zoning, Preliminary and Final Development Plan approval for a facility to house administrative offices, a training center, nursing and case manager offices, multi-purpose activity rooms, meeting rooms, in home service, a community service room and a behavioral therapy area. The 21,179 square foot two story structure will be sited on a 6.68 acre parcel located at 178 Avenida del Sur within the Rancho Viejo Subdivision. The site is within the New Community Center Village Zone of the Community College District.

“Ordinance No. 2000-12, Land Use Table identifies shelters, public buildings, medical offices and clinics as eligible uses within the New Community Center Village Zone.

“Article V, Section 5.2.1.b states: ‘A master plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the sub-divider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval.’

“Article V, Section 5.2.1.c states: ‘The master plan submittal will consist of both plans and written reports which include the information required in Article V, Section 5.2.2. A typical submittal would include a vicinity map, a plan showing existing site data, a conceptual environmental plan with written documentation, a master plan map, a master plan report, a schematic utilities plan and the phasing schedule. Maps and reports may be combined or expanded upon at the discretion of the applicant to fit the particular development proposal as long as the relevant information is included.’

“Article V, Section 7.1 states: ‘A preliminary development plan may be only a phase or portion of the area covered by an approved master plan, so long as the preliminary development plan substantially conforms to the approved master plan.’

“Article V, Section 7.2 states: ‘A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.’”

Mr. Larrañaga said the Application was reviewed for the following: existing conditions, adjacent properties, parking, access, signage, architectural standards, water, fire protection, liquid waste, terrain management, landscaping and archeology.

Mr. Larrañaga indicated staff has reviewed this Application and has found that the facts presented support this request: the Community College District Land Use Table identifies shelters, public buildings, medical offices and clinics as an eligible use within the New Community Center Village Zone; the use is compatible with use allowed within the New Community Center Village Zone; the Application is comprehensive in establishing the scope of the project; the Application satisfies the submittal requirements set forth in Article V, Section 5.2.2; the Preliminary Development Plan substantially conforms to the proposed Master Plan; the Final Development Plan conforms to the

proposed Preliminary Plan; the Application satisfies the submittal requirements set forth in Article V, Section 7.

The review comments from state agencies and Building and Development Review Services has established findings that this Application is in compliance with Ordinance No. 2000-12, Community College District Land Use and Zoning Regulations, Article V, Section 5, Master Plan Procedures and Article 5, Section 7 Development Plan Requirements of the Land Development Code. Staff recommends Master Plan Zoning, Preliminary and Final Development Plan approval, for the Santa Maria El Mirador, to allow a 21,179 square foot facility on 6.68 acres located at 178 Avenida del Sur within Rancho Viejo, subject to the following conditions:

1. All Staff redlines shall be addressed; original redlines will be returned with final plans for Master Plan.
2. The Applicant shall comply with all requirements of the County Fire Marshal, Public Works, County Utilities Department and Building and Development Services.
3. Master Plan and Final Development Plan, with appropriate signatures, shall be recorded with the County Clerk.

Chairman Romero asked if there was a letter from the Utilities Department regarding water or sewer. Mr. Larrañaga said there is a letter in the file stating it is served by County water and Rancho Viejo has its own sewage treatment.

Under oath, Faez Soud, spoke about the condition requiring a bike lane. He said the mixed priority road does not need a bike lane, and there is no such lane before or after the property. This requirement was waived at the previous BCC meeting for the Seventh Day Adventist Church.

Additionally, since the post-development flow will decrease, a detention pond is not necessary. The bike lane and detention pond would create a huge financial burden that would take away from services provided by the organization. Around \$60,000 was spent on the 8" water line intended to support a hydrant for future development.

David Pfeifer, home building developer from Rancho Viejo, was placed under oath and stated pedestrians and bicyclists on A Van Nu Po are in extreme danger and he recommended the trail system be maintained for the sake of safety.

Chairman Romero asked how far this area was from the internal network of trails in Rancho Viejo and Mr. Pfeifer responded it was a long way.

There was no one else wishing to speak.

Mr. Soud said they totally support the trail system which is part of the Community College District. He added that physical conditions are not appropriate for building a sidewalk.

Member C. Gonzales asked for amplification on the terrain management issues. Mr. Larrañaga stated the applicant is stating there is a negative drainage, while terrain

management is asking for detention ponds. The condition is for working together to come up with a solution prior to going before the BCC if possible. Ms. Cobau said the Stormwater Management Ordinance requires retention of post-construction runoff and it is hard to believe a large building would not impact historic runoff rates. If after discussions the applicant does not wish to comply with County requirements they would have to return for a variance.

Member DeAnda asked if an additional condition on this matter should be imposed. Ms. Cobau said there could be a condition requiring the final development plan to fully comply with Ordinance 2008-10 regarding floodplain and stormwater management. Member DeAnda asked that that condition be added.

Member C. Gonzales moved to approve CDRC Case #MP/PDP/DP 10-5470, including the additional condition regarding full compliance with stormwater requirements. Member DeAnda seconded. The motion passed unanimously.

VII. PETITIONS FROM THE FLOOR

Gloria Mulhull wished to speak about an ongoing development that was determined to be within the City limits.

VIII. COMMUNICATIONS FROM THE COMMITTEE

Member C. Gonzales stated it has been nice working with everyone. Ms. Cobau said they would be having another meeting in January.

Chairman Romero said it has been a pleasure working on the Growth Management Plan and an exceptional job was done incorporating comments and listening to everyone's input. He looked forward to trying to get the code adopted.

Member Dayton recognized the dedication and professionalism of the staff.

IX. COMMUNICATIONS FROM THE ATTORNEY

Ms. Brown wished everyone happy holidays.

X. COMMUNICATIONS FROM LAND USE STAFF

Jack Kolkmeier thanked everyone for their work during the past year, particularly on the Growth Management Plan.


Pursuant to a previous request, Ms. Cobau noted that the Archie Perea variance was granted. The Charles Lujan variance was approved. The Holy Family Praying Heart Portal at the Santuario was approved unanimously. The St. Francis Business Park was approved and one of the conditions was stricken. The Seventh Day Adventist Church was

approved. The Rio Santa Fe was approved, as was the Santa Fe Brewing Company Master Plan.

XI. ADJOURNMENT

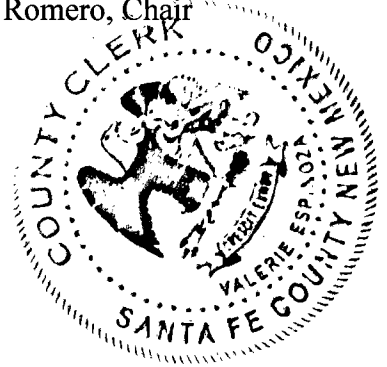
Having completed the agenda and with no further business to come before this Committee, Chair Romero declared this meeting adjourned at approximately 5:25 p.m.

Approved by:

for 
Jon Paul Romero, Chair
CDRC

ATTEST TO:

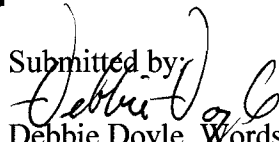

COUNTY CLERK



Before me, this ____ day of _____, 2011.

My Commission Expires: _____

Notary Public


Submitted by:

Debbie Doyle, Wordswork

SFC CLERK RECORDED 02/23/2011



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss CDRC MINUTES
PAGES: 13

I Hereby Certify That This Instrument Was Filed for Record On The 23RD Day Of February, 2011 at 09:05:38 AM And Was Duly Recorded as Instrument # 1627542 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Deputy  Valerie Espinoza
County Clerk, Santa Fe, NM