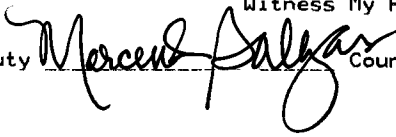


I Hereby Certify That This Instrument Was Filed for
Record On The 17TH Day Of October, 2014 at 10:09:28 AM
And Was Duly Recorded as Instrument # 1748515
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy  County Clerk, Santa Fe, NM

MINUTES OF THE

SANTA FE COUNTY

DEVELOPMENT REVIEW COMMITTEE

Santa Fe, New Mexico

August 21, 2014

This meeting of the Santa Fe County Development Review Committee (CDRC) was called to order by Chair Dan Drobnis, 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:

Dan Drobnis, Chair
Susan Martin, Vice Chair
Bette Booth
Louie Gonzales
Frank Katz

Member(s) Excused:

Manuel Roybal
Phil Anaya

Staff Present:

Wayne Dalton, Building & Services
Vicki Lucero, Building & Services
Jose Larrañaga, Development Review Specialist
John Lovato, Development Review Specialist
Mathew Martinez, Development Review Specialist
Rachel Brown, Deputy County Attorney
Claudia Borchert, County Utilities Director
Buster Patty, Fire Marshal

III. APPROVAL OF AGENDA

Upon motion by Member Martin and second by Member Katz the agenda was unanimously approved as published.



IV. APPROVAL OF MINUTES: July 17, 2014

Member Martin offered a correction to page 8 clarifying her vote as follows: “Member Martin said she supports the part of the motion to deny the covenant restriction but in the interests of consistency and the fact that it also lifts the restriction on swimming pools she will oppose the motion as proposed.”

With that amendment Member Martin moved to approve the minutes. Member Katz seconded and the motion carried unanimously. [5-0]

VII. NEW BUSINESS

- A. CDRC CASE # V 14-5190 Pablo & Maria Cerquera Variance. Pablo and Maria Cerquera, Applicants, Request a Variance of Ordinance 2007-2 Village of Agua Fria Zoning District, Section 10.6 (Density and Dimension Standards), to Allow Three Dwelling Units on 0.962 Acres. The Property is Located at 2247 Paseo de Tercero, in the Traditional Community of Agua Fria, within Section 5, Township 16 North, Range 9 East, Commission District 2**

Mathew Martinez read the case caption and gave the staff report as follows:

“The subject lot was created in 1991 by way of Family Transfer and is recognized as a legal lot of record. The Applicants have owned the property since 1994. There are currently two dwelling units on the property. Currently the Applicants and their family reside in one of the existing homes and the other is occupied by tenants. The Applicants have stated the proposed home will also be occupied by tenants until such time their children are of age – adults.

“The Applicants request a variance of Ordinance No. 2007-2, Village of Agua Fria Traditional Community Zoning District, § 10.6, Density and Dimension Standards, to allow three dwelling units on 0.962 acres. The Applicants state a variance is needed in order to develop the remaining portion of the property. The Applicants intend to place an additional manufactured home on the property to provide them with additional income and for future use for their children. The property is lacking approximately 0.038 acres or 1,152 square feet in order to meet code requirements for a third dwelling unit.

“Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and finds the project is not in compliance with County criteria for this type of request.”

Mr. Martinez stated staff was recommending denial of a variance of Ordinance No. 2007-2, Village of Agua Fria Zoning District, § 10.6, Density and Dimension Standards, to allow three dwelling units on 0.962 acres. If the decision of the CDRC is to recommend approval of the Applicants’ request, staff recommends imposition of the following conditions:

1. The Applicant shall comply with all applicable water conservation measures. (As per Ordinance No. 2002-13).
2. The Applicant must obtain a development permit from the Building and Development Services Department for the additional dwelling unit. (As per Article II, § 2).
3. The placement of additional dwelling units is prohibited on the property. (As per Ordinance No. 2007-2 § 10.6).
4. The Applicant shall comply with all Fire Prevention Division requirements at time of development permit Application (As per 1997 Fire Code and NFPA Life Safety Code).

Member Katz asked if the only thing preventing them from adding the third home was the .038 and Mr. Martinez replied it was.

Member Booth asked for help in visualizing that area and Member Gonzales said the chambers they were in appeared to be approximately 2,000 square feet, or greater area than the discrepancy.

Member Gonzales how many units were on the property and Mr. Martinez said there are currently two units and they are requesting a third.

Duly sworn, Maria Cerquera stating they were requesting a minimal variance. Initially, the property was part of a larger holding belonging to her parents. They hope to have their children, who are currently in college, have a place to live. Before the children return they hope to use it for supplemental income. She explained the original property ran from Agua Fria to Rufina and was divided into equal parcels. She said they are on community water and city sewer and the additional dwelling will hook up to those services as well.

There was no one from the public wishing to provide testimony.

In Case #V 14-5190, Member Katz moved approval with staff conditions, stating it was a de minimus discrepancy. Member Booth seconded and the motion passed by unanimous [5-0] voice vote.

VII. B. CDRC CASE # V 14-5230 Sam Mendoza Variance. Sam Mendoza, Applicant, Requests a Variance of Article II, Section 4.3.3.b.ii (Small Lot Family Transfers), of the Land Development Code to Allow a Small Lot Family Transfer of 2.79 Acres Into Two Lots Prior to Being in Possession of the Family Proper for a Five-Year Period. The Property is Located at 58 Camino Don Fidel, Off the 599 West Frontage Road, within Section 36, Township 17 North, Range 9 East, Commission District 2

Mr. Martinez read the case caption and gave the staff report as follows:

“The subject lot was created in April 2005, by way of Family Transfer and is recognized as a legal lot of record. The Applicant has owned the property since March 18, 2014. Since the Applicant has only owned the property for a five-month period, the property is not eligible for a small-lot family transfer. The property is currently vacant.

“Article II, Subsection 3.3b.iii, Small-lot Family Transfer of the Land Development Code states proof that the land has been in lawful possession of the family proper for no less than five years and that the recipient is an adult or an emancipated minor is required.

The applicant is requesting a variance of Article II, § 4.3.3.b.ii, of the Land Development Code to allow a Small Lot Family Transfer of 2.79 acres into two lots prior to being in possession of the Family Proper for a five-year period. The applicant states a variance is needed in order to give property to his grandchildren. The applicant purchased the property with the intent of giving his oldest granddaughters a piece of the property of their own. This would allow his grandchildren to reside next to and support each other after the passing of their mother.

“Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and find the project is not in compliance with County criteria for this type of request.”

Mr. Martinez stated staff was recommending denial of a variance of Article II, § 4.3.3.b.ii, Small Lot Family Transfers, of the Land Development Code to allow a Small Lot Family Transfer of 2.79 acres into two lots prior to being in possession of the Family Proper for a five-year period. If the decision of the CDRC is to approve the Applicant’s request, staff recommends imposition of the following conditions:

1. Water use shall be restricted to 0.25 acre-feet per year per lot. A water meter shall be installed for each lot. Annual water meter readings shall be submitted to the Land Use Administrator by January 1st of each year. Water restrictions shall be recorded in the County Clerk’s Office (As per Article III, § 10.2.2 and Ordinance No. 2002-13).
2. A Plat of Survey meeting all County Code requirements shall be submitted to the Building and Development Services Department for review and approval (As per Article III, § 2.4.2).
3. Future division of either tract is prohibited: this shall be noted on the plat. (As per Article III, § 10).
4. The Applicants shall comply with all Fire Prevention Division requirements at time of Plat Review (As per 1997 Fire Code and NFPA Life Safety Code).

Member Katz asked how many dwellings could be built on the property without a variance. Mr. Dalton said only one dwelling per 2.5 acres is allowed in this area.

Chairman Drobnis asked if the new Sustainable Land Development Code would preclude a family transfer. Mr. Martinez said that is correct, so a family transfer would have to be done prior to adoption of that code.

Member Katz asked if the CDRC had the option of granting a density variance and not the small-lot transfer. Ms. Lucero stated the request was for a family transfer and Ms. Brown indicated it is the County's practice to address the request specified in the application in accord with noticing to neighbors.

Applicant Gloria Mendoza, duly sworn, stated her daughter, a single mother with five children, died and they hope to help provide some stability for their grandchildren. She said there are other small lots in the area and none of the neighbors have voiced opposition.

Member Gonzales asked if the lots she spoke of are on individual wells. Ms. Mendoza said they plan to use a shared well and individual septic systems.

There was no one from the public wishing to speak.

Member Gonzales moved to grant the variance in Case #V 14-5230 with staff conditions. Member Booth seconded and the motion passed by majority[3-2] voice vote with Members Gonzales, Booth and Drobnis voting with the motion and Members Martin and Katz voting against.

VII. C. CDRC CASE # V 14-5240 Julie Lopez Variance. Julie Lopez, Applicant, Michael Sandrin, Agent, Request a Variance of Article 4, Section 4.2 of Ordinance No. 2008-10 (Flood Damage and Stormwater Management) to Allow a Driveway within a Flood Hazard Area. The Property is Located at 12 Calle Dos Puentes, within the Vicinity of Chimayo, within Section 2, Township 20 North, Range 9 East, Commission District 1

John Lovato read the caption gave the following staff report:

“The subject lot was created in 1968, and is considered a legal lot of record. The property is currently vacant. The Applicant requests a variance of Article 4, § 4.2 of Ordinance No. 2008-10, Flood Damage and Stormwater Management, to allow the construction of a driveway within a FEMA designated Special Flood Hazard Area.

“On June 28, 2014, the Applicant submitted an Application for the construction of a driveway. After review of the Application, staff determined that the proposed driveway was located within a FEMA designated 100-Year Special Flood Hazard Area therefore, the Application was denied. The Applicant intends to develop the lot and place a residence on the property. The Applicant states, “denying the

driveway presents a hardship due to it being the only access to the property and only buildable area on the lot.”

“The subject property is accessed off Calle Dos Puentes Private Road. The portion of Calle Dos Puentes that services the property is approximately 690 feet in length and ranges from 16 to 20 feet in width and is a dirt driving surface located within a FEMA designated Special Flood Hazard Area. Calle Dos Puentes may be frequently impassible during inclement weather and thereby is not all-weather accessible. The designated Special Flood Hazard Area runs along the entire frontage of the property, and there is no other location to place a driveway outside of the Special Flood Hazard Area.

“Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and finds the project is not in compliance with County criteria for this type of request. However, this property is accessed via a private road and there is no feasible way to relocate the road or driveway outside the floodplain.”

Mr. Lovato indicated staff recommends denial of a request to allow a variance of Article 4, § 4.2 of Ordinance No. 2008-10, Flood Damage and Stormwater Management. If the decision of the CDRC is to recommend approval of the Applicants request for a variance, staff recommends imposition of the following conditions

1. Water use on the lot shall be restricted to 1.00 acre-feet per year per lot. A water meter shall be installed for each lot. Annual water meter readings shall be submitted to the Land Use Administrator by January 1st of each year. Water restrictions shall be recorded in the County Clerk’s Office (As per Article III, § 10.2.2 and Ordinance No. 2002-13).
2. The Applicant must obtain a Development Permit from the Building and Development Services Department for the driveway and dwelling unit. (As per Article II, § 2).
3. The Applicant shall comply with all Fire Prevention Division requirements at time of Development Permit Application (As per 1997 Fire Code and 1997 Life Safety Code).
4. A restriction must be placed on the Warranty Deed regarding the lack of all-weather access to the subject lot. This restriction shall include language as follows: The access to this property does not meet minimum standards set forth by County Ordinances and Code. Site access, including access by emergency vehicles, may not be possible at all time. (As Per Ordinance 2008-10).

Member Katz asked for clarification of the exact location of the property on the aerial photographs and Mr. Lovato explained the placement and said there are approximately 16 other residences accessed by that road.

Responding to questions from Member Gonzales, Mr. Lovato said the house itself is not in the floodplain and the only time there would be a problem would be during a flood over the driveway.

Chairman Drobnis asked for clarification of Section C.2, as mentioned in paragraph f. in the packet material. Ms. Lucero said she would research that section.

Under oath, Julie Anna Lopez said she a curator of agriculture at Las Golondrinas and in 2010 purchased the land in Chimayo with her partner who subsequently died. At the time of purchase the designated floodplain was smaller and the original driveway crossed very little of the floodplain. After revisions were made more of the floodplain was involved.

Member Katz sought and received verification that the variance is for access to the property which is currently not all-weather.

Member Gonzales verified there was no other access to the building site. Ms. Lopez said she would drill a well after the driveway is in. Electricity will come from the Jemez Co-op. She added it will be an elevated driveway with culvert.

Ms. Lucero said that alternative to a variance would be to have an engineer design and construct an all-weather crossing. She said Camino Dos Puentes is also in the floodplain but that is not Ms. Lopez' property.

Responding to a question from Member Martin, Fire Marshal Buster Patty said they are recommending approval with conditions designed to buy time for the Fire Department to arrive, specifically a sprinkler system, and the applicant has agreed to that condition.

J. J. Gonzales, under oath, pointed out the roads that lead into the property in question, passing through Rio Arriba County. He noted there is some confusion whether Calle Dos Puentes, which is largely in a floodplain, is a County road or not. Using a map of the area, Mr. Gonzales showed the previous map Ms. Lopez relied upon when the floodplain was not as extensive and would have allowed a driveway without the need for a variance. He speculated that in order for that flood water to reach the property the Santa Cruz River would have to be 25 feet deep. He asked the committee to consider granting the variance.

There was no one else wishing to speak.

Ms. Lucero said she did not locate Section C. 2 but there is a set of criteria that need to be taken into account before granting a variance and these are stated in Section J.

Member Martin moved to approve CDRC Case #V 14-5240 with staff conditions, and Member Katz seconded, noting criteria had been met. The motion passed by unanimous [5-0] voice vote.

VII. D. CDRC CASE # V 14-5260 Vincent Mastrantoni/Webb Garrison Variance. (TABLED)

E. CDRC CASE # S 12-5452 Cielo Colorado Estates Final Plat and Development Plan for Phase 1 and 2. (TABLED)

VII. F. CDRC CASE # V/Z 14-5210 Senior Campus at Caja del Rio. Caja del Rio Holdings, LLC, Applicant, Jenkins/Gavin, Agents, Request Master Plan Zoning Approval to Allow the Creation of a Large-Scale Mixed-Use District, to Be Utilized as a Senior Care Facility, to Be Developed in Four Phases on 28 Acres. The Request Also Includes a Variance of Article III, Section 6.4.2 (Density Review) and Article III, Section 10 (Lot Size Requirements) of the Land Development Code. The Property is Located at 28 Caja Del Rio Road, within Section 2, Township 16 North, Range 8 East, Commission District 2

Jose Larrañaga read the case caption and gave the following staff report:

“The Applicant requests Master Plan Zoning approval to allow a Large Scale Mixed Use Development to be utilized as a Senior Care Facility on 28 ± acres. The proposed Senior Campus at Caja del Rio will provide a full spectrum of senior care and living options, including a skilled nursing facility, assisted living, a memory care facility and independent living.

“The proposed Senior Care Facility will be developed in four phases over a period of 8to10 years: Phase 1 will consist of a 58,000 square foot skilled nursing facility and a waste water treatment system, leach field and centralized drainage pond; Phase 2 will consist of a 150,000 square foot assisted living facility; Phase 3 will consist of a 180,000 square foot retirement housing/independent living complex; Phase 4 will consist of a 35,000 square foot memory care facility.

“The Applicant is requesting the following permitted uses as a Large Scale Mixed Use designation: retirement housing; assisted living facility; life care or continuing care facilities; skilled nursing facility; hospitals; medical clinics; social assistance, welfare and charitable services; services for elderly and disabled; offices; research and development services.

“The Applicant also requests a variance of Article III, § 6.4.2, Density Review, and Article III, § 10 (Lot Size Requirements), of the Land Development Code, to allow a maximum residential density of 20 dwelling units per acre. The proposed site is within the Basin Hydrologic Zone where the minimum lot size is one dwelling unit per 2.5 acres.

“The Applicant states the following reasons to allow the variance: 20 dwellings per acre is in accordance with the multi-family density permitted in the Sustainable Land Development Code; the density is permitted under the current County Land Development Code pursuant to Article III, § 11 which states: “Developments which import water from the surface Rio Grande or other

locations outside Santa Fe County to any location in Santa Fe County designated in the Development Code as other than urban or metropolitan locations are permitted to locate anywhere in the County provided they meet all requirements of the Code, except that in lieu of the density requirements as specified in Article III, Section 10, the proposed development shall meet the following criteria"; the multi-family uses permitted by the Large Scale Residential provisions cannot be developed at the single family density of one dwelling per 2.5 acres.

"Staff Response: The Land Development Code does not provide regulations to fully implement the density permitted in the SLDC; the requested density exceeds the requirements of the Land Development Code; Article III, § 11 of the Land Development Code was reviewed by County Staff and it was determined that this section is not applicable in regards to the density proposed for this development due to the fact that this development will be utilizing County Water; the Application is subject to compliance with Article III, § 10, of the Land Development Code in regards to density.

"Building and Development Services staff has reviewed the Applicants request for a variance of Article III, § 6.4.2, Density Review and Article III, § 10 (Lot Size Requirements), of the Land Development Code, to allow a maximum residential density of 20 dwelling units per acre, for compliance with pertinent Code requirements and has found that the following facts presented do not support the request: the requested density exceeds the requirements of the Land Development Code; no Application shall be approved unless it is determined that the density requirements of the Code will be met; minimum lot size shall be calculated based upon ground water storage only and the minimum lot size shall not be less than 2.5 acres; a variation or modification of this section of the Code may be considered more than a minimum easing of the requirements.

"Building and Development Services staff has reviewed this project for compliance with pertinent Code requirements and has found the following facts presented support the request for Master Plan Zoning to allow a Large Scale Mixed Use Development: the Application is comprehensive in establishing the scope of the project; the proposed uses are in compliance with the uses associated with a Large Scale Mixed Use District; the Application satisfies the submittal requirements set forth in the Land Development Code, with the exception of the density element of the request.

"The review comments from State Agencies and County staff have established that this Application, for Master Plan Zoning to allow a Large Scale Mixed Use Development, is in compliance with: State requirements; Article III, § 4.2.1.d.1 Large Scale Mixed Use Development; Article V, § 5 Master Plan Procedures. This Application is not in compliance with Article III, § 6.4.2 Density Review and Article III, § 10.

“The Santa Fe County Utilities Division (SFCU) has reviewed this submittal and is ready, willing and able to provide water service for this development subject to the following conditions: the BCC approves new water deliveries for this development, as required by Resolution 2006-57; the developer shall provide SFCU with data and calculations upon which the water budget was established. The development’s water budget shall be premised on the Santa Fe County Conservation Ordinance 2002-13, which enumerates required water conservation measures. SFCU may adjust the development’s water budget as appropriate; Approval by the BCC of the project’s water budget of 69.7 acre- feet/year, which is in the excess of the maximum of 35 acre-feet/year identified in Resolution 2006-57, § IX.C; the development shall justify the extraordinary circumstances that merit an exception to the water allocation limit; the developer shall compensate SFCU for the quantity of water rights and supply assigned to the development per Resolution 2006-57, Article X and IV. A. 3 of attached A, currently valued at \$11,000 per acre-feet; the development shall meet all other conditions of Resolution 2006-7, Resolution 2012-88, and all other SFCU water related ordinances and resolutions; The development is responsible for the design and construction of this project in its entirety and pays for all costs associated with the water system. Santa Fe County is not responsible for any costs incurred in order to ensure compliance with the County’s ordinances or other applicable rules and regulations; the development agrees to construct and dedicate all infrastructure needs identified by the SFCU; the development obtains a letter from the City of Santa Fe Water Division that identifies what, if any, additional water utility infrastructure is needed in order to supply the proposed 69.7 acre-feet/year demand; the development agrees to construct and dedicate all infrastructure needs identified by the City’s water utility hydraulic modeling.”

Mr. Larrañaga said staff recommends denial of the Applicants request for a variance of Article III, § 6.4.2, Density Review, and Article III, § 10, Lot Size Requirements. Staff has determined that the density requirements of the Code have not been met therefore staff cannot support the request for Master Plan Zoning to allow a Large-Scale Mixed Use Development.

If the decision of the CDRC is to recommend approval of the density variance and the request for Master Plan Zoning to allow a Large Scale Mixed Use Development, to be utilized as a Senior Care Facility and be developed in four phases on 28 ± acres, staff recommends the following conditions be imposed:

1. The Applicant shall comply with all review agency comments and conditions as per Article V, § 7.1.3.c.
2. Master Plan with appropriate signatures, shall be recorded with the County Clerk as per Article V, § 5.2.5.
3. Prior to submittal of Preliminary Plat or Development Plan the Applicant shall meet the requirements set forth in Resolution 2006-57.

Member Katz asked for clarification of the requirements of Resolution 2006-57. Claudia Borchert, County Utilities Director, stated the Utility is given leeway in what kind of requirements can be placed on development. The practice has been to impose

connection fees to cover the acquisition of water rights. A small, individual residential lot is calculated at \$11,000 per acre-foot. However, a development of this size might require a six-inch meter the fee for which would not cover the water use. Consequently the developer would need to pay more than the typical current installation fee charge.

Clarifying the provisions in Article III, Section 11, Ms. Borchert said this refers to a development contemplating its own surface water directly.

Responding to questions from Member Gonzales, Mr. Larrañaga said the agreement with the County Utility to provide water is not part of the request for a density variance. Ms. Lucero indicated at master plan stage the applicant only needs to show that the utility is willing and able to serve. At later stages they will have to go through an extensive process to procure the water they're requesting and the BCC will have to make that decision.

Jennifer Jenkins, agent for the Cauwels and Stuve who are proposing the project, was duly sworn and gave a presentation [*Exhibit 1*]. She said the request is for a large-scale mixed-use project providing a continuum of care for seniors from independent living to skilled nursing. Santa Fe currently lacks a facility of this type and it is a much needed service. She demonstrated the location and layout of the four phases. There is a single access off Caja del Rio, which will be extended as the project develops. There will be a modular onsite wastewater treatments system with use of effluent for onsite irrigation. If a public system becomes available they will hook up to that.

Ms. Jenkins pointed out the density variance is for the third phase, which is classified as residential. She said density based upon groundwater consideration is not applicable since they plan to tap into the County utility. Additionally, the current code does not accommodate the multifamily uses that are permitted in the code.

In response to a question from Member Katz, Ms. Jenkins said under the Sustainable Land Development Code there would be no need for the master plan or the variance.

Member Gonzales recognized the need for the project and the fact that approval would move up the timeline on the project.

There was no one from the public wishing to speak.

Member Katz moved to approve the master plan and grant the variance in Case #C/Z 14-52, Senior Campus with conditions as recommended by staff. Member Booth seconded and the motion carried by unanimous [5-0] voice vote.

VII. G. PETITIONS FROM THE FLOOR

None were presented.

H. COMMUNICATIONS FROM THE ATTORNEY

None were presented.

I. COMMUNICATIONS FROM THE ATTORNEY

None were presented.

J. COMMUNICATIONS FROM STAFF

Ms. Lucero distributed the requested list of BCC decisions on land use cases acted upon by the CDRC. [Exhibit 2] She noted the BCC's actions were in line with CDRC recommendations.

K. NEXT CDRC MEETING: September 18, 2014

L. ADJOURNMENT

Having completed the agenda and with no further business to come before this Committee, Chair Drobnis declared this meeting adjourned at approximately 5:30 p.m.

Approved by:

[Handwritten Signature]

Dan Drobnis, Chairman
CDRC



[Handwritten Signature]

COUNTY CLERK 10-16-2014

Before me, this ____ day of _____, 2014.

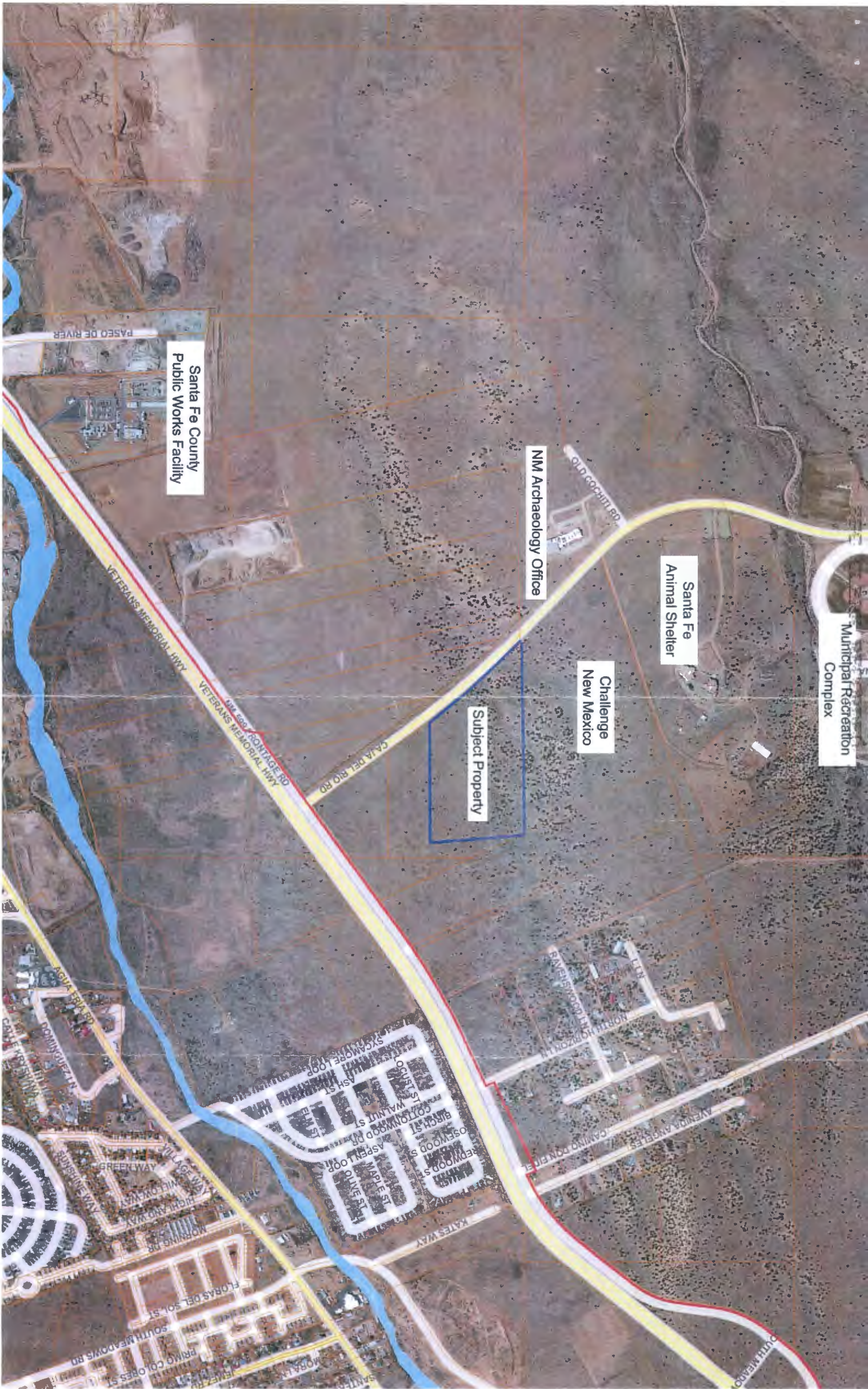
My Commission Expires: _____
Notary Public

Submitted by:
[Handwritten Signature]
Debbie Doyle, Wordswork

REC'D BY RECORDED 10/17/2014

Senior Campus @ Caja del Rio Master Plan





Municipal Recreation Complex

Santa Fe Animal Shelter

Challenge New Mexico

NM Archaeology Office

Subject Property

Santa Fe County Public Works Facility

PASEO DE RIVER

VETERANS MEMORIAL HWY

VETERANS MEMORIAL HWY

CAJA DEL RIO RD

OLD COCPIIT RD

AVENIDA ANGELES

CAMINO DON ENRIQUE

CITA MIRADO

KATES WAY

MAPLE ST
BIRCH ST
COTTAGEWOOD DR
WALNUT ST
OAK ST
Sycamore Loop
Aspen Loop
Noble St
Maple St
Cottonwood St
Oswood St
Redwood St

VILLAGE WAY

SOUTH MEADOWS RD

PRIMO COLORES ST

LEWIS ST

MORA LN

SANTER

AGUA FRIA RD

DOMINGUEZ LN

WILSON LN

GREENWAY

HIGHLAND WAY

MORRIS DR

FLORAS DEL SOL ST

LEWIS ST

MORA LN

SANTER

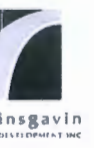




VICINITY MAP

LEGEND

- EX. RIGHT-OF-WAY / PROPERTY LINE
- - - - EX. CURB & GUTTER
- EX. STREET LIGHT
- EX. WTR VALVE
- EX. GAS MANHOLE
- EX. FIRE HYDRANT
- EX. STORM DRAIN PIPE
- EX. GAS LINE
- EX. WATER
- EX. SEWER LINE
- EX. BARB WIRE FENCE
- EX. GUARD RAIL
- BENCHMARK
- ▨ EX. ASPHALT TO BE REMOVED
- ▨ NEW UTILITY EASEMENT
- ▨ NEW CURB AND GUTTER
- ▨ NEW ASPHALT
- ▨ NEW CONCRETE VALLEY OUTLET
- NEW WATER LINE & WATER BOX
- NEW FIRE HYDRANT
- 2" DOMESTIC METER
- NEW SEWER LINE & MANHOLE
- NEW GAS LINE
- NEW UNDERGROUND ELECTRIC
- NEW TELEPHONE
- NEW CABLE
- TRANSFORMER
- B&T FENCE
- PRIVATE ACCESS EASEMENT
- LIMITS OF DISTURBANCE



Jenkinsgavin
DESIGN & DEVELOPMENT INC.
130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501



Hunt-Zollars
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87104
Phone (505) 882-8841 Fax (505) 882-3218

CAUWELS & STUVE
Construction & Design

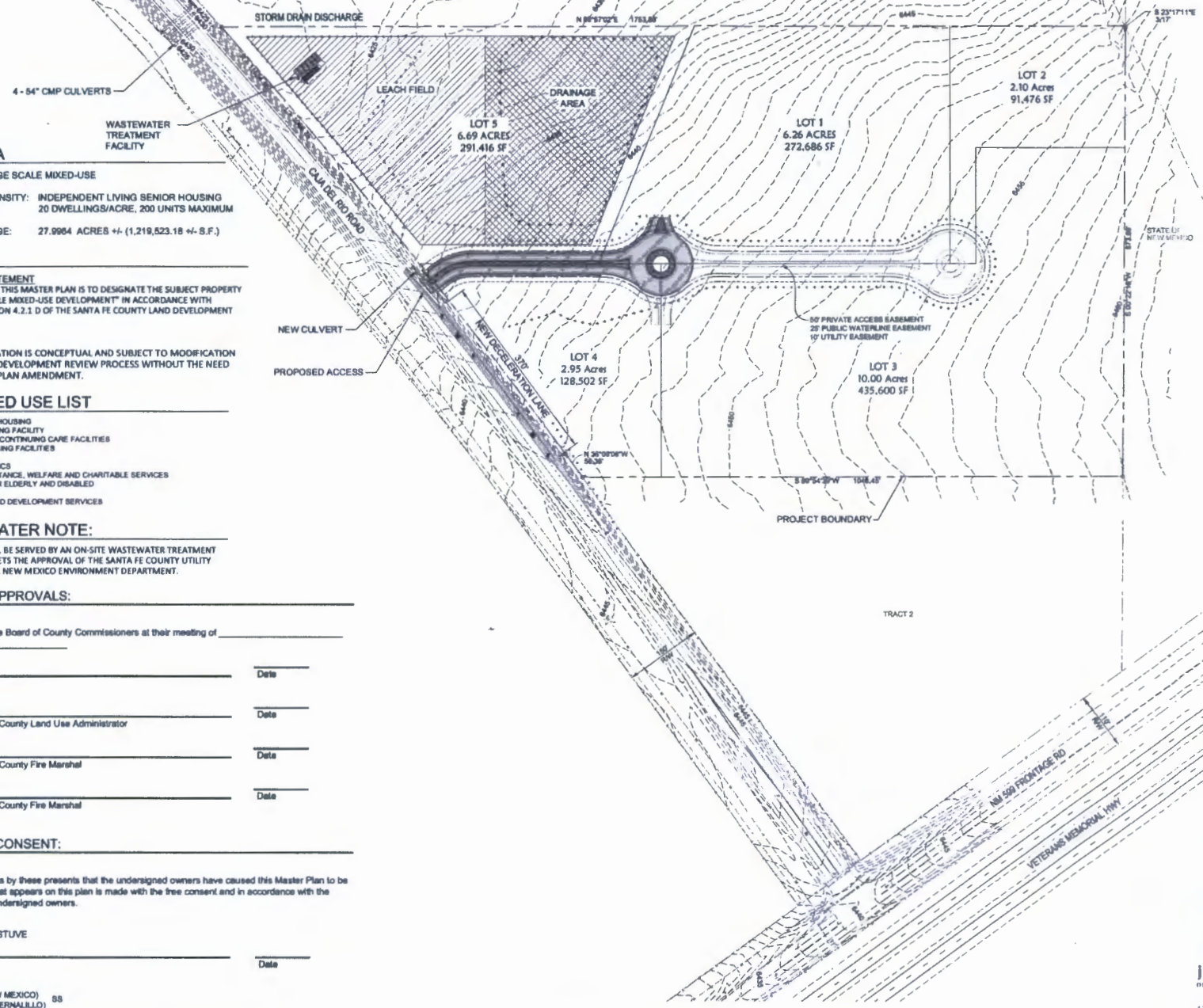
8711 Thurston Boulevard NE
Suite 400
Redmond, New Mexico 87113
Phone: 505.254.5771
Fax: 505.255.9922
www.cauwels-stuve.com

PROJECT:
Senior Campus @ Cal Del Rio
Santa Fe County, New Mexico

PROJECT Title & Issue Date:
Master Plan
9 May 2014

Master Plan

3



SITE DATA

ZONING: LARGE SCALE MIXED-USE
 PROPOSED DENSITY: INDEPENDENT LIVING SENIOR HOUSING
 20 DWELLINGS/ACRE, 200 UNITS MAXIMUM
 TOTAL ACREAGE: 27.9884 ACRES +/- (1,218,823.18 +/- S.F.)

NOTES

PURPOSE STATEMENT
 THE PURPOSE OF THIS MASTER PLAN IS TO DESIGNATE THE SUBJECT PROPERTY AS A "LARGE SCALE MIXED-USE DEVELOPMENT" IN ACCORDANCE WITH ARTICLE III, SECTION 4.2.1 D OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE.

PLATTING
 LOT CONFIGURATION IS CONCEPTUAL AND SUBJECT TO MODIFICATION THROUGH THE DEVELOPMENT REVIEW PROCESS WITHOUT THE NEED FOR A MASTER PLAN AMENDMENT.

PERMITTED USE LIST

- RETIREMENT HOUSING
- ASSISTED LIVING FACILITY
- LIFE CARE OF CONTINUING CARE FACILITIES
- SKILLED NURSING FACILITIES
- HOSPITALS
- MEDICAL CLINICS
- SOCIAL ASSISTANCE, WELFARE AND CHARITABLE SERVICES
- SERVICES FOR ELDERLY AND DISABLED
- OFFICE
- RESEARCH AND DEVELOPMENT SERVICES

WASTEWATER NOTE:

THE PROJECT WILL BE SERVED BY AN ON-SITE WASTEWATER TREATMENT SYSTEM THAT MEETS THE APPROVAL OF THE SANTA FE COUNTY UTILITY DIVISION AND THE NEW MEXICO ENVIRONMENT DEPARTMENT.

COUNTY APPROVALS:

Approved by the Board of County Commissioners at their meeting of _____ as Case # _____

Chairman _____ Date _____

Approved by _____ Date _____
 County Land Use Administrator

Approved by _____ Date _____
 County Fire Marshal

Approved by _____ Date _____
 County Fire Marshal

OWNER'S CONSENT:

Know all persons by these presents that the undersigned owners have caused this Master Plan to be prepared. All that appears on this plan is made with the free consent and in accordance with the desires of the undersigned owners.

CAUWELLS & STUVE
 By _____ Date _____

(STATE OF NEW MEXICO) ss
 (COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____
 BY _____ AUTHORIZED SIGNATORY OF CAUWELLS & STUVE, WHO BONDED THIS INSTRUMENT ON BEHALF OF SAID COMPANY.

BY: _____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

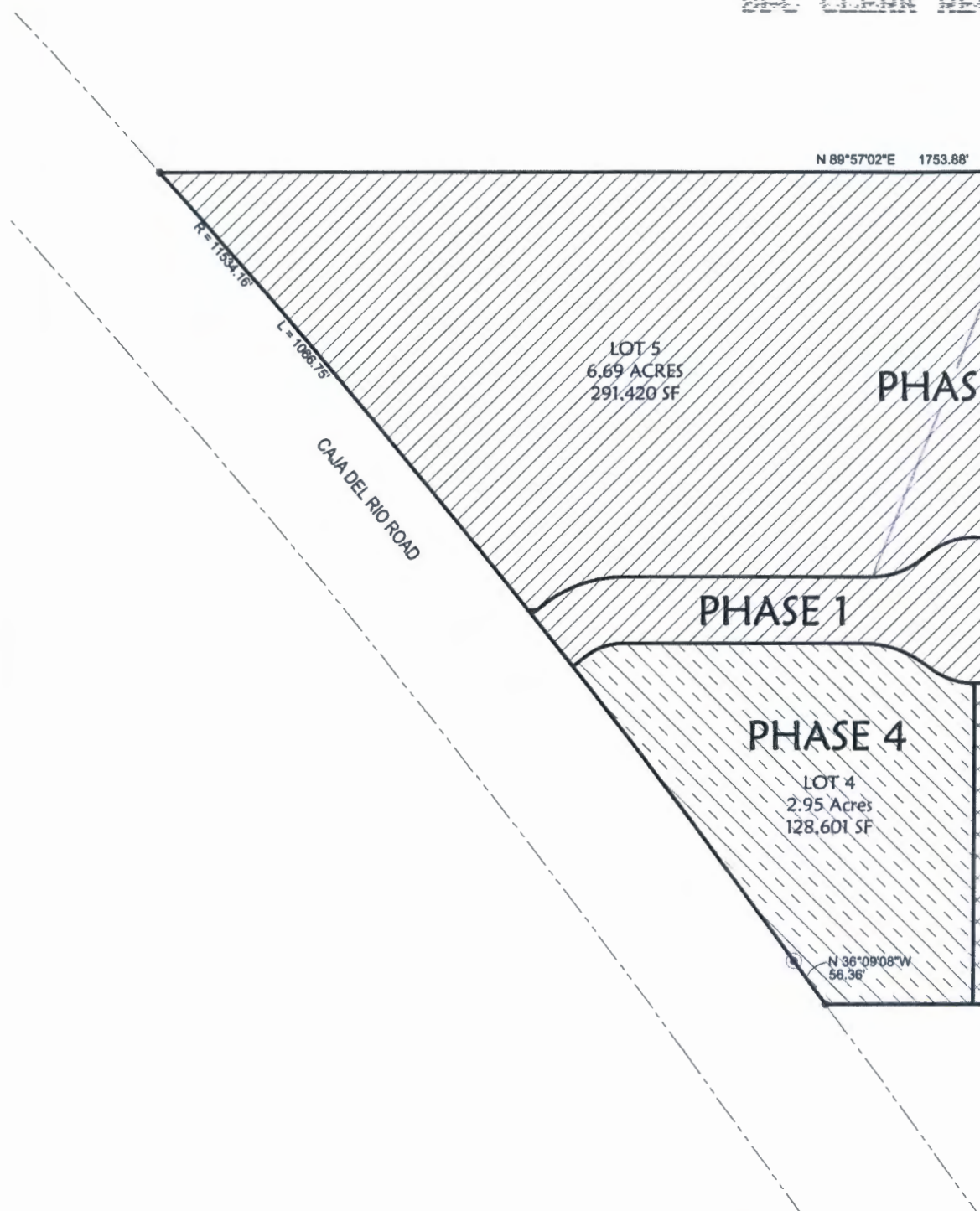
MASTER PLAN

Printed: 5/27/2014, 2:50:53 PM, 87,148 sq. ft. User: H:\Users\jstevens\OneDrive\CAUWELS\Projects\Senior Campus\Senior Campus.dwg
 Last Saved: 5/27/2014, 2:12:27 PM, 148 sq. ft.

TRACT 3
STATE OF NEW MEXICO

N 89°57'02"E 1753.88'

S 23°17'11"E
3.17'



LOT 5
6.69 ACRES
291,420 SF

PHASE 1

LOT 1
6.26 ACRES
272,539 SF

PHASE 2

LOT 2
2.10 ACRES
91,312 SF

PHASE 1

PHASE 2

PHASE 4

LOT 4
2.95 ACRES
128,601 SF

PHASE 3

LOT 3
10.00 ACRES
435,600 SF

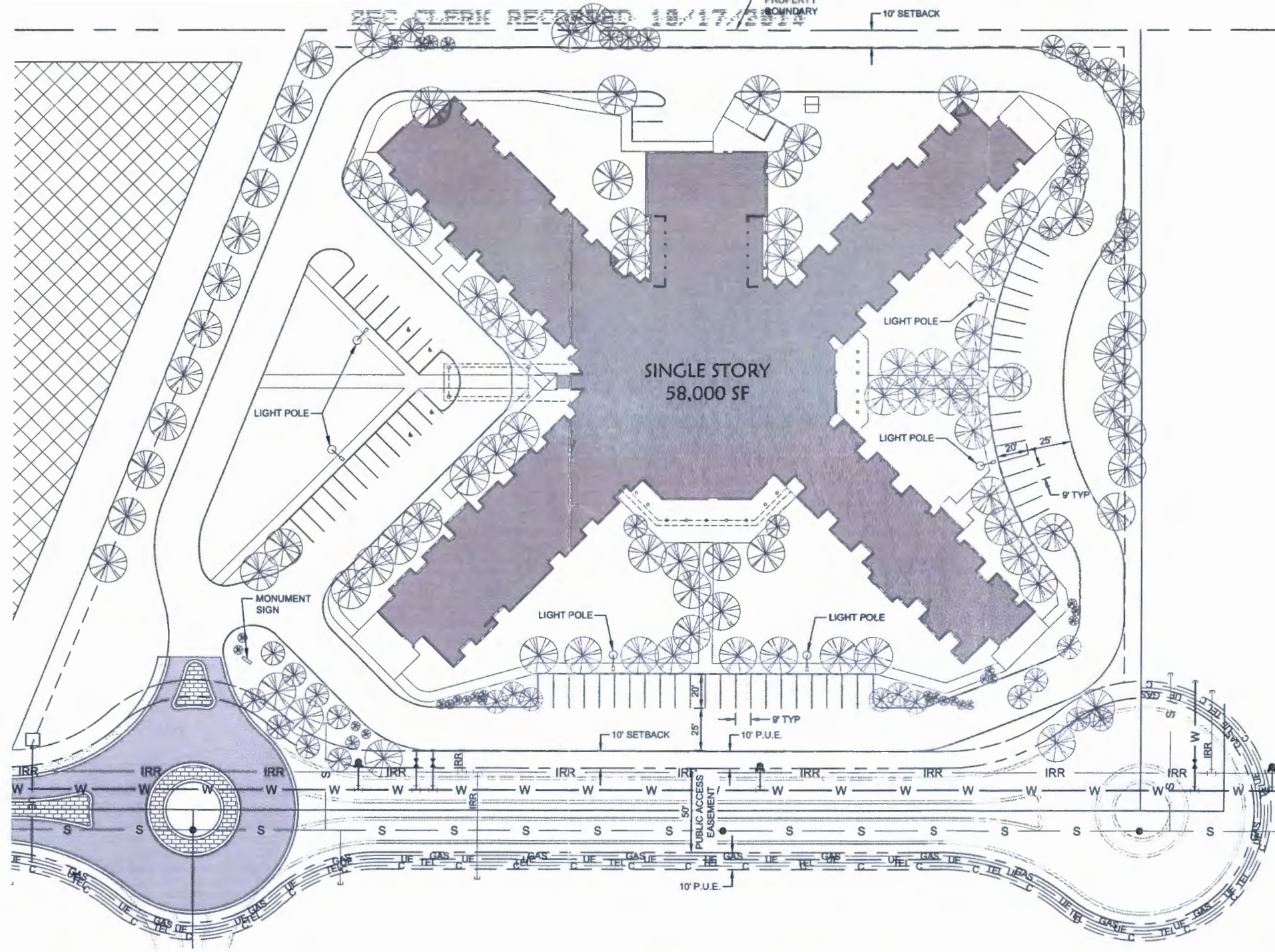
N 36°09'08"W
56.36'

S 89°54'39"W 1048.45'

S 00°22'18"W
873.86'

STATE OF
NEW MEXICO

PROJECT BOUNDARY



LOT TYPICAL - PHASE 1 SKILLED NURSING

TRACT 3
N/F
STATE
OF
NEW MEXICO

R=11534.16'
Δ 4°24'27"
A=887.24'
N43°30'53"W
Lc=887.02'

805.87'

S89°56'25"E

(S89°56'35"E - 1753.82')

1753.82'

S24°23'05"E
3.27'
(S24°22'45"E - 3.27')

DETAIL A
NTS

GUARDRAIL

CAJA DEL RIO ROAD
150' RIGHT OF WAY

TRACT 1
28.00 ACRES ±
VACANT

N/F
STATE
OF
NEW MEXICO

R=11534.16'
Δ 5°17'57"
A= 1066.75
CH= N38°39'39"W
1066.37'

(R=11534.16'
Δ 5°17'59"
A= 1066.88
CH= N38°39'45"W
1066.50')

MANHOLE
GRATE

ALUM. CAP
ROW MEDRANO

1048.51'

(N89°58'49"W - 1048.43')

N89°58'31"W

TRACT 2

N36°00'33"W
56.29'
(N36°00'45"W - 56.29')

ALUM. CAP
ROW MEDRANO

921.71'

(N36°00'45"W - 921.63')

SEE DETAIL B

NMOT ROW
BRASS CAP

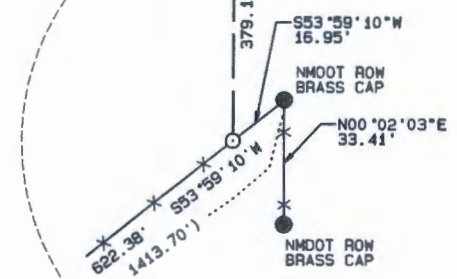
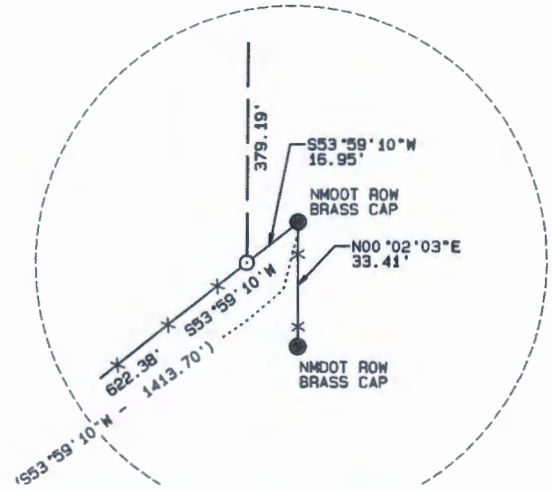
NMOT ROW
BRASS CAP

DETAIL B
NTS

00

ROAD 599
BASIS OF BEARING

(S53°59'10"W - 622.38')
(S53°59'10"W - 622.29')
(S53°59'10"W - 622.29')



BCC Action on Land Use Cases for August 2014

CDRC CASE # V 14-5150 Lorenzo Atencio Variance, Lorenzo Atencio, Applicant, Requests A Variance Of Ordinance No. 2008-5 (Pojoaque Valley Traditional Community District), § 12.5 (Density Standards) To Allow A Land Division Of 1.45 Acres Into Two Lots. The Property Is Located At 10 Frances Lane, Within The Traditional Community Of Pojoaque, Within Section 7, Township 19 North, Range 9 East, (Commission District 1). **John Lovato, Case Manager.**

CDRC recommended denial by a 6-0 vote.
BCC denied the request by 5-0 vote.

CDRC CASE # V/FDP 14-5090 Stanley Cyclone Center, Santa Fe County, Applicant, Lorn Tryk (Lorn Tryk Architects), Agent, Request Final Development Plan Approval To Allow A 51,250 Square Foot Structure, To Be Utilized As An Event Center For Equestrian Events, On 11 Acres +. The Applicant's Request Also Includes A Variance Of Article III, Section 2.3.6 (Height Restrictions) To Allow The Proposed Structure To Exceed 24 Feet In Height And A Variance Of Article III, Section 4.4.4.F (Landscaping) Of The Land Development Code. The Property Is Located At 22 West Kinsell Avenue, Within Sections 27 & 28, Township 11 North, Range 9 East, (Commission District 3). **Jose E. Larrañaga, Case Manager.**

CDRC recommended approval by 7-0 vote.
BCC granted approval by a 5-0 vote.

CDRC CASE # S 13-5201 Oshara Village Preliminary And Final Development Plan, Century Bank, Applicant, Design Enginuity (Oralynn Guerrerortiz), Agent, Request Preliminary And Final Plat And Development Plan Approval For A 5-Lot Residential Subdivision Located On Tract C Of Oshara Village Phase 1, Which Consists Of 10.41 acres. The Property Is Located On The East Side Of Richard's Avenue, South Of I-25, Within Section 16, Township 16 North, Range 9 East (Commission District 5). **Vicente Archuleta, Case Manager.**

CDRC recommended approval by 7-0 vote.
BCC granted approval by a 5-0 vote.

CDRC CASE # S 10-5551 Tessera Subdivision Phase 2, Homewise Inc., Applicant, Design Enginuity (Oralynn Guerrerortiz), Agent, Request Preliminary Plat And Development Plan Approval For Phase 2 Of The Tessera Subdivision Which Consists Of 78 Residential Lots On 69.4 Acres. The Property Is Located Off The NM 599 Frontage Road, West Of The La Tierra Exit, Within Section 20, Township 17 North, Range 9 East (Commission District 2). **Vicente Archuleta, Case Manager.**

CDRC recommended approval by a 6-0 vote.
BCC granted approval by a 5-0 vote.

CDRC CASE # Z/V 13-5131 Ranch At Santa Fe Canyon. Ranch At Santa Fe Canyon LLC (Formerly Known As Santa Fe Canyon Ranch LLC), Applicant, Requests A Master Plan Amendment To The Previously Approved Master Plan (Santa Fe Canyon Ranch) To Remove Six Tracts Of Land (Containing 845 Acres) From The Approved Master Plan Which Consisted Of A Total Of 1,316 Acres. The Request Also Includes A Variance Of Article VII, Section 6.6.2g (Water Budgets And Conservation Covenants) And Ordinance No. 2007-1 (Swimming Pool Ordinance) To Allow The Installation Of A Swimming Pool On The 845 Acres Utilizing Permitted Water Rights And To Amend The Water Restrictive Covenants To Reflect The Allowance Of A Swimming Pool And To Specify That Water Restrictions For Landscaping And Irrigation Restrictions Shall Apply To 72-12-1 Wells Only. The Property Is Located Off Entrada La Cienega Along Interstate 25 In The La Cienega/La Cieneguilla Traditional Historic Community Within Sections 1, 2, 10, 12, 13, Township 15 North, Range 7 East And Sections 5, 6, 7, 8, Township 15 North, Range 8 East (Commission District 3). **Vicente Archuleta, Case Manager**

CDRC recommended approval by a 5-0 vote.

BCC granted approval by a 5-0 vote.