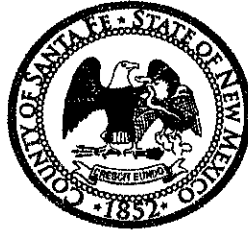


Daniel "Danny" Mayfield  
*Commissioner, District 1*

Virginia Vigil  
*Commissioner, District 2*

Robert A. Anaya  
*Commissioner, District 3*



Kathy Holian  
*Commissioner, District 4*

Liz Stefanics  
*Commissioner, District 5*

Katherine Miller  
*County Manager*

## MEMORANDUM

**DATE:** March 13, 2012

**TO:** Board of County Commissioners

**FROM:** Vicki Lucero, Development Review Team Leader *VL*

**VIA:** Penny Ellis-Green, Interim Land Use Administrator *PEG*  
Shelley Cobau, Building and Development Services Manager *SC*  
Wayne Dalton, Building and Development Services Supervisor *WD*

**FILE REF.:** CDRC CASE # S 08-5451 Cimarron Village Plat and Development Plan for Phase I

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### ISSUE:

Joseph Miller, Applicant, Danny Martinez, Agent, request Preliminary and Final Plat and Development Plan approval for Phase I of the Cimarron Village development to create 3 residential lots and 1 commercial lot on 10.04 acres. The property is located in the Eldorado area, on the east side of US 285, south of Camino Valle, within Section 9, Township 15 North, Range 10 East (Commission District 4).

### SUMMARY:

On January 19, 2012, the CDRC met and acted on this case. The decision of the CDRC was to recommend approval of the request (Refer to Meeting Minutes in Exhibit "F").

On January 12, 1993, the BCC granted approval of the creation of a Village Center Commercial District and Master Plan zoning approval for a large scale mixed use development (Cimarron Village) consisting of 34 lots (22 commercial lots, 1 community service lot, 8 multi-family lots, and 3 single family lots).

On February 9, 2010, the BCC granted approval of a Master Plan Amendment to bring the original Master Plan into compliance with the US 285 South Highway Corridor Zoning District Ordinance (Ordinance No. 2005-08), which was not in effect at the time of the original Master Plan approval. The Amended Master Plan allowed a Mixed-Use Development consisting of 34 commercial lots, 3

single family residential lots, 20 live/work units, and 30 townhouse units for a total of 53 dwelling units on 81.69 acre. The Amended Master Plan also rezoned the 8.126 acre parcel located on the northwest corner of US 285 and Camino Valle to a Neighborhood Mixed Use Zoning designation. The development was proposed to be completed in six phases.

The Applicant is now requesting Preliminary and Final Plat and Development Plan approval for Phase I which consists of 3 residential lots, each approximately 2.5 acres in size and one commercial lot of 2.53 acres.

### **Adjacent Properties**

The subject property is bound on the north by the Rancho Escondido Subdivision. To the west is US 285, to the east are Single Family residential lots and Wilderness areas, and to the south are area designated as Village Mixed Use.

### **Access**

The proposed lots will be accessed off of Camino Valle which is a County Maintained road. County Public Works has reviewed the plans and supports the creation of the four (4) lots. When the Applicant determines a specific use for the commercial parcel, a traffic study will be required to determine if any offsite improvements will be required. All residential driveways shall be approved by Santa Fe County Public Works prior to any development.

### **Water**

The development will be served by the Eldorado Area Water and Sanitation District (EAWSD). A letter from EAWSD has been submitted which states that they are ready willing and able to serve the development. This application was submitted to the County Hydrologist and the Office of the State Engineer (OSE) for review. The County Hydrologist concluded that sufficient information has been submitted for Preliminary Development Plan approval with recommended conditions that shall be addressed prior to Final approval. The OSE has issued a negative opinion and states that the Applicant cannot fulfill the statements in the proposals concerning water availability at this time. The letter issued by the OSE was in regards to the entire development not just phase I. The letter of commitment from EAWSD states that they will provide up to 20.25 acre feet of water per year to this development. Phase I will only utilize 1 acre-foot per year.

### **Fire Protection**

The development is located within the Eldorado Fire District. The EAWSD will provide the water source for fire protection. At least one fire hydrant will be located within 1,000 feet of the furthest buildable portion of each parcel. The Fire Prevention Division has reviewed this application and recommends approval subject to conditions.

### **Liquid and Solid Waste**

The three single family lots will utilize individual on-site septic systems. The commercial lot will utilize the proposed wastewater treatment system that will be constructed in Phase 2.

Individual lot owners will be required to dispose of solid waste by contracting with private firms for disposal at a Solid Waste Transfer Station or by individual hauling.

### **Terrain Management**

The majority of the site is within the 15% slope range. There is an area that contains slopes in excess of 25% just south of the single family residential lots. This area is approximately 23 acres in size and will be designated as open space.

This property does not fall within a FEMA designated floodplain. Retention ponds will be required to handle stormwater runoff from site improvements. Rainwater harvesting will be required for residential and commercial lots in accordance with Santa Fe County Ordinance 2003-6.

### **Archaeology**

An archaeological survey was submitted for the entire development which indicated that two arch sites and five isolated occurrences were detected. The conclusion of the archaeological survey is that the recordation process has exhausted the information potential of the arch sites and isolated occurrences and recommends that if cultural material appears during a ground-disturbing activity, work in that area shall cease, and the New Mexico State Archaeologist shall be contacted so that the need for further archaeological work can be determined.

### **Affordable Housing**

The development will consist of only 3 single family lots, therefore, this development is not subject to the affordable housing ordinance at this time. However, the Applicant has submitted an affordable housing plan and has entered into an affordable housing agreement for the later phases.

### **REQUIRED ACTION:**

The BCC should review the attached material and consider the recommendations of staff and the CDRC, take action to approve, deny, approve with conditions or modifications or to table for further analysis of this request.

### **RECOMMENDATION:**

This application is in accordance with Article V, Sections 5.3 and 5.4 (Preliminary and Final Plat Procedures) and Article V, Section 7 (Development Plan Requirements) of the County Land Development Code, and is consistent with the US 285 South Highway Corridor Zoning District Ordinance. Staff recommendation and the decision of the CDRC are to recommend Preliminary and Final Plat and Development Plan approval for Phase I, subject to the following conditions:

1. A note shall be placed in bold lettering on the plat that states all residential driveways shall be approved by Santa Fe County Public Works prior to any development.
2. Development within the US 84-285 Highway Corridor shall comply with the district standards of the US 285 South Highway Corridor ordinance (Ordinance No. 2005-08). This shall be noted on the plat.

3. A traffic study will be required with commercial development plan application once specific uses have been determined.
4. Submit water budget and detailed demand analysis with a breakdown of potential future commercial uses for Phase I only prior to Commercial Development Plan approval.
5. Residential water use will be restricted to 0.25 acre feet per year, per lot.
6. Proposed Water Restrictive Covenants outlining conservation measures and stating the drilling and use of domestic wells is not permitted shall be submitted for review and approval and recorded with the Final Plat.
7. Submission of final liquid waste disposal plan as required by Article VII, Section 2.6 of the SFC Land Development Code and compliance with NMED conditions prior to Commercial Development Plan approval.
8. Correct language in Article IV, Section 2 of the Declaration of Covenants, Conditions and Restrictions to reflect a wastewater operator services for proposed wastewater treatment plant, not water operator.
9. Address all red-line comments with corrected plans stamped by Engineer and Surveyor and submitted for review by the utilities department.
10. Roadways and drives shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon the Fire Marshal's approval. All access roadway identification signs leading to the approved development area(s) shall be in place prior to the required fire hydrant acceptance testing.
11. Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation.
12. No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.
13. Automatic Fire Protection Sprinkler systems shall be required as per Final Subdivision Plat notes and 1997 Uniform Fire code.

**ATTACHMENTS:**

Exhibit "A" – Developer's report  
Exhibit "B" - Developer's plans  
Exhibit "C" – Vicinity Map

BCC  
March 13, 2012  
Cimarron Village  
Page 5

Exhibit "D" – Reviewing Agency Responses  
Exhibit "E"-Disclosure Statement  
Exhibit "F"-January 19, 2012 CDRC Meeting Minutes

# PHASE 1 FINAL DEVELOPMENT REPORT

PREPARED FOR

## CIMARRON VILLAGE SUBDIVISION

A PLANNED UNIT DEVELOPMENT

A Commercial and Residential Development  
located within Lot 13, Eldorado at Santa Fe, and Lot 14  
Rancho Escondido Subdivision within the Bishop John Lamy Grant,  
in Projected Sections 9 & 16, Township 15 North, Range 10 East, New Mexico  
Principal Meridian, within the Canada de los Alamos Grant,  
Vicinity of Eldorado at Santa Fe, Santa Fe County, New Mexico

Prepared For:  
Cow Springs Land & Cattle, LLC  
Joseph & Alma Miller, Trustees  
286 Riverbank Road  
Lamy, NM 87540

PREPARED BY:



### LAND DEVELOPMENT PLANNING

◆ Planners ◆ Construction Management

7009 Marilyn Ave NE ◆ Albuquerque, New Mexico 87109  
Phone: (505)660-5250 ◆ Fax: (505)798-1959 ◆ Email: LDPlanning@comcast.net

NB B-5

EXHIBIT

A

## I. INTRODUCTION

### A. Development Request

The development request is for Preliminary and Final Development Plan Approval of 10 acres, creating four (4) lots along Calle Valle and identified as Phase 1, as zoned by approval and recording of an Amended Master Plan, as recorded in the records of the Santa Fe County Clerk's office in Book \_\_\_\_\_, Page \_\_\_\_\_, as Document Number \_\_\_\_\_, Dated \_\_\_\_\_. Said Master Plan establishes a use list containing thirty-two (32) commercial lots within the designated Village Mixed Use District (VMU), three (3) lots designated as single-family residential along Camino Valle; thirty (30) units designated as multi-family residential units with density determined by density transfer of dedicated open space and zoning for multi-family use. One (1) commercial lot would be designated for twenty (20) live/work townhouse units. Lot 14 Ranch Escondido is rezoned by Master Plan in compliance with Neighborhood Mixed Use (NMU) identified as "Entryway Crossroads" per Section 8.12.D of the Santa Fe County Ordinance No. 2005-08 with no established development plan. Cimarron Village would be developed as a Planned Unit Development (PUD) with a total of seventy-four (74) commercial and multi-family townhouse units.

Creation of the commercial development is in accordance with Santa Fe County Development Regulations along with Ordinance No. 2005-08 (US 285 South Highway Corridor) in allowing for the development of commercial node at the proposed four-way intersection of U.S. Highway 285, Avenida Vista Grande and Colina Drive serving Cimarron Village Subdivision. The creation of the Neighborhood Center District was approved by Santa Fe County Board of County Commissioners for the Country Store. Development platting identifies a lot line adjustment transferring a portion of the Country Store partial to be transferred to the South creating a common commercial boundary between the Village Mixed Use District (VMU) and the Neighbor Mixed Use (NMU). Development of the Neighborhood Center District is coordinated with the Approved Master Plan, for Cimarron Village Phases 1-6. Development along the northern portion of Highway 285 and Camino Valle proposes, three (3) single-family lots and, one (1) Commercial lot at the southeast quadrant of the intersection. Lot 14 Rancho Escondido was approved for zoning as a Neighborhood Mixed Use (NMU) with the potential for Mixed Use Residential zoning or Commercial designation as allowed under Santa Fe County ordinance 2005-08 (US 285 South Highway Corridor). No development plans are proposed with this application. Future development would require Santa Fe County approvals.

The original approval of the Miller Neighborhood Center District created the 12.455 Country Store acre parcel. In addition a parcel of land along the right-of-way was designated as a "Borrow Pit" for earthwork activities along US Highway 285. These parcels were not platted by previous surveys. A new plat is provided boundary survey within the development plans that incorporates these parcels and allows for consolidation and re-platting of Lot 13 Eldorado at Santa Fe. In addition the New Mexico Department of Transportation purchased right-of-way along Colina Drive at the signalized intersection to provide for adequate access designation to serve the Eldorado Wilderness Area along with Lot 14 Eldorado at Santa Fe to the south of Cimarron Village. The acquisition by the New Mexico Department of Transportation includes maintenance and operation of this segment of roadway. The re-platting of the right-of-way created a legal non-conforming lot to the south that was developed into a restaurant facility and is no longer apart of the development of Cimarron Village.

The new platting incorporates the inclusion of the "borrow pit," consolidation of the Miller Neighborhood District (Country Store) along with Lot 14 Rancho Escondido into the Cimarron Village development plan. This plat is recorded in the Santa Fe County Clerks Office in Book \_\_\_\_\_, Page \_\_\_\_\_, as Document Number \_\_\_\_\_, Dated \_\_\_\_\_.

**C. Existing Characteristics**

1. The site is primarily comprised of gentle sloping terrain within the Southern three quarters of the tract. The Northern one quarter consists of steeper slopes where slopes are in excess of 25% and will be designated as common open space to the benefit of Santa Fe County open space. The far northern portion will be developed as shown on the site development plan. The site is covered with sparse to heavy incidence of pinion trees, junipers, native grasses, cholla, and yucca plants. Rock out cropping exists primarily in the Northern half of the Tract within the area of common open space. Wildlife that inhabit the area include deer, jack rabbits, rattlesnakes, lizards, rodents and other forms of animal species indigenous in the area. The terrain is relatively undisturbed and is bordered by relatively the same terrain as exists within the site. The highest point of the property is at 7250 feet above sea level, and the lowest point is at 6950 feet above sea level.



2. Development Restrictions

Detailed Restrictive Covenants are incorporated for compliance with Ordinance No. 2005-08 US 285 South Corridor. Roadways serving the development would adhere to existing ground level as much as possible. Individual lot development would be required to submit detailed site plans prior to building permit application and review by the architectural committee. Landscaping development plans would be provided along the interior right-of-ways and along the buffer zone to U.S. Highway 285. Individual lot development requirements are defined with our Restrictive Covenants.

**D. Topographic & Natural Features**

The slope is predominately within the 15% range in the Southern three quarters of the site. Slopes in excess of 25% exist in the Northern one quarter of the site. A detailed slope analysis map with five foot (5') contour intervals is included in the development plans.

This parcel does not fall within Flood Plain or Flood Hazard Areas as designated on Flood Insurance Rate Map Number 35049C 0550D, effective June 17, 2008. The flood hazard potential in the proposed development is identified on the site development plans.

Soil types were derived from the "Soil Survey Maps" for Santa Fe Area, New Mexico dated August 1985, together with soils analysis derived from on site soils borings. A detailed Terrain Management Plan will identify that only building sites and roadway development will alter existing terrain and vegetation.

**E. Land Use**

The designated land uses were a part of the original Amended Master Plan for Cimarron Village. The adoption of the Ordinance No. 05-2008 (US 285 South Highway Corridor) allows for a modified list of land uses versus the original master plan. Allowable land uses include:

- a. Retail establishments including small scale supermarkets, drug stores, bakeries, meat markets, hardware, paint and wallpaper store, book store, apparel stores, variety store, household good stores, etc.
- b. Restaurant

- c. Automotive repair & service stations
- d. Banks, offices, galleries, veterinary establishments, day care, nurseries, barber & beauty shops, churches, medical offices, etc.
- e. Wholesale or merchandising & distribution

Facilities that would be reviewed for compliance with water conservation practices, or water recycling may be considered for development within Cimarron Village.

#### **F. Liquid Waste - Wastewater Treatment**

Cimarron Village would be served by an on-site wastewater reclamation treatment wet lands system that would serve the entire development and discharge its treated effluent into a storage lagoon with a membrane liner, and ultimate distribution as landscape irrigation for the development. The amount of flow generated for the development at its completion and full growth is estimated at 14.0 acre feet per year.

The treatment system and wetlands and appurtenance will be designed to handle flow as demand increase and expansion is necessary. Ground water monitoring will be sampled through test wells on the sites and in the vicinity of the wetlands plant. A notice of intent to discharge has been submitted to the New Mexico Environment Department, with further applications forth coming with development approvals.

The Central collection and treatment would be developed in phases based on growth and demand and economic conditions. The facility as designed will provide secondary treatment of the incoming wastewater, including nitrogen reduction with equalization, aeration and clarification occurring in order to optimize the performance of the system and provide redundancy for maintenance purposes. Development of the system would incorporate a collection system allowing for individual on site septic tanks where solids would be collected for disposal would occur based on directions from the system operation. A single four (4) inch effluent water line would be installed and tied to each tank for collection and delivery to the wastewater wetlands. The collection and treatment of effluent grey water would incorporate anoxic receiving tanks for pretreatment, trickling filters for BOD and TN reaction, subsurface flow wetlands, intermittent recalculating sand filter and a pressure closed infiltration field and above ground storage pond.

Treated effluent from the system will be stored in the membrane lined wetlands and lagoon for re-use in landscape irrigation and other potential re-uses based on New Mexico Environment Department (NMED) guidelines for Class 1B reclaimed wastewater. Irrigation areas and treated effluent taps will be identified in accordance with NMED standards. Development of the storage pond and intersection of the effluent (grey water) distribution system and storage facility will be developed for delivery of the treated effluent from the wetlands to the individual lots. Treated effluent in excess of re-use demands and storage capacity will be disposed of by means of leach fields installed in open space areas for discharge to a rapid infiltration drain field.

Sludge generated will be held in on-site septic systems. The waste will be transported to designated facilities having the capability of disposal of waste.

Based upon the water use budget projections, the wastewater treatment system will be designed for an initial flow of approximately 15,000 gallons per day or approximately 17 acre feet per year. The design will allow for incremental expansion of the system if necessary.

The Development will contract with a qualified wastewater treatment system operator in accordance with NMED policies for operation of the wastewater treatment system facilities. The operator will have responsibility for operation, maintenance, monitoring, and record keeping in accordance with local, state and federal regulations.

Wastewater from the individual lots served by the wastewater treatment system will be collected and transported to the system by means of a gravity sewer collection system. Flows from Commercial Lots C-34 and C-35 at the northern end on the development will be collected and transported by gravity sewers to a lift station located on Lot C-35. The collected wastewater from these lots will then be pumped via a 4-inch force main to the gravity sewer system serving the remainder of the development.

A Notice of Intent to Discharge will be filed with the NMED for the proposed treatment facility. Additional permit applications will be submitted as required based upon approvals of the developments.

Wastewater flows from the three 2.5 acre single family residential lots along Calle Valle will be treated by individual on-site wastewater septic tank and drain field systems.

**G. Solid Waste**

All lot owners will be required to dispose of solid waste by contracting with private firms for disposal at all nearest County of Santa Fe Sanitary Solid Waste Transfer Station, or by individual hauling. No on-site burial, burning, or disposal will be allowed as per state, federal, and local regulations.

**H. Site Utilities**

Natural Gas:

Natural gas is provided within the development and serves the Eldorado at Santa Fe neighborhood developments; therefore, natural gas will be a part of the development.

Electricity:

A three phase electrical power line runs through the property with a fifty foot (50') access and utility easement. The development will require revising of the electric line layout to underground service with designated utility easements for individual lot service.

Telephone:

Telephone service exists to the current Miller Country Store and Chevron Gas Station. Expansion of the phone service throughout the development would be through designated utility easements.

Water:

The project will be served by Eldorado Area Water and Sanitation District. Service will be provided from the Dos Griegos Subdivision on the west side of U.S. Highway 285. A twenty foot (20') easement for water services has been previously approved and granted by the development of Dos Griegos Subdivision. Eldorado at Santa Fe will provide a design for extension of the service. Easements and New Mexico Highway Department approval will be provided through the Eldorado Water Association. On-site delivery of water lines will be located in designated Utility Easements.

Sewer:

Sewer service will be provided by a gravity collection system tying into an on-site Waste Water Treatment Facility. The four (4) lots along the Northern border will be served by private septic and leach field systems.

Fire Protection:

Fire protection will be provided by on-site fire hydrants with water source by Eldorado Area Water and Sanitation District. Five (5) fire hydrants are placed at intervals designated by Santa Fe County Development Regulations. The County of Santa Fe, Hondo Valley Fire Station is approximately 1.20 miles from the proposed development.

**I. Santa Fe County Ordinance No. 2005-08 (US 285 South Highway Corridor Zoning District)**

The US 285 South Corridor District consists of all property within the area extending 2,000 feet on either side of the centerline of US 285 South Highway from its intersection with NM 300, the old Las Vegas Highway to its intersection with NM 41. Additionally Lot 33C of the Agora Development is also included.

The intended purpose of the ordinance is to implement the commercial and mixed use goals and recommendations of the US 285 South Highway Corridor Plan as adopted by the Board of County Commissioners. The goal is to ensure that commercial and mixed use developments are consistent and support existing and future residential developments. (Section 8.3 Purpose)

The intent of the mixed use Sub-districts within the 285 South Corridor District as spelled out in Section 8.4 "Policies", Paragraph "C" is to ensure a lively mix of uses in each center such as commercial residential and community services; ensure public places to gather and interact; provide clear connections within mixed use developments and surrounding residential areas; and ensure mixed use centers fit into the context of the surrounding areas.

Lot 13 of Eldorado at Santa Fe identified as Cimarron Village meets the intent of the ordinance by providing a Village Mixed Use (VMU) development with specific uses identified under retail services and commercial use categories.

Development northeast of US Highway 285 and Colina Drive for a distance of 1,000 feet from the intersection shall be orientated along Colina Drive. This portion of Colina Drive shall be considered a pedestrian-oriented street and development shall comply with Section 8.10.I & 8.10.J and other provisions of Section 8 applicable to pedestrian-oriented streets.

Eldorado Area Water & Sanitation District - 1 Galena Rd, Suite F, Santa Fe, NM 87508 - 505-766-2411

David Denig-Chakroff  
General Manager

James Jenkins, President  
Jerry L. Cooper, Vice President  
Roberta A. Armstrong, Secretary  
Stephen Wust, Director  
George Haddad, Director  
Gena Schofield, Non-Director

December 29, 2011

Mr. Joseph Miller  
286 Riverbank Road  
Lamy, New Mexico 87540-7504

*Cimarron*  
Re: Tierra-Bello Project

Dear Mr. Miller:

By this letter, the Eldorado Area Water and Sanitation District ("EAWSD") commits to provide water service to your Cimarron Village Development ("Project") in accordance with the District's 2005 New Water Services Policy ("NWSP"), a copy of which is enclosed herewith, the terms stated in this letter, and the Development Agreement ("DA") dated October 17, 2008, and Amendment No. 1 dated August 24, 2010, between EAWSD and the Joseph and Alma Miller Revocable Trust ("Trust") which require the installation of infrastructure water lines and the payment of the service/connection fees ("Requirements").

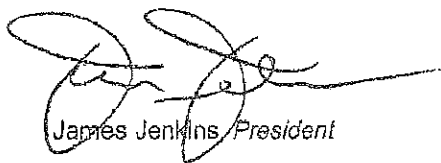
Subject to the satisfaction of the Requirements, EAWSD is ready, willing and able to provide water service to the entire Project or phases of the Project in an amount not to exceed twenty and one quarter (20.25) acre feet per year ("afy") of water.

All Requirements must be met prior to the initiation of water service to the Project. If the project is phased, then fees will be prorated accordingly and the Infrastructure will only need to involve that which is necessary to service the phase.

Further, all terms and conditions of this letter of commitment and the above referenced DA and Amendment have been approved by the EAWSD Board of Directors.

EAWSD looks forward to cooperating with you in the provision of water service to the Project.

ELDORADO AREA WATER AND SANITATION DISTRICT



James Jenkins, President

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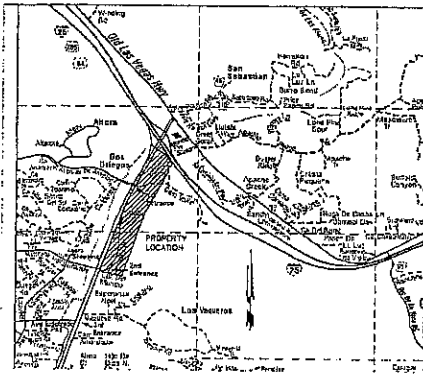
Cc: EAWSD Board of Directors  
Santa Fe County Land Use Department

NB B-13









VICINITY MAP  
NOT TO SCALE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	115.59	182.71	56°01'46"	62.16	106.10*41E
C2	175.52	275.75	32°12'32"	90.45	174.11*20W
C3	73.99	175.00	24°12'27"	37.56	52.24*44E
C4	31.74	152.60	11°09'26"	16.91	31.14*21W
C5	94.21	155.00	19°11'38"	52.33	102.28*31E

LINE	LENGTH	BEARING
L1	143.63	S89°02'17"E
L2	247.58	S89°12'11"E
L3	428.24	S89°12'11"E
L4	110.50	S89°02'17"E
L5	106.69	S91°19'12"E
L6	118.03	N45°41'30"E
L7	4.97	N55°21'00"E
L8	89.87	S55°21'00"W
L9	31.11	S72°21'33"E
L10	23.00	S73°04'47"W
L11	124.00	S73°04'47"W
L12	10.00	N72°21'33"W
L13	108.50	N45°41'30"E
L14	124.54	S89°42'09"E
L15	185.20	S89°20'28"W
L16	125.64	N47°30'39"W
L17	114.24	S74°42'39"W
L18	100.08	N22°57'42"W

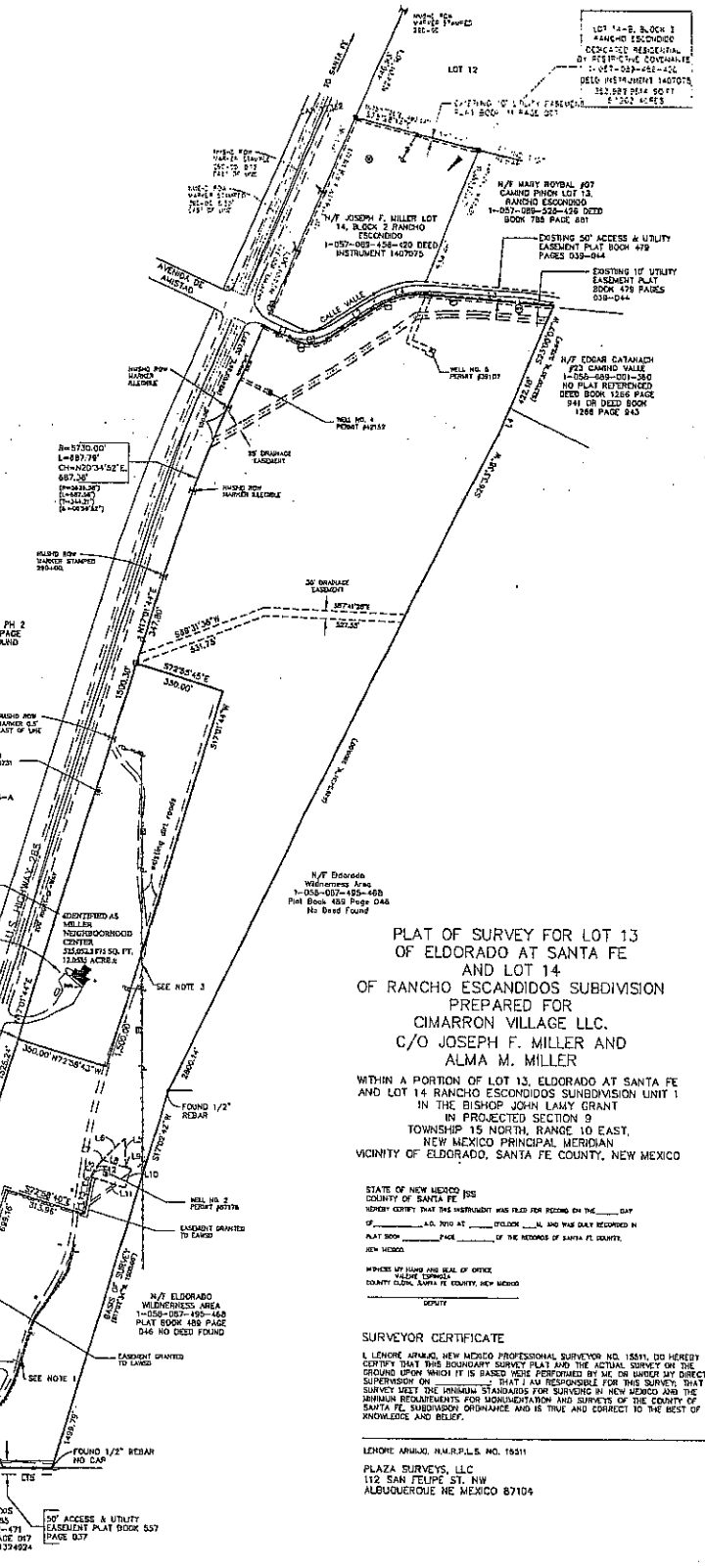
\* BASED ON EASEMENT CENTERLINE

LEGEND

- DESIGNATES POINTS FOUND AND USED, AS IDENTIFIED
- DESIGNATES POINTS TO BE SET, AS REBAR WITH 60# CAP STAMPED 7270
- ⊕ DESIGNATES SANTA FE CONTROL MONUMENT
- ⊗ DESIGN TELEPHONE POSTAL
- ⊕ EXISTING POWER/UTILITY POLE
- ▲ EXISTING GAS METER
- ⊕ EXISTING ELECTRIC METER
- ⊕ EXISTING GUY PEDESTAL
- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING WELL
- ⊕ EXISTING WATER METER
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING SEWER MANHOLE
- ⊕ EXISTING NASHO ROW MARKER

NOTES

1. EXISTING WATERMAIN AND GRANTED 10' P.U.L.E. TO EAVES
2. PROPERTY OF NEW MEXICO DEPARTMENT OF TRANSPORTATION NH-285-2 (1) PREPARED BY THOMAS C. KLINGHOFFER, N.M.P.S. NO. 9978, DATED AUGUST 15, 2001. FILED FOR RECORD ON AUGUST 18, 2001 IN PLAT BOOK 461, PAGES 048-050, DOCUMENT NO. 1170-305.
3. 10' P.U.L.E. GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO. DOCUMENTS NOT RECORDED.



PLAT OF SURVEY FOR LOT 13  
OF ELDRADO AT SANTA FE  
AND LOT 14  
OF RANCHO ESCANDIDOS SUBDIVISION  
PREPARED FOR  
CIMARRON VILLAGE LLC,  
C/O JOSEPH F. MILLER AND  
ALMA M. MILLER

WITHIN A PORTION OF LOT 13, ELDRADO AT SANTA FE  
AND LOT 14, RANCHO ESCANDIDOS SUBDIVISION UNIT 1  
IN THE BISHOP JOHN LAMY GRANT  
IN PROJECTED SECTION 9  
TOWNSHIP 15 NORTH, RANGE 10 EAST,  
NEW MEXICO PRINCIPAL MERIDIAN  
VICINITY OF ELDRADO, SANTA FE COUNTY, NEW MEXICO

STATE OF NEW MEXICO) SS  
COUNTY OF SANTA FE )  
I, LENORE ANHOLD, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15541, DO HEREBY  
CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_ A.D. 2010 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND WAS ONLY RECORDED IN  
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE RECORDS OF SANTA FE COUNTY,  
NEW MEXICO.  
WITNESS MY HAND AND SEAL OF OFFICE  
LENORE ANHOLD, N.M.P.S. NO. 15541  
COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO

SURVEYOR CERTIFICATE  
I, LENORE ANHOLD, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15541, DO HEREBY  
CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE  
GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT  
SUPERVISION ON \_\_\_\_\_, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT I  
SURVEY MET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND THE  
MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF  
SANTA FE, SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.

LENORE ANHOLD, N.M.P.S. NO. 15541  
PLAZA SURVEYS, LLC  
112 SAN FELICE ST. NW  
ALBUQUERQUE, NEW MEXICO 87104

PLAT OF SURVEY

INDEPENDENT PROFESSIONAL ENGINEER  
REGISTERED IN THE STATE OF NEW MEXICO  
I, \_\_\_\_\_, REGISTERED PROFESSIONAL ENGINEER NO. \_\_\_\_\_, DO HEREBY  
CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO  
AND THAT I AM THE REGISTERED PROFESSIONAL ENGINEER OF RECORD FOR THIS SURVEY.  
I AM NOT PROVIDING THIS SERVICE AS AN EMPLOYEE OF ANY OTHER PERSON OR ENTITY.  
VICINITY OF ELDRADO, SANTA FE COUNTY, NEW MEXICO

NB B-16

**FINAL SUBDIVISION PLAT PHASE 1  
CIMARON VILLAGE, LLC.  
C/O JOSEPH F. MILLER AND  
ALMA M. MILLER**

WHICH A PORTION OF LOT 13, ELBORADO AT SANTA FE AND LOT 14, ELBORADO AT SANTA FE ARE SHOWN IN THE BLOCK JOHN CARY GRANT IN PROJECTED SECTION 9 TOWNSHIP 18 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, VICINITY OF ELBORADO, SANTA FE COUNTY, NEW MEXICO

**DEDICATION AND AFFIDAVIT**

WE, AS SET FORTH IN THESE INSTRUMENTS, HAVE CAUSED THE RECORDS OF THE COUNTY OF SANTA FE TO BE FILED FOR THE REASON OF THE PUBLIC BENEFIT OF THE PLATING AND PLANNING JURISDICTION OF SANTA FE COUNTY, NEW MEXICO.

JOSEPH F. MILLER \_\_\_\_\_ DATE \_\_\_\_\_  
ALMA M. MILLER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF NEW MEXICO }  
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT IS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE PERSON WHOSE NAMES APPEAR ABOVE.

PUBLIC NOTARY \_\_\_\_\_  
MY COMMISSION EXPIRES ON \_\_\_\_\_

**UTILITY APPROVALS**

POWER ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_  
PHONE SERVICES \_\_\_\_\_ DATE \_\_\_\_\_  
CABLE TELEVISION \_\_\_\_\_ DATE \_\_\_\_\_  
SEWER \_\_\_\_\_ DATE \_\_\_\_\_  
WATER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF NEW MEXICO }  
COUNTY OF SANTA FE }

HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AND WAS DULY RECORDED BY ME IN BOOK \_\_\_\_\_ AT \_\_\_\_\_ OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.

WITNESS MY HAND AND SEAL OF OFFICE  
COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO  
\_\_\_\_\_  
DEPUTY

**FINAL SUBDIVISION PLAT NOTES**

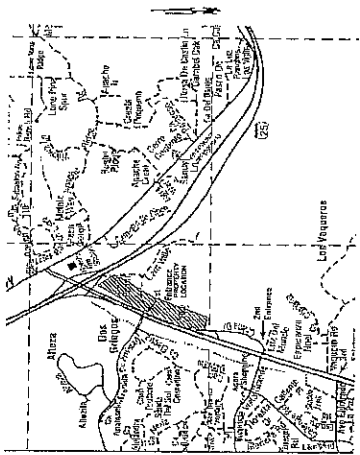
RECORDING INFORMATION FOR COUNTY CLERK  
OWNER: JOSEPH F. MILLER AND ALMA M. MILLER  
LOCATION: WITHIN A PORTION OF LOT 13, ELBORADO AT SANTA FE AND LOT 14, ELBORADO AT SANTA FE, NEW MEXICO PRINCIPAL MERIDIAN, TOWNSHIP 18 NORTH, RANGE 10 EAST, NEW MEXICO  
VICINITY OF ELBORADO, SANTA FE COUNTY, NEW MEXICO

**GENERAL NOTES**

1. THIS PLAT IS BASED ON PART OF SURVEY ENTITLED "PLANNING AND FINAL SURVEY OF THE ELBORADO AT SANTA FE SUBDIVISION, PHASE 1, TOWNSHIP 18 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BLOCK JOHN CARY GRANT, PROJECTED SECTION 9, TOWNSHIP 18 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WHICH WAS FILED FOR RECORD IN BOOK 207, PAGE 207, AND IN BOOK 208, PAGE 208, OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO, ON JANUARY 26, 2007 AS INSTRUMENT NO. 2007-001.
2. THIS PLAT IS BASED ON PART OF SURVEY ENTITLED "PLANNING AND FINAL SURVEY OF THE ELBORADO AT SANTA FE SUBDIVISION, PHASE 1, TOWNSHIP 18 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WHICH WAS FILED FOR RECORD IN BOOK 207, PAGE 207, AND IN BOOK 208, PAGE 208, OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO, ON JANUARY 26, 2007 AS INSTRUMENT NO. 2007-001.
3. THIS PLAT IS BASED ON PART OF SURVEY ENTITLED "PLANNING AND FINAL SURVEY OF THE ELBORADO AT SANTA FE SUBDIVISION, PHASE 1, TOWNSHIP 18 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WHICH WAS FILED FOR RECORD IN BOOK 207, PAGE 207, AND IN BOOK 208, PAGE 208, OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO, ON JANUARY 26, 2007 AS INSTRUMENT NO. 2007-001.
4. WARRANTY DEED FROM CHARLES RANNEY TO JOSEPH F. MILLER, LOT 14, ELBORADO AT SANTA FE, NEW MEXICO PRINCIPAL MERIDIAN, TOWNSHIP 18 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WHICH WAS FILED FOR RECORD IN BOOK 207, PAGE 207, AND IN BOOK 208, PAGE 208, OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO, ON JANUARY 26, 2007 AS INSTRUMENT NO. 2007-001.
5. WARRANTY DEED FROM ELBORADO AT SANTA FE, INC. TO JOSEPH F. MILLER, LOT 13, ELBORADO AT SANTA FE, NEW MEXICO PRINCIPAL MERIDIAN, TOWNSHIP 18 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WHICH WAS FILED FOR RECORD IN BOOK 207, PAGE 207, AND IN BOOK 208, PAGE 208, OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO, ON JANUARY 26, 2007 AS INSTRUMENT NO. 2007-001.
6. SURVEY DATA ON PLAT OF SHERY ENTITLED "PLANNING AND FINAL SURVEY OF THE ELBORADO AT SANTA FE SUBDIVISION, PHASE 1, TOWNSHIP 18 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WHICH WAS FILED FOR RECORD IN BOOK 207, PAGE 207, AND IN BOOK 208, PAGE 208, OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO, ON JANUARY 26, 2007 AS INSTRUMENT NO. 2007-001.
7. OVERLAP DEED FROM ALDOUS DEE STORER FAMILY TRUST TO JOSEPH F. MILLER, LOT 13, ELBORADO AT SANTA FE, NEW MEXICO PRINCIPAL MERIDIAN, TOWNSHIP 18 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WHICH WAS FILED FOR RECORD IN BOOK 207, PAGE 207, AND IN BOOK 208, PAGE 208, OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO, ON JANUARY 26, 2007 AS INSTRUMENT NO. 2007-001.
8. WARRANTY DEED FROM ELBORADO AT SANTA FE, INC. TO JOSEPH F. MILLER, LOT 13, ELBORADO AT SANTA FE, NEW MEXICO PRINCIPAL MERIDIAN, TOWNSHIP 18 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WHICH WAS FILED FOR RECORD IN BOOK 207, PAGE 207, AND IN BOOK 208, PAGE 208, OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO, ON JANUARY 26, 2007 AS INSTRUMENT NO. 2007-001.
9. WARRANTY DEED FROM ELBORADO AT SANTA FE, INC. TO JOSEPH F. MILLER, LOT 14, ELBORADO AT SANTA FE, NEW MEXICO PRINCIPAL MERIDIAN, TOWNSHIP 18 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WHICH WAS FILED FOR RECORD IN BOOK 207, PAGE 207, AND IN BOOK 208, PAGE 208, OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO, ON JANUARY 26, 2007 AS INSTRUMENT NO. 2007-001.
10. SURVEY DATA ON PLAT OF SURVEY ENTITLED "PLANNING AND FINAL SURVEY OF THE ELBORADO AT SANTA FE SUBDIVISION, PHASE 1, TOWNSHIP 18 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WHICH WAS FILED FOR RECORD IN BOOK 207, PAGE 207, AND IN BOOK 208, PAGE 208, OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO, ON JANUARY 26, 2007 AS INSTRUMENT NO. 2007-001.
11. NEW MEXICO STATE BUREAU OF REVENUE HAS NOT RECORDED ANY TAX MAP OR OTHER INSTRUMENT THAT AFFECTS THE PROPERTY DESCRIBED IN THIS INSTRUMENT.
12. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
13. OTHER SHOWN OR NOT.

**SURVEYOR CERTIFICATE**

I, LOUIS ANTHONY, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO AND THAT I AM THE SURVEYOR OF RECORD FOR THE PLAT OF SHERY ENTITLED "PLANNING AND FINAL SURVEY OF THE ELBORADO AT SANTA FE SUBDIVISION, PHASE 1, TOWNSHIP 18 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WHICH WAS FILED FOR RECORD IN BOOK 207, PAGE 207, AND IN BOOK 208, PAGE 208, OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO, ON JANUARY 26, 2007 AS INSTRUMENT NO. 2007-001.



**APPROVALS**

COUNTY CLERK	DATE	COUNTY CLERK	DATE
_____	_____	_____	_____
_____	_____	_____	_____

THE CLERK OF THE COUNTY OF SANTA FE, NEW MEXICO, HAS RECEIVED THE ORIGINAL INSTRUMENT AND HAS DULY RECORDED THE SAME IN BOOK \_\_\_\_\_ AT \_\_\_\_\_ OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO, ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

THE INSTRUMENT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THE INSTRUMENT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THE INSTRUMENT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

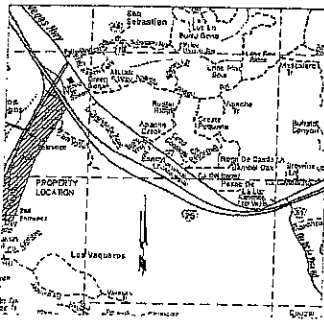
**SPECIAL INSTRUCTIONS**

THE INSTRUMENT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

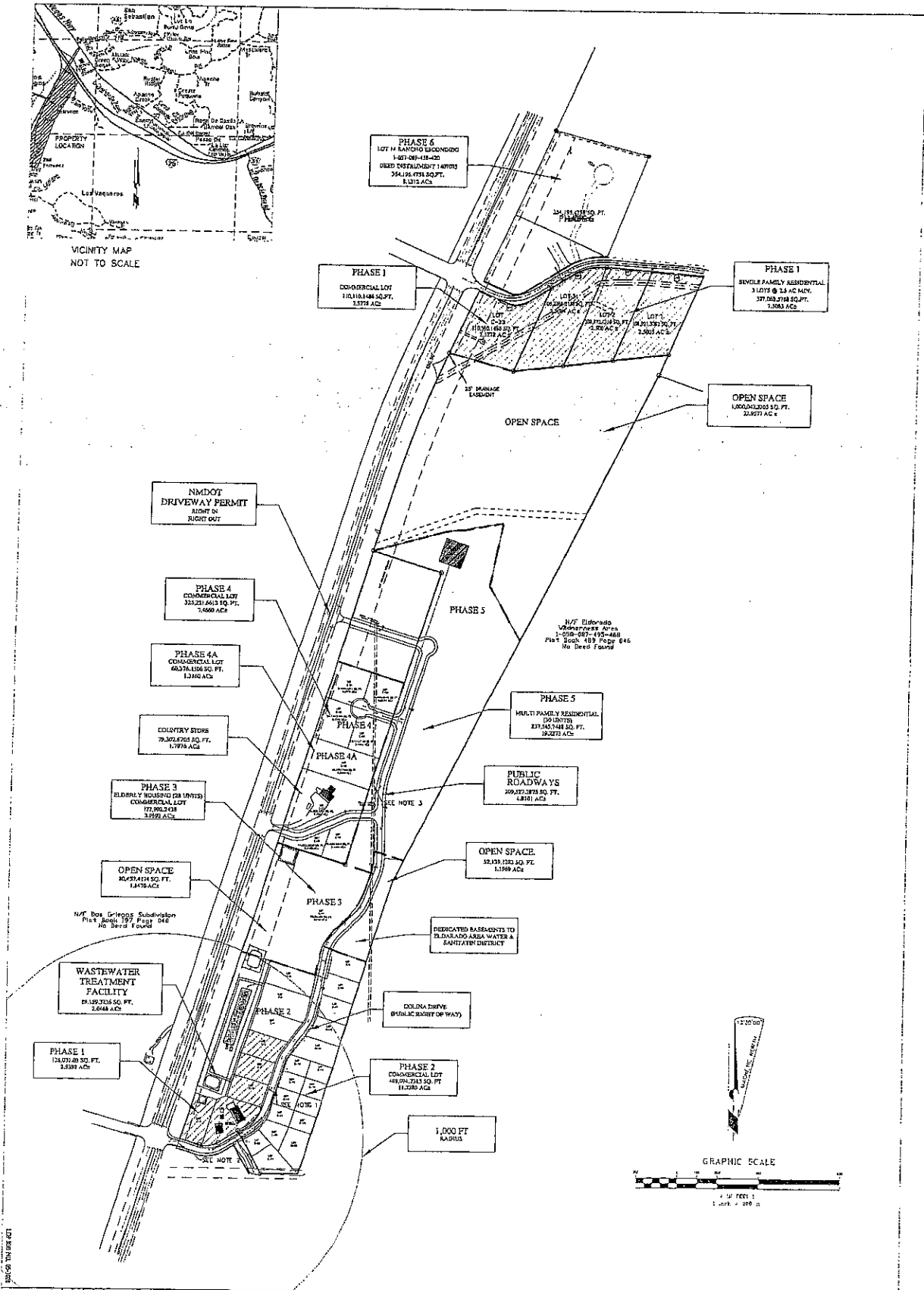
THE INSTRUMENT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THE INSTRUMENT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.





VICINITY MAP  
NOT TO SCALE



CIMARRON VILLAGE SUBDIVISION  
SANTA FE COUNTY, NEW MEXICO

MASTER PHASING PLAN

6	OF	10
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NO.	DESCRIPTION	DATE	BY

NBB-19






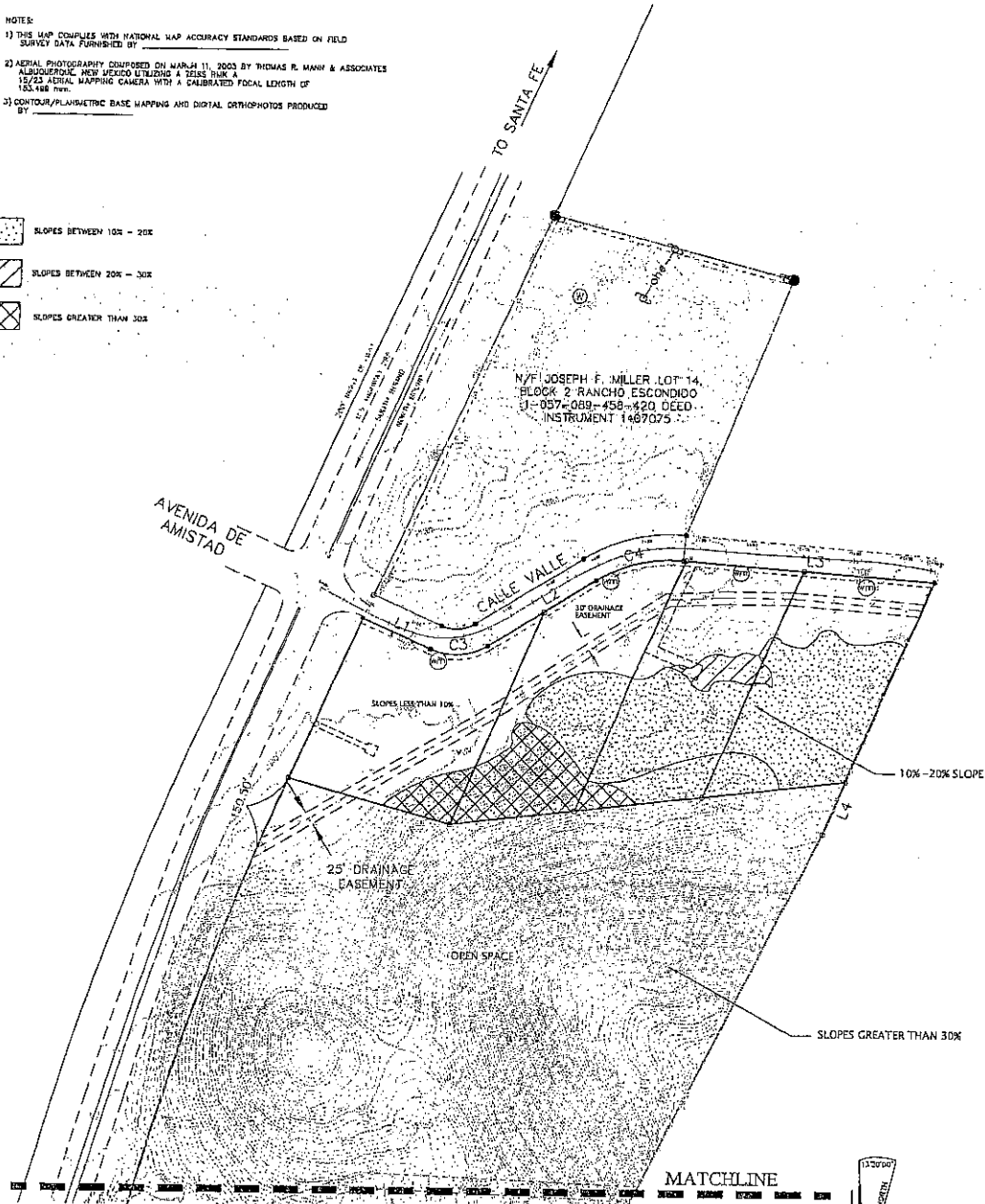
**Legend**

- DESIGNATES POINTS FOUND AND USED, AS IDENTIFIED
- DESIGNATES WIRE FENCE LINE
- POWER/UTILITY LINES
- POWER POLE
- SIGN
- EOSTING SPOT ELEVATION
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- DEPRESSION CONTOUR
- EDGE OF PAVED ROAD
- BUILDING

**NOTES:**

- 1) THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS BASED ON FIELD SURVEY DATA FURNISHED BY
- 2) AERIAL PHOTOGRAPHY COMPILED ON MARCH 11, 2003 BY THOMAS R. MAHN & ASSOCIATES ALBUQUERQUE, NEW MEXICO UTILIZING A ZEISS RUK A 15.63 AERIAL MAPPING CAMERA WITH A CALIBRATED FOCAL LENGTH OF 153.488 mm.
- 3) CONTOUR/PLANIMETRIC BASE MAPPING AND DIGITAL ORTHOPHOTOS PRODUCED BY

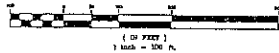
-  SLOPES BETWEEN 10% - 20%
-  SLOPES BETWEEN 20% - 30%
-  SLOPES GREATER THAN 30%



ORTHOPHOTO / CONTOUR / PLANIMETRIC  
 BASE MAP COMPOSITE  
 OF THE  
**CIMARRON VILLAGE**  
 COMMUNITY OF ELDORADO, SANTA FE, NEW MEXICO

MATCHLINE

GRAPHIC SCALE



SHEET NO. 01

PROJECT NO.	01-0000
DATE	03/03
DESIGNED BY	MM
CHECKED BY	MM
DATE	03/03
PROJECT	CIMARRON VILLAGE
SHEET NO.	01
TOTAL SHEETS	01

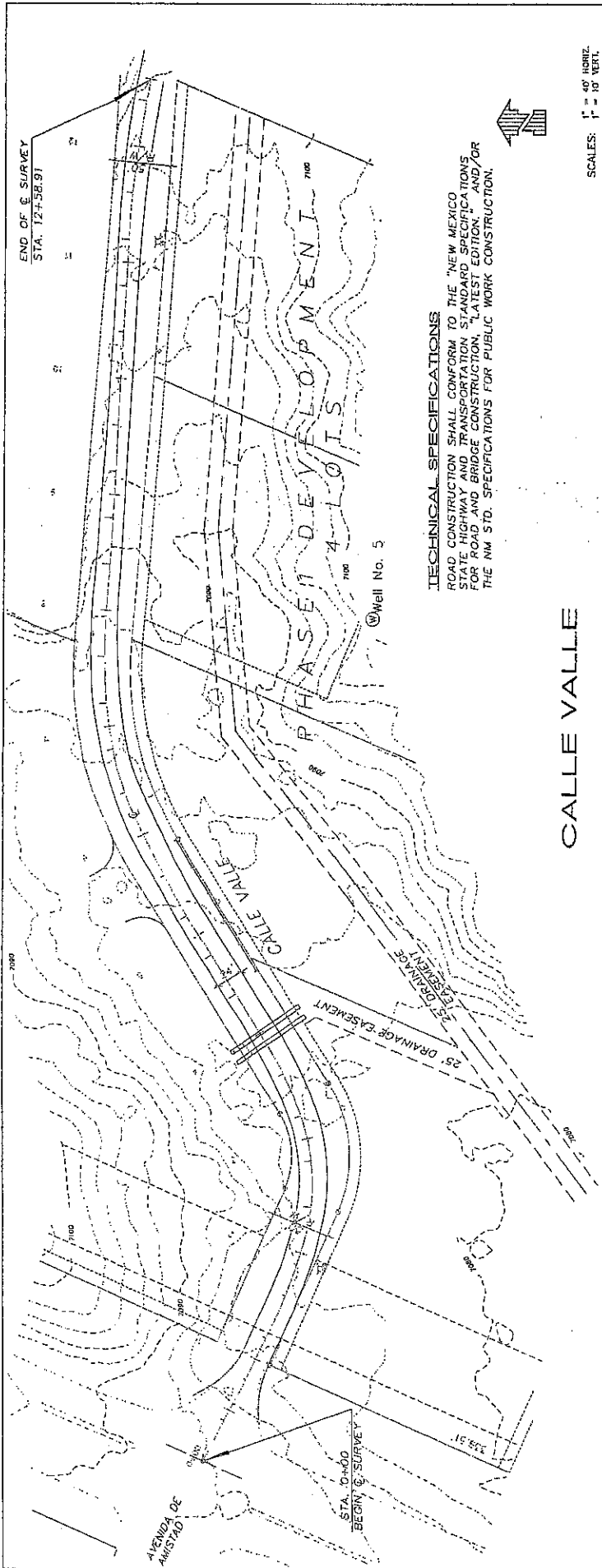
**CIMARRON VILLAGE SUBDIVISION**  
 SANTA FE COUNTY, NEW MEXICO

**EXISTING TOPOGRAPHY / TERRAIN MANAGEMENT**  
 & SLOPE ANALYSIS PHASE I PLAN

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS (OR CHANGE NOTICES)

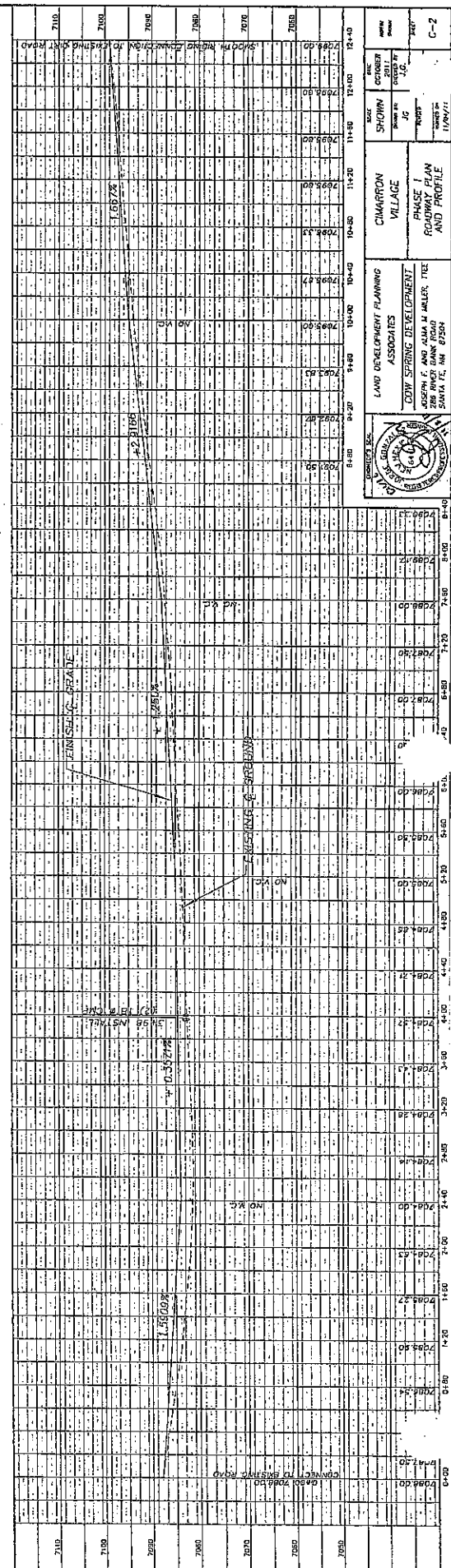
NB B-21



**TECHNICAL SPECIFICATIONS**  
 ROAD CONSTRUCTION SHALL CONFORM TO THE "NEW MEXICO STATE HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND/OR THE NM STD. SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION."

**CALLE VALLE**

SCALES: 1" = 40' HORIZ.  
 1" = 10' VERT.



LAND DEVELOPMENT PLANNING ASSOCIATES  
 COW SPRING DEVELOPMENT  
 ASSOCIATES  
 4000 F. AND JANA W. HALLER, P.E.  
 288 RIVER BANK ROAD  
 SANTA FE, NM 87504

CIMARRON VILLAGE  
 PHASE I  
 ROADWAY PLAN  
 AND PROFILE

DATE: 11/24/11  
 DRAWN BY: JG  
 CHECKED BY: JG  
 PROJECT NO.: C-2



DATE	10/11/11	BY	J.E.H.
DATE	10/11/11	BY	A.M.H.
DATE	10/11/11	BY	J.E.H.
DATE	10/11/11	BY	A.M.H.
DATE	10/11/11	BY	J.E.H.
DATE	10/11/11	BY	A.M.H.
DATE	10/11/11	BY	J.E.H.
DATE	10/11/11	BY	A.M.H.
DATE	10/11/11	BY	J.E.H.
DATE	10/11/11	BY	A.M.H.

### STABILIZED CONSTRUCTION ENTRANCE

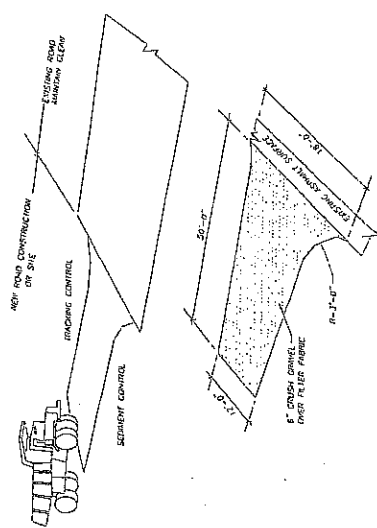
**PURPOSE:** STABILIZING THE POINT OF INTERFERENCE IS AND EXISTING LEAVES OF UNWASHING THE TRACKING OF MUD AND DIRT INTO PUBLIC ROADS BY CONSTRUCTION VEHICLES.

**APPLICATION:** ON SITE WHERE TRACKING MUD INTO PUBLIC ROADS IS A POTENTIAL PROBLEM AS WELL AS DAMAGING TO THE ROAD SURFACE.

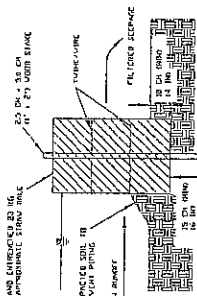
**INSTALLATION:** PROTECT ROAD FROM TRACKING MUD FROM CONSTRUCTION SITE. ROUTE TRAFFIC FROM STABILIZED ENTRANCE THROUGH A SEQUENTIAL TRACKING DEVICE. DESIGN TRACKING ENTRANCE TO SURVEY HIGHEST VEHICLE TIRING THE CONTROL SURFACE. SELECT A MUD TRAP OR OTHER APPROPRIATE MUD TRAPPING DEVICE. PROVIDE HOSE FOR WASHING TRUCKS.

**INSPECTION:** VERIFY SUFFICIENCY FOR MUD, OR OIL/WATER, FROM ALL VEHICLES. CONTACT ENGINEER, SUPERVISOR AND SUPERVISOR BEFORE THE ENTRANCE. SERVICE AND MAINTENANCE TRACKING DEVICES ONLY.

ALL TEMPORARY STORM WATER PREVENTIVE RUNOFF MEASURES SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTILL ALL PERMANENT DETENTION/RETENTION STRUCTURES HAVE BEEN INSTALLED AND THE NOTICE OF TERMINATION (N.O.T.) IS FILED.

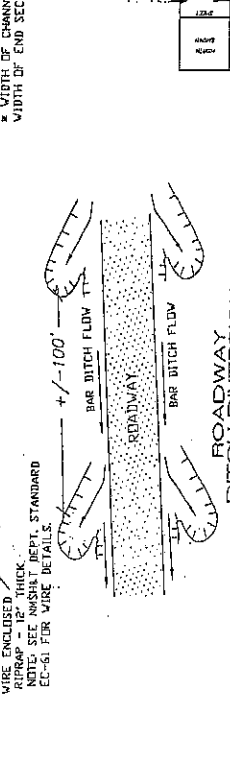
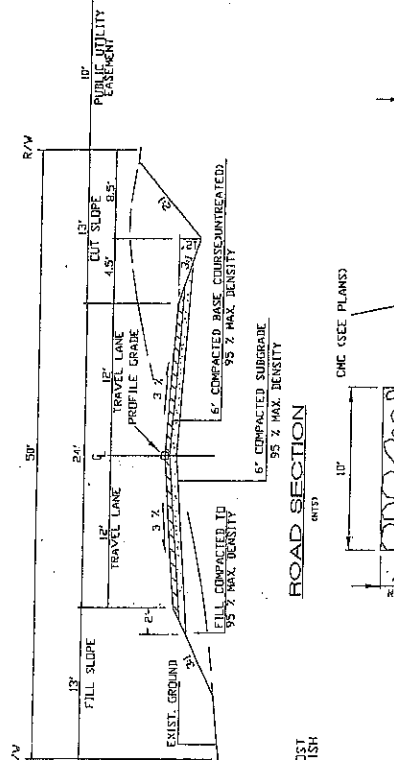


- GENERAL NOTES**
- CONSTRUCTION MACHINERY AND EQUIPMENT SHALL BE MAINTAINED SUCH THAT NO FLUIDS (GASOLINE, OIL, ETC) ARE PERMITTED TO LEAK ONTO THE GROUND. ACCIDENTAL SPILLS OF FLUIDS SHALL BE IMMEDIATELY CLEANED UP AND REMOVED FROM THE CONSTRUCTION SITE.
  - SOIL FABRIC, FENCE, AND STRAW BALE SHALL BE PLACED AND INSTALLED AS NEEDED TO PREVENT UNFILTERED STORM WATER FROM LEAVING THE CONSTRUCTION SITE.

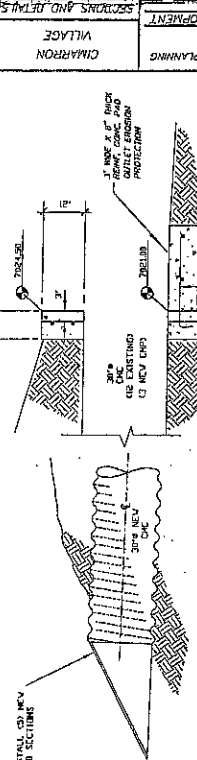


CONCRETE FILLING  
STRAW BALE OR WATTLE INSTALLATION  
10'-0\"/>

### STORM WATER POLLUTION PREVENTION PLAN

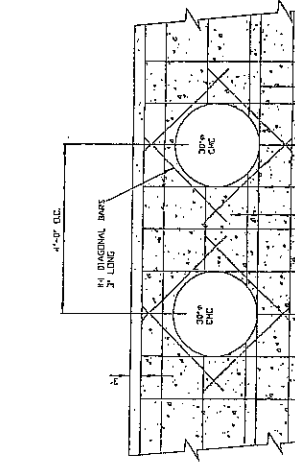
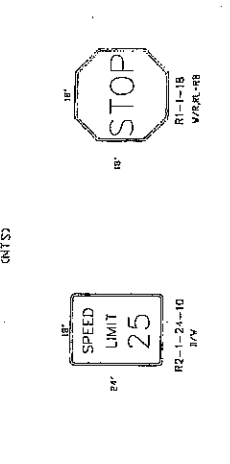


LOCATE DIVERSION DITCH OR AT 100' DC± OR AT PROPERTY LINES TO AVOID DRIVEWAYS.



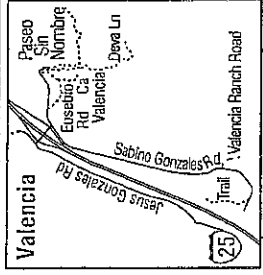
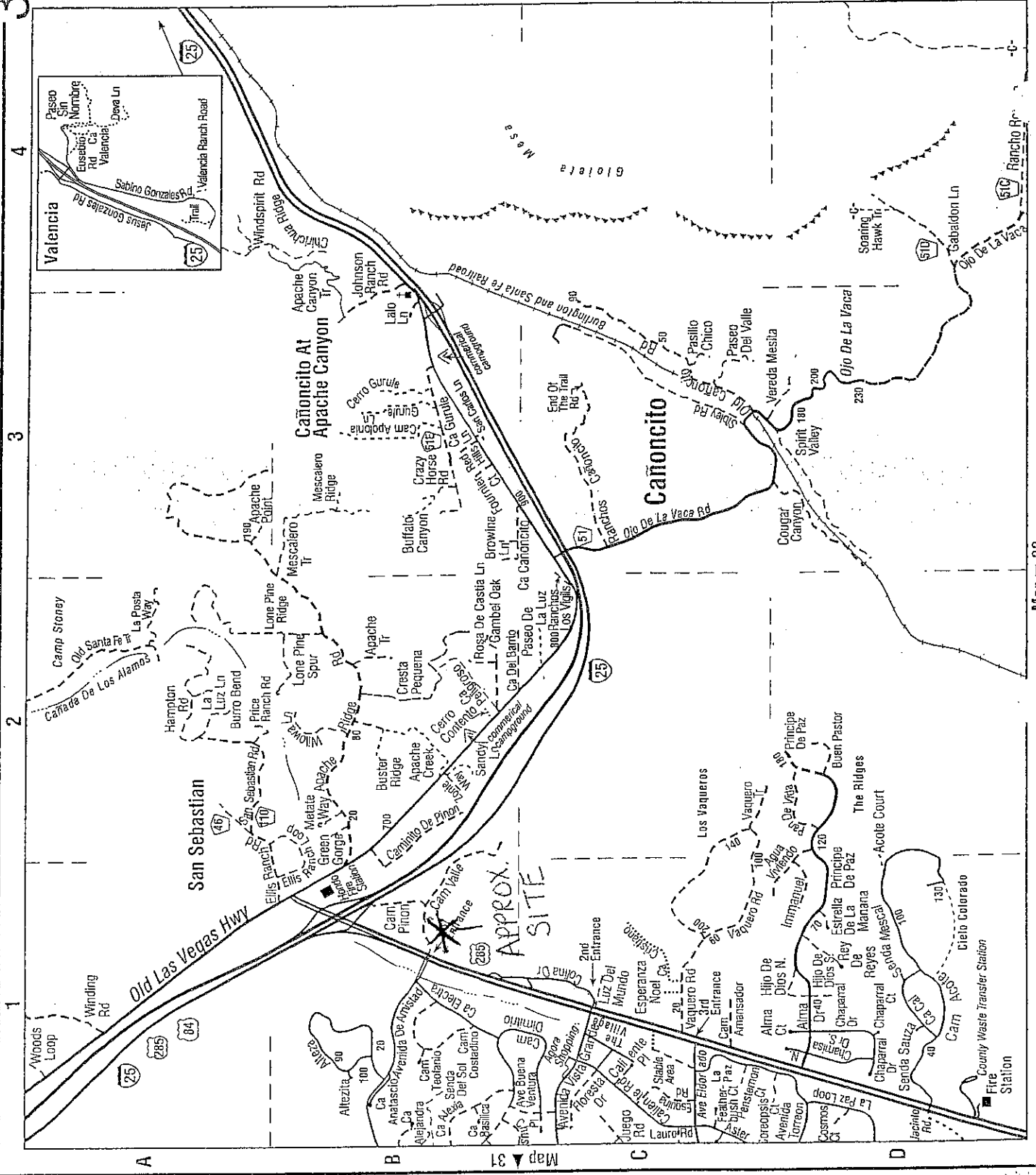
END SECTIONS DETAIL AT INLET  
SECTION WALL DETAIL AT OUTLET

### LOCATION OF CONSTRUCTION SIGNS



CUT-OFF WALL DETAILS  
PUSHABLE CONSTRUCTION JOINT





NBB-24

EXHIBIT

tabbles  
C

**DATE:** December 15, 2011  
**TO:** Jack Kolkmeier, Land Use Director  
**FROM:** Sarah Ijad, Growth Management: Planning  
**VIA:** Robert Griego, Planning Manager

**FILE REF.:** CDRC Case # S/DP Cimarron Village Phase I Preliminary and Final Plat and Development Plan

---

**REVIEW SUMMARY:** Cimarron Village Phase I Preliminary and Final Plat and Development Plan dated November 3, 2011, as prepared Land Development Planning for Mr. Joseph Miller, has been reviewed for compliance with the Santa Fe County Sustainable Growth Management Plan (SGMP). The development submittal presented for Phase 1 of Cimarron Village Subdivision requesting preliminary and final development approval for the creation of four lots, 1 commercial and 3 single family residential, based on the approved master plan for the subdivision is addressed in the SGMP under the following goals and policies:

The site for the proposed development is an infill site located in **SDA-2**.

- *SGMP Policy 2.1: Establish SDA-2 to accommodate future development that is likely and reasonable to occur in the next 10 to 20 years and in some cases, as infill within existing communities within the next 10 years.*

Applicant has addressed existing site conditions and utilities.

- *SGMP Goal 2: Sustainable land development should provide for rational development patterns, land use compatibility and adequate facilities and services at adopted levels of service.*

The Commercial lot (Lot 14 Rancho Escondido) is located within Neighborhood Mixed-Use sub districts established by the County Ordinance 2005-08 (US 285 South Highway Corridor) and is well positioned to meet the purpose of the subdistrict of providing for neighborhood scale mixed-use development that conveys the community character and history.

- *SGMP Goal 8: Pursue a diverse and sustainable local economy.*
- *Policy 8.2: Support mixed-use development that balances employment-generating land uses with residential land uses to attain a balance of jobs and housing*

- *Policy 8.5: Small business development, enterprises, and compatible home based businesses should be supported.*

**STAFF COMMENT:**

No development plans are proposed for this application. Future development should be required to follow all provisions of the County ordinance 2005-08.

The Commercial lot (Lot 14 Rancho Escondido) is located within Neighborhood Mixed-Use subdistricts established by the County Ordinance 2005-08 (US 285 South Highway Corridor) and should meet the purpose of the subdistricts:

- small scale mixed-use development oriented toward the highway
- serving primarily local needs instead of providing a location to serve regional or highway traveler's needs.
- Single-family residential uses are allowed, but not encouraged.

The Commercial lot (Lot 14 Rancho Escondido) is located within Entryway Crossroads established by County Ordinance 2005-08 (US 285 South Highway Corridor) and should be required to meet specific attributes:

- provide a gateway to the historic Simpson Ranch,
- preserve the predominant natural features,
- maintain neighborhood privacy, and
- provide for neighborhood scale mixed-use development that conveys the community character and history.
- desired uses east of U.S. Highway 285 include small offices, small retail and home businesses
- Buildings, commercial lighting, and signage shall not be oriented or scaled to attract business from Interstate 25.
- Development east of U.S. Highway 285 shall be oriented along an internal pedestrian-oriented street that is approximately parallel to U.S. Highway 285.
- Direct vehicular access to commercial and mixed-use development from U.S. Highway 285 is prohibited.
- Buildings are limited to 18 feet in height; provided, however, that buildings on the perimeter of the NMU sub district that face residential areas shall be limited to 12 feet in height.
- Development is prohibited within the natural boundaries of the Arroyo Cañada de Los Alamos.

**STAFF RECOMMENDATION:**

The Cimarron Village Phase I Preliminary and Final Plat and Development Plan comply with the goals and policies of the SGMP.



STATE OF NEW MEXICO  
OFFICE OF THE STATE ENGINEER

John R. D'Antonio, Jr., P.E.  
State Engineer

Santa Fe

BATAAN MEMORIAL BUILDING, ROOM 102  
SANTA FE, NM 87504-5102  
(505) 827-6120  
Fax: (505) 827-6682

October 28, 2011

Ms. Vicki Lucero  
Development Review Team Leader  
Santa Fe County  
P.O. Box 276  
Santa Fe, NM 87504-5102

**CERTIFIED MAIL**  
**RETURN RECEIPT**  
**REQUESTED**

**Re: Cimarron Village Subdivision**

Dear Ms. Lucero:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer has reviewed the referenced subdivision proposal pursuant to the Santa Fe County Land Development Code and the New Mexico Subdivision Act.

Based on the information provided, this office cannot determine that the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses, and that the subdivider can fulfill the proposals in his disclosure statement concerning water, excepting water quality. Accordingly, a **negative** opinion is issued.

A staff memorandum providing specific comments is attached for your information. If you have any questions, please call Julie Valdez at 505-827-6790.

Sincerely,

A handwritten signature in cursive script, appearing to read "John W. Longworth".

John W. Longworth, P.E.

Water Use & Conservation/Subdivision Review Bureau Chief

Encl.

cc: OSE Water Rights Division, Santa Fe Office

JV:jv

NB B-27

**MEMORANDUM**  
**New Mexico Office of the State Engineer**  
**Water Use and Conservation Bureau**

**DATE:** October 28, 2011  
**TO:** John Longworth, P.E., Water Use and Conservation Bureau Chief  
**FROM:** Julie Valdez, Senior Water Resource Specialist *JMV*  
**SUBJECT:** Cimarron Village Subdivision, Santa Fe County

---

**SUMMARY**

On September 29, 2011, the Office of the State Engineer (OSE) received a request to re-review the proposal for the referenced subdivision.

This office reviewed and provided comments for the Cimarron Village Master Plan proposal on January 8, 2009 and February 8, 2010. For details, please refer to these letters.

The proposal provides an outline for the development of 88 acres into 32 commercial lots with one lot designated for 20 townhouse live/work units, 3 single-family residential lots, and 30 multi-family residential units. The property is located on the east side of US 285 south of I-25 within projected Sections 9 and 16, Township 15 North, Range 10 East, Bishop John Lamy Grant.

The documents submitted to this office consist of a revised "Water Service Agreement and Water Budget".

The revised proposal was reviewed pursuant to the Santa Fe County Land Development Code (Code) and the New Mexico Subdivision Act (Act). Based on the information provided, the water supply proposal is not in compliance with the requirement of Section 6.6.2 of the Code and Section 47-6-11-F-1 of the Act. Accordingly, a **negative** opinion should be issued.

**WATER DEMAND ANALYSIS AND WATER CONSERVATION**

Section 6.6.2 of the Code requires that a detailed water demand analysis be included in the proposal. Water requirements for residential use are computed as 0.21 acre-feet per lot and are based on indoor water uses and quantities presented in OSE Technical Report 48, (Wilson, 1996) assuming 3 persons per dwelling unit. Outdoor irrigation is not included in this analysis.

The developer provides a Water Use Budget table that estimates the water demand for the entire subdivision as 19.50 acre-feet per year. It is not clear from the proposal why the developer does not utilize the 0.21 acre-feet per lot computed in the water demand analysis in the Water Use Budget table. The Water Use Budget is as follows:

- 31 commercial lots at 0.25 acre-feet per year per lot or 7.75 acre-feet per year for all 31 lots
- 20 townhouse units at 0.22 acre-feet per year per unit or 4.40 acre-feet per year for all units

*NBB-28*

- 30 multi-family units at 0.22 acre-feet per year per unit or 6.60 acre-feet per year for all units
- 3 single-family units at 0.25 acre-feet per year per unit or 0.75 acre-feet per year for all units

In the Water Supply Requirements section of the proposal the developer states that "*the following water budget is based on maximum consumption use for each lot at a rate of 0.20 acre-feet per year for residential unit's*". This does not coincide with the values listed in the Water Budget table or the detailed water demand analysis.

Section 6.6.2 of the Code states that "*non-residential development must provide a detailed demand analysis*". No water demand analysis was provided for commercial uses.

The proposal includes water conservation measures per Section 6.6.2a through 6.6.2e and 6.6.2g of the Code. The Water Use Budget does not include a water quantity for outdoor use. In the proposal rainwater harvesting and wastewater reuse is proposed for irrigation. It is suggested that if the intent is to prohibit the use of potable water for outdoor purposes, then this be explicit in the Disclosure Statement.

#### **WATER AVAILABILITY ASSESSMENT**

The proposed water supply is by the Eldorado Area Water and Sanitation District (EAWSD). The proposal contains an agreement between the developer and EAWSD to provide water service at a rate of 20.25 acre-feet per year at full development.

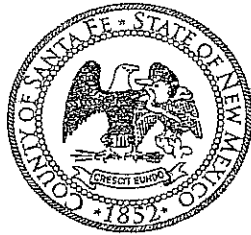
EAWSD filed an application with the OSE for an additional Point of Diversion (POD) on May 3, 2011. The proposed POD will increase EAWSD's diversion capacity, which may be necessary to ensure sufficient ability to meet existing and proposed demands. This POD was granted an emergency authorization to divert water for the summer of 2011 and expired on October 1, 2011. At this time, the application for this POD is protested. This protest requires an administrative hearing before the State Engineer will act on the application. Consequently, EAWSD does not have a permit to provide this increased production.

The OSE does not have the authority to make a "conditional determination" that the developer can fulfill the statements in the proposals regarding water availability upon a future action. The OSE must determine if the developer can fulfill the statements in the proposal based on the current conditions effecting water availability. Based on the information provided, this office has determined, as required by Section 47-6-11 of the Act, that the developer cannot fulfill the statements in the proposals concerning water availability at this time.

Daniel Mayfield  
Commissioner, District 1

Virginia Vigil  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Liz Stefanics  
Commissioner, District 4

Kathy Holian  
Commissioner, District 5

Katherine Miller  
County Manager

**GROWTH MANAGEMENT DEPARTMENT  
PUBLIC WORKS DIVISION  
MEMORANDUM**

**Date:** December 5, 2011

**To:** Vicki Lucero, Development Review Team Leader, Land Use Department

**From:** Paul Kavanaugh, Engineering Associate Public Works *R*  
Johnny P. Baca, Traffic Manager Public Works *JPB*

**Re:** CDRC CASE # S/DP **Cimarron Village Phase I** Preliminary and Final Development Plan.

---

The referenced project has been reviewed for compliance of the **Land Development Code**, of **Article V** (Subdivision Design Standards), **Section 8.1** (General Policy on Roads), in which the roadway/driveway needs to conform. The project is located within the US 285 South Highway Corridor and situated southeast of the Interstate 25/New Mexico State 285 intersection and New Mexico State 285 / Camino Valle intersection, within Sections 9, Township 15 North, Range 10 East. The applicant is requesting Preliminary and Final Development Plan approval of Phase I.

**Access:**

The applicant is proposing four lots which are accessed off of Camino Valle, a county maintained road. The applicant is proposing to create a commercial lot within a designated "Neighborhood Mix Use District" and three residential lots all accessing off Calle Valle. The applicant currently is not proposing a specific use for the commercial parcel.

**Conclusion:**

Public Works has reviewed the plans submitted by your agent Danny Martinez of Land Development Planning, and feels that they can support the above mentioned project for the creation of the four (4) lots. When the applicant determines a specific use for the commercial parcel a traffic study will be required to determine if any offsite improvements will be required. The applicant shall place in Bold a note stating that all residential driveways shall be approved by Santa Fe County Public Works prior to any development.

NBB-30



December 7, 2011

Vicki Lucero  
Development Review Team Leader  
County of Santa Fe  
102 Grant Avenue  
PO Box 276  
Santa Fe NM 87504-1985

Re: CDRC CASE # S/DP Cimarron Village Phase I Preliminary and Final Plat and Development Plan

Dear Ms. Lucero,

Santa Fe Public Schools has reviewed rezoning information received from County of Santa Fe Development Review Team. The development in this phase will encompass no more than 3 total dwelling units. Santa Fe Public Schools has determined the proposed plat and development plan does not pose a significant impact to schools zoned for this area.

We appreciate your observance of City Ordinance 2008-32 allowing Santa Fe Public Schools to adequately plan for impact to School facilities and operations.

Best regards,

A handwritten signature in black ink that reads "Shirley McDougall". The signature is written in a cursive, flowing style.

Shirley McDougall  
Asset Manager  
smcdougall@sfps.info

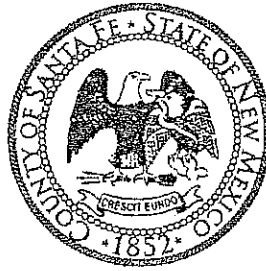
NBB-31



Daniel "Danny" Mayfield  
Commissioner, District 1

Virginia Vigil  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathleen Holian  
Commissioner, District 4

Elizabeth Stefanics  
Commissioner District 5

Katherine Miller  
County Manager

## MEMORANDUM

**DATE:** December 20, 2011

**TO:** Vickie Lucero, Development Review Team Leader, Growth Management Department

**FROM:** Colleen Baker, Program Manager, Open Space and Trails Program *CB*

**VIA:** Mark Hogan, Director, Projects, Facilities and Open Space Division *MH*  
Adam Leigland, Director, Public Works Department *AL*

**RE:** CDRC CASE #S/DP Cimarron Village Phase I Preliminary and Final Plat and Development Plan

---

The Open Space and Trails Program staff has reviewed the Cimarron Phase I Preliminary and Final Plat and Development Plan for compliance with the Santa Fe County Land Development Code including the US 285 South Highway Corridor Zoning District Ordinance No. 2005-08 and has determined that it is in compliance with the code.

NBB-32



Susana Martinez  
Governor

State of New Mexico  
**ENVIRONMENT DEPARTMENT**  
Environmental Health Bureau  
District II-Santa Fe Field Office  
2540 Camino Edward Ortiz  
Santa Fe, NM 87507  
Telephone (505) 827-1840  
Fax (505) 827-1839  
www.nmenv.state.nm.us



David Martin  
Secretary

Butch Tongate  
Deputy Secretary

November 22, 2011  
Vicki Lucero  
Development Review Team Leader  
Santa Fe County Land Use Department  
PO Box 276  
Santa Fe, NM 87504-0276

RE: CDRC CASE # S/DP Cimarron Village Phase 1 Preliminary and Final Plat and Development Plan

Dear Ms. Lucero:

I have reviewed the amended submittal for the above-referenced project. Proposed wastewater treatment system will be designed for initial flow of 15000 gallons per day and a NOTICE of INTENT to DISCHARGE needs to be filed with the NMED Ground Water Quality Bureau in order to get approval and permit to construct the system in compliance with 20.6.2 NMAC. A copy of 20.6.2 NMAC is available at <http://www.nmenv.state.nm.us/gwb/NMED-GWQB-Regulations.htm>. For further information on how to proceed with the groundwater discharge permitting process please contact Robert George at GWQB at 505-476-3648.

Please let me know if you have any questions.

Sincerely,

Vladimir Gershanok  
NMED Environmental Scientist  
District 2

cc:

Robert Italiano, NMED, Manager, District 2  
Jim Vincent NMED, LW Specialist  
Robert George, NMED-GWQB

NBB-33

Daniel "Danny" Mayfield  
Commissioner, District 1

Virginia Vigil  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

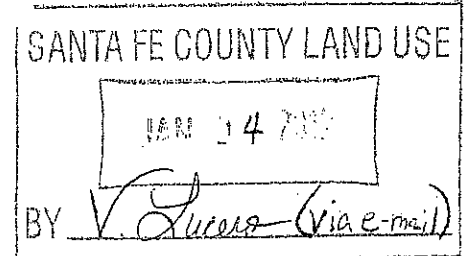
December 27<sup>th</sup>, 2011

TO: Vicki Lucero, Development Review Team Leader

FROM: Karen Torres, County Hydrologist

THRU: Rich Silva, Utilities Department  
Patricio Guerrerortiz, Utilities Director  
Adam Leigland, Public Works Director

RE: CDRC Case # S/DP Cimarron Village Phase I, Preliminary and Final  
Development Plan -T15N R10E Sec 9 & 16



The subject development plan was reviewed for technical accuracy and compliance with the SFC Land Development Code. Staff concludes there is sufficient information submitted for Preliminary Development approval but request submission of additional information, as outlined below, for review prior to final approval.

1. Submit water budget for phase 1 only with a breakdown of potential future commercial uses.
2. Proposed Water Restrictive Covenants outlining conservation measures and stating the drilling and use of domestic wells is not permitted.
3. Submission of the final liquid waste disposal plan as required by Article VII Section 2.6 of the SFC Land Development code.
4. Correct language in Article IV Section 2 of the Declarations of Covenants, Conditions and Restrictions to reflect a wastewater operator services for proposed wastewater treatment plant, not water operator.
5. Address all red-line comments with corrected plans stamped by Engineer and Surveyor and submitted for review by the utilities department.

Nature of Project:

The applicant proposes to create three 2.5 acre residential lots and 1 commercial lot, in the vicinity of Eldorado, described as phase 1 of the Master Plan approved February 9, 2010 by the Board of County Commissioners.

### History of Review:

On September 2<sup>nd</sup>, 2009 the Master Plan for the Cimarron Village Subdivision and information provided by the Eldorado Area Water and Sanitation District (EAWSO) was reviewed for compliance and technical accuracy with the SFC Land Development Code water supply requirements. Staff review found EAWSO has sufficient water rights and well capacity to meet the existing demands of the water system and the additional demand proposed by the master plan. Several code required submissions were not met by the applicant but were included as part of the staff conditions of approval.

### Water Supply:

The proposed lots are currently served by Eldorado Area Water and Sanitation District and have existing waterlines and meters in place. As the waterlines are in place review of a utility plan is not warranted and Record Drawings are presumed to be on file with EAWSO.

The previous review of the EAWSO water system, as well as communication with water system representatives, indicated an engineering study was required to address code requirements for peak rate of water production and fire flow. On September 12, 2007 a Technical Memorandum was issued by IDModeling which address these code requirements and demonstrate sufficient storage and fire flows to the proposed development.

### Water Budget:

A revised water budget was submitted for the entire project with no breakdown of water use by phase as requested in the review of the master plan. Additionally outdoor water use was not included in the water budget. Submission of a complete water budget for phase 1 inclusive of a breakdown of potential future commercial uses prior to final approval is recommended. Also, page 9 which appears to address water conservation was missing from the submission and is requested at this time.

Proposed water restrictive covenants were not submitted for review. The proposed water restrictive covenants inclusive of a listing of commercial uses, restriction of the drilling and use of domestic wells and water conservation practices as outlined in LDC Article VII Section 6.6.2, Santa Fe County Ordinances 2002-13, 2004-7, 2003-6, 2006-3, 2006-8 are requested at this time.

### Liquid Waste:

Liquid Waste disposal will be provided via an onsite waste water treatment facility on Lot 18 of the development, with the exception of 4 residential lots that will each have a private septic system and 3 of which are part of this request. A liquid water disposal plan was reviewed in 2009 but a final Liquid Waste Disposal Plan, as described in Article VII Section 2.6, was not submitted for staff review.

NB B-35

The Declaration of Covenants, Conditions and Restrictions (on page 9 Article 2) for this project states the services of a water operator is necessary, not an appropriate level Wastewater Operator. This appears to be in error as EAWSD will be operating the water system and the wastewater system will be privately operated.

### Conclusions

Staff concludes there is sufficient information submitted for approval of the Preliminary Development Plan but request additional information, as outlined in this memo, for review prior to final approval.

If you have any questions, please feel free to call me at 992-9877 or email at [ktorres@co.santa-fe.nm.us](mailto:ktorres@co.santa-fe.nm.us).

NB B-36

Daniel "Danny" Mayfield

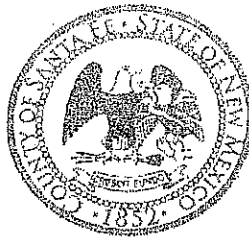
Commissioner, District 1

Virginia Vigil

Commissioner, District 2

Robert A. Anaya

Commissioner, District 3



Kathy Holian

Commissioner, District 4

Liz Stefanics

Commissioner, District 5

Katherine Miller

County Manager

# Santa Fe County Fire Department Fire Prevention Division

## Official Submittal Review

Date	Jan. 10, 2010		
Project Name	Cimarron Village Phase 1 Preliminary and Final Plat and Development Plan		
Project Location	Avenida Vista Grande & NM 84/285 south corridor - S9&16, T15, R10		
Description	Commercial and Residential development	Case Manager	Vickie Lucero
Applicant Name	Joseph Miller / Land Development Planning, agent	County Case #	CDRC #S/DP
Applicant Address	7009 Marilyn Ave. NE Albuquerque, NM 87109	Fire District	El Dorado
Applicant Phone	Agent-505-660-5250		
Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input checked="" type="checkbox"/>	Wildland <input type="checkbox"/>
Hydrant Acceptance <input type="checkbox"/>	Master Plan <input type="checkbox"/>	Preliminary <input checked="" type="checkbox"/>	Final <input checked="" type="checkbox"/>
Inspection <input type="checkbox"/>	Lot Split <input type="checkbox"/>		
Project Status	Approved <input type="checkbox"/>	Approved with Conditions <input checked="" type="checkbox"/>	Denial <input type="checkbox"/>

The Fire Prevention Division/Code Enforcement Bureau of the Santa Fe County Fire Department has reviewed the above submittal and requires compliance with applicable Santa Fe County fire and life safety codes, ordinances and resolutions as indicated (*Note underlined items*) :

### Summary of Review

- Roadways and drives shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon the Fire Marshal's approval. (*page #2*)
- All access roadway identification signs leading to the approved development area(s) shall be in place prior to the required fire hydrant acceptance testing. (*page #2*)
- Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation. (*page #4*)
- No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal. (*page #5*)
- Automatic Fire Protection Sprinkler systems shall be required as per Final Subdivision Plat notes and 1997 Uniform Fire code... (*page #5*)

NBB-37

## Fire Department Access

*Shall comply with Article 9 - Fire Department Access and Water Supply of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal*

### • Fire Access Lanes

*Section 901.4.2 Fire Apparatus Access Roads (1997 UFC) When required by the Chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.*

Curbs or signage adjacent to buildings, fire hydrants, entrances and landscape medians in traffic flow areas shall be appropriately marked in red with 6" white lettering reading "FIRE LANE – NO PARKING" as determined by the Fire Marshal prior to occupancy. Assistance in details and information are available through the Fire Prevention Division.

### ▪ Roadways/Driveways

*Shall comply with Article 9, Section 902 - Fire Department Access of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.*

Roadways and drives shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon the Fire Marshal's approval.

Turnarounds shall incorporate an area for emergency vehicle purposes conforming to the access and turnaround requirements and dimensions of the Santa Fe County Fire Department.

### ▪ Street Signs/Rural Address

*Section 901.4.4 Premises Identification (1997 UFC) Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.*

*Section 901.4.5 Street or Road Signs (1997 UFC) When required by the Chief, streets and roads shall be identified with approved signs.*

All access roadway identification signs leading to the approved development area(s) shall be in place prior to the required fire hydrant acceptance testing. Said signs shall remain in place in visible and viable working order for the duration of the project to facilitate emergency response for the construction phase and beyond.

Buildings within a commercial complex shall be assigned, post and maintain a proper and legible numbering and/or lettering systems to facilitate rapid identification for emergency responding personnel as approved by the Santa Fe County Fire Marshal.

▪ **Slope/Road Grade**

Section 902.2.2.6 Grade (1997 UFC) *The gradient for a fire apparatus access road shall not exceed the maximum approved.*

Driveway/fire access shall not exceed 11% slope and shall have a minimum 28' inside radius on curves.

▪ **Restricted Access/Gates/Security Systems**

Section 902.4 Key Boxes. (1997 UFC) *When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the chief is authorized to require a key box to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the chief.*

Commercial developments/buildings will be required to install a Knox Cabinet or applicable Knox device as determined by this office for Fire Department access, Haz-Mat/MSDS data, and pre-fire planning information and for access to fire protection control rooms (automatic fire sprinklers, fire alarm panels, etc...).

All gates shall be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System).

## **Fire Protection Systems**

▪ **Hydrants**

*Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.*

Section 903.2 Required Water Supply for Fire Protection. *An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protect is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.*



Section 903.4.2 Required Installations. (1997 UFC) *The location, number and type of the fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved.*

The water delivery system shall be designed to meet the minimum standards of the El Dorado Area Water and Sanitation District.

Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation.

Water supply line sizes, which are connected to supply approved fire hydrants, shall be a minimum of eight inches in diameter.

Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11:3 of the 1997 UFC.

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within five hundred feet (500') as measured along the access route.

Additional hydrants and/or relocation of existing fire hydrants shown within the submittal packet may be required.

Fire hydrant locations shall be no further than 10 feet from the edge of the approved access roadways with the steamer connections facing towards the driving surface.

Final fire hydrant locations shall be located in full view for in coming emergency responders. Landscape vegetation, utility pedestals, walls, fences, poles and the like shall not be located within a three foot radius of the hydrant per Article 10, Sections 1001.7.1 and 1001.7.2 of the 1997 UFC.

Supply lines shall be capable of delivering a minimum of 1,000gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system.

All hydrants shall have NST ports.

All hydrants shall comply with Santa Fe County Resolution 2000-55, Hydrant color-coding, marking and testing.

No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.

## **Automatic Fire Protection/Suppression**

Automatic Fire Protection Sprinkler systems shall be required as per Final Subdivision Plat notes and 1997 Uniform Fire code, Article 10 Section 1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe.

All Automatic Fire Protection systems shall be developed by a firm certified to perform and design such systems. Copies of sprinkler system design shall be submitted to the Fire Prevention Division for review and acceptance prior to construction. Systems will not be approved unless tested by the Santa Fe County Fire Department. Fire sprinkler systems shall meet all requirements of NFPA 13 / 13R / 13D as required for the Standard for the Installation of Sprinkler Systems.

The required system riser shall meet the requirements of the NFPA 13.

Locations of all Fire Department Connections (FDC's) shall be determined and approved prior to the start of construction on the system. All FDC's shall have NST ports.

All sprinkler and alarm systems as required shall be tested and approved by the Santa Fe County Fire Department at rough-in and prior to allowing any occupancy to take place. It shall be the responsibility of the installer and/or developer to notify the Fire Prevention Division when the system is ready for testing.

## **Fire Alarm/Notification Systems**

Automatic Fire Protection Alarm systems shall be required as per 1997 Uniform Fire Code, Article 10 Section 1007.2.1.1 and the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe. Required Fire Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code, for given type of structure and/or occupancy use. Said requirements will be applied as necessary as more project information becomes available to this office during the following approval process.

### **▪ Fire Extinguishers**

Article 10, Section 1002.1 General (1997 UFC) *Portable fire extinguishers shall be installed in occupancies and locations as set forth in this code and as required by the chief. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.*

Portable fire extinguishers shall be installed in occupancies and locations as set forth in the 1997 Uniform Fire Code. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.

## **Life Safety**

Fire Protection requirements listed for this development have taken into consideration the hazard factors of potential occupancies as presented in the developer's proposed use list. Each and every individual structure of a commercial or public occupancy designation will be reviewed and must meet compliance with the Santa Fe County Fire Code (1997 Uniform Fire Code and

applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code, which have been adopted by the State of New Mexico and/or the County of Santa Fe.

### General Requirements/Comments

▪ **Inspections/Acceptance Tests**

Shall comply with Article 1, Section 103.3.2 - New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal

The developer shall call for and submit to a final inspection by this office prior to the approval of the Certificate of Occupancy to ensure compliance to the requirements of the Santa Fe County Fire Code (1997 UFC and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code.

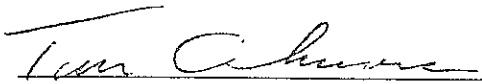
▪ **Permits**

As required

### Final Status

Recommendation for Preliminary/Final Development Plan approval with the above conditions applied.

*Tim Gilmore, Inspector*




Code Enforcement Official

1-10-12

Date

Through: David Sperling, Interim Chief/Fire Marshal

File: DevRev/EL/Cimarron Village/011012

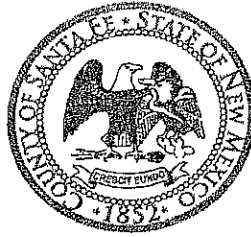
Cy: Applicant  
District Chief  
Buster Patty, Capt., Fire Prevention Div. 

NBB-42

Daniel "Danny" Mayfield  
Commissioner, District 1

Virginia Vigil  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

## MEMORANDUM

**DATE:** January 16, 2012

**TO:** Vicki Lucero, Development Review Team Leader.

**FROM:** John Lovato, Terrain Management

**VIA:** Penny Ellis-Green, Interim Land Use Administrator  
Shelley Cobau, Building and Development Services Manager  
Wayne Dalton, Building and Development Services Supervisor

**FILE REF:** CDRC CASE # S 08-5451 Cimarron Village Plat and Development Plan  
for phase I

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### REVIEW SUMMARY

#### Terrain Management

The referenced project has been reviewed for compliance with Article VII Section 3 Terrain Management of the Santa Fe County Land Development Code. The request is for Preliminary and Final Plat and Development Plan approval for Phase I of the Cimarron Village development to create 3 residential lots and 1 commercial lot on 10.04 acres. The property is located in Eldorado are on the east side of US 285. The Majority of the site is within the 15% slope range. There is an area that contains slopes in excess of 25% just south if the single family residential lots. This area is approximately 23 acres in size and will be designed as open space. The site conforms to Article VII, Section 3. (Terrain Management.)

#### Storm Drainage and Erosion Control:

This property does not fall within a FEMA designated floodplain. Retention ponds will be required to handle stormwater runoff from site improvements. The property contains a drainage easement and a certified engineer must approve all drainage crossings prior to recordation. Rainwater harvesting will be required for residential and commercial lots in accordance with Santa Fe County Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance and Ordinance 2003-6.

**Due to the nature of the comments contained herein, additional comments may be forthcoming upon receipt of the required information**

# CIMARRON VILLAGE SUBDIVISION

## Disclosure Statement

December 2011

NB B-43

EXHIBIT

E

tabbles

CIMARRON VILLAGE Subdivision

Disclosure Statement

For all Subdivisions containing Five (5) or more Parcels

**PLEASE READ THIS DISCLOSURE STATEMENT BEFORE YOU SIGN ANY DOCUMENTS  
OR AGREE TO ANYTHING**

This disclosure statement is intended to provide you with enough information to permit you to make an informed decision on the purchase or lease of property described in this statement. You should read carefully all of the information contained in this statement before you decide to buy or lease or otherwise acquire the described property.

Various public agencies may have issued opinions, on both the subdivision proposal and the information contained in this disclosure statement. They may be favorable or unfavorable. You should read them closely.

The Board of County Commissioners has examined this disclosure statement to determine whether the sub-divider can satisfy what the sub-divider has said in this disclosure statement. However, the Board of County Commissioners does not vouch for the accuracy of what is said in this disclosure statement. In addition, this disclosure is not a recommendation or endorsement of the subdivision by the City, the County, or the State. It is informative only.

The Board of County Commissioners recommends that you see the property before buying or leasing it or otherwise acquiring it. If you have not inspected the parcel before purchasing, leasing or otherwise acquiring it, you have six (6) months from the time of purchase, lease, or other acquisition to inspect the property. After inspecting the parcel within the six (6) month period, you have three (3) days from the date of inspection to rescind the transaction and receive all of your money back from the sub-divider when merchantable title is reverted in the sub-diver. To rescind the transaction, you must give the sub-divider notice of intent to rescind within three (3) days of your inspection of the property.

County regulations require that any deed, real estate contract, lease, or other instrument conveying an interest in a parcel in the subdivision be recorded with the Santa Fe County Clerk.

Building permits, wastewater permits or other use permits must be issued by state or county officials before improvements are constructed. You should investigate the availability of such permits before you purchase, lease, or otherwise acquire an interest in the land. You should also determine whether such permits are required for construction of addition improvements before you occupy the property.

1. Name of Subdivision

Cimarron Village Subdivision

2. Name & Address of developer

Joseph & Alma Miller

286 Riverbank Road

Lamy, New Mexico 87544

3. Name & Address of person in charge of sales or leasing in New Mexico

N/A

4. Size of Subdivision both present and anticipated

Cimarron Village Subdivision is a development that comprises 81.969 acre site located within Lot 13 of Eldorado At Santa Fe, together with a second parcel identified as Lot 14 Rancho Escondido subdivision, consisting of 8.126 acres. The proposed subdivision consists of the following number of lots or units.

Phase 1: Three (3) single family residential lots, One Commercial Lot

Phase 2: Twenty-five (25) Commercial Lots

Phase 3: Thirty (30) Multi Family Units

Phase 4: Eight (8) Commercial lots

Phase 5: Forty-two (42) Townhouse Units

Phase 6: Lot 14, Ten (10) Townhouse Units, One Commercial Lot

Proposed Number of Affordable Housing Units Twenty-two (22)

Proposed Number of Density Bonus Units Eleven (11)

5. Size of the Largest Parcel or Unit offered for sale or lease within the Subdivision

Single family Lots 2.50 acres

Commercial Lots Vary

6. Size of smallest parcel offered for sale or lease within the Subdivision

Commercial Lots,

7. Proposed range of selling or leasing prices

Not Available

NOTE: These lot and unit prices are subject to change based on off-site improvements required by the Development Approvals or other market conditions.

8. Financing Terms

Not Available

9. Name & Address of holder of legal title

Joseph & Alma Miller  
286 River Bank Road  
Lamy, New Mexico 87544

10. Name & Address of Lien Holder

Joseph & Alma Miller  
286 River Bank Road  
Lamy, New Mexico 87544

11. Condition of Title

Fee and simple

12. Statement of all restrictions or reservations of record subject the subdivided land to any conditions affecting its use or occupancy

13. Escrow Agent

Not available.

14. Utilities Estimated Costs

Main Infrastructure Utilities by Developer, No costs available  
Individual Lot Utilities by lot owner

15. Installation of Utilities

By developer includes water, gas, electric, telephone, and high speed internet  
Wastewater treatment by individual septic tanks and wastewater treatment facility



16. Utility Location  
Located in designated public utility Easements
  
17. Water Availability  
Provided by Eldorado Area Water & Sanitation District, Located in Eldorado, New Mexico
  
18. for Subdivisions within Community Water Systems  
Provided by Eldorado Area Water and Sanitation District
  
19. for Subdivisions with Individual Domestic Wells or Shared Wells  
Private Wells will not be permitted in the subdivision
  
20. Life Expectancy of the Water Supply  
Based on Data provided by EAWSD, meets 100 year life expectancy
  
21. Surface Water  
No surface water rights available
  
22. Water Quality  
Based on reports provided by EAWSD
  
23. New Mexico Environmental Departments Opinion on Water Quality  
Based on reports provided by EAWSD
  
24. Liquid Waste Disposal  
On site septic systems, gray water discharge to be treated by wastewater wetlands system. Single Family residential lots within Phase One to be served by conventional septic systems, Commercial Lot in Phase One could be tied into community system

NOTE: No other liquid waste disposal system may be used in a subdivision other than the system approved by the Board of County Commissioners.

25. New Mexico Environmental Department Opinion on Liquid Waste Disposal  
Not Yet Available
  
26. Solid Waste Disposal  
Provided by private contractor per Santa Fe County Development regulations
  
27. New Mexico Environmental Department Opinion on Solid Waste Disposal  
Not Available
  
28. Terrain Management  
Individual lot development required to be addressed at time of building permit  
Subdivision Development submittals identify overall site evaluations
  
29. Soil & Water Conservation District Opinion of Terrain Management  
Not available
  
30. Subdivision Access  
Access to Cimarron Village provided off US Highway 285 onto Colina Drive which will provide access to Cimarron Village Subdivision. Three NMDOT Permitted driveways Will serve the southern portion, the northern portion is accessed off Camino Valle and onto US Highway 285.
  
31. State Highway & Transportation Department's Opinion on Access  
Not available
  
32. Maintenance  
US Highway 285 is maintained by New Mexico Department of Transportation.  
On site roads will be maintained by Development Homeowners Association.
  
33. Adverse Conditions  
None applicable
  
34. Recreation Facilities  
Provided by Santa Fe County or Eldorado Community Improvement Association

35. Construction Guarantees  
Provided by developer to Santa Fe County in the form of financial guaranties.
36. Fire Protection  
Provided by Santa Fe County and Eldorado Fire Department
37. Police Protection  
Provided by Santa Fe County and New Mexico State Police
38. Public Schools  
Provided by Santa Public Schools, K thru 6 at Eldorado Elementary School,  
7<sup>th</sup> and 8<sup>th</sup> grade, Capshaw Middle School, 9<sup>th</sup> thru 12<sup>th</sup> grade at Santa Fe High School.
39. Hospitals  
Christus St. Vincent Hospital is located approximately fifteen (15) miles from the  
development into Santa Fe.
40. Shopping Facilities  
Major shopping facilities are located approximately fifteen (15) miles from the  
development into Santa Fe.
41. Public Transportation  
Public Transportation provided by New Mexico Park and Ride
42. Completion Dates  
Not Available

Sub-dividers:

By: \_\_\_\_\_  
Joseph Miller

\_\_\_\_\_  
Alma Miller

Acknowledgement

State of New Mexico )  
                                  )SS  
County of Santa Fe    )

The foregoing was acknowledged before me by Joseph & Alma Miller, owners of the Cimarron Village Subdivision on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**V. APPROVAL OF MINUTES: December 15, 2011**

Member Katz moved to approve the December minutes as submitted. Member Anaya seconded and the motion passed by unanimous [7-0] voice vote.

**VI. CONSENT CALENDAR**

**Final Order:**

- A. **CDRC CASE # PDP/DP 11-5310 Santa Fe Animal Shelter & Humane Society.** Santa Fe Animal Shelter & Humane Society, Applicant, Requested Preliminary Development Plan Approval For Phase II And Phase III as Allowed by the Approved Master Plan. The Applicant Also Requested Final Development Plan Approval for Phase II Which Consists of an 11,400 Square Foot Two-Story Structure to be Utilized As A Veterinary Hospital. The Request Also Included Phase III Final Development Plan to be Approved Administratively. Phase III Consists Of A 7,300 Square Foot Structure to be Utilized as a Dog Training Pavilion and Community Humane Education Center. The Property is Located at 100 Caja Del Rio Road, Within Section 35, Township 17 North, Range 8 East (Commission District 2) Approved 5-0  
Jose E. Larrañaga

Member Katz moved to approve the final order in the Animal Shelter case and his motion was seconded by Member Martin. The motion carried unanimously. [7-0].

**VII. OLD BUSINESS**

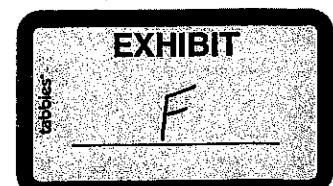
The Tierra Bello Case was tabled.

**VIII. NEW BUSINESS**

- B. **CDRC CASE # S 08-5451 Cimarron Village Plat and Development Plan for Phase I.** Joseph Miller, Applicant, Danny Martinez, Agent, request Preliminary and Final Plat and Development Plan approval for Phase I of the Cimarron Village development to create three residential lots and one commercial lot on 10.04 acres. The property is located in the Eldorado area, on the east side of US 285, south of Camino Valle, within Section 9, Township 15 North, Range 10 East (Commission District 5)

Vicki Lucero gave the staff report as follows:

“On January 12, 1993, the BCC granted approval for the creation of a Village Center Commercial District and Master Plan zoning approval for a large-scale mixed-use development consisting of 34 lots – 22 commercial lots, 1 community service lot, 8 multi-family lots, and 3 single family lots.



“On February 9, 2010, the BCC granted approval of a Master Plan Amendment to bring the original Master Plan into compliance with the US 285 South Highway Corridor Zoning District Ordinance, which was not in effect at the time of the original master plan approval. The amended master plan allowed a mixed-use development consisting of 34 commercial lots, 3 single-family residential lots, 20 live/work units, and 30 townhouse units for a total of 53 dwelling units on 81.69 acre. The amended master plan also rezoned the 8.126 acre parcel located on the northwest corner of US 285 and Camino Valle to a Neighborhood Mixed-Use Zoning designation. The development was proposed to be completed in six phases.

“The Applicant is now requesting Preliminary and Final Plat and Development Plan approval for Phase I which consists of 3 residential lots, each approximately 2.5 acres in size and one commercial lot of 2.53 acres.

Ms. Lucero said the application was reviewed for access, water, fire protection, liquid and solid waste, terrain management, archaeology, and affordable housing. She distributed a staff memo regarding terrain management.

She stated that this application is in accordance with Article V, Sections 5.3 and 5.4, Preliminary and Final Plat Procedures, and Article V, Section 7, Development Plan Requirements, of the County Land Development Code, and is consistent with the US 285 South Highway Corridor Zoning District Ordinance. Therefore staff recommends Preliminary and Final Plat and Development Plan approval for Phase I, subject to the following conditions:

1. A note shall be placed in bold lettering on the plat that states all residential driveways shall be approved by Santa Fe County Public Works prior to any development.
2. Development within the US 84-285 Highway Corridor shall comply with the district standards of the US 285 South Highway Corridor ordinance (Ordinance No. 2005-08). This shall be noted on the plat.
3. A traffic study will be required with commercial development plan application once specific uses have been determined.
4. Submit water budget and detailed demand analysis with a breakdown of potential future commercial uses for Phase I prior to Commercial Development Plan approval.
5. Residential water use will be restricted to 0.25 acre-feet per year, per lot.
6. Proposed Water Restrictive Covenants outlining conservation measures and stating the drilling and use of domestic wells is not permitted shall be submitted for review and approval and recorded with the Final Plat.
7. Submission of final liquid waste disposal plan as required by Article VII, Section 2.6 of the SFC Land Development Code and compliance with NMED conditions prior to Commercial Development Plan approval.
8. Correct language in Article IV, Section 2 of the Declaration of Covenants, Conditions and Restrictions to reflect a wastewater operator services for proposed wastewater treatment plant, not water operator.

9. Address all red-line comments with corrected plans stamped by Engineer and Surveyor and submitted for review by the utilities department.
10. Roadways and drives shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon the Fire Marshal's approval. All access roadway identification signs leading to the approved development area(s) shall be in place prior to the required fire hydrant acceptance testing.
11. Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation.
12. No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.
13. Automatic Fire Protection Sprinkler systems shall be required as per Final Subdivision Plat notes and 1997 Uniform Fire code.

Member Katz asked for clarification on the State Engineer's negative opinion. Ms. Lucero stated the opinion given is for the entire project, not just the first phase. The County Hydrologist is recommending approval of Phase 1 based on the water from the Eldorado Water & Sanitation District's (EWSD) acceptance. There is a condition including the State Engineer's conditions.

Regarding the fire protection, Member Drobnis asked how approval for that could have been granted without a water source. Ms. Lucero said the Fire Marshal's conditions are also included within those of staff. Once the water lines are active hydrants will be installed and tested. At the time of building permit issuance property owners will be required to submit sprinkler plans.

Chair DeAnda noted that condition 4 addresses the water budget and that should be modified to make it clear the budget is for Phase 1 only. She asked when the conservation measures are presented. Ms. Lucero said they are included in the covenants and referenced on the plat so that potential buyers are aware of them.

Staff confirmed that the Eldorado system has a 100-year supply.

Agent for the applicant, Danny Martinez was placed under oath and clarified that water lines and hydrants currently exist on the property, and each lot is ready for a meter. He said the issue with the State Engineer is between that agency and the Eldorado Water company. The matter has been under review for a considerable amount of time and resolution is near. This development has transferred four acre-feet of water to the EWSD. A production well has been transferred to EWSD that could furnish Eldorado with over 50 percent of their future needs.

Member Gonzales asked where the production well is located. Mr. Martinez said it is within Cimarron Subdivision on the east side of the highway. He added that it tested at over 400 gpm. Rights have to be transferred to the well. Member Gonzales asked if a

hearing had been scheduled. Mr. Martinez said a temporary permit to pump test the well was granted, but he was unaware of a public hearing being scheduled.

Member Anaya asked how many acre-feet Mr. Miller has, and Mr. Martinez said they have a will-serve letter from EWSD saying that they will provide everything needed for full build-out, 21.2 acre-feet.

Duly sworn, Joe Miller reiterated that the water lines were in place, adding five wells were given to the water company, including two that produce very large amounts of water. Additional water rights were also transferred to Eldorado.

There was no one from the public wishing to testify on this case.

Chair DeAnda moved to approve CDRC Case #S 08-5451, Cimarron Village Plat and Development Plan, Phase 1 with conditions as amended. Member Martin seconded and the motion carried 7-0.

**CDRC CASE # V 11-5380 Andy Ortiz Variance. Andy Ortiz, Applicant, requests a variance of Article III, Section 10 (Lot Size Requirements) of the Land Development Code to allow a Family Transfer Land Division of 3.75 acres into two lots; one lot consisting of 2.25 acres and one lot consisting of 1.5 acres with an existing residence. The property is located off County Road 51E, at 12 Camino Apolonia, in the Cañoncito area, within Section 12, Township 15 North, Range 10 East (Commission District 4)**

Ms. Lucero gave the staff report as follows:

“The Applicant is seeking a variance to allow him to divide his 3.75 acre parcel into 2 lots for the purpose of a Family Transfer in order to give each of his two sons a piece of property. One lot will consist of 2.25 acres and the other lot will consist of 1.5 acres. The 1.5 acre parcel has an existing residence with a septic system and is served by the Cañoncito at Apache Canyon Water Association. A letter from the Water Association has been submitted which states that they can supply water to the second parcel as well. The County Hydrologist has reviewed this application and has determined that the Cañoncito Water Association has not submitted a water availability assessment in accordance with Article VII, Section 6.4.4 of the County Code, therefore, the submittal is incomplete.

“The property is located within the Homestead Hydrologic Zone where the minimum lot size is 40 acres per dwelling unit. A Small Lot Family Transfer would allow lot sizes of 20 acres per dwelling unit. If a geohydrologic study was conducted and proved that there was adequate water supply the minimum lot size could go down as low as 2.5 acres per dwelling unit.