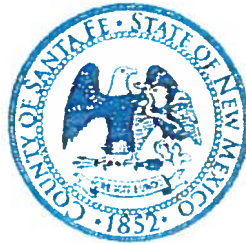


Daniel "Danny" Mayfield
Commissioner, District 1

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

DATE: May 14, 2013

TO: Board of County Commissioners

FROM: Vicente Archuleta, Development Review Team Leader *VA*

VIA: Penny Ellis-Green, Land Use Administrator *PEG*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

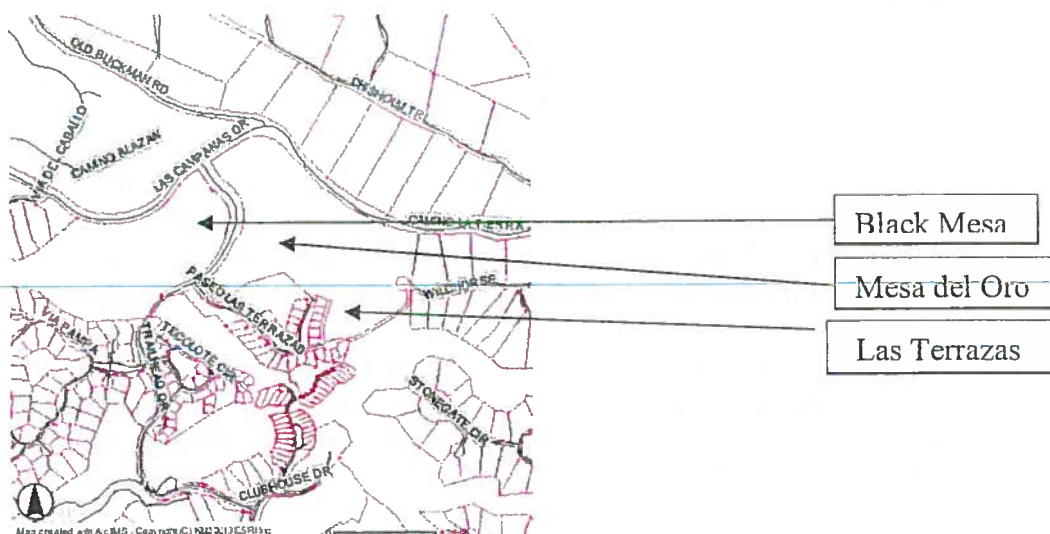
FILE REF.: BCC CASE # MIS 13-5020 Las Campanas Time Extension (formerly Estancias at Las Campanas)

ISSUE:

Cienda Partners, Applicant, Scott Hoeft Agent, request a 24-month time extension of the previously approved Final Plat for the areas known as Black Mesa (25 lots), Mesa del Oro (23 lots) and Las Terrazas Phase III (46 lots), formerly known as Estancias at Las Campanas which consisted of 125 lots on 161 acres (31 lots have been developed).

The property is located along Paseo Las Terrazas, off of Trailhead Drive and Las Campanas Drive within Sections 2, 11 and 12, Township 17 North, Range 8 East (Commission District 2), NMPM, Santa Fe County.

VICINITY MAP:



SUMMARY:

It should be clarified that this case is separate from the existing Estancias subdivision which was approved in 2003. Las Campanas ownership on occasion changed the marketing names of the projects in order to suit the needs of the development. These names are now inconsistent with the names of the project at the time of approval. This case is now known as Black Mesa, Mesa del Oro and Las Terrazas Phase III.

On December 11, 2001, the BCC granted Preliminary and Final Plat and Development Plan approval for 125 lots on 161-acres.

In 2004, this project received an extension to maintain the original approvals. Black Mesa and Mesa del Oro received an extension in 2008 and were expected to be recorded within two years from 2008 or 2010.

Black Mesa is Unit I which consists of 25 lots. Mesa del Oro is Unit II, which consists of 23 lots and Las Terrazas is Unit III which consists of 77 lots. Of the 77 lots in Las Terrazas, 31 homes have been constructed leaving 46 approved undeveloped lots. The major infrastructure including Camino La Tierra and Buckman Road as well as Trailhead Drive were completed and approved in 2007

Las Terrazas Phase I consists of 19 lots and was recorded on June 14, 2006 and Las Terrazas Phase II consists of 12 lots and was recorded on November 13, 2007, both of which have been developed. Las Terrazas Phase III consisting of the remaining 46 undeveloped lots expired in 2009.

The Applicant states: "As you can see from the milestones noted, we have been very diligent in keeping the approved subdivisions of Las Campanas active, either through extension, infrastructure completion, Buckman Direct Diversion or even completing lots."

At the time these approvals were granted, the subject property was located in the 5-mile Extraterritorial Zoning District and therefore under the jurisdiction of the Extraterritorial Subdivision Regulations (ESR).

With the elimination of the Extraterritorial Zoning District in 2009, this development now falls under the regulations of the County Land Development Code.

Article V, Section 5.4.6 of the Code states, "An approved or conditionally approved Final Plat, approved after July 1, 1996 shall be recorded within twenty-four (24) months after its approval or conditional approval or the plat shall expire. Upon request by the subdivider, an additional period of no more than thirty-six (36) months may be added to the expiration date by the Board."

On December 13, 2011, the Board of County Commissioners adopted Resolution No. 2011-193 which found the existence of severe economic conditions and suspended enforcement of specified provisions of Article V of the Land Development Code that concern expiration of Master Plans, Preliminary Plats and Final Plats.

On December 13, 2011, the Board of County Commissioners also adopted Ordinance No. 2011-11, which states “the Board of County Commissioners (“the Board”) may suspend provisions of Article V, Sections 5.2.7, 5.3.6, and 5.4.6 of the Code upon a finding of economic necessity, which is defined in terms of a score of 100 or less on the Conference Board’s Leading Economic Index® for the United States for any quarter, and for three years following any such event, and the Board recognizes that these conditions are present and desires to temporarily suspend the enforcement of those sections of Article V that set forth expiration of Master Plans Preliminary Plats and Final Plats for two years pending an economic recovery.”

At time of the Plat expiration (December 2009) for the Black Mesa, Mesa del Oro and Las Terrazas Subdivisions, the Conference Board’s Leading Economic Index® (LEI) score was approximately 101.6. As of April of 2013 the LEI was 94.7.

The Applicants request a 24-month time extension that would render the Final Plat approval valid until May 14, 2015.

This Application was submitted on January 28, 2013.

Growth Management staff has reviewed this Application for compliance with pertinent Code requirements and finds the project is in compliance with County criteria for this type of request.

- APPROVAL SOUGHT:** Approval of a 24-month time extension of the Final Plat in accordance with Santa Fe County Ordinance No. 2011-11.
- GROWTH MANAGEMENT AREA:** El Centro, SDA-2
- HYDROLOGIC ZONE:** The development is located in the Basin Hydrologic Zone where the minimum lot size is 10-acres per dwelling unit. With .25-acre feet per year water restrictions lot size may be reduced to 2.5-acres per dwelling unit.
- FIRE PROTECTION:** Agua Fria Fire District
- WATER SUPPLY:** Las Campanas Water System
- LIQUID WASTE:** Las Campanas Liquid Waste System
- VARIANCES:** No
- AGENCY REVIEW:** None
- STAFF RECOMMENDATION:** Approval for a 24-month time extension of the Final Plat for the Black Mesa, Mesa del Oro and Las Terrazas Phase III at Las Campanas Subdivision.

EXHIBITS:

1. Letter of request
2. Site Plans
3. December 11, 2001 BCC Staff Report
4. December 11, 2001 BCC Minutes
5. Building and Development Services Manager Letter
6. Resolution No. 2011-193
7. Ordinance No. 2011-11
8. Photos of Site
9. Aerial Photo of Site and Surrounding Areas

SANTA FE PLANNING GROUP, INC.

P.O. Box 2482,
Santa Fe, NM 87504
505.412.0309

January 25, 2013

Vicky Lucero
Santa Fe County Land Use Department
102 Grant Avenue; P.O. Box 276
Santa Fe, NM 87504

RE: EZ Case#: S01-4110; "Estancias at Las Campanas"

Dear Vicky:

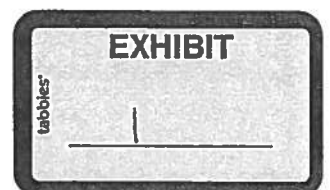
We respectfully request a 24-month time extension of the Estancias at Las Campanas, final plat approval. It should be clarified that this "Estancias" case is separate from the existing Estancias subdivisions, (Phases I, II, III) in Las Campanas, (EZ Case#S00-4561) which was approved in year 2003. Las Campanas ownership on occasion changed the marketing names of the projects in order to suit the needs of the development. These names are now at times inconsistent with the names of the project at the time of approval. We apologize in advance for the confusion. The subject "Estancias" now exists as Black Mesa, Mesa del Oro and Las Terrazas. The subject area is also called Parcel O. We will refer to the subject area as "Estancias" throughout this letter to help simplify the narrative.

History

The "Estancias" (now known as Black Mesa, Mesa del Oro and Las Terrazas) was approved for 125 dwelling units on 161-acres on December 11, 2001 by the BCC (preliminary and final plat/development plan). The "Estancias" consists of 125-lots as shown below:

Unit I	Black Mesa	25 lots	Approved/pending recordation
Unit II	Mesa del Oro	23 lots	Approved/pending recordation
Unit III	Las Terrazas	<u>77 lots</u>	31 lots complete/homes constructed
		125 lots	25% of lots complete including major infrastructure

This approval received an extension in year 2004 to maintain the original approvals. Though the name has changed the key component of the approval have been maintained (125-lots in three units). Black Mesa and Mesa de Oro are units I & II and total 48-lots. Unit III is 77-lots and is titled Las Terrazas and was commenced in 2006. It should be noted that 31 lots of Las Terrazas have already been built out; 46 lots remain undeveloped but approved. The major infrastructure including Camino la Tierra and Buckman Road as well as Trailhead drive were completed and signed off by the County in year 2007. Black Mesa and Mesa del Oro received administrative



approval in year 2008. As you can see from the milestones as noted above, we have been very diligent in keeping the approved subdivisions of Las Campanas active, either through extension, administrative approvals, infrastructure completion, or even completing lots.

Request

Due to current market conditions and limited demand for residential lots, the owners of the Estancias are requesting additional time to proceed with the development of the land. It should be noted that the development plan for "Estancias" was approved at this same hearing. It is understood that previously approved development plans, formerly within the Extraterritorial Zoning District but now governed by Santa Fe County, do not expire.

Santa Fe County Resolution No. 2011-193 found the existence of severe economic conditions and suspended enforcement of specified provisions of Article V of the land development code that concern the expiration of final plats. Santa Fe County Ordinance No. 2011-11 suspended provisions of Article V, Sections 5.2.7, 5.3.6 and 5.4.6 of the code based upon a finding of economic necessity, defined as a score of 100 or less on the Conference Board's Leading Economic Index for the United State for any quarter, and for three years following any such event. The BCC recognized that these conditions were present and desired to temporarily suspend enforcement of those sections of Article that set forth expirations of, in this case, final plats, for two years pending an economic recovery, so long as an order approving the specific suspension for the development in question is approved by the BCC. This application is requesting such action and requests approval by the BCC.

Please schedule this case for public hearing at **February or March 2013** meeting of the BCC. Thank you for considering our request. If you have questions, do not hesitate to contact me at 412.0309.

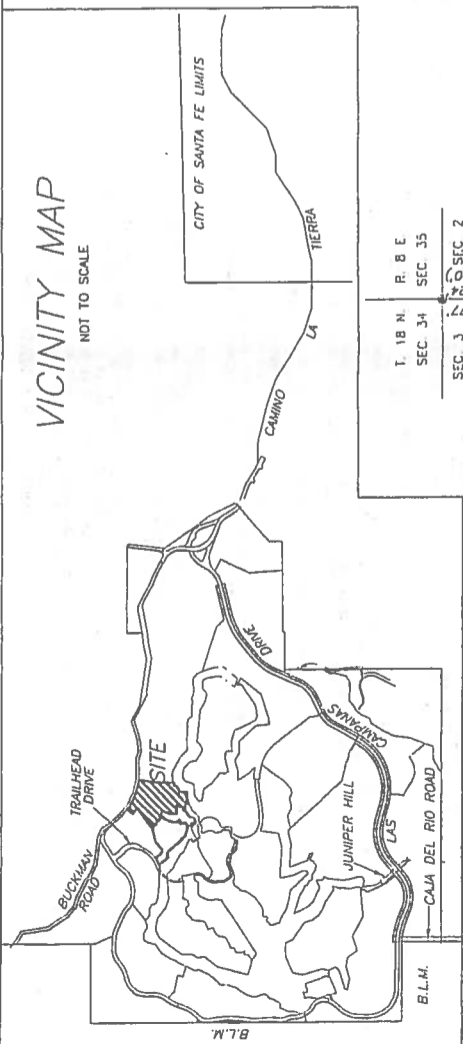
Sincerely,
Scott Hoelt

Attachments:

- Application/Fee (\$400)
- Plan Set (11x17)
- Survey Plat (11x17)

VICINITY MAP

NOT TO SCALE



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	07°10'48"	1240.00	155.39	155.28	S03°31'04"W
C2	09°39'04"	287.98	50.19	50.13	S11°40'30"W

LINE TABLE

LINE	BEARING	DISTANCE	(PRIOR PLATS)
L1	S00°08'55"E	71.80'	S00°08'55"E 71.80'
L2	S54°10'21"E	348.29'	S54°10'21"E 348.29'
L3	S69°27'21"E	82.76'	S69°27'21"E 82.76'
L4	S30°57'02"E	508.74'	S30°57'02"E 508.74'
L5	S30°57'23"E	306.55'	S30°57'23"E 306.55'
L6	S50°51'37"E	430.85'	S50°51'37"E 430.85'
L7	S75°12'37"E	255.59'	S75°12'37"E 255.59'
L8	S67°03'59"E	663.37'	S67°03'59"E 663.37'
L9	S47°50'12"E	193.74'	S47°50'12"E 193.74'
L10	S67°30'25"E	443.35'	S67°30'25"E 443.35'
L11	S81°13'17"E	462.43'	S81°13'17"E 462.43'
L12	S82°35'39"E	302.65'	S82°35'39"E 302.65'
L13	S84°35'05"E	272.80'	S84°35'05"E 272.80'
L14	S43°16'09"E	502.16'	S43°16'09"E 502.16'
L15	S51°59'03"E	447.65'	S51°59'03"E 447.65'
L16	S64°42'26"E	441.61'	S64°42'26"E 441.61'
L17	S75°13'12"E	499.71'	S75°13'12"E 499.71'
L18	N89°20'59"E	694.13'	N89°20'59"E 694.13'
L19	S71°23'21"E	283.47'	S71°23'21"E 283.47'
L20	N82°52'01"E	410.09'	N82°52'01"E 410.09'
L21	N26°10'13"E	49.48'	N26°10'13"E 49.48'
L22	N78°13'45"E	532.21'	N78°13'45"E 532.21'
L23	N25°10'00"E	109.60'	N25°10'00"E 109.60'
L24	N00°01'59"E	47.98'	N00°01'59"E 47.98'
L25	N00°13'14"W	279.81'	N00°13'14"W 279.81'
L26	S89°59'57"E	100.00'	S89°59'57"E 100.00'
L27	S44°17'34"W	212.54'	S44°17'34"W 212.54'
L28	S00°04'26"E	425.00'	S00°04'26"E 425.00'
L29	S89°55'34"W	442.57'	S89°55'34"W 442.57'
L30	S89°48'46"W	538.34'	S89°48'46"W 538.34'

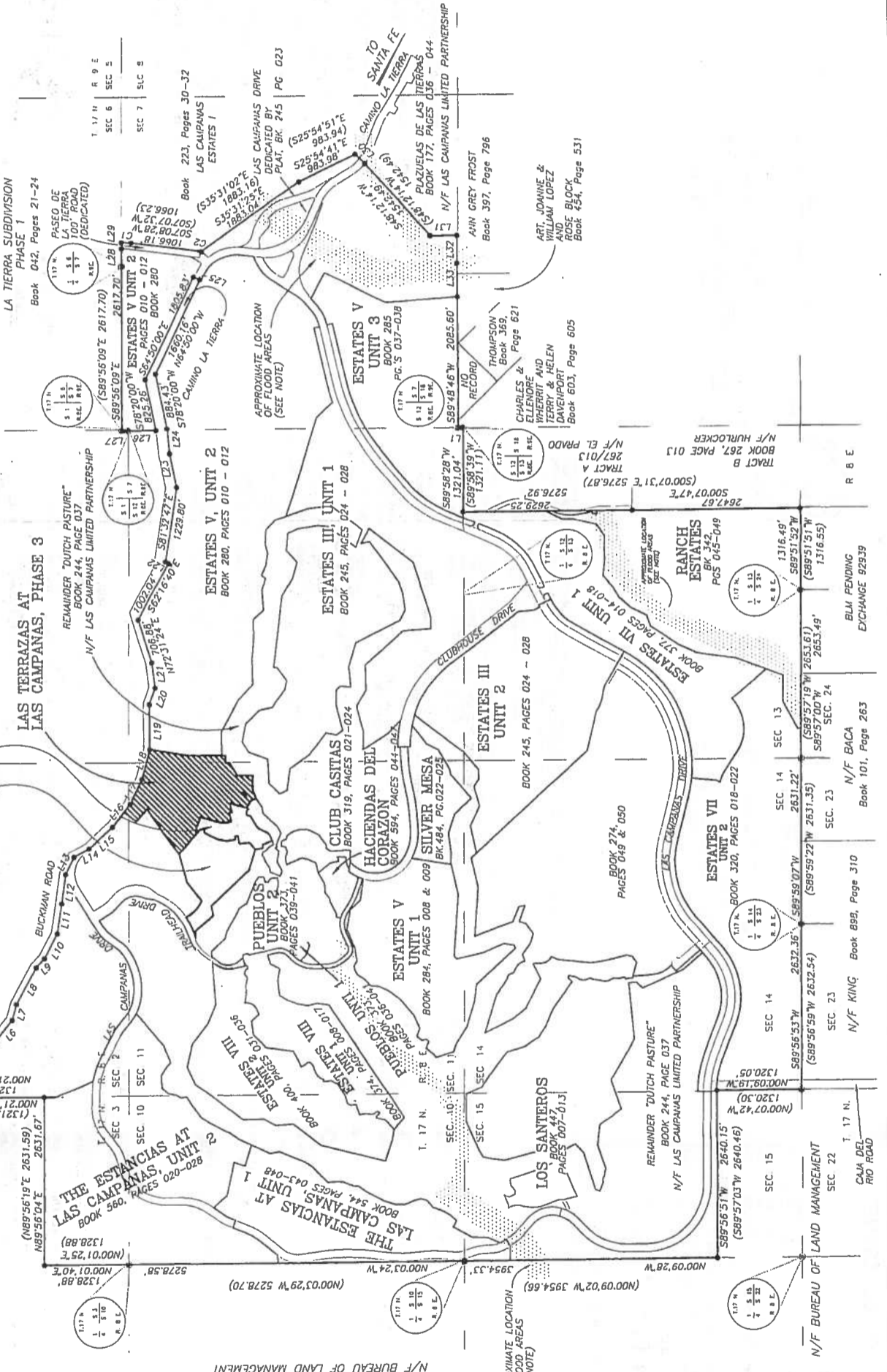
LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE CENTRAL ZONE, NAD 27
 * DENOTES REBAR W/ CAP L57014 OR AS SHOWN FOUND
 THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS
 OF RECORD.

LA TIERRA SUBDIVISION
 RECEPTION NO 444,242

LA TIERRA SUBDIVISION
 RECEPTION NO 444,242

LA TIERRA SUBDIVISION
 RECEPTION NO 444,242



LAS TERRAZAS AT LAS CAMPANAS PHASE 3
 FINAL PLAT FOR A RESIDENTIAL SUBDIVISION OF 46 LOTS, 43.63 ACRES BEING A PORTION OF UNIT 3 OF THE COUNTY APPROVED "ESTANCIAS" (FORMERLY TRACT O) FOR LAS CAMPANAS SANTA FE WITHIN "DUTCH PASTURE", PLAT BOOK 244, PAGE 037 AND TRACT F, ESTATES V, UNIT 2, PLAT BOOK 280, PAGE 010-012 WITHIN SECTIONS 2, 11, & 12, T.17N, R.8E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO
 SHEET 2 OF 3
 PURPOSE: TO CREATE 46 RESIDENTIAL LOTS, 9 TRACTS FOR OPEN SPACE, AND 2 ROADWAY TRACTS.

DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2502 B CAMINO ENTRADA
 SANTA FE, N.M., 87507
 FILE# 752858DB, DATE: 4/20/06

SHEET P3-2B

DESCRIPTION OF BLACK MESA

ALL THAT PORTION OF "DUTCH PASTURE" OF SECTIONS 2 AND 11, T17N, R8E, N14M14, COUNTY OF SANTA FE, NEW MEXICO, RECORDED IN PLAT BOOK 244 ON PAGE 037, WHICH PORTION MAY BE DESCRIBED AS FOLLOWS:

Beginning at a point which lies S14°08'32"E, 3302.75 feet from the WEST 1/4 corner of the said SECTION 12;

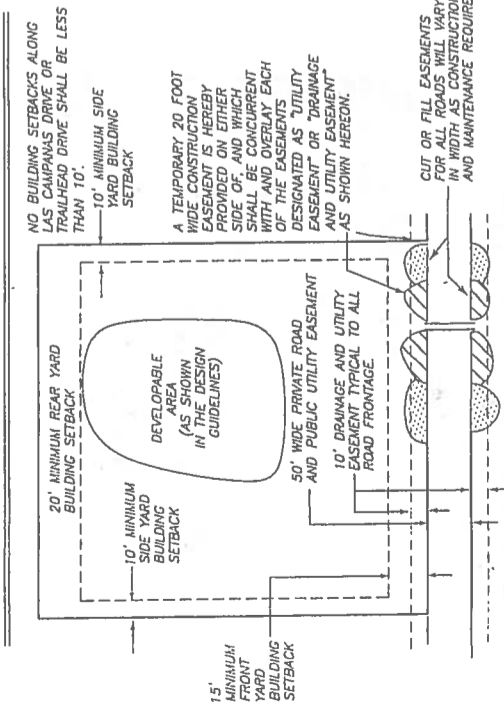
- THENCE N 50°22'52" E, 680.30 FEET; THENCE COUNTERCLOCKWISE 173.03 FEET ON A CURVE HAVING A RADIUS OF 679.00 FEET AND A CHORD OF S 70°30'12" E, 172.56 FEET; THENCE COUNTERCLOCKWISE 70.73 FEET ON A CURVE HAVING A RADIUS OF 70.73 FEET AND A CHORD OF N 28°58'30" E, 846.51 FEET; THENCE COUNTERCLOCKWISE 189.67 FEET ON A CURVE HAVING A RADIUS OF 600.00 FEET AND A CHORD OF N 46°41'52" E, 188.88 FEET; THENCE N 37°38'30" E, 198.09 FEET; THENCE COUNTERCLOCKWISE 211.48 FEET ON A CURVE HAVING A RADIUS OF 600.00 FEET AND A CHORD OF N 47°44'20" E, 210.38 FEET; THENCE S 37°30'48" E, 63.36 FEET; THENCE COUNTERCLOCKWISE 131.85 FEET ON A CURVE HAVING A RADIUS OF 425.00 FEET AND A CHORD OF S 40°06'49" E, 131.39 FEET; THENCE S 48°03'49" E, 135.44 FEET; THENCE COUNTERCLOCKWISE 310.85 FEET ON A CURVE HAVING A RADIUS OF 295.00 FEET AND A CHORD OF S 17°52'35" E, 296.67 FEET; THENCE COUNTERCLOCKWISE 131.85 FEET ON A CURVE HAVING A RADIUS OF 425.00 FEET AND A CHORD OF S 18°17'29" W, 61.47 FEET; THENCE S 24°16'17" W, 25.00 FEET; THENCE S 10°14'07" W, 44.21 FEET; THENCE S 24°16'17" W, 44.21 FEET; THENCE COUNTERCLOCKWISE 691.61 FEET ON A CURVE HAVING A RADIUS OF 920.08 FEET AND A CHORD OF S 45°48'21" W, 675.45 FEET; THENCE S 67°20'24" W, 174.02 FEET; THENCE COUNTERCLOCKWISE 145.81 FEET ON A CURVE HAVING A RADIUS OF 145.81 FEET AND A CHORD OF S 60°22'38" W, 145.48 FEET; THENCE N 80°00'00" W, 261.29 FEET; THENCE N 84°34'53" W, 594.68 FEET; THENCE N 64°10'04" W, 188.87 FEET; THENCE N 10°54'54" W, 102.05 FEET; THENCE N 52°36'55" W, 151.52 FEET; THENCE N 87°47'23" W, 249.64 FEET; THENCE N 58°16'57" W, 129.36 FEET; THENCE N 23°02'48" W, 96.60 FEET; THENCE N 66°57'12" E, 19.93 FEET;

44.65 ACRES, MORE OR LESS.

REFERENCE DOCUMENTS

ALL REFERENCE DOCUMENTS ARE AS SHOWN HEREON

TYPICAL EASEMENT AND SETBACK DETAILS



COUNTY APPROVAL

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, OF SANTA FE COUNTY AT THEIR MEETING OF Dec 11, 2001.

CHAIRMAN

EXTRATERRITORIAL ZONING COMMISSION APPROVAL

APPROVED BY THE EXTRATERRITORIAL ZONING COMMISSION AT THEIR MEETING OF Sept 13, 2001

CHAIRMAN

ATTESTED BY: COUNTY CLERK

CITY REVIEW

Planner: Jennifer... City Subdivision Engineer: Rami... Date: 2/27/08

APPROVED BY

Santa Fe County Fire Marshal: Robert... Santa Fe County Public Works: ... Santa Fe County Water Utility: ... Date: 1-25-08

UTILITY COMPANIES

IN APPROVING THIS PLAT, PUBLIC UTILITY SERVICES AND GAS SERVICES (PUM) DID NOT CONDUCT TITLE SEARCH OF THE PROPERTIES SHOWN HEREON...

Public Utility Services: Nov 6, 2007; Gas Services: Nov 6, 2007; Santa Fe County Fire Marshal: Nov 11, 07; Santa Fe County Public Works: Nov 6, 2007; Santa Fe County Water Utility: Nov 6, 2007

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 27th FEBRUARY 2001...



STATE OF SANTA FE: I hereby certify that this instrument was filed for record on the day of ... and was duly recorded in the records of Santa Fe County.

Witness my Hand and Seal of office County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

APPROVED BY COUNTY LAND USE ADMINISTRATOR

DATE: COUNTY DEVELOPMENT PERMIT NO.

THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.

THIS PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE THE 100 AND 500 YEAR FLOOD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP PANEL NO. 330689-0175B, EXCEPT WHERE NOTED.

EXISTING NATURAL DRAINAGE WAYS WILL NOT BE MODIFIED OR IMPEDED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST.

THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.

THE PARCELS AS PLATTED HEREON ARE SUBJECT TO ARTICLE VII, SECTION 3 OF THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF ANY DEVELOPMENT. THE APPROVED BUILDING PERMIT SHALL BE POSTED ON-SITE. APPROVED BUILDING PLANS SHALL BE ON-SITE DURING CONSTRUCTION.

GENERAL NOTES

- 1. THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDE LIENS, RESERVATIONS AND EASEMENTS FOR LAS CAMPANAS SANTA FE RECORDED IN BOOK 732, PAGES 241-329 OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY (THE "MASTER COAR'S") AS AMENDED, AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BLACK MESA AT LAS CAMPANAS RECORDED IN BOOK 732, PAGES ... OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY (THE "VILLAGE COAR'S") AND THE DESIGN GUIDELINES PROVIDED FOR THEREIN (THE "DESIGN GUIDELINES"). THIS PLAT IS ALSO SUBJECT TO THE COVENANTS AND EASEMENTS RECORDED IN BOOK ... PAGE ... OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY.
- 2. ALL EXISTING DRAINAGE CHANNELS WITHIN THESE LOTS ARE TO REMAIN IN THEIR NATURAL STATE EXCEPT FOR CROSSINGS AND FOR DIVERSIONS APPROVED BY THE DESIGN REVIEW COMMITTEE OF THE MASTER ASSOCIATION. MAINTENANCE OF THESE DRAINAGE CHANNELS IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- 3. BUILDING SITES AND DRIVEWAY LOCATIONS ARE SUBJECT TO THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS AND TO THE VILLAGE COAR'S AND THE DESIGN GUIDELINES.
- 4. FURTHER DIVISION OF THESE LOTS IS PROHIBITED.
- 5. AT THE TIME OF BUILDING PERMIT, A CULVERT OF MINIMUM 18 INCH DIAMETER IS TO BE INSTALLED IN THE BORROW DITCH AT THE DRIVEWAY BY THE LOT OWNER.
- 6. GUEST HOUSES ARE ALLOWED ON THESE LOTS.
- 7. THESE LOTS ARE SUBJECT TO A 1/2 ACRE FOOT PER YEAR WATER USE RESTRICTION.
- 8. THE DRILLING OF WATER WELLS BY THE LOT OWNERS IS PROHIBITED.
- 9. CENTRALIZED STORM WATER DETENTION HAS BEEN PROVIDED FOR HARD SURFACE LOT DEVELOPMENT UP TO 8,000 SQ. FT. LOT OWNERS WILL BE REQUIRED TO DETAIN THE ON-SITE INCREASED STORM WATER RUNOFF CAUSED BY THEIR IMPROVEMENTS OVER 8,000 SQ. FT. DETENTION PONDS HAVE BEEN CONSTRUCTED TO MITIGATE THE INCREASED STORM WATER RUNOFF CAUSED BY THE ROADS.
- 10. A TEMPORARY 20 FOOT WIDE CONSTRUCTION EASEMENT IS HEREBY PROVIDED ON EITHER SIDE OF "UTILITY EASEMENT", "DRAINAGE AND UTILITY EASEMENT", OR ACCESS AND UTILITY EASEMENT AS SHOWN HEREON.
- 11. SANITARY SEWER HOUSE SERVICE LINES WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO CONSTRUCT AND MAINTAIN. THE OWNER RESERVES THE RIGHT TO ACCESS CLEAN OUT LOCATIONS ADJACENT TO THE ROADWAY FRONTAGES AND CLEAN OUTS DESIGNED TO EXTEND BEYOND THE DESIGNATED DRAINAGE AND UTILITY EASEMENTS.
- 12. NO BUILDING PERMITS WILL BE ISSUED UNTIL DRAINAGE, FIRE PROTECTION, AND ALL WEATHER ROADS HAVE BEEN COMPLETED AS APPROVED BY THE OFFICE OF THE COUNTY-FIRE MARSHAL AND THE LAND USE ADMINISTRATOR.
- 13. VISIBILITY TRIANGLES AT INTERSECTIONS R.O.W. ARE SHOWN ON THE STANDARD CITY OF SANTA FE DETAILS CONTAINED IN THE ENGINEERING DRAWINGS. NO CONSTRUCTION ABOVE 3' IS ALLOWED IN THESE TRIANGLES.
- 14. THE DEVELOPER AGREES TO GRANT UTILITY EASEMENTS FOR UTILITIES ACROSS THE GOLF COURSE AT THE TIME THOSE PROPERTIES ARE PLATTED.
- 15. CONSTRUCTION OF SWIMMING POOLS ON THESE LOTS SHALL COMPLY WITH CURRENT REGULATIONS OF THE SANTA FE COUNTY LAND DEVELOPMENT CODES THAT ARE IN EFFECT AT THE TIME A DEVELOPMENT PERMIT IS REQUESTED FOR SWIMMING POOL CONSTRUCTION. THIS INCLUDES REGULATIONS REGARDING SWIMMING POOLS DURING PERIODS OF DROUGHT AND CONDITIONS PREVIOUSLY IMPOSED FOR WASTER PLAN APPROVED REGARDING DROUGHT CONDITIONS.
- 16. THE LAS CAMPANAS MASTER ASSOCIATION SHALL ACCEPT THE DEDICATION OF THE ROADS SUBJECT TO THEIR APPROVAL OF THE COMPLETED CONSTRUCTION.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THOSE LANDS LYING WITHIN SANTA FE COUNTY, NEW MEXICO, CONTAINING AN AREA OF 44.65 ACRES, MORE OR LESS, HAVE CAUSED THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND THAT SAID SUBDIVISION IS NAMED AND SHALL BE KNOWN AS "BLACK MESA, AT LAS CAMPANAS". ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

THE UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND OPERATING UTILITIES A TYPICAL UTILITY EASEMENT AGREEMENT IS HEREBY GRANTED FOR EXISTING UTILITIES.

ROADS VIA EL SOL, VIA OSO, AND VIA PALOMITA, SHOWN HEREON AS TRACT A WILL BE DEEDED TO THE LAS CAMPANAS MASTER ASSOCIATION. THESE STREETS ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE, EXCEPT FOR EMERGENCY TYPE VEHICLES, PURSUANT TO THE VILLAGE COAR'S, THE LAS CAMPANAS MASTER ASSOCIATION, AND THE COUNTY OF SANTA FE. THE MAINTENANCE OF THESE PRIVATE STREETS IS THE RESPONSIBILITY OF THE LAS CAMPANAS MASTER ASSOCIATION.

PARKS AND OPEN SPACE DESIGNATED AS TRACTS B AND C WILL BE DEDICATED TO THE LAS CAMPANAS MASTER ASSOCIATION FOR COMMUNITY/RECREATIONAL USE BY THE BLACK MESA RESIDENTS. THESE TRACTS ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENTS.

DRAINAGE EASEMENTS ARE GRANTED AS SHOWN FOR THE PURPOSE OF MAINTAINING THE FLOW OF STORM WATERS. SUCH EASEMENTS ARE GRANTED TO THE LAS CAMPANAS MASTER ASSOCIATION, AND TO THE ADJOINING LOT OWNERS WHOSE SURFACE DRAINAGE FLOWS THROUGH SUCH EASEMENTS. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

AT THIS TIME WATER SERVICE IS PROVIDED BY THE LAS CAMPANAS HOMEOWNERS WATER COOPERATIVE, A LIMITED LIABILITY CORPORATION. THE WATER SYSTEM IS HEREBY DEDICATED TO THE COOPERATIVE FOR OPERATION AND MAINTENANCE.

AT THIS TIME LIQUID WASTE DISPOSAL IS PROVIDED BY THE LAS CAMPANAS SEWER COOPERATIVE. A NEW MEXICO COOPERATIVE FOR OPERATION AND MAINTENANCE.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

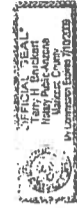
LAS CAMPANAS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP BY: LAS CAMPANAS CORPORATION, A NEW MEXICO CORPORATION

BY: PHIL EDWARDS, PRESIDENT

STATE OF NEW MEXICO, COUNTY OF SANTIAGO

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME THIS DAY OF ... 2007.

Notary Public: ... July 10, 2009



CONSENT AND RATIFICATION

KNOW ALL MEN BY THESE PRESENTS THE UNDERSIGNED HAS AN INTEREST IN SAID REAL PROPERTY AND HEREBY CONSENTS TO AND RATIFIES THE EXECUTION AND RECORDATION OF THE PLAT FOR "BLACK MESA AT LAS CAMPANAS" AND THE DEDICATION SHOWN HEREON.

BANK OF SCOTLAND, A BANKING ORGANIZATION ESTABLISHED BY ACT OF THE SCOTISH PARLIAMENT

BY: ... Its Authorized Agent

State of Oregon, County of Multnomah

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF ... OF THE BANK OF SCOTLAND, A BANKING ORGANIZATION ESTABLISHED BY ACT OF THE SCOTISH PARLIAMENT, ON BEHALF OF THE BANKING ORGANIZATION.

NOTARY PUBLIC: ... My Commission Expires: ...

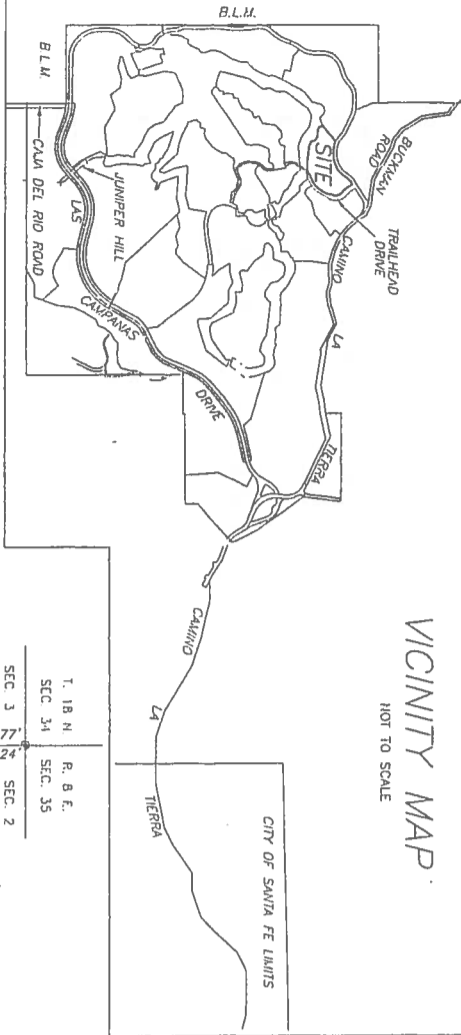
NOTARY PUBLIC



BLACK MESA AT LAS CAMPANAS SANTA FE

FORMERLY LAS ESTANCIAS, UNIT 1 FINAL PLAT AND MASTER PLAN FOR A RESIDENTIAL SUBDIVISION OF 25 LOTS & 3 TRACTS, 44.65 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE WITHIN THE REMAINDER OF DUTCH PASTURE AS SHOWN ON PLAT BOOK 648, PAGE 29-30 & BOOK 648 PAGE 29-30 WITHIN SECTIONS 2 & 11, T17N, R8E, N.M.P.M. SHEET 1 OF 3 SANTA FE COUNTY, NEW MEXICO PURPOSE: TO CREATE 25 RESIDENTIAL LOTS, 2 OPEN SPACE/PARK TRACTS, 1 ROADWAY TRACT.

VICINITY MAP
NOT TO SCALE



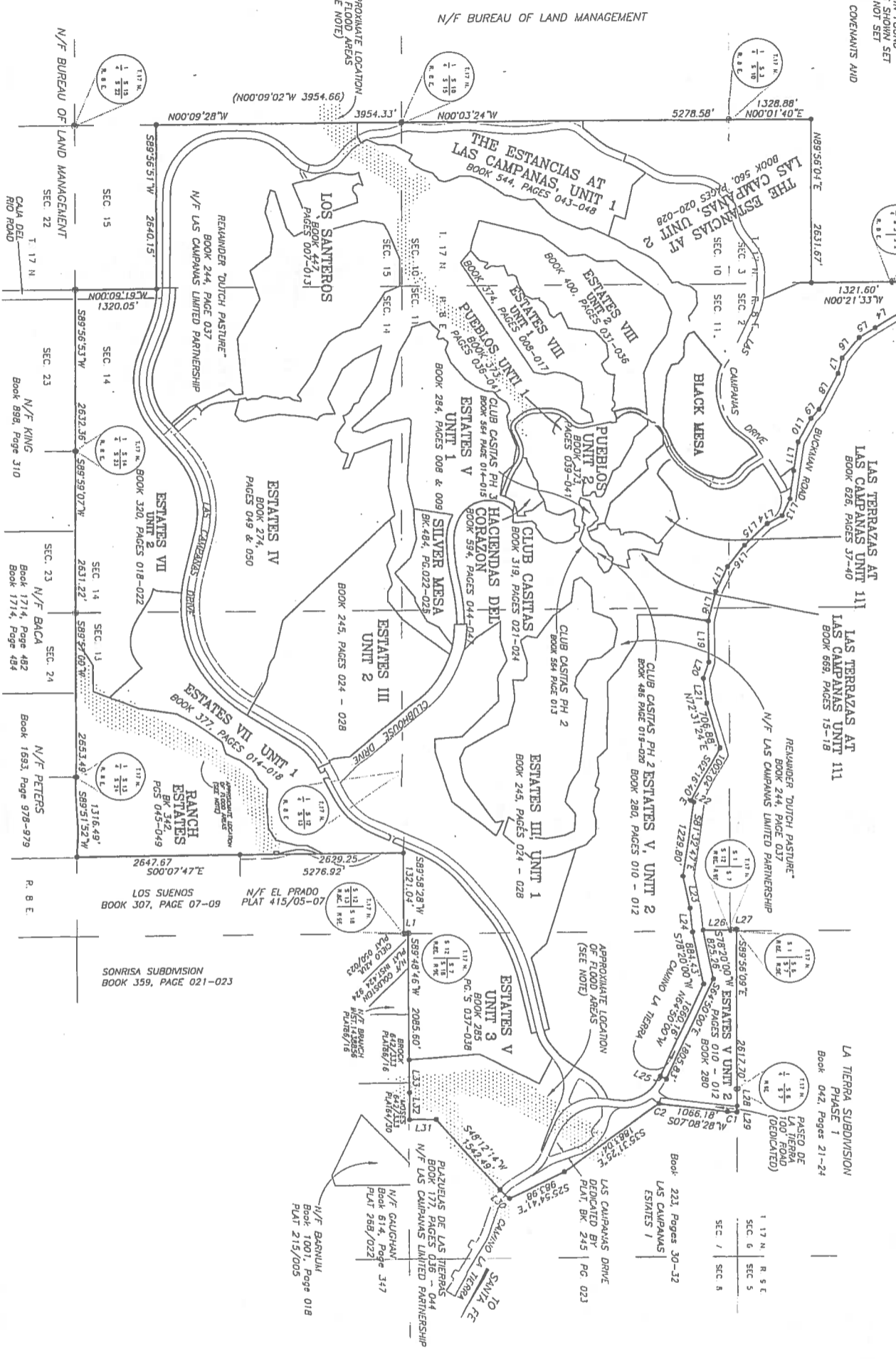
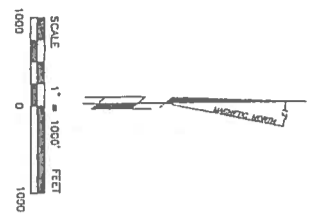
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	07°10'48"	1240.00	155.39	155.29	S03°33'04"W
C2	05°39'04"	297.96	50.19	50.13	S11°40'30"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°08'55"E	71.80
L2	S54°12'32"E	426.04'
L3		
L4	S30°57'02"E	508.74'
L5	S30°57'23"E	306.55'
L6	S50°51'37"E	430.85'
L7	S75°12'37"E	255.59'
L8	S62°03'59"E	663.65'
L9	S47°50'12"E	193.74'
L10	S62°30'45"E	443.35'
L11	S81°32'17"E	472.63'
L12	S82°35'59"E	482.43'
L13	S64°31'05"E	302.66'
L14	S28°30'06"E	502.16'
L15	S43°16'09"E	274.40'
L16	S51°59'03"E	442.65'
L17	S64°42'26"E	441.61'
L18	S75°13'12"E	489.71'
L19	S89°20'59"E	694.13'
L20	S71°23'21"E	283.42'
L21	N82°53'01"E	410.09'
L22	N28°10'13"E	44.80'
L23	N84°13'43"E	332.21'
L24	N84°10'25"E	353.19'
L25	N25°10'00"E	109.60'
L26	N00°01'59"E	447.99'
L27	N00°13'14"W	90.27'
L28	S89°59'57"E	279.81'
L29	S89°58'57"E	100.00'
L30	S44°17'34"W	212.54'
L31	S00°04'26"E	442.57'
L32	S89°55'34"W	425.00'
L33	S89°48'46"W	528.34'

LEGEND:
 BEARINGS ARE GROUND GENERAL ZONE DERIVED FROM THE EAST BOUNDARY LINE OF THE ESTANCIAS AT LAS CAMPANAS SANTA FE UNIT 2 BOOK 560 PAGE 20-28.
 • DENOTES REBAR OR AS SHOWN FOUND
 • DENOTES 1/2" REBAR OR AS SHOWN SET
 • DENOTES CALCULATED POINT NOT SET
 • DENOTES USGLO BRASS CAP
 THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.



DEED TO SANTIAGO MALLIPLAS 13988
 DAWSON SURVEYS, INC.
 PROFESSIONAL LAND SURVEYORS
 2502 B CALUM DEL RIO ROAD
 SANTA FE, N.M. 87505
 FILE # R13988

BLACK MESA
 AT
 LAS CAMPANAS
 SANTA FE

FORMERLY LAS ESTANCIAS, UNIT 1 FOR A RESIDENTIAL SUBDIVISION OF 25 LOTS & 3 TRACTS, 44.65 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE WITHIN THE REMAINDER OF DUTCH PASTURE. THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.
 SHEET 2 OF 3

CURVE	DELTA	CHORD	CHORD BEARING
C1	31.4727°	21.65	S67.4524°W
C2	27.7104°	19.28	N80.4021°W
C3	54.3953°	23.85	N65.1045°E
C4	108.7836°	47.70	N54.5910°E
C5	73.4936°	31.13	N02.3824°E
C6	124.4723°	40.00	S04.5212°W
C7	52.2526°	35.00	S05.2039°E
C8	59.2526°	37.17	S05.2039°E
C9	7.3313°	5.09	S65.0534°E
C10	9.3810°	5.67	S70.1215°E
C11	7.1832°	5.67	S65.2913°E
C12	5.3115°	4.44	S69.2410°W
C13	75.1040°	25.00	S03.4737°E
C14	34.9150°	16.00	S03.4737°E
C15	18.4315°	10.00	S03.4737°E
C16	20.0043°	12.00	S03.4737°E
C17	37.2347°	20.00	S03.4737°E
C18	31.1349°	12.00	S03.4737°E
C19	69.4943°	25.00	S03.4737°E
C20	18.3016°	12.00	S03.4737°E
C21	15.1457°	10.00	S03.4737°E
C22	20.5340°	12.00	S03.4737°E
C23	27.2104°	16.00	S03.4737°E
C24	92.4744°	14.00	S03.4737°E
C25	119.3141°	18.00	S03.4737°E
C26	0.4318°	0.86	S03.4737°E
C27	41.2551°	26.00	S03.4737°E
C28	56.1004°	36.00	S03.4737°E
C29	54.5651°	34.00	S03.4737°E
C30	23.2441°	12.00	S03.4737°E
C31	3.5622°	2.00	S03.4737°E
C32	54.3853°	22.00	S03.4737°E
C33	69.4943°	25.00	S03.4737°E
C34	32.2509°	12.00	S03.4737°E
C35	12.3223°	6.00	S03.4737°E
C36	54.1913°	16.00	S03.4737°E
C37	16.1835°	8.00	S03.4737°E
C38	21.4349°	10.00	S03.4737°E
C39	67.0516°	25.00	S03.4737°E
C40	56.2434°	23.17	S03.4737°E
C41	189.3559°	115.00	S03.4737°E
C42	161.2402°	70.00	S03.4737°E
C43	81.3448°	29.50	S03.4737°E
C44	7.4400°	29.50	S03.4737°E
C45	61.7568°	29.50	S03.4737°E
C46	81.3100°	92.00	S03.4737°E
C47	97.0950°	60.00	S03.4737°E
C48	44.5437°	60.00	S03.4737°E
C49	51.3337°	107.47	S03.4737°E
C50	12.0402°	107.47	S03.4737°E
C51	64.6504°	107.47	S03.4737°E
C52	67.0458°	60.00	S03.4737°E
C53	114.6508°	60.00	S03.4737°E
C54	51.0588°	200.60	S03.4737°E
C55	18.1223°	200.60	S03.4737°E
C56	23.0223°	200.60	S03.4737°E

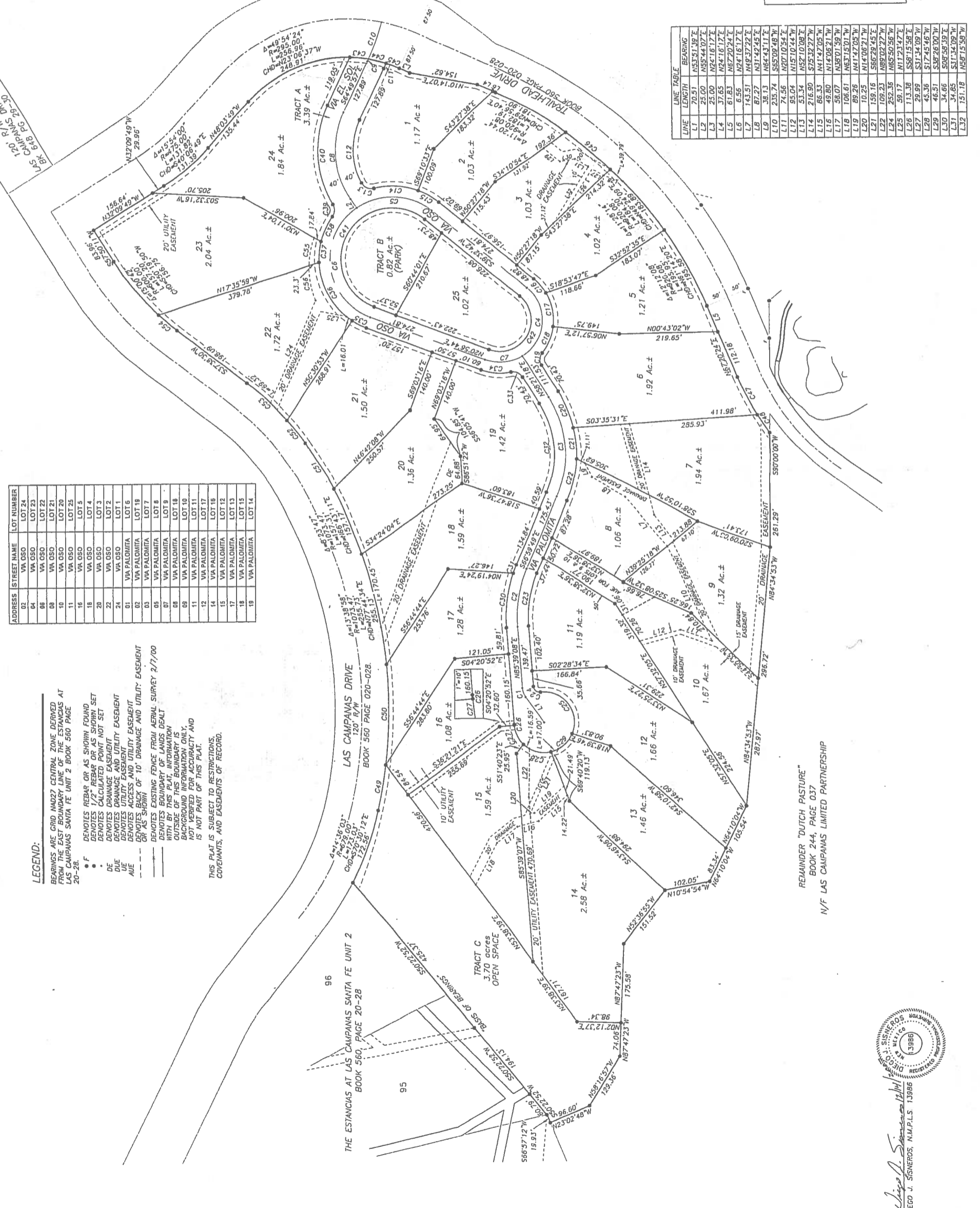
BLACK MESA AT LAS CAMPANAS SANTA FE

FORMERLY LAS ESTANCIAS, UNIT 1
 FINAL PLAT AND MASTER PLAN FOR A RESIDENTIAL SUBDIVISION OF 25 LOTS & 3 TRACTS, 44.65 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE WITHIN THE REMAINDER OF DUTCH PASTURE, AS SHOWN ON PLAT BOOK 648, PAGE 29-30 & BOOK 648 PAGE 29-30 WITHIN SECTIONS 2 & 11, T17N, R8E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO

PURPOSE: TO CREATE 25 RESIDENTIAL LOTS, 2 OPEN SPACE/PARK TRACTS, 1 ROADWAY TRACT.

DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2502 B CAMINO ENTRADA
 SANTA FE, N.M. DATE: 11/02/07
 FILE# 0139508

SHEET 4C



ADDRESS	STREET NAME	LOT NUMBER
02	VIA OSO	LOT 24
04	VIA OSO	LOT 23
06	VIA OSO	LOT 22
08	VIA OSO	LOT 21
10	VIA OSO	LOT 20
11	VIA OSO	LOT 19
12	VIA OSO	LOT 18
14	VIA OSO	LOT 17
16	VIA OSO	LOT 16
18	VIA OSO	LOT 15
20	VIA OSO	LOT 14
22	VIA OSO	LOT 13
24	VIA OSO	LOT 12
01	VIA PALOMITA	LOT 11
02	VIA PALOMITA	LOT 10
03	VIA PALOMITA	LOT 9
04	VIA PALOMITA	LOT 8
05	VIA PALOMITA	LOT 7
06	VIA PALOMITA	LOT 6
07	VIA PALOMITA	LOT 5
08	VIA PALOMITA	LOT 4
09	VIA PALOMITA	LOT 3
10	VIA PALOMITA	LOT 2
11	VIA PALOMITA	LOT 1
12	VIA PALOMITA	LOT 15
13	VIA PALOMITA	LOT 14
14	VIA PALOMITA	LOT 13
15	VIA PALOMITA	LOT 12
16	VIA PALOMITA	LOT 11
17	VIA PALOMITA	LOT 10
18	VIA PALOMITA	LOT 9
19	VIA PALOMITA	LOT 8
20	VIA PALOMITA	LOT 7
21	VIA PALOMITA	LOT 6
22	VIA PALOMITA	LOT 5
23	VIA PALOMITA	LOT 4
24	VIA PALOMITA	LOT 3
25	VIA PALOMITA	LOT 2
26	VIA PALOMITA	LOT 1

LEGEND:

BEARINGS ARE GRID NAD83 CENTRAL ZONE DERIVED FROM THE EAST BOUNDARY LINE OF THE ESTANCIAS AT LAS CAMPANAS SANTA FE UNIT 2 BOOK 560 PAGE 20-28.

• F DENOTES REBAR OR AS SHOWN FOUND

• DE DENOTES 1/2" REBAR OR AS SHOWN SET

• DE DENOTES CALCULATED POINT NOT SET

• DE DENOTES DRAINAGE EASEMENT

• DE DENOTES DRAINAGE AND UTILITY EASEMENT

• DE DENOTES UTILITY EASEMENT

• DE DENOTES ACCESS AND UTILITY EASEMENT

• DE DENOTES ACCESS AND UTILITY EASEMENT OR AS SHOWN

--- DENOTES EXISTING FENCE FROM AERIAL SURVEY 2/7/00

--- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT, INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT TYPED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD.

LINE	LENGTH	BEARING
L1	70.51	N53.5139°E
L2	25.00	N55.4407°E
L3	25.00	N24.1617°E
L4	37.65	N24.1617°E
L5	61.83	N67.2024°E
L6	6.56	N24.1617°E
L7	143.51	N48.3722°E
L8	87.27	N31.4245°E
L9	38.13	N64.4311°E
L10	215.74	S55.0948°W
L11	74.56	N20.1054°E
L12	65.04	N51.0444°W
L13	53.34	N52.1008°W
L14	216.80	S75.3272°W
L15	66.53	N41.4205°W
L16	48.80	N14.0621°W
L17	56.07	N38.1501°W
L18	106.61	N47.4205°W
L19	65.26	N47.4205°W
L20	10.25	N14.0621°W
L21	159.16	S65.2945°E
L22	109.23	N89.0227°W
L23	252.36	N65.5056°W
L24	59.77	N17.2347°E
L25	113.38	S67.1558°E
L26	113.38	S67.1558°E
L27	29.99	S17.3409°W
L28	45.36	S17.3409°W
L29	46.51	S67.2600°W
L30	34.85	S31.3409°W
L31	34.85	S31.3409°W
L32	151.18	N56.1558°W



REMAINDER "DUTCH PASTURE"
 BOOK 244, PAGE 037
 N/F LAS CAMPANAS LIMITED PARTNERSHIP

DESCRIPTION OF MESA DE ORO

ALL THAT PORTION OF DUTCH PASTURE OF SECTIONS 14 AND 15, RANGE 12N, T17N, R2E, S44E, COUNTY OF SANTA FE COUNTY, NEW MEXICO, WHICH PORTION MAY BE DESCRIBED AS FOLLOWS:

FIRSTLY: Beginning at a point which lies S60°15'24"E, 5203.93 feet from the West 1/4 corner of the said SECTION 2:

REFERENCE DOCUMENTS

ALL REFERENCE DOCUMENTS ARE AS SHOWN HEREON

COUNTY APPROVAL

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, OF SANTA FE COUNTY AT THEIR MEETING OF December 11, 2001.

EXTRATERRITORIAL ZONING COMMISSION APPROVAL APPROVED BY THE EXTRATERRITORIAL ZONING COMMISSION AT THEIR MEETING OF September 13, 2001.

CITY REVIEW

APPROVED BY Santa Fe County Public Works 1-23-08

APPROVED BY Santa Fe County Fire Marshal 1-23-08

UTILITY COMPANIES

IN APPROVING THIS PLAT FOR ELECTRIC SERVICES AND GAS SERVICES (P.U.D.) AND FOR COUNCILMAN'S WATER SERVICE, THE SIGNING OF THIS PLAT DOES NOT HAVE ANY EFFECT ON THE RIGHTS OF THE UTILITY COMPANIES WHICH ARE NOT SHOWN ON THIS PLAT.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 27th DAY OF FEBRUARY, 2007, TO THE BEST OF MY KNOWLEDGE THE SURVEY AND PLAT ARE CORRECT AND MEET THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO.



SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

APPROVED BY COUNTY LAND USE ADMINISTRATOR Mike Colwell 1-25-08

THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS. THIS PROPERTY LIES WITHIN ZONE X AREAS OUTSIDE THE 100' AND 500' YEAR FLOOD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP PANEL NO. 35088-0178B, EXCEPT WHERE NOTED.

GENERAL NOTES

- 1. THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSIGNMENTS, CHARGES, SERVITUDES, RESERVATIONS AND EASEMENTS FOR LAS CAMPANAS SANTA FE COUNTY (THE "MASTER DECLARATION") AS AMENDED, RECORDED IN BOOK 732, PAGES 241-299 OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY (THE "MASTER DECLARATION RECORDS").

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THOSE LANDS LYING WITHIN SANTA FE COUNTY, NEW MEXICO, CONTAINING AN AREA OF 41.22 ACRES, MORE OR LESS, HAVE CAUSED THE LANDS TO BE SUBMITTED AS SHOWN ON THIS PLAT AND THAT SAID SUBMISSION IS MADE AND SHALL BE KNOWN AS "MESA DE ORO, AT LAS CAMPANAS".

AT THIS TIME LIQUID WASTE DISPOSAL IS PROVIDED BY THE LAS CAMPANAS SEWER COOPERATIVE. A NEW MEXICO COOPERATIVE ASSOCIATION. THE WATER SYSTEM IS HEREBY DEDICATED TO THE COOPERATIVE FOR OPERATION AND MAINTENANCE.



CONSENT AND RATIFICATION

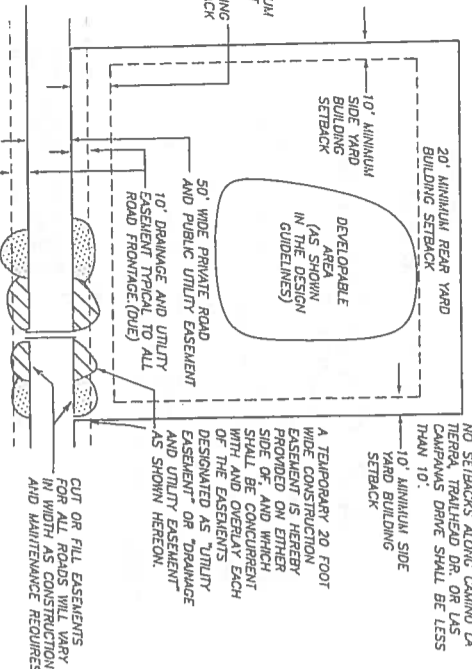
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HAS AN INTEREST IN SAID REAL PROPERTY, AND HEREBY CONSENTS TO AND RATIFIES THE DEDICATION AND RECONSTRUCTION OF THE PLAT FOR MESA DE ORO, AT LAS CAMPANAS AND THE DEDICATION, SHOWN HEREON.

BY: [Signatures of owners and representatives]
STATE OF NEW MEXICO
COUNTY OF SANTA FE

MESA DE ORO AT LAS CAMPANAS SANTA FE

FORMERLY LAS ESTANCIAS, UNIT 2 FINAL PLAT AND MASTER PLAT FOR A RESIDENTIAL SUBDIVISION OF 23 LOTS & 2 TRACTS, 41.22 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE

DAWSON SURVEYS, INC. PROFESSIONAL LAND SURVEYORS 2302 B CALINDO ENTRADA SANTA FE, N.M. DATE: 11/02/07 FILE# 8140518



NO SETBACKS ALONG CALINDO LA TERRA, TRAUHEJADO DR. OR LAS CAMPANAS DRIVE SHALL BE LESS THAN 10'. A TEMPORARY 20 FOOT WIDE CONSTRUCTION EASEMENT IS HEREBY ESTABLISHED ON THE EAST SIDE OF AND WHICH SHALL BE CONCURRENT WITH AND OVERLAY EACH OF THE EASEMENTS DESIGNATED AS "UTILITY EASEMENT" OR "DRAINAGE AND UTILITY EASEMENT" AS SHOWN HEREON.

CUT OR FILL EASEMENTS FOR ALL ROADS WILL VARY IN WIDTH AS CONSTRUCTION AND MAINTENANCE REQUIRES.

FOR ALL ROADS WILL VARY IN WIDTH AS CONSTRUCTION AND MAINTENANCE REQUIRES.

12/10/01 18:12 FAX 5059866076
DEC-06-2001 22:56 S F COUNTY

Las Campanas Eng →→→ MIKE'S FAX

4702

Marcos P. Trujillo
Commissioner, District 1

Paul Duran
Commissioner, District 2

Javier M. Gonzales
Commissioner, District 3



Paul Campos
Commissioner, District 4

Jack Sullivan
Commissioner, District 5

Samuel O. Montoya
County Manager

MEMORANDUM

DATE: DECEMBER 11, 2001

TO: BOARD OF COUNTY COMMISSIONERS

FROM: JOE CATANACH, DEVELOPMENT REVIEW SPECIALIST III

VIA: ROMAN ABEYTA, DEPUTY LAND USE DIRECTOR

RE: EZ CASE S 01-4110 THE ESTANCIAS AT LAS CAMPANAS

ISSUE:

On May 10, 2001 the EZC recommended preliminary plat/development plan approval and a variance of the minimum road standards and on September 13, 2001 the EZC recommended final approval:

Las Campanas Limited Partnership (Michael Baird, Vice President) is requesting final plat/development plan approval for a subdivision phase consisting of 85 residential lots and master plat approval for 40 residential lots on a total of 161 acres, with a variance of the minimum road standards to permit finished road grades exceeding 3 percent for 100 feet from the intersection. The property is located off Camino La Tierra.

SUMMARY:

Please note that in 1992 the BCC granted master plan approval for 1,419 residential lots (not including Estates 1 and 2) to be developed in phases, two golf courses with club complex, tennis and equestrian center, and related accessory facilities on 3,549 acres.

The following subdivision phases have been approved by the BCC:

- 1) Estates 1 - 142 lots {subdivisions previously approved in 1981 as Salva Tierra
- 2) Estates 2 - 156 lots {and Tierra De Oro}
- 3) Estates 3 - 181 lots
- 4) Estates 4 - 99 lots
- 5) Estates 5 - 168 lots
- 6) Estates 6 (Club Casitas) - 36 lots
- 7) Estates 7 - 128 lots
- 8) Ranch Estates - 27 lots

102 Grant Avenue • P.O. Box 276 • Santa Fe, New Mexico 87504-0276 • 505-986-6225 • FAX: 505-986-6389

EXHIBIT

3

December 11, 2001
Estancias at Las Campanas
Page Two

- 9) Pueblos - 37 lots
- 10) Estates 8 - 104 lots
- 11) Los Sameros - 197 lots/units
- 12) Silver Mesa (formerly Estancia Real) - 12 lots
- 13) Tesoro Enclaves - 140 lots

The proposed lot sizes range in size from .33 acre to 3.2 acres with 15.7 acres of multiple common open space/park area. Two tracts consisting of 9.3 acres and 12.8 acres are being submitted for master plat approval which provides flexibility for the seller and buyer to select a lot and road layout based on market demand and conditions. The master plat indicates a general lot/building and road lay out, however the specific platting of the lots and access roads would be accomplished by administrative review and approval. Please note that on March 13, 2001 the BCC granted authorization to proceed with a master plat for a portion of this subdivision phase. The subdivision will be developed in sub-phases as follows:

- Unit 1 = 29 lots
- Unit 2 = 29 lots
- Unit 3 = 27 lots
- Tract A master plat = 16 lots
- Tract B master plat = 24 lots

Please note that the subdivision regulations require that final plats be recorded within 18 months from the date of approval by the BCC, otherwise the approval becomes null and void unless an extension of time is granted by the BCC. The applicant has requested a one year extension in order to record the three unit sub-phases within 2.5 years from the date of final approval by the BCC.

ROADS/ACCESS:

Camino La Tierra will be utilized for primary access and road improvements are proposed west from the intersection with La Tierra Nueva to it's connection with Las Campanas Drive including continuation of the public pedestrian/bicycle trail. Secondary alternative access will also be provided with the extension of Trail Head Drive as a paved road connecting with Las Campanas Drive and Camino La Tierra, including a pedestrian path. Internal roads will be paved with curb and gutter and a pedestrian path on a portion of the roads.

WATER/WASTEWATER:

The existing community water and sewer system will be utilized. A primary residence and guest house are proposed for 85 lots with a water restriction of .50 acre feet and .25 acre feet for the master plat portion of the subdivision consisting of 40 lots in accordance

December 11, 2001
The Estancias
Page Three

with water rights approved by the State Engineer and subject to water conservation measures.

TERRAIN/LANDSCAPING/OPEN SPACE/ARCHAEOLOGY:

The property is not within a special flood hazard zone and development areas are in conformance with slope standards. Common retention/detention ponds will control post development drainage, and on-lot ponds will be required if impervious surface improvements exceeds 8,000 sq. ft. on the lot, or 5,000 sq ft. for the master plat lots. Existing native trees will be preserved or transplanted and disturbed areas will be seeded for re-vegetation. Multiple common open space/park areas consist of 15.7 acres, and no significant archaeological sites exist within the property.

HOMEOWNERS ASSOCIATION:

The homeowner documents address use and development of the lots including water restrictions, solid waste removal, ownership and maintenance of the roads, common areas, and facilities.

VARIANCE:

The requested variance of the minimum road standards is to permit finished road grades exceeding 3 percent for 100 feet from the intersection. The proposed road grades range between 4 and 5 percent for 4 intersections. The applicant has responded to the variance criteria. The EZC-EZA shall determine if the applicant has justified the variance criteria.

RECOMMENDED ACTION:

The proposed subdivision phase is in conformance with the approved master plan, the Extraterritorial Subdivision Regulations and the County Land Development Code. Staff considers the requested variance to be a minimum easing of the standards. The EZC recommended final approval with a variance of the road standards subject to the following County and City conditions:

1. Compliance with applicable review comments from the following:
 - a) State Engineer
 - b) State Environment Dept.
 - c) Soil & Water Dist.
 - d) State Highway Dept.
 - e) Santa Fe County Water Utility
 - f) County Hydrologist

December 11, 2001
The Estancias
Page Four

- g) County Technical Review Div.
 - h) County Fire Marshal
 - i) County Public Works.
 - j) Santa Fe Public School Dist.
2. The three unit sub-phases shall be recorded within 2 years, 6 months from the date of final approval by the BCC.
 3. Final plat to include but shall not be limited to the following:
 - a) Compliance with plat check list.
 - b) Reference common drainage ponds and maximum impervious surface allowed before on-lot ponds are required.
 - c) Note prohibiting direct driveway access to Las Campanas Dr. and Camino La Tierra.
 - d) Lot 9 shall have direct access to a road meeting minimum standards(38 foot easement with a 20 foot roadway)
 - e) Cross reference for disclosure statement/property report.
 - f) Approval of street names and rural addressing.
 - g) Specify that guest houses are prohibited for the master plat lots.
 - h) Minimum 10 foot setback along Camino la Tierra and Las Campanas Dr.
 4. Submit solid waste fee in accordance with subdivision regulations.
 5. Submit engineers cost estimate and acceptable financial surety for completion of required improvements as approved by staff. Upon completion, submit certification by registered engineer that improvements have been completed in conformance with approved development plans.
 6. Provide recreational facilities(tables, benches) and landscaping within passive park areas.
 7. Final homeowner documents(covenants, by-laws, articles of incorporation, disclosure statement) subject to approval by staff, and shall include but not be limited to the following:
 - a) Water restrictions of .50 acre feet per lot and .25 acre feet for master plat lots with conservation measures.
 - b) Disclosure regarding no additional assessment to property owners for a replacement water system in the event that lease for Buckman facilities terminates, and disclosure to club members that all club facility expenses including operation and maintenance and replacement water rights in the event that the lease for Albq. water rights terminates for golf course irrigation.

December 11, 2001
The Estancias
Page Five

8. Camino La Tierra improvements from Trailhead Dr. to Paseo De La Tierra shall be completed to a minimum base course standard as part of The Estancias, Unit 1. Construction of Trailhead Dr. connection with Las Campanas Dr./Camino La Tierra shall be completed no later than development of The Estancias, Unit 2 (or Tesoro Enclaves, Unit 2 whichever comes first), and completion of Camino La Tierra to a paved road standard as part of Estancias, Unit 2
9. Road sections for Camino La Tierra to include continuation of Las Campanas Dr. trail.
10. Submit plat for dedication of Camino La Tierra right-of-way to County.
11. Submit traffic sign plan.
12. Remaining balance of density as approved in master plan shall be established at 165 lots/units, this includes The Enclaves pending final approval, and not including guest houses which are based on available water rights. This balance may increase to 171 subject to verification and agreement with staff.

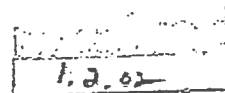
ATTACHMENTS:

- A - Applicant's Letter/Report
- B - Review Letters/Correspondence
- C - Site Plan/Vicinity Map
- D - May-September 2001 EZC Minutes

Marcos P. Trujillo
Commissioner, District 1

Paul Duran
Commissioner, District 2

Javier M. Gonzales
Commissioner, District 3



Paul Campos
Commissioner, District 4

Jack Sullivan
Commissioner, District 5

Samuel O. Montoya
County Manager

December 19, 2001

Las Campanas Limited Partnership
Michael Baird, Vice President
218 Camino La Tierra
Santa Fe, NM 87501

Re: The Estancias at Las Campanas

Dear Mr. Baird:

On December 11, 2001 the Board of County Commissioners granted final plat/development plan approval with a variance of the minimum road standards for the referenced subdivision subject to the following conditions:

1. Compliance with applicable review comments from the following:
 - a) State Engineer
 - b) State Environment Dept.
 - c) Soil & Water Dist.
 - d) State Highway Dept.
 - e) Santa Fe County Water Utility
 - f) County Hydrologist

 - g) County Technical Review Div.
 - h) County Fire Marshal
 - i) County Public Works.
 - j) Santa Fe Public School Dist.
2. The three unit sub-phases shall be recorded within 2 years, 6 months from the date of final approval by the BCC.
3. Final plat to include but shall not be limited to the following:

December 19, 2001
Estancias at Las Campanas
Page Two

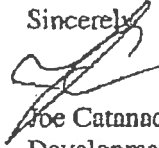
- a) Compliance with plat check list.
 - b) Reference common drainage ponds and maximum impervious surface allowed before on-lot ponds are required.
 - c) Note prohibiting direct driveway access to Las Campanas Dr. and Camino La Tierra.
 - d) Lot 9 shall have direct access to a road meeting minimum standards(38 foot easement with a 20 foot roadway)
 - e) Cross reference for disclosure statement/property report.
 - f) Approval of street names and rural addressing.
 - g) Specify that guest houses are prohibited for the master plat lots.
 - h) Minimum 10 foot setback along Camino la Tierra and Las Campanas Dr.
4. Submit solid waste fee in accordance with subdivision regulations.
 5. Submit engineers cost estimate and acceptable financial surety for completion of required improvements as approved by staff. Upon completion, submit certification by registered engineer that improvements have been completed in conformance with approved development plans.
 6. Provide recreational facilities(tables, benches) and landscaping within passive park areas.
 7. Final homeowner documents(covenants, by-laws, articles of incorporation, disclosure statement) subject to approval by staff, and shall include but not be limited to the following:
 - a) Water restrictions of .50 acre feet per lot and .25 acre feet for master plat lots with conservation measures.
 - b) Disclosure regarding no additional assessment to property owners for a replacement water system in the event that lease for Buckman facilities terminates, and disclosure to club members that all club facility expenses including operation and maintenance and replacement water rights in the event that the lease for Albq. water rights terminates for golf course irrigation.
 8. Camino La Tierra improvements from Trailhead Dr. to Paseo De La Tierra shall be completed to a minimum base course standard as part of The Estancias, Unit 1. Construction of Trailhead Dr. connection with Las Campanas Dr./Camino La Tierra shall be completed no later than development of The Estancias, Unit 2(or Tesoro Enclaves, Unit 2 whichever comes first), and completion of Camino La Tierra to a paved road standard as part of Estancias, Unit 2
 9. Road sections for Camino La Tierra to include continuation of Las Campanas Dr. trail

December 19, 2001
Estancias at Las Campanas
Page Three

10. Submit plat for dedication of Camino La Tierra right-of-way to County.
11. Submit traffic sign plan.
12. Remaining balance of density as approved in master plan shall be established at 165 lots/units, this includes The Enclaves pending final approval, and not including guest houses which are based on available water rights. This balance may increase to 171 subject to verification and agreement with staff.

If you have any questions contact me at 986-6227.

Sincerely,



Joe Catanach
Development Review Specialist III

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SFC CLERK RECORDING 08/17/2004

give to someone; there's criteria that need to be followed.

MR. DUPUIS: We understand that, sir and we intend to prove that he has sufficient water rights for that property.

CHAIRMAN DURAN: I'd rather see him subdivide it than have a mining operation there.

MR. DUPUIS: He probably would too sir.

CHAIRMAN DURAN: But again, he still has to prove adequate water to not only this Commission, but to his community.

MR. DUPUIS: We understand, sir. Thank you very.

CHAIRMAN DURAN: Thank you. Is there anyone else out there that would like to address the Commission? Okay, this ends the first hearing on the San Pedro Community Plan.

- XI. A. 4. **EZ CASE #S 01-4110 – The Estancias at Las Campanas. Las Campanas Limited Partnership (Michael Baird, Vice President), Applicant is Requesting Final Plat/Development Plan Approval for a Subdivision Phase Consisting of 85 Residential Lots and Master Plat Approval for 40 Residential Lots on a Total of 161 Acres, with a Variance of the Minimum Road Standards to Permit Finished Road Grades Exceeding Three Percent for 100 Feet From the Intersection. The Property is Located off Camino La Tierra/Las Campanas Drive within the Five Mile Extraterritorial District, Section 2 and 11, Township 17 North, Range 8 East**

JOE CATANACH (Review Specialist): Thank you, Mr. Chairman, Commissioners. On May 10, 2001 the EZC recommended preliminary plat/development plan approval and a variance of the minimum road standards. On September 13, 2001, the EZC recommended final approval. As stated, it's a request for 85 residential lots, master plat approval for 40 residential lots, a total of 161 acres. Request for variance of road standards having to do with finished road grades at intersections. My staff report outlines the master plan approval for 1,419 lots on 3,549 acres. My staff outlines the various phases that have been approved by the Board.

The proposed lot sizes range in size from .33 acre to 3.2 acres with 15.7 acres of multiple common open space/park area. The two tracts that are being requested for master plat are two tracts consisting of 9.3 acres and 12.8 acres, being submitted for master plat, which provides flexibility for the seller and buyer to select a lot and road layout based on market demand and conditions. The master plat indicates a general lot/building and road layout, however, the specific platting of the lots and access roads would be accomplished by administrative review and approval.

EXHIBIT

tabbles

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SFC CLERK RECORDING 08/17/2004

Please note that on March 13, 2001 the BCC granted authorization to proceed with a master plat for a portion of this subdivision phase. The subdivision will be developed in sub-phases as follows: Unit 1 = 29 lots; Unit 2 = 29 lots; Unit 3 = 27 lots; Tract A master plat = 16 lots; and, Tract B master plat = 24 lots. Please note that the subdivision regulations require that final plats be recorded within 18 months from the date of approval by the BCC, otherwise the approval becomes null and void unless an extension of time is granted by the BCC. The applicant has requested a one-year extension in order to record the three unit sub-phases within 2.5 years from the date of final approval by the BCC.

The staff report addresses roads and access, water and wastewater, terrain, landscaping, open space, archeology, homeowners association. The requested variance of the minimum road standards is to permit finished road grades exceeding 3 percent for 100 feet from the intersection. The proposed road grades range between 4 and 5 percent for four intersections. The applicant has responded to the variance criteria.

Recommended action: the proposed subdivision phase is in conformance with the approved master plan, the Extraterritorial Subdivision Regulations and the County Land Development Code. Staff considers the requested variance to be a minimum easing of the standards. The EZC recommended final approval with the listed conditions. And if I could—the applicant is in agreement with the conditions, my understanding, Mr. Chairman.

[The conditions are as follows:]

1. Compliance with applicable review comments from the following:
 - a) State Engineer
 - b) State Environment Dept.
 - c) Soil & Water District.
 - d) State Highway Dept.
 - e) Santa Fe County Water Utility
 - f) County Hydrologist
 - g) County Technical Review Div.
 - h) County Fire Marshal
 - i) County Public Works.
 - j) Santa Fe Public School District.
2. The three unit sub-phases shall be recorded within 2 years, 6 months from the date of final approval by the BCC.
3. Final plat to include but shall not be limited to the following:
 - a) Compliance with plat check list.
 - b) Reference common drainage ponds and maximum impervious surface allowed before on-lot ponds are required.
 - c) Note prohibiting direct driveway access to Las Campanas Dr. and Camino La Tierra.
 - d) Lot 9 shall have direct access to a road meeting minimum standards(38 foot easement with a 20 foot roadway)

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SFC CLERK RECORDING 08/17/2004

- e) Cross reference for disclosure statement/property report.
- f) Approval of street names and rural addressing.
- g) Specify that guest houses are prohibited for the master plat lots.
- h) Minimum 10-foot setback along Camino la Tierra and Las Campanas Drive.
4. Submit solid waste fee in accordance with subdivision regulations.
5. Submit engineers cost estimate and acceptable financial surety for completion of required improvements as approved by staff. Upon completion, submit certification by registered engineer that improvements have been completed in conformance with approved development plans.
6. Provide recreational facilities (tables, benches) and landscaping within passive park areas.
7. Final homeowner documents (covenants, by-laws, articles of incorporation, disclosure statement) subject to approval by staff, and shall include but not be limited to the following:
 - a) Water restrictions of .50 acre-feet per lot and .25 acre-feet for master plat lots with conservation measures.
 - b) Disclosure regarding possible additional assessment to property owners for replacement water system in the event that lease for Buckman facilities terminates and possible additional assessment to property owners in the event that lease of Albuquerque water rights terminates for golf course irrigation.
8. Camino La Tierra improvements from Trailhead Drive to Paseo de la Tierra shall be completed to a minimum base course standard as part of The Estancias, Unit 1. Construction of Trailhead Drive connection with Las Campanas Dr./Camino La Tierra shall be completed no later than development of The Estancias, Unit 2(or Tesoro Enclaves, Unit 2 whichever comes first), and completion of Camino La Tierra to a paved road standard as part of Estancias, Unit 2.
9. Road sections for Camino La Tierra to include continuation of Las Campanas Drive trail.
10. Submit plat for dedication of Camino La Tierra right-of-way to County.
11. Submit traffic sign plan.
12. Remaining balance of density as approved in master plan shall be established at 165 lots/units, this includes The Enclaves pending final approval, and not including guest houses which are based on available water rights. This balance may increase to 171 subject to verification and agreement with staff.

CHAIRMAN DURAN: Any questions of Joe?

COMMISSIONER SULLIVAN: Mr. Chairman.

CHAIRMAN DURAN: Commissioner Sullivan.

COMMISSIONER SULLIVAN: Two questions, Mr. Catanach. The first is that the EZC put on a condition about a disclosure regarding possible assessment for a replacement of the water system upon termination of the Albuquerque water contract. And

they wanted that as part of the disclosure. I guess the applicant responded saying that wasn't necessary because the developer has entered into a transfer agreement, transferring all of the club amenities, which I assume includes the golf course, to the club at Las Campanas and the club members have to understand that they may be eligible, or they may be required to purchase water rights in the future if Albuquerque doesn't renew its lease.

Has there been a review of that letter by our legal staff? Where do we stand on that issue?

MR. KOPELMAN: Mr. Chairman, Commissioner Sullivan, my understanding, I did review the letter. My understanding is that the property owners, the people who buy these lots are not obligated in any way to maintain the golf course. They have the option, I believe of buying in and becoming a member of the club at Las Campanas and if they do that, they assume that risk. But my understanding is that merely be virtue of buying a lot that they don't take on any obligation, responsibility, or get any of the benefits of being a member of the golf course. That was my understanding from looking at that.

COMMISSIONER SULLIVAN: So you're comfortable then that that disclosure is not required in the HUD documents.

MR. KOPELMAN: Mr. Chairman, Commissioner Sullivan, that's correct. Yes.

COMMISSIONER SULLIVAN: And then, Mr. Catanach, EZC condition 7b is not in the conditions that you entered into the record, is that correct?

MR. CATANACH: Mr. Chairman, Commissioner Sullivan, the discussion I had with Steve and we had with Mickey Baird was that seven—if in fact only club members would incur any liability or responsibility of termination of Albuquerque lease water rights, 7b is stating just that. Then the disclosure should be to club members, that all club facility expenses, including operation and maintenance and replacement water rights in the event that the lease for Albuquerque water rights terminates for golf course irrigation. So that disclosure is actually part of the club membership documentation.

COMMISSIONER SULLIVAN: So it's not a part of staff conditions.

MR. CATANACH: It's a part of the staff conditions, but only to the extent that it's disclosed to club members, which the applicant is—the documentation that the applicant submitted to us does indicate that that is being disclosed to club members.

COMMISSIONER SULLIVAN: I don't see it in the staff conditions.

MR. CATANACH: It's 7b, the second part of the 7b condition.

COMMISSIONER SULLIVAN: Okay. The second part. And disclosure to club members that all club facility expenses including operation and maintenance and replacement water rights in the event that the lease of Albuquerque water rights terminates for golf course irrigation. Okay, so that requires the disclosure to club members. The first part requires the disclosure to lot owners regarding no additional assessment to property owners for a replacement water system in the event that lease for Buckman facilities terminates.

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So what you're saying there is you want a positive disclosure stating what Las Campanas has stated in its letter.

MR. CATANACH: That's correct. If Las Campanas is saying that there's no additional assessment then go ahead and say it.

COMMISSIONER SULLIVAN: Okay. And then conditions 3g and 7a, which were also added by the Extraterritorial Zoning Commission. Are those in the staff conditions? Three-g says guesthouses are prohibited except where specifically allowed by acquisition of water allocation.

MR. CATANACH: Commissioner Sullivan, 3g I believe addresses that. Three-g states that guesthouses are prohibited for the master plat lots because the master plat lots only have the quarter acre-foot allocation.

COMMISSIONER SULLIVAN: Okay, and then the last one is 7a, Water restrictions at a quarter acre-foot per lot with conservation measures except for lots where guesthouses are allowed at .5 acre-feet.

MR. CATANACH: Yes, sir, Commissioner Sullivan. Again, 7a states that water restrictions of .5 acre-foot per lot and .25 acre for the master plat lots with conservation measures.

COMMISSIONER SULLIVAN: Okay. And then the last question I had is they're also asking for a variance in addition to time, on the grades, the road grades where they intersect with main roads. I think asking that they be over three percent. Is that correct?

MR. CATANACH: Yes, Commissioner, that's correct.

COMMISSIONER SULLIVAN: Are these situations where the subdivision roads come up to the main road or come down to the main road?

MR. CATANACH: Commissioner Sullivan, I'm not certain whether they're uphill grades or downhill grades at these particular intersections.

COMMISSIONER SULLIVAN: Maybe someone from Las Campanas can answer that.

CHAIRMAN DURAN: Please state your name for the record, sir.

[Duly sworn, Mike Sanderson testified as follows:]

MIKE SANDERSON: Mike Sanderson, 25 Corn Maiden, Santa Fe. I'm not sure—I'm pretty sure. I'd have to look at the plans to verify that but I'm pretty sure that the major road is usually depressed as we go into our subdivisions. Trailhead Drive, which would be the major variances of the entrances is usually more of a depressed road that's usually at a lower elevation than the subdivision roads as you go to them.

COMMISSIONER SULLIVAN: Okay, the only concern I would have without knowing where they are on the lots, it's a little difficult to articulate but where we're increasing the grades, we generally need to increase the sight distance on the intersecting roads because we're at an angle that makes it more difficult for the vehicle to detect the oncoming vehicles. So usually something has to be done either topographically or with vegetation to increase the sight distance. Are we in that kind of situation on these

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intersections?

MR. SANDERSON: There shouldn't be a problem with sight distances. I don't see that as a conflict at all.

COMMISSIONER SULLIVAN: It would only be a problem if there's vegetation and you're talking about reducing these grades, or increasing these grades so you don't have to do as much earth moving.

MR. SANDERSON: Right, and trying to be able to keep everything as close to natural as we can, is pretty much how we've built the project.

COMMISSIONER SULLIVAN: That would be my only—and I guess we can't resolve it because we don't have information would be the issues of increasing these grades. Is there a maximum to which these grades will go?

MR. SANDERSON: If I'm not mistaken it's four percent.

MR. CATANACH: In the submittal, Commissioner, these road grades are between four and five percent.

COMMISSIONER SULLIVAN: So the maximum is five percent and the staff requirement is three percent. Or the ordinance requirement is three percent.

MR. CATANACH: Yes, Commissioner.

COMMISSIONER SULLIVAN: And is the staff comfortable that we don't have any sight distance problems with these steeper grades.

MR. CATANACH: I have had discussion with James Lujan, with County Public Works and it's also, it also has been common to allow grades to go two percent above the standard and we have had no problems, Commissioner Sullivan. Including sight distance.

COMMISSIONER SULLIVAN: So you're comfortable, sight distance, drainage, that this does not constitute a safety hazard.

MR. CATANACH: Yes, Commissioner Sullivan, that's correct.

COMMISSIONER SULLIVAN: Thank you.

CHAIRMAN DURAN: Okay, is the applicant here? Do you have anything you'd like to say?

MR. SANDERSON: No. We will accept the conditions per the staff report.

CHAIRMAN DURAN: Okay. Any questions of the applicant? This is a public hearing. Is there anyone out there that would like to speak for or against this proposal? If not, what's the pleasure of the Board?

COMMISSIONER CAMPOS: Mr. Chairman.

CHAIRMAN DURAN: Commissioner Campos.

COMMISSIONER CAMPOS: I have a quick question of Mr. Catanach. Mr. Catanach, a few months ago, I think we heard this—have we heard this before at the BCC or is the first time?

MR. CATANACH: This is the first time.

COMMISSIONER CAMPOS: Okay. There was another case or cases

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involving Las Campanas and we discussed at that time, or at least I raised the issue of the adequacy of the disclosure statement and I think you said that you were going to look into whether there was any problems that you perceived and how to correct them if there were problems. I can't remember the case but it's been a few months.

MR. CATANACH: I do recall that you brought up an issue, Commissioner Campos, regarding disclosure. I believe it would have been for the last or the last two subdivision phases, either Silver Mesa or Tesoro Enclaves. I can't remember the specific question or comment that you had on disclosure though.

COMMISSIONER CAMPOS: Okay. I felt we were going to get some feedback and I just realized that we hadn't received any comment. So maybe we'll have to talk about it some other time

CHAIRMAN DURAN: Okay. What's the pleasure of the Board?

COMMISSIONER SULLIVAN: Move for approval, Mr. Chairman.

CHAIRMAN DURAN: With staff's conditions?

COMMISSIONER SULLIVAN: With staff's conditions, which I believe include a one-year time extension. Is that what's being requested, Mr. Catanach?

MR. CATANACH: Yes, Commissioner Sullivan. That's correct and condition number 2 would address that.

COMMISSIONER SULLIVAN: And is there any limit to these time extensions or can they go on for as long as the Commission wants?

MR. CATANACH: I think certainly that's up to the discretion of the Board, and certainly staff looks at certain things. If conditions have changed, if ordinances have changed, the staff would want to certainly have some discussion on whether it's appropriate to extend something if conditions have changed or ordinances.

COMMISSIONER SULLIVAN: But in this case the ordinances are the same as they were at the time of approval.

MR. CATANACH: Yes, Commissioner Sullivan. Yes, sir.

CHAIRMAN DURAN: I'll second it. Any further discussion? Those in favor signify by saying "aye." [Unanimous] Opposed? Motion carries.

- ~~XI. A. 7. EZ CASE #S 96-4341 – Aldea de Santa Fe. Aldea, LLC (Arthur Fields), Applicant is Requesting a Time Extension for the Final Plat/Development Approval Granted by the BCC for Phase 1-B Consisting of 100 Residential Lots. The Property is Located West of the City Limits and North of State Road 599 within the Two Mile Extraterritorial District, Section 20, Township 17 North, Range 9 East~~

~~MR. CATANACH: Thank you, Mr. Chairman. On December 14, 1999, the BCC granted final plat/development plan approval for Phase 1 of a mixed-use~~

THE BOARD OF COUNTY COMMISSIONERS OF
SANTA FE COUNTY

RESOLUTION NO. 2011-193

A RESOLUTION

FINDING THE EXISTENCE OF SEVERE ECONOMIC CONDITIONS AND
SUSPENDING ENFORCEMENT OF SPECIFIED PROVISIONS OF ARTICLE V
OF THE LAND DEVELOPMENT CODE THAT CONCERN EXPIRATION OF
MASTER PLANS, PRELIMINARY PLATS AND FINAL PLATS PURSUANT TO
ORDINANCE NO. 2011-11.

WHEREAS, Article V, Sections 5.2.7, 5.3.6 and 5.4.6 of the Santa Fe County Land Development Code ("the Code") and the former Extraterritorial Zoning Ordinance contain expiration dates for certain development approvals such as master plans, preliminary plats and final plats;

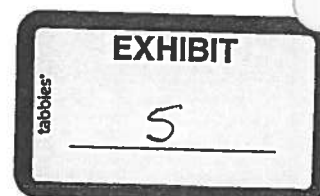
WHEREAS, Article V, Sections 5.2.7, 5.3.6 and 5.4.6 require an applicant to apply for an extension of these approvals and precludes an extension should the approval expire;

WHEREAS, the national, state and local economies have experienced a severe downturn in recent years which has heavily affected the housing sector, and signs of an economic recovery are ambiguous at best; and

WHEREAS, pursuant to Ordinance No. 2011-11, the Board of County Commissioners ("the Board") may suspend provisions of Article V, Sections 5.2.7, 5.3.6 and 5.4.6 of the Code upon a finding of economic necessity, which is defined in terms of a score of 100 or less on the Conference Board's Leading Economic Index® for the United States for any quarter, and for three years following any such event, and the Board recognizes that these conditions are present and desires to temporarily suspend the enforcement of those sections of Article V that set forth expiration of master plans, preliminary plats and final plats for two years pending an economic recovery.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Ordinance No. 2011-11, The enforcement of Article V, Sections 5.2.7, 5.3.6 and 5.4.6 and related policies and procedures of the Land Use Department whereby master plans, preliminary plats and final plats expire are hereby suspended until approval of a subsequent resolution of this Board for those developments located within the unincorporated lands of Santa Fe County and those areas within the extraterritorial planning and platting jurisdiction as described in NMSA 1978, Sections 3-20-5 (1965) and 3-21-2 (1965), so long as an order approving the specific suspension for the development in question is approved by the Board.



APPROVED AS TO FORM:

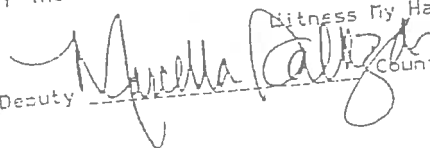


Stephen C. Ross, County Attorney

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
I Hereby Certify That This Instrument Was Filed for
Record On The 16TH Day Of December, 2011 at 10:32:21 AM
And Was Duly Recorded as Instrument # 1654502
Of The Records Of Santa Fe County

BCC ORDINANCE
PAGES: 2



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

THE BOARD OF COUNTY COMMISSIONERS OF
SANTA FE COUNTY

ORDINANCE NO. 2011-11

AN ORDINANCE SUSPENDING ON A CASE-BY-CASE BASIS PROVISIONS OF
ARTICLE V OF THE LAND DEVELOPMENT CODE CONCERNING EXPIRATION OF
MASTER PLANS, PRELIMINARY PLATS AND FINAL PLATS UPON A FINDING OF
ECONOMIC NECESSITY

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF SANTA FE:

Section 1. Suspension of Expiration. A new paragraph of Article V of the Santa Fe
County Land Development Code is enacted, as follows:

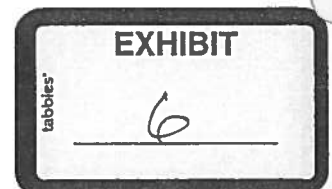
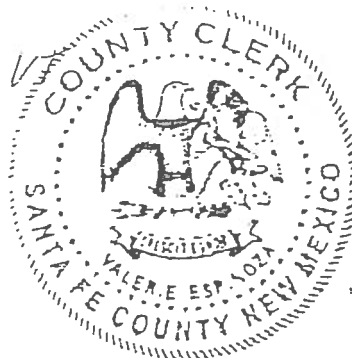
The Board of County Commissioners may approve, by resolution, temporary retroactive
suspension of enforcement of Article V, Sections 5.2.7, 5.3.6 and 5.4.6 of this Code
concerning expiration of master plans, preliminary plans and final plats for any development
located within the unincorporated lands of Santa Fe County and within the extraterritorial
planning and platting jurisdiction as described in NMSA 1978, Sections 3-20-5 (1965) and
3-21-2 (1965), upon a finding that severe economic conditions justify such a suspension
either for a particular project or for a described class of projects. Any such resolution shall
not suspend enforcement of Article V, Sections 5.2.7, 5.3.6 or 5.4.6 more than three (3)
years, nor apply to a master plan, preliminary plan and final plat expiring more than three
(3) years prior to the effective date of this ordinance, and such resolution may contain
conditions that the Board deems appropriate to such approval. For purposes of this section
"severe economic conditions" are present when the Conference Board Leading Economic
Index® for the United States is less than 100 for any quarter, and for three years following
any such event.

PASSED, APPROVED and ADOPTED THIS 13th DAY OF DECEMBER, 2011.

THE BOARD OF COUNTY COMMISSIONERS OF
SANTA FE COUNTY

By: *Virginia Vigil*
Virginia Vigil, Chair


ATTEST:
Valeria Espinoza
Valeria Espinoza, County Clerk




2. Any suspension of enforcement of Article V, Sections 5.2.7, 5.3.6 and 5.4.6 granted by the Board pursuant to paragraph 1 herein shall be valid for a period of two (2) years from the date suspension is authorized.


ADOPTED THIS 13th DAY OF DECEMBER, 2011.

THE BOARD OF COUNTY COMMISSIONERS OF
SANTA FE COUNTY


By: 
Virginia Vigil, Chair

ATTEST

Valeria Espinoza, County Clerk



APPROVED AS TO FORM:

Stephen C. Ross, County Attorney



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
I Hereby Certify That This Instrument Was Filed for
Record On The 16TH Day Of December, 2011 at 10:32 22 AM
And Was Duly Recorded as Instrument # 1654503
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
 Valerie Espinoza
Deputy County Clerk, Santa Fe, NM

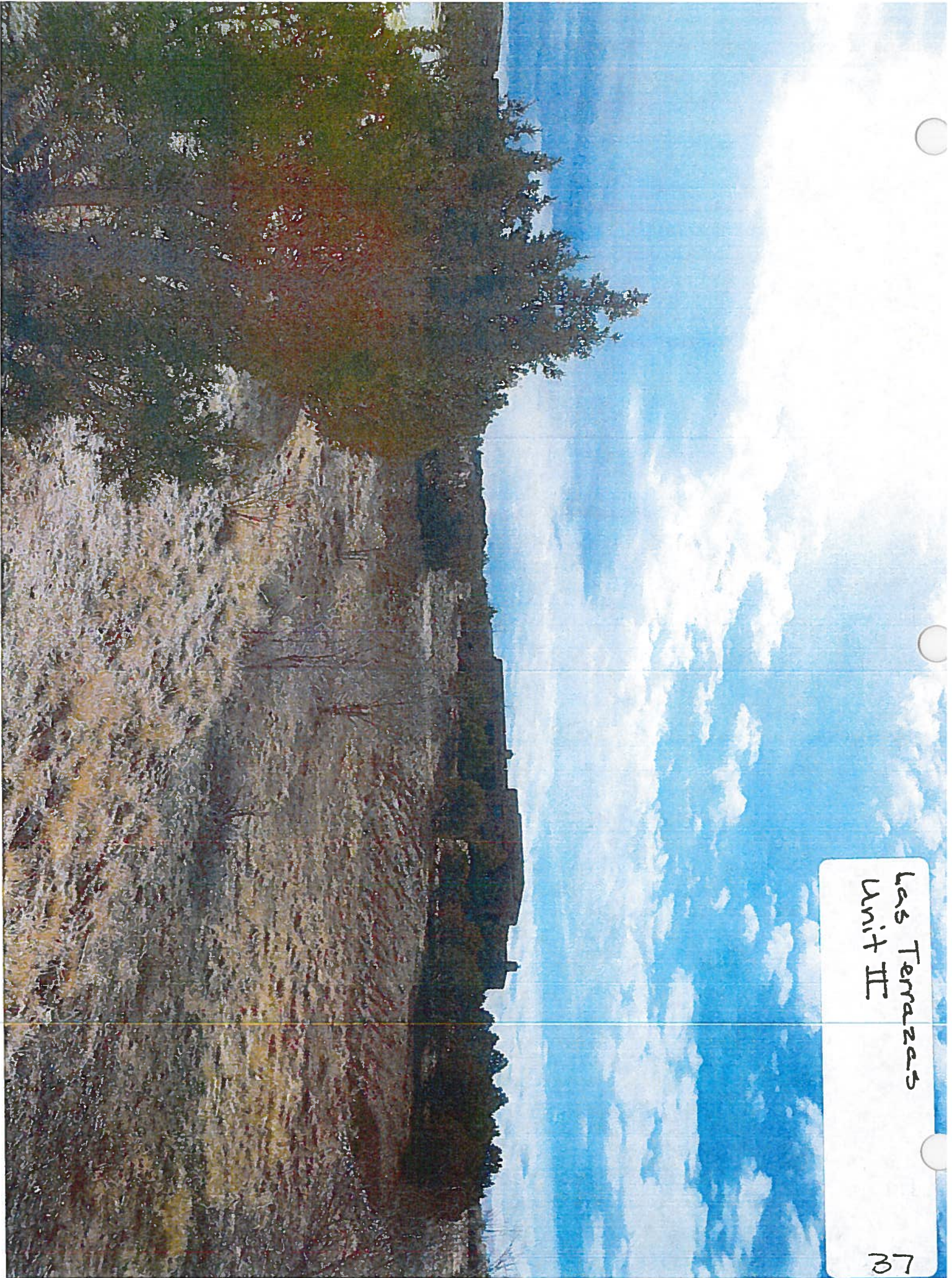
BCC RESOLUTIONS
PAGES: 2



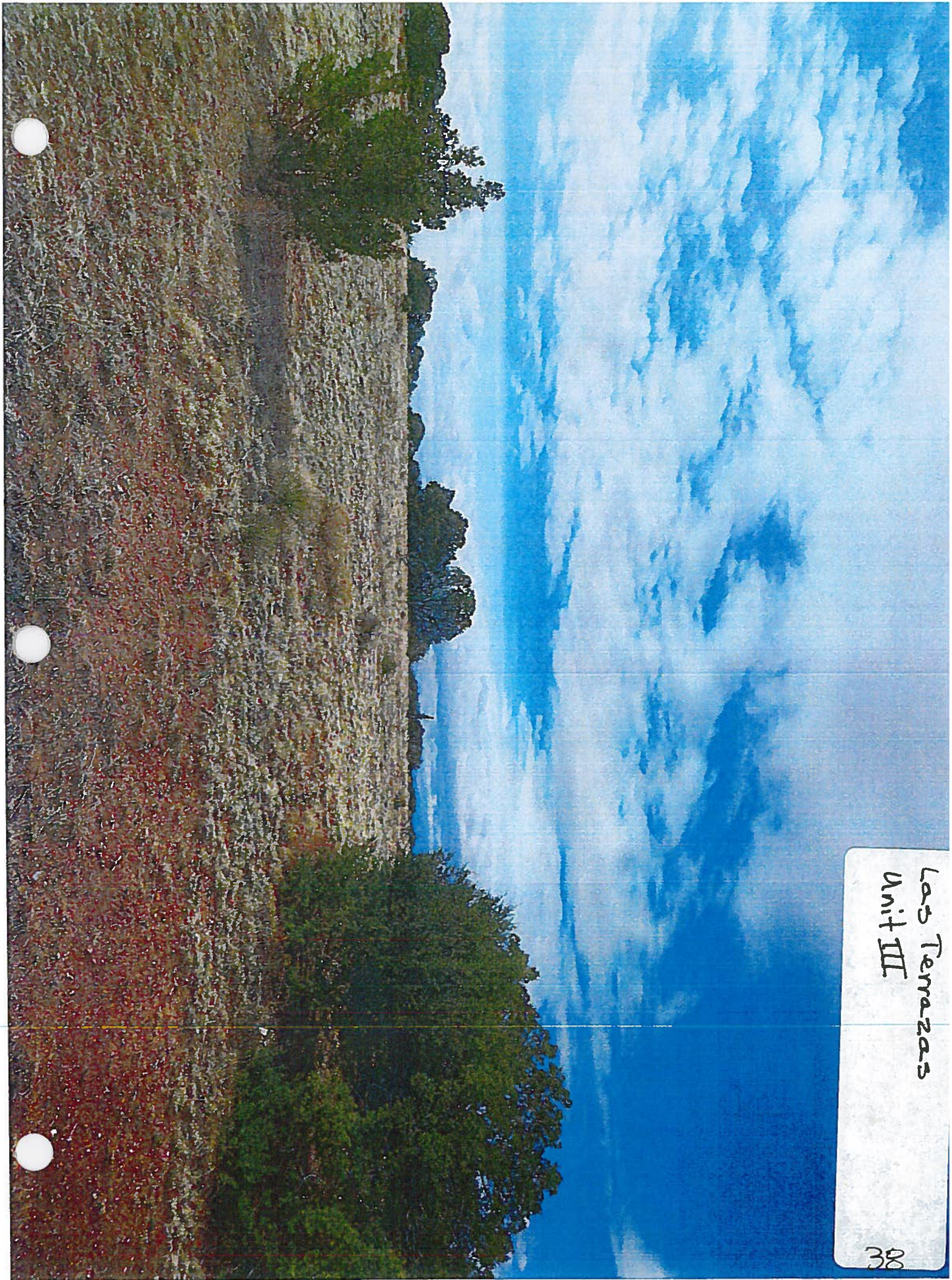
Las Terrazas
Unit 1

EXHIBIT
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Las Terrazas
Unit III



Las Terrazas
Unit III
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Black Mesa



Mesa del Oro

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