

# Map of Property in Santa Fe County



## Legend

-  Parcels
-  Minor Roads
-  Major Roads

1:6,000  
1 inch represents 500 feet



**WARNING:**  
Two (2) foot contour data sets are NOT SUITABLE FOR ENGINEERING WORK. These data are appropriate for PLANNING PURPOSES ONLY.

Orthophoto from 2008  
Contour Interval 2 Feet

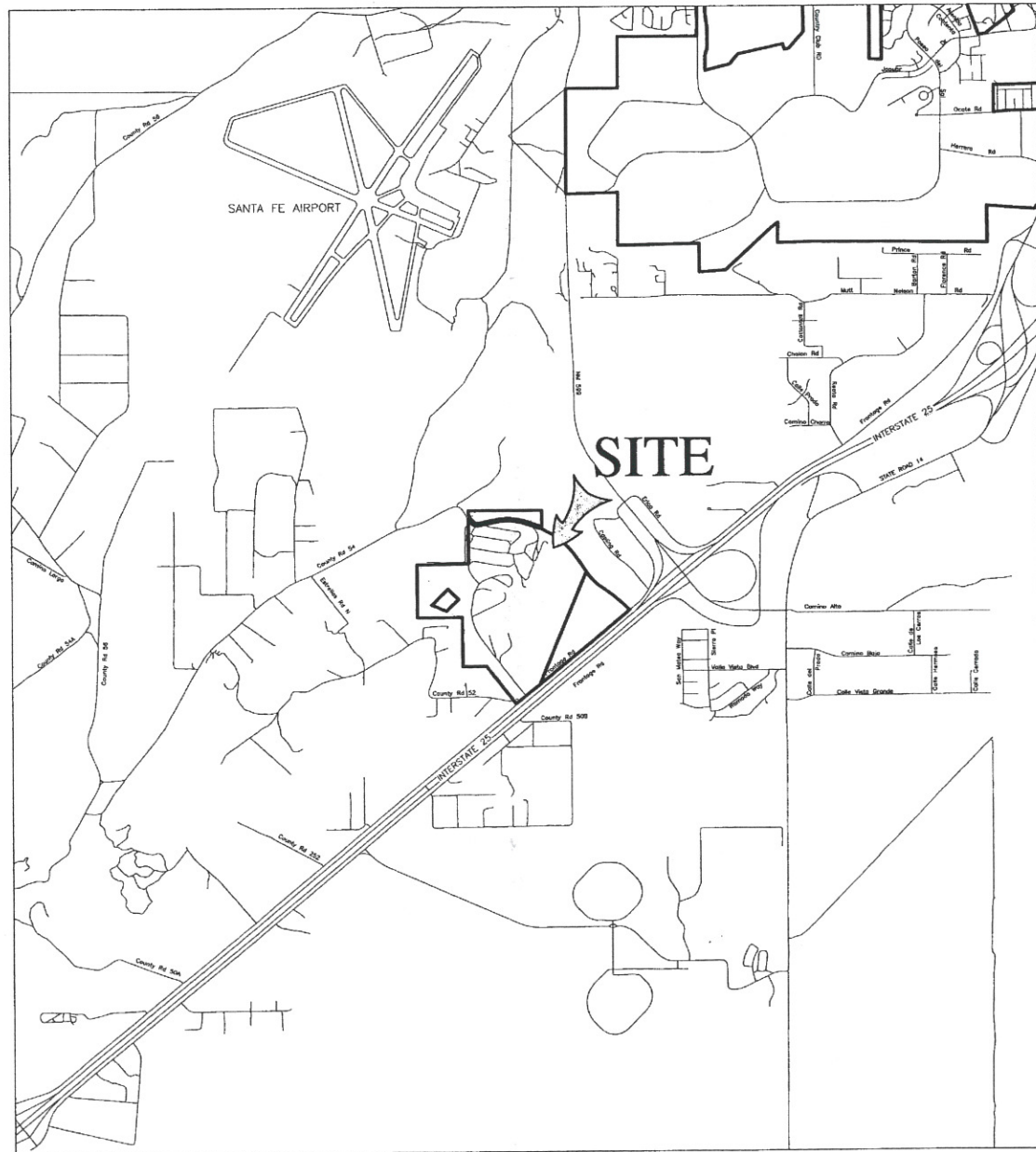
This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy.



March 4, 2010

**EXHIBIT**  
**7**

# DOWNNS AT SANTA FE MASTER PLAN EXTENSION



TOWNSHIP 16 N, RANGE 08 E, SEC 27

**OWNER:**

PUEBLO OF POJOAQUE  
DEVELOPMENT CORP.  
5 WEST GUTIERREZ  
SANTA FE, NM 87506  
(505) 819-2270

**CONSULTANTS:**

JAMES W. SIEBERT AND ASSOCIATES  
PLANNING CONSULTANT  
915 MERCER STREET  
SANTA FE, NM 87501  
(505) 983-5588

WALKER ENGINEERING  
905 CAMINO SIERRA VISTA  
SANTA FE, NM 87501  
(505) 820-7990

GLORIETA GEO-SCIENCE  
1723 2ND ST.  
SANTA FE, NM 87501  
(505) 983-5446

#1600494  
COUNTY OF SANTA FE )  
STATE OF NEW MEXICO )  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  
FOR RECORD ON THE 3 DAY OF June, A.D.  
20 10 AT 10:18:01 O'CLOCK A.M. AND WAS DULY  
RECORDED IN BOOK 477 PAGE 000-91 OF THE  
RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE  
VALERIE ESPINOZA  
COUNTY CLERK SANTA FE COUNTY, N.M.  
*Valerie Espinoza*  
DEPUTY

**USE LIST**

HORSE RACING, PARAMUTUAL BETTING, SIMULCASTING, SLOT MACHINE GAMBLING.  
HORSE SHOWS & EQUESTRIAN EVENTS.  
MUSICAL CONCERTS & RECREATIONAL EVENTS. (4TH OF JULY CELEBRATION)  
ARTS & CRAFTS FESTIVALS & FLEA MARKETS. SUBJECT TO CONDITIONS.  
RESTAURANT  
TRAINING SEMINARS, CONFERENCES & MEETINGS.  
DRIVING RANGE, PITCH & PUTT COURSE

**PURPOSE STATEMENT**

THE BCC GRANTED A TWO YEAR EXTENSION TO THE MASTER PLAN AND DELETED THE FOLLOWING CONDITIONS FROM THE MASTER PLAN:  
1. REMOVAL OF ALL MANURE AND UNPERMITTED TRASH.  
2. A LIMIT OF SIX (6) SPECIAL USE PERMITS FOR MAJOR EVENTS PRIOR TO FINAL DEVELOPMENT PLAN APPROVAL.  
3. A LIMIT OF FLEA MARKET USE TO ONE WEEKEND PER MONTH.



INDEX TO SHEETS	
LIST OF SHEETS	SHEET NUMBER
<b>PLANNING &amp; ARCHITECTURE</b>	
* COVER SHEET	A-1
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ADJOINING LAND USE MAP	A-3
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\* PLANS RECORDED WITH SANTA FE COUNTY CLERK

**COUNTY REVIEW**

BCC CASE# MIS 10-5150

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, OF SANTA FE COUNTY AT THEIR MEETING OF APRIL 13, 2010.

AMENDMENTS TO THE CONDITIONS OF APPROVAL WERE GRANTED BY THE BOARD OF COUNTY COMMISSIONERS AT THEIR MEETING OF APRIL 13, 2010.

BCC CLERK  
*Valerie Espinoza* 5-25-10  
DATE  
ATTESTED BY COUNTY CLERK  
*J. Williams* 4-3-10  
DATE  
LAND USE ADMINISTRATOR  
*Robert Martinez* 5-26-10  
DATE  
PUBLIC WORKS 5-24-10  
DATE

THIS MASTER PLAN EXTENSION IS OF THE OWNER'S FREE CONSENT  
*James W. Siebert* 5/20/10  
DATE  
PUEBLO OF POJOAQUE DEVELOPMENT CORP.

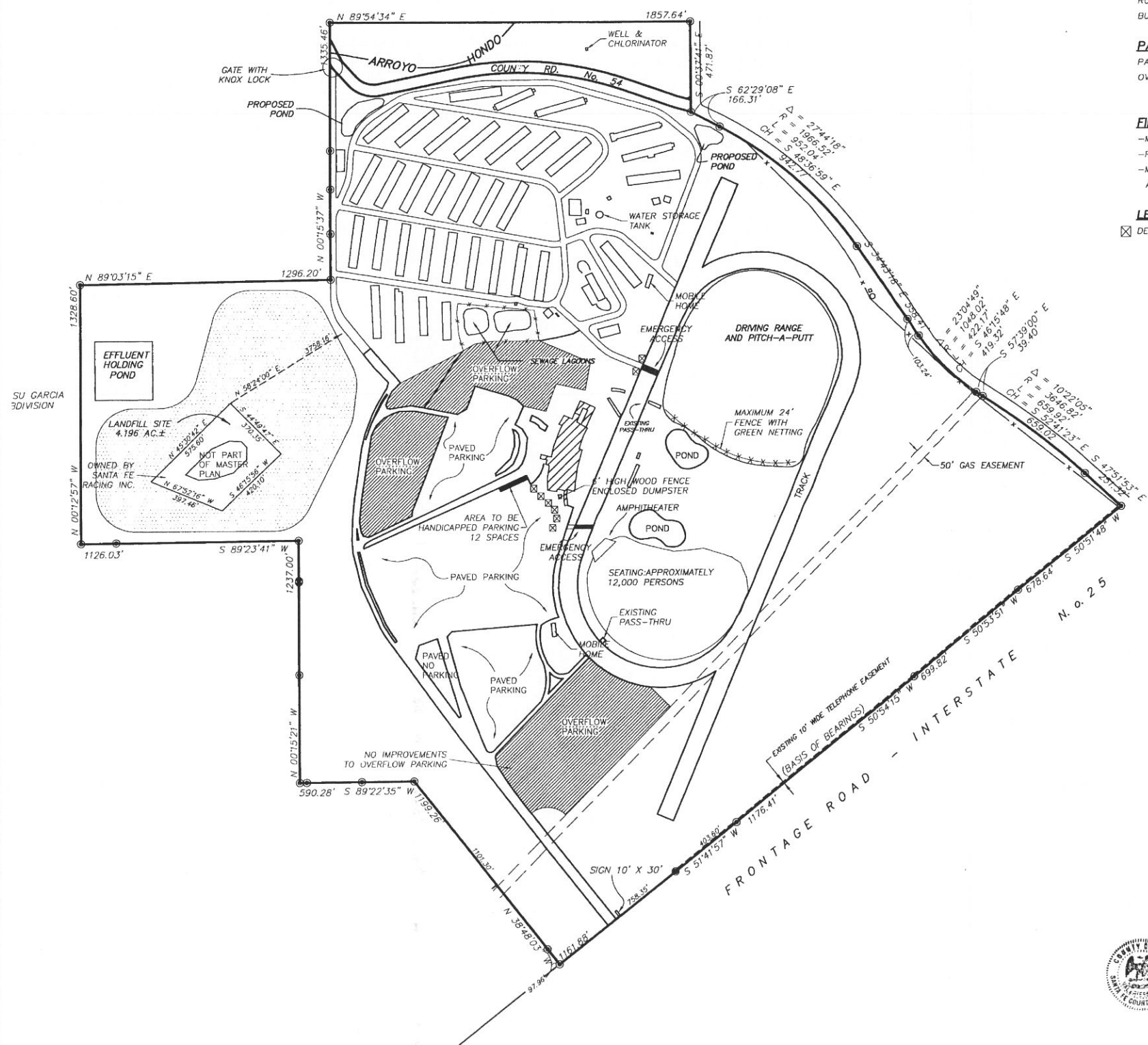


UPC# 1-046-092-354-290



VICINITY MAP  
1" = 2000'

<b>JAMES W. SIEBERT</b> AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE, NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	DOWNS AT SANTA FE MASTER PLAN EXTENSION  COVER SHEET	SCALE: AS SHOWN	DATE: MAY 2010	NORTH:  SHEET: A-1
		DRAWN BY: JT CHECKED BY: JWS REVISED: 00/00/00 WORKED ON: 5/14/10	FILE NAME: 2008 5-10 028-MP-COV-5	



**SITE DATA:**

SIZE OF TRACT: 321.018 Ac.±  
 ROOFED AREA (STABLES AND ACCESSORIES): 470,244 SQ. FT.  
 BUILDING COVERAGE: 3.3%

**PARKING:**

PAVED PARKING PROVIDED: 2374 PARKING SPACES  
 OVERFLOW PARKING PROVIDED: 2626 PARKING SPACES  
 5,000 TOTAL PARKING SPACES

**FIRE PROTECTION MEASURES:**

-MAINTAIN TANKS AS CLOSE AS POSSIBLE TO THE 200,000 GALLON LIMIT  
 -REQUEST INSPECTION BY COUNTY FIRE MARSHAL  
 -MODIFY FIRE HYDRANT STEEL BARRIER PROTECTION TO ENSURE ACCESSIBILITY FOR FIRE PERSONNEL

**LEGEND:**

☒ DENOTES "FIRE LANE" SIGNAGE

**PHASING:**

**PHASE I 2005**

-HORSE RACING, PARAMUTUAL BETTING AND RELATED ACTIVITIES PERMITTED BY STATE LAW.

-CONCERTS AND EVENT PERFORMANCES INCLUDING CIRCUSES, CARNIVALS AND RODEOS. TEMPORARY STAGE TO BE USED FOR CONCERT EVENTS.

-JOCKEY CLUB RESTAURANT TO BE OPENED ON AN AS NEEDED BASIS, ESPECIALLY FOR MEETINGS AND CONFERENCES. TURF CLUB AND FINISH LINE RESTAURANTS MAY BE REMODELED.

-MEETINGS, CONFERENCES, WEDDINGS, FAMILY REUNIONS AND CELEBRATORY EVENTS.

-INSTALL SEPTIC TANK AND LEACH FIELD ON INTERIM BASIS, WITH PERMIT FROM NMED.

-APPLY FOR "COMMUNITY" WATER SERVICE CERTIFICATION FROM NMED.

-ADDRESS FIRE PROTECTION ISSUES PER REVIEW BY COUNTY FIRE MARSHAL.

-IMPLEMENT APPROVED WASTE WATER DISCHARGE PERMIT.

**PHASE II 2006-2010**

-CONSTRUCT PERMANENT AMPHITHEATER.

-CONSTRUCT DRIVING RANGE AND PITCH AND PUTT COURSE.

\* PHASING DOES NOT REFLECT CURRENT CIRCUMSTANCES

**SANTA FE COUNTY NOTES & CONDITIONS:**

- 1.\*
- 2.\*
3. THE APPLICANT SHALL SUBMIT A DRAINAGE AND GRADING PLAN INCLUDING STORMWATER CALCULATIONS WITH THE DEVELOPMENT PLAN FOR EACH PHASE.
4. THE GOLF DRIVING RANGE WILL NOT BE ALLOWED IF NETTING ABOVE 24 FEET IS REQUIRED.
5. THE APPLICANT SHALL BE RESPONSIBLE FOR ALL COSTS RELATED TO TRAFFIC CONTROL DURING ALL EVENTS. THE FIRE MARSHAL, SHERIFF'S DEPARTMENT, DEPARTMENT OF TRANSPORTATION AND THE STATE POLICE SHALL BE NOTIFIED BY THE APPLICANT ONE MONTH PRIOR TO MAJOR EVENTS.
6. THE APPLICANT SHALL SUBMIT A HYDROLOGY REPORT PROVING ADEQUATE LONG TERM WATER AVAILABILITY, WATER QUALITY DATA, A WATER BUDGET FOR FULL PROJECT BUILD OUT AND WATER CONSERVATION MEASURES WITH THE DEVELOPMENT PLAN FOR EACH PHASE. THE WELL SHALL BE METERED, ANNUAL WATER METER READINGS SHALL BE SENT TO THE COUNTY HYDROLOGIST, THE COUNTY SHALL HAVE THE RIGHT TO VERIFY THE READINGS. THE APPLICANT SHALL CONNECT TO THE COUNTY WATER SYSTEM WHEN IT IS WITHIN 200 FEET OF THE PROPERTY PROVIDED THAT THE DEVELOPMENT PLAN IS IN ACCORDANCE WITH THE COUNTY LINE EXTENSION AND ALLOCATION POLICIES.
7. THE WELL SHALL BE REGISTERED AS A PUBLIC WATER SUPPLY, DOCUMENTATION SHALL BE SUBMITTED WITH THE DEVELOPMENT PLAN.
8. THE APPLICANT SHALL SUBMIT A DRIVEWAY PERMIT FROM THE DEPARTMENT OF TRANSPORTATION PRIOR TO FINAL DEVELOPMENT PLAN APPROVAL OF PHASE I.
9. ALL EXISTING AND NEW LIGHTING SHALL BE SHIELDED, DETAILS SHALL BE SUBMITTED WITH THE DEVELOPMENT PLAN. A LIGHTING ANALYSIS FOR PERMANENT FIXTURES SHALL BE REQUIRED FOR EACH PHASE. DETAILS OF PORTABLE AND STAGE LIGHTING SHALL BE SUBMITTED WITH THE PRELIMINARY DEVELOPMENT PLAN. A LIGHTING ANALYSIS SHALL BE SUBMITTED FOR ALL OUTDOOR EVENTS. MEASURES SHALL BE TAKEN TO MINIMIZE THE IMPACT FROM LIGHTING ON ADJOINING PROPERTIES.
10. THE APPLICANT SHALL IDENTIFY FIRE ACCESS LANES, KNOX LOCK LOCATIONS AND SUBMIT AN EMERGENCY ACCESS PLAN.
11. THE WATER STORAGE SYSTEM SHALL INCORPORATE THE USE OF A TANK WATER LEVEL MONITORING SYSTEM. MINIMUM WATER REQUIRED FOR FIRE PROTECTION MUST BE MAINTAINED AT ALL TIMES. FINAL PLACEMENT OF ALL FIRE HYDRANTS SHALL BE COORDINATED WITH THE COUNTY FIRE MARSHAL PRIOR TO INSTALLATION. ALL HYDRANTS SHALL FLOW AT 1000 GALLONS PER MINUTE WITH A 20-PSI RESIDUAL PRESSURE.
12. THE EXISTING STRUCTURE MUST MEET CURRENT CODE REQUIREMENTS AND MAY REQUIRE A SPRINKLER SYSTEM, BUILDING DESIGNS SHALL BE SUBMITTED TO THE FIRE MARSHAL WITH THE DEVELOPMENT PLAN FOR PHASE I.
13. THE APPLICANT SHALL DEDICATE ONE LANE OF THE MAIN ACCESS ROAD FOR EMERGENCY ACCESS AND SHALL IDENTIFY A BASECOURSED EMERGENCY ACCESS ROAD FROM CR 54. PLANS SHALL BE SUBMITTED WITH THE DEVELOPMENT PLAN FOR PHASE I.
14. THE APPLICANT SHALL EMPLOY SECURITY DURING ALL MAJOR EVENTS TO ENSURE THAT EVENT GOERS DO NOT TRESPASS OR PARK ON ADJACENT RESIDENTIAL PROPERTIES OR ADJACENT ROADS.
15. ALL OUTSIDE ACTIVITIES SHALL CEASE BY MIDNIGHT.
16. ALL SIGNAGE SHALL MEET CODE REQUIREMENTS.
17. PARKING SHALL COMPLY WITH THE REQUIREMENTS OF THE COUNTY CODE, INCLUDING STANDARDS FOR LANDSCAPING ON THE INTERIOR OF THE PARKING LOTS.
- 18.\*
19. THE APPLICANT SHALL SUBMIT A REVISED TRAFFIC IMPACT ANALYSIS WITH THE DEVELOPMENT PLAN. LOCAL USE FIGURES SHALL BE USED FOR ALL PROPOSED MAJOR USES AND THE FRONTAGE ROAD AND INTERSECTION WITH SR 599, CAMINO ENTRADA, COUNTY ROAD 54, COUNTY ROAD 56, CAMINO SAN JOSE, AND THE DOWNS ENTRY SHALL BE ANALYZED.
20. THE APPLICANT SHALL SUBMIT A FOOD PREPARATION PERMIT, SEPTIC PERMIT, DISCHARGE PERMIT AND DESIGN OF THE WASTEWATER TREATMENT FACILITY WITH THE DEVELOPMENT PLAN FOR PHASE I.
21. THE APPLICANT SHALL GRANT AN ACCESS EASEMENT TO THE EFFLUENT WATER LINE TO THE LA CIENEGA DITCH ASSOCIATION.
22. THE DEVELOPMENT PLAN SHALL BE HEARD BY THE CDCR AND THE BCC.
23. THE APPLICANT SHALL SUBMIT A DETAILED LANDSCAPING PLAN TO INCLUDE BUFFERING FROM ADJOINING RESIDENTIAL USES. THE APPLICANT SHALL MEET WITH THE ADJACENT PROPERTY OWNERS TO COME UP WITH AN ACCEPTABLE LANDSCAPING, BERMING AND FENCING PLAN TO BE SUBMITTED WITH THE DEVELOPMENT PLAN. ADDITIONAL LANDSCAPING AND BERMING MAY BE REQUIRED.

\* NOTES 1, 2 & 18 HAVE BEEN DELETED. REFERENCE MP EXTENSION BCC CASE# 10-5150



<b>JAMES W. SIEBERT</b> AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	<b>DOWNS AT SANTA FE MASTER PLAN EXTENSION</b>		SCALE: 1"=300' DATE: MAY 2010	NORTH: 
	DRAWN BY: JT/PST REVISION: 5/17/10 WORKED ON: 5/17/10	CHECKED BY: JWS	SHEET: A-10	FILE NAME: 20028 5-10 028-MP-EXT-10

**DATE:** April 23, 2012  
**TO:** Penny Ellis-Green, Interim Land Use Director  
**FROM:** Sarah Ijadi, Growth Management: Planning  
**VIA:** Robert Griego, Planning Manager

**FILE REF.:** BCC Case # MIS 10-5151 The Downs at Santa Fe Master Plan Extension

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**REVIEW SUMMARY:** The Downs at Santa Fe is located within the La Cienega & La Cieneguilla Community Planning Area which is currently undergoing a plan update. The request for a two year time extension of a previously approved Master Plan for the Downs at Santa Fe is consistent with the planning committees discussions regarding the evolving character of the sub area associated with the 599 & I-25 Interchange. Representatives of the Pueblo of Pojoaque Development Corporation, (the Applicant), have been actively involved in the plan update process and have explored options with the committee for commercial / mixed-use development on the project property. A two year extension allows time for the applicant and the planning committee to consider options and incorporate potential development scenarios into the La Cienega & La Cienaguilla Community Plan Update, particularly as it pertains to the future land use plan.

**STAFF RECOMMENDATION:**

Staff recommends approval of a two year time extension for the existing Master Plan for the Downs of Santa Fe.

