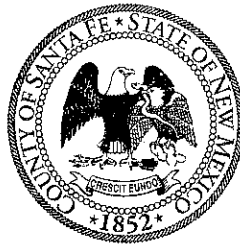


Danny Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: September 13, 2011

TO: Board of County Commissioners

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

VIA: Jack Kolkmeier, Land Use Administrator *JK*
Shelley Cobau, Building and Development Services Manager *SC*
Wayne Dalton, Building and Development Services Supervisor *WD*

RE: CDRC Case # Z/S 02-4325 La Pradera Master Plan Amendment, Plat and Development Plan

ISSUE:

Gardner Associates LLC and La Pradera Associates LLC (Alexis Girard) request a Master Plan Amendment to allow for the creation of 27 new residential lots within the previously approved La Pradera Subdivision and to allow for the previously approved 32,667 sq. ft. of commercial/residential area, parking lot and 11 condominiums to be replaced with 17 single-family residential, live/work lots. The application includes modification of the original approval that proposed the use of reclaimed water for irrigation and toilet water flushing on all private lots. The use of potable water is now proposed. Reclaimed water will be used to irrigate common areas only. The request also includes Preliminary and Final Plat and Development Plan approval for the 27 new lots and several lot line adjustments in Phases 2-6 and 4 Master Plat lots which could be developed into a total of 17 single-family, live/work lots (16,334 sq. ft. of previously approved residential space and 11 previously approved condos converted to single family lots) in Phase I. The property is located within the Community College District, west of Richards Avenue between I-25 and the Arroyo Hondo, within Sections 17 & 18, Township 16 North, Range 9 East (Commission District 5).

On June 16, 2011, this case was scheduled to be heard by the CDRC, however the case was tabled by the CDRC because the applicant was not present.

This case was then scheduled to be heard by the CDRC on July 21, 2011, and the CDRC meeting was cancelled due to the lack of a quorum.

On August 18, 2011, the CDRC heard the case and with only four members present the motion ended in a tie vote resulting in tabling of the case (Refer to Exhibit "H").

Due to non-action by the CDRC, the Applicant has requested that the case be taken directly to the BCC for action. Note that the Land Development Code does not preclude this action, and the BCC can act on this case or direct staff to wait for a recommendation by the CDRC.

SUMMARY:

On January 28, 2003, the EZA (Extraterritorial Zoning Authority) granted Master Plan Approval for a Mixed Use Development (La Pradera) consisting of 80 residential units, 16,334 sq. ft. of commercial space and 16,334 sq. ft. of residential space on 69.2 acres. (Refer to meeting minutes attached as Exhibit "I").

On March 9, 2004, the BCC granted Final Plat/Development Plan approval for the mixed use subdivision (Refer to meeting minutes attached as Exhibit "J").

On June 30, 2005, the EZA granted approval of a Master Plan amendment to the previously approved La Pradera (Phase I) mixed use Subdivision to allow an expansion of an additional 158 residential lots (Phases 2-6) on 94 ± acres. (Refer to meeting minutes attached as Exhibit "K").

On January 31, 2006 the BCC granted Preliminary Plat/Development Plan approval for Phases 2 thru 6 and Final approval for Phases 2 and 3 (refer meeting minutes attached as Exhibit "L") consisting of 97 lots.

On July 10, 2007, the BCC granted final plat/development plan approval for phases 4 thru 6 of the La Pradera Subdivision which consisted of 60 lots on 28.4 acres (Refer to meeting minutes attached as Exhibit "M").

On May 10, 2011, the BCC granted authorization to proceed with a Master Plat for the creation of 21 residential (live/work) lots within the existing La Pradera Subdivision, which does not require that a specific lot layout be defined prior to plat recordation and would grant administrative authority to create lot boundaries once buyers are identified or home construction is complete (refer to meeting minutes attached as Exhibit "N").

The Applicants are now requesting a Master Plan Amendment for the La Pradera Subdivision in order to create an additional 27 residential lots. The twenty-seven

proposed lots will be created by adjusting lot lines of existing lots to reduce the size of some of the oversized lots in Phases II-VI. The Applicant states that these smaller lot sizes are dictated by the significant changes to our economy and the market demand for entry-level housing. Six residential lots from the previously approved 16,334 sq. ft. of residential space will be combined with 11 previously approved condo units from Phase I, for a total of 17 lots, in order to create a "village concept" which will have the potential of being live/work units.

The Previous Master Plan Approval was granted with the proposal of utilizing treated effluent for irrigation of common areas as well as for toilet flushing and irrigation of private lots. The proposal was for each home to install a dual plumbing system. The applicants are requesting an amendment to modify their original approval to allow for irrigation of common areas only with reclaimed water. County staff has met with the NMED who stated that they are supportive of this change because it is very difficult to control what individual property owners do with the treated effluent which leads to a concern for health and safety.

The Applicants are also requesting Preliminary and Final Plat and Development Plan approval for the 27 new lots and several lot line adjustments in Phases 2-6 and Master Plat approval for 4 lots which could be developed into a total of 17 single-family, live/work lots in Phase I.

LOCATION OF ZONES/ZONING ALLOWANCES:

The proposed development is in accordance with the density and zoning allowances of Community College District Ordinance for a village zone neighborhood center. The minimum residential density that is required in a village zone neighborhood center is 3.5 units per acre. The applicant is proposing 6.1 units per acre (17 Master Plat lots on 2.78 acres).

The proposed development is in accordance with the Community College District Ordinance (CCDO) for a village zone and a fringe zone based on the landscape types relevant to slope, vegetation and natural drainage. The minimum residential density that is required in a village zone neighborhood is 3.5 units per acre, the applicant is proposing 4.6 units per acre. The proposal is also in conformance with gross residential density in a fringe zone with 1 residential unit per acre.

LIVE/WORK UNITS

The CCDO requires mixed use development in a Neighborhood Center. The proposed master plan amendment incorporates a commercial component in the Neighborhood Center with the creation of live/work units and a non-residential component with the creation of a proposed plaza/gathering area which would satisfy the mixed use requirement.

The live/work units will consist of one and two-story buildings. These structures will range in size from 1500 to 2000 sq. ft.. The protocols for business types and operation will follow the County's "Home Occupation" guidelines (Refer to Exhibit F). Allowable uses would be, for example, a music teacher, tutor, accountant, drafting services, and other businesses that do not require more than 6 visitors in a 24-hour period. No industrial uses or businesses handling or storing hazardous material will be allowed to operate in the location. The applicants state that the HOA will review and approve the business type prior to an individual obtaining a business license.

The minimum Floor Area Ratio (FAR) in a village zone neighborhood center is .25 and the maximum is 2.0. Because the lots within the neighborhood center are going to be created at a later time under the Master Plat process, FAR will be reviewed at the time of platting and/or building permit application. [Floor Area Ratio is the ratio of the building floor area to the net land area (not including roads and open space) and is calculated by dividing total floor area by net land area].

WATER/WASTEWATER:

The existing subdivision is served by the Santa Fe County Water Utility. The Applicants have submitted data showing water use over the last three years for the existing subdivision. They claim that an average water use (based on strict water conservation measures requiring collection of roof drainage for irrigation of landscaping, and the use of low water appliances and prohibiting evaporative coolers) of 0.13 acre feet per year per lot has been demonstrated.

This application was submitted to the County Utilities Department for review. The Utilities Department states that there is adequate water available to serve the proposed development (Refer to Exhibit "D").

The project is served by its own community sewer system which is owned and operated by the Homeowners Association. The current capacity of the plant exceeds 40,000 gallons per day, and with an average production per home of 83 gallons the plant has more than adequate capacity for the additional dwellings. The reclaimed water is used for irrigation of streetscape and park landscaping as well as open space. The discharge permit application for a 5-year renewal has been submitted to the NMED for review and approval.

FIRE PROTECTION

The project is served by fire hydrants capable of producing at least 1000 gpm at a residual pressure of 20 PSI. Each home will be located within 500 feet of a hydrant. This application has been submitted to the County Fire Prevention Division for review. We have not received a written response from them at this time.

SOLID WASTE

The Homeowners Association contracts with a licensed solid waste disposal service for solid waste pick up on a regular basis.

ROADS/ACCESS:

No new roads are proposed. Existing roads will serve the proposed development. Based on the proposal to replace the previously approved commercial area with 17 live/work lots and an additional 27 residential lots, the amount of traffic generated by the development is actually decreasing from what was proposed in the previous Master Plan. Therefore, no further road improvements are required.

TERRAIN/OPEN SPACE/LANDSCAPING/ARCHAEOLOGY:

Common drainage ponds are used to retain excess storm water flows generated by the development. The detention ponds constructed for the existing development were oversized with an additional capacity of 2.99 acre-feet beyond what is required by code. As calculated the proposed development will only generate 0.49 acre-feet of run-off, therefore, there is adequate capacity within the existing drainage ponds to account for the excess run-off from the proposed development.

With the addition of the proposed lots, the development will maintain an open space area of 84.56 acres which accounts for 51.64% of the total project area, hence meeting the 50% minimum required by the Community College District Ordinance.

All disturbed areas will be revegetated with native grass seed. All common areas have subsurface irrigation systems using reclaimed water.

An archaeological report was submitted with the original Master Plan Submittal. No significant archaeological sites were discovered.

AFFORDABLE HOUSING:

The existing development was approved with a 15% affordable housing requirement as set forth in the CCDO. Since then, the County has adopted the Affordable Housing Ordinance (No. 2006-02) which requires 30% affordable housing for Major Projects (25 or more parcels). With the addition of the 27 lots, this new proposal will be subject to 30% which is equivalent to 8.1 units of affordable housing. Currently, the applicants are proposing 7 new affordable housing units. One more lot must be designated as affordable. These lots must be identified on the Final Development Plan and the affordable housing agreement must be modified to reflect this.

HOMEOWNERS ASSOCIATION:

The proposed expansion to the subdivision will be incorporated into the existing covenants for La Pradera.

REQUIRED ACTION:

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

RECOMMENDATION:

The proposed Master Plan Amendment and Master, Preliminary and Final Plat and Development Plan are all in conformance with the Community College District Plan and Ordinance and the County Land Development Code. Therefore, staff recommends approval of the request subject to the following conditions:

1. Provide a minimum of 8 residential units (30%) for affordable housing. A mix of housing types is required for the entire development. The affordable housing lots must be identified on the Final Development Plan. The affordable housing agreement must be modified to reflect the additional lots and must be approved by the Affordable Housing Administrator prior to Final Plat Recordation.
2. Development of the Master Plat lots, which are located within the Neighborhood Center, shall comply with the minimum Floor Area Ratio (FAR) of .25 and the maximum of 2.0 as required in the CCDO. This shall be noted on the Final Plat and Development Plan.
3. Coordination with the Utilities Department on final modification of the water lines and meter locations.
4. Modification and re-filing of Water Restrictive Covenants to reflect new dwellings and maximum water use per dwelling prior to Final Plat Recordation.
5. The live/work units must be sold as a single unit/lot and can't be condominiumized or sold separately. This shall be noted on the subdivision plat as well as on the individual plats and included in the disclosure statement.
6. The property must be brought into full compliance including removal of stockpiles, trash and detritus and shall be revegetated prior to final plat recordation.

ATTACHMENTS:

Exhibit "A" – Applicant's report

Exhibit "B" – Site Plans

Exhibit "C" – Vicinity Map

Exhibit "D" – Letters from Reviewing Agencies

Exhibit "E" – Letters of opposition

Exhibit "F" – Article III, Section 3 (Home Occupation requirements) of the Code

Exhibit "G" – Letters of support

BCC
September 13, 2011
La Pradera
Page 7

Exhibit "H"-August 18, 2011, CDRC Meeting Minutes
Exhibit "I"-January 28, 2003, EZA Meeting Minutes
Exhibit "J"-March 9, 2004, BCC Meeting Minutes
Exhibit "K"-June 30, 2005, EZA Meeting Minutes
Exhibit "L"-January 31, 2006, BCC Meeting Minutes
Exhibit "M"-July 10, 2007, BCC Meeting Minutes
Exhibit "N"-May 10, 2011, BCC Meeting Minutes

April 11, 2011

Alexis K. Girard
President/Greer Enterprises, Inc. Member Gardener Associates
P. O. Box 1627
Santa Fe, NM 87504

Ms. Vicki Lucero
Santa Fe County
Land Use Department
102 Grant Avenue
Santa Fe, NM 87501

RE: La Pradera Master Plan Amendment I-VI Subdivision and Development

Dear Vicki:

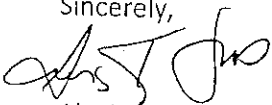
Please accept our request for a Masterplan Amendment, Preliminary and Final Subdivision Plat and Development Plan approval for La Pradera Phases I-VI. This MasterPlan Amendment is essentially a request for a series of lot-line adjustments (106) and a further request to convert the commercial requirement into a residential village with live-work flexibility. The lot-line adjustments and the corresponding conversion of the commercial space requirements to a residential village will result in a net unit increase of thirty-seven (37) residential units. Of the total 37 residential units, twenty-two (22) will be part of a residential village to sit on 5 master plat lots in Phase I. We respectfully request approval of 5 master plat lots, which may be divided into 22 single family lots administratively, once the village home designs are finalized.

Included in the submittal are as follows:

1. Development Permit Application
2. A Review Fee (to be determine on Monday April 11, 2011 at 10:00 am)
3. Development Plan Report (12 copies) which includes a TIA Analysis; Discharge Permit Application for renewal and modification; Proof of Ownership and Legal Lot of Record
4. Subdivision Plat, Development Plan and Engineering Plans (12 copies)
5. Reduced Set of Subdivision Plat, Development Pland Engineering Plans (12 copies)

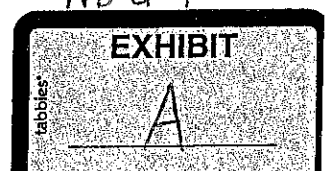
We would like the project to be scheduled for a hearing as soon as possible. Please confirm these dates with me. Please call myself, John McCarthy or Oralynn Guerrerortiz, PE if you have any questions.

Sincerely,



Alexis K. Girard, President of Greer Enterprises, Member Gardener Associates, LLC

enclosures





April 11, 2011

To: County of Santa Fe

From: Gardner Associates and La Pradera Associates

RE: Solid Waste Management at La Pradera Subdivision

Although there is no requirement within the subdivision for homeowners to contract with any specific provider, the majority of the homeowners currently contract with Waste Management. Homeowners may choose and contract with any private solid waste management provider they desire.

May 23, 2011

Gardner Associates/La Pradera Associates
P. O. Box 1627
Santa Fe, NM 87504

Ms. Vick Lucero
Development Team Leader
Santa Fe County
Land Use Office
103 Grant Avenue
Santa Fe, NM 87501

RE: Master Plat Request and Master Plat Amendment

To Whom It May Concern:

This letter is to request a change in our original proposal to change the Master Plat lots from 22 to 21, as well as request a modification of the previous Master Plan Approval to delete the use of reclaimed water for toilet flushing and irrigation.

Sincerely,

Gardner Associates/La Pradera Associates



Alexis K. Girard

NB G-9

Introduction

La Pradera is an innovatively designed development, located in the rolling hills of the Santa Fe Community College District. The Applicants are the original partners of Gardner LLC and La Pradera Associates with strong ties to the community. All are owners of La Pradera, however there is different ownership interests for different phases. (See Appendix A for ownership documents). The proposed Master Plan Amendment for Phases I-VI is comprised of land acquired from the Gardner, Buttram and Berridge families, all of whom are lifetime residents of Santa Fe. (See Vicinity Map, Figure 1)

The land lies to the west of Richards Avenue, between I-25 and Arroyo Hondo. Phase I of La Pradera was approved for 80 residential units and 32,667 sq. ft. of commercial uses. Phases II-VI were approved for an additional one hundred fifty-seven residential units. Each of these phases was approved for 15% Affordable. All but two (2) of the County -required affordable homes have been completed in the recorded Phases.

This Master Plan Amendment is essentially a request for a series of lot-line adjustments and a further request to convert the commercial requirement into a residential village with live-work flexibility.

The lot-line adjustments and the corresponding conversion of the commercial space requirements to a residential village will result in a net unit increase of thirty-seven (37) residential units. Of the total 274 residential units, twenty-two will be part of a residential village to sit on 5 master plat lots. We respectfully request approval of 5 master plat lots, which may be divided into 22 single family lots administratively, once the village home designs are finalized.

If approved, the subject request for a master plan amendment will not require any variances. The open space percentage will remain at, or exceed, the minimum of 50% of total land area.

The advanced treatment plant in La Pradera is where wastewater is reclaimed for reuse to water the extensive acreage of open space. Strict covenants require the use of storm water storage as well as water saving fixtures such as front loading washing machines and evaporative coolers are prohibited. These water saving methods have served the development well with an extremely low average water use of .117 acre-feet per year per occupied home according to Santa Fe County records. In addition, the grading of the site through contouring the soil has effected a slowing down of the storm water runoff, thus encouraging infiltration and recharge of ground water.

The Community College District Ordinance defines various land use zones based on the landscape types and description of the purpose of each zone. A land system map was created for La Pradera Phase I-VI which evaluated the project's topography, slopes and vegetation. From the land use zoning map the allowable density, open space and park requirements were determined. There is approximately 44 acres of neighborhood village zone.

NBG-10

In keeping in mind the mixed use requirement of the Community College District Ordinance , Phases I-VI are integrated with trail systems, open space connections and road networks. Our current request for a masterplan amendment would eliminate the "commercial" as it was initially approved and introduced the compound live/work. The reason for this request is based upon a number of factors. Due to the economic downturn, we are requesting that lot lines be reconfigured to reduce the size of the lots in Phases II-VI. When originally conceived, the market was much different. Our lot sizes were overly generous. We are now trying to reduce the lot sizes in order to provide a home priced to meet the economic needs of the market. This change would add a total of 37 lots with average dimensions of 70' x 90' and 80' x 90'. The elimination of the more traditional commercial in favor of cluster compounds with live work applications will prove more desirable and appealing to the market. In observing many of neighbors, we are all too aware of the lack of desirability and success in their commercial applications. Most notably we cite Aldea and Rancho Viejo whose traditional commercial applications continue to languish.

2. Approval Request

On behalf of Gardner Associates, LLC and La Pradera Associates, LLC we respectfully request approval for this Master Plan Amendment submittal for the changes as follows: See Figure 2

The total project site contains approximately 163.7 acres. No variances are requested.

3. Project Location

La Pradera borders Dinosaur Trail on two sides and is located approximately one mile west of Richards Avenue, immediately south of I-25. Current access to the site is via Dinosaur Trail either from Richards Avenue or State Road 14. The legal description is SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sections 17 and the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Secion 18, in Township 16 North, Range 9 East. (Figure 1)

To the north is Interstate 25. To the south is the Arroyo Hondo, Vista Ocaso, the Rodriguez subdivision, the Castillo subdivision and land placed in Trust by the Petchesky family.

4. Existing Site Conditions

Phases I, II and III has all infrastructure in place. Phase VI has only rough grading and Phases IV and V have no infrastructure begun. In Phase I, there are currently 41 houses built with 15 in Phases II & III and another 16 which will be finished and occupied by April 2011. The terrain slopes very gently to the south, generally at a rate of less than 4%. The center of the site contains about four acres of Fringe Zone with slopes of about 10%. Almost the entire site is out of the 100 year flood zone. The site has a moderate cover of vegetation primarily made of native grasses and shrubs with many juniper trees.

5. General Description

NBG-11

The La Pradera partners request approval of an amendment to Phases I – VI to adjust the sizes of certain lots, creating See Figure 2.

The development is served by County water and has a private community sanitary sewer collection system. In addition the development has an advanced reclamation plant, which treats the effluent to tertiary levels and standards prior to distributing it throughout a pressurized, dedicated reclaimed water distribution network. The reclaimed water is used for subsurface irrigation of the open space. The residents in conjunction with the developers agreed to discontinue the use of treated effluent on lots, due to the lack of compliance on the part of homeowners. Fire hydrants throughout will be capable of producing a minimum of 1000 gpm at 20 PSI of residual pressure. Five interconnected, paved roads serve the neighborhood. Open space corridors separate the clusters of lots in addition to the two park areas. In keeping with the Highway Corridor Ordinance, which was extinguished, along with the EZA, we have heretofore not allowed any development in the 265' North Boundary. However, with a determination by the County legal staff, some walls are being allowed to be built in areas adjacent to houses which have what is called "private open space."

The Village Trail along Dinosaur trail is 10 feet wide and paved. Several trails cross the property. Every home in La Pradera either has an underground cistern or rain barrels in order to collect rainwater for on lot landscaping. These taken with all the water conservation measures required by the County Code has resulted in about a .0117 acre-feet per year per home water use. Additionally, much of the storm water that falls on the property or passes through the property will be captured either by home cisterns or by ponds. In addition, innovative Key Line techniques have been utilized to retain water and soil on site, in an effort to regenerate the local soil and preserve the existing wildlife habitats.

6. Access

Access to the property is from Dinosaur Trail to the East and East Frontage Road west of the project site. Per our original conditions, the existing intersection between Dinosaur Trail and Richards Avenue was eliminated and a new intersection was constructed 900' to the south to make this road align with the future planned Oshara Village entrance. A deceleration lane was build on Richards Avenue to accommodate right turns onto Dinosaur Trail, as was a traffic signal. One-half mile of Dinosaur Trail has been improved. The existing base course road was rebuilt and paved with 4" of asphalt. Additionally, a 10' wide base course trail was built from Richards Avenue to La Pradera. The road improvements were made possible through the generous donation of easements by two neighbors: Mrs. Jane Petchesky, who provided all the necessary easements for the new intersection and planned trail; and Mr. Gillentine who provided the necessary easements for a trail crossing his property.

In light of the heretofore unsafe conditions at the intersection of State Road 14 and Dinosaur Trail, west of the project site, the La Pradera Owners in conjunction with Rancho Viejo eliminated this intersection, and rebuilt Dinosaur Trail to connect with Rancho Viejo Boulevard at its existing intersection with Bisbee Court.

NBG-12

The on site project roads are a combination of CCDO Neighborhood Streets (2 lanes with a parking lane, and sidewalk on one side), and Lanes (2 lanes). All roads are paved with 4" of asphalt. All roads within the project will be private and subject to an easement for public use. The portion of Dinosaur Trail owned by the developer has been conditionally dedicated for ownership and maintenance to Santa Fe County.

Walker Engineering, with the approval from the County Land Use Staff and Public Works, has submitted a letter analyzing the substitution of residential units for the Phase I commercial uses (32,667 square feet of commercial). The analysis supports a less intense traffic impact. (Letter is provided under separate cover).

In the original Phases' traffic impact analysis ("TIA"), it was recommended that the La Pradera owners contribute 50% to the installation of a traffic signal at the intersection of Richards and Dinosaur Trail, as well as left and right hand deceleration lanes on Richards Avenue. Additionally it indicated a 4-way stop and separate left and right-hand lanes on East Frontage Road. All of this work has been completed and accepted by the County. La Pradera has also contributed \$65,000 to the City of Santa Fe for traffic impact fees.

7 Liquid Waste Treatment

The entire project is connected to the La Pradera Community Sewer, owned and operated by the Home Owners Association. Most of the lots will be connected to this system by gravity for collection. There is a low-pressure distribution system and booster pumps for return flows to the treatment facility and irrigation sites. This facility has a large equalization tank to accommodate peak flows. Five parallel re-circulating trickling filters reduce total nitrogen levels to below 10mg/liter. After this, the water is pressurized and fed into the 3" reclamation water lines that run throughout the project site. The reclaimed water is used to feed the streetscape and park landscaping, along with a good deal of the open space. Any reclaimed water not used is pumped into an infiltration gallery, which allows the aquifer to be recharged. The HOA contracts with a New Mexico-Certified Wastewater Treatment Plant Operator to operate and maintain the facility. A discharge permit application for the treatment facility has just been submitted for its 5 year renewal. Current plant capacity exceeds 40,000 gallons per day and current average production per home is 83 gallons, thus indicating that the plant has more than adequate capacity.

8. Terrain Management

The development is designed to protect and enhance the natural beauty of the land and vegetation, minimize soil erosion and sediment load in storm water runoff, and minimize disturbance. To that end, typical design practices have been utilized such as designing the project roads to closely follow the terrain to limit the extent of grading. Centralized detention ponds are used to retain excess stormwater flows, generated by the proposed road and lot

NBG-13

development. The project has 2.5 acre-feet more detention ponding than is required by Code (see Drainage Calculations Summary).

Very conservative reseeded plans have been employed to stabilize disturbed areas. Every home has the ability to capture at least 85% of the rooftops at a minimum. In Phase I only the roads also have curb cuts typically every 25' to allow runoff to flow into the landscape swale. Check dams or small berms are built to hold water flowing in the landscape swale in the tree wells.

The developer implemented Key Line concepts to be open space areas of Phase I. Key lining is a methodology that uses the grading of shallow swales to redirect storm water runoff from running downhill to parallel the natural contours to retain storm water and prevent soil erosion. This process has been demonstrated to increase the vitality of the soil in just a few years, and thus promote vegetation, water infiltration, and wildlife habitat. Key lining is an ongoing process.

8.1 Slope Analysis

In previous submittals we have included drawings showing the existing topography of the project site. The site's slope analysis indicates areas of 0-20%, 20-30% and 30% or greater slopes. There are few slopes in excess of 20%. No 30% slopes have been disturbed or lie in any lot to be developed. The site is generally flat and slopes very gently to the south, generally at a rate of less than 4%. The center of the site contains about 4 acres of Fringe Zone with slopes of about 10%. There have been no uncovered hazardous conditions on the property. Vegetation coverage is of moderate density, primarily juniper trees, sage, rabbit brush with some grasses.

8.2 Project Soils

The Soil Conservation Services has mapped the project site into 2 different soil types. Pojoaque-Panky association soils are loams known for severe erosion hazard and slow permeability. These are well-drained soils on upland terraces formed in old alluvium that has been re-worked by water. Typically, the top seven inches is light reddish-brown sandy clay loam. The substratum is light reddish-brown gravelly sandy clay loam to 60 inches. PK- Pojoaque-Panky association comprised of about 60% Pojoaque sandy clay loam and 35% Panky loam and 5% Bluewing, Cerrillos and Aqua Fria soils. The soils are well drained formed in reworked old alluvium. Runoff is rapid, erosion hazard severe and there is a moderate to high susceptibility to frost heave. The Pojoaque sandy clay loam (SC) is light reddish-brown and extends 60" or more. It is typically found on 5-25% slopes. It has moderate permeability, low to moderate shrink/swell potential and has a slight to severe limitation for convention liquid waste disposal fields. The Panky loam is generally pale brown and is typically found on the flatter terrain. Permeability is slow due to the clay content, the shrink/swell potential is moderate to high and it has a severe limitation with regards to conventional liquid waste

N3G-14

systems due to the slow permeability. The hydrologic soil groups are B for the Pojoaque sandy clay loam and C for the Panky loam.

FF-Fivemile Loam, well drained soils formed in mixed recent alluvium. Brown Loam with layers of silty loam and calcareous cement, slightly plastic when wet. Permeability is moderate runoff medium, erosion hazard moderate. This soil is highly susceptible to frost heave, moderate shrink-swell potential. Hydrologic soil group B.

8.3 Clearing and Grading Plan

This development is designed to have the least amount of impact to the existing terrain and vegetation. Extensive measures have been taken throughout to minimize soil erosion, preserve the natural condition and minimize impact. All cut slopes are at 2:1 and fill slopes will be 3:1 or gentler, except for some planned fill slopes in Phase 6 which will be 2:1 and shall be stabilized with erosion blankets during the revegetation period.

8.4 Re-Vegetation Plans

All disturbed areas were hydro-seeded with a mixture of native grass seed and mulch. Topsoil has been stockpiled on site and reused. When possible, trees within disturbed areas were transplanted. Extensive landscaping was and continues to be addressed. All areas have subsurface irrigation systems, using reclaimed water. Also, storm water along road will be used for irrigating the streetscape plants.

8.5 Storm Drainage and Erosion Control Plans

Centralized ponds are installed to control the theoretical increase in post development storm water flow. This flow has been decreased due to all the plans to mitigate such runoff. The main goal has always been not only to control the storm water runoff due to development but to trap the storm water and use it for landscape irrigation and aquifer recharge. Natural percolation rates will empty all ponds within 24 hours. These ponds also serve as stilling basins to trap soils carried by storm water. Culverts will be used where necessary to carry water under roads. All culverts will have riprap splash pads. The project has 2.5 acre-feet more detention ponding than is required by Code.

9. Water Budget

Three years of Santa Fe County Utility Department water use data for La Pradera was used to determine actual average water use within the project. Only data that was consider non-suspect was analyzed. Data included water years 2009, 2010 and 2011. A water year is between July and June. The following results were found:

WATER YEAR	NUMBER OF LOTS	AVERAGE AC-FT/YEAR PER LOT
2009	25	0.100

NB G-15

2010	35	0.106
2011	51	0.117

Based on real data we recommend that an average water use of 0.13 AF/YR per lot should be assumed for the water budget of the project, plus an additional 20% for water losses and fire flows for a total of 0.156 AF/YR per lot. If our master plan amendment is granted, the total budget of 274 homes should be 42.75 Acre-feet.

10. Water Supply

Water Service is provided by Santa Fe County through the Water Service Agreements of Ted Berridge and Greer Enterprises. *See Appendix D.* A 12-inch water line was extended from Richards Avenue to an existing 12" line west of La Pradera to complete a loop in the county system. Because the needs of La Pradera only justified an 8" line extension, the County agreed to pay the differential cost between the two sizes. On the West side, we also installed a pressure reducing valve station at the County's request

The owners requested from the BCC the authority to transfer the location of water from the Greer and Berridge Water Service Agreements (*Appendix D*). La Pradera through its original approvals, was required to provide 0.19 AF/YR per lot of water rights. The entire project has met all water conservation and metering requirements of Article VII, Section 6.6, in addition to have even stricter water requirements described in water budget and covenants. Pursuant to this requirement, the subdivision was limited to a 0.13 water budget, however it has demonstrated an average water use of 0.117 acre-feet per home per year.

11. Water Harvesting Plan

Homes over 2500 square feet heated will have cisterns as required by the Santa Fe Community College District Ordinance, and homes less than 2500 sf will have rain barrels. Home developers are responsible for this and not the subdivision developer.

12. Fire Protection

The entire project is served by fire hydrants capable of producing at least 1000 gpm with a residual pressure of 20 PSI. The spacing is such that the back of every home site is within 500' of a hydrant. In addition, the developer installed a the water line west along Dinosaur Trail to Richards Avenue, with fire hydrants installed every 1000' along Dinosaur Trail to serve the existing neighborhoods.

Water rights in the amount of 0.19 AF/YR per lot were transferred to the County on the condition that if the project demonstrated a consistent water use of less than 0.156 AF/YR, the County would permit a transfer of these allocated water rights to another project. As we are demonstrating the project's average annual water use is less than 0.12 AF/YR, which is significantly less than 0.156 af/yr per lot, we therefore request to allocate some of our excess water rights to our planned new 37 residential lots.

13. Recreational Facilities

Low maintenance recreational facilities have been or will be installed at La Pradera for residents. Paved, base course, surface and dirt trails traverse the land in every direction. Two parks and an orchard are installed, along with trails, which are dedicated for public use. These are maintained by the Homeowner's Association. The HOA has a budget which addresses the maintenance of this expanse of open space.

14. Schedule of Construction

The requested master plan amendment will not require any new roads or impervious surfaces. It is essentially a request for a series of lot-line adjustments in order to reduce the average size of lots, and to increase the number of residential units in order to meet current market demand for reasonably priced homes. These lot-line adjustments will need to be coordinated with utility providers for the additional thirty-seven (37) residential units requested. Some of these units are in Phases IV and V, which have not yet been constructed. We are currently building and selling entry level houses in Phases II and III. These homes have all been sold to members in the Santa Fe work force community.

14.1. Phasing Schedule

2012 12 Units
2013 15 Units
2014 10 Units

15. Archaeological Investigations

All required archaeological due diligence has been done on this project. The informational potential of cultural resources within this project area has been exhausted by this reconnaissance and inventory, and the report and findings recommend archaeological clearance which was previously granted to the owners of the project area by the Santa Fe County Land Use Administrator. (The archaeology report is available in the original Master Plan application).

16. School Impact

It has proven to be that for the most part, the homes in La Pradera will be primary homes. There currently are a number of school age children, and we anticipate at full build out there will be approximately 60 school-aged children. Pinon Elementary, Ortiz Junior High, and Capital High School serve the project. A copy of the school impact report was originally sent to the Santa Fe School District when the owners first applied for Master Plan. The Masterplan Amendment adds about 12 school age children

17. Affordable Housing

NBG-17

The additional of thirty seven (37) residential units to the La Pradera Subdivision will result in an incremental affordable housing requirement of 5.55 units. These additional units are identified by Lot and Phase in the proposed Amendments to the respective Affordable Housing Agreements for La Pradera.

18. Restrictive Covenants

1. Disclosure statement – La Pradera
2. Disclosure Statement – La Pradera II
3. Disclosure Statement – La Pradera III
4. Declaration of Protective Covenants for La Pradera
5. Declaration of Covenants and Water Restrictions for La Pradera
6. Declaration of Covenants and Water Restrictions for La Pradera Phase 2
7. Declaration of Supplemental protective covenants for La Pradera Phase III
8. Reciprocal License Grant and Agreement
9. Declaration of Covenants and Water Restrictions for LP Phase III
10. Master Deed Restrictions for La Pradera
11. Master Deed Restrictions for La Pradera Ph II
12. Master Deed Restrictions for La Pradera Ph III
13. 2nd Amendment to Declaration of Protective Covenants for LP
14. 3rd Amendment to Declaration of Protective Covenants for La Pradera
15. Proposed Amendments to Affordable Housing Agreements for La Pradera by Phase

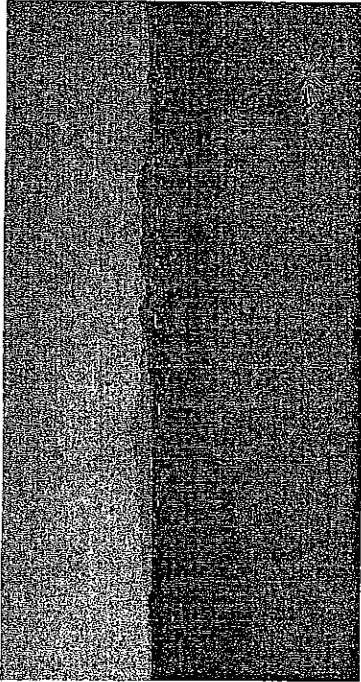
Village at La Pradera

The concept behind the 'Village' is to create a residential unit that would easily accommodate home/work options for our new residents. There is a demand from small business owners, i.e., a music teacher, tutor, accountant, drafting service and so on, to be able to conduct their businesses from their homes. Instead of commercial space that would feed into the plaza, we are proposing a more intimate, residential setting very much like some compounds on Santa Fe's Eastside to support our growing number of at home businesses. The protocols for business types and operation will follow the County's 'home based' business zoning ordinance. That will include business that does not require more than 6 visitors in a 24 hour period. No industrial or businesses handling or storing hazardous materials will be allowed to operate in this location. Furthermore, the HOA will need to review and approve the business type prior to an individual obtaining a business license.

The homes at the 'Village' will all be two-story buildings with small footprints. These structures will vary from 1500 to 2000 square feet, each with two designated parking spaces. The first story will accommodate a room with a separate entry and bathroom that could be used as an office. The parking could be in the form of two car garages or a one car garage with one open space. In addition to the two parking, we're providing 0.5 guest parking space per residence.

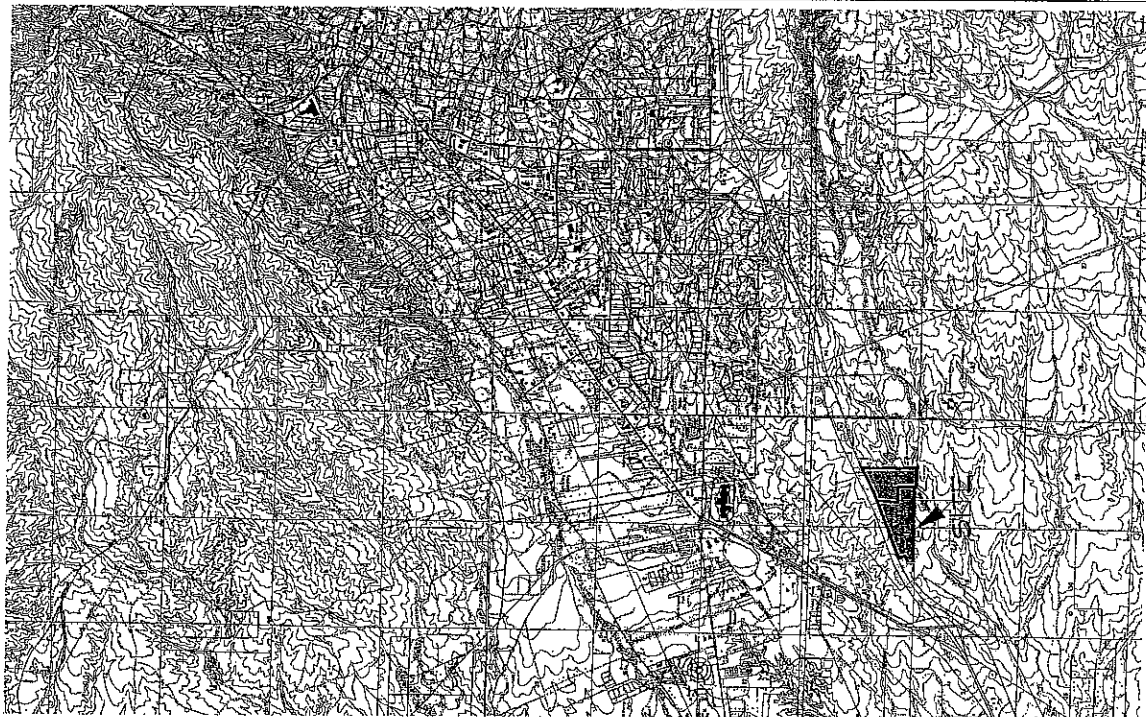
LA PRADERA - PHASES 1-6 SANTA FE, NEW MEXICO

FINAL SUBDIVISION PLAT, MASTER PLAN AMENDMENT
AND DEVELOPMENT PLAN



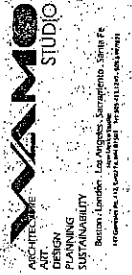
SHEET LIST (NON-HIGHLIGHTED SHEETS IN THIS PLAN SET, OTHER SHEETS HAVE EITHER NOT CHANGED
SINCE THE 2008 APPROVED PLANS OR HAVE ALREADY BEEN CONSTRUCTED)

- 1 TITLE SHEET, VICINITY MAP, SHEET INDEX
- 2 FINAL DEVELOPMENT PLAN PHASES 1-6
- 3 PHASING PLAN
- 4-5 AMENDED SUBDIVISION PLAT FOR PHASE 1
- 6-8 AMENDED SUBDIVISION PLAT FOR PHASE 2
- 9-10 AMENDED SUBDIVISION PLAT FOR PHASE 3
- 11-12 AMENDED SUBDIVISION PLAT FOR PHASE 4
- 13-14 AMENDED SUBDIVISION PLAT FOR PHASE 5
- 15-15A AMENDED SUBDIVISION PLAT FOR PHASE 6
- 16 TOPOGRAPHIC SURVEY
- 17 BOUNDARY SURVEY
- 18 EXISTING CONDITIONS & SOILS MAP
- 19 SLOPE ANALYSIS
- 20 TRAILS & OPEN SPACE
- 21 LANDSCAPING PLAN
- 22 ROADWAY PLAN & TYPICAL SECTIONS
- 23-35 ROAD PLANS & PROFILES
- 36-38 DINOSAUR TRAIL PLAN & PROFILE
- 39 TRAFFIC SIGNAGE PLAN
- 40-42 GRADING AND DRAINAGE PLAN
- 43 DETAILS
- 44-45 MASTER UTILITY PLAN
- 46 UTILITY SERVICES STANDARD DETAIL
- 47-49 WATER & FIRE PROTECTION PLAN
- 49A-B PHASE 1 WATER & FIRE PROTECTION PLAN
- 50-61 SAS PLANS & PROFILES
- 61A PHASE 1 SAS PLAN
- 62 RECLAIMED WATER SUPPLY PLAN
- 63-65 SANITARY SEWER LIFT STATION/SITE GRADING
- 66 WATER RECLAMATION PLANT EXPANSION
- 67 WATER RECLAMATION FACILITY DETAILS
- 68 RECLAIMED WATER INFILTRATION SITE
- 69 GENERAL CONSTRUCTION REQUIREMENTS
- 70 ROAD CROSS SECTIONS
- 71-87 COUNTY STANDARD DETAILS
- 88-89 COUNTY WATER SYSTEM DETAILS
- 90-91 SANITARY SEWER DETAILS
- 92-95 NMDOT CURB RAMP DETAILS
- 96 CITY TRAFFIC CALMING DETAILS
- 97



NB G-20
EXHIBIT
B

PLANNERS:



CIVIL ENGINEERING:

DESIGN ENGINEERING



SURVEYING:

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(662) 875-0057 110000 7400 S.W. CERRITOS, N.M. 87010

APRIL 8, 2011
REVISIONS

DATE	BY	DATE	BY

PRELIMINARY AND FINAL DEVELOPMENT PLANS
FOR
LA PRADERA PHASE 2A
SECTION 17 & 18, SANTA FE COUNTY, NEW MEXICO

DEDICATION AND AGREEMENT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THE DEVELOPMENT PLANS AND SPECIFICATIONS TO BE PREPARED AND MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA FE, NEW MEXICO, THE DEVELOPMENT PLAN FOR LA PRADERA PHASES 1 AND 2 AND A PRELIMINARY DEVELOPMENT PLAN FOR LA PRADERA PHASE 2A, A TOTAL OF 57 RESIDENTIAL LOTS AND WITHIN PHASES 2A.

NEW MEXICO LANDS COMPANY, INC. DEVELOPER
ASSOCIATES, L.P., A NEW MEXICO CORPORATION
THE PHASES WILL BE DEVELOPED AND THE RESIDENTIAL LOTS WILL BE SUBDIVIDED AND CONVEYED BY THE DEVELOPER TO THE COUNTY PUBLIC WORKS DEPARTMENT AT THE DISCRETION OF THE COUNTY PUBLIC WORKS DEPARTMENT.

COUNTY APPROVALS
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT THE MEETING OF _____ DATE _____

APPROVED BY THE COUNTY PUBLIC WORKS DEPARTMENT AT THEIR MEETING OF _____ DATE _____

CHECKED BY _____ DATE _____
COUNTY DEVELOPMENT HEARING NO. _____
APPROVED BY COUNTY LAND ADMINISTRATION _____ DATE _____
APPROVED BY COUNTY FIRE MARSHAL _____ DATE _____
APPROVED BY COUNTY PUBLIC WORKS DEPARTMENT _____ DATE _____

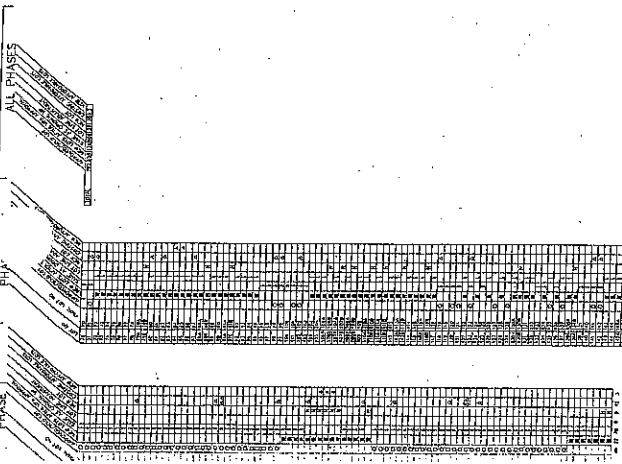
SITE DATA FOR PHASES 1 & 2
TOTAL PROJECT AREA = 69.19 AC
TOTAL NUMBER OF UNITS = 50
MINIMUM LOT SIZE = 1,000 SF
AVERAGE LOT SIZE = 1,200 SF

SITE DATA FOR PHASES 3 & 4
TOTAL PROJECT AREA = 69.47 AC
TOTAL NUMBER OF UNITS = 51
MINIMUM LOT SIZE = 1,000 SF
AVERAGE LOT SIZE = 1,200 SF

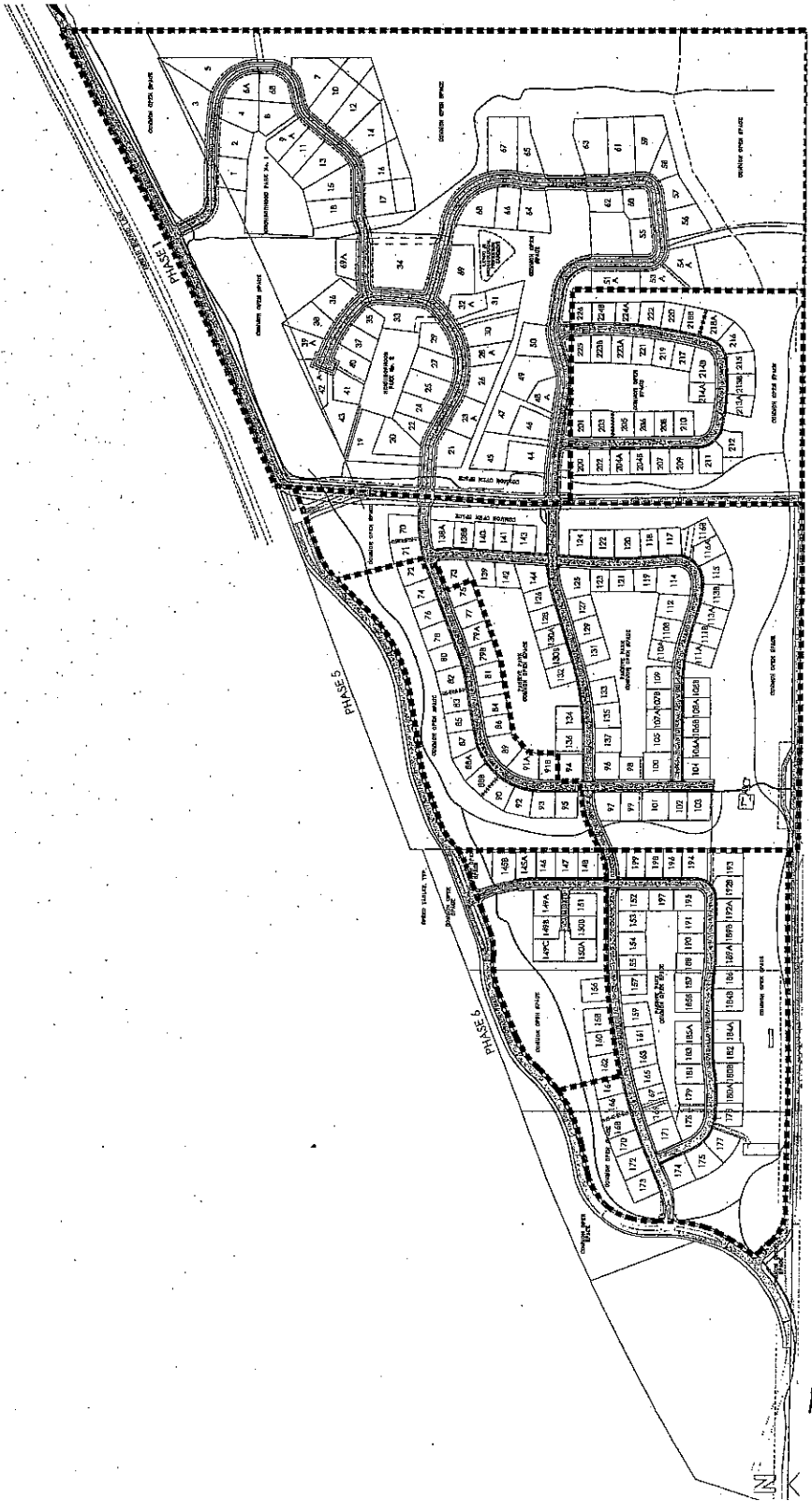
SITE DATA FOR ALL PHASES
TOTAL PROJECT AREA = 138.66 AC
TOTAL NUMBER OF UNITS = 101
TOTAL OPEN SPACE PROVIDED = 44.56 AC
MINIMUM LOT SIZE = 1,000 SF
AVERAGE LOT SIZE = 1,200 SF

LA PRADERA MASTER PLAN AMENDMENT

PHASE	NO. OF UNITS	NO. OF LOTS	NO. OF SPACES	NO. OF ACRES	NO. OF ACRES PER UNIT
PHASE 1	50	50	50	69.19	1.38
PHASE 2	50	50	50	69.47	1.39
PHASE 3	51	51	51	69.47	1.36
PHASE 4	51	51	51	69.47	1.36
TOTAL	202	202	202	277.70	1.38



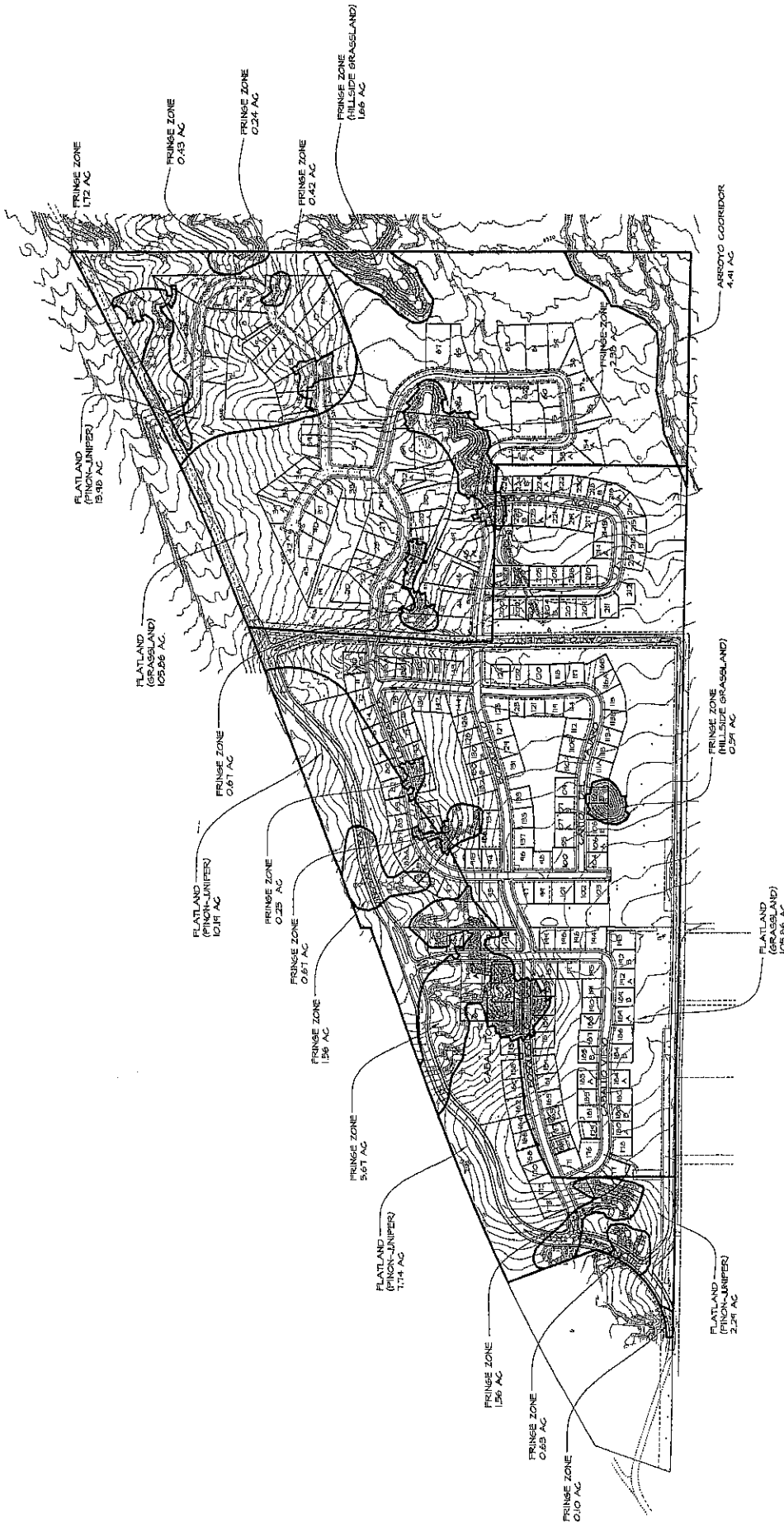
NBG-21



LA PRADERA MASTER PLAN AMENDMENT

PHASE	TRACT	ACRES	NO. OF LOTS	AVG. LOT SIZE (SQ. FT.)	TOTAL SQ. FT.
PHASE 1	TRACT 1	1.12	10	11,200	112,000
	TRACT 2	1.12	10	11,200	112,000
	TRACT 3	1.12	10	11,200	112,000
	TRACT 4	1.12	10	11,200	112,000
	TRACT 5	1.12	10	11,200	112,000
PHASE 2	TRACT 6	1.12	10	11,200	112,000
	TRACT 7	1.12	10	11,200	112,000
	TRACT 8	1.12	10	11,200	112,000
	TRACT 9	1.12	10	11,200	112,000
	TRACT 10	1.12	10	11,200	112,000
PHASE 3	TRACT 11	1.12	10	11,200	112,000
	TRACT 12	1.12	10	11,200	112,000
	TRACT 13	1.12	10	11,200	112,000
	TRACT 14	1.12	10	11,200	112,000
	TRACT 15	1.12	10	11,200	112,000
PHASE 4	TRACT 16	1.12	10	11,200	112,000
	TRACT 17	1.12	10	11,200	112,000
	TRACT 18	1.12	10	11,200	112,000
	TRACT 19	1.12	10	11,200	112,000
	TRACT 20	1.12	10	11,200	112,000
PHASE 5	TRACT 21	1.12	10	11,200	112,000
	TRACT 22	1.12	10	11,200	112,000
	TRACT 23	1.12	10	11,200	112,000
	TRACT 24	1.12	10	11,200	112,000
	TRACT 25	1.12	10	11,200	112,000

NBG-22



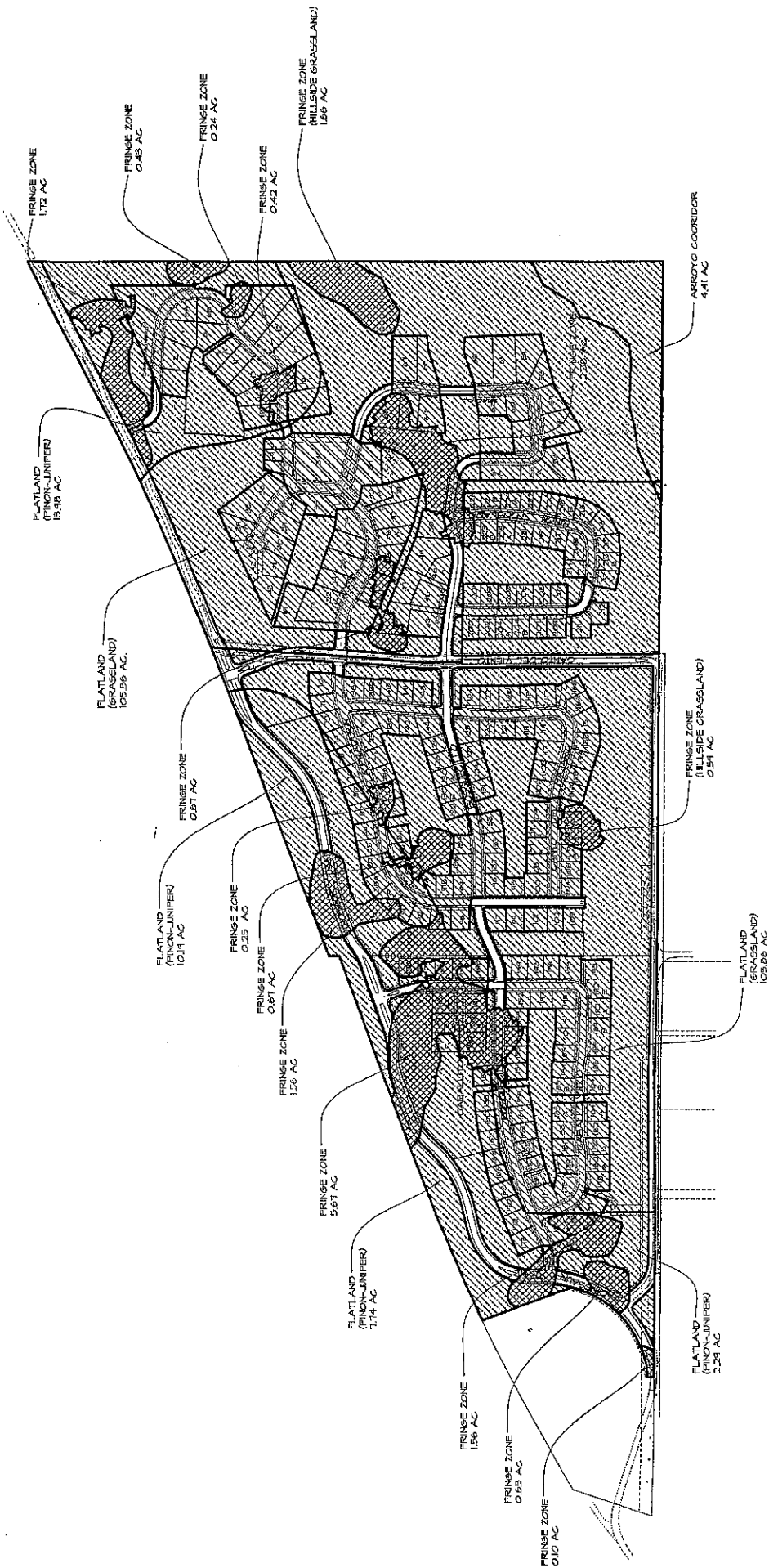
DESIGN ENGINEERING
 LA PRADERA - MASTER PLAN AMENDMENT
 LANDSCAPE TYPES
 SCALE: 1" = 200'
 DATE: 6/8/2011
 DRAWN BY: [blank]
 CHECKED BY: [blank]

1" = 200'
 2' CONTOUR INTERVAL

OR SLOPE OR GREATER (10.55 ACRES)

C:\DWG PROJECTS (backups & pics)\LaPradera 2\DWG\LATEST VERSION\2011-06-07 LP2 BASE.dwg LANDSCAPE TYPES, 6/8/2011 2:49:50 PM.
 HP DesignJet 1770 24in HPGL2

NB G-23



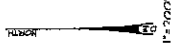
- ZONES**
- NEIGHBORHOOD CENTER (2.18 AC.) - 22 HOMES = 7.14 HOMES/ACRE
 - NEIGHBORHOOD (56.52 AC.) - 257 HOMES = 4.56 HOMES/ACRE
 - FRINGE (18.55 AC.) - 171 HOMES = 0.92 HOMES/ACRE
 - OPEN SPACE ZONED FRINGE (11.35 AC.)

DESIGN ENGINEERING
 5405 W. 10th Street
 Suite 100, Los Angeles, CA 90048
 (310) 441-1111

L.A. PRADERIA - MASTER PLAN AMENDMENT

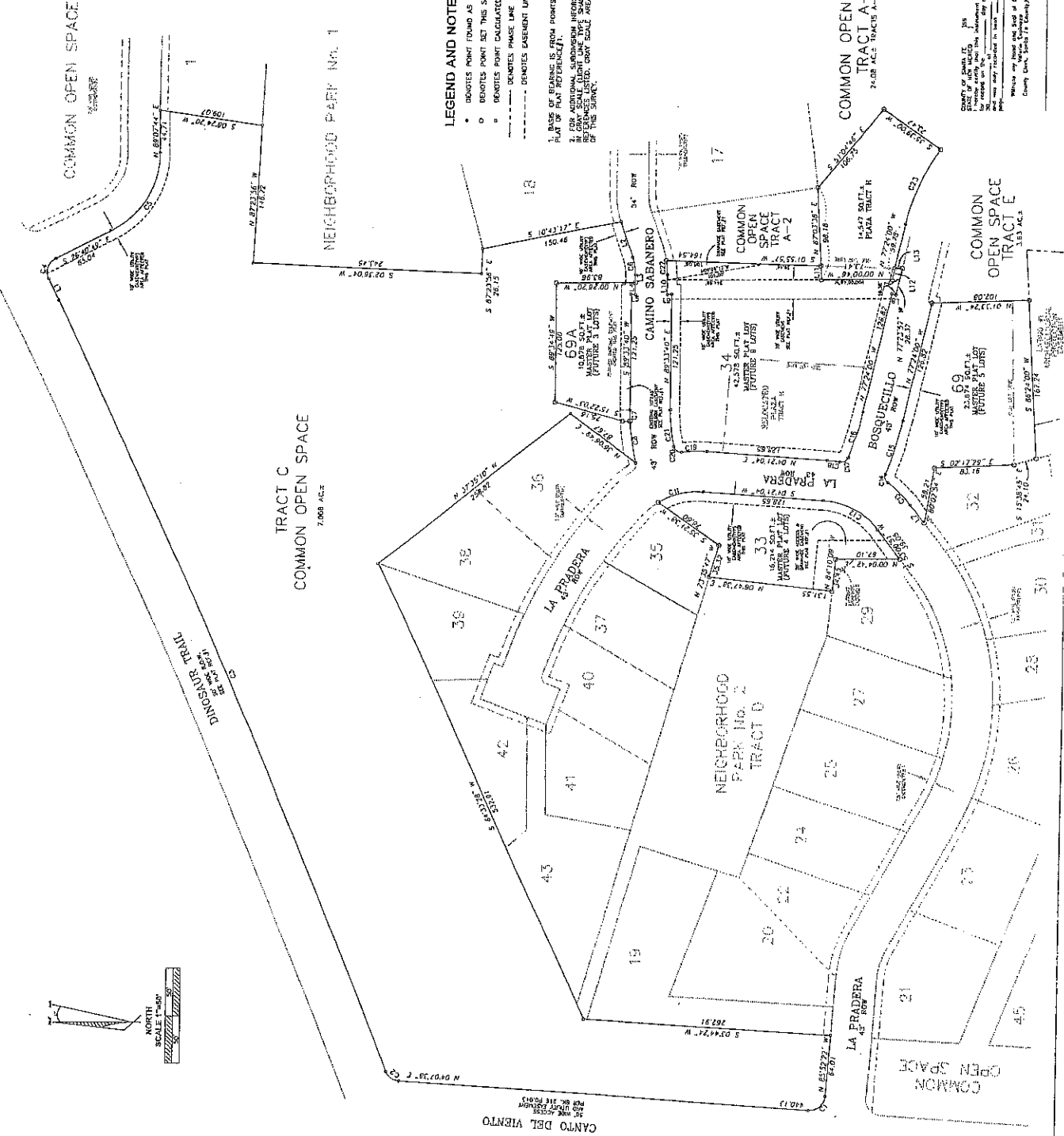
LAND USE ZONES

SCALE: 1" = 100' (AS SHOWN)
 DATE: 6/8/2011
 DWG: NBG.24



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NBG.24



LINE	LENGTH	BEARING
L1	25.13	S69°32'17"E
L2	38.16	S89°15'40"W
L3	6.34	S89°15'40"W
L4	17.32	S89°15'40"W
L5	21.51	S89°15'40"W
L6	21.51	S89°15'40"W
L7	31.37	S65°00'51"E
L8	4.50	N72°18'30"E
L9	4.50	N72°18'30"E
L10	70.58	N68°11'14"W
L11	17.55	S67°14'28"W
L12	17.28	S72°14'00"E
L13	1.01	S62°35'37"W

CURVE	LENGTH	RADIUS	CHORD	BEG	END	DELTA
C1	25.13	18.00	5.807221	72.63	60.0000	90.0000
C2	38.16	28.16	8.261137	17.01	64.1138	90.0000
C3	6.34	16.67	1.637103	72.63	72.63	0.0000
C4	24.58	16.00	6.212814	72.63	72.63	0.0000
C5	17.32	17.00	5.870121	86.48	64.1138	90.0000
C6	11.08	21.80	3.662217	16.16	38.1837	90.0000
C7	44.50	21.80	26.01256	44.50	20.07	90.0000
C8	39.08	43.04	16.624219	20.07	20.07	0.0000
C9	44.50	44.50	39.54751	20.07	20.07	0.0000
C10	44.50	78.50	39.54751	20.07	20.07	0.0000
C11	44.50	78.50	39.54751	20.07	20.07	0.0000
C12	66.07	78.50	42.60372	44.68	38.4201	90.0000
C13	34.35	171.50	16.417272	14.27	10.1247	90.0000
C14	28.46	171.50	13.234117	14.27	10.1247	90.0000
C15	59.40	171.50	32.313117	14.27	10.1247	90.0000
C16	59.40	171.50	32.313117	14.27	10.1247	90.0000
C17	10.54	7.50	3.223026	9.76	60.9251	90.0000
C18	10.54	7.50	3.223026	9.76	60.9251	90.0000
C19	26.34	151.50	10.971341	11.61	8.7377	90.0000
C20	11.10	7.50	3.411618	10.31	8.7377	90.0000
C21	39.51	173.90	13.070241	10.31	12.5211	90.0000
C22	17.32	173.90	5.810241	10.31	12.5211	90.0000
C23	17.32	173.90	5.810241	11.69	12.5211	90.0000
C24	17.32	173.90	5.810241	11.69	12.5211	90.0000
C25	17.32	173.90	5.810241	11.69	12.5211	90.0000
C26	17.32	173.90	5.810241	11.69	12.5211	90.0000
C27	17.32	173.90	5.810241	11.69	12.5211	90.0000
C28	17.32	173.90	5.810241	11.69	12.5211	90.0000
C29	17.32	173.90	5.810241	11.69	12.5211	90.0000
C30	17.32	173.90	5.810241	11.69	12.5211	90.0000
C31	17.32	173.90	5.810241	11.69	12.5211	90.0000
C32	17.32	173.90	5.810241	11.69	12.5211	90.0000
C33	17.32	173.90	5.810241	11.69	12.5211	90.0000
C34	17.32	173.90	5.810241	11.69	12.5211	90.0000
C35	17.32	173.90	5.810241	11.69	12.5211	90.0000
C36	17.32	173.90	5.810241	11.69	12.5211	90.0000
C37	17.32	173.90	5.810241	11.69	12.5211	90.0000
C38	17.32	173.90	5.810241	11.69	12.5211	90.0000
C39	17.32	173.90	5.810241	11.69	12.5211	90.0000
C40	17.32	173.90	5.810241	11.69	12.5211	90.0000
C41	17.32	173.90	5.810241	11.69	12.5211	90.0000
C42	17.32	173.90	5.810241	11.69	12.5211	90.0000
C43	17.32	173.90	5.810241	11.69	12.5211	90.0000
C44	17.32	173.90	5.810241	11.69	12.5211	90.0000
C45	17.32	173.90	5.810241	11.69	12.5211	90.0000

LEGEND AND NOTES

- BENCHMARK POINT FOUND AS NOTED
- BENCHMARK POINT SET THIS SURVEY
- BENCHMARK POINT CALCULATED
- DENOTES PHASE LINE
- DENOTES EASEMENT LINE

1. BASE OF BEARING IS FROM POINTS FOUND AS PER LIST OF PLAT REFERENCES.

2. ALL SCALE QUANTITIES (FEET, METERS) ARE PER THE SCALE LISTED. ONLY SCALE AREAS NOT A PART OF THIS SURVEY.

PLAT REFERENCES

1. AMENDED LA PRADERA SUBDIVISION PHASE 1" AND RECORDED IN PLAT BK. 612, PGS. 191-202.
2. LOT LINE ADJUSTMENT OF LOTS 32, 33, & TRACT D (PARK) AND LOT 34 & OPEN COMMON OPEN SPACE TRACT A-1, PHASE 1, SUBDIVISION PHASE 1" AND RECORDED IN PLAT BK. 604, PG. 028.
3. LOT LINE ADJUSTMENT SURVEY PLAT PREPARED FOR GARNER ASSOCIATES, BY PAUL A. WARD AND HIS ASSOCIATES, INC. AND RECORDED IN PLAT BK. 707, PG. 004.
4. LOT LINE ADJUSTMENT SURVEY PLAT PREPARED FOR GARNER ASSOCIATES, BY PAUL A. WARD AND HIS ASSOCIATES, INC. AND RECORDED IN PLAT BK. 707, PG. 004.
5. LOT LINE ADJUSTMENT SURVEY PLAT PREPARED FOR GARNER ASSOCIATES, BY PAUL A. WARD AND HIS ASSOCIATES, INC. AND RECORDED IN PLAT BK. 707, PG. 004.
6. LOT LINE ADJUSTMENT SURVEY PLAT PREPARED FOR GARNER ASSOCIATES, BY PAUL A. WARD AND HIS ASSOCIATES, INC. AND RECORDED IN PLAT BK. 707, PG. 004.
7. & 8. BY BEWARD A. WARD AND HIS ASSOCIATES, INC. AND RECORDED IN PLAT BK. 684, PAGES 2 & 3.
9. LOT LINE ADJUSTMENT OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, AND COMMON OPEN SPACE TRACTS A-1, A-2, AND B-1, B-2, AND RECORDED IN PLAT BK. 685, PAGES 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

AMENDED SUBDIVISION
PLAT FOR
LA PRADERA SUBDIVISION
OF
PHASE 1

LYING WITHIN SECTION 17, T.18N., R.1E., N.M.P.M., COUNTY OF SANTA FE, N.M.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 479-0027 110 WAGON TRAIL RD. CERRILLAS, N.M. 87018

PREPARED AND DRAWN BY: GARDNER ASSOCIATES, L.L.C.
 RECORDING INFORMATION: THIS COUNTY CLERK
 OFFICE: GARDNER ASSOCIATES, L.L.C.
 ADDRESS: 10000 RAY BLVD. SUITE 100
 ALBUQUERQUE, NM 87124
 PHONE: (505) 479-0027
 FAX: (505) 479-0028
 EMAIL: RICK.CHATROOP@GARDNERASSOCIATES.COM
 DATE: 10/13/2017

CURVE	LENGTH	RADIUS	CHORD BRG	CHORD	DELTA
C1	66.66	902.55	N78°58'29"E	728.17	37.11
C2	50.45	945.55	N70°02'31"E	546.18	26.16
C3	111.18	7.50	S46°45'18"W	107.19	80.1520
C4	111.18	7.50	N42°27'04"W	107.19	80.1520
C5	111.18	7.50	N42°27'04"W	107.19	80.1520
C6	66.66	902.55	N68°13'50"W	728.17	37.11
C7	66.66	902.55	N68°13'50"W	728.17	37.11
C8	66.66	902.55	N68°13'50"W	728.17	37.11
C9	66.66	902.55	N68°13'50"W	728.17	37.11
C10	66.66	902.55	N68°13'50"W	728.17	37.11
C11	111.18	7.50	S33°02'33"E	107.19	80.1520
C12	111.18	7.50	S33°02'33"E	107.19	80.1520
C13	111.18	7.50	S33°02'33"E	107.19	80.1520
C14	111.18	7.50	S33°02'33"E	107.19	80.1520
C15	111.18	7.50	S33°02'33"E	107.19	80.1520
C16	111.18	7.50	S33°02'33"E	107.19	80.1520
C17	111.18	7.50	S33°02'33"E	107.19	80.1520
C18	111.18	7.50	S33°02'33"E	107.19	80.1520
C19	111.18	7.50	S33°02'33"E	107.19	80.1520
C20	111.18	7.50	S33°02'33"E	107.19	80.1520
C21	111.18	7.50	S33°02'33"E	107.19	80.1520
C22	111.18	7.50	S33°02'33"E	107.19	80.1520
C23	111.18	7.50	S33°02'33"E	107.19	80.1520
C24	111.18	7.50	S33°02'33"E	107.19	80.1520
C25	111.18	7.50	S33°02'33"E	107.19	80.1520
C26	111.18	7.50	S33°02'33"E	107.19	80.1520
C27	111.18	7.50	S33°02'33"E	107.19	80.1520
C28	111.18	7.50	S33°02'33"E	107.19	80.1520
C29	111.18	7.50	S33°02'33"E	107.19	80.1520
C30	111.18	7.50	S33°02'33"E	107.19	80.1520
C31	111.18	7.50	S33°02'33"E	107.19	80.1520
C32	111.18	7.50	S33°02'33"E	107.19	80.1520
C33	111.18	7.50	S33°02'33"E	107.19	80.1520
C34	111.18	7.50	S33°02'33"E	107.19	80.1520
C35	111.18	7.50	S33°02'33"E	107.19	80.1520
C36	111.18	7.50	S33°02'33"E	107.19	80.1520
C37	111.18	7.50	S33°02'33"E	107.19	80.1520
C38	111.18	7.50	S33°02'33"E	107.19	80.1520
C39	111.18	7.50	S33°02'33"E	107.19	80.1520
C40	111.18	7.50	S33°02'33"E	107.19	80.1520

PLAT REFERENCES

1. TRACT SUBDIVISION PLAT FOR LA PRADERA SUBDIVISION PHASES 2 & 3 BY RICHARD A. MORGAN, M.P.S., REGISTERED PROFESSIONAL LAND SURVEYOR AND RECORDED IN PLAT BK. 684, PGS. 010-016.

2. LOT LINE ADJUSTMENT OF LOTS 154, 168, 169, 170, 172 & 173 WITHIN LA PRADERA SUBDIVISION PHASES 2 & 3 BY RICHARD A. MORGAN, M.P.S., REGISTERED PROFESSIONAL LAND SURVEYOR AND RECORDED IN PLAT BK. 688, PG. 014.

3. LOT LINE ADJUSTMENT SURVEY PLAT PREPARED FOR DANNEY ASSOCIATES, INC. BY RICHARD A. MORGAN, M.P.S., REGISTERED PROFESSIONAL LAND SURVEYOR AND RECORDED IN PLAT BK. 707, PG. 004.

4. AMENDED LA PRADERA SUBDIVISION PHASE 1 AND RECORDED IN PLAT BK. 612, PGS. 024-027.

5. LOT LINE ADJUSTMENT OF LOT 33 & TRACT D (PARO) AND LOT 34 & OPEN SPACE WITHIN LA PRADERA SUBDIVISION PHASE 1 BY RICHARD A. MORGAN, M.P.S., REGISTERED PROFESSIONAL LAND SURVEYOR AND RECORDED IN PLAT BK. 654, PG. 024.

LEGEND AND NOTES

- DENOTES POINT FOUND AS NOTED
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES PHASE LINE
- - - - - DENOTES EASEMENT LINE

1. BEARS OF BEARING IS FROM POINTS FOUND AS PER PLAT OF PLAT REFERENCES.

2. IN CASE OF CONFLICT, THE INFORMATION IN THIS PLAT SUPERSEDES THE INFORMATION IN ANY OTHER PLAT REFERENCES.

3. THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM AWARE OF THE CONTENTS AND SCALE OF THIS SURVEY.

COUNTY OF SANTA FE, N.M.
 I, RICHARD A. MORGAN, M.P.S., REGISTERED PROFESSIONAL LAND SURVEYOR, do hereby certify that I am the author of the above and that the same was prepared by me or under my close personal supervision and that I am a duly licensed and qualified professional land surveyor in the State of New Mexico.

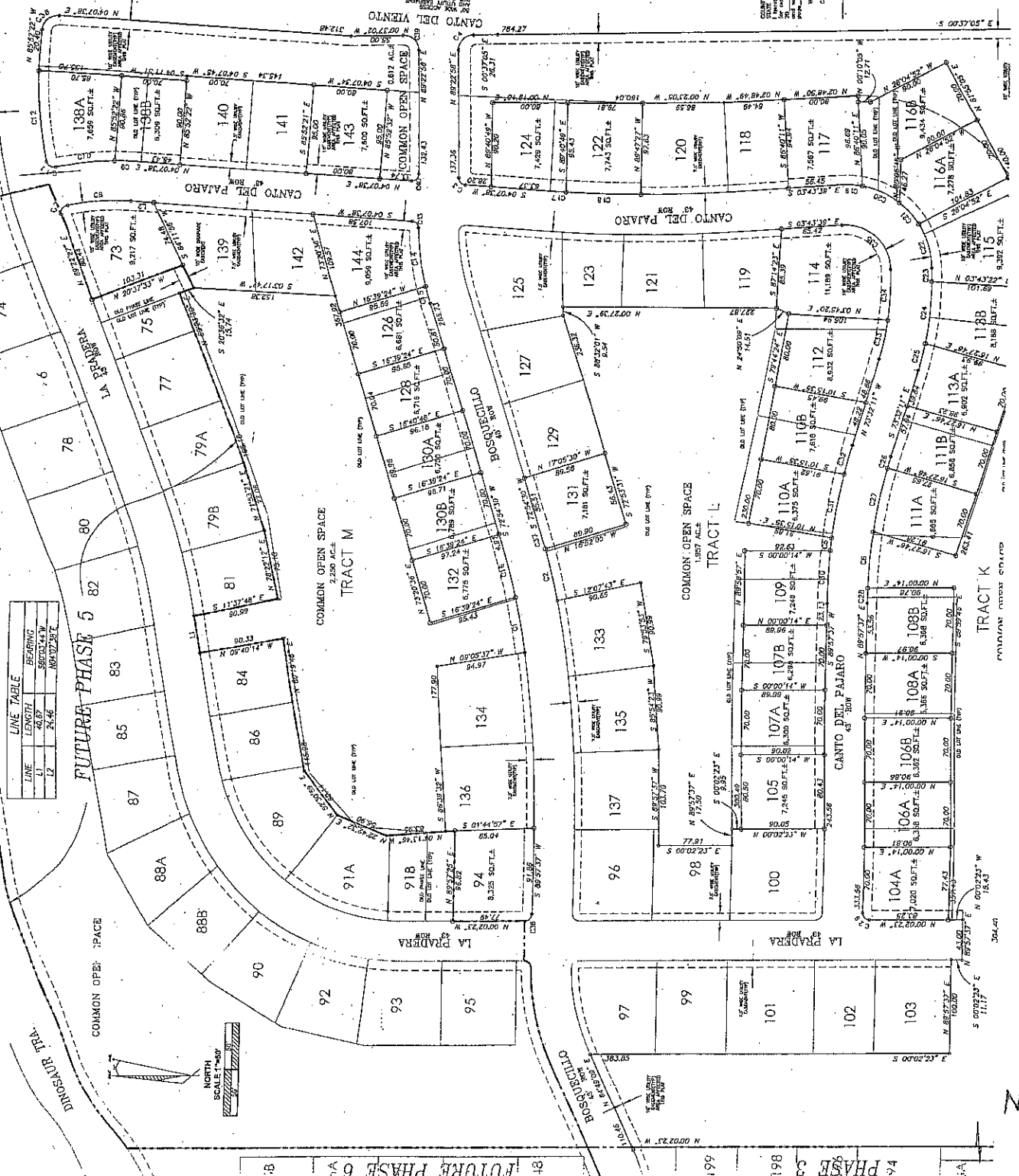
Witness my hand and Seal of Office on this _____ day of _____, 20____.

Richard A. Morgan, M.P.S.
 County Clerk, Santa Fe, New Mexico

AMENDED SUBDIVISION PLAT FOR LA PRADERA SUBDIVISION OF PHASE 2

LYING WITHIN SECTION 17, T.18N., R.6E., N.M.P.M., COUNTY OF SANTA FE, N.M.

RICK CHATROOP
 PROFESSIONAL LAND SURVEYOR
 NEW MEXICO REGISTRATION NO. 11011



LINE	LENGTH	BEARING
L1	42.67	S80°01'44"W
L2	24.46	N80°02'31"E

NBG-27

148 FUTURE PHASE 6

150A FUTURE PHASE 6

156

158

160

162

164

166

168

170

172

173

174

175

176

177

179

181

183

185A

187

188

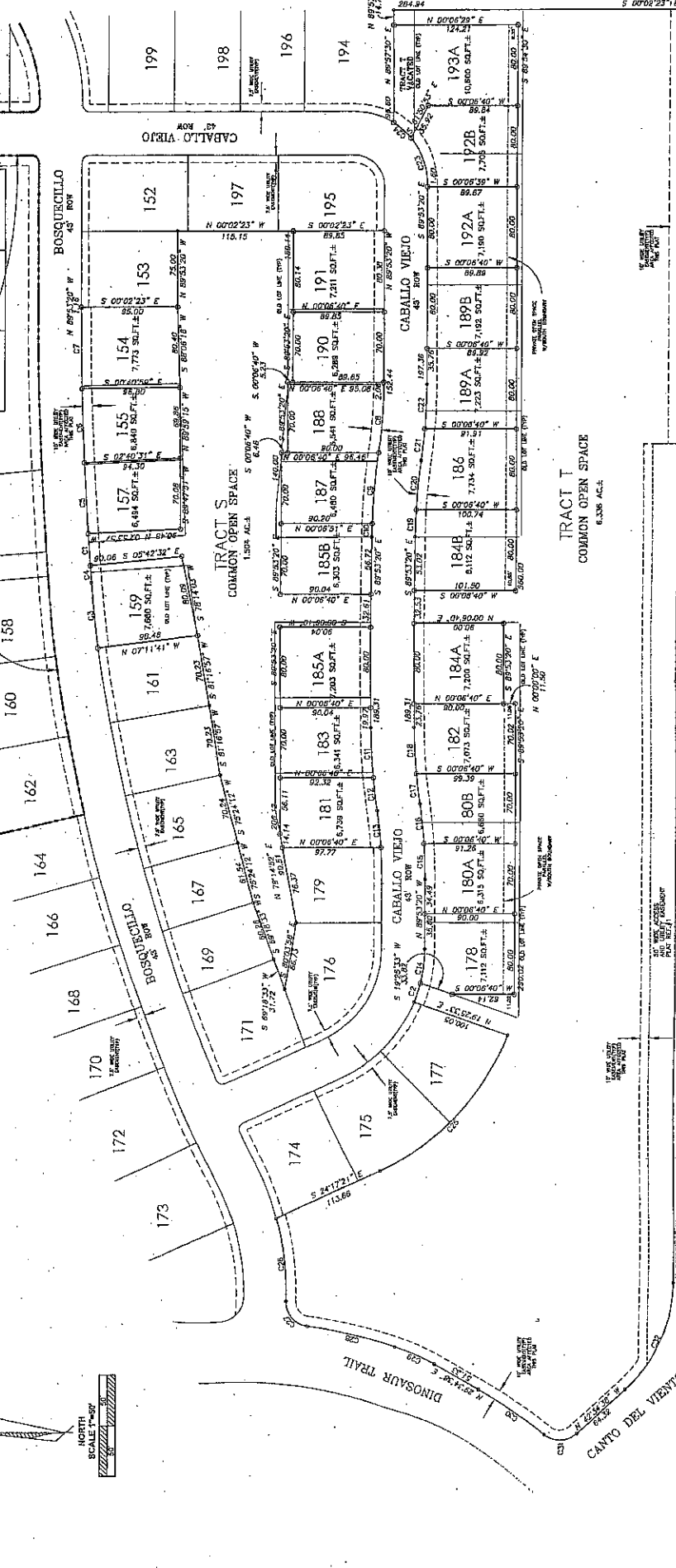
189A

189B

192A

192B

193A



LEGEND AND NOTES

- DENOTES POINT FOUND AS NOTED
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES PHASE LINE
- - - - DENOTES EMBANKMENT LINE

NOTES OF MATTERS IN RED FONT POINTS FOUND AS PER PLAT OF PLAT REFERENCE NO. 10277.

FOR ADDITIONAL SUBDIVISION INFORMATION, SEE PLAT IN RED FONT. SEE PLAT IN RED FONT FOR FULL SCALE. ONLY SCALE AREAS NOT A PART OF THIS SURVEY.

PLAT REFERENCES

1. FINAL SUBDIVISION PLAT FOR LA PRADERA SUBDIVISION PHASES 1 & 2, BY RICHARD A. MORRIS MAPS NO. 10277 AND RECORDED IN PLAT BK. 054, PGS. 910-911.
2. FINAL SUBDIVISION PLAT FOR LA PRADERA SUBDIVISION PHASES 3 & 4, BY RICHARD A. MORRIS MAPS NO. 10277.
3. FINAL SUBDIVISION PLAT FOR LA PRADERA SUBDIVISION PHASES 5 & 6, BY RICHARD A. MORRIS MAPS NO. 10277.
4. AMENDED LA PRADERA SUBDIVISION PHASE 1 AND RECORDED IN PLAT BK. 012, PGS. 094-107.
5. FINAL SUBDIVISION PLAT FOR LA PRADERA SUBDIVISION PHASES 7 & 8, BY RICHARD A. MORRIS MAPS NO. 10277.
6. FINAL SUBDIVISION PLAT FOR LA PRADERA SUBDIVISION PHASES 9 & 10, BY RICHARD A. MORRIS MAPS NO. 10277.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEING	CHORD DIST	DELTA
C1	20.02	143.00	39.11147	20.02	073.45°
C2	20.02	143.00	39.11147	20.02	073.45°
C3	65.33	1597.99	592.52833	65.33	230.42°
C4	16.68	3145.43	592.52833	16.68	071.937°
C5	21.15	3145.43	592.52833	21.15	116.85°
C6	50.25	3145.43	592.52833	50.25	172.45°
C7	65.19	487.00	592.52833	65.19	82.10°
C8	31.10	550.00	592.52833	31.10	71.74°
C9	31.10	550.00	592.52833	31.10	71.74°
C10	31.10	550.00	592.52833	31.10	71.74°
C11	31.10	550.00	592.52833	31.10	71.74°
C12	31.10	550.00	592.52833	31.10	71.74°
C13	31.10	550.00	592.52833	31.10	71.74°
C14	31.10	550.00	592.52833	31.10	71.74°
C15	31.10	550.00	592.52833	31.10	71.74°
C16	31.10	550.00	592.52833	31.10	71.74°
C17	31.10	550.00	592.52833	31.10	71.74°
C18	31.10	550.00	592.52833	31.10	71.74°
C19	31.10	550.00	592.52833	31.10	71.74°
C20	31.10	550.00	592.52833	31.10	71.74°
C21	31.10	550.00	592.52833	31.10	71.74°
C22	31.10	550.00	592.52833	31.10	71.74°
C23	31.10	550.00	592.52833	31.10	71.74°
C24	31.10	550.00	592.52833	31.10	71.74°
C25	31.10	550.00	592.52833	31.10	71.74°
C26	31.10	550.00	592.52833	31.10	71.74°
C27	31.10	550.00	592.52833	31.10	71.74°
C28	31.10	550.00	592.52833	31.10	71.74°
C29	31.10	550.00	592.52833	31.10	71.74°
C30	31.10	550.00	592.52833	31.10	71.74°
C31	31.10	550.00	592.52833	31.10	71.74°
C32	31.10	550.00	592.52833	31.10	71.74°
C33	31.10	550.00	592.52833	31.10	71.74°
C34	31.10	550.00	592.52833	31.10	71.74°
C35	31.10	550.00	592.52833	31.10	71.74°
C36	31.10	550.00	592.52833	31.10	71.74°
C37	31.10	550.00	592.52833	31.10	71.74°
C38	31.10	550.00	592.52833	31.10	71.74°
C39	31.10	550.00	592.52833	31.10	71.74°
C40	31.10	550.00	592.52833	31.10	71.74°
C41	31.10	550.00	592.52833	31.10	71.74°
C42	31.10	550.00	592.52833	31.10	71.74°
C43	31.10	550.00	592.52833	31.10	71.74°
C44	31.10	550.00	592.52833	31.10	71.74°
C45	31.10	550.00	592.52833	31.10	71.74°
C46	31.10	550.00	592.52833	31.10	71.74°
C47	31.10	550.00	592.52833	31.10	71.74°
C48	31.10	550.00	592.52833	31.10	71.74°
C49	31.10	550.00	592.52833	31.10	71.74°
C50	31.10	550.00	592.52833	31.10	71.74°
C51	31.10	550.00	592.52833	31.10	71.74°
C52	31.10	550.00	592.52833	31.10	71.74°
C53	31.10	550.00	592.52833	31.10	71.74°
C54	31.10	550.00	592.52833	31.10	71.74°
C55	31.10	550.00	592.52833	31.10	71.74°
C56	31.10	550.00	592.52833	31.10	71.74°
C57	31.10	550.00	592.52833	31.10	71.74°
C58	31.10	550.00	592.52833	31.10	71.74°
C59	31.10	550.00	592.52833	31.10	71.74°
C60	31.10	550.00	592.52833	31.10	71.74°
C61	31.10	550.00	592.52833	31.10	71.74°
C62	31.10	550.00	592.52833	31.10	71.74°
C63	31.10	550.00	592.52833	31.10	71.74°
C64	31.10	550.00	592.52833	31.10	71.74°
C65	31.10	550.00	592.52833	31.10	71.74°
C66	31.10	550.00	592.52833	31.10	71.74°
C67	31.10	550.00	592.52833	31.10	71.74°
C68	31.10	550.00	592.52833	31.10	71.74°
C69	31.10	550.00	592.52833	31.10	71.74°
C70	31.10	550.00	592.52833	31.10	71.74°
C71	31.10	550.00	592.52833	31.10	71.74°
C72	31.10	550.00	592.52833	31.10	71.74°
C73	31.10	550.00	592.52833	31.10	71.74°
C74	31.10	550.00	592.52833	31.10	71.74°
C75	31.10	550.00	592.52833	31.10	71.74°
C76	31.10	550.00	592.52833	31.10	71.74°
C77	31.10	550.00	592.52833	31.10	71.74°
C78	31.10	550.00	592.52833	31.10	71.74°
C79	31.10	550.00	592.52833	31.10	71.74°
C80	31.10	550.00	592.52833	31.10	71.74°
C81	31.10	550.00	592.52833	31.10	71.74°
C82	31.10	550.00	592.52833	31.10	71.74°
C83	31.10	550.00	592.52833	31.10	71.74°
C84	31.10	550.00	592.52833	31.10	71.74°
C85	31.10	550.00	592.52833	31.10	71.74°
C86	31.10	550.00	592.52833	31.10	71.74°
C87	31.10	550.00	592.52833	31.10	71.74°
C88	31.10	550.00	592.52833	31.10	71.74°
C89	31.10	550.00	592.52833	31.10	71.74°
C90	31.10	550.00	592.52833	31.10	71.74°
C91	31.10	550.00	592.52833	31.10	71.74°
C92	31.10	550.00	592.52833	31.10	71.74°
C93	31.10	550.00	592.52833	31.10	71.74°
C94	31.10	550.00	592.52833	31.10	71.74°
C95	31.10	550.00	592.52833	31.10	71.74°
C96	31.10	550.00	592.52833	31.10	71.74°
C97	31.10	550.00	592.52833	31.10	71.74°
C98	31.10	550.00	592.52833	31.10	71.74°
C99	31.10	550.00	592.52833	31.10	71.74°
C100	31.10	550.00	592.52833	31.10	71.74°

NB G-28

AMENDIX SUBDIVISION
PLAT FOR
LA PRADERA SUBDIVISION
OF
PHASE 3

LIVING WITHIN SECTION 15, T.18N, R.8E, N.M.P.A.L. COUNTY OF SANTA FE, NM.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO DEPARTMENT OF REVENUE

STATE OF NEW MEXICO
I, RICK CHATROOP, being duly sworn, depose and say that I am a Professional Land Surveyor in the State of New Mexico, License No. 10277, and that I am the author of the above and foregoing plat, and that the same was duly prepared in accordance with the laws of the State of New Mexico.

1. FINAL SUBDIVISION PLAT FOR LA PRADERA SUBDIVISION PHASES 1 & 2, BY RICHARD A. MORRIS MAPS NO. 10277 AND RECORDED IN PLAT BK. 054, PGS. 910-911.
2. FINAL SUBDIVISION PLAT FOR LA PRADERA SUBDIVISION PHASES 3 & 4, BY RICHARD A. MORRIS MAPS NO. 10277.
3. FINAL SUBDIVISION PLAT FOR LA PRADERA SUBDIVISION PHASES 5 & 6, BY RICHARD A. MORRIS MAPS NO. 10277.
4. AMENDED LA PRADERA SUBDIVISION PHASE 1 AND RECORDED IN PLAT BK. 012, PGS. 094-107.
5. FINAL SUBDIVISION PLAT FOR LA PRADERA SUBDIVISION PHASES 7 & 8, BY RICHARD A. MORRIS MAPS NO. 10277.
6. FINAL SUBDIVISION PLAT FOR LA PRADERA SUBDIVISION PHASES 9 & 10, BY RICHARD A. MORRIS MAPS NO. 10277.

LINE TABLE		
LINE	LENGTH	BEARING
1	5.44	S 89° 52' 31" E
2	5.44	S 89° 52' 31" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST	AREA
C1	26.60	16.00	S 74° 31' 12" W	24.84	102.2524
C2	13.30	8.00	N 69° 47' 42" W	12.17	89.0948
C3	26.60	16.00	N 69° 47' 42" W	24.34	178.1896
C4	26.60	16.00	N 69° 47' 42" W	24.34	178.1896
C5	42.76	26.70	N 62° 53' 52" E	42.76	111.102
C6	38.76	23.84	N 62° 53' 52" E	38.76	100.200
C7	71.52	47.68	N 62° 53' 52" E	71.52	200.400
C8	71.52	47.68	N 62° 53' 52" E	71.52	200.400
C9	71.52	47.68	N 62° 53' 52" E	71.52	200.400
C10	71.52	47.68	N 62° 53' 52" E	71.52	200.400
C11	71.52	47.68	N 62° 53' 52" E	71.52	200.400
C12	71.52	47.68	N 62° 53' 52" E	71.52	200.400
C13	71.52	47.68	N 62° 53' 52" E	71.52	200.400
C14	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C15	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C16	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C17	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C18	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C19	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C20	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C21	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C22	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C23	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C24	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C25	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C26	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C27	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C28	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C29	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C30	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C31	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C32	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C33	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C34	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C35	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C36	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C37	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C38	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C39	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C40	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C41	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C42	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C43	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C44	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C45	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C46	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C47	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C48	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C49	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C50	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C51	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C52	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C53	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C54	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C55	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C56	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C57	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C58	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C59	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C60	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C61	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C62	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C63	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C64	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C65	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C66	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C67	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C68	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C69	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C70	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C71	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C72	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C73	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C74	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C75	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C76	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C77	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C78	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C79	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C80	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C81	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C82	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C83	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C84	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C85	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C86	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C87	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C88	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C89	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C90	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C91	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C92	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C93	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C94	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C95	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C96	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C97	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C98	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C99	69.96	43.98	N 62° 53' 52" E	69.96	192.120
C100	69.96	43.98	N 62° 53' 52" E	69.96	192.120

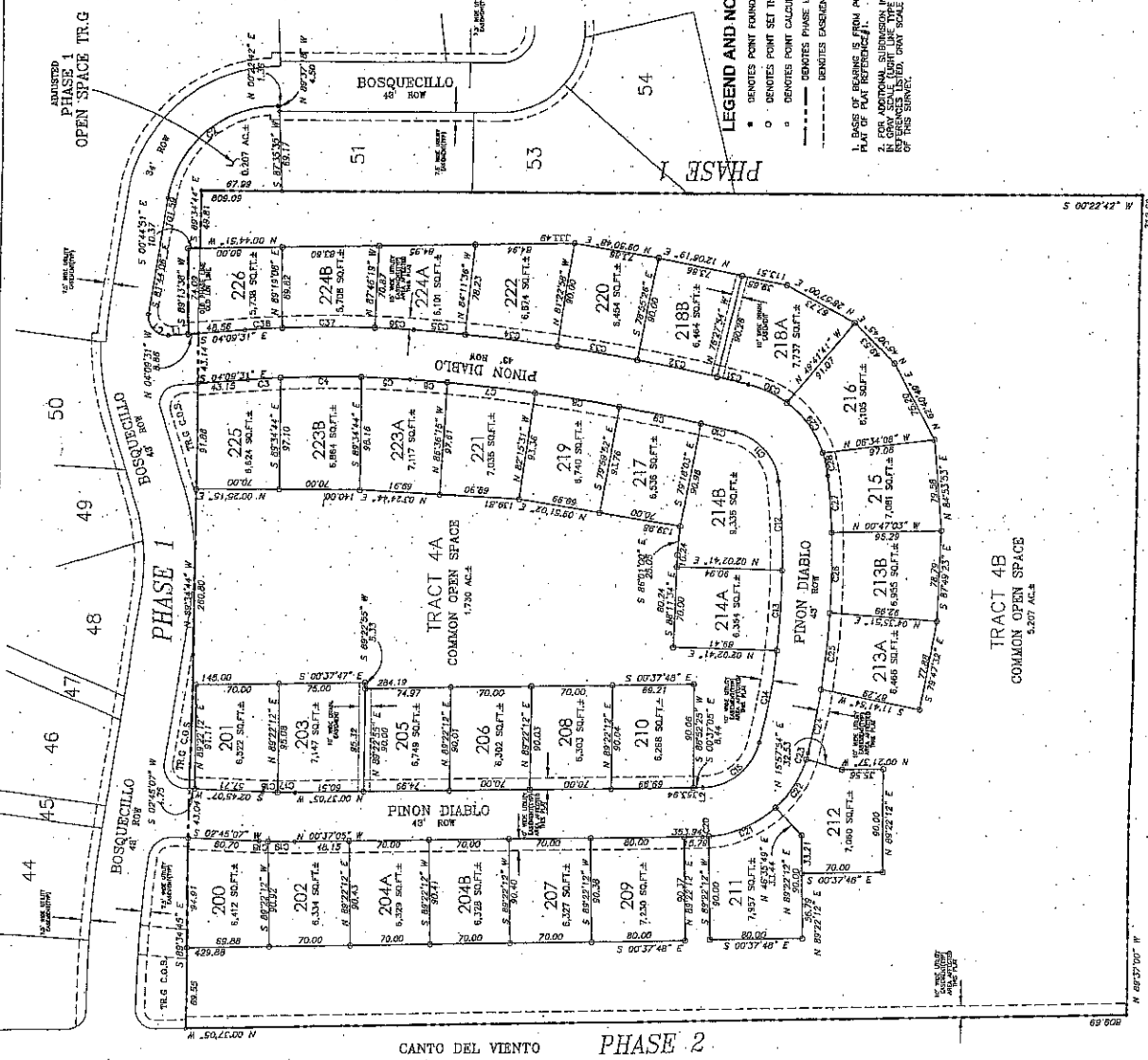
PLAT REFERENCES

1. FINAL SUBMISSION PLAT FOR LA PRADERA SUBDIVISION PHASES 2 & 3 BY RICHARD A. MORRIS MAPS NO. 10277 AND RECORDED IN PLAT BK. 624, Pgs. 010-016.
2. FINAL LINE ADJUSTMENT OF LOTS 16A, 16B, 170, 172 & 173 WITHIN PHASE 1 OF LA PRADERA SUBDIVISION BY RICHARD A. MORRIS MAPS NO. 10277 AND RECORDED IN PLAT BK. 624, Pgs. 010-016.
3. FINAL LINE ADJUSTMENT PLAT PREPARED FOR GARNER ASSOCIATES, BY PAUL A. GARNER MAPS NO. 10277, P.L. 024.
4. AMENDED LA PRADERA SUBDIVISION PHASE 1 BY RICHARD A. MORRIS MAPS NO. 10277 AND RECORDED IN PLAT BK. 612, Pgs. 024-027.
5. SPACED LINE ADJUSTMENT OF LOT 43 & TRACT 0 (PARSO AND LOT 34 & OPEN SPACE) BY RICHARD A. MORRIS MAPS NO. 10277 AND RECORDED IN PLAT BK. 624, Pgs. 010-016.

LEGEND AND NOTES

- DENOTES POINT FOUND AS NOTED
 - DENOTES POINT SET THIS SURVEY
 - DENOTES POINT CALCULATED
 - DENOTES PHASE LINE
 - - - - - DENOTES EXISTENT LINE
- BASE OF BEARING IS FROM POINTS FOUND AS PER SURVEY OF NEW BEARINGS FOR THE PURPOSE OF THIS SURVEY. FOR VERTICAL CURVE INFORMATION PER AAS IN GRAY SCALE (LEFT LINE TYPE DRAWING) SEE PLAT FOR THIS SURVEY. HORIZONTAL SCALE IS 1" = 40' AND VERTICAL SCALE IS 1" = 40'.

STATE OF NEW MEXICO
COUNTY OF SANTA FE
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011



NBG-29

LEGEND AND NOTES

- DENOTES POINT FOUND AS NOTED
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES IRREGULAR LINE
- DENOTES EASEMENT LINE

1. BASIS OF BEARING IS FROM POINTS FOUND AS PER PLAN OF PLAT REFERENCE #1.

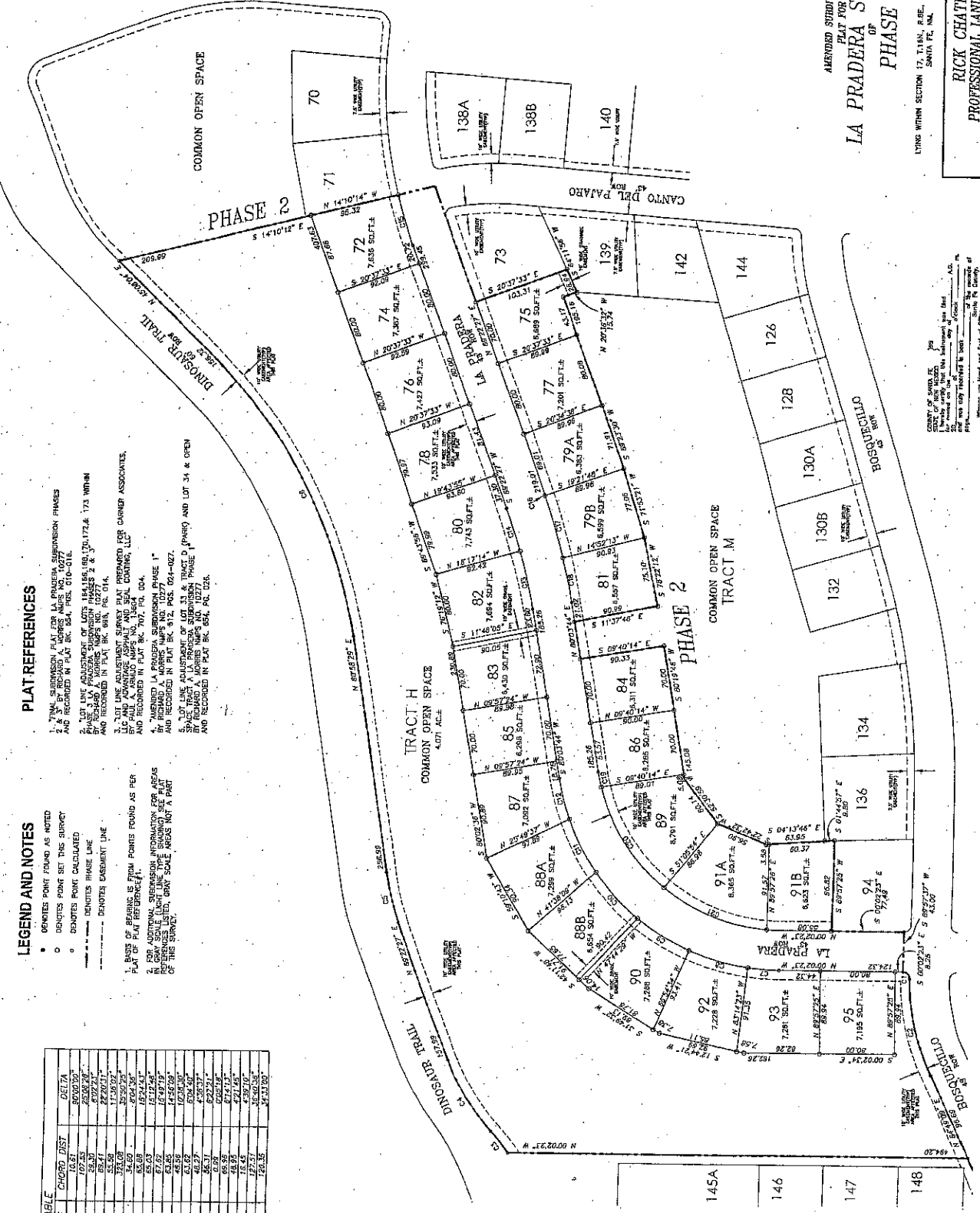
2. CURVE DATA AND DIMENSION INFORMATION FOR AREAS IN GRAY SHADING IS FOR REFERENCE ONLY. DIMENSIONS LISTED, GRAY SHADE AREAS NOT A PART OF THIS SURVEY.

PLAT REFERENCES

- TRACT M SUBDIVISION, PLAT FOR LA PRADERA SUBDIVISION PHASES 2 & 3, RECORDED IN PLAT BK. 554, PAGES 010-016.
- LOT LINE ADJUSTMENT OF LOTS 184, 185, 186, 170, 172A, 173 WITHIN PHASE 2 & 3 OF LA PRADERA SUBDIVISION PHASES 2 & 3, RECORDED IN PLAT BK. 554, PAGES 014.
- LOT LINE ADJUSTMENT SURVEY PLAT PREPARED FOR CARMER ASSOCIATES, BY DAVID A. VILLALBA, P.E., AND SEAL COOKING, LLC, AND RECORDED IN PLAT BK. 707, PAGES 004.
- AMENDED LA PRADERA SUBDIVISION PHASE 1, TRACT A, LA PRADERA SUBDIVISION PHASE 1, RECORDED IN PLAT BK. 512, PAGES 004-007.
- LOT LINE ADJUSTMENT OF LOT 33 & TRACT D (HAWK) AND LOT 34 & OPEN SPACE TRACT A, LA PRADERA SUBDIVISION PHASE 1, RECORDED IN PLAT BK. 554, PAGES 002, 026.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEG	CHORD END	DELTA
C1	117.8	7.50	444537.012	116.8	107.85
C2	108.11	247.07	577213.203	107.85	20.00
C3	88.58	202.50	581133.98	88.58	87.92
C4	88.58	274.00	525101.70	88.58	87.92
C5	378.40	585.00	483131.163	378.40	171.50
C6	378.40	245.64	502358.787	378.40	171.50
C7	378.40	245.64	577143.537	378.40	171.50
C8	69.22	245.64	577143.537	69.22	152.41
C9	67.81	245.64	546172.09	67.81	152.41
C10	67.81	245.64	546172.09	67.81	152.41
C11	67.81	245.64	546172.09	67.81	152.41
C12	67.81	245.64	546172.09	67.81	152.41
C13	67.81	245.64	546172.09	67.81	152.41
C14	67.81	245.64	546172.09	67.81	152.41
C15	67.81	245.64	546172.09	67.81	152.41
C16	67.81	245.64	546172.09	67.81	152.41
C17	67.81	245.64	546172.09	67.81	152.41
C18	67.81	245.64	546172.09	67.81	152.41
C19	67.81	245.64	546172.09	67.81	152.41
C20	67.81	245.64	546172.09	67.81	152.41
C21	67.81	245.64	546172.09	67.81	152.41
C22	67.81	245.64	546172.09	67.81	152.41
C23	67.81	245.64	546172.09	67.81	152.41
C24	67.81	245.64	546172.09	67.81	152.41
C25	67.81	245.64	546172.09	67.81	152.41
C26	67.81	245.64	546172.09	67.81	152.41
C27	67.81	245.64	546172.09	67.81	152.41
C28	67.81	245.64	546172.09	67.81	152.41
C29	67.81	245.64	546172.09	67.81	152.41
C30	67.81	245.64	546172.09	67.81	152.41



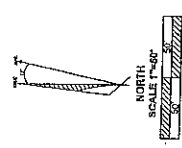
AMENDED SUBDIVISION
PLAT FOR
LA PRADERA SUBDIVISION
OF
PHASE 5

LYING WITHIN SECTION 17, T.18N., R.8E., N.M.P.M., COUNTY OF SANTA FE, N.M.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR

COUNTY OF SANTA FE, N.M.
I, RICK CHATROOP, a duly licensed Professional Land Surveyor, do hereby certify that the information hereon filed is a true and correct copy of the original record of the same, as the same was recorded in the records of the County of Santa Fe, N.M.

FUTURE PHASE 6



NB G-30

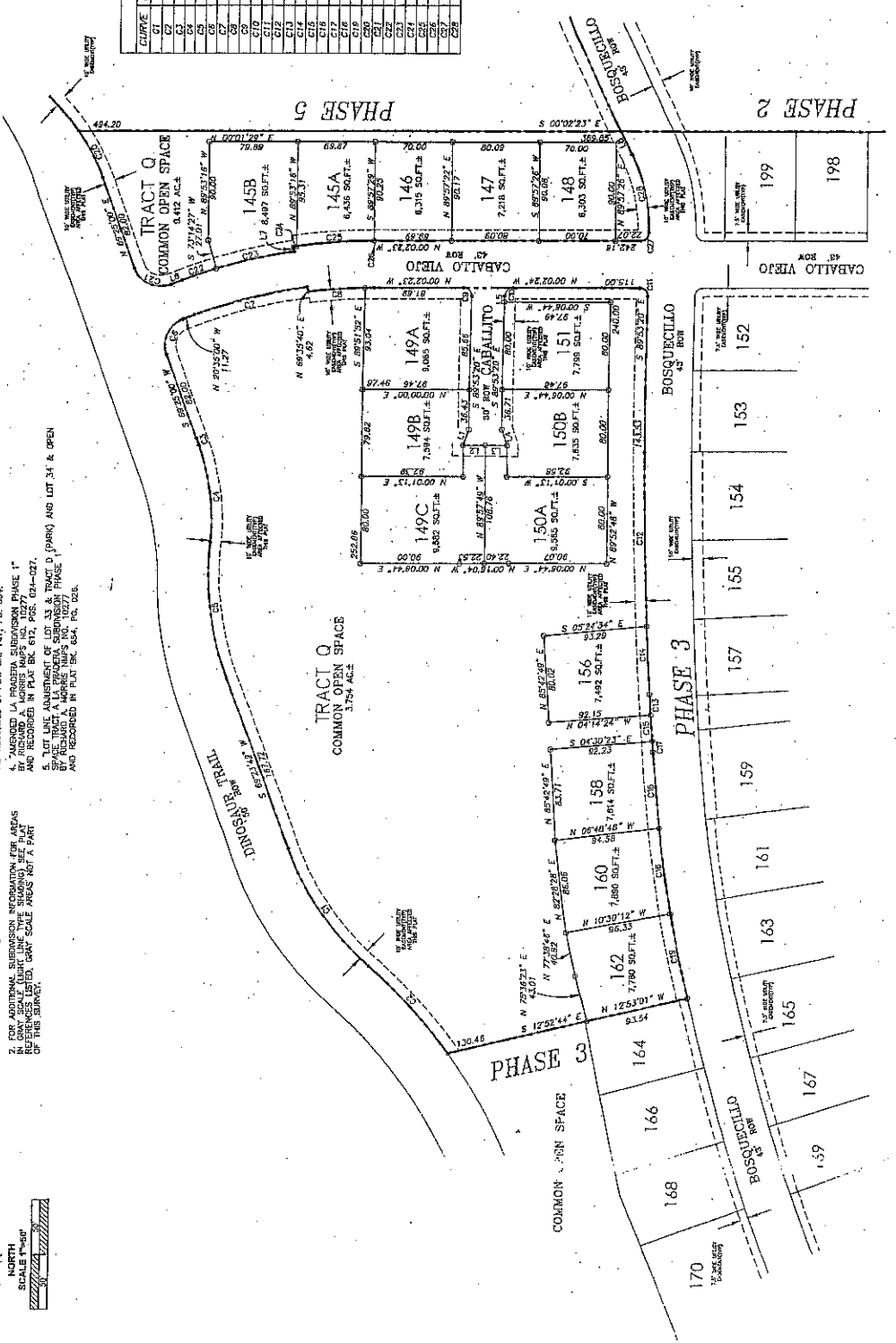
LEGEND AND NOTES

- DROTTES POINT FOUND AS NOTED
- DROTTES POINT SET THIS SURVEY
- DROTTES POINT CALCULATED
- DROTTES PHASE LINE
- DROTTES EMBANKMENT LINE

1. ALL BEARS OF EMBANKMENT FROM POINTS FOUND AS PER
 2. FOR ADJUSTMENT, SURVEY INFORMATION FOR BEARS
 IN GRAY SCALE (LEFT LINE TYPE SHOWN) SEE PLAT
 OF THIS SURVEY.

PLAT REFERENCES

1. TRACT SUBDIVISION PLAT FOR L.A. MORRIS, SUBDIVISION PHASES
 2 & 3, BY RICHARD A. MORRIS, MAP NO. 10277
 AND RECORDED IN PLAT BK. 654, PGS. 010-016.
2. LOT LINE ADJUSTMENT OF LOTS 144, 146, 149, 170, 172, & 173 WITHIN
 TRACT SUBDIVISION PHASES 2 & 3
 BY RICHARD A. MORRIS, MAP NO. 10277
 AND RECORDED IN PLAT BK. 654, PGS. 011.
3. LOT LINE ADJUSTMENT SURVEY PLAT PREPARED FOR CARNER ASSOCIATES,
 L.L.C. BY PAUL A. CARROLL, MAP NO. 10324
 AND RECORDED IN PLAT BK. 707, PG. 004.
4. TRACT SUBDIVISION PHASE 1
 BY RICHARD A. MORRIS, MAP NO. 10277
 AND RECORDED IN PLAT BK. 612, PGS. 031-037.
5. LOT LINE ADJUSTMENT OF LOT 33 & TRACT D (PARK) AND LOT 24 & OPEN
 SPACE WITHIN TRACT SUBDIVISION PHASE 1
 BY RICHARD A. MORRIS, MAP NO. 10277
 AND RECORDED IN PLAT BK. 654, PG. 028.



LINE TABLE		
LINE	LENGTH	BEARING
L1	102.59	S82°32'17"W
L2	8.64	S89°57'07"E
L3	23.17	S89°57'07"E
L4	15.49	S89°57'07"E
L5	11.20	N72°41'52"E
L6	11.20	S89°57'07"E
L7	4.60	S89°57'07"E
L8	23.23	N62°43'50"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BRG
C1	102.59	232.00	S82°32'17"W
C2	8.64	232.00	S89°57'07"E
C3	23.17	232.00	S89°57'07"E
C4	15.49	232.00	S89°57'07"E
C5	11.20	232.00	N72°41'52"E
C6	11.20	232.00	S89°57'07"E
C7	4.60	232.00	S89°57'07"E
C8	23.23	232.00	N62°43'50"E
C9	50.70	457.00	N84°14'32"W
C10	11.80	72.00	N44°57'28"E
C11	11.80	72.00	N44°57'28"E
C12	11.80	72.00	N44°57'28"E
C13	15.09	3186.43	S85°53'33"W
C14	15.09	3186.43	S85°53'33"W
C15	24.74	3186.43	S85°53'33"W
C16	24.74	3186.43	S85°53'33"W
C17	8.94	1846.65	S85°53'33"W
C18	8.94	1846.65	S85°53'33"W
C19	29.77	23.00	S84°25'00"W
C20	29.77	23.00	S84°25'00"W
C21	33.07	23.00	S84°25'00"W
C22	33.07	23.00	S84°25'00"W
C23	33.07	23.00	S84°25'00"W
C24	33.07	23.00	S84°25'00"W
C25	33.07	23.00	S84°25'00"W
C26	33.07	23.00	S84°25'00"W
C27	33.07	23.00	S84°25'00"W
C28	33.07	23.00	S84°25'00"W
C29	33.07	23.00	S84°25'00"W
C30	33.07	23.00	S84°25'00"W
C31	33.07	23.00	S84°25'00"W
C32	33.07	23.00	S84°25'00"W
C33	33.07	23.00	S84°25'00"W
C34	33.07	23.00	S84°25'00"W
C35	33.07	23.00	S84°25'00"W
C36	33.07	23.00	S84°25'00"W
C37	33.07	23.00	S84°25'00"W
C38	33.07	23.00	S84°25'00"W
C39	33.07	23.00	S84°25'00"W
C40	33.07	23.00	S84°25'00"W
C41	33.07	23.00	S84°25'00"W
C42	33.07	23.00	S84°25'00"W
C43	33.07	23.00	S84°25'00"W
C44	33.07	23.00	S84°25'00"W
C45	33.07	23.00	S84°25'00"W
C46	33.07	23.00	S84°25'00"W
C47	33.07	23.00	S84°25'00"W
C48	33.07	23.00	S84°25'00"W
C49	33.07	23.00	S84°25'00"W
C50	33.07	23.00	S84°25'00"W
C51	33.07	23.00	S84°25'00"W
C52	33.07	23.00	S84°25'00"W
C53	33.07	23.00	S84°25'00"W
C54	33.07	23.00	S84°25'00"W
C55	33.07	23.00	S84°25'00"W
C56	33.07	23.00	S84°25'00"W
C57	33.07	23.00	S84°25'00"W
C58	33.07	23.00	S84°25'00"W
C59	33.07	23.00	S84°25'00"W
C60	33.07	23.00	S84°25'00"W
C61	33.07	23.00	S84°25'00"W
C62	33.07	23.00	S84°25'00"W
C63	33.07	23.00	S84°25'00"W
C64	33.07	23.00	S84°25'00"W
C65	33.07	23.00	S84°25'00"W
C66	33.07	23.00	S84°25'00"W
C67	33.07	23.00	S84°25'00"W
C68	33.07	23.00	S84°25'00"W
C69	33.07	23.00	S84°25'00"W
C70	33.07	23.00	S84°25'00"W
C71	33.07	23.00	S84°25'00"W
C72	33.07	23.00	S84°25'00"W
C73	33.07	23.00	S84°25'00"W
C74	33.07	23.00	S84°25'00"W
C75	33.07	23.00	S84°25'00"W
C76	33.07	23.00	S84°25'00"W
C77	33.07	23.00	S84°25'00"W
C78	33.07	23.00	S84°25'00"W
C79	33.07	23.00	S84°25'00"W
C80	33.07	23.00	S84°25'00"W
C81	33.07	23.00	S84°25'00"W
C82	33.07	23.00	S84°25'00"W
C83	33.07	23.00	S84°25'00"W
C84	33.07	23.00	S84°25'00"W
C85	33.07	23.00	S84°25'00"W
C86	33.07	23.00	S84°25'00"W
C87	33.07	23.00	S84°25'00"W
C88	33.07	23.00	S84°25'00"W
C89	33.07	23.00	S84°25'00"W
C90	33.07	23.00	S84°25'00"W
C91	33.07	23.00	S84°25'00"W
C92	33.07	23.00	S84°25'00"W
C93	33.07	23.00	S84°25'00"W
C94	33.07	23.00	S84°25'00"W
C95	33.07	23.00	S84°25'00"W
C96	33.07	23.00	S84°25'00"W
C97	33.07	23.00	S84°25'00"W
C98	33.07	23.00	S84°25'00"W
C99	33.07	23.00	S84°25'00"W
C100	33.07	23.00	S84°25'00"W

AMENDMENT SUBDIVISION
 PLAT FOR
LA PRADERA SUBDIVISION
 OR
PHASE 6

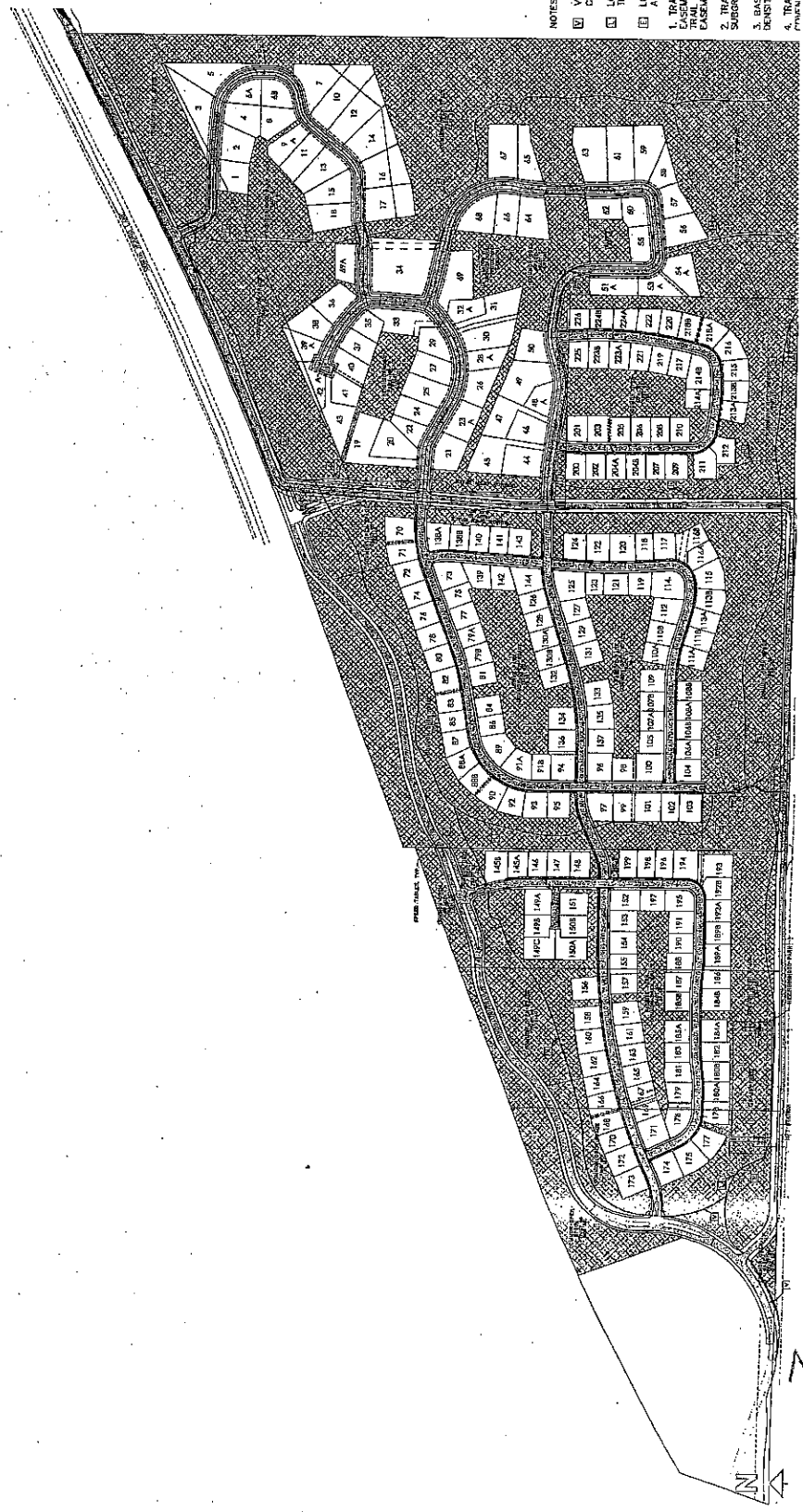
LIVING WITHIN SECTION 18, T.16N. R.9E. N.M.P.M. COUNTY OF
 SANTA FE, NM.

RICK CHATROOP
 PROFESSIONAL LAND SURVEYOR
 NEW MEXICO REGISTRATION NO. 11011

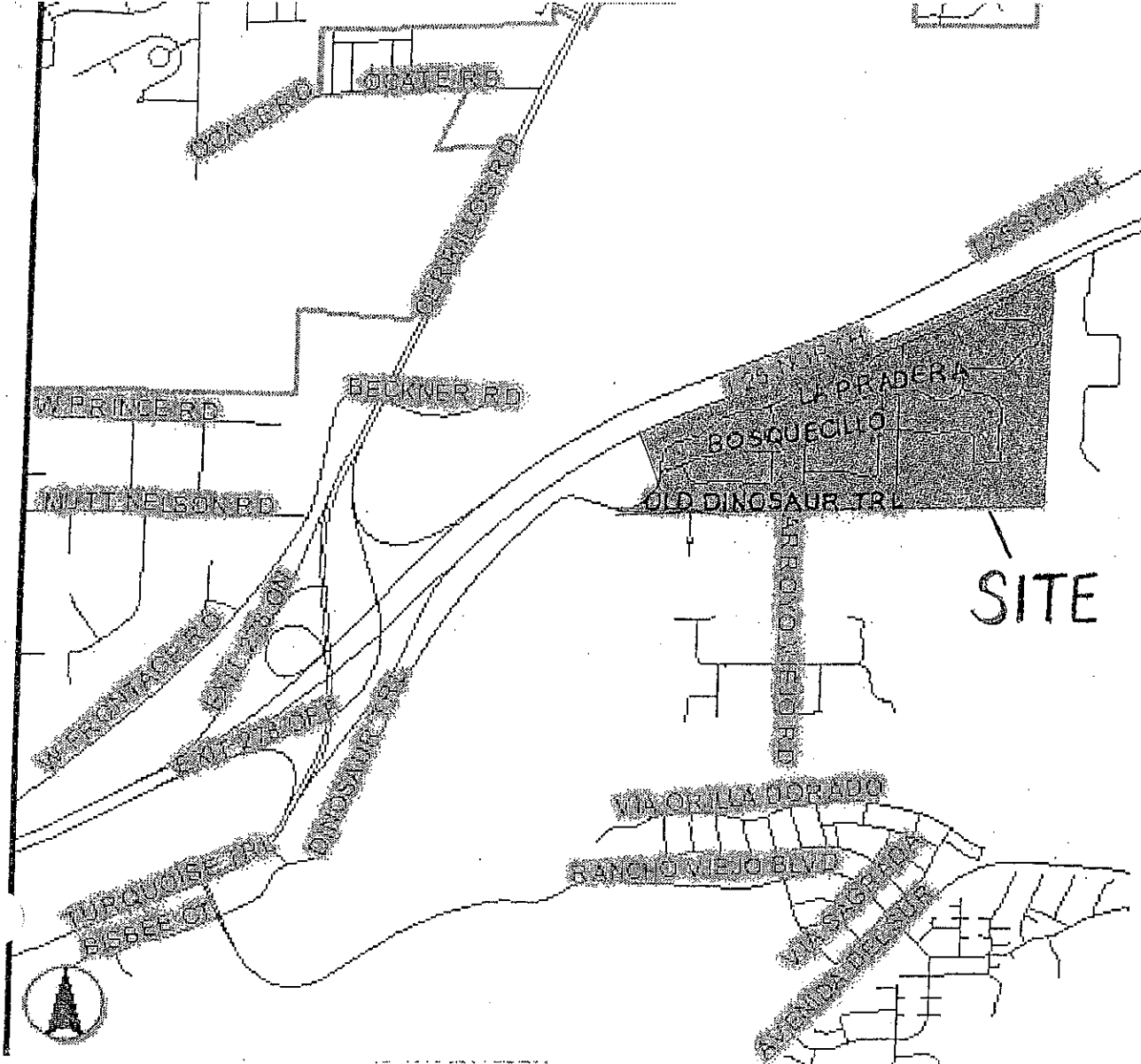
COURTY OF SANTA FE,
 COUNTY OF SANTA FE,
 STATE OF NEW MEXICO.
 I, RICK CHATROOP, being duly licensed to practice as a
 Professional Land Surveyor in the County of Santa Fe,
 State of New Mexico, do hereby certify that the foregoing
 plat was duly recorded in Book _____ of the County of
 Santa Fe, New Mexico, at the office of the County Clerk,
 Santa Fe, New Mexico, on this _____ day of _____, A.D.
 20____.

NB G-31

- NOTES:
- 1. VEHICLE TRAIL - 10' WIDE PAVED, 1" ASPHALT OVER 4" COMPACTED BASECOURSE WITHIN 20' PUBLIC EASEMENT.
 - 2. LOCAL TRAIL - 5' WIDE, 4" COMPACTED BASECOURSE WITHIN 15' PUBLIC EASEMENT.
 - 3. LOCAL EQUESTRIAN TRAIL - 5' WIDE, DIRT TRAIL WITHIN A 15' PUBLIC EASEMENT.
 - 4. TRAIL LOCATIONS SHOWN ARE APPROXIMATE. ACTUAL TRAIL LOCATIONS SHALL BE DETERMINED BY ACTUAL LOCATION OF EASEMENT BE LOCATED WITHIN A PRIVATE LOT.
 - 5. TRAILS WITH BASECOURSE OR PAVEMENT SHALL HAVE THEIR SURFACE SURFACE TREATED FOR WEED CONTROL.
 - 6. BASECOURSE SHALL BE COMPACTED TO 90% OF MAX. DENSITY. ASPHALT SHALL MEET MINIMUM SPECIFICATIONS.
 - 7. TRAILS SHALL BE MAINTAINED BY ASSOCIATION PER BYLAWS.



NBG-32



SITE

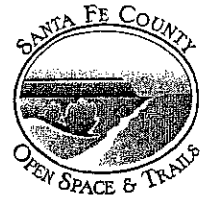
NB G-33

EXHIBIT

C

tabbles

*Santa Fe County
Open Space & Trails*



MEMORANDUM

DATE: April 27, 2011

TO: Vickie Lucero

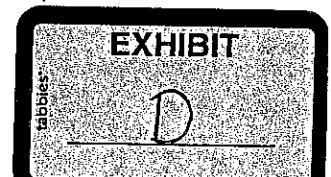
FROM: Allison Moore, Project Manager
Open Space and Trails
Community Services Department

VIA: Colleen Baker, Program Manager
Open Space and Trails
Community Services Department

RE: CDRC Case# Z/S 02-4325 La Pradera Master Plan Amendment and Preliminary and Final Plat and Development Plan

Santa Fe County Open Space and Trails Program staff has reviewed the La Pradera Master Plan Amendment and Preliminary and Final Plat and Development Plan and do not have any comments at this time.

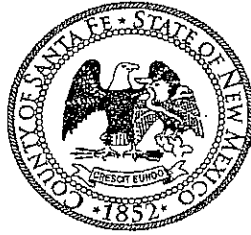
NB G-34



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: May 27, 2011

To: Vicki Lucero, Development Review Team Leader

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

Re: CDRC CASE #Z/S 02-4325 La Pradera Master Plan Amendment, Preliminary
and Final Plat and 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) and **Article XV** Regulations for the Community College District, in which the roadway/driveway needs to conform. The project is located within the Community College District located within Santa Fe County Zoning Jurisdiction and is situated south of Interstate 25, west of Richards Avenue, within Sections 17 & 18, Township 16 North, Range 8 East. The applicant is requesting approval for a Master Plan Amendment consisting of a series of lot-line adjustments and a request to convert the commercial requirement into a residential village with live-work units.

Access:

The applicant accesses the 163.74 acre tract from Dinosaur Trail which connects to Rancho Viejo Boulevard from the west and Richards Avenue on the east. The applicant has proposed to convert 32,667 square feet of commercial area to 37 residential units. According to the *Institute of Transportation Engineers Trip Generation 8th Edition*, a reduction in peak hour traffic is indicated, which supports the change in Master Plan and will not affect the operation level of the existing intersections (Richards Avenue and Dinosaur Trail) and (Dinosaur Trail and Rancho Viejo Boulevard).

Conclusion:

Staff has reviewed the submittal and feels that they can support the project for Master Plan Amendment and Preliminary and Final Development Plan.

NBG-35

DATE: May 24, 2011

TO: Vicki Lucero, Building & Development Services

FROM: Andrew Jandáček, Senior Transportation Planner

VIA: Robert Griego, Planning Manager
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: CDRC CASE # Z/S 02-4325 La Pradera Master Plan Amendment and Preliminary and Final Plat and Development Plan

ISSUE:

Alexis K. Girard, President of Greer Enterprises, Member Gardener Associates, LLC, applicant, requests Master Plan Amendment and Preliminary and Final Plat and Development Plan for a series of lot line adjustments (106) and further request to convert the commercial requirement to a residential village with live-work flexibility. These lot line adjustments and conversion of commercial space requirement will result in a net unit increase of thirty-seven (37) residential units. This amendment is a request for the approval of 5 master plan lots in Phase I, which may subsequently be divided into 22 single family lots administratively.

SUMMARY:

Included in the application is a letter from Walker Engineering regarding the La Pradera Subdivision Revised Development Plan No Significant Traffic Impact. County Public Works did not request an amended TIA be submitted but did request a sealed letter from the traffic engineer indicating how the proposed amendment would impact the peak hour traffic count. The letter states that for the 32,667 sq ft commercial development, approximately 56 and 48 trips will normally be generated during AM and PM peak hours, respectively. For the 37 residential lots, approximately 28 and 37 trips will normally be generated during AM and PM peak hours, respectively. According to the Walker report, these numbers of peak trips will be reduced by 28 in the AM (50% reduction) and by 11 in the PM (23% reduction) and will therefore not have a significant traffic impact on the surrounding roadway.

FINDINGS AND STAFF RECOMMENDATION:

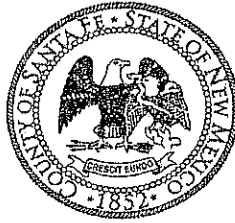
Planning Staff has reviewed the letter from Walker Engineering, sealed by Morey Walker, P.E., and agrees with the findings that this amendment to the Master Plan will not have a significant traffic impact on the surrounding roadway. As all of the roadways in this phase of La Pradera have already been constructed, staff finds that this amendment will not impact the County's existing or future road network.

NB G-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

DATE: July 8, 2011

TO: Vicki Lucero, Development Review Team Leader

FROM: Karen Torres, Hydrogeologist *(K)*

THRU: Richard Silva, Utility Infrastructure Manager *(RAS)*

RE: CDRC CASE # Z/S 02-4325 La Pradera Master Plan Amendment, Preliminary and Final Plat and Development Plan

Project Description:

The applicant is proposing an amendment to La Pradera Subdivision Phases I - VI, located in the Santa Fe Community College District that would convert currently approved commercial space into 37 residential units. The development is currently served by the Santa Fe County Utilities for water supply and by a privately owned sewer collection and treatment system. The applicant is also proposing a reduction in the previously approved water budget, in light of adequately documented water conservation and reduced water conservation.

Utilities Review:

A review was performed of all pertinent Water Service Agreements, Water Right Transfers, Proposed Plat, As-Built Drawings for all Phases, water use data, Conditions of Approval for Phases I - VI, meeting minutes and communications with the applicant and applicant's agent for the subject development. Our findings are listed below.

1. Phase 1 of this development was approved March 24, 2004 by the BCC. Condition 19 of the Final order dated August 31, 2004 sets a limit for water consumption in residential units of Phase I of this development at 0.16 acre-feet per year (afy). The second phase of this development was made contingent upon demonstrating sufficient water rights made available by developer to serve the development.
2. A letter, dated March 1, 2004, from the County Hydrologist explained the rationale behind the water budget consumption figure of 0.164 afy per dwelling. This letter also allowed for a future reduction in this figure if warranted by actual consumption data.
3. Phases 2 and 3 of this development was ultimately approved January 31, 2006 with the condition of limiting water consumption by covenant to no more than 0.19 acre-foot per dwelling; which included a 20% factor to account for line losses. Additionally, if La

NB G-37

Pradera could demonstrate a lower rate of water consumption per dwelling in the future, SFC would consider reducing the water usage limit in the condition of approval.

4. Water Rights identified for this development (OSE Permit No. SD-03942-A into RG-20516 et al.) were successfully transferred to the Buckman Well Field on January 23, 2007. Amended Intent to Dedication of Water Right and Acknowledgement was executed on December 9th, 2010 by Greer Enterprises, Inc. A formal dedication and conveyance of water rights from Permit 03942-A into RG-20516 et al. will occur upon the execution of a water delivery agreement by Santa Fe County.
5. Water Conservation Covenants recorded for this development restricts the use of water per dwelling unit to 0.13 afy, which when added a 20% margin to account for line losses, it amounted to 0.156 afy per dwelling unit (lower than the 0.19 afy required by the conditions of approval).
6. A review of County records for water sales in the subdivision shows an average water use per dwelling of 0.11 afy for years 2008 through 2010. These results are consistent with calculated averages provided by the applicant's engineer (see summary below)

2007 – 0.07 acre-feet per lot

2008 – 0.10 acre-feet per lot

2009 – 0.10 acre-feet per lot

2010 – 0.12 acre-feet per lot

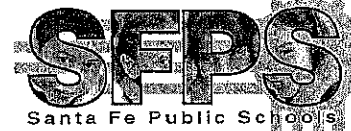
7. The water use proposed by the applicant for the additional 37 dwellings is still 0.156 afy per lot, or a total of 5.772 afy for all units. The previously approved 237 dwellings required the developer to transfer 45.03 afy of water rights to the County. If the proposed amendment were approved, the total amount of water necessary for this development would be (237+37) units x 0.156 afy/unit, or 42.744 afy.
8. Utility acceptance of the portion of the water system in Phases 1, 2, 3 and 6 have been provided to the Project Engineer
9. A review of drawings submitted by applicant was performed by the Utilities Department and our comments are listed below.
 - a. The utility plan should show existing infrastructure as a watermark and proposed changes in bold.
 - b. Existing water services affected by the modifications will be subject to the following:
 - i. Expose and shut off corporation stop. Remove copper line and place an end-of-line cap. Existing meter cans must be removed and excavation completely backfilled.
 - c. Provide a complete list of revised addresses and lot numbers for all six phases.
 - d. Explain the reason for note on Sheet 49: "Move 12" waterline to opposite side of street".

Conclusions

Based on comments stated above there should be enough water available to serve the proposed 37 additional dwellings.

The following conditions are recommended to complete the administrative record and finalized prior to approval by the BCC:

1. Coordination with the Utilities Department on final modification of the water lines and meter locations.
2. Modification and re-filing of Water Restrictive Covenants to reflect new dwellings and maximum water use per dwelling.



August 4, 2011

John J. McCarthy, President
John J. McCarthy Investments, Inc.
Managing Member Gardner and La Pradera Associates, LLC
825 Allendale Street
Santa Fe, NM 87505

Re: La Pradera Master Plan Amendment

Dear Mr. McCarthy:

Thank you for taking the time to share information pertaining to the proposed La Pradera Master Plan Amendment with Santa Fe Public Schools staff. In reviewing the information, Santa Fe Public Schools has determined the proposed amendment does not pose a significant impact to schools zoned for this area.

We appreciate your observance of County Ordinance 1995-2: School Impact Notice allowing Santa Fe Public Schools to adequately plan for impact to facilities and operations and prepare our capital needs assessment.

Sincerely,

A handwritten signature in black ink that reads 'Kristy J. Wagner'. The signature is written in a cursive style with a checkmark-like flourish at the end.

Kristy J. Wagner
Chief Operations Officer

Educational Services Center
610 Alta Vista
Santa Fe, NM 87505
Telephone (505) 467-2000
www.sfps.info

NBG-40

----- Original Message -----

From: Sanchez, Melanie, NMENV
To: oralynn@designenginuity.biz
Sent: Wednesday, August 10, 2011 10:00 AM
Subject: DP-1461 La Pradera

Dear Mrs. Guerrerortiz,

Discharge Permits are considered administratively continued if the permittee submits an application for permit renewal at least 120 days prior to the permit expiration date. La Pradera submitted an application for permit renewal 122 days prior to the permit expiration date. Subsection F of 20.6.2.3106 NMAC allows for the continuation of a Discharge Permit beyond the expiration date such that the permit remains fully effective and enforceable.

If you have any questions, please contact me.

Sincerely,
Melanie

Melanie Sanchez
Environmental Scientist
New Mexico Environment Department
Ground Water Pollution Prevention Section
5500 San Antonio Drive
Albuquerque, NM 87109
(505) 222-9574 wk
(505) 222-9510 fax

NBG-41

May 5 2011

Honorable County Commissioner;

Ref: BCC CASE # MIS 02-4325 La Pradera Master Plat Authorization

My name is Lisa Burns, I live in Vista Ocaso, adjacent to La Pradera. I oppose the amendment of La Pradera Master Plan for phase 1, the addition of 22 homes on 2.27 acres. I also oppose the addition of 27 more homes on phases 2-6, planned in the near future. This increase of residential density and the removal of commercial units will impact the value of all of the neighboring properties. The economy has impacted all homeowners. This increase of density is not appropriate for this development, and all of the adjacent neighborhoods. The neighboring Vista Ocaso and Churchill Estates are developed with much lower density. The density of the development and Master Plans should not be subject to the downfall of the economy. The impact of the economy is affecting all of us enough already. Santa Fe County and the all developers need to consider our futures, as well as the general aesthetic values, home values and the balance with nature of our landscape.

There have been negotiations between La Pradera, and other property owners, various agreements from 2003 to 2005. Agreements were reached and densities, open spaces, trails and commercial spaces were agreed upon. It is not fair to all of us for the developers to change all of the previous agreements, and impact the existing homeowners. How many times do we need to negotiate for the same properties? How many times do we need to fight the same fight? All the developers need to do is wait for a few years, and amend the master plans, with new county commissioners in office, and hope previous and new homeowners are not aware.

What is the point of having all of the previous agreements?

The existing waste water systems of La Pradera omit a horrible smell. I have great concerns of the impact on the ground water of this area. I have a well and I am very close to La Pradera's 1st waste water treatment location. The impact of adding 22 more residential units to this system and 27 more units to the 2nd treatment system are of great concern to me. We were told these systems would not stink, and they do. I invite you all to come smell for yourselves. La Pradera built homes not even 30 feet from the 1st wastewater treatment location. I can't imagine what those poor people must have to deal with, not ever being able to open their windows.



For the past 3-4 years Advantage Asphalt has been running their business illegally from a residential area. La Pradera has allowed them to use some of their property for storing heavy equipment, and has allowed Advantage asphalt to dump thousands of tons of asphalt trash. There are literally mountains of trash materials still there. Over the past couple of months Advantage has finally vacated the premises, but the mountains of trash still exists. Our neighborhood paid to pave (Old) Dinosaur trail. Advantage Asphalt used our road with all of their heavy equipment and tore it up for years. This is the kind of neighbor, La Pradera, & John McCarthy has been. They have absolutely no regard for any of us.

I am also very concerned about the water situation. My well went dry in 2006. I had to re drill and go another 200 feet deeper. Santa Fe County has many wells that they plan to bring on line and use for more development. My well maybe one of hundreds that will go dry in the coming years if we don't conserve water. La Pradera was supposed to be "water conscious". I am told that the promise of using reclaimed water for commodes and landscape has been scrapped by La Pradera. The cisterns in phases 2-6 are cheap barrels from Home Depot that blow over with the wind. This is not the water conscious system La Pradera promised in 2004.

It is my hope that Santa Fe County and the developers of La Pradera take into consideration all of these impacts on the existing homeowners. If insight, regard, and vision for our neighborhoods and landscape remains an integrated part of development, we will all benefit in the future. When the economy turns around, we can still have some pride and value in our homes.

Sincerely,
Lisa Burns
11 Las Caballeras
Santa Fe, New Mexico 87508
505-438-6068

NB G-43

-----Original Message-----

From: Tyler, Craig [mailto:craigtyler2@gmail.com]

Sent: Sunday, May 08, 2011 4:11 PM

To: Rita B. Maes; Liz Stefanics; Julia Valdez; Tina Salazar; Daniel Mayfield; Juan R. Rios; Virginia Vigil; Kathy S. Holian; Christopher M. Barela; Robert A. Anaya

Subject: BCC case#MIS 02-4325 La Pradera Master Plat Authorization

Honorable Commissioners -

I was told that an email to each of you was an appropriate way to contact you, and I hope I was told correctly. If not, I sincerely apologize. Either way, rest assured that I won't make a habit of it.

I will keep my comments about the proposed changes to the La Pradera Master Plat brief.

The developers who control our HOA are trying to redraw our subdivision to increase its density, toward a larger number of smaller homes. This way, they can more readily sell land/homes in the depressed economy. They are fully aware (from a recent meeting) that nearly all of the residents of La Pradera are against this change, but the interests of the homeowners do not affect the plans of the "homeowners' association."

My objection, and that of the vast majority of my neighbors, is simple: The economic downturn does not give the developers the right to recover their losses at our expense, by de-valuing our existing property values and making the neighborhood less appealing. Unlike the market downturn, which is hopefully temporary, the effects of their proposed changes would be permanent. We all decided to buy here based on the plat and the developers should not be able to simply change it to our clear and permanent detriment. I am sympathetic that the developers have been impacted by the downturn, as we all have, but it is not the homeowners' responsibility to bail them out.

Thank you so much for your consideration.

Craig and Christina Tyler
83 La Pradera
Santa Fe

NB G-44

Vicki Lucero

From: Venessa Chavez [vjmchavez@yahoo.com]
Sent: Monday, May 09, 2011 4:06 PM
To: Vicki Lucero
Subject: Fw: BCC case#MIS 02-4325 La Pradera Master Plat Authorization.

RE: BCC Case# MIS 02-4325 La Pradera Master Plat Authorization

Dear Development Review Case Manager,

La Pradera is submitting an application for a Master Plan Amendment to create an additional 37 residential lots in the La Pradera Subdivision located off of Dinosoar Trail. Twenty Seven (27) of the proposed lots will be created by creating 22 lots on 2.27 acres in Phase 1, and reducing existing lot sizes in phases 2-6 of the development. Their case is: smaller lot sizes are dictated by significant changes to the economy and the demand for affordable entry-level housing.

As a homeowner in the La Pradera community, I am outraged at the lack of developer interests of the existing home owners who invested in this community and the blatant motivation of greed on behalf of the developers.

La Pradera was originally created and marketed as an upper-market community with large lots, and abundant open space as well as being a "green", environmentally friendly community. **Besides accomodating the minimum low-income housing requirements, La Prader was never intended nor marketed as being considered a low-income community. As such, many of the homes that were built in Phase 1 of the development were built and sold as \$400,000 - \$600,000(+) homes.**

Obviously, due to the economy and poor housing market, all of the homeowners have already experienced a significant decrease in the market value of their homes. By reducing lot sizes which would severely increase the density of the development, thus reducing home sizes and decreasing home prices - it would dramatically effect the value (both in terms of price and non-economic value of the community) of the existing homes both in and around the La Pradera community.

I firmly beleive that the Developers, in this case, are acting purely out of blaten5 GREED and disregard of the interests of the Subdivision as a whole, as well as the neighboring communities, and Santa Fe County residential planning. As County Commissioners I ask that you disallow this proposal which would de-value this subdivision and community as a whole, and ONLY serve to profit the developer's pocket books!!

Sincerely,

Venessa & Ray Chavez
28 Camino Sabanero
Santa Fe, NM 87508

NB G-45

From: Marcella Wiard [mailto:marcellawiard@gmail.com]

Sent: Monday, May 09, 2011 12:31 PM

To: Rita B. Maes; Liz Stefanics; Julia Valdez; Tina Salazar; Daniel Mayfield; Juan R. Rios; Virginia Vigil; Kathy S. Holian; Christopher M. Barela; Robert A. Anaya

Subject: BCC case#MIS 02-4325 La Pradera Master Plat Authorization

Dear Honorable Commissioner,

La Pradera is submitting an application for a Master Plan Amendment to create an additional 37 residential lots. 27 of the proposed lots will be created by adjusting lot lines of existing lots to reduce the size of some over sized lots in phases 2-6. and creating 22 lots on 2.27 acres in phase 1. Their case is: smaller lot sizes are dictated by significant changes to the economy and the demand for affordable entry-level housing.

As a homeowner in the first phase, we strongly oppose any changes to lot sizes or changes from commercial to residential. Everyone who bought into this development from the beginning did so due to the larger lot sizes and restrictions. We do not want our property or our development devalued due to this developer needing to recoup some losses experienced due to the economy crisis ALL of us have experienced. Our homes are NOT at the same value they were when we built and our faith in this development has been compromised due to the actions and lack of communication with us, the homeowners, with regard to John McCarthy and his Board. We do not want to live in a "Centex" or "Nava Ade" type of development with huge density thru out the additional phases. His proposal DIRECTLY IMPACTS our investment and the whole La Pradera community as well as our neighbors, Vista Ocaso. We do not want to increase the amount of most affordable housing in our development to any more than what is currently required. If you wish to have "live work" housing, then head over to Oshara Village and complete that development's vision as they were "Master Planned" as a live/work community, La Pradera was NOT.

I urge you all to consider the residents and community with respect to any changes within La Pradera.

I thank you for your time and consideration in this matter.

Sincerely,

Marcella & Ted Wiard
73 Bosquecillo
Santa Fe, NM 87508
La Pradera Homeowners

NB G-46

From: crow rising [mailto:miscbyrd@gmail.com]

Sent: Monday, May 09, 2011 3:32 PM

To: Rita B. Maes; Liz Stefanics; Julia Valdez; Tina Salazar; Daniel Mayfield; Juan R. Rios; Virginia Vigil; Kathy S. Holian; Christopher M. Barela; Robert A. Anaya

Subject: BCC case#MIS 02-4325 La Pradera Master Plat Authorization

Greetings Honorable Commissioners,

My name is Crow Rising, I am a homeowner in La Pradera. I am against the Master Plan Amendment for La Pradera.

I bought my home in August of 2009 and since that time nothing has been as it said it would be. For example, I bought in this area because of the 50% open space plan, and the gray water irrigation. I was also told we would have our yard equipped with some drought resistant landscaping. As you may or may not know the gray water plan was never put into effect and instead they installed water pumps to preexisting housing and water spigots to the newer homes. Great, I have convenience but what impact is that having in our extremely drought affected climate? Also the rain barrels that are set up for the house are fantastic but not set up to actually be used they are so low to the ground it almost impossible to attach a hose to many of them. On the landscaping tip, my neighbor got 3 pinons and three rocks--that was it, she was the only one. The reason for my detailing of these things may seem unrelated to issue at hand, but they are not. The common thread is that the developers of La Pradera say one thing and do another. Their proposal to build more and in smaller spaces is just another example of that.

Last week I had the chance to get out and go for a run. I decided to go a different route than normal. On my run I was shocked to see an enormous mountain of trash hidden in the corner of my development. It was easily taller than my house, asphalt, concrete, metal and what have you. It was a disgrace! What was it doing here I wondered, where did it come from and why hadn't it been dealt with!? Then there was the smell, an awful odor imminating from what I can onyl assume was the greywater area? I dont' know all I know is that it was very close to someone's home and I wondered how on earth they pit up with that.

I am worried about my property values. I am worried about my neighbors' property values. The economy has hit us all with varying degrees of gusto, but it has hit us all just the same. I take care of my house and the area around here. I want the people with the money and the agenda to do the same. I stand in solidarity with those opposed to the La Pradera Master Plan

Ammendment.

Thank you for time.

Sincerely,

Crow B Rising
La Pradera Home Owner

505 603 3139

NB G-47

Lisa Cacari Stone & Roberta L. Duran, La Pradera Home Owners



20 Camino Sabanero • Santa Fe, New Mexico 87508 • Phone: 467-8056 • Cell: 690-4404 or 670-6097
E-Mail: lcacaristo@aol.com and laberta@aol.com

May 10, 2011

Board of County Commissioners
c/o County Land Use Administrator
P.O. Box 276
Santa Fe, New Mexico 87504-0276
Re: Opposition to BCC Case # MIS 02-4325

Dear Commissioners:

We oppose the authorization of the “applicants” requests (Gardener Associates LLC and La Pradera Associates LLC) to proceed with the La Pradera Master Plat Authorization (BCC Case # MIS 02-4325). We are asking you to please deny their request and table any future requests pending an independent economic and environmental impact analysis of the proposed changes on the residents of La Pradera, nearby sub-divisions and Santa Fe County.

As you are aware, the “applicants” have submitted an amendment to a master plan for the conversion of commercial space to add 10 additional live/work units in Phase I and an addition of 27 more residential lots in Phases II-VI within the existing La Pradera Subdivision. Unfortunately, the May 10th memo and recommendation to support the applicants request from your Development Review Team (Ms. Lucero), reflects a narrow interpretation of land development codes and omits important facts outlining the negative consequences the “applicants” changes may have on our communities. These proposed changes do not reflect the pressing and “real life” circumstances of our communities. Rather, they are unilateral decisions made by developers without regard to the long-term sustainability of the collective public interests.

As we have observed from other subdivisions, the higher density and volume of homes lowers the market value of real estate and increases the demand on water way above the available supply. Please see the Exhibit E and letter from Mr. Cook which includes a litany of facts illustrating the irresponsible actions of the developers. For instance, in 2006, the Office of the State Engineer issued a negative opinion that the developer’s previous proposals did not satisfy water conservation requirements and violated county regulations. Additionally, since 2004, the developer has repeatedly abused existing covenants and broken promises made to the BCC and public under oath. Why would the BCC or La Pradera residents trust any proposals without further investigation given the history of developer’s actions and lack of stewardship of our scarce water and land?

Finally, please be aware that the residents of La Pradera have had very short notice to organize a consolidated response to the developers proposed changes. While we met on April 25th and April 27th, we have not had enough time to prioritize festering water and development issues, identify viable strategic actions, and review complicated County and HoA covenants and codes governing our actions. **However, we are confident that an objective impact analysis is needed to inform responsible county decisions and support La Pradera residents and the developers in resolving conflict and finding mutually beneficial common ground for long-term sustainability.**

Sincerely,

Roberta Duran

NB G-48

Vicki Lucero

From: MulaChulaSF@aol.com
Sent: Tuesday, May 10, 2011 10:41 AM
To: Vicki Lucero
Cc: nmelc@nmelc.org; MulaChulaSF@aol.com; gabron@aol.com; mskim08@gmail.com
Subject: Vicki Lucero Development Review /La Pradera

May 9, 2011

Re: BCC case#MIS 02-4325 La Pradera Master Plat Authorization.

Honorable Commissioners,

I am writing in opposition to approve a master plan amendment for the applicants.

I believe that many of the obvious reasons have already been presented by Matthew Cook in his opposition filed in April 2011. Those being:

1. Violations of the water restrictive covenants of .16 acre foot per household.
2. Violation of the 1500 square foot minimum per household.
3. Violation of the availability of reclaimed water for irrigation purposes.

The existing development has fallen short of the visionary plans laid out in the Community College Development Plan which called for a sustainable development featuring solar homes, water conservation measures and diversity. Now, in Phases 2-6, the developers are seeking to move even farther away from those attributes by eliminating the diversity in the size of lots and homes, building undersized homes that have no solar features and turning off the reclaimed water facility.

But, I believe the darkest cloud on the horizon is the condition of the wastewater treatment facility. The operation of the current facility is an environmental disaster in the making. I believe the County did not fulfill their fiduciary duty to make sure the original master plans were engineered correctly by Patricio and Oralinda Guererro-Ortiz, of Design Ingenuity, nor did they monitor the operations of the plant to confirm they were in compliance with state regulations. The NMED does not even have the correct information in regard to who the current operator is. By their own admission, they are aware that the

operator listed, Link Summers, is no longer affiliated with the system and has not been since November 2008. Robert George, of the NMED, could not identify the current operator.

Evidence, when compiled, will show that the system has not been in compliance since Mr. Summers was replaced in 2008. The wastewater treatment facility is not operating as it was originally designed. In fact, many of the components involving filters and disinfection were disabled by operators who were not familiar with the systems and how to operate it. This is no doubt where the resulting smell is coming from that several of the residents have been complaining about. I also believe the evidence, when compiled, will reveal the original master plan was presented with an insufficient drainage field in regard to the absorption field area required by the State of two square feet per gallon. The current state of operations of the facility has reduced it to a giant septic tank. There is no "water treatment" occurring at all.

I am sure the EPA would be interested in the current state of affairs as it happens to sit less than 100 feet from a major water way, the Arroyo Hondo, and in the vicinity of several private wells. This is the facility the applicants are proposing to add another 50+ users.

The applicants have explained that the reclaimed water system had to be disabled because the residents were using the water for other than subsurface irrigation. I ask why the houses were outfitted with exterior spigots accessing the reclaimed water if they prohibited to use them? Rancho Viejo, who has a similar system, was not designed this way.

Another issue is the large waste material dump that Advantage Asphalt created while it was using approx. 2 acres right in the middle of the subdivision for their equipment yard. I don't believe that's the type of commercial development the CCDP had in mind for the middle of a residential area.

If the Board chooses to ignore the blatant disregard for state and federal regulations in regard to the environmental issues associated with this development, in addition to the non-compliance with the original conditional permit the County issued, and delegate authority to the Land Use Administrator to

rubber stamp any plan changes, we are prepared to take this to an Environmental Attorney.

Lisa Burns
11 Las Caballeras
Santa Fe, NM 87508

NB G-51

Vicki Lucero

From: Kimberly Gonzales [mskim08@gmail.com]
Sent: Tuesday, May 10, 2011 1:42 PM
To: Vicki Lucero; mulachulasf@aol.com
Subject: Reference: BCC CASE # MIS 02-4325 La Pradera Master Plat Authorization
Attachments: SF County market.pdf

Good afternoon Ms. Lucero,

I write you as a concerned resident of the La Pradera subdivision in Santa Fe County. As you are aware of the master plan amendment being brought to the BCC meeting tomorrow, I write in OPPOSITION of this amendment for the following reasons:

1. I reside at 50 La Pradera 87508 and the addition of 22 homes on 2.27 acres along with the addition of 27 homes to phases 2-6 in the near future will impact the value of my home and neighboring properties by decreasing the value rather than increasing.
2. This amendment could also impact La Pradera's Open Space covenant as more units are added if the county does not consider County Roads as "open space".
3. The residents continue to face challenges such as the existing waste water systems and ground water system at La Pradera. If anyone from the county would care to go out to the site we can prove how badly this system is and how our effluent water system does not work of which residents constructed homes to accommodate, all at the cost of homeowners, not developers.
4. Since I have resided in La Pradera the developers have allowed Advantage Asphalt to create a dumping site in our "open spaces" and our HOA dues paid for them to provide landscaping and maintenance? Again, if you were to go out La Pradera you can clearly see that this DID NOT HAPPEN!
5. La Pradera HOA Board has made several promises during meetings of which are only held yearly or upon an amendment and DO NOT FOLLOW THROUGH with those promises. In 2010 we were promised and shown where gates were to be installed to help decrease the break ins and traffic problems we were experiencing. To this day, we have NO GATES.
6. As the HOA board of La Pradera states that the amendment for smaller lot sizes are dictated by the significant changes to our economy and the market demand for entry level housing, please take into account that according to the Santa Fe Association of Realtors Board President, Jo Anne Vigil Coppler, "it's going to be a very, very, long time, if ever" for those waiting for the Santa Fe real estate market to come back showing that there isn't much of a demand for entry level housing. Santa Fe county single family home numbers show at the end of FY10 4Q that the sales slowed and the counties decline was about 16%. The median sales price in Santa Fe County was \$420,000 which was an increase compare to 4Q last year, that's a 20% increase which predicts a flat year for 2011.
7. Another concern is the water for our subdivision. Through much research of a neighbor (Matthew Cooke) reports show that being that we are in a dry region and the fact that our subdivision's main water source is from the San Juan/Chama watershed, if negotiations with the City's does not go through isn't the current permit set to expire in 2016? If so how does the County/La Pradera HOA plan on providing water for everyone including all new amendments to the masterplat?

NB G-52

Where exactly is the demand? from the market or the developers?

Hopefully the BCC can do what's best for the residents of La Pradera.

Kimberly C. Gonzales
50 La Pradera
Santa Fe, NM 87508