

Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel M. Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

**DATE:** March 20, 2014

**TO:** County Development Review Committee

**FROM:** Jose E. Larrañaga, Development Review Team Leader *JE*

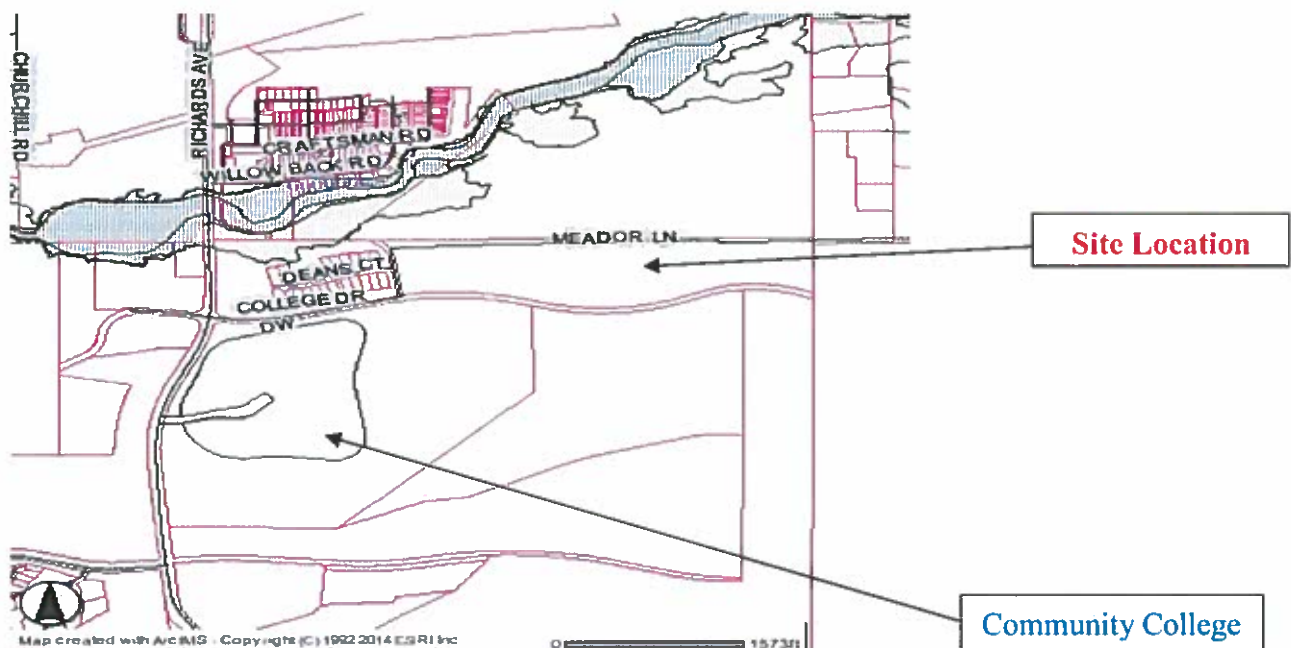
**VIA:** Penny Ellis-Green, Land Use Administrator *PEG*  
Vicki Lucero, Building and Development Services Manager *VL*  
Wayne Dalton, Building and Development Services Supervisor *WD*

**FILE REF.:** CDRC CASE # ZA 13-5380 Elevation at Rancho Viejo

**ISSUE:**

Univest-Rancho Viejo, LLC and Vedula Residential Operating, LLC, Applicants, JenkinsGavin, Agents, request a Master Plan Amendment to bring the College North Master Plan into conformance with the Community College District Ordinance to allow a multi-family residential community consisting of 214 residential units on 56.91 ± acres. The site is located on the north side of College Drive and east of Burnt Water Road within the Community College District, within Section 21, Township 16 North, Range 9 East (Commission District 5).

**Vicinity Map:**



## SUMMARY:

The Applicants are requesting a Master Plan Amendment to the College North Master Plan which was approved by the Extraterritorial Zoning Authority (EZA) in 1997. The existing Master Plan allows for 73 single family lots on 90.75 acres. Phase I of the existing Master Plan was developed in 1999 as a 20 lot subdivision known as the College Heights Subdivision on 33.84 ± acres.

The Community College District Ordinance (CCDO) was adopted on December 11, 2000. The CCD Land Use Zoning Map designates this site as a Village Zone within a New Community Center which allows for multifamily residential use. The Applicants request is to bring the College North Master Plan into conformance with the Community College District Ordinance. The Master Plan Amendment would allow a 214 unit multifamily residential apartment community on a portion of the 56.91 ± acre site, which is defined as an eligible use in the CCD Land Use Table within a New Community Center (Exhibit 10). Density allowed in this area is a minimum of 3.5 dwelling units per acre.

The Applicants have refined their plans to relocate the proposed site of the apartments in accordance with the alignment of the proposed Southeast connector. The exact alignment of the Southeast Connector has not been established therefore the actual building site of the apartments may change to coincide with the alignment once it is finalized by the County.

Article V, § 5.2.6.b (Amendments) states: “any substantial change in land use or any increase in density or intensity of development in the approved master plan requires approval by the County Development Review Committee and the Board”.

Article V, § 5.2.1.b states: “a Master Plan is comprehensive in establishing the scope of a project, yet is less detailed than a Development Plan. It provides a means for the County Development Review Committee and the Board to review projects and the sub-divider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a Preliminary and Final Plat approval”.

This Application was submitted on December 6, 2013.

**Building and Development Services staff have reviewed this project for compliance with pertinent Code requirements and have found that the facts presented support this request: the Application is comprehensive in establishing the scope of the project; the Master Plan Amendment conforms to the eligible use and density allowed under a New Community Center; the Application satisfies the submittal requirements set forth in the Land Development Code.**

**The review comments from State Agencies and County staff have established findings that this Application is in compliance with state requirements, County Ordinance No. 2000-12 Community College District and Article V, § 5, Master Plan Procedures of the Land Development Code.**

**APPROVAL SOUGHT:** Master Plan Amendment to the College North Master Plan to allow a multi-family residential community on 56.91 acres ±.

**GROWTH MANAGEMENT AREA:** Community College District, Community District.

**ZONE:** Village Zone within a New Community Center District.

**ARCHAEOLOGIC:** An archaeological site was documented on this site in 1995. This site is eligible for listing in the National Register of Historic Places and the State Register of Cultural Properties. The Historic Preservation Division recommends that an archaeologist verify the site location and boundaries to ensure that the non-disturbance easement is in the correct location and is of sufficient size to protect the site. The Applicants must verify the exact location of the archaeological non-disturbance easement on the Final Development Plan submittal.

**ACCESS AND TRAFFIC:** The site will access directly off College Drive with an emergency access off the proposed Southeast Connector. The Applicants shall make all improvements necessary to College Drive for access to the site, including implementing a second lane to the roundabout at the intersection at Richards Avenue & College Drive. A Traffic Impact Analysis was submitted and reviewed by the County Public Works Department. Public Works conditions included: the Applicants submit a Traffic Impact Analysis once traffic data for the location study becomes publically available to determine if any off-site improvements are warranted; a traffic circle may be required at the intersection of College Drive and the Southeast Connector which would require a 105' radius from the intersections center line; a left turn deceleration lane shall be installed at the main driveway of the development.

**FIRE PROTECTION:** La Cienega Fire District: Santa Fe County will provide the water source for fire protection; fire hydrants will be located within the site; Cul-de-sacs shall be a minimum 50' radius; the proposed access via the Southeast Connector shall be in place as emergency access for the complex.

**WATER SUPPLY:** The project will be served by the County Water Utility. A 12" water line will be constructed to serve the development which will connect to a master meter that is connected to a 16" main line on Richards Avenue. A water utilities service

availability analysis was issued to the Applicants by the Santa Fe County Utilities Department.

**LIQUID WASTE:**

The project will be served by the Ranchland Utility Company. The application was reviewed by NMED, Ground Water Quality Bureau who determined that the proposal will fit within the current conditions of Rancho Viejo's Ground Water Discharge Permit and no further permitting is required.

**SOLID WASTE:**

The apartments will have a series of dumpsters that will be screened and gated. Weekly collection of waste will be contracted with a local waste collection company.

**FLOODPLAIN &  
TERRAIN MANAGEMENT:**

The site has 0-20% percent slopes with minor 15%-30% isolated occurrences. The property is not located within a designated FEMA 100 Year flood zone and is located in Firm Panel 35049c0526E dated December 4, 2012 and located in Zone X.

The Applicant's proposal shows existing topography, natural drainage, and proposed locations for ponding. The Application meets Master Plan requirements of the Santa Fe County Land Development Code, Ordinance No. 2000-12 Community College District, and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

**SIGNAGE AND LIGHTING:**

The Applicants have submitted a conceptual signage plan showing two Monument Signs at the entrance of the development. As per Article VIII, Section 7.13, only one permanent identification sign shall be permitted and sign area shall not exceed 20 square feet in size. The Applicant shall comply with all signage requirements within Article VIII, (Sign Regulations) at time of Development Plan Submittal. The signage element of this Application does not comply with Article V, Section 5 (Master Plan Procedures).

The Applicants have submitted a conceptual lighting plan showing pole mounted lights at 25 feet in height. All pole mounted lighting shall not exceed 24 feet in height. All lighting within the CCD shall be shielded. The Applicant shall comply with all outdoor lighting requirements within Article VIII, Section 4.4.4.h at time of Development Plan submittal. The lighting element of this Application does not comply with Article V, Section 5 (Master Plan Procedures).

**EXISTING DEVELOPMENT:** The project site is currently vacant.

**ADJACENT PROPERTY:** The site is bordered to the west by the College Heights Subdivision. The Community College and vacant property owned by the Community College borders College Drive to the south. The site is bordered to the north and east by vacant residential parcels.

**OPEN SPACE:** The proposal meets the requirements set forth in the Land Development Code and Ordinance 2000-12 (Community College District), for Open Space and Trails, including minimum 50% open space and accommodation of planned district trails running E-W along College Drive and NW-SE along a utility easement on the eastern end of the property.

| <b>AGENCY REVIEW:</b> | <u>Agency</u>    | <u>Recommendation</u>      |
|-----------------------|------------------|----------------------------|
|                       | County Fire      | Approval with Conditions   |
|                       | County Utilities | Approval                   |
|                       | NMDOT            | Approval                   |
|                       | Open Space       | Approval                   |
|                       | Public Works     | Approval with Conditions   |
|                       | OSE              | No Opinion on Master Plans |
|                       | SHPO             | Approval with Conditions   |
|                       | NMED             | Approval                   |
|                       | Public Schools   | Approval                   |

**STAFF RECOMMENDATION:** Conditional approval for a Master Plan Amendment to the College North Master Plan to allow a multi-family residential community consisting of 214 dwelling units on 56.91 ± acres subject to the following staff conditions:

1. The Applicants shall comply with all review agency comments and conditions, as per **Article V, § 7.1.3.c. Conditions shall be noted on the recorded Master Plan.**
2. Master Plan Amendment with appropriate signatures shall be recorded with the County Clerk, as per **Article V, § 5.2.5.**
3. A revised Traffic Impact Analysis shall be submitted based on the Southeast Connector at Preliminary Development Plan. **Article III, § 4.4.1.5.c**

**EXHIBITS:**

1. Master Plan Report
2. Proposed Plans
3. Reviewing Agency Responses
4. Letter from County Utilities
5. Aerial Photo of Site
6. Letter from Ranch Land Utility Co.
7. Article V, § 5.2.6.b
8. Article V, § 5.2.1.b
9. Article V, § 5.2.5
10. CCD Land Use Table
11. CCD Land Use Zoning Map
12. Article III, § 4.4.1.5.c
13. Preferred Alignment of the Southeast Connector
14. Letters of Concern



**jenkinsgavin**  
DESIGN & DEVELOPMENT INC

December 6, 2013

Jose Larrañaga, Commercial Development Case Manager  
Santa Fe County Development Services  
102 Grant Avenue  
Santa Fe, NM 87501

**RE: Elevation at Rancho Viejo  
Master Plan Amendment Application**

Dear Jose:

This letter is respectfully submitted on behalf of Uninvest-Rancho Viejo, LLC and Vedula Residential Operating, LLC in application for an amendment to the College North Master Plan affecting the ±56.91-acre parcel located north of College Drive and east of Burnt Water Road in the Community College District ("CCD").

### **Background Summary**

The subject property is part of the 1997 College North Master Plan (attached), which contemplated 73 single family lots on 90.75 acres. Phase 1 of the Master Plan was developed in 1999 as the 20-lot College Heights Subdivision. The 56.91-acre subject property is identified as "Future Phases 2 & 3" on the College Heights Plat. Subsequently in 2000, the Community College District Ordinance was adopted, which designates the subject property as a Village Zone. In addition, the property is part of the New Community Center at Oshara Village. We are now seeking to bring the property into compliance with the CCD Ordinance by amending the Master Plan to allow for construction of a multi-family residential community.

### **Master Plan Amendment**

A 214-unit apartment community is proposed for the subject property, necessitating this Master Plan Amendment. Originally, the project was proposed for the west end of the subject parcel, adjacent to Burnt Water Road and the existing College Heights Subdivision. However, in response to neighbor concerns expressed at our two community meetings, the Project was relocated significantly eastward to provide a large buffer and transition between College Heights and the proposed apartments. Furthermore, as reflected in the attached plans, the Project is now even further east and sited on the east side of the proposed right-of-way for the SE Connector roadway. Consequently, the apartments are now 0.26 miles east of the College Heights Subdivision. Following approval of this Master Plan Amendment, a subdivision plat will be submitted to the County that dedicates the right-of-way for the SE Connector and creates a separate tract for the apartment development.



## **Access & Traffic**

An extension of College Drive will be constructed from Burnt Water to the eastern edge of the apartment project, which will be accessed via this new section of College Drive via two driveways – the main entrance in the center, and a gated exit on the east side. In addition, a gated entrance is proposed from the new SE Connector. A Traffic Impact Analysis (“TIA”) was prepared by CKS LLC and is submitted with this application. The conclusions are summarized below:

- The Project’s proposed access points on College Drive should be designed and constructed as un-signalized intersections. A left-turn deceleration lane will be required on College Drive at the central main driveway.
- The intersections of Richards Avenue/Dinosaur Trail and Richards Avenue/Avenida del Sur currently operate at acceptable levels of service during peak periods, and will continue to do so in the future. No further improvements to these two intersections are warranted.
- The intersections at Richards Avenue/Willowback Road and Richards Avenue/College Drive currently experience delay, or will in the future, during peak periods whether or not the Project is implemented.
- The roundabout at Richards Avenue/Willow Back Road currently operates at acceptable levels of service, but will experience delay in the future, whether or not the Project is implemented. If a second southbound through lane for Richards traffic were added, the intersection would operate at acceptable levels of service with or without the Project.
- The roundabout at Richards Avenue/College Drive currently experiences delay and will continue to do so in the future, whether or not the Project is implemented. If the existing single-lane roundabout were converted to two lanes, the intersection would operate at acceptable levels of service, with or without the Project.

The NE/SE Connector Location Study is currently underway to determine the future location of the Southeast Connector. The SE Connector is intended to provide relief to Richards Avenue, but as the study is not complete, the extent of the impact is not yet known. However, the construction of the SE Connector is likely to produce acceptable levels of service on Richards Avenue and therefore render the above referenced improvements unnecessary. Once the County’s traffic data becomes publicly available, we will review it to determine if any off-site improvements are warranted and will update the TIA accordingly.

In conjunction with development of the apartment community, Rancho Viejo is open to donating the requisite right-of-way for the SE Connector. In addition, the construction of the College Drive extension to the serve the Project will provide a critical connection to the SE Connector. These significant cost savings for the County will greatly benefit the overall success of the NE/SE Connector project.

## **Water Supply Plan & Preliminary Water Budget**



The Project will be served by the County Water Utility with the construction of a new 12" water line in College Drive connecting via a master meter to the existing 16" main in Richards Avenue. Please refer to the attached plans and the Water Utility Service Availability Analysis for further details.

The Preliminary Project Water Budget is 34.24 acre feet per year, as described below:

| <i>Use</i>   | <i>AFY/Unit</i> | <i>Unit Count</i> | <i>Total AFY</i> |
|--------------|-----------------|-------------------|------------------|
| Multi-Family | 0.16            | 214               | 34.24            |

### **Liquid Waste Disposal**

The Project will be served by Ranchland Utility Company. On-site wastewater collection will be accomplished via a series of 6" gravity and 2" force main service lines, flowing into a new 3" force main commencing at the northwest corner of the apartments and connecting to the existing 3" force main at the intersection of Burnt Water and Deans Court. Please refer to the attached Conceptual Sanitary Sewer Plan for further information.

### **Terrain Management**

Storm water runoff from the Project will be collected in a series of small, shallow drainage swales integrated into the landscaped common areas, which maximizes passive irrigation. Please refer to the Conceptual Terrain Management Plan for further information.

### **Landscaping Concepts**

As described above, storm water management at the apartment community will be integrated with the landscaping, which will include a combination of native, drought tolerant grasses, shrubs, evergreens, and deciduous trees. Seasonal flowering plants will also be incorporated. In addition to the passive water harvesting described above, storm water will be actively harvested in a series of below-ground cisterns connected to the irrigation system. A conceptual landscape plan is included to provide the intent of the design. A detailed landscape plan will be included in the pending Development Plan submittal.

Water harvesting will be provided in accordance with County Ordinance 2003-6. Conceptually, the cisterns would total 180,000 gallons (roofed area of 120,000 s.f. x 1.5), but shall be reduced upon submittal of the Final Development Plan application and the associated landscaping water budget.

### **Open Space & Trails**

The Project will comply with the minimum 50% open space requirement of the CCD Ordinance.

An east-west pedestrian trail will be constructed along the north side of College Drive to connect with the existing trail at College Heights. In addition, a twenty foot trail easement is proposed

along the west side of the power line easement at the east end of the subject property.

### **Archaeology**

An archaeological survey was performed as part of the Rancho Viejo master planning process and an archaeologically significant site is preserved in an easement at the east end of the property.

### **Solid Waste**

The apartments will have a series of dumpsters that will be screened and gated. Weekly collection will be contracted with a local waste collection company.

### **Lighting & Signage**

As depicted in the attached Conceptual Lighting & Signage Plan, site lighting in the apartment community will be combination of 25-foot pole mounted lights along the driveways and in the parking areas, 9-foot post top lights along the pedestrian walkways, and building mounted sconces. All lights will be shielded and full cut-off in accordance with County requirements. Regarding signage, two monument signs are proposed on either side of the main entrance. Lighting and signage details are attached for your reference.

### **Environmental Performance Standards**

The Project will comply with all County codes as they pertain to environmental performance standards. Furthermore, environmental protection is accomplished through (1) the preservation of open space and existing vegetation; (2) passive irrigation through drainage swales; (3) active water harvesting for irrigation purpose; (4) night sky protection; and (5) pedestrian trail improvements.

In support of this request, the following documentation is included herewith for your review and consideration:

- Development Permit Application
- Warranty Deed & Letters of Authorization
- College North Master Plan (1997)
- Water Utilities Service Availability Analysis
- Landscape Concept Plan
- School Impact Form
- Legal Lot of Record
- Proof of Property Taxes Paid
- Traffic Impact Analysis – 4 copies
- Master Plan Submittal Drawings – 13 full size & one reduced set

Finally, included herewith is a check in the amount of \$1,250.00 for the application fees, calculated as follows:

|                        |              |
|------------------------|--------------|
| Application Fee        | 100.00       |
| 4 Notice Boards        | 100.00       |
| Inspection             | 150.00       |
| MP Amendment           | 250.00       |
| TIA                    | 500.00       |
| Fire Review            | 100.00       |
| <u>Fire Inspection</u> | <u>50.00</u> |
| Total                  | \$1,250.00   |

Please do not hesitate to contact us should you have any questions or need additional information.

Thank you for your consideration.

Sincerely,



Jennifer Jenkins  
JenkinsGavin Design & Development, Inc.



Colleen C. Gavin, AIA

# ELEVATION

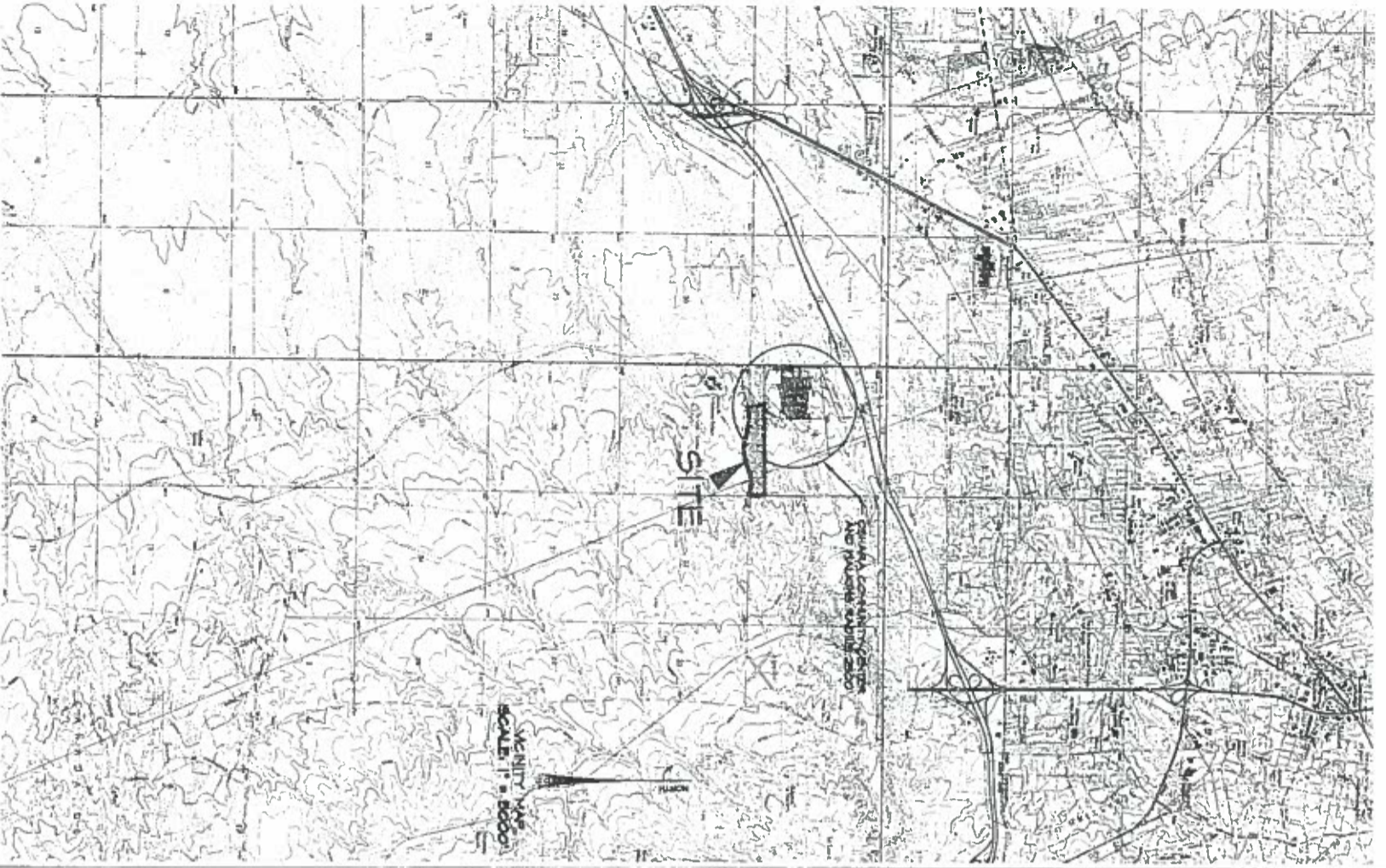
## ELEVATION AT RANCHO VIEJO

### MASTER PLAN AMENDMENT

COLLEGE DRIVE, SANTA FE, NEW MEXICO  
SECTIONS 16 and 21, T 16 N, R 9 E, N.M.P.M.

#### SHEET LIST

1. COVER SHEET
2. BOUNDARY SURVEY
3. TOPOGRAPHY
4. LAND USE TYPES
5. SLOPE ANALYSIS AND EXISTING CONDITIONS
6. MASTER PLAN AMENDMENT
7. CONCEPTUAL FLOOR PLANS
- 8-9. CONCEPTUAL BUILDING PLANS
- 10-11. CONCEPTUAL BUILDING ELEVATIONS
12. CONCEPTUAL LIGHTING & SIGNAGE PLAN
13. LIGHTING DETAILS
- 13a. SIGNAGE DETAILS
14. CONCEPTUAL ROADWAY PLAN
15. CONCEPTUAL TERRAIN MANAGEMENT PLAN
16. CONCEPTUAL WATER AND FIRE PROTECTION PLAN
17. CONCEPTUAL SANITARY SEWER PLAN
18. CONCEPTUAL DRY UTILITY PLAN
19. CONCEPTUAL WATER HARVESTING PLAN
20. CONCEPTUAL OPEN SPACE PLAN



**OWNER/DEVELOPER:**  
UNIVEST-RANCHO VIEJO, LLC.  
P.O. BOX 236  
SANTA FE, NM 87504

**PLANNERS:**



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

**CIVIL ENGINEER:**

**DESIGN ENGINEER**



431 Lullia Street, Suite C, Santa Fe, New Mexico  
(505) 584-9951

**SURVEYOR:**

**DAWSON SURVEYS INC.**  
PROFESSIONAL LAND SURVEYORS  
2502 B CAMINO ENTRADA  
SANTA FE, NM, 87507  
PH. (505) 471-6660

**ARCHITECT/LANDSCAPE ARCHITECT:**

**TOD & ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING •  
409 N. 44TH STREET  
PHOENIX, ARIZONA 85018  
(602) 952-8280 PHONE  
(602) 952-8445 FAX  
www.todassoc.com

**TRAFFIC ENGINEER:**

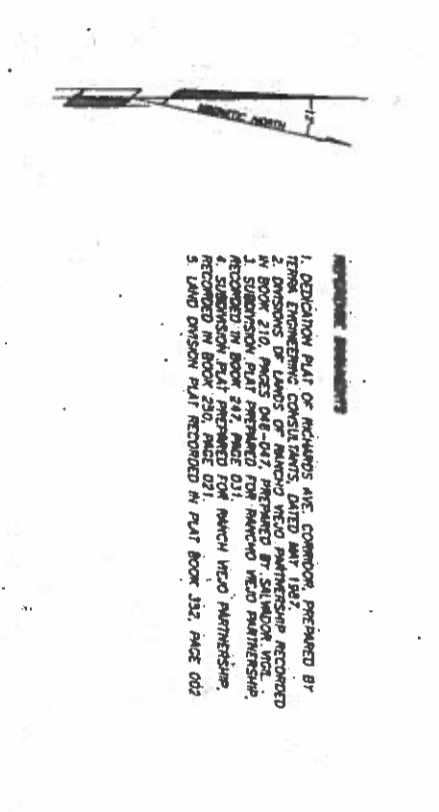
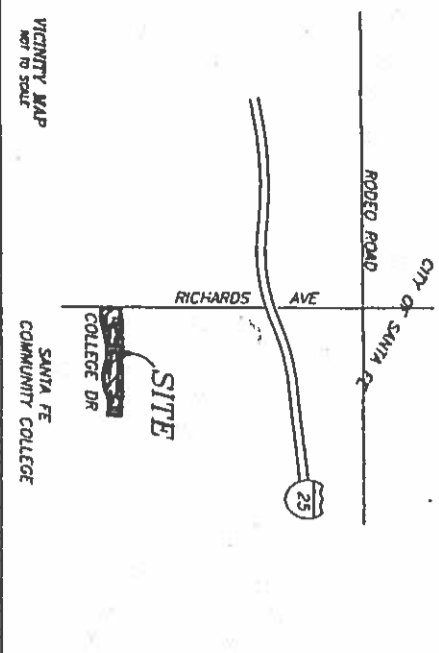
**CKS**  
ILLINOIS  
7 AVENIDA VISTA GRANDE, SUITE B7, #236  
SANTA FE, NM 87508  
(505) 984-4146

NB9-12

DECEMBER 02, 2013

**REVISIONS**

| DATE     | BY  | DATE | BY |
|----------|-----|------|----|
| 01/21/14 | 0.5 |      |    |
|          |     |      |    |
|          |     |      |    |



- REGULATORY COMPLIANCE**
1. DEDICATION PLAN OF RICHARDS AVE. COMMON, PREPARED BY TERRAN ENGINEERING CONSULTANTS, DATED MAY 1997.
  2. DIVISIONS OF LANDS OF RANCHO VIEJO PARTNERSHIP RECORDED IN BOOK 210, PAGES 081-097, PREPARED BY STRANCO, INC., JANUARY 1994.
  3. SUBDIVISION PLAN FOR RANCHO VIEJO PARTNERSHIP, RECORDED IN BOOK 210, PAGE 031, PREPARED BY STRANCO, INC., JANUARY 1994.
  4. SUBDIVISION PLAN FOR RANCHO VIEJO PARTNERSHIP, RECORDED IN BOOK 230, PAGE 021.
  5. LAND DIVISION PLAN RECORDED IN PLAT BOOK 332, PAGE 003.

OWNER: RANCHO VIEJO DE SANTA FE, INC.  
 BY: *[Signature]*  
 VICE PRESIDENT

STATE OF NEW MEXICO  
 COUNTY OF SANTA FE  
 I, *[Signature]*, COUNTY CLERK  
 DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS PROPERLY FILED AND RECORDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-2-2 AND SECTION 13-2-1 OF THE NEW MEXICO STATUTES.



SANTA FE COUNTY APPROVAL, NOTES AND COMMENTS

APPROVED BY *[Signature]* LAND USE ADMINISTRATION DATE 02-12-98

COUNTY DEVELOPMENT PERMIT NO. 98-1221 DATE 12/31/98

COUNTY PUBLIC WORKS *[Signature]* DATE 1/6/99

COUNTY FIRE MARSHAL *[Signature]* DATE 1/6/99

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY AT THEIR REGULAR MEETING OF JUNE 9 1998

*[Signature]* COUNTY CLERK

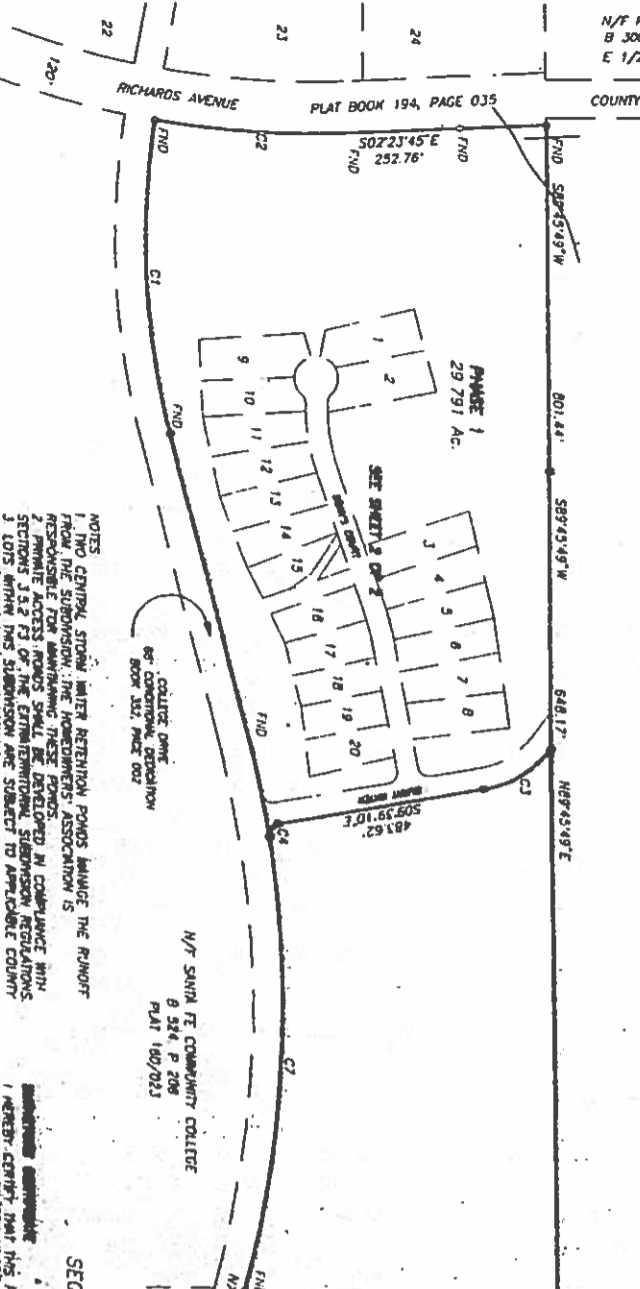
APPROVED BY THE ENTERTAINMENTAL ZONING COMMISSION AT THEIR MEETING OF 2-12-98

*[Signature]* SECRETARY

N/F STENC CORPORATION  
 B 436, P 591  
 PROPOSED TRACT 1  
 PROPOSED LOT SPILT

SEC 16

RESERVED LOT 1  
 56,907 Ac.  
 (Future Phases 2 & 3)



N/F PETCHESKY  
 B 300, P 909  
 E 1/2, SEC 17

RICHARDS AVENUE  
 PLAT BOOK 194, PAGE 035

COUNTY ROAD 64L

50223'45"E  
 252.76'

58749'49"W

601.84'

58949'49"W

648.17'

NEP43'19'E

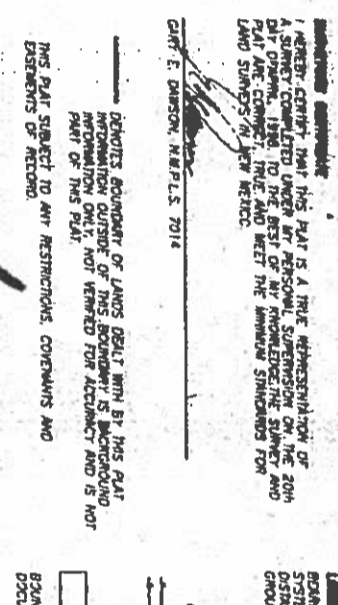
50939'10"E  
 481.52'

**NOTES**

1. THE CENTRAL STORM WATER RETENTION POND SERVICE THE RIFWOFF FROM THE SUBDIVISION. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THESE POND SERVICE.
2. PRIVATE ACCESS ROADS SHALL BE DEVELOPED IN CONFORMANCE WITH SECTION 13-2-2 OF THE ENTERTAINMENTAL ZONING ORDINANCE AND EXISTING CONDITIONS SHALL BE MAINTAINED TO THE EXTENT POSSIBLE.
3. NATURAL DRAINAGE CHANNELS AND DRAINAGE ESCAPEMENTS SHALL REMAIN FREE OF DEBRIS OR FILL MATERIAL THAT WOULD IMPED THE FLOW OF STORM WATER. NATURAL DRAINAGE ESCAPEMENTS SHOWN ARE TO REMAIN IN THEIR NATURAL CONDITION.
4. EXISTING UTILITY LINES AND SERVICES SHOWN ARE TO REMAIN UNLESS OTHERWISE SHOWN OTHERWISE.
5. ALL CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS.
6. ALL COMMON AND PUBLIC OPEN SPACES ARE SUBJECT TO DRAINAGE PROVISIONS AND PUBLIC UTILITY SERVICES.
7. LOTS IN THIS SUBDIVISION SHALL BE DEVELOPED TO CONFORM WITH THE ZONING ORDINANCE AND REGULATIONS FOR THE ENTERTAINMENTAL ZONING DISTRICT OF SANTA FE COUNTY AT BOOK 194, PAGE 035.
8. ALL GROUND DISTURBANCE ACTIVITIES ARE PROHIBITED WITHIN THE UNITS OF THE ANCHORAGE, EXCEPT UNLESS APPROVED BY THE APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS.
9. ALL UTILITIES SHALL BE INSTALLED WITHIN THE SUBDIVISION.
10. NO FURTHER SUBDIVISION OF THESE LOTS IS PERMITTED.
11. NO GUEST HOUSES ARE PERMITTED.
12. NO CREEK BEDS ARE PERMITTED.
13. LOTS ARE SUBJECT TO THE FOLLOWING ESCAPEMENTS:
  - a. ESCAPEMENTS SHALL BE MAINTAINED AND NOT COVERED OR FILLED.
  - b. ESCAPEMENTS SHALL BE MAINTAINED AND NOT COVERED OR FILLED.
  - c. ESCAPEMENTS SHALL BE MAINTAINED AND NOT COVERED OR FILLED.
  - d. ESCAPEMENTS SHALL BE MAINTAINED AND NOT COVERED OR FILLED.
14. MAINTENANCE OF POND SERVICE STRUCTURES AND COMMON OPEN SPACE IS THE RESPONSIBILITY OF THE COLLECTE MEMBERS.
15. SHARED DRIVERS ARE SUBJECT TO ACCESS AND UTILITY ESCAPEMENTS FOR THE BENEFIT OF THE COLLECTE MEMBERS.
16. THE DESIGNER SHALL RECORD A RECORD IN ACCORDANCE WITH SECTION 13-2-2 OF THE ENTERTAINMENTAL ZONING ORDINANCE AND REGULATIONS TO PROVIDE ACCESS TO COLLECTE DOME 5. THE DESIGNER SHALL RECORD A RECORD IN ACCORDANCE WITH SECTION 13-2-2 OF THE ENTERTAINMENTAL ZONING ORDINANCE AND REGULATIONS TO PROVIDE ACCESS TO COLLECTE DOME 5. THE DESIGNER SHALL RECORD A RECORD IN ACCORDANCE WITH SECTION 13-2-2 OF THE ENTERTAINMENTAL ZONING ORDINANCE AND REGULATIONS TO PROVIDE ACCESS TO COLLECTE DOME 5.

SEC 21

TRACT A  
 B 230, P 021



*[Signature]*  
 DATE

*[Signature]*  
 DATE

THE PART SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

BOUNDARY DATA IN PARAGRAPHS 5 FROM PRIOR PLATS OR DOCUMENTS.

COUNTY OF SANTA FE 1020410355  
 STATE OF NEW MEXICO  
 I, *[Signature]*, COUNTY CLERK  
 DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS PROPERLY FILED AND RECORDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-2-2 AND SECTION 13-2-1 OF THE NEW MEXICO STATUTES.

*[Signature]*  
 DATE



COLLEGE HEIGHTS PHASE 1  
 PLAT PREPARED FOR DE SANTA FE, INC.  
 BEING A SUBDIVISION OF A PORTION OF  
 LOT 1, RECORDED BOOK 332, PAGE 002  
 WITHIN  
 SECTION 21, T16N, R9E, NMPM  
 SANTA FE COUNTY, N.M.  
 SHEET 1 OF 2

U.S. WEST COMMUNICATIONS, Inc. Declines to be a party to this instrument.

U.S. WEST COMMUNICATIONS, Inc. Declines to be a party to this instrument.

U.S. WEST COMMUNICATIONS, Inc. Declines to be a party to this instrument.

U.S. WEST COMMUNICATIONS, Inc. Declines to be a party to this instrument.

U.S. WEST COMMUNICATIONS, Inc. Declines to be a party to this instrument.

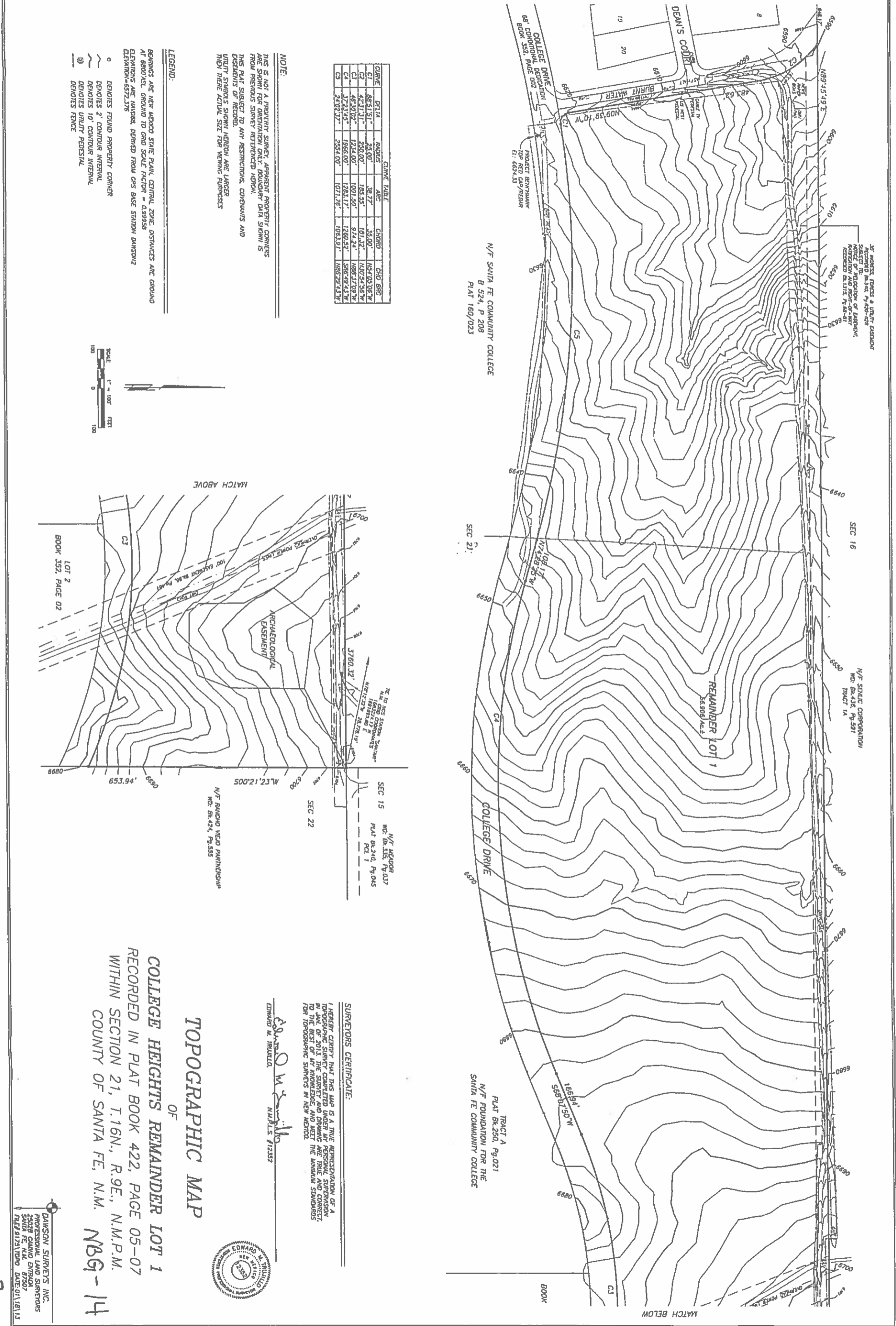
U.S. WEST COMMUNICATIONS, Inc. Declines to be a party to this instrument.

U.S. WEST COMMUNICATIONS, Inc. Declines to be a party to this instrument.

U.S. WEST COMMUNICATIONS, Inc. Declines to be a party to this instrument.

U.S. WEST COMMUNICATIONS, Inc. Declines to be a party to this instrument.

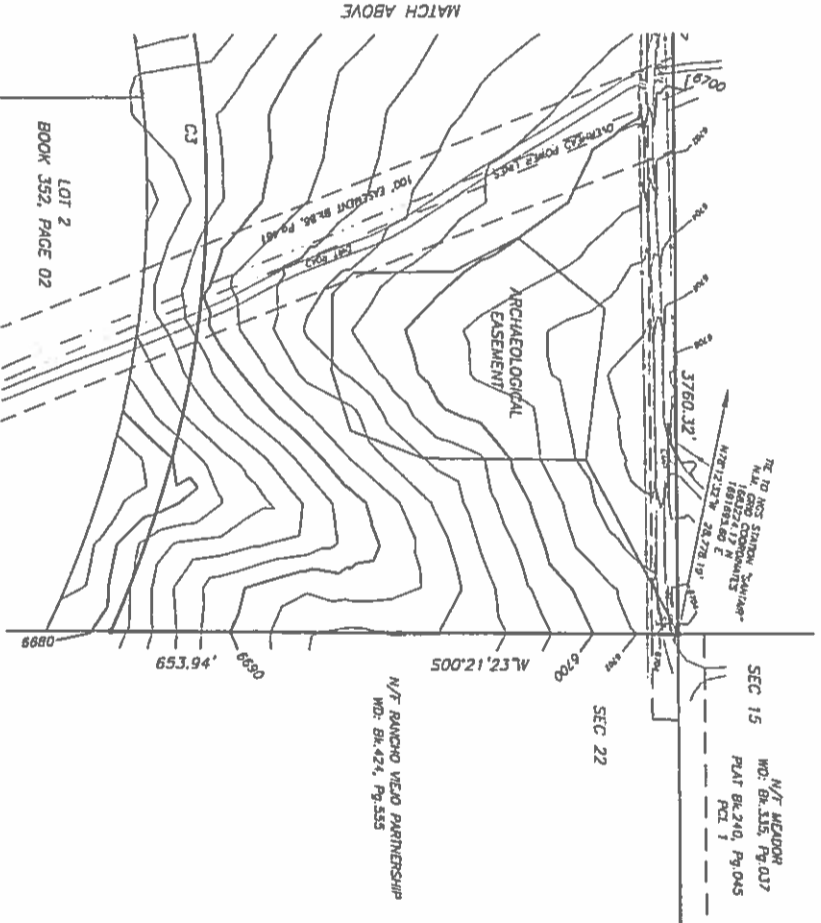
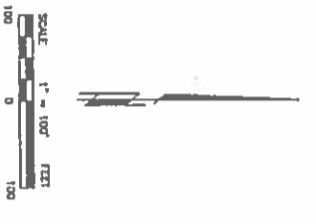
1089-



| CURVE | DATA      | RADUS    | ARC      | CHORD    | CHD. BEG.    |
|-------|-----------|----------|----------|----------|--------------|
| C1    | 88°51'31" | 28.00'   | 38.27'   | 18.00'   | 184.0253087W |
| C2    | 42°31'31" | 28.00'   | 188.55'  | 181.12'  | 110°54'48.7W |
| C3    | 46°30'02" | 124.00'  | 1601.50' | 974.74'  | 108°31'09.7W |
| C4    | 37°23'45" | 1988.00' | 1284.12' | 1280.24' | 58°49'43.7W  |
| C5    | 24°02'37" | 2534.00' | 1071.76' | 1053.97' | 188°29'43.7W |

**NOTE:**  
 THIS IS NOT A PROPERTY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.  
 THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.  
 UTILITY SYMBOLS SHOWN HEREON ARE LARGER THAN THEIR ACTUAL SIZE FOR VIEWING PURPOSES.

**LEGEND:**  
 ○ DENOTES FOUND PROPERTY CORNER  
 --- DENOTES 2' CONTOUR INTERVAL  
 --- DENOTES 10' CONTOUR INTERVAL  
 ⊕ DENOTES UTILITY PEDISTAL  
 ⊖ DENOTES FENCE



**SURVEYORS CERTIFICATE:**

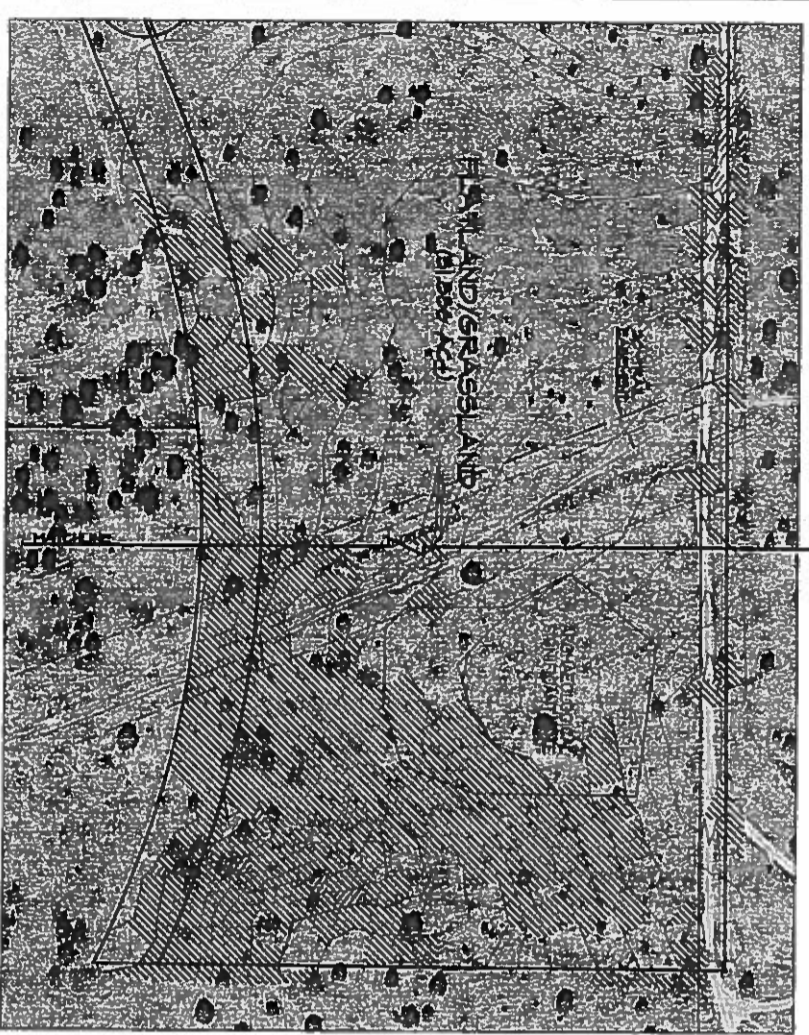
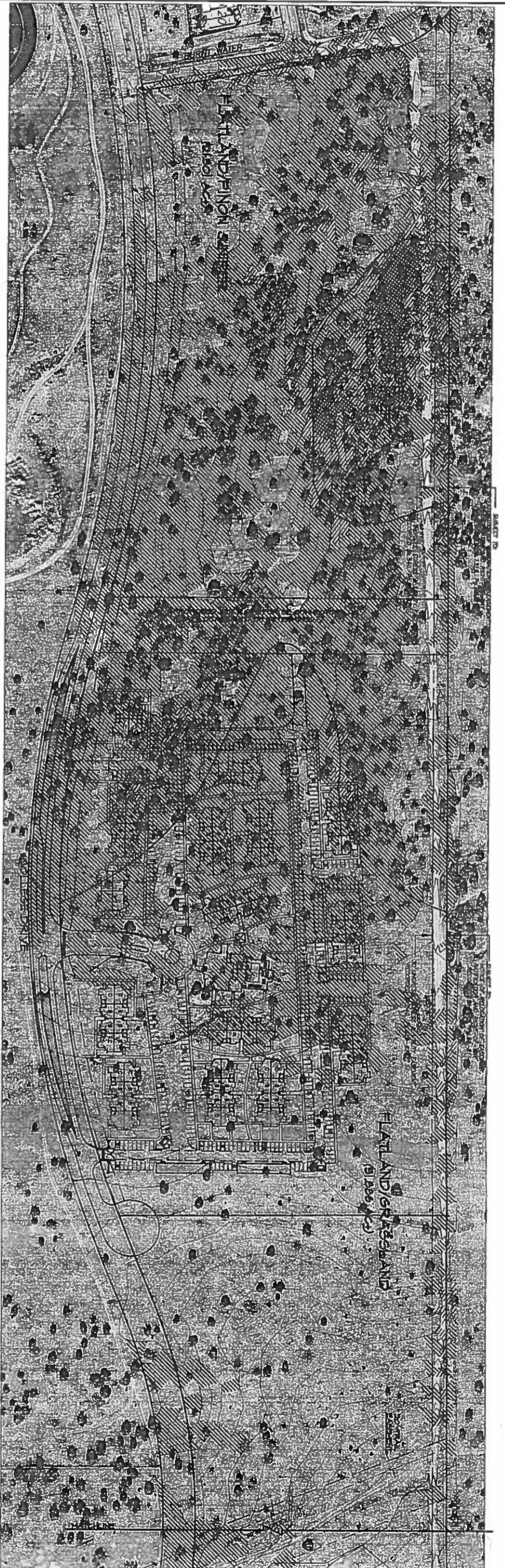
I HEREBY CERTIFY THAT THIS MAP IS A TRUE REPRESENTATION OF A TOPOGRAPHIC SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION IN JAN. OF 2011. THE SURVEY AND DRAWING ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND MEET THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS IN NEW MEXICO.

EDWARD M. TRULLIERO  
 N.M.P.L.S. #12552



**TOPOGRAPHIC MAP**  
 OF  
**COLLEGE HEIGHTS REMAINDER LOT 1**  
 RECORDED IN PLAT BOOK 422, PAGE 05-07  
 WITHIN SECTION 21, T.16N., R.9E., N.M.P.M.  
 COUNTY OF SANTA FE, N.M. NB9-14

DAWSON SURVEYS, INC.  
 PROFESSIONAL LAND SURVEYORS  
 20028 CANNON EMBUDA  
 SANTA FE, N.M. 87507  
 FILE# 917517090 DATE: 01/18/13



**SLOPE LEGEND**

- 0-5% SLOPE
  - 5%-10% SLOPE USING 2' CONTOUR INTERVAL
  - 10%-15% SLOPE USING 2' CONTOUR INTERVAL
  - 15% AND GREATER SLOPE USING 2' CONTOUR INTERVAL
- SEE SHEET 9 FOR SOURCE OF TOPOGRAPHY SHOWN HEREON.

**LANDSCAPE TYPE**

- RESTORATION JUNKIE 85 ACRES
- FLATLAND/PINON JUNKIE 23 ACRES
- FLATLAND/GRASSLAND 514 ACRES

**ZONING ALLOWANCE**

- 1 DU/ACRE
  - 85 DU/ACRE MINIMUM 75.5 DU/ACRE
  - 85 DU/ACRE MINIMUM 112.5 DU/ACRE
- MINIMUM TOTAL - NO DRILLING UNITS  
MINIMUM TOTAL NOT DETERMINED

NSG-15

DESIGN ENGINEER

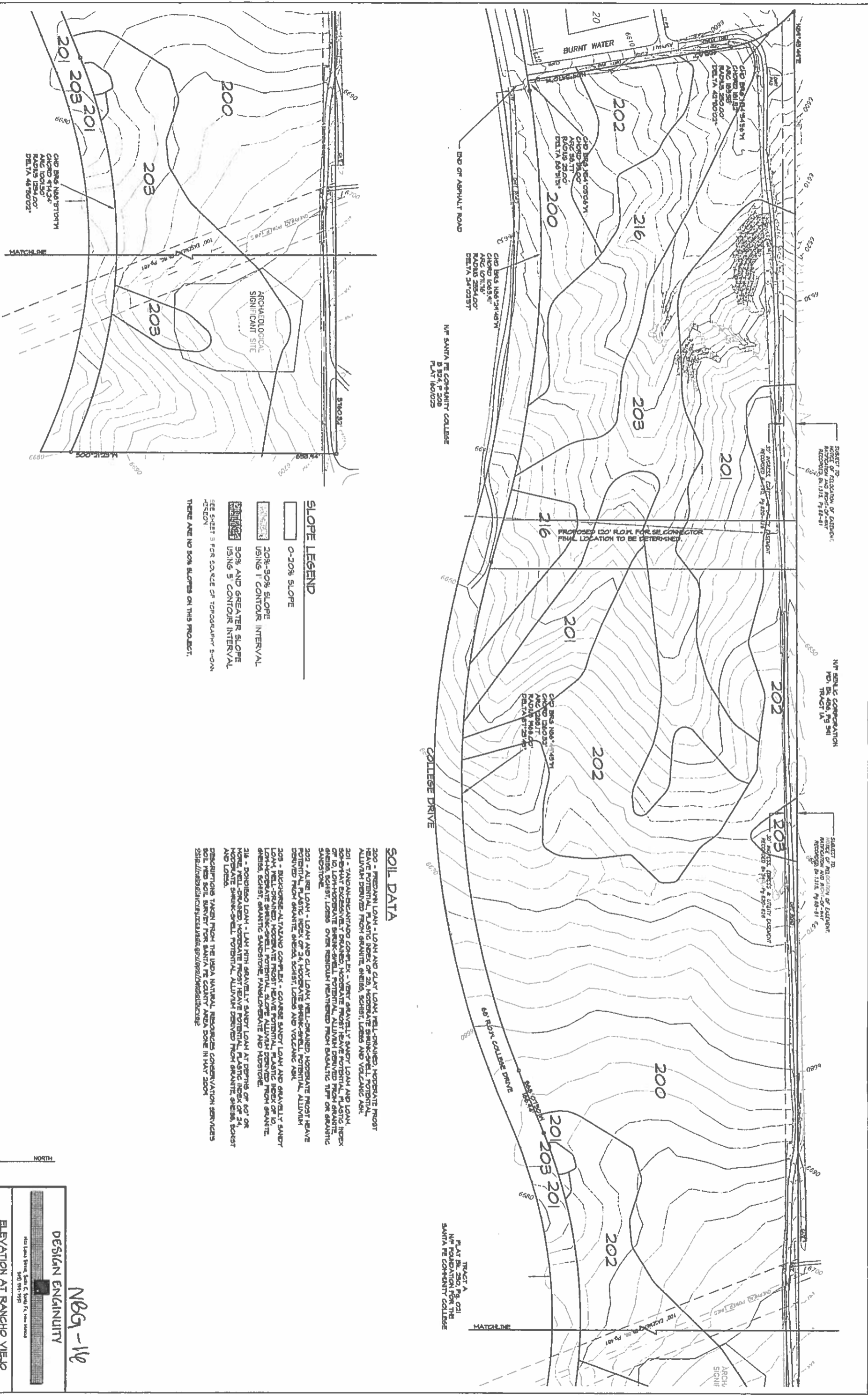
101 Loma Verde, Suite 5, San Jose, CA 95128  
408 261-1000

ELEVATION AT RANCHO VIEJO  
MASTER PLAN AMENDMENT

LAND TYPE ANALYSIS

|                          |             |
|--------------------------|-------------|
| SCALE                    | DATE        |
| 1"=100'                  | 12/07       |
| PROJECT NO. 171000000000 | SHEET NO. 4 |





MP SANTA FE COMMUNITY COLLEGE  
 S 524, P 208  
 PLAT 160/025

MP SELLIC CORPORATION  
 MD. BK. 406, PG 511  
 TRACT 1A

TRACT A  
 MP FOUNDATION FOR THE  
 SANTA FE COMMUNITY COLLEGE

**SLOPE LEGEND**

- 0-20% SLOPE
  - 20%-30% SLOPE USING 1' CONTOUR INTERVAL
  - 30% AND GREATER SLOPE USING 5' CONTOUR INTERVAL
- SEE SHEET 9 FOR SIZE OF TOPOGRAPIH 5-CON REGION
- THESE ARE NO SOIL SLOPES ON THIS PROJECT.

**SOIL DATA**

- 200 - FREDDAY LOAM - LOAM AND CLAY LOAM, WELL-DRAINED, MODERATE MOST HEAVY POTENTIAL PLASTIC INDEX OF 20, MODERATE SHRINK-SWELL POTENTIAL, ALUMINUM DERIVED FROM GRANITE, GNEISS, SCHIST, LOESS AND VOLCANIC ASH.
  - 201 - TANDAN-BICANTABO COMPLEX - VERY GRAVELLY SANDY LOAM AND LOAM, SOMEWHAT EXCESSIVE Y DRAINED, MODERATE MOST HEAVY POTENTIAL, PLASTIC INDEX OF 10, LOW-MODERATE SHRINK-SWELL POTENTIAL, ALUMINUM DERIVED FROM GRANITE, GNEISS, SCHIST, LOESS OVER RESIDUAL REATHERED FROM BASALTIC TUFF OR GRANITIC SANDSTONE.
  - 202 - ALICE LOAM - LOAM AND CLAY LOAM, WELL-DRAINED, MODERATE MOST HEAVY POTENTIAL, PLASTIC INDEX OF 24, MODERATE SHRINK-SWELL POTENTIAL, ALUMINUM DERIVED FROM GRANITE, GNEISS, SCHIST, LOESS AND VOLCANIC ASH.
  - 203 - BUCORRE-ALTAVANO COMPLEX - COARSE SANDY LOAM AND GRAVELLY SANDY LOAM, WELL-DRAINED, MODERATE MOST HEAVY POTENTIAL, PLASTIC INDEX OF 10, MODERATE SHRINK-SWELL POTENTIAL, ALUMINUM DERIVED FROM GRANITE, GNEISS, SCHIST, GRANITIC SANDSTONE, PANGLOSSANITE AND HEDDORRE.
  - 216 - DOMINGO LOAM - LOAM WITH GRAVELLY SANDY LOAM AT DEPTH OF 60" OR MORE, WELL-DRAINED, MODERATE MOST HEAVY POTENTIAL, PLASTIC INDEX OF 24, MODERATE SHRINK-SWELL POTENTIAL, ALUMINUM DERIVED FROM GRANITE, GNEISS, SCHIST AND LOESS.
- DISCREPANCIES TAKEN FROM THE USDA NATIONAL RESOURCE CONSERVATION SERVICES SOIL WEB SOIL SURVEY FOR SANTA FE COUNTY AREA DONE IN MAY 2004  
<http://websoilsurvey.sc.egov.usda.gov/WebSoilsSurvey>

CND BRG N80°10'00"W  
 CHORD 414.34'  
 BEARING 100°10'00"  
 DELTA 48°50'02"

ARCHAEOLOGICAL  
 SIGNIFICANT SITE

CND BRG N80°10'00"W  
 CHORD 414.34'  
 BEARING 100°10'00"  
 DELTA 48°50'02"

SUBJECT TO  
 NOTICE OF RECORDATION OF EASEMENT,  
 ASSIGNMENT AND REVERSIONARY  
 RECORDS B-1112, P-68-81

SUBJECT TO  
 NOTICE OF RECORDATION OF EASEMENT,  
 ASSIGNMENT AND REVERSIONARY  
 RECORDS B-1112, P-68-81

**DESIGN ENGINEER**

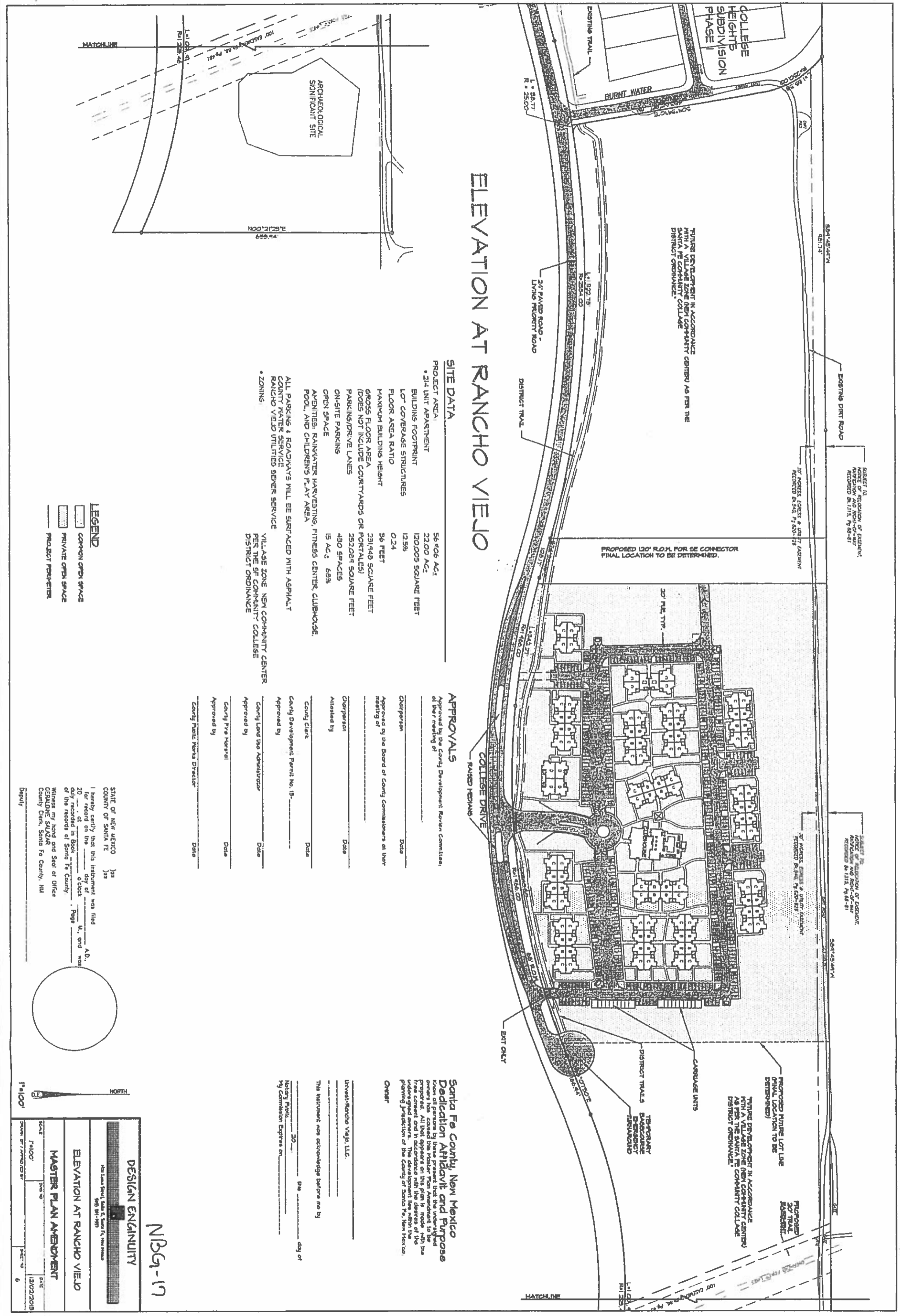
NGA-116

**ELEVATION AT RANCHO VIEJO  
 MASTER PLAN AMENDMENT**

**SLOPE ANALYSIS AND EXISTING CONDITIONS**

|           |              |
|-----------|--------------|
| SCALE     | DATE         |
| 1"=100'   | 12/02/2018   |
| SHEET NO. | TOTAL SHEETS |
| 5         | 5            |





# ELEVATION AT RANCHO VIEJO

## SITE DATA

|  |                     |
|--|---------------------|
| PROJECT AREA   | 56 AC ±             |
| • 214 UNIT APARTMENT   | 2200 AC ±           |
| BUILDING FOOTPRINT   | 120,000 SQUARE FEET |
| LOT COVERAGE STRUCTURES  | 12.5%               |
| FLOOR AREA RATIO   | 0.24                |
| MAXIMUM BUILDING HEIGHT  | 36 FEET             |
| GROSS FLOOR AREA (DOES NOT INCLUDE COURTYARDS OR PORTALES)                                 | 231,948 SQUARE FEET |
| PARKING/DRIVE LANES  | 252,029 SQUARE FEET |
| ON-SITE PARKING  | 490 SPACES          |
| OPEN SPACE   | 15 AC ± 68%         |
| AMENITIES: RAINWATER HARVESTING, FITNESS CENTER, CLUBHOUSE, POOL, AND CHILDREN'S PLAY AREA |                     |
| ALL PARKING & ROADWAYS WILL BE SURFACED WITH ASPHALT                                       |                     |
| COUNTY WATER SERVICE   |                     |
| RANCHO VIEJO UTILITIES SEWER SERVICE   |                     |
| • ZONING:  |                     |
| VILLAGE ZONE NEW COMMUNITY CENTER PER THE SF COMMUNITY COLLEGE DISTRICT ORDINANCE          |                     |

## APPROVALS

|   |            |
|---|------------|
| Approved by the County Development Review Committee at their meeting of _____ | Date _____ |
| Chairperson _____   | Date _____ |
| Attested by _____   | Date _____ |
| County Clerk _____  | Date _____ |
| County Development Permit No. 19-_____  | Date _____ |
| Approved by _____   | Date _____ |
| County Land Use Administrator _____   | Date _____ |
| Approved by _____   | Date _____ |
| County Fire Marshal _____   | Date _____ |
| Approved by _____   | Date _____ |
| County Public Works Director _____  | Date _____ |

**Santa Fe County, New Mexico**  
**Dedication Affidavit and Purpose**  
 I, the undersigned, being the owner of the above described property, do hereby certify that the undersigned owner has caused the Master Plan Amendment to be prepared. All that appears on this plan is made with the free consent and in accordance with the desires of the undersigned owner. The development of the property is being undertaken in accordance with the zoning ordinance of Santa Fe, New Mexico.

Owner \_\_\_\_\_  
 Universal-Rancho Viejo, LLC

This instrument was acknowledged before me by \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_, New Mexico.

Notary Public \_\_\_\_\_  
 My Commission Expires on \_\_\_\_\_

N1369-17

DESIGN ENGINEER

ELEVATION AT RANCHO VIEJO

MASTER PLAN AMENDMENT

|                  |            |
|------------------|------------|
| DATE             | 12/02/2015 |
| SCALE            | 1"=100'    |
| DATE OF REVISION | 6          |

## LEGEND

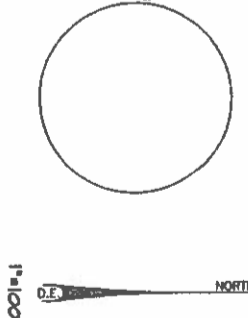
- COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- PROJECT PERIMETER

STATE OF NEW MEXICO ) ss  
 COUNTY OF SANTA FE ) ss

I hereby certify that this instrument was filed for record on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of the records of Santa Fe County.

Witness my hand and Seal of Office  
 CERALDINE SUZAR  
 County Clerk, Santa Fe County, NM

Deputy \_\_\_\_\_



SUBJECT TO PROVISIONS OF EXISTING INSTRUMENT AND RECD-20-1411 RECORDED IN LRS 19-88-81

BY: JAMES GIBBS & JERRY GIBBS RECORDED IN LRS 19-88-128

SUBJECT TO PROVISIONS OF EXISTING INSTRUMENT AND RECD-20-1411 RECORDED IN LRS 19-88-81

BY: JAMES GIBBS & JERRY GIBBS RECORDED IN LRS 19-88-128

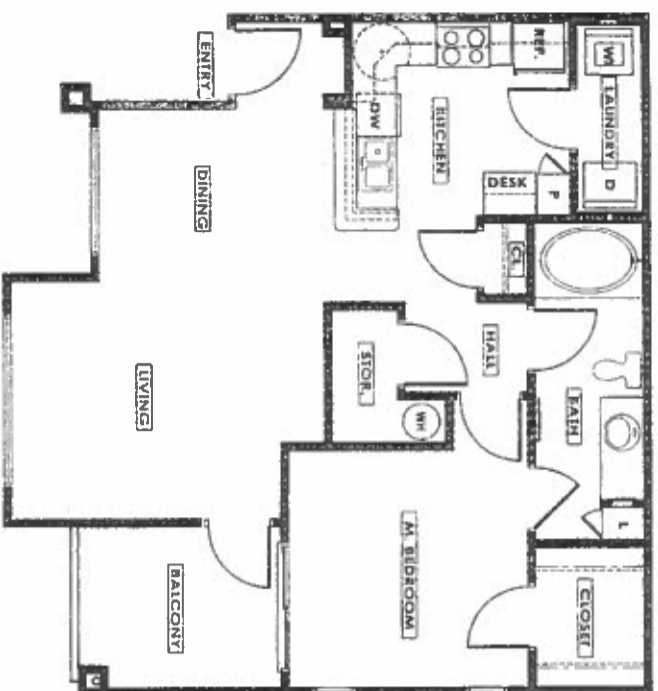
FUTURE DEVELOPMENT IN ACCORDANCE WITH A VILLAGE ZONE NEW COMMUNITY CENTER AS PER THE DISTRICT ORDINANCE.

PROPOSED 120' R.O.M. FOR SE CONNECTOR FINAL LOCATION TO BE DETERMINED.

PROPOSED FUTURE LOT LINE (FINAL LOCATION TO BE DETERMINED)

PROPOSED 20' TRAIL (ESSENTIAL)

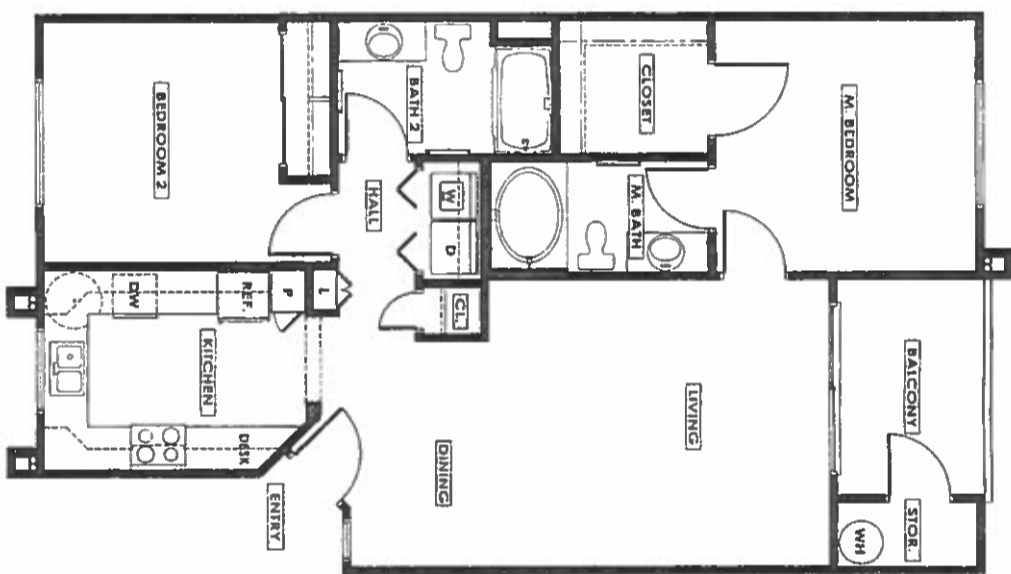
FUTURE DEVELOPMENT IN ACCORDANCE WITH A VILLAGE ZONE NEW COMMUNITY CENTER AS PER THE SANTA FE COMMUNITY COLLEGE DISTRICT ORDINANCE.



|         |          |
|---------|----------|
| Livable | 729 S.F. |
| Storage | 21 S.F.  |
| TOTAL   | 750 S.F. |
| PAID:   | 72 S.F.  |

**1 BEDROOM UNIT PLAN**

SCALE 1/4" = 1'-0"



|         |          |
|---------|----------|
| Livable | 973 S.F. |
| Storage | 20 S.F.  |
| TOTAL   | 993 S.F. |
| PAID:   | 77 S.F.  |

**2 BEDROOM UNIT PLAN**

SCALE 1/4" = 1'-0"



|         |           |
|---------|-----------|
| Livable | 981 S.F.  |
| Storage | 23 S.F.   |
| TOTAL   | 1004 S.F. |
| PAID:   | 77 S.F.   |

**2 BEDROOM UNIT PLAN**

SCALE 1/4" = 1'-0"

# Elevation @ Rancho Viejo

**TODD & ASSOCIATES, INC.**

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE  
407 912 8230  
www.toddassoc.com

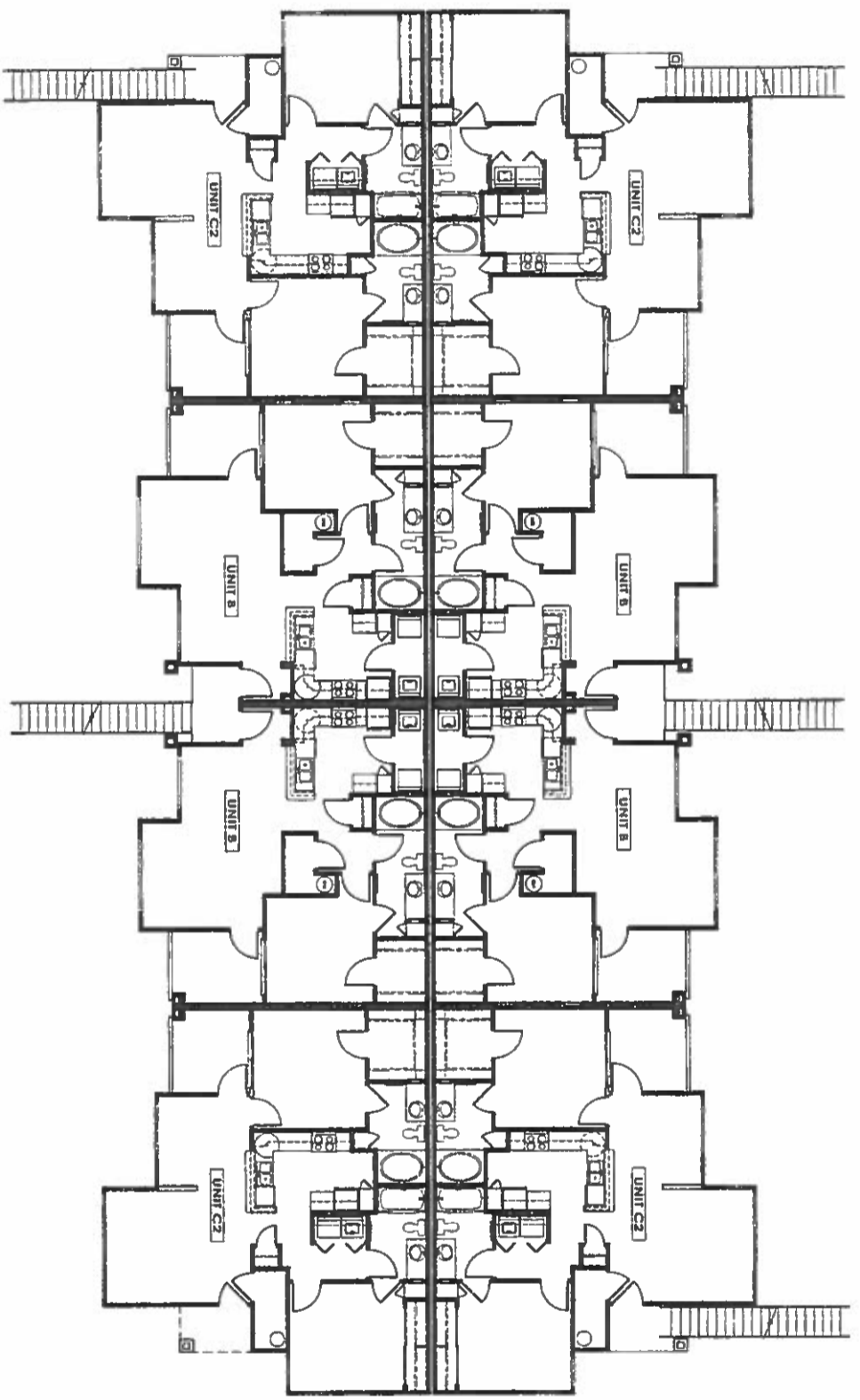
Project No. 12-2041-01 Date 12-06-13

Master Plan Amendment Submittal

NB6-18

7





**FIRST FLOOR BUILDING PLAN**



**Elevation @ Rancho Viejo**



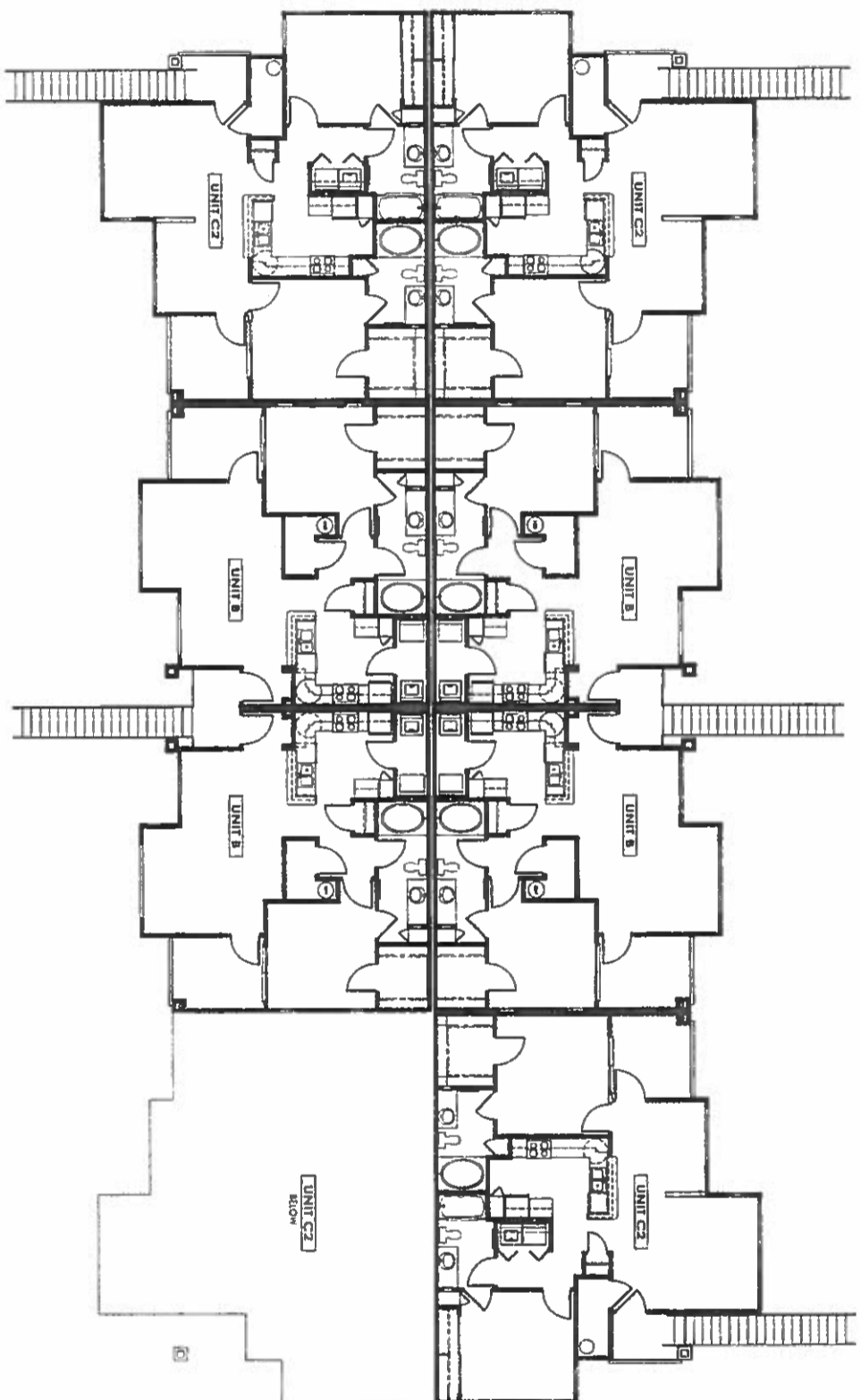
**TODD & ASSOCIATES, INC.**

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE  
407.952.8280 www.toddtac.com

Project No. 12-2041-01 Date 12-06-13  
Master Plan Amendment Submittal

NB4-19

8



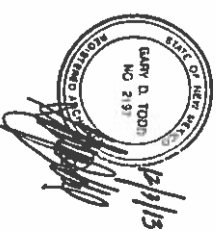
**SECOND FLOOR BUILDING PLAN**

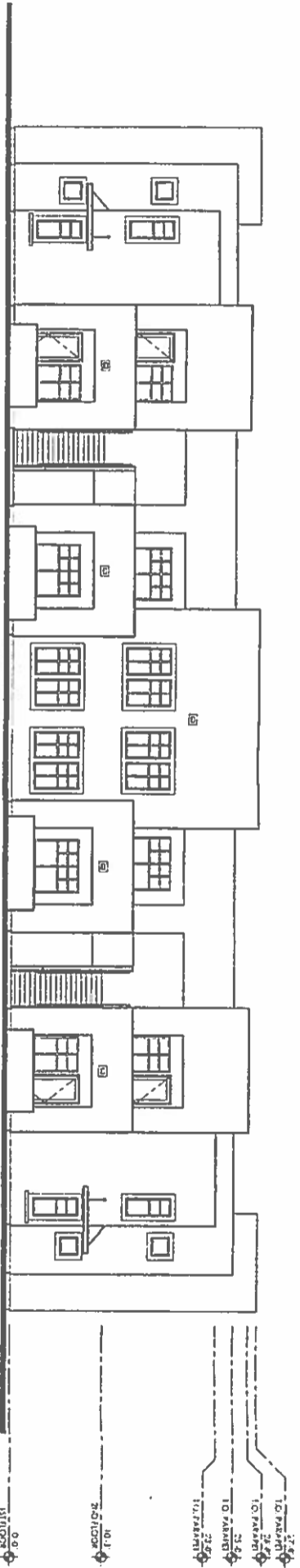
**Elevation @ Rancho Viejo**

Sanja Fe, New Mexico

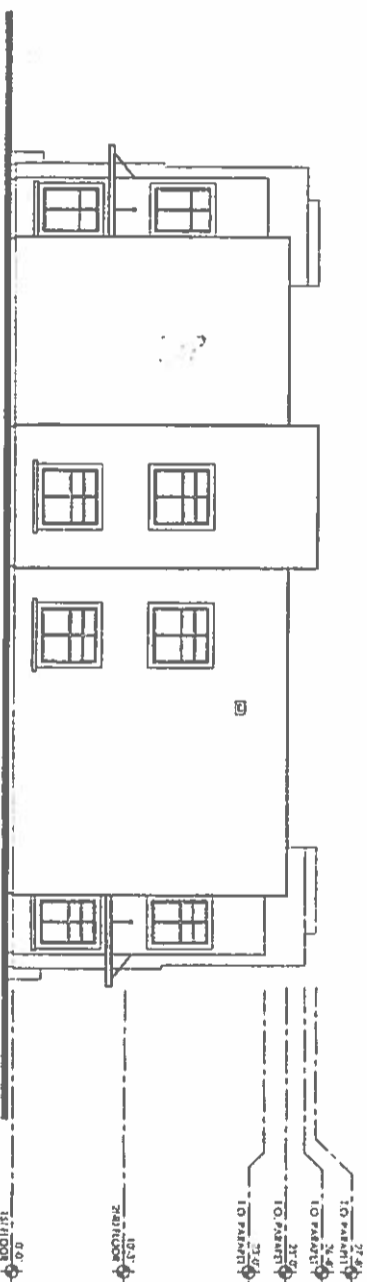
Project No. 12-2041-01 Date 12-06-13

Master Plan Amendment Submittal





**FRONT ELEVATION**  
TYPICAL GARDEN BUILDING  
1/8" = 1'-0"



**SIDE ELEVATION**  
TYPICAL GARDEN BUILDING  
1/8" = 1'-0"

**CONCEPTUAL BUILDING ELEVATIONS**

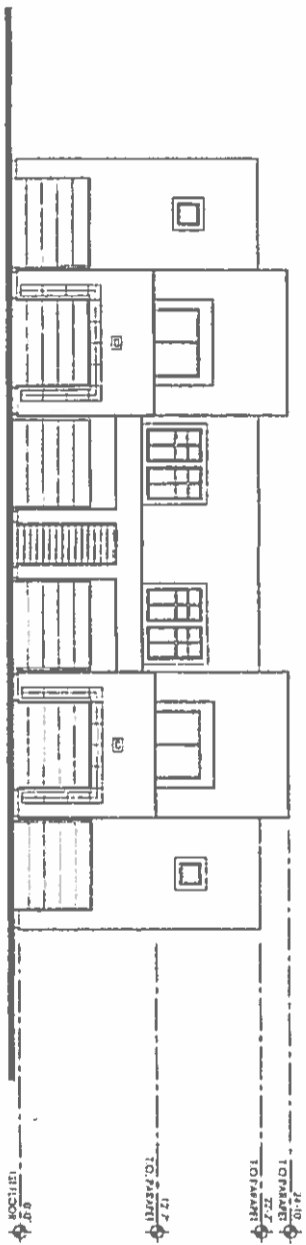


**Elevation @ Rancho Viejo**



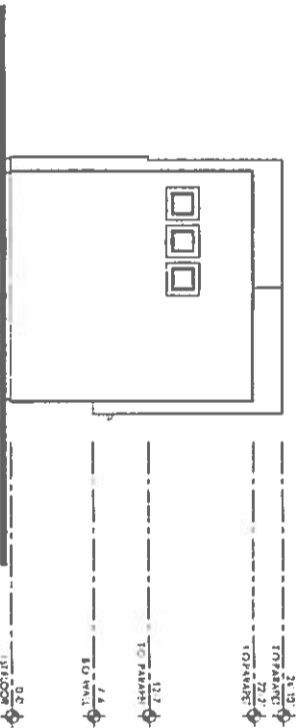
# Elevation @ Rancho Viejo

## CONCEPTUAL BUILDING ELEVATIONS



**FRONT ELEVATION**  
TYPICAL CARRIAGE BUILDING

1/8" = 1'-0"



**SIDE ELEVATION**  
TYPICAL CARRIAGE BUILDING

1/8" = 1'-0"



SCALE 1/8" = 1'-0"

NBS-22



PROPOSED 120' R.O.W. FOR SE CONNECTOR  
FINAL LOCATION TO BE DETERMINED.

**LEGEND**

|        |  |
|--------|--|
| S1 - □ | FULL CUTOFF LED POLE MOUNTED LIGHT, POLE MOUNT AT +35 FT. A.F.C.                             |
| S2 - † | FULL CUTOFF POST TOP LIGHT WITH (1) 32W CFL LAMP, POST TOP MOUNT AT +9 FT. A.F.C.            |
| S3 - — | GROUND MOUNTED SIGN LIGHT WITH (1) 32W TB LAMP AND GLASS SHIELD.                             |
| B1 - ○ | FULL CUTOFF WALL SCORCE WITH (1) 13W CFL TWISTED MED. BASE BULB, WALL MOUNT AT +7 FT. A.F.C. |
| B2 - ○ | FULL CUTOFF WALL MOUNTED LIGHT WITH (1) 42W CFL LAMP, WALL MOUNT AT +12 FT. A.F.C.           |



COLLEGE DRIVE

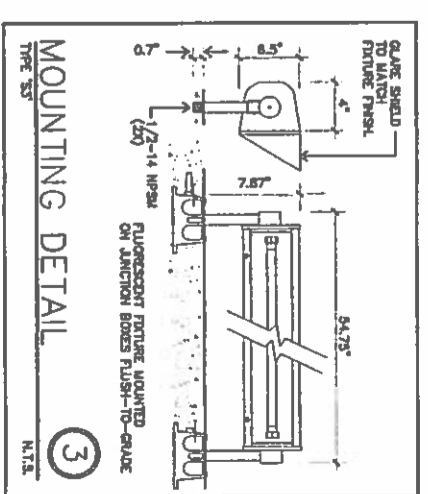
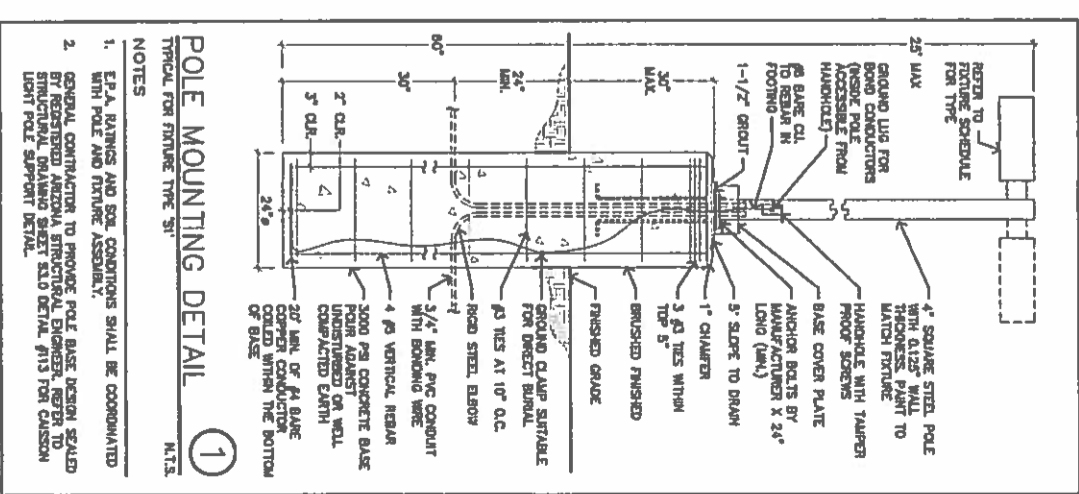
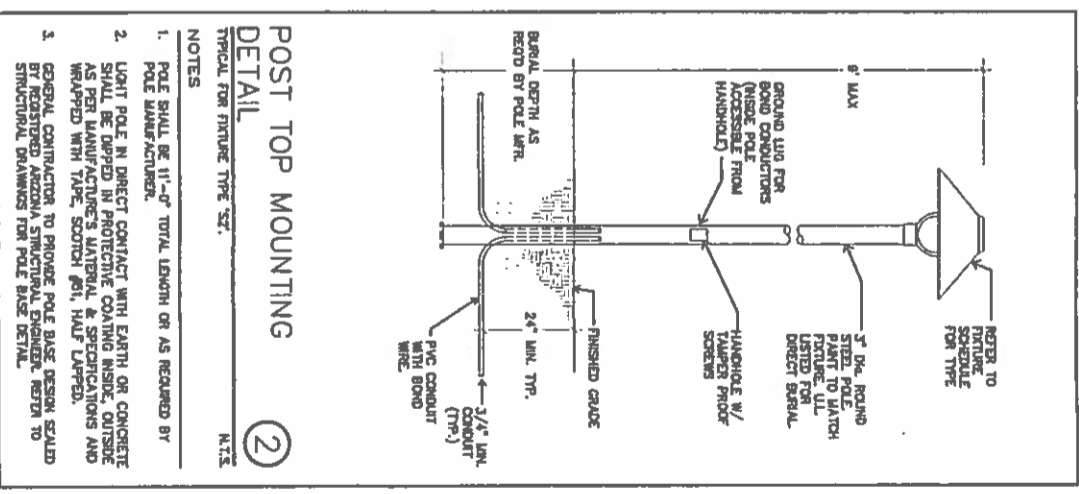
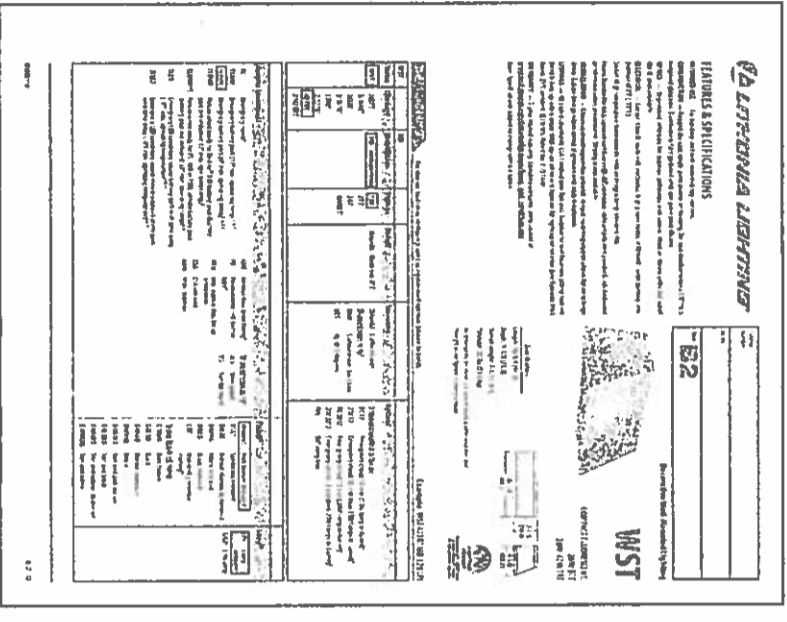
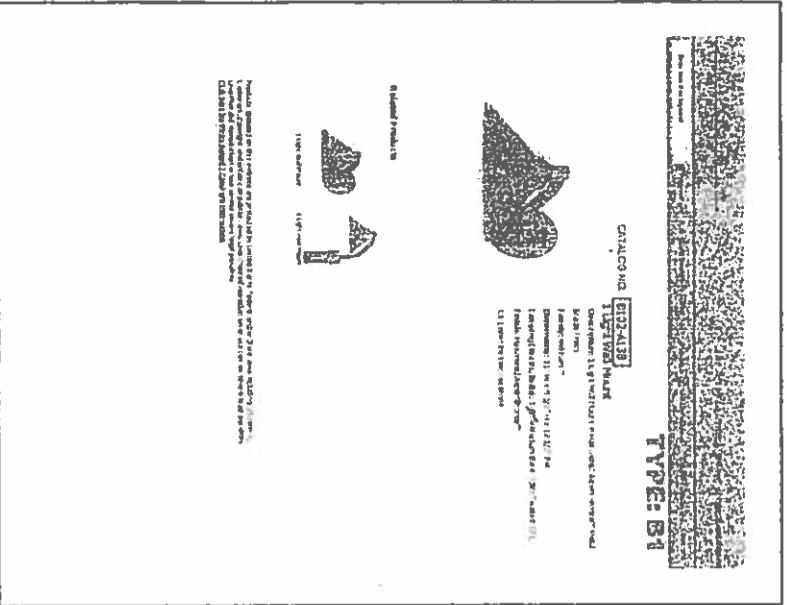
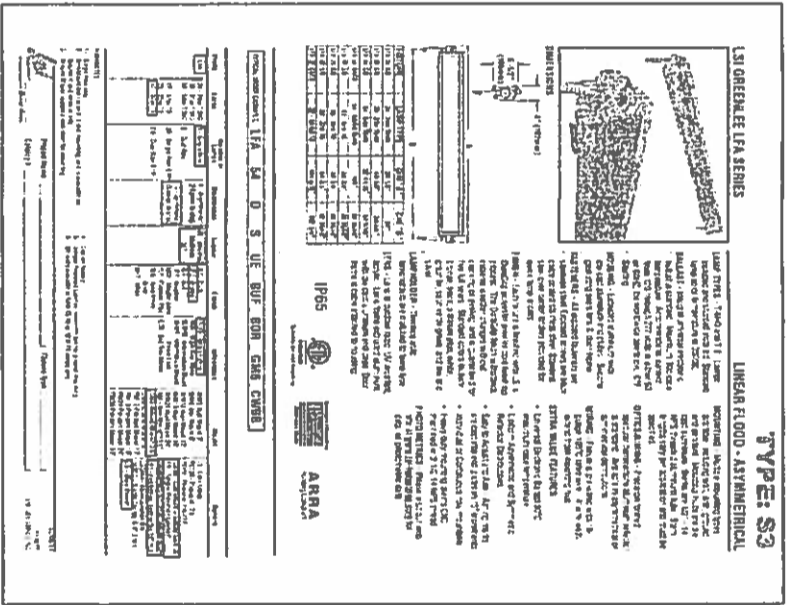
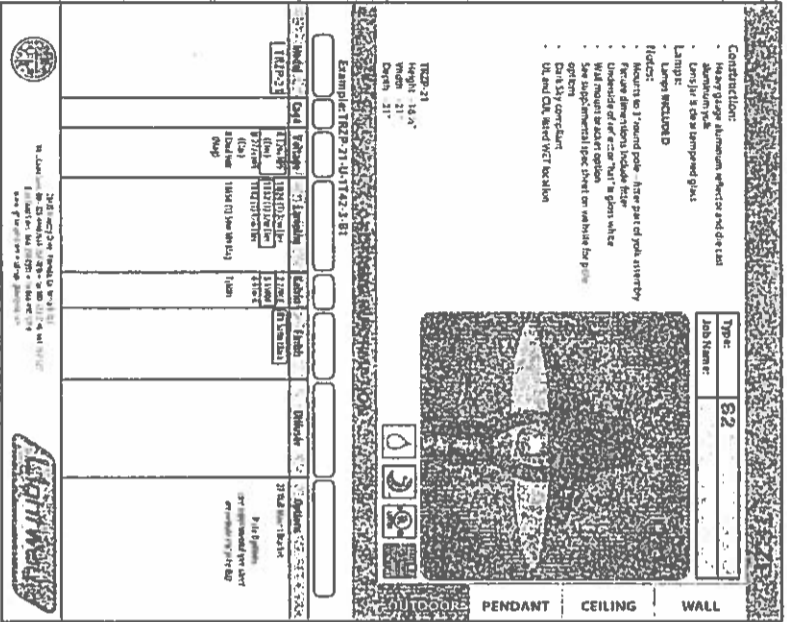
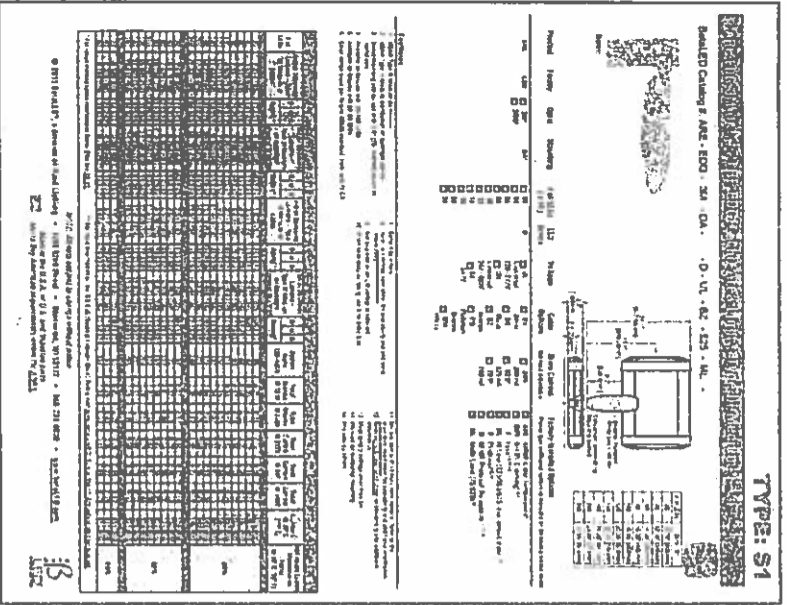
PRELIMINARY SITE LIGHTING PLAN

SCALE: 1" = 40' - 0"

SEE SHEET 13 FOR LIGHTING CUT SHEETS

ELEVATION @ RANCHO VIEJO

NSG-23



**NPE ENGINEERING INC.**  
 4115 N. 15TH AVE.  
 PHOENIX, AZ 85015  
 PH: (602) 265-1559 FAX: (602) 265-1605

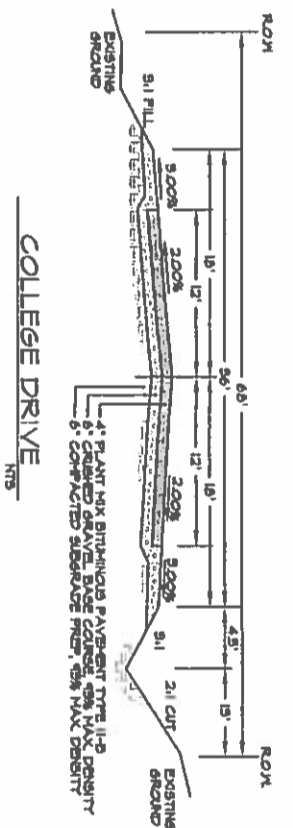
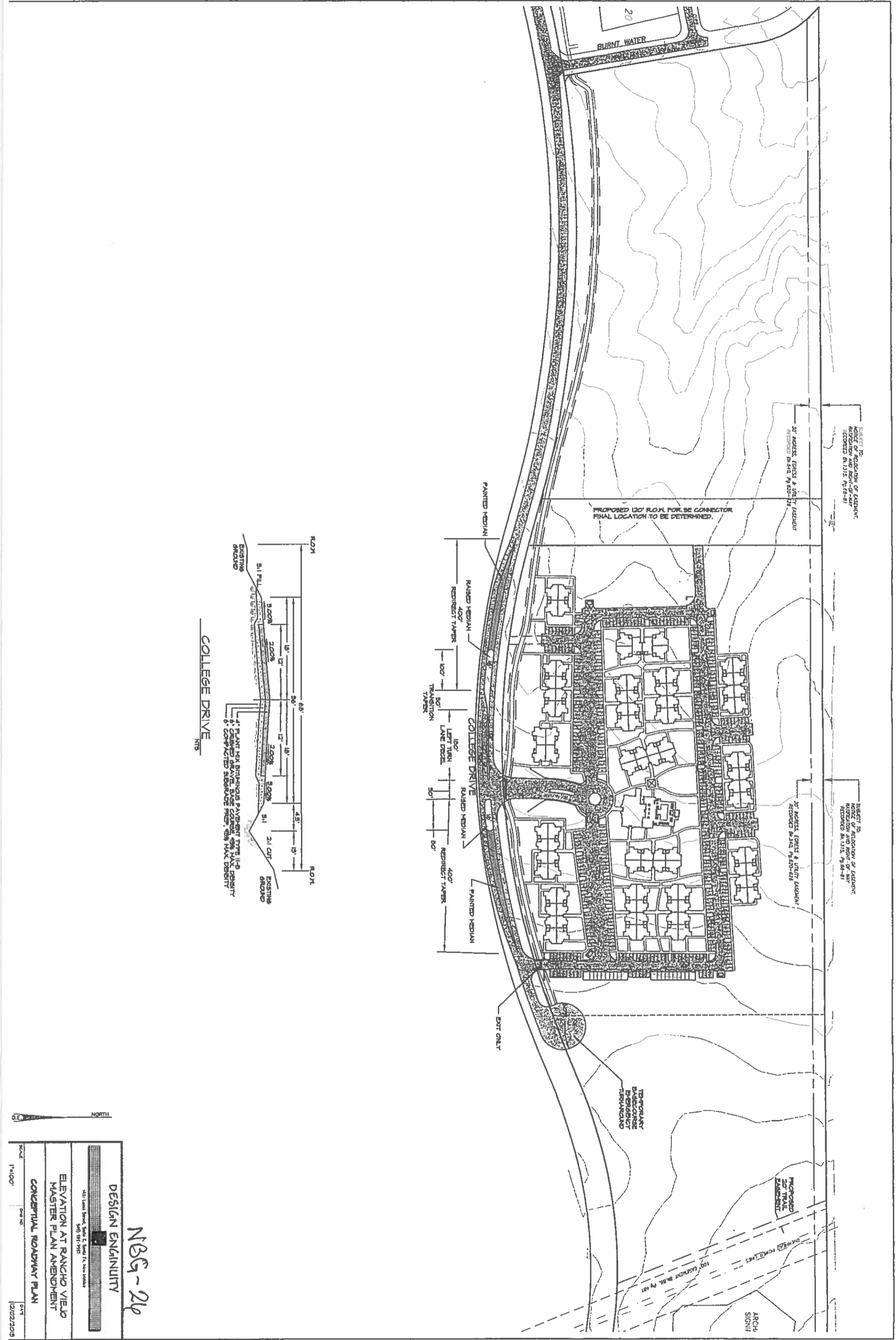
ELEVATION @ RANCHO VIEJO

NP Proj. No: 13-267  
 Project Manager: NPE  
 Drawn by: NPE  
 Date: 12/05/13

N09-24







NSG-24

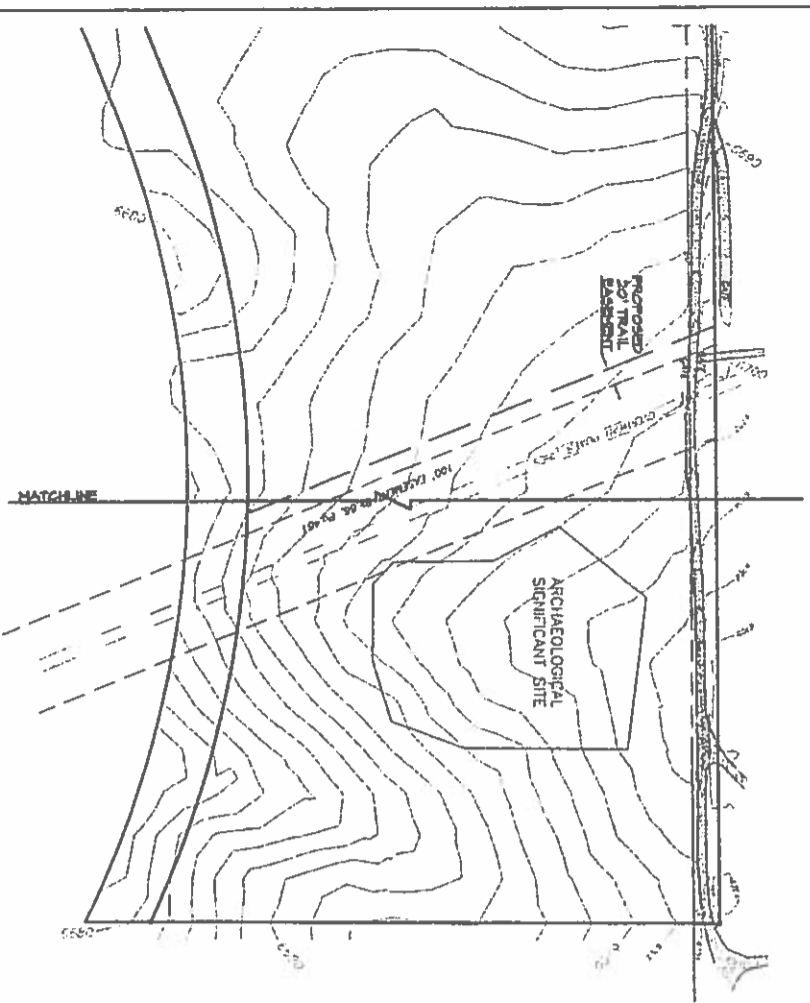
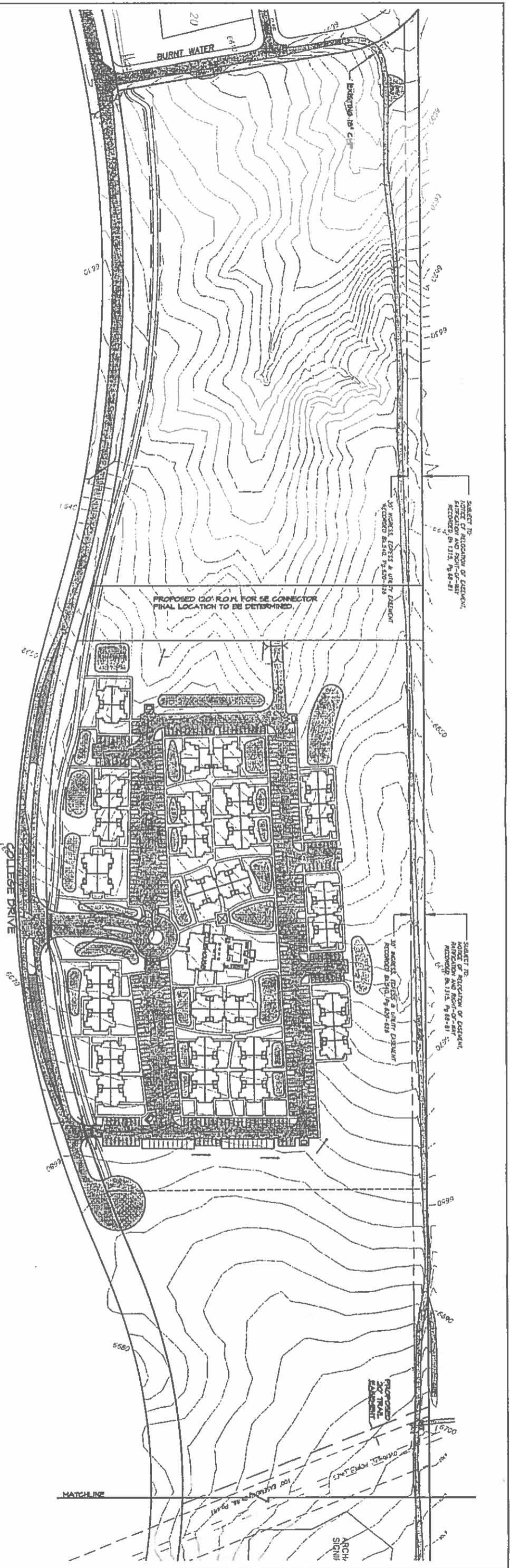
DESIGN ENGINEER

4411 Loma Street, Suite 5, Santa Fe, New Mexico  
505 981-1977

ELEVATION AT RANCHO VIEJO  
MASTER PLAN AMENDMENT

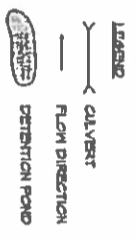
CONCEPTUAL ROADWAY PLAN

SCALE 1"=100'  
DATE 12/27/2018



**TERRAIN MANAGEMENT CONCEPTS**

1. ALL PONDS SHALL BE A MINIMUM OF 5- FEET FROM BUILDINGS.
2. ALL APARTMENT PROJECT INTERIOR PONDS SHALL BE 6 TO 8-INCHES DEEP.
3. MINIMUM CUR SLOPES 2%
4. MINIMUM FILL SLOPES 5%
5. A SWEEP PLAN IS REQUIRED FOR PROJECT DEVELOPMENT.
6. APARTMENT COMPLEX SHALL HAVE CENTRALIZED PONDS.
7. STORMWATER DETENTION PONDS SHALL BE DESIGNED TO RELEASE LESS THAN OR EQUAL TO PRE-DEVELOPMENT STORM WATER FLOW RATES.
8. THERE ARE NO FEMA DESIGNATED FLOOD ZONES, HAZARDOUS MATERIALS OR OTHER REGULATED WATERS ON THE PROPERTY.



NB6-27

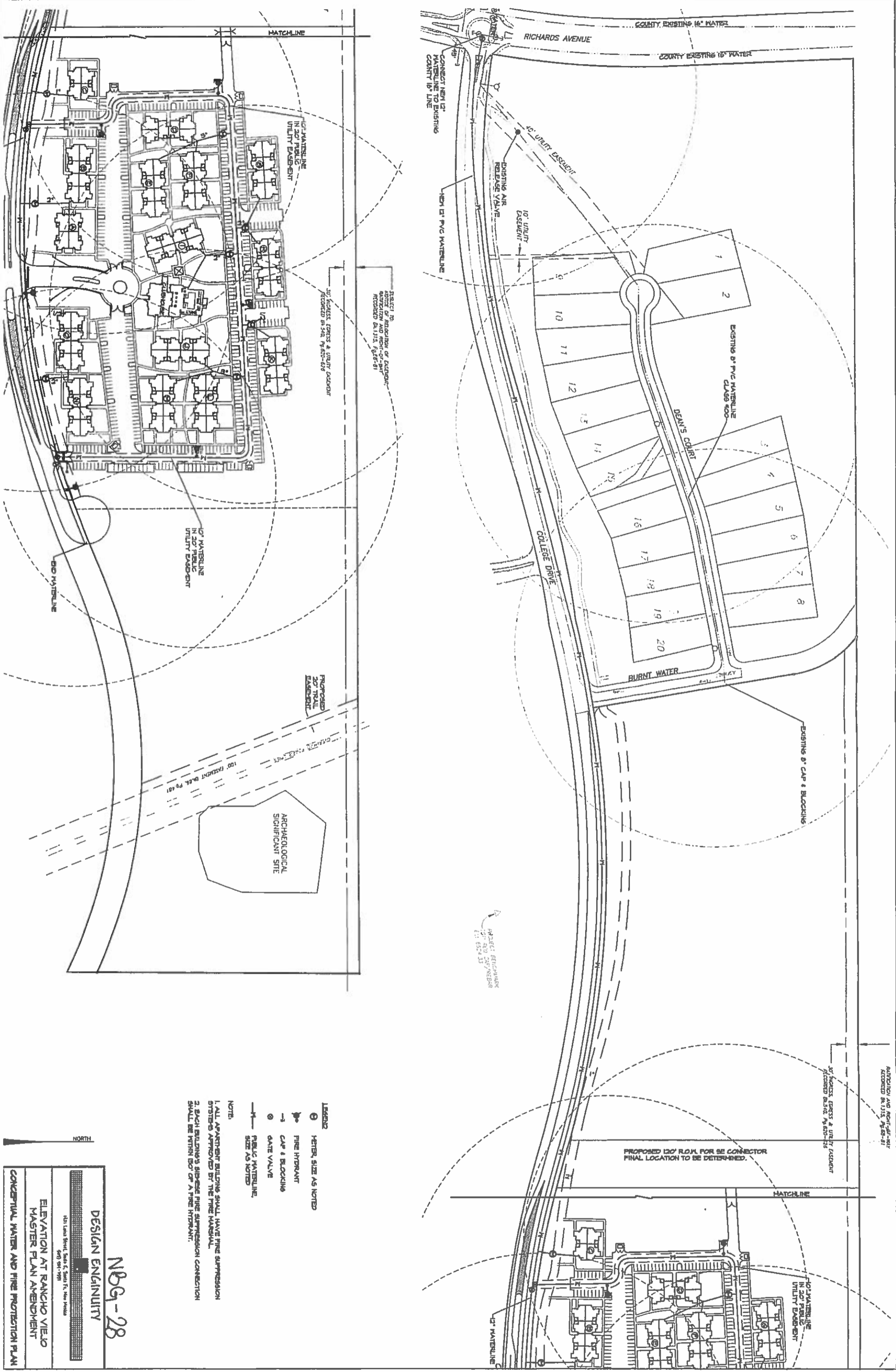
**DESIGN ENGINEER**

ELEVATION AT RANCHO VIEJO  
MASTER PLAN AMENDMENT

CONCEPTUAL TERRAIN MANAGEMENT PLAN

Scale: 1" = 20'





PROJECT NO. 03-000000-0000  
 SUBJECT: PROVISION OF FIRE PROTECTION AND WATER SUPPLY SYSTEMS FOR THE PROPOSED DEVELOPMENT OF 20 APARTMENT UNITS AND 20 TRAILERS.  
 RECORDED AS PER PAGE 81

1/2" FIRE HYDRANT & UTILITY EASEMENT  
 RECORDED AS PER PAGE 81

PROPOSED 120' R.O.M. FOR SE CONNECTOR  
 FINAL LOCATION TO BE DETERMINED

- LEGEND**
- HYDRANT SIZE AS NOTED
  - FIRE HYDRANT
  - 4" GATE VALVE
  - PUBLIC WATERLINE SIZE AS NOTED
- NOTES**
1. ALL APARTMENT BUILDINGS SHALL HAVE FIRE SUPPRESSION SYSTEMS APPROVED BY THE FIRE MARSHAL.
  2. EACH BUILDING SHALL HAVE FIRE SUPPRESSION CONNECTION SHALL BE WITHIN 50' OF A FIRE HYDRANT.

**NBG-28**

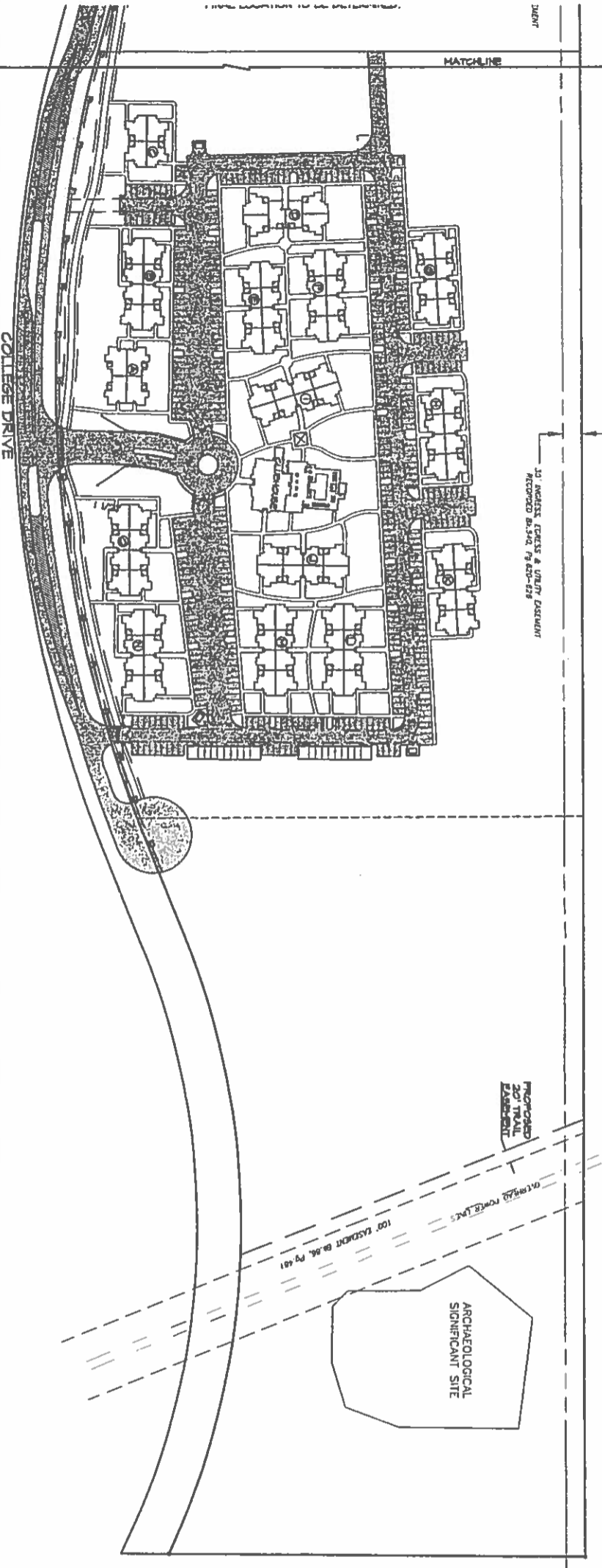
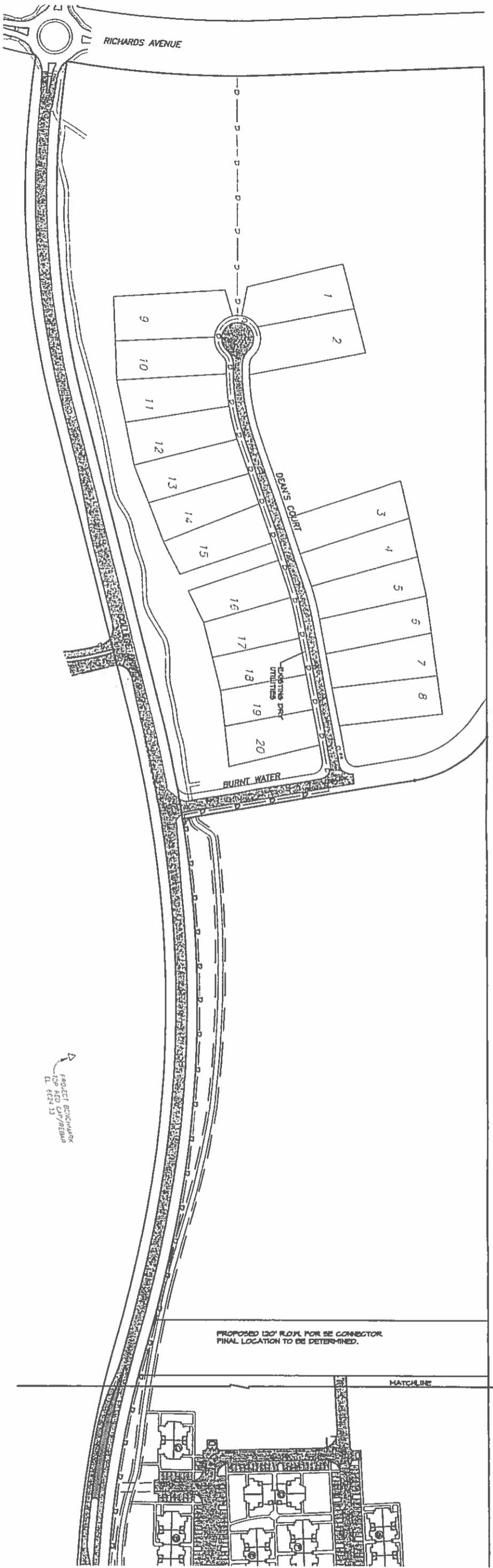
**DESIGN ENGINEER**

1414 East Street, Suite 5, Santa Fe, New Mexico  
 505 991-1991

**ELEVATION AT RANCHO VIEJO  
 MASTER PLAN AMENDMENT  
 CONCEPTUAL WATER AND FIRE PROTECTION PLAN**

NORTH





**LEGEND**

- D — EXISTING DRY UTILITY
- S — SWAYED TRUSS (GAS, TELEPHONE, ELECTRIC & CABLE)
- P — PROPOSED DRY UTILITY
- S — SWAYED TRUSS (GAS, TELEPHONE, ELECTRIC & CABLE)

**NOTE:**  
ALL UTILITIES LINES SHALL BE UNDERGROUND.

**LEGEND**

- D — EXISTING DRY UTILITY
- S — SWAYED TRUSS (GAS, TELEPHONE, ELECTRIC & CABLE)
- P — PROPOSED DRY UTILITY
- S — SWAYED TRUSS (GAS, TELEPHONE, ELECTRIC & CABLE)

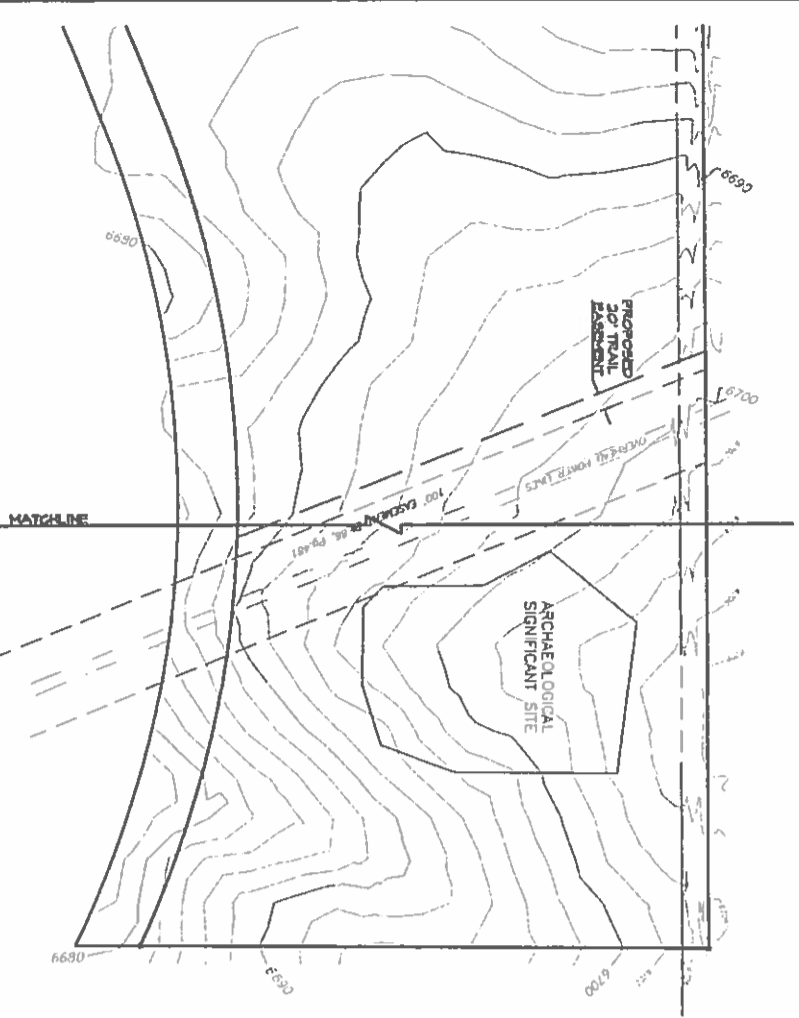
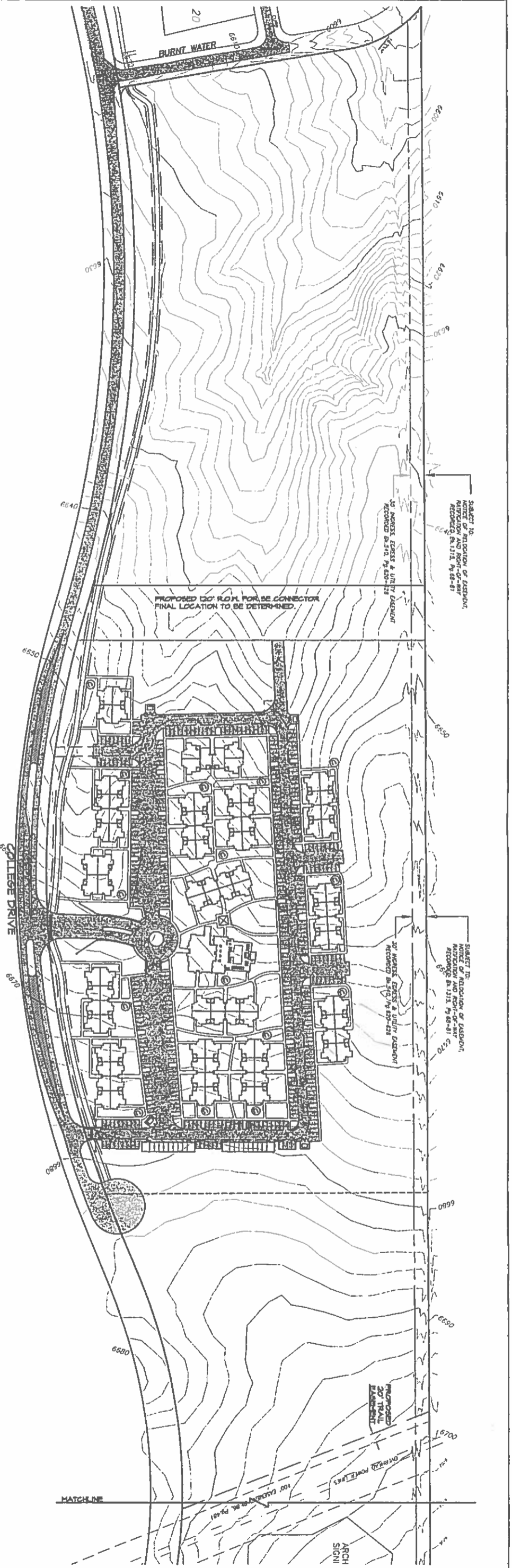
**NOTE:**  
ALL UTILITIES LINES SHALL BE UNDERGROUND.

**DESIGN ENGINEER**  
NBS-30

**ELEVATION AT RANCHO VIEJO MASTER PLAN AMENDMENT**  
CONCEPTUAL DRY UTILITY PLAN

**SCALE:** 1" = 100'

**DATE:** 12/17/2018



**WATER HARVESTING PLAN**  
 WATER HARVESTING PLANS IN COMPLIANCE WITH SANTA FE COUNTY ORDINANCE 2009-8 SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATION.  
 THE APARTMENT COMPLEX SHALL HAVE A CISTERN SYSTEM FEEDING ALL THE LANDSCAPING. SUCH SYSTEM SHALL BE SIZED TO HOLD 15 GALLONS PER SQUARE FOOT OF ROOFED AREA OR HOLD 1 MONTHS WORTH OF LANDSCAPE WATER.

⊙ POSSIBLE CISTERN LOCATION

NBG-31

DESIGN ENGINEER

441 Lomas Street, Suite 2, Santa Fe, New Mexico  
 505 941-1977

ELEVATION AT RANCHO VIEJO  
 MASTER PLAN AMENDMENT

CONCEPTUAL WATER HARVESTING PLAN

NORTH

SUBJECT TO  
APPROVAL OF EUDORH  
APPROVAL AND NON-CON-  
RECORDED 8/1/12 P. 28-31

37' MOBILE OFFICE & UNIT EXHIBIT  
RECORDED 8/1/12 P. 28-31

SUBJECT TO  
APPROVAL OF EUDORH  
APPROVAL AND NON-CON-  
RECORDED 8/1/12 P. 28-31

37' MOBILE OFFICE & UNIT EXHIBIT  
RECORDED 8/1/12 P. 28-31

PROPOSED 130' R.O.M. FOR SE CONNECTOR  
FINAL LOCATION TO BE DETERMINED.

DISTRICT TRAIL - 10' WIDE PAVED,  
2' SIDEWALK, 2' BUFFER WITHIN 20' PUBLIC  
EASEMENT

PROPOSED  
20' TRAIL  
EASEMENT

PROPOSED  
20' TRAIL  
EASEMENT

ARCH  
SIGN

COLLEGE DRIVE

BURNT WATER

20



ARCHAEOLOGICAL  
SIGNIFICANT  
SITE

- LEGEND
- COMMON OPEN SPACE  
= 54,875 SP
  - PRIVATE OPEN SPACE  
= 818,403 SP
- TOTAL OPEN SPACE  
ON 23 ACRES APARTMENT SITE  
IS 19 ACRES OR 66%

NOTES:  
1. TRAIL LOCATION SHOWN AND APPROPRIATE.  
2. TRAILS SHALL BE MAINTAINED BY ASSOCIATION PER COVENANTS.

MATCH LINE

MATCH LINE

NORTH

DESIGN ENGINEER

NBG-32

ELEVATION AT RANCHO YELLO  
MASTER PLAN AMENDMENT

CONCEPTUAL OPEN SPACE PLAN

1411 Linden Street, Suite 10, Santa Fe, New Mexico  
505 821-9911

DATE: 12/17/2014





ELEVATION AT RANCHO VIEJO  
LANDSCAPE CONCEPT PLAN



STATE OF NEW MEXICO  
OFFICE OF THE STATE ENGINEER  
SANTA FE

Scott A. Verhines, P.E.  
State Engineer

February 26, 2014

CONCHA ORTIZ Y PINO BLDG.  
POST OFFICE BOX 25102  
130 SOUTH CAPITOL  
SANTA FE, NEW MEXICO 87504-5102  
(505) 827-6091  
FAX: (505) 827-3806

Jose E. Larrañaga  
Development Review Team Leader  
Santa Fe County  
P.O. Box 276  
Santa Fe, NM 87504-0276

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

**Reference: Elevation at Rancho Viejo Master Plan Resubmittal**

Dear Mr. Larrañaga:

On February 5, 2014, the Office of the State Engineer (OSE) received a request to re-evaluate the proposal for the *Elevation at Rancho Viejo Master Plan* (also known as the College North Master Plan).

This office reviewed and provided comments for the Elevation at Rancho Viejo Master Plan on January 10, 2014. For details, please refer to this letter.

The new document submitted to this office is the *Water Utilities Service Availability Analysis*.

The proposal provides an outline for the creation of three lots which consist of the development of a 214-unit apartment complex on Lot 1-B and 10 single family residences on Lot 1-A. Lot 1-C will be reserved for a future single/multi-family development. The applicant is seeking to amend the College North Master Plan and would like to relocate the 214-unit apartment complex project from the west end of the property to the eastside of the property in response to neighbor concerns. The property is located on the intersection of College Drive and Richards Avenue within Section 21, Township 16 North, Range 9 East. The proposed water supply is to be provided by Santa Fe County Utilities.

This proposal was reviewed pursuant to the Santa Fe County Land Development Code (Code) and the New Mexico Subdivision Act.

This submittal responds to the comment that the Water Utilities Service Availability Analysis was not included in the last submittal but listed as being supplied. This Analysis has now been



NBG-34

*Elevation at Rancho Viejo*  
*February 26, 2014*  
*Page 2 of 2*

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provided. It should be noted that this Analysis does not fulfill the ready and willing letter from the utility that is required by Section 6.4.4(a) of the Code.

All other comments from NMOSE's previous January 10, 2014 letter still apply.

Article VII, Section 6.1 of the Code allows the Santa Fe County Land Use staff to refer development plans to state agencies for review "*if, in the opinion of the County Hydrologist and the Code Administrator, such referrals will provide information necessary to the determination of whether or not a proposed development is in conformance with provisions of this Code*". The OSE recognizes the proactive actions on behalf of the County to solicit the technical opinion of the OSE on this development plan. However, because the proposed development is not formally covered under the New Mexico Subdivision Act, the OSE declines to provide an opinion at this time. We appreciate the opportunity to review the Elevation at Rancho Viejo Master Plan.

If you have any questions, please call Kenneth Richard at 505-827-3838.

Sincerely,



Molly Magnuson, P.E.  
Water Use & Conservation/Subdivision Review Deputy Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

NBG-35



STATE OF NEW MEXICO  
DEPARTMENT OF CULTURAL AFFAIRS  
HISTORIC PRESERVATION DIVISION

Susana Martinez  
Governor

BATAAN MEMORIAL BUILDING  
407 GALISTEO STREET, SUITE 236  
SANTA FE, NEW MEXICO 87501  
PHONE (505) 827-6320 FAX (505) 827-6338

January 10, 2014

Jose E. Larrañaga  
Development Review Team Leader  
County of Santa Fe  
102 Grant Avenue  
P.O. Box 276  
Santa Fe, NM 87504-0276

RE: CDRC CASE # MIS 13-5380 Elevation at Rancho Viejo Master Plan Amendment

Dear Mr. Larrañaga:

I am writing in response to your request for review and comment on the above referenced master plan amendment, received at the Historic Preservation Division (HPD) on December 12, 2013.

I have reviewed our records and the subject property was surveyed by an archaeological consultant in 1995. One archaeological site, LA 110168 was documented during that survey. This site is eligible for listing in the National Register of Historic Places and the State Register of Cultural Properties. Because the site is eligible, it has been placed in a non-disturbance easement on the preliminary plat.

Because the site was documented in 1995, we recommend that an archaeologist verify the site location and boundaries to ensure that the non-disturbance easement is in the correct location and is of sufficient size to protect the site. There have been other situations in which sites were incorrectly located on the plat and easements placed on sites that were larger than needed. In addition, the preliminary plat should include the archaeological site number, LA 110168 for future reference.

Please do not hesitate to contact me if you have any questions. I can be reached at (505) 827-4064 or by email at [michelle.ensey@state.nm.us](mailto:michelle.ensey@state.nm.us).

Sincerely,

Michelle M. Ensey

Log: 98391

NBG-36

## Jose Larranaga

---

**From:** Hall, John, NMENV <john.hall@state.nm.us>  
**Sent:** Thursday, March 06, 2014 11:23 AM  
**To:** Jose Larranaga  
**Subject:** Rancho Viejo Plan Review

Jose, This didn't make it to you on my last email try.

Mr. Larra and Mr. Romero,

NMED Ground Water Quality Bureau (GWQB) has reviewed your information concerning the revision to the master plan at Rancho Viejo received by NMED on December 13, 2013. Based on this review NMED has determined that the changes fit within the current conditions of Rancho Viejo's Ground Water Discharge Permit and that no further permitting action is required by GWQB based on this master plan amendment.

If you have any questions, Please contact me.

John Hall  
Underground Injection Control Coordinator  
New Mexico Environment Dept--Ground Water Quality Bureau  
(505) 827-1049



January 21, 2014

Vicente Archuleta  
Development Review Team Leader  
Santa Fe County Land Use  
102 Grant Avenue  
Santa Fe, NM 87501

Re: Elevation at Rancho Viejo

Dear Mr. Archuleta:

Santa Fe Public Schools has reviewed information received from Santa Fe County Development Review Team regarding the above referenced project. Given the estimated build out projections for the development plan, current capacities at assigned schools (Amy Biehl Community School, Capshaw Middle School) will be adequate to serve the anticipated student population from this development.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Shirley McDougall', written in a cursive style.

Shirley McDougall  
Property & Asset Management  
(505) 467-3443  
smcdougall@sfps.info



March 5, 2014

Mr. Jose E. Larrañaga  
Commercial Development Case Manager  
P.O. Box 276  
Santa Fe, NM 87504-0276

Re: CRDC Case #MIS 13-5380 Elevation at Rancho Viejo Master Plan

Dear Mr. Larrañaga:

Traffic staff reviewed the Development Report for the above referenced project in Santa Fe County, NM. It is apparent from the Traffic Impact Assessment that impacts from the development will be minimal to the state roadway system. No further action is required.

If you have any questions, please feel free to call me at 505-995-7800.

Sincerely,

A handwritten signature in black ink that reads "Javier A. Martinez".

Javier A. Martinez, P.E.  
District Traffic Engineer, District 5

**Susana Martinez**  
Governor

**Tom Church**  
Cabinet Secretary

**Commissioners**

**Pete K. Rahn**  
Chairman  
District 3

**Ronald Schmeits**  
Vice Chairman  
District 4

**Dr. Kenneth White**  
Secretary  
District 1

**Robert R. Wallach**  
Commissioner  
District 2

**Butch Mathews**  
Commissioner  
District 5

**Jackson Gibson**  
Commissioner  
District 6

NBG-39

Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Liz Stefanics  
Commissioner, District 4

Kathy Holian  
Commissioner, District 5

Katherine Miller  
County Manager

**PUBLIC WORKS DIVISION  
MEMORANDUM**

**Date:** February 19, 2014

**To:** Jose Larranaga, Land Use Department

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

**Re:** CDRC CASE # MIS 13-5380 Elevations at Rancho Viejo Master Plan  
Amendment.

---

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of Article V (Subdivision Design Standards) and Section 8.1 (General Policy on Roads). The referenced project is located within the Community College District located within Santa Fe County Zoning Jurisdiction and is situated on the east of Richards Avenue, northeast of College Drive/Burnt Water Road intersection, approximately one mile south of Interstate 25. The applicant is requesting an amendment to the College North Master Plan to allow multi-family residential community.

**Access:**

The applicant is proposing to construct three accesses; the first proposed access is off the Southeast Connector Road and two accesses off of College Drive. The proposed access on the Southeast Connector will serve as a gated entrance and will meet the required distance for driveway spacing; the two accesses on College Drive will serve a 214-unit apartment complex. The applicant provided Santa Fe County with a Traffic Impact Analysis prepared by CKS LLC., dated December 2013. The purpose of this study is to assess the traffic impacts the proposed project may have on essential intersections within the area and identify any necessary street improvements to these intersections.

**Conclusion:**

Santa Fe County has been in the process of conducting a northeast and southeast corridor and alignment study since January 2012, at present a preferred southeast connector alignment has been identified, however, the final location has yet to be determined. It is staffs opinion that they can support the project with the following conditions;

- Applicant shall update their Traffic Impact Analysis once Santa Fe County's traffic data for the location study becomes publicly available, to determine if any off-site improvements are warranted.
- Applicant shall keep in mind that the geometry of the intersection at the Southeast Connector and College Drive has not been determined. There is a possibility that a Traffic Circle could be required at this intersection, which would require a minimum of one hundred five (105') foot radius from the intersection's center line.
- Applicant shall install a left-turn deceleration lane on College Drive at the main driveway.

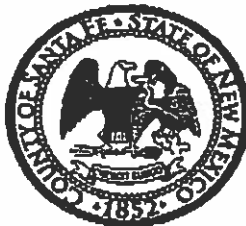
NBG-40



Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Hollan  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

## Santa Fe County Fire Department Fire Prevention Division

### Official Development Review

|                   |  |               |                |
|-------------------|--|---------------|----------------|
| Date              | D2/21/2014   |               |                |
| Project Name      | Univest Rancho Viejo – Vedura Residential Operating, LLC                     |               |                |
| Project Location  | College Drive @ New Purposed Road (SE connector), Santa Fe, New Mexico 87508 |               |                |
| Description       | College North Master Plan  | Case Manager  | Jose Larranaga |
| Applicant Name    | Agent: Jenkins/Gavin   | County Case # | MIS 13-5380    |
| Applicant Address | 130 Grant Ave, Suite 101<br>Santa Fe, New Mexico 87501                       | Fire District | La Cienega     |
| Applicant Phone   | 505-930-6149   |               |                |

Review Type: Commercial  Residential  Sprinklers  Hydrant Acceptance   
 Master Plan  Preliminary  Final  Inspection  Lot Split   
 Wildland  Variance

Project Status: Approved  Approved with Conditions  Denial

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

#### Fire Department Access

The proposed access for the new SE Connector shall be in place and maintained as the third egress access for the complex. If this is unattainable then another egress access point shall be opened.

#### Final Status

Recommendation for Rancho Viejo Master Plan amendment approval with the above conditions applied.

Renee Nix, Inspector

Renee Nix  
Code Enforcement Official

2-21-14  
Date

Through: David Sperting, Chief

File: UnivestRanchoViejo/022114/LC  
Cy: Buster Petty, Fire Marshal  
Case Manager, Jose Larranaga  
Applicant  
District Chief La Cienega

NBG-41

Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

## Santa Fe County Fire Department Fire Prevention Division

### Official Development Review

|                   |  |  |  |
|-------------------|--|--|--|
| Date              | 12/31/2013   |  |  |
| Project Name      | Univest Rancho Viejo – Vedula Residential Operating, LLC     |  |  |
| Project Location  | College Drive @ Burnt Water Road, Santa Fe, New Mexico 87508 |  |  |
| Description       | College North Master Plan in accordance w.CCD zoning.        | Case Manager   | Jose Larranaga   |
| Applicant Name    | Agent: Jenkins/Gavin   | County Case #  | 13-5380  |
| Applicant Address | 130 Grant Ave, Suite 101<br>Santa Fe, New Mexico 87501       | Fire District  | La Cienega   |
| Applicant Phone   | 505-930-6149   |  |  |
| Review Type:      | Commercial <input checked="" type="checkbox"/>               | Residential <input checked="" type="checkbox"/>              | Sprinklers <input checked="" type="checkbox"/>         |
|                   | Master Plan <input checked="" type="checkbox"/>              | Preliminary <input type="checkbox"/>                         | Final <input type="checkbox"/>                         |
|                   | Wildland <input type="checkbox"/>                            | Variance <input type="checkbox"/>                            | Hydrant Acceptance <input checked="" type="checkbox"/> |
| Project Status:   | Approved <input type="checkbox"/>                            | Approved with Conditions <input checked="" type="checkbox"/> | Denial <input type="checkbox"/>                        |
|                   |  | Inspection <input checked="" type="checkbox"/>               | Lot Split <input type="checkbox"/>                     |

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

#### Summary of Review

- This Master plan amendment request only applies to Lots 1-B and 1-C. Lot 1-B, 214 unit apartments and 1-C is reserved for future single and or multi-family development.
- Cul-de-sacs shall be a minimum 50' radius. SFC Land Use Code, Article V, Section 8.2.1d, (cul-de-sacs over 250' in length). Maximum size for an island in a cul-de-sac shall be 20' diameter. Page 2.
- Lot 1-A Fire Hydrant in the east cul-de-sac shall be relocated to be placed between lot 8 and lot 9.

#### Fire Department Access

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

- **Fire Access Lanes**

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

No off-site parking shall be allowed and shall be marked accordingly as approved by the Fire Marshal.

Curbs adjacent to the, fire hydrants, landscape medians in traffic flow areas and in designated no parking areas shall be appropriately marked in red with 6" white lettering reading "FIRE LANE - NO PARKING" as determined by the Fire Marshal prior to final approval. Assistance in details and information are available through the Fire Prevention Division. The Home Owner's and/or the Home Owner's Association will maintain said markings following the final approval and for the duration of the subdivision.

### **Roadways/Driveways**

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

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

Cul-de-sacs shall be a minimum 50' radius. SFC Land Use Code, Article V, Section 8.2.1d, (cul-de-sacs over 250' in length).

Maximum size for an island in a cul-de-sac shall be 20' diameter with a minimum of a 40' driving surface.

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Roads shall meet the County standards of all-weather driving surface and an unobstructed vertical clearance of 13' 6" within this type of proposed development. Driveway and turnarounds shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate width shall be 20' and an unobstructed vertical clearance of 13'6".

### **Street Signs/Rural Address**

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

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

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

Properly assigned legible rural addresses shall be posted and maintained at the entrance(s) to each individual lot or building site within 72 hours of the commencement of the development process for each building.

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

### **Slope/Road Grade**

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

The maximum approved slope of the driveway access/egress shall not exceed 11%.

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

### **Restricted Access/Gates/Security Systems**

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

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

All gates on a public way shall be operable by means of a key or switch, which is located in a Knox Lock entry system, keyed to the Santa Fe County system. Details, information and forms are available from the Fire Prevention Division.

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

A final inspection by this office will be necessary to determine the applicability of the installation of the Knox lock access system in regards to emergency entrance into the fenced area. Should it be found suitable for such, the developer shall install the system.

### **Fire Protection Systems**

The design of the system shall be accordingly sized and constructed to accommodate for the required application of commercial/residential fire suppression sprinkler systems, on both the public utility side of the meter as well as the private property yard lines.

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

The Developer, Homeowners and/or the Homeowners Association shall be responsible to maintain, in an approved working order, the water system for the duration of the subdivision/development. The responsible party, as indicated above, shall be responsible to call for and submit to the Santa Fe County Fire Department for an annual testing of the fire protection system and the subsequent repairs ordered and costs associated with the testing.

### Hydrants

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

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

Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 of the 1997 UFC.

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within five hundred feet (500') as measured along the access route. All buildings with automatic fire protection systems there fire department connections shall be within 150' of a fire hydrant. Additional hydrants and/or relocation of existing fire hydrants shown within the submittal packet may be required.

Fire hydrant locations shall be no further than 10 feet from the edge of the approved access roadways with the steamer connections facing towards the driving surface. Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation. Final fire hydrant locations shall be located in full view for incoming emergency responders. Landscape vegetation, utility pedestals, walls, fences, poles and the like shall not be located within a three foot radius of the hydrant per Article 10, Sections 1001.7.1 and 1001.7.2 of the 1997 UFC.

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

All hydrants shall have NST ports, as per the County thread boundary agreement.

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

All hydrants shall comply with Santa Fe County Resolution 2000-55, Hydrant color-coding, marking and testing. Note: Please have the installing contractor contact this office prior to the installation of the fire hydrant, so that we may assist you in the final location placement and avoid delays in your projects' final approval.

## **Automatic Fire Protection/Suppression**

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

All Automatic Fire Protection systems shall be developed by a firm certified to perform and design such systems. Copies of sprinkler system design shall be submitted to the Fire Prevention Division for review and acceptance prior to construction. Systems will not be approved unless final inspection test is witnessed by the Santa Fe County Fire Department. Fire sprinkler systems shall meet all requirements of NFPA 13 Standard for the Installation of Sprinkler Systems. The required system riser shall meet the requirements of the NFPA 13 1996.

Locations of all Fire Department Connections (FDC's) shall be determined and approved prior to the start of construction on the system. All FDC's shall have ports in National standard thread. All FDC's shall be located within 150' of a fire hydrant location.

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

The requirement for fire protection sprinkler systems shall be recorded on the plat and in the covenants at the time of filing or as otherwise directed by the County Fire or Land Use Department.

The developer shall notify the water utility company or Co-op supplying this project of the requirements for the installation of automatic fire suppression sprinkler system(s).

## **Fire Alarm/Notification Systems**

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

Unless the building is occupied on a continual 24-hour basis, the sprinkler system shall be electrically monitored by an approved central station, remote station or proprietary monitoring station.

All Fire Alarm systems shall be developed by a firm certified to perform and design such systems. Copies of the fire alarm system design shall be submitted to the Fire Prevention Division for review and acceptance prior to installation. Systems will not be approved unless tested by the Santa Fe County Fire Department. Fire Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code for given type of structure and/or occupancy use.

## **Fire Extinguishers**

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

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

## Life Safety

Fire Protection requirements listed for this development have taken into consideration the hazard factors of potential occupancies as presented in the developer's proposed use list. Each and every individual structure of a commercial or public occupancy designation will be reviewed and must meet compliance with the Santa Fe County Fire Code (1997 Uniform Fire Code and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code, which have been adopted by the State of New Mexico and/or the County of Santa Fe.

## General Requirements/Comments

### Inspections/Acceptance Tests

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

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

### Permits

As required

## Final Status

Recommendation for Master Amend Development Plan approval with the above conditions applied.


*Renee Nix, Inspector*

  
\_\_\_\_\_  
Code Enforcement Official

1-15-2014  
Date

Through: David Sperling, Chief

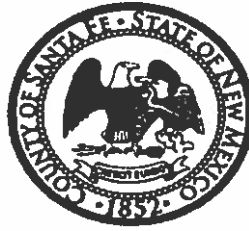
File: UninvestRanchoViejo123113 LC

Cy: Buster Patty, Fire Marshal   
Case Manager, Jose Larranaga  
Applicant  
District Chief La Cienega  
File

Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel M. Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

January 22, 2014

Mr. Jose Larranaga  
Commercial Development Case Manager  
Santa Fe County Land Use Department  
102 Grant Ave  
Santa Fe, NM 87504

**RE: CDRC CASE #MIS 13-5380 Elevation at Rancho Viejo Master Plan Amendment**


Dear Jose,

This letter is in response to your request for a review of the Elevation at Rancho Viejo Master Plan Amendment, dated December 02, 2013.

The Water Utilities Service Availability Analysis submitted January 30, 2013, stands as of today and the Master Plan Amendment does not affect our initial water service availability.

Please note that through the Annexation process the City of SF 16-inch concrete water line has become part of Santa Fe County Utilities infrastructure.

Respectfully,

  
Paul Casaus  
Utilities Engineering Associate  
Santa Fe County Utilities Department



*Santa Fe County  
Open Space & Trails*



**MEMORANDUM**

**DATE:** February 18, 2014

**TO:** Jose Larrañaga, Development Review Team Leader

**FROM:** Lisa Roach, Open Space and Trails Planner  
Planning Division, Growth Management Department

**VIA:** Robert Griego, Planning Division Manager, Growth Management Department

**RE:** **CDRC CASE #MIS 13-5380 Elevation at Rancho Viejo Master Plan Amendment**

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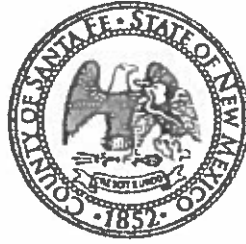
I have reviewed the case submittal for technical accuracy and for compliance with the Land Development Code and Ordinance 2000-12 (Community College District), and I have determined that the proposal meets all County requirements for Open Space and Trails, including minimum 50% open space and accommodation of planned district trails running E-W along College Drive and NW-SE along a utility easement on the eastern end of the property.

NBG-49

Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel M. Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

## MEMORANDUM

DATE: January 28, 2014

TO: Jose Larranaga, Development Review Team Leader

FROM: Mathew Martinez, Development Review Specialist

VIA: Vicki Lucero, Building and Development Services Manager  
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: CDRC CASE # MIS/13-5380 Elevation at Rancho Viejo and Summary Review Subdivision

---

### REVIEW SUMMARY

#### ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The Referenced Project has been reviewed for compliance with the Santa Fe County Land Development Code and Ordinance # 2000-12 (Regulations for the Community College District). The request for Master Plan Amendment, and Summary Review Subdivision, creating three lots: Lot 1-A (12.70 acres), Lot 1-B (22.00 acres), and Lot C-1 (22.21 acres) on a 56.91 acre property located north of Collage Drive and east of Burnt Water Road.

#### PARKING:

At time of Development Plan submittal the Applicant shall comply with all parking requirements within Ordinance # 2000-12 Section C., and Article III, Section 9 (Parking Requirements). The parking element of this Application complies with Article V, Section 5 (Master Plan Procedures).

#### ARCHITECTURAL:

The Applicant has submitted Conceptual Building Elevations. The Applicant shall comply with the height requirements set fourth within the Institutional Campus Zone which is 36 feet for up to 25% of the building footprint. The Applicant shall provide scaled building elevations for all proposed structures at the time of Development Plan submittal. The Architectural element of this Application complies with Article V, Section 5 (Master Plan Procedures).

**SIGNAGE:**

The Applicant has submitted a Conceptual Signage Plan showing two Monument Signs at the entrance of the Development. As per Article VIII, Section 7.13, only one permanent Identification sign shall be permitted and sign area shall not exceed 20 square feet in size. The Applicant shall comply with all signage requirements within Article VIII, (Sign Regulations) at time of Development Plan Submittal. The lighting element of this Application complies with Article V, Section 5 (Master Plan Procedures).

**LIGHTING:**

The Applicant has submitted a Conceptual Lighting Plan showing pole mounted lights at 25 feet in height. All pole mounted lighting shall not exceed 24 feet in height. All lighting within the CCD shall be shielded. The Applicant shall comply with all outdoor lighting requirements within Article VIII, Section 4.4.4 h at time of Development Plan submittal. The Lighting element of this Application complies with Article V, Section 5 (Master Plan Procedures).

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

## MEMORANDUM

**DATE:** March 3, 2014

**TO:** Jose Larranaga, Development Review Team Leader

**FROM:** John Lovato, Terrain Management

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

**FILE REF:** CDRC CASE MP 13-5380 Elevation at Rancho Viejo

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### **REVIEW SUMMARY**

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code, Ordinance No. 2000-12 Community College District, and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance. The request is for Master Plan Amendment, to allow the creation of a 214 unit apartment complex on 56.91 acres

### **Terrain Management**

The site has 0-20% percent slopes with minor 15%-30% isolated occurrences. The property is not located within a designated FEMA 100 Year flood zone and is located in Firm Panel 35049c0526E dated December 4, 2012 and located in Zone X.

### **Storm Drainage and Erosion Control:**

The Applicant's proposal shows existing topography, natural drainage, and proposed locations for ponding. The Application meets Master Plan requirements of Santa Fe County Land Development Code, Ordinance No. 2000-12 Community College District, and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

NBG-52

Harry B. Montoya  
*Commissioner, District 1*

Miguel Chavez  
*Commissioner, District 2*

Michael D. Anaya  
*Commissioner, District 3*



Kathy Holian  
*Commissioner, District 4*

Liz Stefanics  
*Commissioner, District 5*

Katherine Miller  
*County Manager*

January 30, 2013

Oralynn Guerrerortiz, PE.  
Design Enginuity  
1421 Luisa St., Suite E  
Santa Fe, NM 87505

RE: Water Utilities Service Availability Analysis for Vedula Subdivision and Apartments

Dear Ms. Guerrerortiz,

This is in response to your inquiry about Water utilities service availability for the property in reference. Please be aware that any statement we make hereby will refer solely to the Vedula project as described in your written inquiry dated January 7, 2013. If either the property location or the development is modified in the future, before it is executed, this letter will be automatically invalidated and you would have to request a new analysis from the Santa Fe County Utilities (SFCU).

#### **Development Concept**

You have indicated that you would like to add Water utility service to the existing facility located within Township 16N, Range 9E, Section 21. This proposed project would be located north of College Drive and east of Deans Court, and it would entail domestic water supply and fire protection. This property is located within Sustainable Development Area 1 (SDA1) and is in Commission District 5.

#### **Existing Water Infrastructure**

The site is located at the bottom of Pressure Zone 6 and, at the present time, a 16-inch concrete line under the east shoulder of Richards Avenue is available to provide adequate flows and pressures to the subject site and proposed development. This line is currently under City jurisdiction, but it is earmarked for transfer to the County in the near future, in compliance with the requirements of the 2008 City-County Annexation Agreement. Service to the proposed development would be contingent upon the developer/applicant installing the necessary water infrastructure, as described below and as illustrated on the enclosed map. The internal infrastructure for the project, including a large size service meter for the apartments and individual meters for the single family homes, including fire suppression will also be the responsibility of the developer.

#### **Existing Public Wastewater Infrastructure**

The property is within the service area of Ranchland Utilities sanitary wastewater management system, and the availability of service must be closely coordinated with them. Because all private community wastewater systems in the County must be designed and built in compliance with public sewer system standards, SFCU will verify such compliance on the concept, design and construction of the system.



## **Relevant Future Public Improvements**

The Santa Fe County Utilities anticipates that the development will be served from a network that will be initially connected to the existing Richards Avenue line through a new master meter installed by the applicant, and eventually connected to the SFCU line known as IZL57NNE, which extends east of Richards Avenue along the eastward projection of Avenida del Sur. Your initial connection and eastward 4000' extension along College Drive alignment, known as IZL56NNE, to the easternmost property corner of the subject parcel will be the primary condition of service for the proposed development. In addition to the installation of the master meter on Richards Ave, the existing 8" County water line serving Deans Court will need to be disconnected and reconnected downstream of the master meter. The southbound line segment known as TL6N necessary to connect to IZL57NNE will in the future be someone else's responsibility. A more detailed description of the necessary improvements is shown on the attached map. We anticipate that the infrastructure transfer required by the agreement mentioned above will take a good part of 2013 to be complete.

## **Design and Construction Requirements**

All facilities shall be designed by a professional engineer duly licensed in New Mexico at the applicant's expense, in compliance with all applicable standards of practice, local, state and federal codes/regulations and policies, including those adopted by the SFCU. The design shall be reviewed and accepted by Santa Fe County and a Line Extension Water Service Agreement must be executed prior to any construction. SFCU will issue a Notice to Proceed once these requirements are met.

Public lines prescribed to serve this proposed development shall be installed within legally defined public utility easements properly dedicated to the County by the developer at the developer's expense. Construction shall be performed by a utility contractor properly licensed in New Mexico at the applicant's expense, upon receiving all applicable construction permits, right of way use authorizations, and upon having met all applicable pre-construction requirements.

The County will accept the project and adopt it as part of its infrastructure for operations and maintenance, upon verification that all requirements have been met to the County's satisfaction, and in compliance with the County-approved engineering design including the submission by the applicant and acceptance by SFCU of the following documents: (1) one original set of as-constructed drawings signed and sealed by a NM licensed engineer, including any change orders approved during construction and; (2) Engineer's certificate of the construction having been completed in compliance with all requirements of the approved design documents.

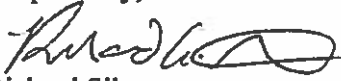
## **Financing**

The applicant will be responsible for the cost of all necessary improvements, up to and including the master meter, meter vaults and boxes and settings. Our policies have changed in the sense that there are no water right transfer requirements for developers who want to receive services from SFCU. However, if your client has a pre-existing water service agreement with the County; connection fees may be reduced accordingly.

SFCU will reimburse the developer for the difference in cost between an 8" line necessary for this project and the required 12" extension along College Ave only.

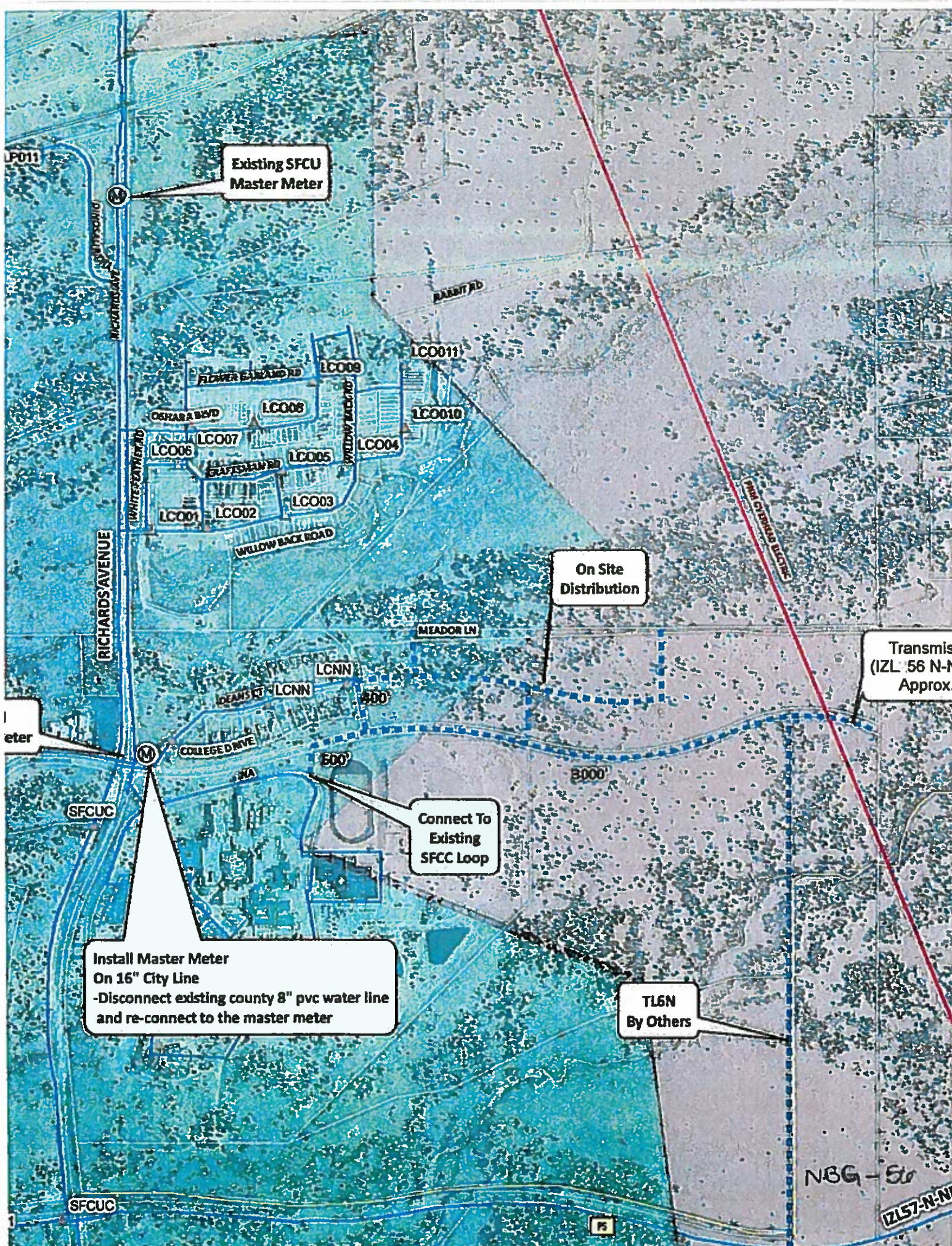
We look forward to working with you to the best of our technical ability as provided by applicable laws, for the successful completion of your project. Please call me at 505-992-3046, if you have any questions regarding this letter.

Respectfully,



Richard Silva  
Infrastructure Manager  
Santa Fe County Utilities Department

CC: Patricio Guerrerortiz PE, Santa Fe County Utilities Department Director



Existing SFCU  
Master Meter

On Site  
Distribution

Connect To  
Existing  
SFCC Loop

Install Master Meter  
On 16" City Line  
-Disconnect existing county 8" pvc water line  
and re-connect to the master meter

Transmis  
(IZL 56 N-N)  
Approx.

TL6N  
By Others

NSG - Str  
IZL57-N-N

LP011

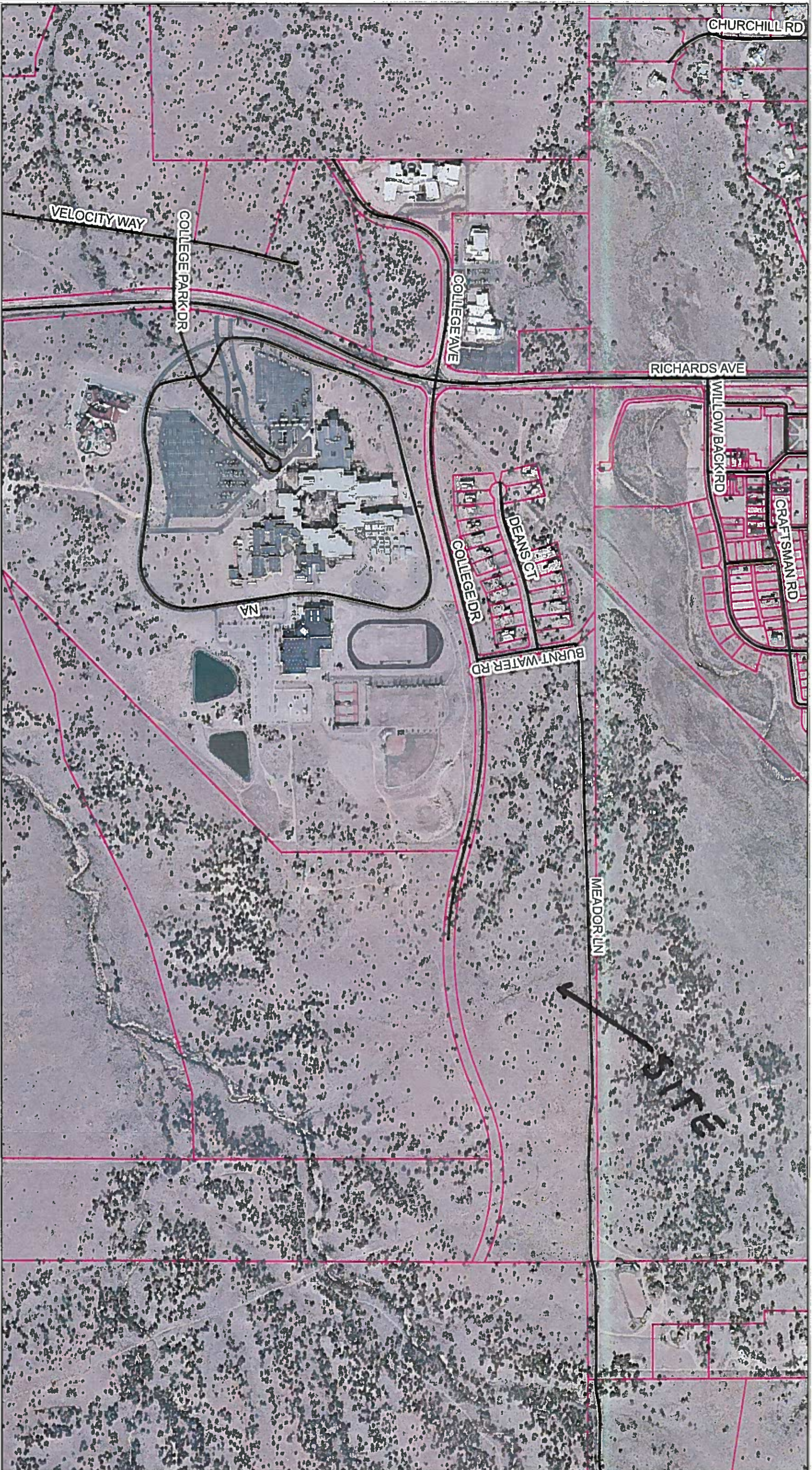
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SFCUC

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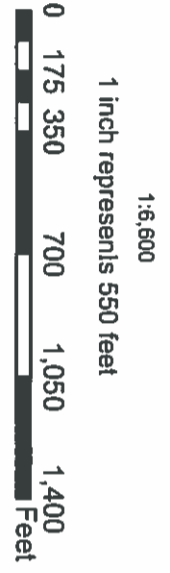




**Legend**

ROADS

Parcels



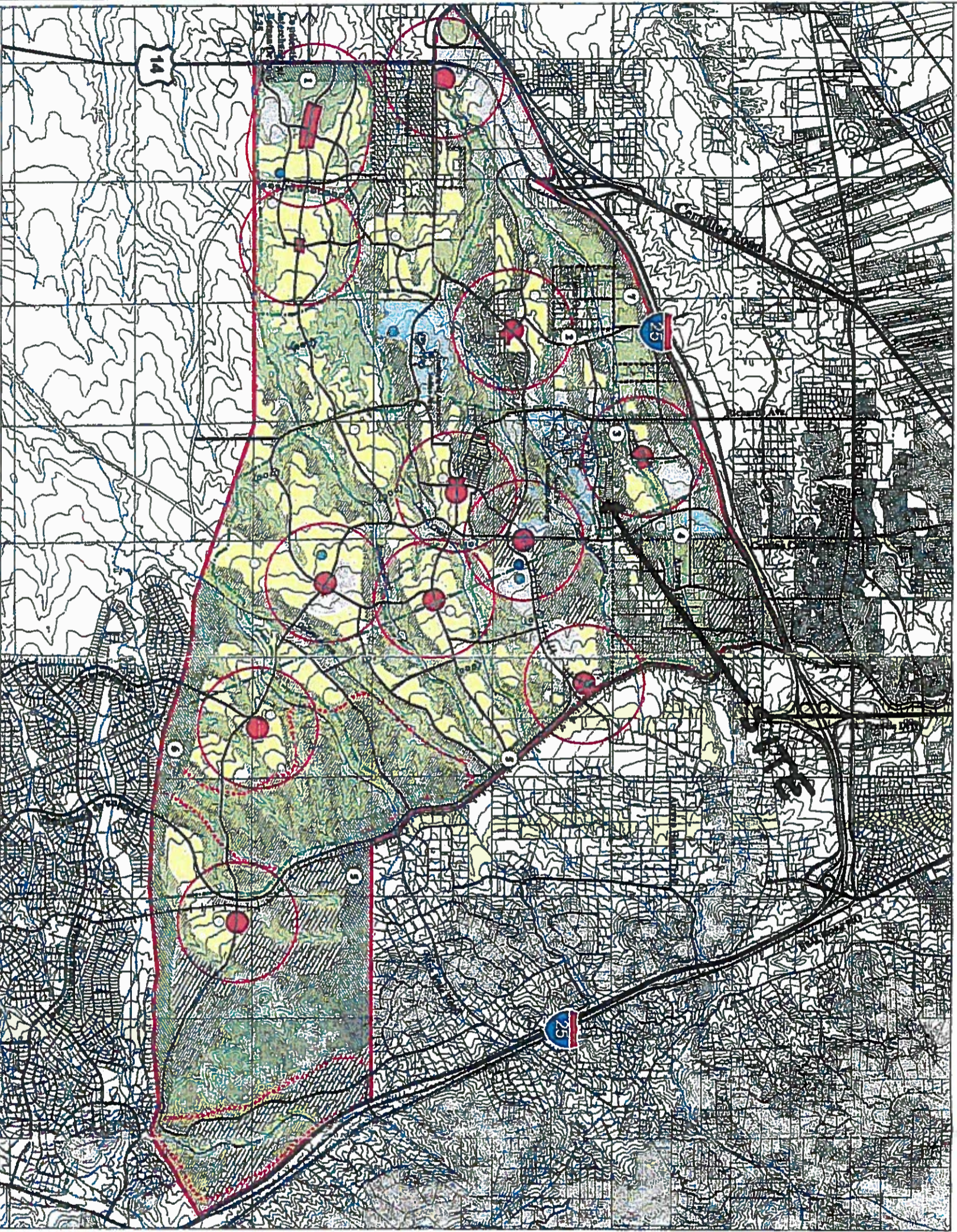
2008 Orthophotography  
2 FOOT CONTOURS

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

# Land Use Zoning Map

## Legend

- Community College District Boundary
  - Major Drainages
  - Existing Rail Road
  - Proposed Rail Road
  - Village Zones
  - Platted/ Plow Jumper
  - Employment Campuses and Centers
  - Industrial Campuses
  - Arroyo Corridors and Open Space
  - Roads - Proposed & Existing
  - Village Segments
  - District Trails
  - Proposed Alignments
  - Rural Zones
  - Existing Neighborhood Zones
  - New Community Center & Walking Trail
- Village Zones:**
- Platted/ Plow Jumper
  - Rural Zones
- Buffer Areas:**
- 1 Highway 14 buffer
  - 2 Via Open buffer
  - 3 Mainway Ave./ 289 ft. back side
  - 4 Arroyo Plaza West buffer
  - 5 San Juan buffer
  - 6 El Dorado buffer
  - 7 194-307 Highway Corridor
- Other:**
- Elementary Schools
  - Middle Schools
  - High Schools



# Santa Fe Community College District



Approved by Board of County Commissioners October 31, 2009  
 Approved by Santa Fe Unified School Authority September 1, 2009  
 Approved by Santa Fe Community College District Board of Trustees  
 Approved by Santa Fe County Board of Commissioners October 31, 2009  
 Approved by Santa Fe County Board of Commissioners October 31, 2009  
 Approved by Santa Fe County Board of Commissioners October 31, 2009



tabbler

**EXHIBIT**

**11**

# Ranchland Utility Company, Inc.

5 Bisbee Court, Suite 106; Santa Fe, NM 87508  
Telephone (505) 428-2256

December 10, 2013

Jose Larrañaga, Commercial Development Case Manager  
Santa Fe County Development Services  
102 Grant Avenue  
Santa Fe, NM 87501


**RE: Elevation at Rancho Viejo  
College North Master Plan Amendment**

Dear Jose:

This letter is to confirm that Ranchland Utility Company, Inc. is willing and able to provide sanitary sewer service to all phases of the above referenced project.

Please feel free to call or e-mail me with any questions.

Sincerely,

  
Warren Thompson, President  
Ranchland Utility Company, Inc.



NBG-58

2. Suitability of the site to accommodate the proposed development;
3. Suitability of the proposed uses and intensity of development at the location;
4. Impact to schools, adjacent lands or the County in general;
5. Viability of proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or constructed.
6. Conformance to applicable law and County ordinances in effect at the time of consideration, including required improvements and community facilities and design and/or construction standards.

#### 5.2.5 Filing of Approved Master Plan

The approved master plan with maps which has been approved by and received signatures of the County Development Review Committee Chairman and Board Chairman shall be filed of record at the County Clerk's Office.

#### 5.2.6 Amendments and Future Phase Approvals

- a. Approval of the master plan is intended to demonstrate that the development concept is acceptable and that further approvals are likely unless the detailed development plans cannot meet the requirements of applicable law and County ordinances in effect at that time. Each phase of the development plan must be considered on its own merits.
- b. The Code Administrator may approve minor changes to the master plan. Any substantial change in land use or any increase in density or intensity of development in the approved master plan requires approval by the County Development Review Committee and the Board.
- c. Any changes approved by the Code Administrator pursuant to Section 5.2.6b of this Article shall be subject to the review and approval of County Development Review Committee and the Board at the time of development plan or plat approval.
- d. The phasing schedule may be modified by the Board at the request of the developer as economic circumstances require as long as there is no adverse impact to the overall master plan. (See Article V, Section 4.5)

#### 5.2.7 Expiration of Master Plan

- a. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board.
- b. Master plan approvals may be renewed and extended for additional two year periods by the Board at the request of the developer.
- c. Progress in the planning or development of the project approved in the master plan consistent with the approved phasing schedule shall constitute an automatic renewal of the master plan approval. For the purpose of this Section, "progress" means the approval of preliminary or final development plans, or preliminary or final subdivision plats for any phase of the master planned project.

History. 1980 Comp. 1980-6. Sections 4.4, 4.5, 5.1 and 5.2 were amended by County Ordinance 1987-1 to provide for the submittal of a master plan.

### 5.3 Preliminary Plat Procedure

#### 5.3.1 Introduction and Description

- 5.3.1a Preliminary plats shall be submitted for Type-I, Type-II, Type-III, except Type-III subdivisions that are subject to review under summary procedure as set forth in Subsection 5.5 of this Section, and Type-IV subdivisions.



fulfill the proposals contained in the subdivider's disclosure statement and in determining whether or not the subdivider's provisions for a subdivision conform with County regulations.

#### 4.8 Common Promotional Plans

The Code Administrator will review proposed applications to determine whether there is a common promotional plan to subdivide a property. If it is determined that the land division does constitute a common promotional plan, the project shall comply with the procedures provided for in this Article V.

### SECTION 5 - PROCEDURES AND SUBMITTALS

#### 5.1 Pre-application Procedures

Prior to the filing of an application for approval of a preliminary plat, the subdivider shall confer with the Code Administrator to become acquainted with these subdivision regulations. At this pre-application conference, the subdivider shall be advised of the following:

1. Submittals required by the Code.
2. Type and/or class of the proposed subdivision.
3. Individuals and/or agencies that will be asked to review the required submittals.
4. Required improvements.
5. Conditions under which Master Plans and Development Plans are required as described in Sections 5.2 and 7.
6. A determination will be made as to the appropriate scale and format for plans and plats and as to the appropriateness of applicable submittal requirements.

#### 5.2 Master Plan Procedure

##### 5.2.1 Introduction and Description

- a. Master plans are required in the following cases:
  - i. All Type I, Type II, and Type IV subdivisions with more than one development phase or tract;
  - ii. As required in Article III for developments other than subdivisions; and
  - iii. Such other projects which may elect to apply for master plan approval.
- b. A master plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the subdivider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval.
- c. The master plan submittal will consist of both plans and written reports which include the information required in 5.2.2 below. A typical submittal would include a vicinity map, a plan showing existing site data, a conceptual environmental plan with written documentation, a master plan map, a master plan report, a schematic utilities plan and the phasing schedule. Maps and reports may be combined or expanded upon at the discretion of the applicant to fit the particular development proposal as long as the relevant information is included.

##### 5.2.2 Master Plan Submittals

- a. Vicinity Map. A vicinity map drawn at a scale of not more than 2,000 feet to one inch showing contours at twenty (20) foot intervals showing the relationship of the site to its general surroundings, and the location of all existing drainage channels, water courses and water bodies located on the parcel and within three miles of the Parcel.



2. Suitability of the site to accommodate the proposed development;
3. Suitability of the proposed uses and intensity of development at the location;
4. Impact to schools, adjacent lands or the County in general;
5. Viability of proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or constructed;
6. Conformance to applicable law and County ordinances in effect at the time of consideration, including required improvements and community facilities and design and/or construction standards.



#### 5.2.5 Filing of Approved Master Plan

The approved master plan with maps which has been approved by and received signatures of the County Development Review Committee Chairman and Board Chairman shall be filed of record at the County Clerk's Office.

#### 5.2.6 Amendments and Future Phase Approvals

- a. Approval of the master plan is intended to demonstrate that the development concept is acceptable and that further approvals are likely unless the detailed development plans cannot meet the requirements of applicable law and County ordinances in effect at that time. Each phase of the development plan must be considered on its own merits.
- b. The Code Administrator may approve minor changes to the master plan. Any substantial change in land use or any increase in density or intensity of development in the approved master plan requires approval by the County Development Review Committee and the Board.
- c. Any changes approved by the Code Administrator pursuant to Section 5.2.6b of this Article shall be subject to the review and approval of County Development Review Committee and the Board at the time of development plan or plat approval.
- d. The phasing schedule may be modified by the Board at the request of the developer as economic circumstances require as long as there is no adverse impact to the overall master plan. (See Article V, Section 4.5)

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History. 1980 Comp. 1980-6. Sections 4.4, 4.5, 5.1 and 5.2 were amended by County Ordinance 1987-1 to provide for the submittal of a master plan.

### 5.3 Preliminary Plat Procedure

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18460874



NBG-62

| USE CATEGORY  | VILLAGE ZONES        |                     |                            |             | OTHER ZONES |                        |                           |            |                    |  |
|---|----------------------|---------------------|----------------------------|-------------|-------------|------------------------|---------------------------|------------|--------------------|--|
|   | New Community Center | Neighborhood Center | Neighborhoods (optional)** | Fringe Zone | Rural Zone  | Employment Center Zone | Institutional Campus Zone | Open Space | Village Separators |  |
| <b>ELIGIBLE USES</b>  |                      |                     |                            |             |             |                        |                           |            |                    |  |
| Residential and Residential Accessory                                 |                      |                     |                            |             |             |                        |                           |            |                    |  |
| Bed and Breakfast (6 units max.)                                      | x                    | x                   | x                          | x           | x           |                        |                           |            |                    |  |
| Group Homes and Shelters  | x                    | x                   | x                          | x           | x           | x                      | x                         |            |                    |  |
| Guest Houses and secondary dwellings                                  | x                    | x                   | x                          | x           | x           | x                      | x                         |            |                    |  |
| Home Day Care (12 or fewer children)                                  | x                    | x                   | x                          | x           | x           | x                      | x                         |            |                    |  |
| Home Occupations  | x                    | x                   | x                          | x           | x           | x                      | x                         |            |                    |  |
| Live / Work Dwellings   | x                    | x                   | x                          | x           | x           | x                      | x                         |            |                    |  |
| Residential, dormitories  | x                    | x                   | x                          | x           | x           | x                      | x                         |            |                    |  |
| Residential, Limited Multifamily (4 units max.)                       | x                    | x                   | x                          | x           | x           | x                      | x                         |            |                    |  |
| Residential, Multifamily (over 4 units)                               | x                    | x                   | x                          | x           | x           | x                      | x                         |            |                    |  |
| Residential, Single family  | x                    | x                   | x                          | x           | x           | x                      | x                         |            |                    |  |
| Retirement Homes/Assisted Living                                      | x                    | x                   | x                          | S           |             |                        |                           |            |                    |  |
| Studios   | x                    | x                   | x                          | x           | x           | x                      | x                         |            |                    |  |
| Civic/Public/Institutional  |                      |                     |                            |             |             |                        |                           |            |                    |  |
| Auditoria, Community Theatres, Museums                                | x                    | x                   |                            |             |             | S                      | x                         |            |                    |  |
| Cemeteries  |                      |                     | x                          | x           | x           |                        |                           | S          |                    |  |
| Churches/Religious Institutions                                       | x                    | x                   | x                          | x           | x           | x                      | x                         |            |                    |  |
| Day Care (more than 12 children)                                      | x                    | x                   | S                          | x           | x           | x                      | x                         |            |                    |  |
| Hospitals   |                      |                     |                            |             |             | S                      | S                         |            |                    |  |
| Nursing Homes   | x                    | x                   |                            | S           |             |                        |                           |            |                    |  |
| Private Clubs/Lodges  | x                    | x                   |                            | S           |             |                        | S                         |            |                    |  |
| Public Buildings  | x                    | x                   |                            |             |             |                        |                           |            |                    |  |
| Recreational areas, play fields & facilities, including school fields | x                    | x                   | x                          |             | x           | S                      | x                         | S          | S                  |  |
| Recreational buildings, public indoor                                 | x                    | x                   | S                          | S           |             |                        |                           |            |                    |  |
| Schools: Colleges, Universities, Vocational                           | x                    | x                   |                            |             |             |                        |                           |            |                    |  |
| Schools: K-6, Public  | x                    | x                   | x                          | S           |             |                        |                           |            |                    |  |
| Schools: Middle or High, Public ***                                   | x                    | x                   | S                          |             |             |                        |                           |            |                    |  |
| Schools: Private  | x                    | x                   | x                          | S           | S           | S                      | S                         |            |                    |  |
| Commercial/Industrial   |                      |                     |                            |             |             |                        |                           |            |                    |  |
| Automotive sales/Auto, truck or RV dealerships                        | S                    |                     |                            |             |             |                        |                           |            |                    |  |
| Automotive services/ Car Washes                                       | S                    | S                   |                            |             |             | S                      |                           |            |                    |  |
| Automotive services/ Gas stations                                     | S                    | S                   |                            |             |             | S                      |                           |            |                    |  |
| Automotive services/ repair shops                                     | S                    | S                   |                            |             |             | S                      |                           |            |                    |  |
| Banks/Financial institutions  | x                    | x                   |                            |             |             | x                      | x                         |            |                    |  |
| Business & Personal Services  | x                    | x                   |                            |             |             | x                      | x                         |            |                    |  |
| Campgrounds, RV parks   |                      |                     |                            | x           | x           |                        |                           |            |                    |  |
| Construction supplies & yards   | x                    | x                   |                            |             |             |                        |                           |            |                    |  |
| Distribution facilities   | S                    |                     |                            |             |             |                        |                           |            |                    |  |
| Greenhouses/Plant nurseries   |                      | x                   |                            | x           | x           |                        |                           |            |                    |  |
| Guest Ranches, Resorts  | x                    | x                   |                            | S           | x           |                        |                           |            |                    |  |
| Health Clubs  | x                    | x                   |                            |             |             |                        |                           |            |                    |  |
| Hotel, motel, inns, Bed & Breakfast (over 6 units)                    | x                    | S                   |                            |             |             |                        |                           |            |                    |  |
| Indoor Recreational Centers   | x                    | S                   |                            |             |             |                        |                           |            |                    |  |
| Industrial, Light & crafts manufacture                                | S                    | S                   |                            |             | S           |                        |                           |            |                    |  |

x = uses eligible in zone

S = special use

- (8) proposed architectural treatment;
- (9) The Buildable Area and the No Build Area(s) on each lot shall be clearly indicated by shading, pattern or comparable graphic method (see Article VII, Section 3.4.1 for Buildable Area Performance Standards.)
- (b) The site plan shall respond to Section 4.4.2 Site Planning Standards for driveway access, building placement, parking lot location and terrain management.

4) Development Plan Report

The development plan report shall include all submittals pursuant to this Article III, Section 4 of the Code.

5) Traffic Generation Report

- a) The amount of traffic generated by the development shall not at any time impede traffic flow, or cause public roads to operate at over capacity.
- b) If a fair and substantial showing is made that the development will increase the burden on inadequate public roads, utilities or other services, the use may be denied, or the developer may be required to undertake the full cost of improvements to the public road or other services in order to meet the test of adequacy.
- c) A traffic report shall be prepared, signed and sealed by a registered New Mexico professional engineer, or other qualified professional as determined by the Code Administrator. Report contents shall be based upon existing traffic conditions in relation to existing road capacity and level-of-service (LOS); a projection of traffic to be generated by the development; and recommendations for mitigating any negative effects to existing road capacity which may occur as a result of new development. Where applicable, the International Traffic Engineers (ITE) Trip Generation Report 1987, 4th Ed. shall be used as a reference in calculating traffic projections. Copies of the ITE Trip Generation Report are available in the Land Use Administrators Office.

History. 1980 Comp. 1980-6. Section 4.4.1 Submittals was amended by County Ordinance 1990-11, to clarify and make additions to the submittals required of the applicant for non-residential use zoning.

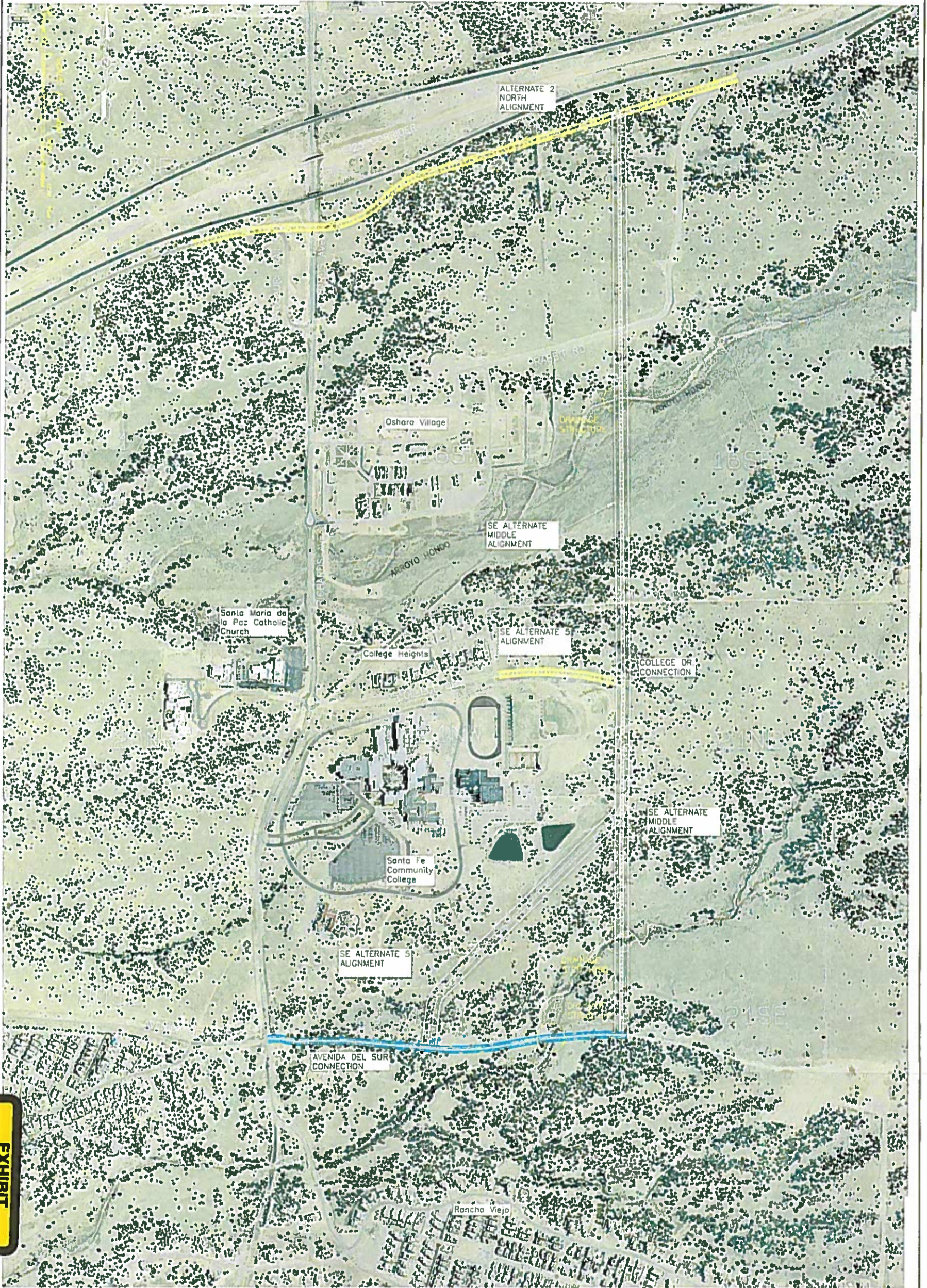
4.4.2 Environmental Performance Standards

The proposed development shall utilize standard techniques available in order to minimize noise, vibration, smoke and other particulate matter, odorous matter, toxic or noxious matter, radiation hazards, fire and explosive hazards, or electromagnetic interference. The Code Administrator may refer an application to the New Mexico Environment Department for comment concerning the performance standards. If it is determined that the development will create any dangerous, injurious, noxious or otherwise objectionable condition, noise or vibration; smoke, dust, odor, or other form of air pollution, electrical or other disturbance, glare or heat, in a manner which causes a significant adverse impact to the adjacent areas, a plan shall be submitted which states how such conditions will be mitigated.

History. 1980 Comp. 1980-6. Section 4.4.2 was amended by County Ordinance 1990-11. This Section was previously 4.4.3.



# NE AND SE ALTERNATIVES



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**13**  
EXHIBIT

NR69-105

DATE: E-0752-01  
JANUARY 2014  
SHEET: 15



SANTA FE CORRIDOR STUDY  
PHASE 1-A ALTERNATES  
ALTERNATES-BASE - NE AND SE ALTS

| Santa Fe County |                      | Santa Fe County |    |
|-----------------|----------------------|-----------------|----|
| NO              | REVISION DESCRIPTION | DATE            | BY |
| 1               |                      |                 |    |
| 2               |                      |                 |    |
| 3               |                      |                 |    |

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