

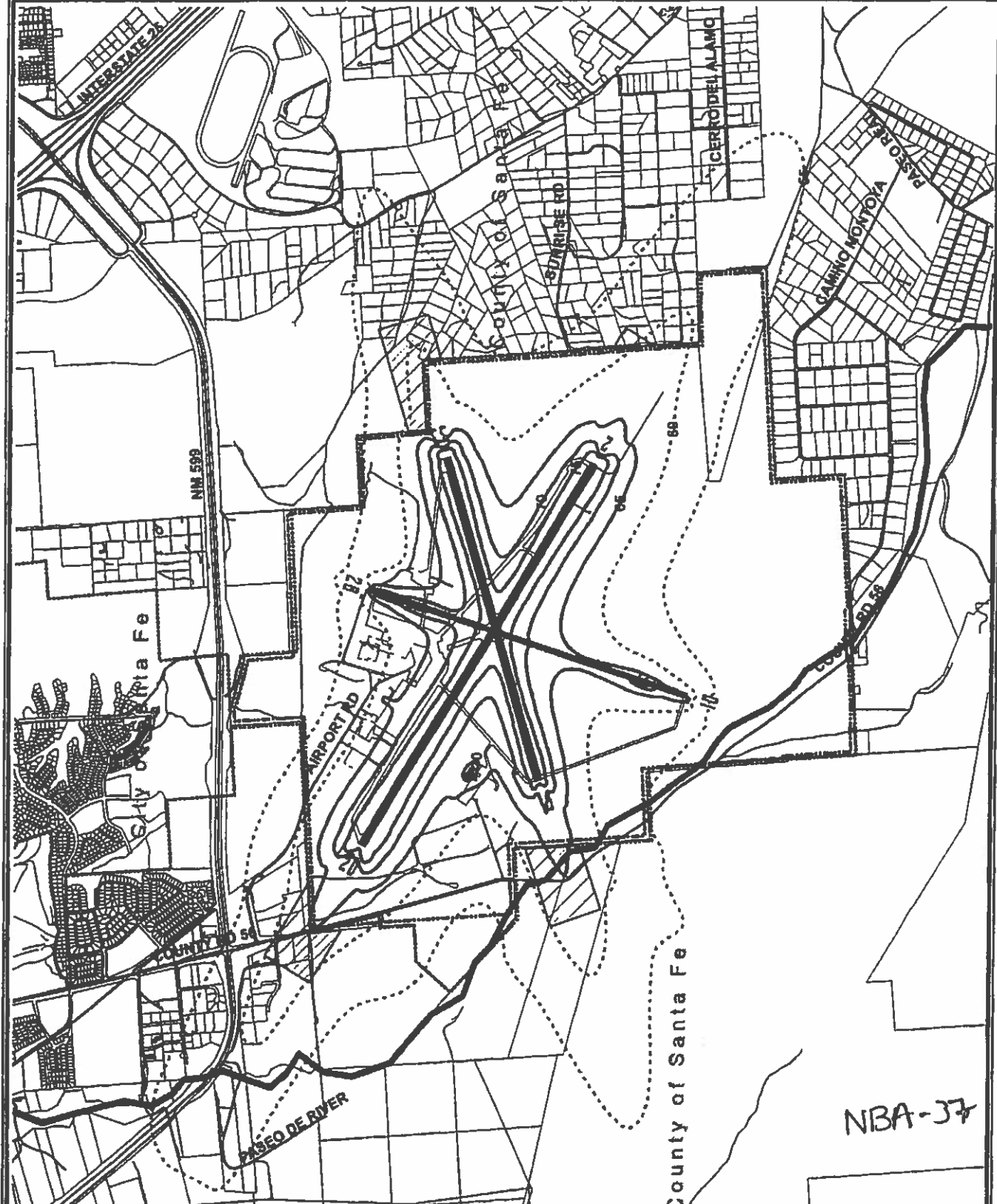
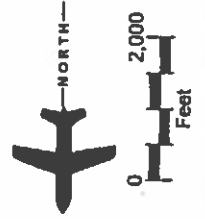
APPENDIX D
NOISE CONTOUR PLAN

NBA-36

LEGEND

- Municipal Boundary
- Airport Boundary
- ▨ Aviation Easement
- 55 and 60 DNL
- Noise Exposure Contours
- 2011 Noise Exposure Contours, Significant Effect

Source: City of Santa Fe, Geographic Information System, (March, 2002); Coffman Associates Analysis.



APPENDIX E
DISCLOSURE STATEMENT

NBA-38

DISCLOSURE STATEMENT

FOR ALL SUBDIVISIONS CONTAINING NO MORE THAN FOUR (4) PARCELS

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

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

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

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

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

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

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

NBA-39

1. NAME OF SUBDIVISION

Rio Santa Fe Business Park

2. NAMES AND ADDRESS OF SUBDIVIDER

Pena Blanca Partnership:

Louis Gonzales, Managing Member
211 Las Mananitas Street
Santa Fe, New Mexico, 87501

3. TITLE

Rio Santa Fe Business Park

4. STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD THAT SUBJECT THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY

Each lot is subject to a maximum annual water use of .25 acre feet. If the lot owner wishes to use more than .25 acre feet of water per year a geo-hydrologic report must be prepared unless the County Hydrologist is willing to accept a Reconnaissance Report. The lot owner will have to verify with the County Hydrologist the type of report to be prepared and the testing required to prepare the report.

Each lot owner must drill their own well with the depth of the well in the range of 500 to 600 feet.

Each lot owner must install their own liquid waste system in conformance with the standards and requirements as set forth by the New Mexico Environment Department. Septic tanks and leach fields are not permitted within 50 feet of the bank adjacent to the Santa Fe River.

It is anticipated that the zoning on the property will be PDD Planned Development District with the master plan dictating the conditions of use and design standards.

Each lot owner is required to retain their runoff on the lot by ponding and other measures. The pond or detention system must be maintained by the lot owner

NBA-40

5. UTILITIES

Electric, telephone and natural gas will be extended to each lot in the Subdivision.

<u>Utility</u>	<u>Cost to Connect</u>
Century Link	\$ 150 per line
PNM Electric Services	\$3,500-\$5,000 for the transformer depending on the size of the transformer
Gas Company of New Mexico	\$400-\$800 depending on the distance from the street to the building costs depend on size of yard line.)
Water	Cost to drill the well is estimated at \$18 a lineal foot of depth and \$5,000 to equip the well with electric, pump, cistern and supply system.
Liquid waste disposal	\$3,500-\$5,000 depending on the size of the septic tank and the length of the leach field
Solid waste disposal	\$50-\$80/month, depending on waste stream generation.

6. INSTALLATION OF UTILITIES

<u>Utility</u>	<u>Estimated Date Available</u>
Water	By lot owner
Telephone	August, 2015
Electricity (back bone only)	August, 2015
Natural Gas	August, 2015
Liquid waste disposal	By lot owner
Solid waste disposal	By lot owner

7. UTILITY LOCATION

Electric, telephone and natural gas will be extended as lateral lines to each lot in the subdivision.

Water: Lot owner must ensure compliance with County and State regulations

Telephone: Telephone installation will comply with the County's requirement for location.

Electricity: Electric installation will comply with the County's requirement for location

Gas: Natural gas installation will comply with the County's requirement for location.

Liquid Waste: Lot owner must ensure compliance with County and State Regulations

Solid Waste: Lot owner must ensure compliance with County and State regulations.

8. WATER AVAILABILITY

Each lot is restricted to a maximum annual water use of .25 acre feet per year for indoor and outdoor use.

Each lot is subject to a maximum annual water use of .25 acre feet. If the lot owner wishes to use more than .25 acre feet of water per year a geo-hydrologic report must be prepared unless the County Hydrologist is willing to accept a Reconnaissance Report. The lot owner will have to verify with the County Hydrologist the type of report to be prepared and the testing required to prepare the report.

Under ground water supply in this area has proven to provide wells that produce from 20-30 gallons per minute.

Each lot owner will be responsible for drilling and equipping the well and constructing the necessary supply to the building and landscaping.

The restrictive covenants recorded with the subdivision specify that each lot is limited to .25 acre feet unless a geo-hydrology report is prepared and accepted by the County for the maximum annual water use that is allowed for the lot by the County.

NBA-42

A meter must be installed on the well and quarterly reports on water use are required to be submitted to the Office of the State Engineer

9. FOR SUBDIVISIONS WITH COMMUNITY WATER SYSTEMS

Not applicable

10. FOR SUBDIVISIONS WITH INDIVIDUAL DOMESTIC WELLS OR SHARED WELLS

Lot buyer must construct and equip the well on their own lot.

It is estimated that a 4 inch well casing costs \$18.00 a lineal foot and equipping the well with an electrical source, pump, cistern and distribution system is approximately, \$5,000.00.

Each lot is limited to .25 acre feet per year for indoor and outdoor use

Average depth to ground water is 220 feet with well depths in the order of 500-600 feet deep.

Recommended depth of the well is 550 feet.

At the recommended depth the well should produce from 20-30 gallons per minute.

11. LIQUID WASTE DISPOSAL

Conventional septic tanks and leach fields will be permitted providing the daily or peak flows do not exceed a limit of 2000 gallons per day.

12. SOLID WASTE

Each lot owner must contract for solid waste pick up on a no less the weekly basis with a company that is properly licensed in Santa Fe County.

13. TERRAIN MANAGEMENT

The following soils are encountered within the Subdivision:

<u>Classification Name</u>	<u>Soils No.</u>
Arents-Urban land-Orthents complex, 1 to 60 percent slopes	116
Pits	106
Riverwash, flooded	107
Calabasas loam, 1 to 3 percent slopes	110

NBA-43

Riovista gravelly loamy sand, 0 to 1 percent slopes	112
Devargas-Urban land complex, 1 to 3 percent slopes	114
Arents-Urban land-Orthents complex, 1 to 60 percent slopes	116

The soils are generally adequate for the foundations of low-rise buildings as defined by the Natural Resources Conservation Service, Santa Fe Soils Survey Office. Riverwash flooded is subject to flooding and it is recommended that no building take place on these soils.

2. Describe any measures necessary for overcoming soil and topographic limitations, and who will be responsible for implementing these measures.

A geotechnical soils survey must be prepared for each building. A qualified soils engineer shall prepare such a soil study and recommendations for building on the lot.

3. Identify by lot and block numbers all parcels within the Subdivision located in whole or in part on slopes in excess of 15%.

All lots have slopes in excess of 15%. In some cases they are manmade slopes and in others along the Santa Fe River the adjoining banks have slopes greater than 15%.

4. Identify by lot and block numbers all parcels within the Subdivision that are subject to flooding. Describe the subsurface drainage for all lots in the Subdivision.

Lots 3 and 4 are located adjacent to the Santa Fe River flood plain, according to the FIRM maps prepared by the Federal Emergency Management Agency.

5. Describe the surface drainage for all lots in the Subdivision.

Storm water from the lots generally runs in a southern and western direction.

6. Describe the nature, location and completion dates of all storm drainage systems constructed in the Subdivision, including the completion date of any required to be constructed.

Each lot owner is required to detain the runoff on their lot including a prorated share of the runoff from the road. Engineering calculations on the typical estimated runoff and required ponding on the lot have been prepared by a Professional Engineer and are included in the plan set for the Subdivision.

7. Describe restrictions and other development requirement if lots are located on 15% slopes or ridge tops.

Lots 3 and 4 adjacent to the Santa Fe River have building restrictions on the plat which prohibit construction of buildings within 75 feet of the bank of the River. The lots within this Subdivision are not subject to ridge top design standards.

8. Describe detention pond requirements for each lot.

The estimated detention pond requirements for each lot are provided on the terrain management sheet for the Subdivision.

9. Describe restrictions of development within buildable areas per approved plans and County terrain management regulations.

The buildable areas are defined by the typical detail shown on the Development Plan.

14. SUBDIVISION ACCESS

The principle access to this development is from the NM 599 frontage road. The NM 599 frontage road is maintained by the New Mexico Department of Transportation. There is a secondary access that crosses the Santa Fe River. This consists of a low water unimproved access of the River.

15. MAINTENANCE

1. State whether the roads, drainage facilities and other improvements within the Subdivision will be maintained by the County, the subdivider or an association of lot owners.

Maintenance of the roads and drainage facilities associated with the road is the responsibility of the four lot owners within the Subdivision through a shared road maintenance agreement. Fees are collected on a monthly or semi-monthly basis to pay for the maintenance of the road.

2. If the roads within the Subdivision have not been accepted for maintenance, by the County, state how the roads will be maintained and describe lot owner's responsibilities and obligations with respect to road maintenance.

The roads within the Subdivision will be maintained by the four lot owners through a shared road maintenance agreement.

NBA-45

3. Describe what measures have been taken to make sure maintenance takes place.

Roads and drainage structures will be inspected every two years. Maintenance costs, if any, will be included in the preparation of the annual budget. If maintenance is required a qualified road contractor will estimate a cost for the required maintenance. A "sinking fund" will be included in the annual budget over a 15-year period for the reconstruction of the interior roads.

16. CONSTRUCTION GUARANTEES

1. Describe any proposed roads, drainage structures, water treatment facilities or other improvements that will not be completed before parcels in the Subdivision are offered for sale.

Roads and drainage structures associated with the roads and utilities may not be completed prior to the sale of the lots.

2. Describe all performance bonds, letters of credit, or other collateral securing the completion of each proposed improvement.

To be determined.

17. ADVERSE OR UNUSUAL CONDITIONS

The property is located within the flight path of airplanes entering and leaving the Santa Fe Airport. There may be noise from the from time to time from aircraft arriving at or leaving the airport.

18. FIRE PROTECTION

1. *Statement as to whether or not on-site fire protection will be provided.*

Each lot owner will be responsible for installing a water tank dedicated to fire protection purposes as determined by the Fire Marshal. It is assumed that each lot owner will have to install a fire suppression (sprinkler) system in the building.

2. *Distance to nearest fire station from Subdivision.*

The Subdivision will be within the Agua Fria fire district. The closest fire station is located on Caja del Oro Road south of NM 599, approximately 3 miles from the Park.

NBA-46

3. *Route over which distance is computed.*

The distance to the fire station is calculated along the Caja del Oro, NM 599, the NM 599 frontage Road and Paseo de River.

4. *State whether the fire department is full-time or volunteer.*

The La Cienega fire station is manned by voluntary personnel and two paid fire fighters.

5. *State whether or not a fire hydrant is within 1,000 feet of the buildable portion of each lot.*

The lot owner will have to install a fire hydrant connected to the fire storage tank.

6. *State whether or not a sprinkler system meeting NFPA standards is required.*

Interior fire suppression (sprinkler) systems may be required based on the occupancy load, use of the building and type material stored in the building.

19. POLICE PROTECTION

1. Sheriff's department

The Sheriff Department patrols this area of the County. The Sheriff's station is located on State Road 14 approximately 12 miles from the Park.

2. Municipal police

Municipal police do not patrol outside City limits.

3. State police

State Police will not patrol this Subdivision

20. PUBLIC SCHOOLS

1. Name of and distance to nearest public elementary school serving the Subdivision.

Not Applicable.

N13A-47

2. Name of and distance to nearest public junior high or middle school serving the Subdivision.

Not Applicable.

3. Name of and distance to nearest public high school serving the Subdivision.

Not Applicable.

NBA-48

Dated, this _____ day of _____, 2014.

Louis Gonzales, Managing Member
Pena Blanca Partnership

STATE OF NEW MEXICO)
)
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2014 by Louis Gonzales.

Notary Public

My Commission Expires: _____

NBA-49

APPENDIX F

WATER USE IN SANTA FE EXCERPT

Manufacturing Goods	2007 Use (ac ft)	2008 Use (ac ft)
Clean Air Systems (4379 Center)	0.13	0.15
Clean Air Systems (4363 Center)	0.08	0.07
Nambe Mills (Alameda)	0.08	0.08
Nambe Mills (Cooks Rd)	0.26	0.24
ABC Supply Company	0.57	0.47
Average	0.22	0.20
	0.21	

Manufacturing Consumables	2007 Use (ac ft)	2008 Use (ac ft)
Water Boyz (warehouse only)	1.80	1.84
Coca-Cola Bottling Co.	3.22	2.45
Average	2.51	2.15
	2.33	

Based on the results above, the manufacturing of goods generally requires a great deal less water than the manufacturing of consumables. Average annual use for manufacturing goods was 0.21 acre feet, while average annual use for manufacturing consumables was 2.33 acre feet.

6. Gas Stations and Carwashes

Gas Stations without Carwashes

This type of gasoline station contains only standard limited food and beverage and reflects a "gas-mart" without car wash facilities.

Gas Station	1998 Use (ac ft)	2007 Use (ac ft)	2008 Use (ac ft)
Giant Service Station (St Michael's Dr)	0.3	0.43	1.30
Giant Service Station (St Francis)	n/a	2.45	2.53
Giant Service Station (Sawmill Rd)	n/a	1.62	2.03
Giant (Cerrillos Rd)	0.6	0.37	0.37
Chevron	0.4	0.16	0.19
Allsup's (Cerrillos)	0.8	0.50	0.56
Allsup's (Calle Lorca)	n/a	1.03	0.45
Allsup's (Agua Fria)	n/a	0.68	0.72
Allsup's (St Michaels)	n/a	0.25	0.31
Texaco Amigo-Mart	0.5	n/a	n/a
Average	0.5	0.83	0.94
2007/2008 Average		0.88	

Average use by gas stations has increased from 1998 levels by 43%. Use went up in 7 out of 9 stations for which data was available for all three years. The data for this category of use exhibits relatively high variability.

Gas Stations with Carwashes

This type of gasoline station not only contains limited food and drink, but also has an automated conveyor car wash facility on site.

NBA-51

1/2 STATE OF NEW MEXICO
TAX CODE #1-046-096-329-197

1/2 STATE OF NEW MEXICO
TAX CODE #1-046-096-460-190

1/2 STATE OF NEW MEXICO
TAX CODE #1-046-096-326-066

1/2 SFCR AIRPORT ROAD LLC
BOOK 647, PAGE 046

1/2 LAFARGE NORTH AMERICA
BOOK 449, PAGE 035



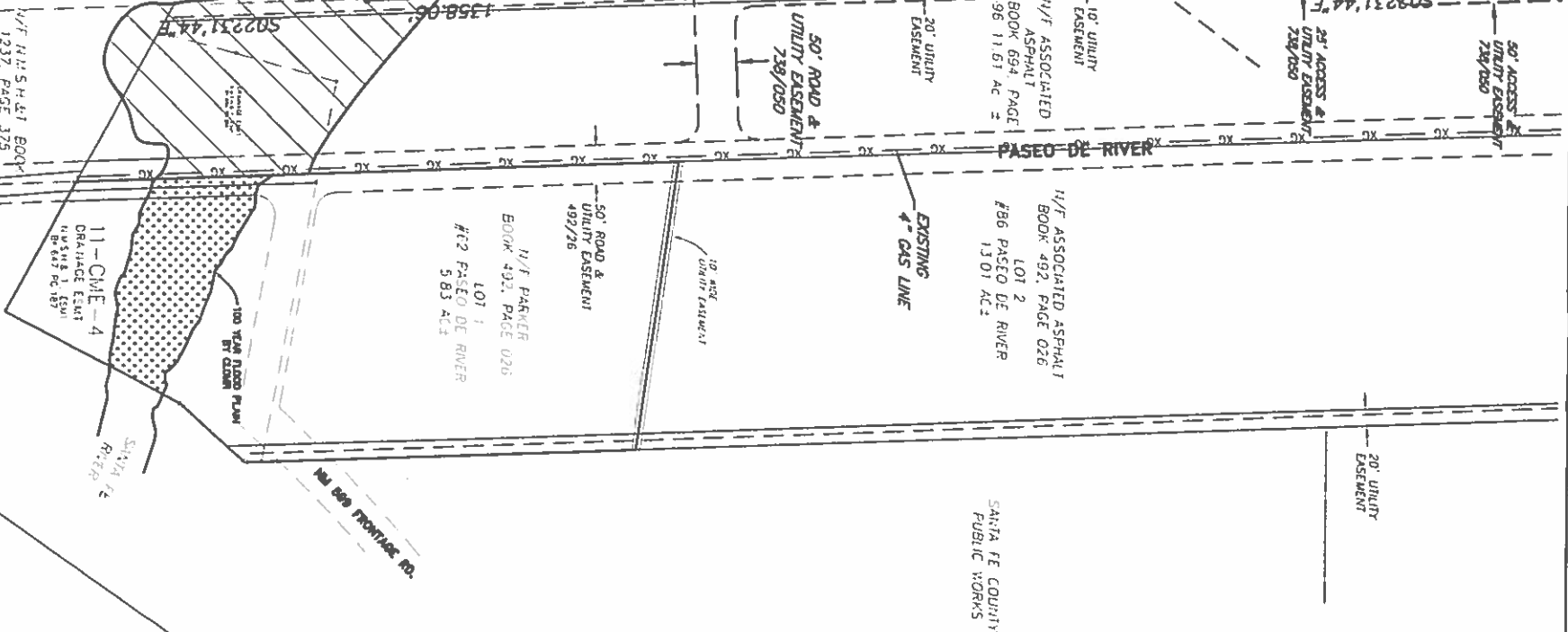
TRACT B1
31.44 AC.
BK. 326, PG. 124
UPC #1-046-096-449-036
RURAL ADDRESS 54 COLONY DRIVE

50' ROW EASEMENT
576/006

55 DBL NOISE EXPOSURE
AS PER AIRPORT MASTER PLAN
NOISE EXPOSURE CONTOUR MAP

CENTERLINE 50' ACCESS
AND UTILITY EASEMENT
BK.198, PG.021

1/2 STATE BOOK
1237, PAGE 375

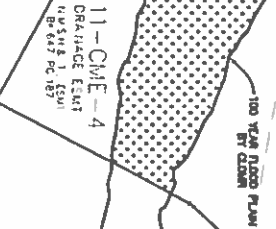


1/2 ASSOCIATED ASPHALT
BOOK 492, PAGE 026
LOT 2
#86 PASEO DE RIVER
1301 AC.

EXISTING
4" GAS LINE

50' ROAD &
UTILITY EASEMENT
497/76

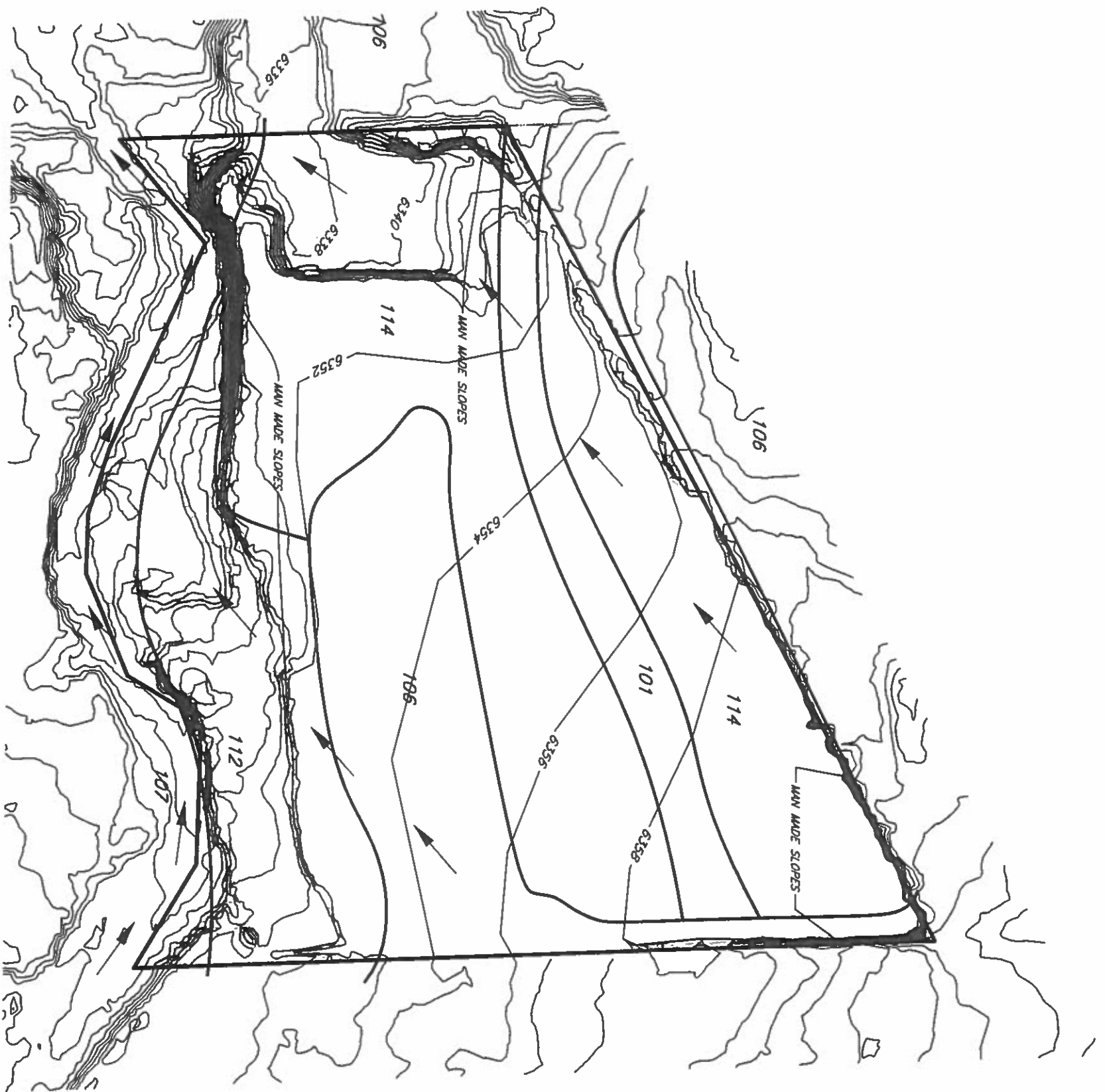
1/2 PARKER
BOOK 493, PAGE 026
LOT 1
#12 PASEO DE RIVER
583 AC.



SURVEY INFORMATION TAKEN FROM LOT LINE ADJUSTMENT PLAT,
RECORDED IN BOOK 449 PAGE 036

NBA-53

JAMES W. SIEBERT AND ASSOCIATES, INC.		RIO SANTA FE BUSINESS PARK	
DATE 2014	SCALE 1" = 100'	DATE 2014	SCALE 1" = 100'
DRAWN BY JES	CHECKED BY JWS	DRAWN BY JES	CHECKED BY JWS
DATE 06/09/00	DATE 06/09/00	DATE 06/09/00	DATE 06/09/00
EXISTING CONDITIONS		EXISTING CONDITIONS	
P-2		P-2	






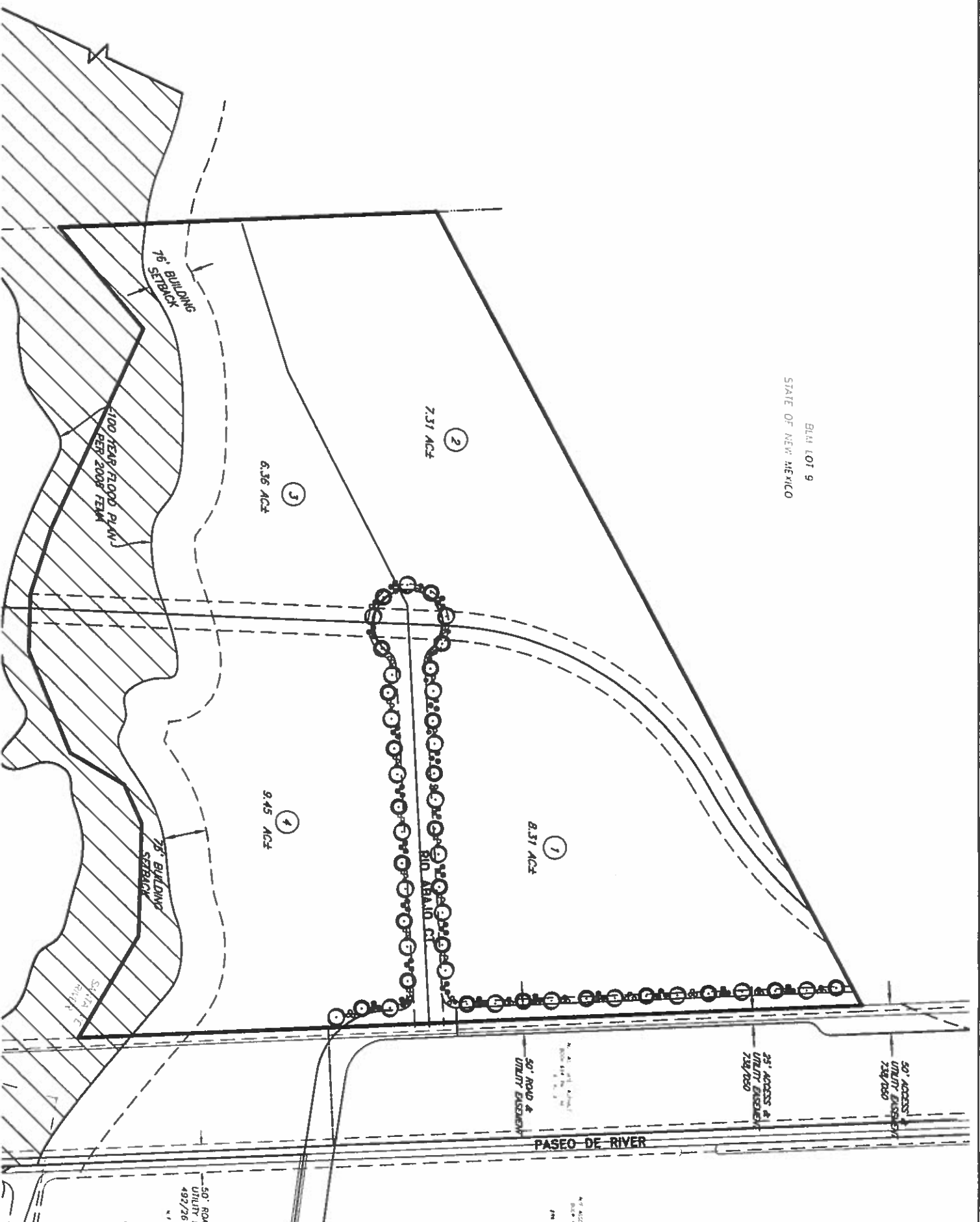
LEGEND:
 ——— DENOTES NATURAL DRAINAGE FLOW

SOILS DATA:
 101: 2020904-JACOWIN COMPLEX 5 TO 25 PERCENT SLOPES
 106: PFS
 102: ARENKASH, FLOODED
 112: RONASTA GRAVELLY LOAMY SAND 0 TO 1 PERCENT SLOPES
 114: DENWOLUS-JURGAN LAND COMPLEX 1 TO 3 PERCENT SLOPES
 SOILS DATA PROVIDED BY THE U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICES

SLOPES:
 0% - 15%
 15% - 30%
 30%+

NBA-54

JAMES W. SIEBERT AND ASSOCIATES, INC. 818 BARKER STREET • SANTA FE NEW MEXICO 87505 		RIO SANTA FE BUSINESS PARK		SCALE 1" = 100'		DATE JULY 2014			
018 BARKER STREET • SANTA FE NEW MEXICO 87505 		TOPOGRAPHY, NATURAL DRAINAGE, CIVIL & ENVIRONMENTAL		DRAWN BY EBT		CHECKED BY JWS		DATE 09/09/10	
(PRINT RESOLUTION)		(PRINT SCALE)		(PRINT DATE)		(PRINT TIME)		(PRINT SHEET)	
(PRINT SHEET)		(PRINT SHEET)		(PRINT SHEET)		(PRINT SHEET)		(PRINT SHEET)	



REVEGETATION PLAN

ALL DISTURBED AREAS SHALL BE TREATED WITH CLASS "D" SEEDING AND SHALL INCLUDE HAND RAKING OR CHAIN HARROWING TO COVER SEED TO A DEPTH OF 1/4" TO 1/2". BLANKETS SHALL BE APPLIED AS SOON AS POSSIBLE AFTER THE SEED AND FERTILIZER ARE APPLIED. ALL SEEDING AREAS SHALL BE BLANKETED THE SAME DAY THAT ARE SEEDING.

SOIL RETENTION BLANKET USED FOR CLASS "D" SEEDING SHALL BE PPS SUPER SOIL RETENTION EROSION CONTROL MATS. APPROXIMATELY 150' OF APPROVED EROSION CONTROL MATS SHALL BE USED FOR EACH 1/2" OF SHARP SLOPED SLOPES OF .091 MINIMUM DIAMETER AND SPACED AS RECOMMENDED BY THE MANUFACTURER. BLANKETS SHALL BE LAYED FROM TOP TO BOTTOM ON THE SLOPE WITH SEAMS RUNNING VERTICALLY AND LAPPED AS PER MANUFACTURER'S RECOMMENDATION. BLANKETS SHALL BE INSTALLED ON ALL CUT SLOPES WITH AN ANGLE GREATER THAN 2:1, AND ON ALL FILL SLOPES WITH AN ANGLE GREATER THAN 3:1 OR WHERE SPECIFIED ON THE ENGINEERING DRAWINGS.

PRIOR TO PERFORMING SEEDING OPERATIONS ALL WEED SPECIES WHICH MAY HAVE GROWN IN AREAS TO BE SEEDING AND WILL INTERFERE WITH THE SEED MUST BE REMOVED. THE SOIL SHALL BE PREPARED WITH THE SEEDING CONTRACT WITH THE SOIL SHALL BE REMOVED.

SEED MIX	(CERTIFIED SEED OF NAMED VARIETIES ARE REQUIRED IF AVAILABLE)	SEED PER ACRE
BOULEDOVA GRACILIS (BLUE GRAMA)	2.0	2.0
BOULEDOVA CURTIPENDULA (SOLE OATS GRAMA)	4.0	4.0
ANDROPOGON SCOPARIUM (LITTLE BLUESTEM)	1.0	1.0
BLADIA JAMESII(GALLET)	4.0	4.0
SPOROBIUS AROIDES (MOUNTAIN GRASS)	0.5	0.5
TRITICUM CRISTATUM (MOUNTAIN PASTURE)	2.0	2.0
POA PRATIENSIS (MOUNTAIN PASTURE)	2.0	2.0
ESCHSCHOLZIA CALIFORNICA (SCARLET POPPY)	0.5	0.5
LAJUNA GRAMINIFLORA RUBRUM (SCARLET POPPY)	0.5	0.5
LAJUNA LENSIS(BLUE FLAX)	0.5	0.5
CALANDRINA ARTISTIA (TRENWHEEL)	0.5	0.5

FERTILIZER REQUIREMENTS	ACTUAL NUTRIENT
CHARCIVAL	50
SLOW RELEASE NITROGEN, UREA FORMALDEHYDE	48
SULPHUR IN A WATER SOLUBLE FORM	48

SEEDING DATES
JUNE 1 THROUGH AUGUST 31

REGULATION
AFTER INSTALLATION OF SEED, THE REVEGETATING AREAS WILL BE WATERED BY TRUCK OR WITH AN AUTOMATIC WATERING SYSTEM.

ANY PROPOSED CHANGES OR MODIFICATIONS TO THIS PLAN SHALL BE DISCUSSED WITH THE ENGINEER PRIOR TO MAKING SUCH CHANGES OR MODIFICATIONS.

JAMES W. SIEBERT
AND ASSOCIATES, INC.

RIO SANTA FE BUSINESS PARK

CONCEPTUAL LANDSCAPE PLAN

DATE: JULY 2014
DRAWN BY: JWS
CHECKED BY: JWS

SCALE: 1" = 100'
DATE: 01/06/2014
SHEET: P-5

LANDSCAPE DESIGN INTERIOR ROADWAYS

KEY COMMON NAME	BOTANICAL NAME	MATURE PLANTED HEIGHT	MATURE SPREAD SIZE
BLACK LOCUST	ROBINIA PSEUDOACIA CATALPA-SH	30'	3" OUL
ROCKY MOUNTAIN JAMBER	JUNIPERUS SCOPULORUM	30'	2" OUL
ARCHER PLUME		8'	4" 1 OUL
SPANISH GOLD BROOM	CRISUS PARVUS SPANISH GOLD	8'	1 OUL

NOTES:

- THIS IS A PARTIAL FULFILLMENT OF THE S.F. COUNTY LANDSCAPE REQUIREMENT. EACH LOT OWNER MUST SUBMIT A LANDSCAPE PLAN IN COMPLIANCE WITH COUNTY CODE REGULATIONS.
- EACH LOT OWNER IS REQUIRED TO COMPLY WITH THE NUMBER & TYPE OF PLANTINGS SHOWN ON THIS PLAN.
- PLANTINGS SHALL BE PROVIDED BY A DIRT PRODUCTION SYSTEM WITH AN AUTOMATIC TRUCKER.
- INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO COUNTY WATER HARVEST REQUIREMENTS.

NSP-56

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE REPLICATED THOSE LANDS SHOWN HEREON. THIS REPLY IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S). ACCESS EASEMENTS GRANTED FOR PUBLIC USE: UTILITY EASEMENTS ARE GRANTED TO THE APPROPRIATE COMPANIES FOR EXISTING UTILITIES AND MAINTENANCE, INSTALLATION, REPAIR AND REPLACEMENT OF SAID UTILITIES. THE SAID UTILITY COMPANIES AND RIO SANTA FE BUSINESS PARK SHALL MAINTAIN AND BE RESPONSIBLE AND NO OTHER ADJOINING PROPERTIES. DRAINAGE AND SLOPE EASEMENTS ARE GRANTED AS SHOWN WITHIN THE PLAT. THE RESPONSIBILITY OF THE RIO SANTA FE BUSINESS PARK LOT OWNERS ASSOCIATION, INC. OTHER EASEMENTS ARE GRANTED AS SHOWN.

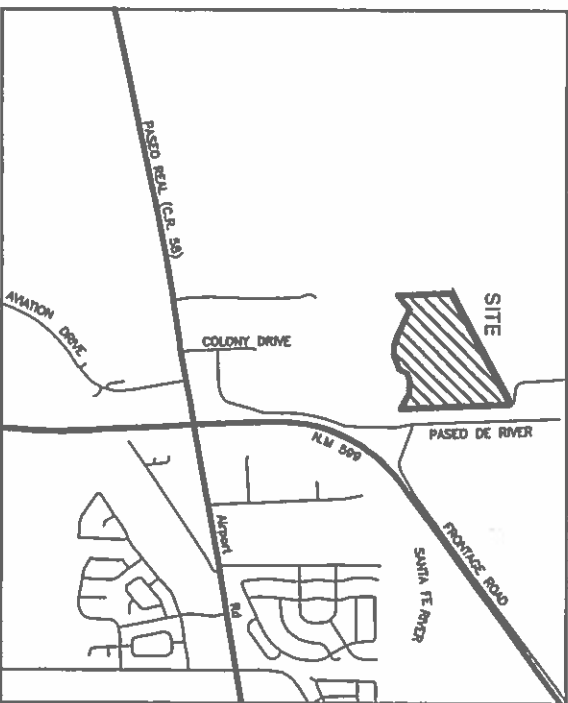
THIS SUBDIVISION PLAT CONTAINS 31.44 AC +/- AND LIES WITHIN THE PLANNING AND ZONING JURISDICTION OF THE COUNTY OF SANTA FE, NEW MEXICO.

LOUIS GONZALES, FOR FENIA BLANCA PART

STATE OF NEW MEXICO SS

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY LOUIS GONZALES, FOR FENIA BLANCA PART

THIS _____ DAY OF _____ 2014 _____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____



LEGEND AND NOTES

- DENOTES POINT FOUND
- DENOTES TELE RISER
- ⊕ DENOTES TRANSFORMER
- DENOTES 11011 CAPPED REBAR SET THIS SURVEY
- DENOTES POINT CALCULATED
- ⊕ BRASS CAP
- ⊕ DENOTES UTILITY POLE
- DENOTES MANHOLE SANITARY SEWER UNLESS NOTED
- ⊕ DENOTES FIRE HYDRANT
- ⊕ DENOTES OPEN SPACE
- △ AS-NOTED
- DENOTES EDGE OF EASEMENT
- - - DENOTES FENCE LINE
- ▭ DENOTES 100 YR FLOODPLAIN

NOTES & PLAT REFERENCES

- 1 BASIS OF BEARING TAKEN FROM LAND DIVISION CREATED BY FIVE YEAR EXEMPTION FOR PAUL AND MARY JO PARKER BY RICHARD A. CHATROOP NMP/SL11011 AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BK 497 PG 026
- 2 THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.
- 3 PLAT REFERENCE: BOUNDARY SURVEY FOR KORNHOLDS AND PARKER BY RICHARD CHATROOP NMP/SL11011 AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BK 382 PG 039
- 4 PLAT REFERENCE: LOT LINE ADJUSTMENT PLAT PREPARED FOR WESTERN MOBILE N.M. INC. BY DANSON SURVEYS INC. ED RUIZ/DO NMP/SL12352, AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BK 449 PG 034

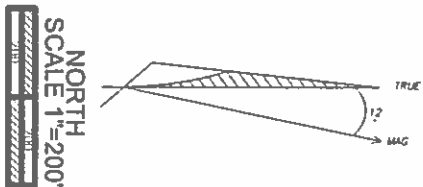
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON MAY 20TH, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED PROFESSIONAL SURVEYOR AND AM CURRENTLY PRACTICING IN NEW MEXICO.

RICHARD A. CHATROOP

N.M.P.L.S.#11011

STATE LAND
UPC#1-046-096-326-066



NORTH
SCALE 1"=200'

STATE LAND
UPC#1-046-096-455-194

CURVE	ARC	RADIUS	TABULAR	LENGTH	DELTA
C1	39.27	95.00	N42°02'33"E	39.36	90°00'26"
C2	23.95	65.00	S65°58'11"E	22.69	53°28'05"
C3	82.07	60.00	N78°10'14"W	75.82	7°02'21"
C4	69.49	60.00	S29°28'03"W	63.67	6°21'16"
C5	90.81	60.00	S47°04'03"E	82.39	85°42'56"
C6	59.16	60.00	N61°19'35"E	56.80	56°29'48"
C7	23.95	25.00	S60°03'43"W	22.69	53°28'05"
C8	39.27	25.00	N47°57'27"W	35.35	89°59'34"

**SANTA FE COUNTY
NOTES AND CONDITIONS:**

COUNTY DEVELOPMENT PERMIT NO. _____

COUNTY LAND ADMINISTRATOR _____ DATE _____

COUNTY RESURVEYER'S OFFICE _____ DATE _____

RURAL ADDRESSING _____ DATE _____

FIRE MARSHAL _____ DATE _____

COUNTY PUBLIC WORKS _____ DATE _____

1. SOIL RATING: PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOIL RATING ON THIS PROPERTY IS DESIGNATED AS BEING MODERATE/SEVERE REGARDING LIMITATIONS TO SEPTIC TANKS. POTENTIAL BUYERS/SELLERS SHOULD BE AWARE OF THIS LIMITATION. THE NEW MEXICO DEPARTMENT OF HEALTH HAS DETERMINED WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.

2. SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE THE CONSTRUCTION OF SAID PRIVATE EASEMENT(S) OR ROAD(S), AS SHOWN PRIOR TO THE CONSTRUCTION OF SAID PRIVATE EASEMENT(S) OR ROAD(S). IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE.

3. THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS, BUILDABLE AREAS AND ROADWAYS FOR THESE LOTS. THESE LOTS MUST BE IN CONFORMANCE WITH THE APPROVED TERRAIN MANAGEMENT PLAN FOR THESE LOTS. DEPENDING ON THE PROPOSED DEVELOPMENT PLANS, LANDSCAPING PLANS AND FURTHER SITE PLANS MAY BE NECESSARY TO MEET TERRAIN MANAGEMENT AND LANDSCAPING REQUIREMENTS OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE.

4. THE SUBDIVISION DISCLOSURE STATEMENT FOR THESE TRACTS IS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED IN BOOK _____ PAGES _____ AS DOCUMENT NO. _____

5. WATER USE AND/OR WELL WITHDRAWAL ON THESE TRACTS, PARCELS AND OR LOTS IS RESTRICTED BY COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED AS INSTRUMENT # _____

6. EXISTING NATURAL DRAINAGEWAYS WILL NOT BE MODIFIED OR IMPERED WITHOUT THE WRITTEN PERMISSION OF THE LAND USE ADMINISTRATOR OR THE COUNTY HYDROLOGIST. DEVELOPMENT SHALL NOT IMPEDE HISTORIC FLOW PATTERNS TO OR FROM THESE LOTS.

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

8. ACCORDING TO FENIA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 35049C0389D DATED JUNE 17, 2008, PORTIONS OF THIS PROPERTY LIE WITHIN ZONE AE AREAS SUBJECT TO THE 100-YEAR FLOOD HAZARD AS SHOWN BY CROSS-HATCHED AREA.

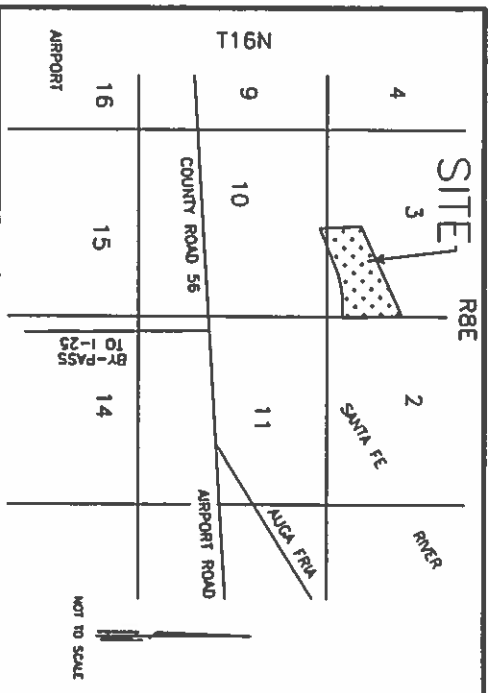
**SUBDIVISION PLAT FOR THE
RIO SANTA FE BUSINESS PARK**

PURPOSE: TO SUBDIVIDE PARCEL INTO 4 COMMERCIAL LOTS
UPC# 1-046-096-449-036

NBA-58

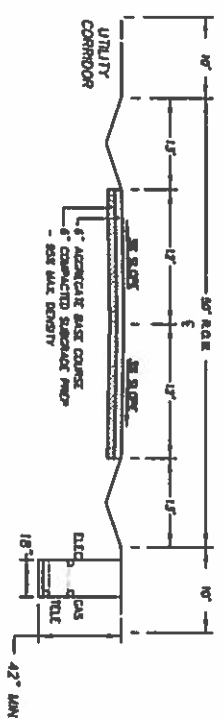
**RICK CHATROOP
PROFESSIONAL LAND SURVEYOR**
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM, 87010

OWNER: RIO SANTA FE BUSINESS PARK
ADDRESS: LOTS 2, 3 & 4, 10, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st, 152nd, 153rd, 154th, 155th, 156th, 157th, 158th, 159th, 160th, 161st, 162nd, 163rd, 164th, 165th, 166th, 167th, 168th, 169th, 170th, 171st, 172nd, 173rd, 174th, 175th, 176th, 177th, 178th, 179th, 180th, 181st, 182nd, 183rd, 184th, 185th, 186th, 187th, 188th, 189th, 190th, 191st, 192nd, 193rd, 194th, 195th, 196th, 197th, 198th, 199th, 200th, 201st, 202nd, 203rd, 204th, 205th, 206th, 207th, 208th, 209th, 210th, 211st, 212nd, 213th, 214th, 215th, 216th, 217th, 218th, 219th, 220th, 221st, 222nd, 223rd, 224th, 225th, 226th, 227th, 228th, 229th, 230th, 231st, 232nd, 233rd, 234th, 235th, 236th, 237th, 238th, 239th, 240th, 241st, 242nd, 243rd, 244th, 245th, 246th, 247th, 248th, 249th, 250th, 251st, 252nd, 253rd, 254th, 255th, 256th, 257th, 258th, 259th, 260th, 261st, 262nd, 263rd, 264th, 265th, 266th, 267th, 268th, 269th, 270th, 271st, 272nd, 273rd, 274th, 275th, 276th, 277th, 278th, 279th, 280th, 281st, 282nd, 283rd, 284th, 285th, 286th, 287th, 288th, 289th, 290th, 291st, 292nd, 293rd, 294th, 295th, 296th, 297th, 298th, 299th, 300th, 301st, 302nd, 303rd, 304th, 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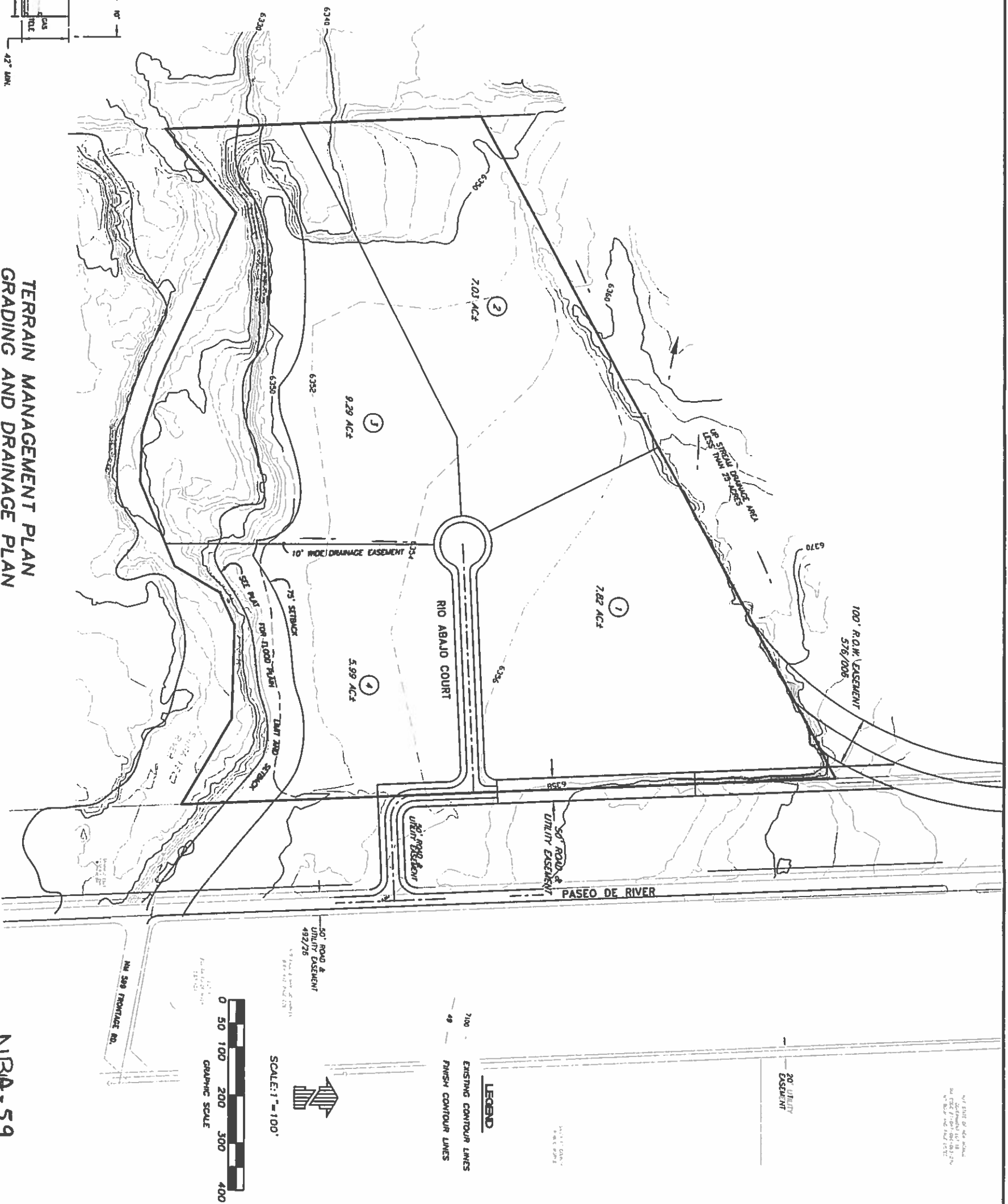


GENERAL DRAINAGE NOTES

1. EACH INDIVIDUAL LOT WILL BE RESPONSIBLE FOR PREPARING AND PROVIDING A STORM WATER DETENTION PLAN AT THE TIME A DEVELOPMENT PERMIT IS BEING REQUESTED.
2. FOR A 20,000 SQUARE FOOT IMPERVIOUS ROOF AND PARKING SURFACE, A DETENTION POND MAY NEED TO BE ABOUT 2,000 CUBIC FEET IN CAPACITY AND COMPLETELY DRAIN WITHIN 48 HRS. AN ADDITIONAL 400 CUBIC FEET FOR EACH LOT WILL NEED TO BE INCLUDED FOR THE NEW CAL-DE-SAC BASECOURSE SURFACING.
3. IN ADDITION TO THE DETENTION REQUIREMENTS, THE LOT OWNER NEEDS TO MEET THE WATER HARVESTING REQUIREMENTS AND FOR COMMERCIAL DEVELOPMENT, A CISTERN NEEDS TO BE SIZED TO HOLD 1.5 GALLONS PER SQUARE FOOT OF ROOF AREA.



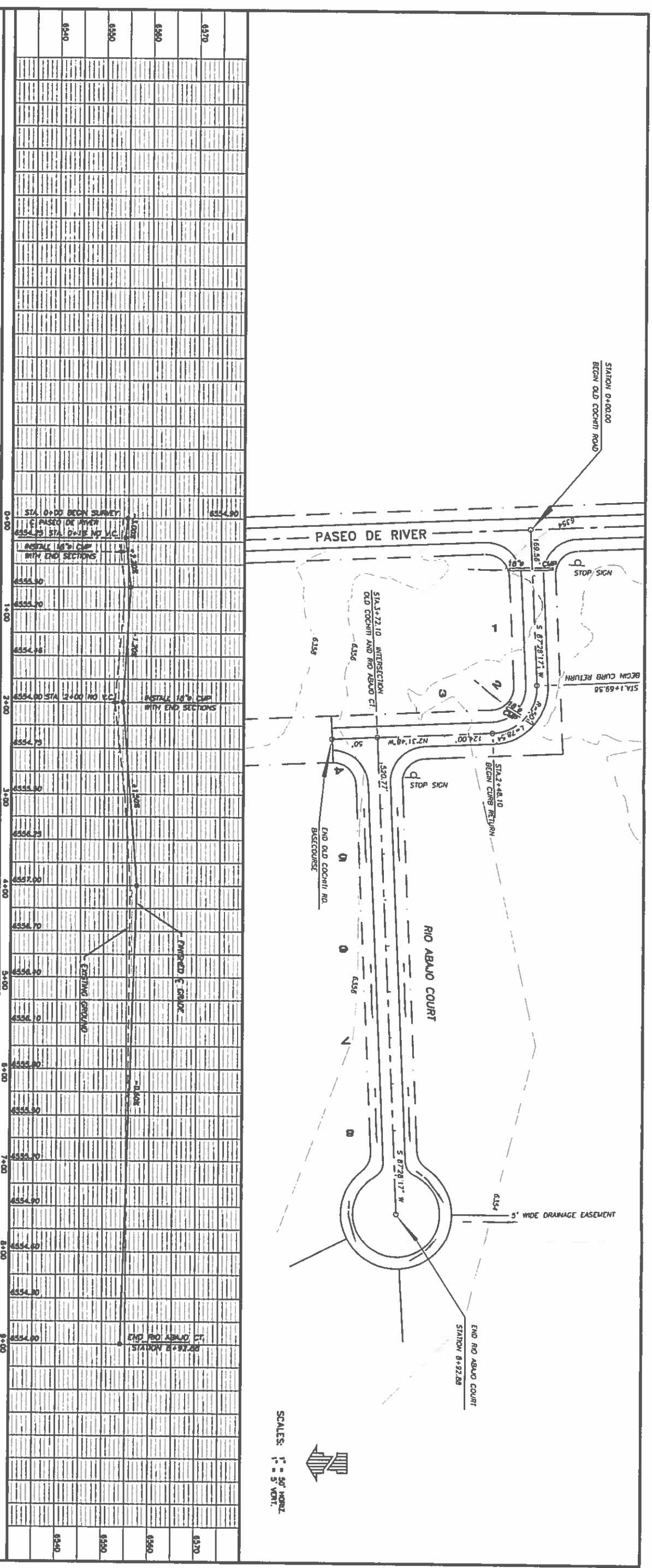
**TERRAIN MANAGEMENT PLAN
GRADING AND DRAINAGE PLAN**



PROJECT NAME: RIO SANTA FE BUSINESS PARK
 DATE: JULY 4, 2014
 PREPARED FOR: JAMES W. SIEBERT & ASSOCIATES (505) 983-5588
 BY: JORGE GONZALEZ, PE (P.O. BOX 3-483 (505) 695-6008)
 BASIS OF BEARING - EXISTING CONDITIONS PER PLAN

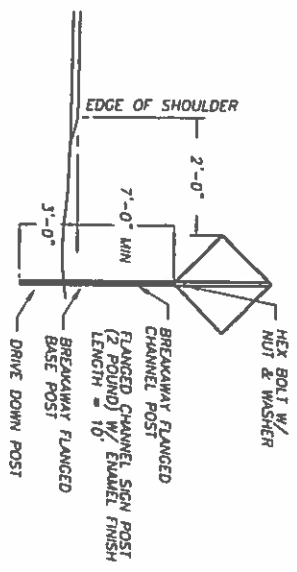
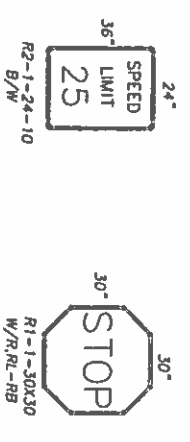
NRBA-59

JAMES W. SIEBERT AND ASSOCIATES, INC. 815 N. GARDNER STREET • SUITE 100 • DENVER, CO 80202 (303) 733-8888 • FAX (303) 733-1212		PROJECT: RIO SANTA FE BUSINESS PARK SHEET NO. 01 OF 02 DATE: 07/20/14
PROJECT: RIO SANTA FE BUSINESS PARK SHEET NO. 01 OF 02 DATE: 07/20/14	PROJECT: RIO SANTA FE BUSINESS PARK SHEET NO. 01 OF 02 DATE: 07/20/14	PROJECT: RIO SANTA FE BUSINESS PARK SHEET NO. 01 OF 02 DATE: 07/20/14

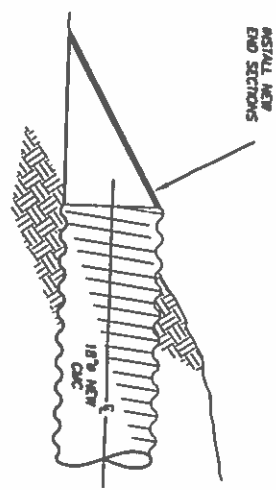


SCALES: 1" = 50' HORIZ.
1" = 5' VERT.

LOCATION OF CONSTRUCTION SIGNS
(NTS)



END SECTIONS DETAIL
AT INLET AND OUTLETS



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

JAMES W. SIEBERT AND ASSOCIATES, INC. 610 MONROE STREET • SANTA FE, NEW MEXICO 87501 PH: 505-833-3300 FAX: 505-833-3311		RIO SANTA FE BUSINESS PARK ROAD PLAN AND PROFILE	
DATE: 07/20/14 DRAWN BY: [Signature] CHECKED BY: [Signature]	SCALE: 1" = 50' DATE: FEBRUARY 2014 PROJECT: C-2	NBA-60	



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Verhines, P.E.
State Engineer

August 14, 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: Rio Santa Fe Business Park Preliminary/ Final Plat, Final Development Plan, & Master Plan Amendment

Dear Mr. Larrañaga:

On July 16, 2014 the Office of the State Engineer (OSE) received a request to provide comments for the *Rio Santa Fe Business Park Preliminary/ Final Plat, Final Development Plan, & Master Plan Amendment*. This proposal was previously reviewed on March 12, 2014. Please refer to that letter for more information.

The applicant seeks approval from Santa Fe County for the above referenced proposal for four lots.

The original submittal proposed to subdivide a 31.44 acre tract into 20 lots with parcels ranging in size from 1.0 to 2.29 acres. The amended proposal outlines subdividing the 31.44 acre tract into four lots for commercial and industrial purposes ranging in size from 5.99 to 9.29 acres.

The property is located north of the Santa Fe River, west of NM 599 within Section 5, Township 15 North, Range 7 East. This tract of land is outside but contiguous with the boundary of the established City limits, annexed in 2009. The proposed water will be supplied by individual wells.

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

The proposal contains a water demand analysis for indoor water use of 0.21 acre-feet per year per lot and 0.04 afy for outdoor water use.



NBA-61

The indoor estimate is consistent with the findings presented in the City of Santa Fe, New Mexico Resolution No. 2009-116, a study of residential and commercial water use, *November 2009*. The outdoor water use is consistent with the method presented in *Rainwater Harvesting Supply from the Sky*, published by the City of Albuquerque.

The proposal does not include water supply documents such as a well log, hydrogeology report or reconnaissance report to support the information provided in Item No. 10 of the Disclosure Statement regarding average depth to groundwater and yield.

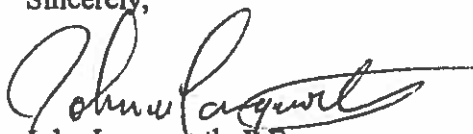
The developer proposes to supply water to the development from four individual wells. The proposal also states that the development is for commercial and industrial purposes, possibly manufacturing. Title 19 of the New Mexico Administrative Code, Chapter 27 Part 5 governing *The Use of Public Underground Waters For Household Or Other Domestic Use (2011)* states "Water may not be used under this type of 72-12-1.1 domestic well permit for any commercial use such as the manufacture of a product, car wash, water bottling, concrete batching, or the irrigation of crops grown for commercial sale."

When a subdivision proposal is received by the OSE, the developer's water demand analysis is reviewed to determine if it is technically correct and reasonable. The OSE also verifies that the appropriate conservation measures are reflected in the analysis. The water demand analysis was technically correct based on the method provided in the *Rainwater Harvesting Supply from the Sky*. The data and statements included in the disclosure statement and in the restrictive covenants could not be verified as the supporting documents, such as a well log, were not provided.

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 *Rio Santa Fe Business Park Preliminary/ Final Plat, Final Development Plan, & Master Plan Amendment*.

If you have any questions, please call Emily Geery at (505) 827-6664.

Sincerely,


John Longworth, P.E.

cc: OSE Water Rights Division, Santa Fe Office

NBA-62



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

March 12, 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 # MPA/PDP/PP 10-5352, Rio Santa Fe Business Park

Dear Mr. Larrañaga:

Thank you for providing the Historic Preservation Division (HPD) with a copy of the preliminary development plan and plat and master plan amendment for the above referenced development. According to the preliminary development plan (page 16), the requirements for an archaeological survey have been waived by the Land Use Administrator because the property has been entirely excavated in the past for a gravel pit. HPD agrees that the waiver is appropriate.

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

Sincerely,

Michelle M. Ensey
Archaeologist

Log: 98691

NBA-63



SUSANA MARTINEZ
Governor
JOHN A. SANCHEZ
Lieutenant Governor

NEW MEXICO
ENVIRONMENT DEPARTMENT

2540 Camino Edward Ortiz
Santa Fe, NM 87507
Phone (505) 827-1840 Fax (505) 827-1839
www.nmenv.state.nm.us



RYAN FLYNN
Cabinet Secretary
BUTCH TONGATE
Deputy Secretary

August 13, 2014

Hello Mr. Larranaga,

My name is Bill Brown and I am the new Liquid Waste Specialist in the Santa Fe field office of the New Mexico Environment Department. Bob Italiano asked me to review and comment on the proposed Rio Santa Fe Business Park. My comments are strictly related to the on-site liquid waste treatment systems (septic systems) that are proposed to be installed for each of the lots.

On page 15 of the report you submitted, some of the proposed uses within the park, including Vehicle Maintenance Shop, Bulk Fuel Sales, Environmental Recycling, Mortuary/Crematorium, Veterinary Clinic including Large Animals, and Waste Management and Remediation Service, may produce liquid waste that is not compatible with conventional septic systems and may require additional treatment or separate storage for pumping off-site.

In Appendix E, the Disclosure Statement, in Section 4, the setback stated for septic tanks and leach fields from the Santa Fe River is 50 feet from the bank. Current NMED regulations say the required setback for septic tanks is 50 feet, but the required setback for leach fields is 100 feet.

Also in the Disclosure Statement, in Section 5, the estimated cost for septic systems is listed as \$3,500-\$5,000. Although this figure may be accurate, it may be on the low side depending on the size of the proposed systems.

Also in the Disclosure Statement, in Section 11, the peak flows for conventional septic systems is listed as 2,000 gallons. Due to a new rule change that will take effect on September 15th, 2014, the peak flows will go up to 5,000 gallons.

Please feel free to contact me with any questions.

Sincerely,

Bill Brown
New Mexico Environment Department
2540 Camino Edward Ortiz
Santa Fe, NM 87507
505-827-1840 office
505-221-9227 cell

NBA-64

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

September 2, 2014

To: Jose E. Larrañaga, Commercial Development Case Manager

From: Karen Torres, County Hydrologist 

Re: CDRC Case # MPA/PP/FP/FDP 10-5352 Rio Santa Fe Business Park- Master Plan, Preliminary and Final Plat T16N, R8E, Sec 2, 3 and 10.

The subject development plan was reviewed for technical accuracy and compliance with the SFC Land Development Code. The submittal by the applicant is largely complete and meets the requirements Master Plan, Preliminary Plat. Additional information and changes are requested prior to final development plat approval as recommended:

1. Change Item 2 under Notes and Conditions on sheet P-4 to read "Water use is restricted to 0.25 acre-feet per lot per year unless the lot owner prepares a geohydrologic report approved by the County Hydrologist demonstrating water availability as allowed by the code."
2. Include the statement "Submission of a water quality documentation package pursuant to Article VII Section 6.5.1d upon drilling of a well to serve any future development" on the final plat in addition to the disclosure statement.
3. Submission of water restrictive covenants.

Nature of Project:

The applicant is seeking master plan zoning to create four (4) commercial lots ranging in size from 5.99 to 9.29 acres and located within the Basin Hydrologic Zone. Additionally approval of preliminary and final subdivision plat are also requested. The lots will be served by individual wells and will use septic tanks for wastewater disposal. The original submittal did not contain information to support water availability but was submitted by the applicant's agent via e-mail on August 19, 2014.

SFC Land Development Code Master Plan Requirements for Water:

To address requirements of the SFC Land Development Code the pertinent sections of the code are written out and are addressed individually as to compliance. At master plan level all applicants requesting approval of a non-residential development proposing to use more than 1.0 acre-foot must submit a water supply plan as required by Article VII Section 6.2.2 of the code and a liquid waste disposal plan. To determine if a water supply plan is necessary a review of the water budget was performed.

The applicant used figures from the City of Santa Fe for manufacturing purposes which sites an average annual use of 0.21 acre-foot. It is noted that on page 15 of the development report the proposed uses include many more activities than manufacturing. Most of the proposed uses are considered low water with the exception of commercial laundries, veterinary clinics and commercial office, depending on the office type and size. Due to the speculative nature of commercial development the applicant has put language in the proposed Disclosure Statement that will require a demonstration of water availability if the lot owner requires more than 0.25 acre-foot of water per year per lot. There is also language in the disclosure statement regarding a reconnaissance water availability report but due to each lot having its own well the code does not allow for such a report to be submitted and this language should be omitted.

Based on a review of the water budget and the proposed per lot water restriction a water supply plan is not required for master plan approval since the proposed water use is less than 1.0 acre-foot per year but demonstration of water availability may be required if a future commercial development requires more than 0.25 acre-foot per year on an individual lot.

SFC Land Development Code Preliminary and Final Development Plan Requirements for Water:

Article VII, Section 6 - Water Supply Plan

Article VII, Section 6.2 entitled General Requirements and Submittals for a Water Supply Plan sets forth requirements based on the type and scale of the development. Table 7.4, entitled Required Code Sections for Water Supply, states all subdivisions containing 5 or fewer lots, are required to submit a water supply plan which consists of submittals compliant with the following code requirements:

1. *Article VII, Section 6.2.2 entitled "Required Water Right Permits"*
2. *Article VII, Section 6.4.7 "Water Availability Assessments"*
3. *Article VII, Section 6.5 entitled "Water Quality"*
4. *Article VII, Section 6.6 entitled "Water Conservation"*

Article VII, Section 6.2.2 entitled “Required Water Right Permits” requires proof of a valid water right permit for all subdivisions containing twenty or more parcels.

This section of the codes does not apply to this subdivision as there are less than 20 parcels proposed.

Article VII, Section 6.4.7 entitled “A Water Availability Assessment for Subdivisions of five or fewer lots shall meet the following requirements:” states that if the source of water will be individual domestic wells the applicant shall submit the following information as their water availability assessment:

1. Well log from an existing well within 1 mile
2. Description of water bearing formation and a statement of the max and min depth to water
3. Statement of estimated yield of wells in gallons per minute.
4. Any additional information which is required by the Board that will enable it to determine if the sub-divider can fulfill the proposals contained in the disclosure statement.

Also this section of the code states if an applicant proposes lots which are less than the minimum lot size a geohydrologic report and water conservation covenants are required by Article III Section 10 and Article VII Section 6.6 of the SFC Land Development Code.

On August 19, 2014 the applicant’s agent submitted via e-mail a water resource analysis from Corbin Consulting, Inc., dated March 6, 2007, for a neighboring parcel owned by Paul Parker. A well log, adequate description of the water bearing formation and an estimate of yields of two nearby wells was provided. These items meet the code requirements as submittals for water availability.

Upon review of Article III Section 10.2.3 entitled “Special Standards for Calculation of Use for Small Scale Commercial Development” applicants may use standardized values for water availability as set forth in Section 10.2.2 or may submit a hydrology report which contains an actual estimate of A for the land which is to be developed. The standard value of water availability for the basin zone is 0.1 acre-foot per acre per year. By multiplying this value by the area of the smallest lot proposed by this subdivision (5.99 acres) a water availability of 0.599 acre-foot per year is estimated for the smallest lot. This value is greater for larger lots. Due to the self imposed per lot water restriction of 0.25 acre-feet per year there is sufficient water availability to serve the proposed commercial lots.

As discussed previously, based on the speculative nature of commercial development the applicant has put language in the proposed Disclosure Statement that will require a demonstration of water availability if the lot owner requires more than 0.25 acre-foot of water per year per lot.

After review of the documents submitted by the applicant code requirements for water availability for this project have been met.

Article VII, Section 6.5.1d entitled "Water Quality"

The applicant has proposed that water quality requirements will be met when individual lot owners submit a development permit. This disclosure statement was modified to reflect this but it is suggested this also be clearly stated on the final plat and included as a condition of approval for this subdivision.

Code requirements for water quality will be met upon development of the individual parcels.

Article VII, Section 6.6 entitled "Water Conservation"

A water budget for this subdivision was submitted and discussed earlier in this memo. Water restrictive covenants were not submitted by the applicant for review. Submission of such covenants for review as a condition of final plat approval is recommended.

Code requirements for water conservation have not been met.

Conclusions

4. Code requirements for master plan for the entire project have been met.
5. Water availability has been demonstrated for the proposed subdivision.
6. Submission of a water quality documentation package pursuant to Article VII Section 6.5.1d upon drilling of a well to serve any future development is recommended as a condition of approval.
7. Submission of water restrictive covenants for is recommended as a condition of approval.

If you have any questions, please feel free to call me at 992-9871 or email at ktorres@co.santa-fe.nm.us

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: August 20, 2014

To: Jose Larranaga, Land Use Department

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

Re: Case # MPA/PDP/PP - 10-5352 Rio Business Park.

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)**, in which the roadway / driveway needs to conform. The project is located outside but contiguous with the boundary of the recently established City limits, annexed in 2009 and is situated west of New Mexico 599 and north of the Santa Fe River, within Sections 3 and 10, Township 16 North, Range 8 East. The applicant is requesting an Amendment to the Master Plan to create 4 lots rather than 20, utilize individual septic tanks and individual wells. The applicant is also requesting approval of a Preliminary and Final Plat approval and Final Development Plan Approval for a four (4) lot business park consisting of a mix of offices and industrial uses.

Access:

The applicant is proposing to construct a single access to the 31.44 acre tract off Paseo del River. Paseo del River is a private access easement with two twelve foot driving lanes and drainage swales for drainage. **The principal point of access will be from the NM 599 Frontage Road and Paseo del River.** Paseo del River is an **At GRADE CROSSING at the Santa Fe River.** NM 599 is a state road facility maintained by NMDOT. NM 599 ends approximately 1200 feet to the east of the subject development. Paseo del River is an existing, private 30 foot, gated asphalt road. The proposed project does not have a secondary access.

The applicant provided Santa Fe County with a Traffic Impact Analysis prepared by Jorge Gonzalez, dated July 2014. The purpose of the 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. The intersections of the study were Paseo del River / NM599 Frontage Road, NM599 Frontage Road / Caja Del Rio Road and intersection of NM 599 Highway / South Meadows Road.

The *Institute of Transportation Engineers Trip Generation 8th Edition*, Land Use Code 130, Industrial Park was used and will generate approximately 130 Total Driveway Trips for a 24 hour Two Way Volume per lot. Therefore, a Traffic Impact Study will be required for each lot at time of development.

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At present the Traffic Impact Analysis states that Paseo de River / NM 599 Frontage Road operates with a Level of Service (A) & (B) for existing conditions, No-Build Design year 2020 and for a Build year 2020.

NM 599 Frontage Road and Caja Del Rio Road intersection operates with a Level of Service (A) for existing conditions, (A) & (B) for No-Build Design year 2020 & a Build year 2020.

NM 599 Highway and South Meadows Road operates with a Level of Service (A) for existing conditions, No-Build Design year 2020 & a Build year 2020.

Conclusion:

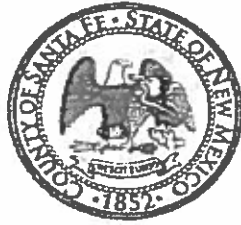
Public Works has reviewed the applicant's submittal, and feels that they can support the above mentioned project for a Master Plan Amendment with the following conditions;

- Staff will require that a Traffic Impact Study will be required for each lot at time of development.
- Sheet C-2 shows that cul-de-sac is in excess of 500' allowed by Article V Section 8.2.1d. of the Land Development Code. Applicant shall submit approvals from Land Use and the Fire Marshal to Public Works to allow cul-de-sac length.
- Applicants Proposed Plat has road labeled RIO ABAJO ROAD, however sheet C-1 & C-2 have it labeled as Old Cochiti Road, applicant shall make plans consist prior to applying for a development permit.
- Applicant shall construct RIO ABAJO ROAD to the most northern boundary of property.
- Applicant shall place a T III (Chevron) fifty (50') feet north of Rio Abajo Road and Rio Abajo Court intersection.
- It is staffs opinion that Rio Santa Fe Business Park enters into a cost sharing agreement with Mr. Paul Parker, Espanola Mercantile and New Mexico Department of Transportation, to upgrade the inadequate crossing of the Santa Fe River, located on Paseo del River.

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	07/22/2014		
Project Name	Rio Santa Fe Business Park		
Project Location	Paseo de River and Hwy 599 Frontage Road.		
Description	4 Commercial Lots	Case Manager	Jose Larranaga
Applicant Name	James W. Siebert & Associates Inc.	County Case #	CDRC Case # 10-5352
Applicant Address	915 Mercer Street Santa Fe, New Mexico 87501	Fire District	Agua Fria
Applicant Phone	505-983-5588		
Review Type:	Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input checked="" type="checkbox"/>
	Master Plan <input checked="" type="checkbox"/>	Preliminary <input checked="" type="checkbox"/>	Final <input checked="" type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <input type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>
Project Status:	Approved <input type="checkbox"/>	Approved with Conditions <input checked="" type="checkbox"/>	Denial <input type="checkbox"/>

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

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

The/Any walking trail system proposed for this development shall have a trail identification number or name and be marked with a number every 1/10th of a mile (528 feet) for the purpose of expediting emergency response.

• 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.*

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

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

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.

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Driveways and turnarounds shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate width shall be 14' 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.

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

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

To prevent the possibility of emergency responders being locked out, all access gates should 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). Details and information are available through the Fire Prevention office.

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

Water Storage/Delivery Systems

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

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

Section 903.3 Type of Water Supply (1997 UFC) Water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. In setting the requirements for fire flow, the chief may be guided by Appendix III-A.

The one 30,000-gallon cistern and draft hydrant for the four lot commercial business park shall be in place, tested, approved and operable prior to the start of any building construction. Plans and location for said system shall be submitted prior to installation for approval by this office and shall meet all minimum requirements of the Santa Fe County Fire Department.

If filled by a well, the water storage system shall incorporate the use of a tank water level monitoring system which maintains the minimum required water for fire protection needs at all times. When the tank water level exceeds the required limits, power to the domestic water pump shall be automatically disconnected.

The minimum pressure requirement for a dedicated draft fire protection storage and delivery system shall be 1psi residual at the hydrant(s).

The water system and hydrants shall be in place, operable and tested prior to the start of any and all building construction. It shall be the responsibility of the developer to notify the Fire Prevention Division when the system and hydrants are ready to be tested.

The water storage system shall incorporate a tank water level monitoring system to enable visually determining the level of the water in the storage tank.

The Developer and/or the Business owners Association shall be responsible to maintain, in an approved working order, the water system for the duration of the development and shall connection to a regional water system as it becomes available. 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.

The requirement for water storage and commercial 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.

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.

Due to the nature of the proposed project and the uncertainty of the proposed occupancy usage of said structures involved, all buildings shall be plumbed to incorporate the installation of automatic fire protection sprinkler systems required by the Fire Marshal.

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 sprinklers 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, 2010.

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 as per the City/County thread boundary agreement.

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.

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.

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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. The following bulleted areas will be addressed with specific conditions in subsequent review submittals as the information becomes available.

Hazardous Materials

The following bulleted areas will be addressed with specific conditions in subsequent review submittals or as the information becomes available prior to or upon final inspection at the time of the Certificate of Occupancy as applicable to the building(s) occupancy use.

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.

Prior to acceptance and upon completion of the permitted work, the Contractor/Owner shall call for and submit to a final inspection by this office for confirmation of compliance with the above requirements and applicable Codes.

Permits

As required

Final Status

Recommendation for Rio Santa Fe Business Park Master & Preliminary & Final Development Plan approval with the above conditions applied.

Renee Nix, Inspector

Renee Nix
Code Enforcement Official

7-22-14
Date

Through: David Sperling, Chief

File: DEV/RioSantaFeBusinessPark/072214/AF

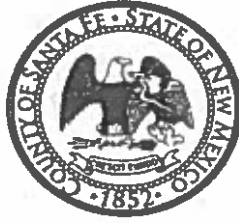
Cy: Buster Patty, Fire Marshal *P*
Jose Larranaga, Land Use
Applicant
District Chief Agua Fria
File

NBA-76
6

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

August 12, 2014

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

RE: CDRC CASE #MPA/PDP/PP 10-5352 Rio Santa Fe Business Park

Dear Jose,

This letter is in response to your request for a review of Rio Santa Fe Business Park Preliminary/Final Plat/Final Development Plan & Master Plan Amendment dated July 16, 2014.

Please be aware that any statements made here refer solely to Rio Santa Fe Business Park Preliminary/Final Plat/Final Development Plan & Master Plan Amendment, as you have described in your written inquiry and appurtenant documentation you submitted. If the parcel location or development concept is modified, or the current field conditions are modified in the future, this letter will be automatically invalidated, unless otherwise indicated in writing by Santa Fe County Utility Division (SFCUD).

Due to the existing circumstances the SFCUD is open to the extension of a 12-inch waterline south from the existing stub-out at the State Archaeology Development.

Please note that in regards to sewer Santa Fe County does not have utility wastewater service available to accommodate these connections, and it is understood that they will be developed with individual septic systems to not exceed the 2000 gallons of discharge per day as stated. SFCUD will not be involved with the ownership, operation or maintenance of these systems, nor would the owners of these systems be customers of SFCUD.

Respectfully,

Paul Casaus
Utilities Engineering Associate
Santa Fe County Utilities Department



MEMORANDUM

DATE: August 15, 2014

TO: Jose Larrañaga, Development Review Team Leader

FROM: Maria Lohmann, Open Space and Trails Planner
Planning Division, Growth Management Department

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

RE: CDRC CASE #MPA/PP/FP/FDP 10-5352 Rio Santa Fe Business Park

I have reviewed the case submittal for technical accuracy and for compliance with the Land Development Code and the Sustainable Growth Management Plan (SGMP), and I have the following comments:

Background

- **Proposed land donation to Santa Fe County Open Space and Trails Program:** Although the Preliminary Development Plan and Plat and Master Plan Amendment Report does not specifically mention it, portions of the property are depicted on the Official Open Space and Trails Map as part of the Santa Fe River Greenway Priority Open Space project per SGMP section 6.2.3.1. From verbal exchanges with Mr. Louis Gonzales of the Pena Blanca Partnership, I understand that the Pena Blanca Partnership intends to donate this land to the Santa Fe County Open Space and Trails Program for the future development of the Santa Fe River Greenway Trail.

Recommendations

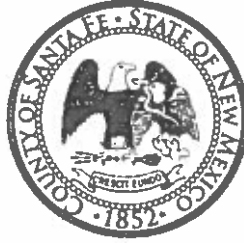
- The Preliminary Development Plan and Plat should describe and depict the land donation, requiring lot lines to be amended for Lots 3 and 4. The attached documents depict the Santa Fe River Greenway plans.
 - Exhibit A: Legal description dated 12/13/2013 by Diego J. Sisneros
 - Exhibit B: Parcel D-5 dated 12/13/2014 by Dawson Surveys Inc.
- Approval conditional on depiction of land acquisition, either by donation or easement and recordation of supporting documents (Exhibit A and B).
- Per SGMP section 6.2.3.1 the Santa Fe River Greenway is a Priority Open Space Project. This submittal provides the County with the opportunity to acquire the land and easement for this Priority Project.

NBA-78

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: August 5, 2014

TO: Jose Larranaga, Commercial Development Case Manager

FROM: Mathew Martinez Development Review Specialist

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

FILE REF.: CDRC CASE # MPA/PP/ FP/FDP 16-5352 Rio Santa Fe Business Park

REVIEW SUMMARY

ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The request for Preliminary/Final Plat, Final Development Plan and Master Plan Amendment approval for Rio Santa Fe Business Park. The subject property is a 31.44 acres parcel located north of the Santa Fe River West of 599 within Section 5, Township 15 North, Range 7 East. A Master Plan Amendment Along, Preliminary and Final Development Plan approval to create 4 lots rather than 20, utilizing individual septic tanks and individual wells is being requested.

PARKING:

No parking is proposed within this Application. At time of Development Plan submittal the Applicant shall comply with all parking requirements within Article III, Section 9 (Parking Requirements).

ARCHITECTURAL:

No structures are proposed within this Application. The Applicant shall provide building elevations for all proposed structures at the time of Development Plan submittal

SIGNAGE:

The Applicant has proposes to utilize a monument sign at the southern entry to the park. The sign will be 15 feet wide by 10 feet tall. Signs will also be on the individual buildings. The Applicant has not provided signage detail. Additional information and submittals will be required at time of final submittal for compliance with Article VIII (Sign Regulations). Staff has determined that the signage element of the Application complies with Article V, Section 5. Master Plan Procedures.

LIGHTING:

The Applicant has proposed to Pole Mounted lights and wall mounted lighting with in the park and parking area. The Applicant shall provide scaled height dimensions for the pole mounted lights. The Applicant shall provide cut sheets for illumination of signage. The Applicant has not provided lighting detail. Additional information and submittals are required at time of final submittal for compliance with Article III, Section 4.4.4 h and Table 3.1. Staff has determined that the lighting element of the 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

N13A-80

MEMORANDUM

Date: August 8, 2014

To: Jose Larranaga, Commercial Case Manager

From: John Lovato, Development Review Specialist/Terrain Management

VIA: Penny Ellis-Green, Growth Management Director
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

Re: CASE # MP, PDP/FDP 10-5352 Rio Santa Fe Business Park.

Review Summary

The Applicants are requesting Master Plan Amendment, Preliminary Development Plan, and Preliminary Plat approval for a 4 Lot Business Park (Rio Business Park) on 31.44 acres. The minimum lot size is 5.99 acres and the maximum lot size is 9.29 acres.

Terrain Management

The Terrain Management for the Rio Santa Fe Business Park has been reviewed for compliance with the Santa Fe County Land Development Code and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance. The buildable site contains slopes less than 15%. Individual lot owners are responsible for complying with water harvesting requirements as per Code and Ordinance No. 2002-13 and must provide retention ponding for all proposed structures. The Plan Complies with Santa Fe County Land Development Code requirements and Ordinance No. 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

FEMA Flood Hazard Area

The site is located within a 100 year FEMA flood hazard area, and a 75' no build setback is proposed for lots 3 and 4. The Project complies with the Santa Fe County Land Development Code and Ordinance No. 2008-10, Flood Damage Prevention and Stormwater Management Ordinance.

NBA-81



Legend

-  ROADS
-  DRIVeways
-  PARCELS

EXHIBIT
4

1:2,880
1 inch represents 240 feet



2008 Imagery
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.

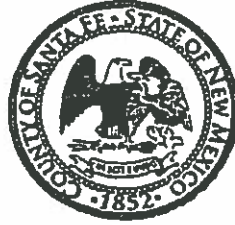


SANTA FE COUNTY
NBA-82
October 6, 2014

Daniel "Danny" Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

**CASE NO. CDRC MP 10-5351
MASTER PLAN ZONING
RIO SANTA FE BUSINESS PARK, APPLICANT**

ORDER

THIS MATTER came before the Board of County Commissioners (hereinafter referred to as "the BCC") for hearing on December 14, 2010, on the Application of the Rio Santa Fe Business Park (hereinafter referred to as "the Applicant") for a Master Plan Zoning ("Master Plan") to allow commercial/industrial use on 31.44 acres. The BCC, having reviewed the Application and supplemental materials, staff reports and conducted a public hearing on the request, finds that the Application is well-taken and should be granted, and makes the following findings of fact and conclusions of law:

1. The Applicant is requesting a Master Plan in conformance with the requirements of Article V, Section 5 of the Land Development Code ("Code") to allow for commercial/industrial use on 31.44 acres.
2. The property is located at 54 Colony Drive, North West of N.M. 599, North of Paseo De River, within Section 10, Township 16 North, Range 8 East, in Commission District 2.
3. The Application satisfies the submittal requirements set forth in Article V, Section 5.2.2.
4. The Application is comprehensive in establishing the scope of the project.
5. The proposed site is a predominately commercial development area of the county.

SFC CLERK RECORDED 02/18/2011



6. The proposed Master Plan meets the criteria set forth in the Code.
7. The Application is in compliance with Article V, Section 5 Master Plan Procedures of the Code.
8. In support of the Application, the Agent for the Applicant stated that the Applicant is in agreement with Staff conditions.
9. No member of the public spoke against the Application.
10. Staff recommends the following conditions of approval, if the Commission approves the Application:

- a. All Staff redlines shall be addressed and original redlines will be returned with final plans for Master Plan.
- b. The Applicant shall comply with all requirements of the County Fire Marshal, County Public Works and County Utilities Department.
- c. Master Plan with appropriate signatures shall be recorded with the County Clerk.

11. After conducting a public hearing on the request and having heard from the Applicant, the Board of County Commissioners hereby approves the request for a Master Plan conditioned on the Applicant complying with Staff's recommendations as stated above.

IT IS THEREFORE ORDERED that the Application is approved, and the Applicant is allowed a Master Plan subject to the conditions set forth herein.

I certify that the Application was approved by the Board of County Commissioners on this 9th day of Feb., 2011.

SFC CLERK RECORDED 02/19/2011

NBIA-84

The Board of County Commissioners of Santa Fe County

By: [Signature]
BCC Chairperson

ATTEST:

[Signature]
Valerie Espinoza, County Clerk



Approved as to form:

[Signature]
Stephen C. Ross, County Attorney



SFC CLERK RECORDED 02/19/2011

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC ORDER
PAGES: 7

I Hereby Certify That This Instrument Was Filed for
Record On The 10TH Day Of February, 2011 at 09:59:34 AM
And Was Duly Recorded as Instrument # 1626341
Of The Records Of Santa Fe County

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

N13A-85

Commissioner Vigil.

COMMISSIONER VIGIL: Mr. Chair, I move to approve CDRC Case MP/PDR 10-5170 and remove the condition of the requirement for trails.

COMMISSIONER STEFANICS: I will second but I have a clarification question.

CHAIRMAN MONTOYA: Motion by Commissioner Vigil and second by Commissioner Stefanics. Commissioner Stefanics.

COMMISSIONER STEFANICS: So, we - Mr. Chair and Jack or Shelley, on staff condition number three we want some of those conditions but not others. I'm on page six.

MS. COBAU: Mr. Chair, Commissioner Stefanics, I think if we could just rewrite the condition to state that, The Applicant shall comply with Article XV, Section 6.E.7c.ii (Regulations for the Community College District) regarding bike lanes, sidewalks, curb radii, etc. (Exhibit "N") And just strike bike lanes from that condition.

COMMISSIONER STEFANICS: Okay, thank you very much.

CHAIRMAN MONTOYA: Is the matter of the motion okay with that?

COMMISSIONER VIGIL: Yes, that was the intent of the motion.

CHAIRMAN MONTOYA: And the seconder with that clarification.

COMMISSIONER STEFANICS: Okay.

CHAIRMAN MONTOYA: Any other discussion?

The motion passed by unanimous [5-0] voice vote.

8. CDRC Case # MP 10-5351 Rio Santa Fe Business Park Pena Blanca Partnership Applicant, Jim Seibert Agent, Request Master Plan Zoning Approval for a 31.44 acre parcel as a Commercial/Industrial Use. The property is located at 54 Colony Drive, North West of NM 599, north of Paseo de River, within Section 10, Township 16 North, Range 8 East, (Commission District 2). Jose E. Larrañaga, Case Manager
Exhibit 6: Memo from Matthew Baca/Baca Ranch dated 12/13/10

MR. LARRAÑAGA: Thank you, Mr. Chair. On September 16, 2010, the County Development Review Committee met and acted on this case, the decision of the CDRC was to recommend approval, of Case # MP 10-5351 with staff conditions.

On August 10, 2010, the Applicant was granted Master Plat Authorization approval, by the Board of County Commissioners, on a 31.44-acre parcel. Approval of the Master Plat delegates authority to the Land Use Administrator to administratively approve a specific lot layout plan when it determines that due to the size, scale or marketing requirements that approval of a plat with a specific lot layout is in the best interest of the county and developer. After such a delegation is made, the County Development Review Committee and Board shall establish development standards applicable to the subdivision as authorized by the Code and other applicable ordinances and laws, establish the maximum

SFC CLERK RECORDED 02/19/2011

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number of lots to be permitted, intensity of use, and required improvements, and may then approve both the Preliminary and Final Plat which will be known and designated as a Master Plat.

The Applicant requests Master Plan Zoning, in conformance with the requirements of Article V, Section 5 of the Land Development Code to allow for commercial/industrial use on 31.44 acres. The property has been used as a mine site for excavation of sand and gravel which is located in an area of the county where the predominant use is commercial.

Article V, Section 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 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."

Article V, Section 5.2.1.c states: "The master plan submittal will consist of both plans and written reports which include the information required in Article V, Section 5.2.2. 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. "

The Application was reviewed for the following; existing conditions, adjacent properties, parking, access, outdoor lighting, signage, architecture standards, water, fire protection, liquid waste, terrain management, landscaping, and archaeology.

Recommendation: Staff has reviewed this Application and has found the following facts presented to support this request: the application satisfies the submittal requirements set forth in Article V, Section 5.2.2; the application is comprehensive in establishing the scope of the project; the proposed site is located in a predominately commercial developed area of the county; the proposed Master Plan meets the criteria set forth in the Land Development Code.

The review comments from State Agencies and the Building and Development Services Department have established findings that this Application is in compliance with Article V, Section 5, Master Plan Procedures of the Land Development Code.

Staff recommends Master Plan Zoning approval, of the Rio Santa Fe Business Park, to allow commercial/industrial use on 31.44 acres, subject to the following conditions, Madam Chair, may I enter these conditions into the record?

COMMISSIONER VIGIL: Yes.

The Conditions are as follows:

1. All Staff redlines shall be addressed, original redlines will be returned with final plans for Master Plan.
2. The Applicant shall comply with all requirements of the County Fire Marshal, County Public Works and County Utilities Department.
3. Master Plan with appropriate signatures shall be recorded with the County Clerk.

MR. LARRAÑAGA: I stand for any questions?

SFC CLERK RECORDED 02/19/2011

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COMMISSIONER VIGIL: Seeing none, is the applicant here? Mr. Siebert, do you have a presentation?

[Duly sworn, Jim Siebert, testified as follows]

JIM SIEBERT: My name is Jim Siebert. My address is 915 Mercer. Let me begin by saying thanks to Commissioner Anaya and Commissioner Montoya for their service over the last eight years. I've spent several nights down with them and I think the legacy that you both leave will be one of service and accessibility and responsiveness to your constituents. I'd just like to thank you for your service all of these years.

COMMISSIONER ANAYA: Thank you, Jim.

MR. SIEBERT: Let me give you a little background. The planning history of this particular property really began with the Airport Master Plan that County staff worked on and was eventually adopted several years ago. Elements of that plan that evolved into the Sustainable Growth Management Plan. And what we handed out depicts two issues: how does this relate to the past plan and how does it relate to the current plan? The first one [Exhibit 7] the area marked in orange is the description of the SDA zone relative to the site. The site is marked as site. And this is an SDA one zone or utility and infrastructure planned as the highest priority. The next drawing [Exhibit 8] is what the future land use map recommends and the big star is just an indication that it's a regional center, regional in scope and scale. And the red is that it's a mixed -use non-residential project.

What we're proposing tonight is consistent with the SDA designation and consistent with the Land Use designation of the Sustainable Growth Management Plan. In terms of the access, we will be accessing the property off the extension of the 599 frontage road. It'll be the same road that passes by and serves the County's Public Works building. The water will be County water. We have a letter from the County Utilities saying that they're willing to serve the project with water. On sewer, we're currently working with Public Works and with the County Utilities to see if we can combine both projects, both the Public Works building which is currently on a septic tank and onsite wastewater with this project and we would actually lift it into the City sewer. We have the easements already acquired to be able to accomplish that for both, this project and the Public Works' project.

The one thing I think I'd like to discuss with you and we're going to hand out another document here. [Exhibit 9] There's another recommendation and it's part of the staff report regarding an access across the Santa Fe River. This is an important issue to the County and it's an important issue to the applicant as well. What I'd like to do is talk about firstly where this is. If you go to the very end there's an aerial photo which is part of the Phase B 599 study and it shows where the improvements would be to the extension of the frontage road including another bridge crossing of the Santa Fe River. This access isn't absolutely necessary to this project but we think overall it's good for the County.

Phase B there was a study done initially on 599; there was a subsequent study done that's called the Phase B study that ranks the priorities of improvements along 599. The cost of this particular improvement as it's shown on their on the photograph is approximately \$4.5 million. This is a substantial expenditure. The priority level is 5 out of

SFC CLERK RECORDED 02/10/2011

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10 of the improvements. The number one priority is County Road 62 and 599 interchange which has been funded and should be completed around 2012. The current users, and one thing I included here is from the traffic study is the next two pages is some of the AM and PM traffic on that road that is currently crossing the Santa Fe River and it's substantial. And, in fact, probably a significant percentage of that traffic is from the Public Works building but there are other users as well. There's the State Game and Fish, the State Archaeology building and there will be other buildings adjacent to the State Archaeology. City solid waste trucks and this is from observation of being on the site. Recreational users, the City's recreational complex, the asphalt plant trucks and then cut-through traffic from Las Campanas.

What we would seek from the Commission would be consideration to put together a coalition of some of the stakeholders and we already have the support from State Archaeology to proceed forward to see if it is possible to secure funding and maybe increase the priority level of that river crossing.

We are in agreement with the conditions as stated by staff and I'll answer any questions you may have.

CHAIRMAN MONTTOYA: Okay, questions for the applicant. Seeing none, this is a public hearing, if there is anyone who would like to speak on this case. Okay, this public hearing is closed. Deliberation.

COMMISSIONER ANAYA: Move for approval.

CHAIRMAN MONTTOYA: Motion by Commissioner Anaya with conditions.

COMMISSIONER ANAYA: Yes.

COMMISSIONER HOLIAN: Second.

CHAIRMAN MONTTOYA: And second by Commissioner Holian. Any discussion?

The motion passed by unanimous [4-0] voice vote. Commissioner Vigil was not present for this action.

LOUIS GONZALES: I would like to say a word to our Commissioners who are leaving. I have really enjoyed working with you and I think you have done a commendable job and the Commissioners that are staying have a lot of work ahead of and I commend them too. It's a hard job what you guys do as politicians who represent your constituency. I admire you for it and I thank you for it.

CHAIRMAN MONTTOYA: Thank you, Louie. Appreciate it.

MR. GONZALES: Thank you.

COMMISSIONER ANAYA: Would you have said that if we had denied it?

[Laughter]

10 ~~CDRC Case # MP/PDP/DP 10-5770 Santa Fe Brewing Company
Santa Fe Brewing Company, Applicant, Brian Lock, Agent,
Request a Master Plan Amendment to allow outdoor~~

SFC CLERK RECORDED 02/18/2011

NBA-89

~~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.~~

EXHIBIT

6

V-3 N13A-90

- 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.



NBA-91

5.3.4 Public Hearings on Preliminary Plats

The proposed preliminary plat shall be reviewed by the County Development Review Committee and the Board according to the procedures set forth in Article II, Sections 2.3.2, 2.4 and 2.6 of this Code.

5.3.5 Preliminary Plat Approval

-
- a. Approval or conditional approval of a preliminary plat shall constitute approval of the proposed subdivision design and layout submitted on the preliminary plat, and shall be used as a guide to the preparation of the final plat.
 - b. The Board shall not approve the preliminary plat if the subdivider cannot reasonably demonstrate that he or she can fulfill the requirements of the Code, the New Mexico Subdivision Act and the subdivider's disclosure statement.
 - c. Action. Unless the applicant has agreed to a tabling, within thirty (30) working days after the Board's public hearing, the Board shall approve, approve with conditions, or disapprove the preliminary plat at a public meeting, the date, time, and place of which shall be announced publicly at the conclusion of the public hearing.

5.3.6 Expiration of Preliminary Plat

- a. Expiration. An approved or conditionally approved preliminary plat shall expire twenty-four (24) months after its approval or conditional approval. Prior to the expiration of the preliminary plat, the subdivider may request, from the Board, an extension of the preliminary plat for a period of time not exceeding thirty-six (36) months.
- b. Phased Development. If the preliminary plat was approved for phased development, the subdivider may file final plats for portions of the development, and the expiration date of the preliminary plat shall be extended for an additional thirty-six (36) months after the date of the filing of each final plat. The number of phased final plats shall be determined by the Board at the time of the approval or conditional approval of the master plan.
- c. Expiration effect. The expiration of the approved or conditionally approved preliminary plat shall terminate all proceedings on the subdivision, and no final plat shall be filed without first processing a new preliminary plat.

5.4 Final Plat Procedure**5.4.1 Introduction and Description**

- 5.4.1a Final 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. Following approval or conditional approval of a preliminary plat, and before the expiration of the plat, the subdivider may prepare a final plat in substantial conformity with the approved or conditionally approved preliminary plat. At the discretion of the Code Administrator, preliminary and final plats may be reviewed for approval simultaneously. Final plats for subdivisions proposed to be phased shall be submitted as indicated on the phasing schedule submitted with the master plan as specified in Section 5.2. above. The final plat shall comply with the New Mexico Subdivision Act and these regulations.
- 5.4.1b Application and Fees. A subdivider shall prepare a final plat and supporting documentation in accordance with the requirements provided in these regulations. Final plat submittal is initiated by completing an application on a form available

NBA-92



5.3.4 Public Hearings on Preliminary Plats

The proposed preliminary plat shall be reviewed by the County Development Review Committee and the Board according to the procedures set forth in Article II, Sections 2.3.2, 2.4 and 2.6 of this Code.

5.3.5 Preliminary Plat Approval

- a. Approval or conditional approval of a preliminary plat shall constitute approval of the proposed subdivision design and layout submitted on the preliminary plat, and shall be used as a guide to the preparation of the final plat.
- b. The Board shall not approve the preliminary plat if the subdivider cannot reasonably demonstrate that he or she can fulfill the requirements of the Code, the New Mexico Subdivision Act and the subdivider's disclosure statement.
- c. Action. Unless the applicant has agreed to a tabling, within thirty (30) working days after the Board's public hearing, the Board shall approve, approve with conditions, or disapprove the preliminary plat at a public meeting, the date, time, and place of which shall be announced publicly at the conclusion of the public hearing.

5.3.6 Expiration of Preliminary Plat

- a. Expiration. An approved or conditionally approved preliminary plat shall expire twenty-four (24) months after its approval or conditional approval. Prior to the expiration of the preliminary plat, the subdivider may request, from the Board, an extension of the preliminary plat for a period of time not exceeding thirty-six (36) months.
- b. Phased Development. If the preliminary plat was approved for phased development, the subdivider may file final plats for portions of the development, and the expiration date of the preliminary plat shall be extended for an additional thirty-six (36) months after the date of the filing of each final plat. The number of phased final plats shall be determined by the Board at the time of the approval or conditional approval of the master plan.
- c. Expiration effect. The expiration of the approved or conditionally approved preliminary plat shall terminate all proceedings on the subdivision, and no final plat shall be filed without first processing a new preliminary plat.

5.4 Final Plat Procedure5.4.1 Introduction and Description.

→ 5.4.1a Final 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. Following approval or conditional approval of a preliminary plat, and before the expiration of the plat, the subdivider may prepare a final plat in substantial conformity with the approved or conditionally approved preliminary plat. At the discretion of the Code Administrator, preliminary and final plats may be reviewed for approval simultaneously. Final plats for subdivisions proposed to be phased shall be submitted as indicated on the phasing schedule submitted with the master plan as specified in Section 5.2. above. The final plat shall comply with the New Mexico Subdivision Act and these regulations.

5.4.1b Application and Fees. A subdivider shall prepare a final plat and supporting documentation in accordance with the requirements provided in these regulations. Final plat submittal is initiated by completing an application on a form available

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agency comments which relate to potential limitations of lot size, intensity, or character of development.

- 7.1.4 Criteria for development plan phase approval
 - a. Conformance to the approved master plan;
 - b. The plan must meet the criteria of Section 5.2.4 of this Article V.

7.2 Final Development Plan



7.2.1 Submittals

A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.

7.2.2 Review

The final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee.

History. 1980 Comp. 1980-6. Section 7 of Article V was amended by County Ordinance 1987-1 adding language relating to master plans.

SECTION 8 - SUBDIVISION DESIGN STANDARDS

These standards shall be binding upon the subdivider unless modifications are justified by sound engineering principles. Such modifications from these standards may be approved by the Board after a review by the County Development Review Committee upon presentation of documented justification by a licensed professional engineer.

8.1 General Policy on Roads

8.1.1 General

The arrangement, character, extent, width, grade and location of all roads shall be considered in relation to convenience and safety, and to the proposed uses of land to be served by such roads. Prior to grading or roadway cuts, all applicable permits shall be granted by the Code Administrator.

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4.4 Design Standards and Review Criteria

In addition to the other requirements of the Code, the following standards and criteria will be applied in the review process:

4.4.1 Submittals

- a. To zone or re-zone any parcel for a commercial or industrial non-residential district a master plan shall be submitted. Submittals and procedures for master plans are set forth in Article V, Section 5.2.
- b. A development plan shall be submitted for individual uses to be permitted within the district, as follows:
- 1) Vicinity Map: A vicinity map drawn at a scale of not more than one inch equals two thousand feet (1"=2000') showing contours at twenty foot (20') intervals showing the relationship of the lot, tract or parcel to its general surroundings, and the location of all existing drainage channels, water courses and water bodies within one mile of the development site.
 - 2) Existing Site Data: A description of existing conditions on or adjacent to the lot, tract or parcel, including proof that the parcel is a legal lot of record. Maps shall be at a scale of one inch (1") to one hundred feet (100') or larger and shall include the following:
 - (a) Boundary lines, bearings and distances: The error or closure shall be of a third order survey, and no discrepancy between computed and measured distances shall exceed one (1) part in one thousand two hundred eighty (1,280) parts.
 - (b) Easements: Location, width and purposes.
 - (c) Streets on and immediately adjacent to the tract, name and right-of-way width.
 - (d) Utilities on and immediately adjacent to the tract.
 - (e) Owners of record or unplatted land and existing subdivision plats by name and recordation, shall be shown for property within one thousand feet (1,000') of that tract.
 - (f) Title and certificates: Present tract designations according to official records in the County Clerk's Office, title under which the proposed development is to be recorded with name and address of owner, notation stating acreage, scale, true and magnetic north arrow, U.S.G.S. datum and benchmarks, if any, certification of the engineer or land surveyor licensed in accordance with the laws of the State of New Mexico who prepared the plat.
 - 3) Site Plan
 - (a) The site plan consisting of a map and other drawings or documents drawn to a scale of one inch (1") to one hundred feet (100'), or larger, shall show the following:
 - (1) proposed arrangement of buildings;
 - (2) proposed off-street parking and loading facilities;
 - (3) proposed access to the site and internal vehicular circulation;
 - (4) existing and proposed landscaping;
 - (5) proposed location and type of fences, walls, and signs;
 - (6) drainage and grading plan indicating existing and proposed contours; soils and flood plain areas;
 - (7) lighting plan;

EXHIBIT

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which schedule is on file at the Office of the Public Works Director and the Land Use Office.

8.1.12 Construction of roads or other required improvements may be phased according to a schedule that is part of an approved master or development plan.

8.1.13 Local roads shall be laid out so that their use by through traffic will be discouraged.

8.2 Road Design

Construction and design standards shall be according to sound engineering practice as follows:

8.2.1 Classification of Highways, Streets and Roads

8.2.1a Arterial Roads and Highways

A major arterial road or highway has from two to six driving lanes, may be divided with a median, and has sufficient additional right-of-way to provide for turning lanes and additional width at major intersections. Major arterials have an average daily traffic of more than 5000 vehicles and a minimum right-of-way of one hundred feet (100'). A minor arterial road has an average daily traffic of 2000 to 5000 vehicles, serves 200 to 1000 dwelling units or lots, and has a minimum right-of-way of sixty six (66) feet. Asphalt paving is required for major arterials at a minimum depth of five (5) inches and for minor arterials to a minimum depth of four (4) inches. Separated driving lanes or park-ways are encouraged. See Appendices A, B.1, B.2 and B.3 for further detail.

8.2.1b Collector Roads

A collector road has two (2) twelve (12) foot driving lanes. It serves 61 to 199 dwelling units or lots and has an average daily traffic volume of 601 to 1999 vehicles and a minimum right-of-way of fifty (50) feet; paving shall achieve a minimum depth of three (3) inches. See Appendices A, B.1, B.2 and B.3.

8.2.1c Local Roads

A local subcollector road has two (2) twelve (12) foot driving lanes, serves 31 to 60 dwelling units or lots, and carries an average daily traffic volume of 301 to 600 vehicles with a minimum right-of-way of fifty (50) feet. A local subcollector road has a six (6) inch minimum surface thickness of crushed gravel base course material, provided it can be shown that such minimum thickness is adequate based on subgrade soil conditions; a plasticity index of eight (8) to twelve percent (12%) shall be provided. A local lane, place or cul-de-sac road serves 0 to 30 dwelling units or lots and carries an average daily traffic volume of 0 to 300 vehicles with two (2), ten (10) foot driving lanes with a minimum right-of-way of fifty (50) feet. Local lanes, places and cul-de-sac roads shall be constructed with the same sub-grade and base course specifications as the subcollector road. See also Appendices A, B.1, B.2 and B-3 and Section 8.3 of this Article.



8.2.1d Cul-de-sacs

Cul-de-sacs (dead end roads) shall not be longer than five hundred (500) feet. At the closed end there shall be a turn around having a minimum driving surface radius of at least forty-two (42) feet for roads under 250 feet long and of at least fifty (50) feet for roads 250 feet and longer. A suitable alternative, such as a hammerhead turn around, may be acceptable if approved by the Code Administrator and the Fire Marshal. All turn around areas shall be designed to protect existing vegetation and steep terrain. There shall be a minimum right-of-



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way diameter at the closed end of one hundred (100) feet. In low density residential areas the length of cul-de-sacs may be adjusted by the County Development Review Committee with the changes consistent with public safety factors. For local roads designated as a lane or place and designed to a twenty foot (20') width, the turn-around area remains the same as specified above.

8.2.1e Other Road Standards

Design standards are further exhibited on Appendix 5. A - Road Classification and Design Standards.

8.2.2 Curve Radii and Superelevation

Vertical and horizontal curves and the superelevation of the horizontal curves shall conform to the requirements as set forth in the American Association of State Highway Transportation Officials publications "A Policy on Geometric Design of Rural Highways", hereinafter described as AASHTO Standards, a copy of which is available for review at the Office of the Code Administrator.

8.2.3 Intersections

Streets shall be laid out to intersect each other as nearly as possible at 90 degree right angles; under no condition shall intersection angles be less than 70 degrees. Off-set intersections of less than one hundred and twenty five (125) feet shall not be permitted. Property lines at street intersections shall be rounded with a minimum radius of twenty-five feet (25') or a greater radius when necessary to permit the construction of a curb and sidewalk and shall provide for arc radius, as required for arterial roads.

8.2.4 A tangent of sufficient distance shall be introduced between reverse curves on all roads and streets according to AASHTO Standards.

8.2.5 When connecting road centerlines deflect from each other at any point by more than ten degrees, they shall be connected by a curve with a radius adequate to ensure a sight distance as required by AASHTO Standards.

8.2.6 Curvature in intersection design alignments shall not be less than stopping distances required for the design speed of the road or street as per AASHTO Standards.

8.2.7 Grade percentages

Except as otherwise provided by the terrain management regulations, vertical road grades shall not exceed the following:

- a. Major and minor arterial roads or highways of 4 lanes or more with a speed limit of 55 miles per hour or greater as permitted by law: six to eight percent grade;
- b. Collector roads of 2 lanes with a speed limit of 25-35 miles per hour: ten percent grade;
- c. Local roads of 2 lanes with a speed limit of 10 miles per hour: eleven percent grade;
- d. Grades at the approach to intersections shall not exceed 3% for 100 linear feet, excluding vertical curve distance; and
- e. No horizontal road grade shall be less than one percent.

8.2.8 Cut and Fill

All roads shall be located so as to minimize areas of cut and fill and shall be located to conform to sound terrain management principles. In general, fill slopes shall not exceed a 3:1 ratio and cut slopes shall not exceed a 2:1 ratio unless it can be demonstrated with

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2.5 Zoning

In connection with the review of an application for a development permit with respect to matters described in the New Mexico Statutes concerning zoning, the procedures concerning zoning matters set forth in the New Mexico Statutes, as amended from time to time, shall apply in addition to the review procedures provided in the Code. The time limits established in this Article II may be extended if required, in order to comply with the procedures concerning zoning matters.

2.6 Subdivisions

In connection with review of an application for a development permit with respect to matters described in the New Mexico Subdivision Act, as it may be amended from time to time, the procedures for review provided for in Article V of the Code and the New Mexico Subdivision Act shall apply in addition to the review procedures provided in this Article II of the Code. The time limits established in this Article II shall be extended if required in order to comply with the procedures concerning subdivision matters.

2.7 Other Requirements

The time limits set forth in this Article II shall be extended in order to comply with other provisions of the Code providing for time limits in connection with reviews and requirements under the Code.



SECTION 3 - VARIANCES

3.1 Proposed Development

Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the Board and the Board may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking or property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety. In arriving at its determination, the Development Review Committee and the Board shall carefully consider the opinions of any agency requested to review and comment on the variance request. In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified.

3.2 Variation or Modification

In no case shall any variation or modification be more than a minimum easing of the requirements.

3.3 Granting Variances and Modifications

In granting variances, and modifications, the Board may require such conditions as will, in its judgment, secure substantially the objectives of the requirements so varied or modified.

3.4 Height Variance in Airport Zones

All height variance requests for land located within approach, Transitional, Horizontal and Conical surfaces as described within Map #21 A, incorporated herein by reference, shall be reviewed for compliance with Federal Aviation Administration Regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the





**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

**915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
jim@jwsiebert.com**

January 19, 2015

Jose Larranaga
Development Review Team Leader
102 Grant Avenue
Santa Fe, NM 87504

Re: Rio Santa Fe BP Variance Request

Dear Mr. Larranaga,

On Behalf of Pena Blanca Partnership, I am requesting a variance of Article V 8.2.1(cul-de-sacs) of the Land Development Code to allow for the length of the cul-de-sac to exceed the required 500 foot length.

The result of the excess length of the cul-de-sac is from having to maintain the existing Santa Fe County easement granted to Santa Fe County by Pena Blanca Partnership and denial by the MPO and County staff to allow for the relocation of the said easement.

Thank you for your attention to this matter.

Sincerely,

James w. Siebert

Xc: Louis Gonzales



NBA-99

576006

SURVEYORS CERTIFICATE

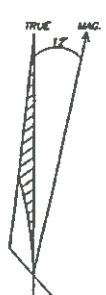
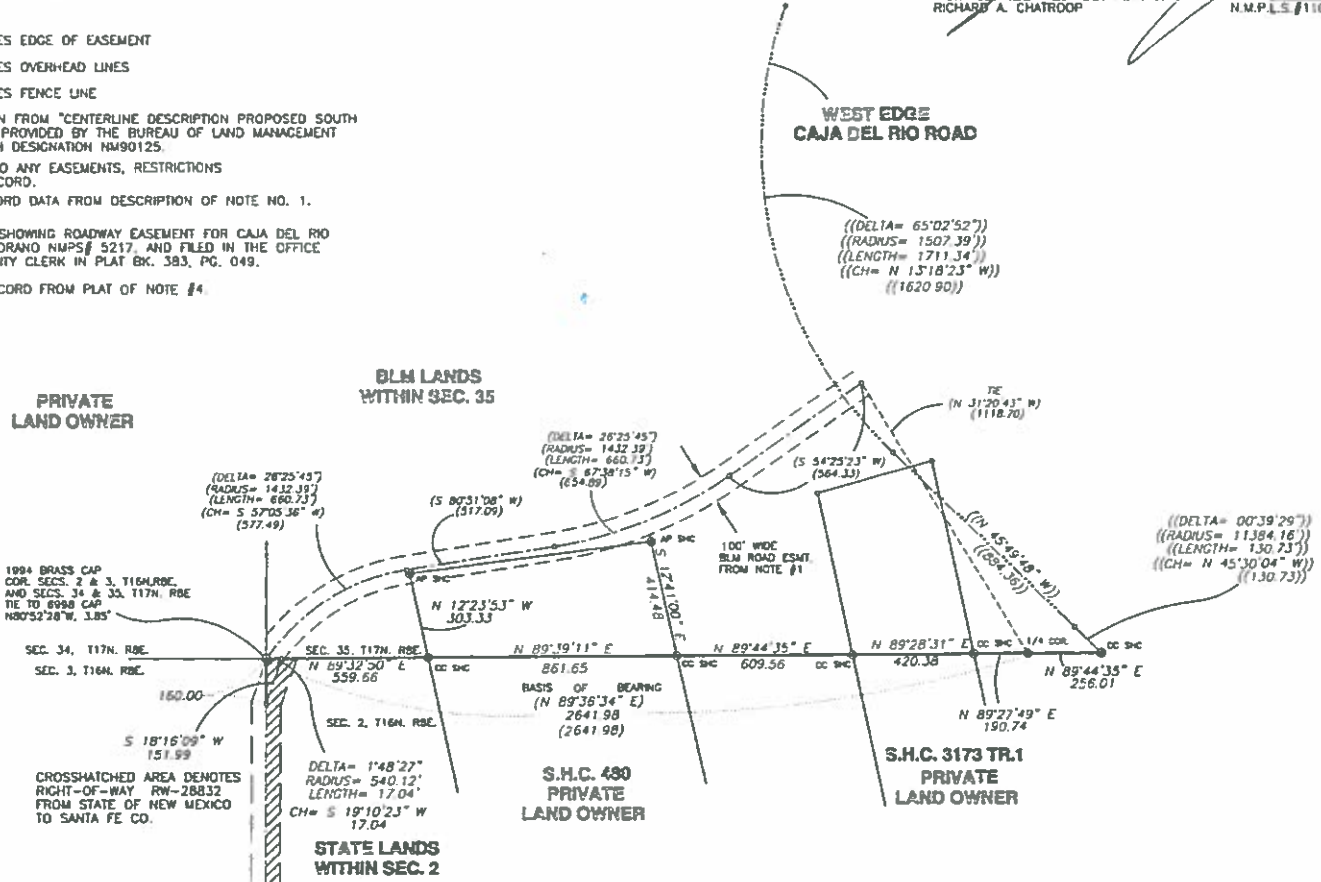
I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON OCT. 1ST, 2003, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

Richard A. Chatroop
RICHARD A. CHATROOP N.M.P.L.S.#11011

LEGEND AND NOTES

- DENOTES POINT FOUND
 - DENOTES POINT SET THIS SURVEY
 - DENOTES POINT CALCULATED
 - DENOTES MONUMENT
- DENOTES EDGE OF EASEMENT
 --- DENOTES OVERHEAD LINES
 X---X DENOTES FENCE LINE

1. BASIS OF BEARING TAKEN FROM "CENTERLINE DESCRIPTION PROPOSED SOUTH CONNECTION ROADWAY" PROVIDED BY THE BUREAU OF LAND MANAGEMENT TAOS FIELD OFFICE WITH DESIGNATION NM90125.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.
3. DATA IN () IS RECORD DATA FROM DESCRIPTION OF NOTE NO. 1.
4. PLAT REFERENCE "PLAT SHOWING ROADWAY EASEMENT FOR CAJA DEL RIO ROAD" BY JAMES J. MEDRANO N.M.P.S.# 5217, AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BK. 383, PG. 049.
5. DATA IN () IS RECORD FROM PLAT OF NOTE #4.



NORTH SCALE 1"=300'

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE GRANTED THOSE EASEMENTS SHOWN HEREON. THIS GRANT OF EASEMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S).

Richard P. Cook & Louis Gonzales
RICHARD P. COOK & LOUIS GONZALES FOR PENIA-BLANCA PARTNERSHIP TRACT B1
Richard P. Cook
RICHARD P. COOK OWNER PRIVATE LANDS GRANTING THE ABOVE EASEMENT

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD COOK & LOUIS GONZALES FOR PENIA-BLANCA PARTNERSHIP TRACT B1

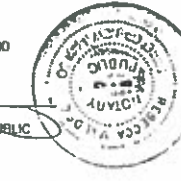
THIS 13th DAY OF October, 2004
MY COMMISSION EXPIRES 02-11-2005 NOTARY PUBLIC



STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD COOK

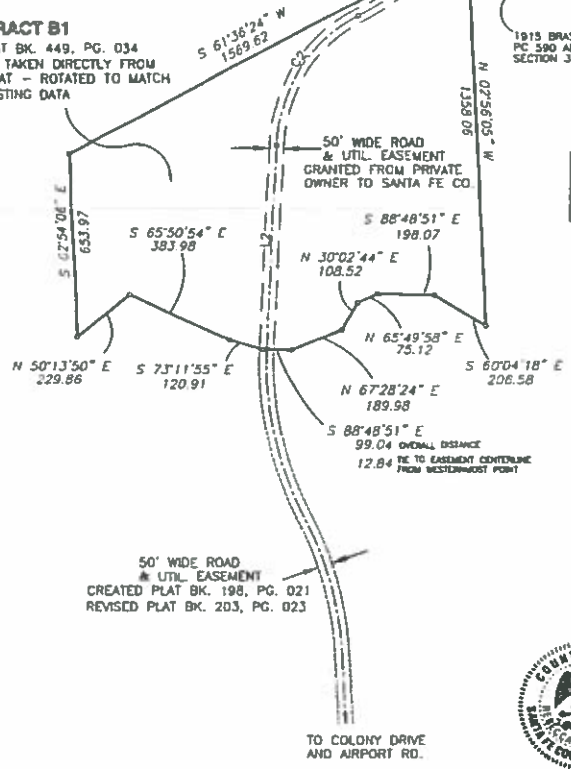
THIS 13th DAY OF October, 2004
MY COMMISSION EXPIRES 02-11-2005 NOTARY PUBLIC



LINE TABLE		
LINE	LENGTH	BEARING
L1	244.14	S00°24'43"W
L2	726.95	S02°17'01"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIR	CHORD LEN	DELTA ANGLE
C1	801.04	750.00	N31°00'34"E	763.50	01°11'41"
C2	563.75	544.48	S31°56'43"W	538.90	59°19'22"

TRACT B1
CREATED PLAT BK. 449, PG. 034
DATA SHOWN TAKEN DIRECTLY FROM RECORDED PLAT - ROTATED TO MATCH EXISTING DATA



EASEMENT SURVEY FOR SANTA FE COUNTY OF SOUTH CONNECTION ROADWAY

LYING WITHIN SECTION 35, T17N, R8E, N.M.P.M. AND SECTION 2, T16N, R8E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM 87010

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for me on the 14th day of October, 2004, and was duly recorded in book 1358719 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Richard A. Chatroop
County Clerk, Santa Fe County, N.M.
Richard A. Chatroop
Deputy



tabbler
EXHIBIT
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INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: BLM/STATE LAND, RICHARD P. COOK, PENIA-BLANCA PARTNERSHIP
LOCATION: LYING WITHIN SECTION 2, T16N, R8E, N.M.P.M., SANTA FE COUNTY, NM AND LYING WITHIN SECTION 35, T17N, R8E, N.M.P.M., SANTA FE COUNTY, NM

WARRANTY DEED

Western-Mobile New Mexico, Inc., a New Mexico corporation, successor in interest to Colony Materials, Inc.

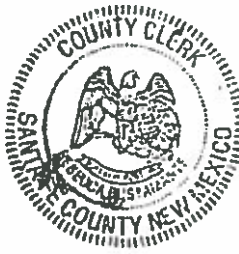
for consideration paid, gross

to Pena-Blanca Partnership, a New Mexico general partnership 1802560

whose address is PO Box 38, Espanola, NM 87532

the following described real estate in Santa Fe County, New Mexico: Tract B-1 as shown and delineated on that certain plat entitled "Lot Line Adjustment Plat prepared for Western Mobile New Mexico Inc. (formerly Colony Materials, Inc.)", prepared by Edward M. Trujillo, NMLS #12352, dated April 12, 2000 and filed as Document No. 1123,860 in Plat Book 449, Page 34, in the records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations, restrictions and easements of record.



COUNTY OF SANTA FE } ss. 12/28/00
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 29 day of August 2000 and was duly recorded in book 1802 Page 200 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Rafaela Bustamante
County Clerk, Santa Fe County, N.M.
Dyanna Desmarz Deputy

with warranty covenant:

WITNESS my hand and seal this 31 day of August 2000

(Seal) Western-Mobile New Mexico, Inc (Seal)

(Seal) David Plummer (Seal)

its President

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF Bernalillo } ss.
This instrument was acknowledged before me on 8-30-00 August 30, 2000

by David Plummer (names of person(s))

My Commission expires May 7, 2003

Shelley A. Capia Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO,
COUNTY OF Bernalillo } ss.

This instrument was acknowledged before me on August 29 2000

by David Plummer (Name of Officer)
President of Western-Mobile New Mexico, I (Title of Officer)
a New Mexico (Name of Corporation Acknowledging)
corporation, on behalf of said corporation.

My commission expires May 7, 2003
Shelley A. Capia Notary Public

For Recorder's Use Only



NBA-101

January 29, 2015

Jose Larranaga
102 Grant Avenue
Santa Fe, NM 87504

Dear Mr. Larranaga:

On behalf of Pena Blanca Partnership, I authorize James W. Siebert & Associates, Inc., to act on my behalf of Rio Santa Business Park to submit application and present my case to the Development Review Committee and the Board of County Commissioners.

Sincerely,


Louis Gonzales

NBA-102

THE SANTA FE
NEW MEXICAN
Founded 1849

LEGAL# T4520

CDRC CASE #V/ ZA/S
10-5352 Rio Santa Fe
Business Park

**NOTICE OF PUBLIC
HEARING**

Notice is hereby given that a public hearing will be held to consider a request by Peña Blanca Partnership for a Master Plan Zoning Amendment to an existing Zoning approval and Preliminary and Final Plat and Development Plan approval to create four (4) commercial lots on a 34.44 + acre parcel to be utilized as a Commercial/Industrial use. The Applicant also requests a variance to allow a Cul-De-Sac (Dead End Road) to exceed 500 feet in length. The property is located at 54 Colony Drive, North West of N.M. 599, North of Paseo De River, within Section 10, Township 16 North, Range 8 East, (Commission District 2). A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico on the 19th day of February 2015, at 4 p.m. on a petition to the County Development Review Committee.

Please forward all comments and questions to the County Land Use Administration Office at 986-6225.

All interested parties will be heard at the Public Hearing prior to the Commission taking action.

All comments, questions and objections to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, New Mexico 87504-0276; or presented in person at the hearing.

Published in the Santa Fe New Mexican on January 29, 2015



NBA-103

PUBLIC NOTICE

Notice is hereby given that an application has been filed with Santa Fe County for A MASTER PLAN ZONING AMENDMENT TO AN EXISTING ZONING APPROVAL AND PRELIMINARY & FINAL PLAN & DEVELOPMENT PLAN APPROVAL TO CREATE FOUR (4) COMMERCIAL LOTS ON A 34.44 ± ACRE PARCEL TO BE UTILIZED AS A COMMERCIAL/INDUSTRIAL USE THE APPLICANT ALSO REQUESTS A VARIANCE TO ALLOW A CUL-DE-SAC (DEAD END ROAD) TO EXCEED 500 FEET IN

LENGTH

Name of Applicant PENIA-BLANCA PARTNERSHIP

Address of Request 524 COUNTY DRIVE

Legal Description: Section 10 Township 16 NORTH

Range 8 EAST NMPM Santa Fe County, New Mexico.

A PUBLIC HEARING will be held/ at the

Old Santa Fe County Courthouse, corner of Palace and Grant

Avenues, Santa Fe, New Mexico on/ the 19th day of

FEBRUARY, 2015, at 4 p.m. before the COUNTY

DEVELOPMENT REVIEW COMMITTEE

Further information can be obtained by contacting,

the Land Use Department, P.O. Box 276, Santa Fe, NM 87504

Development Permit # 10-5352

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Michael J. Lucero</i> <input type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>B. Received by (Printed Name) <i>Michael J. Lucero</i></p> <p>C. Date of Delivery <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">C/O Records Division 310 Old Santa Fe Trail Santa Fe, NM 87501</p>	
<p>2. Article Number (Transfer from service label)</p> <p style="font-size: 2em; color: blue; font-family: cursive;">Rio SFBP CDPC 2/19/15</p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
	<p>7013 0600 0001 8705 5661</p>
PS Form 3811, February 2004	Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Certified Fee	\$ 000.00	Postmark Here
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post		
Sent To	C/O Records Division 310 Old Santa Fe Trail Santa Fe, NM 87501	
Street, Apt. or PO Box		
City, State		

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 8705 5661

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Certified Fee	\$ 000.00	Postmark Here
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post		
Sent To	Colony Materials 10170 Church Ranch Way Ste 200 Broomfield, CO 80021	
Street, Apt. or PO Box		
City, State		

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 8705 5654

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Certified Fee	\$ 000.00	Postmark Here
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post		
Sent To	SFCR Airport Road LLC 2865 Rufina St Santa Fe, NM 87507	
Street, Apt. or PO Box		
City, State		

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 8705 5647

NBA-106

Henry P. Roybal
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: February 19, 2015

TO: County Development Review Committee

FROM: John M. Salazar, Development Review Specialist Sr. *JMS*

VIA: Penny Ellis-Green, Growth Management Director *VE for*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF: CDRC CASE # V 14-5430 Ernest Luna Water Tower Height Variance

ISSUE:

Ernest Luna, Applicant, requests a variance, of Article III, Section 4.4.4.c Development and Design Standards of the Land Development Code, to allow a water storage tank to be constructed at sixty-six (66) feet in height for the Greater Glorieta MDWCA on 10.82-acres.

The property is located at 65 La Joya Road within the Traditional Community of Glorieta, within Section 2, Township 15 North, Range 11 East, (Commission District 4).

Summary:

Staff is requesting to table this case.

NBB-1

Henry P. Roybal
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: February 19, 2015

TO: County Development Review Committee

FROM: John Lovato, Development Review Specialist Sr.

VIA: Penny Ellis-Green, Growth Management Director ✓
Vicki Lucero, Building and Development Services Manager ✓
Wayne Dalton, Building and Development Services Supervisor ✓

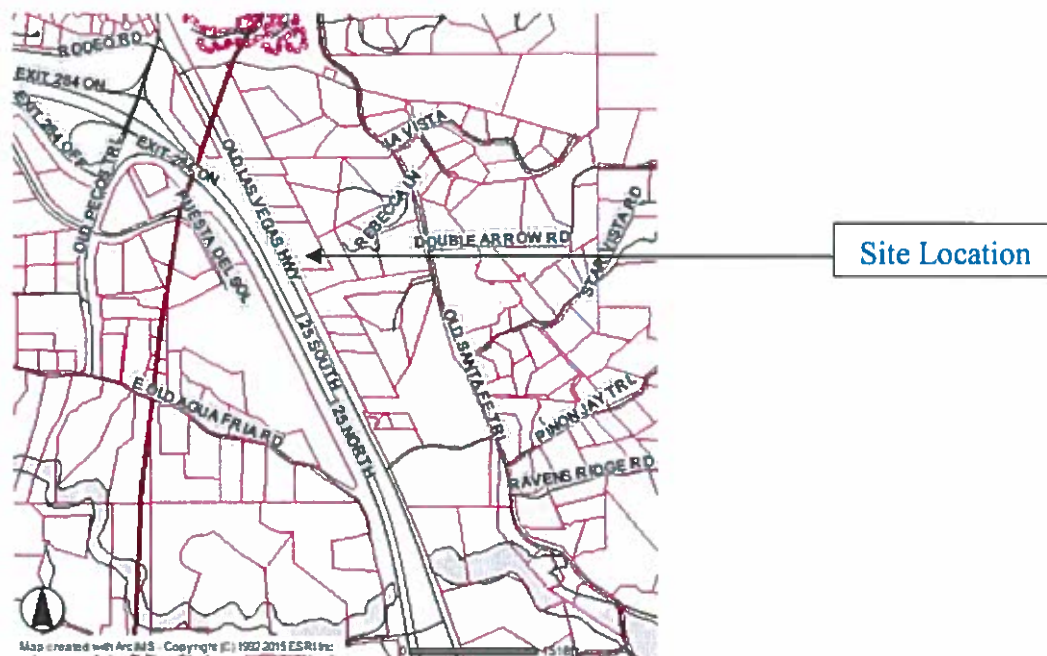
FILE REF.: CDRC CASE # ZDP/PDP/DP/ 14-5440 Mariposa Hillside Master Plan Amendment, Preliminary, and Final Development Plan.

ISSUE:

Mariposa Incorporated, Applicant, Tisha Sjostrand, Agent, request a Master Plan Amendment to an existing Zoning approval, and Preliminary and Final Development Plan for the expansion of allowable uses on a commercial property of 5.99 acres.

The property is located at 86B Old Las Vegas Highway, within Section 7, Township 16 North, Range 10 East, (Commission District 4).

Vicinity Map:



NBC-1

SUMMARY:

On November 30, 1999, the Extraterritorial Zoning Authority granted Master Plan Approval for retail sales, plant and garden accessories, green house, and a caretaker's residence, with a variance of the required separation between commercial districts. On April 13, 2000, the Extraterritorial Zoning Commission recommended Development Plan approval for a 5,500 square foot retail plant store for indoor/outdoor plants, including a greenhouse, a 4,700 square foot retail garden accessory store (Sculptures, fountains, statues, and benches), and a 1,500 square foot caretaker residence.

Approved uses on the property included a garden and retail center operated by Woodridge, LLC conducting business as Tropic of Capricorn. Operations included home décor, retail plants, horticulture supplies, season decorations, art shows, an educational facility, and consignment items. A total of 7,200 square feet was constructed out of the total approved 11,700 square feet.

The Applicant now requests a Master Plan Amendment, Preliminary and Final Development Plan approval for the expansion of the allowable uses to include retail sales, a greenhouse, restaurant serving alcohol, in/outdoor art and farmers market, lecture, and an educational and neighborhood community use on 5.99-acres.

Article III, § 4.4.1.a (Design Standards and Review Criteria) states: "to zone or re-zone any parcel for a commercial or industrial non-residential district a Master Plan shall be submitted. Submittals and procedures for Master Plans are set forth in Article V, § 5.2."

Article V, § 5.2.1.b (Master Plan Procedure) 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 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."

Article V, § 7.1.3.a (Preliminary Development Plans) states: "a Preliminary Development Plan may be only a phase or portion of the area covered by an approved Master Plan, so long as the Preliminary Development Plan substantially conforms to the approved Master Plan."

Article V, § 7.2.2 (Final Development Plan) states: "the final Development Plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The Final Development Plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved Final Development Plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee."

The owner of the Property Mariposa, acquired the Property by warranty deed recorded as Instrument # 1667350 in the Santa Fe County Clerk's records dated April 25, 2012. (Exhibit 3)

Notice requirements were met as per Article II § 2.4.2, of the Land Development Code. In advance of a hearing on the Application, the Applicant provided a certification of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for twenty one days on the property, beginning on January 26, 2015. Additionally, notice of hearing was published

in the legal notice section of the Santa Fe New Mexican on January 26, 2015, as evidence by a copy of that legal notice contained in the record. Receipts for certified mailing of notices of the hearing were also contained in the record for all adjacent property owners (Exhibit 5).

This Application was submitted on October 10, 2014.

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

The review comments from State Agencies and County staff have established that this Application, for a Master Plan Amendment, Preliminary and Final Development Plan to allow an expansion of uses at an existing facility, is in compliance with: State requirements; Article V, § 5 (Master Plan Procedures) of the Code; Article V, § 7 (Development Plan Requirements) of the Code.

APPROVAL SOUGHT: Master Plan Amendment, Preliminary and Final Development Plan approval for the expansion of allowable uses to include retail sales, a greenhouse, restaurant serving alcohol, in/outdoor art and farmers market, lecture, and an educational and neighborhood community use on 5.99-acres. No additional square footage will be added to the existing facility for the usage proposed.

GROWTH MGMT AREA: SDA 2

HYDROLOGIC ZONE: Basin Hydrologic Zone

ACCESS AND TRAFFIC: Hillside is accessed via an existing driveway off of Old Pecos Trail. Although the proposed development will not have an impact on county roads, Santa Fe County Public Works reviewed the Application and recommends denial of the request and required a Traffic Impact Analysis for the access. After a review from the New Mexico Department of Transportation, it was determined that the Analysis was not needed and jurisdiction of the access belonged to the New Mexico Department of Transportation. The New Mexico Department of Transportation reviewed the Application and state that they are in agreement with the proposed development and the development will have no impact on the state transportation system. (Exhibit 6)

FIRE PROTECTION: (Hondo Fire District). Santa Fe County Fire Prevention has reviewed the Application for Hillside and recommended approval of the Applicants request. The driveway and parking area incorporates an area for emergency vehicle purposes. A 10,000-gallon cistern and draft hydrant are in place, tested, approved, and operable. This business occupancy has had annual fire inspections completed by the Santa Fe County Fire Prevention Division.

WATER SUPPLY:

Water for indoor use was originally approved to be provided from a domestic well located on the property with a supply of 0.46 acre foot per year. However, after tapping into the well it was found to be petroleum contaminated. Remediation is currently being implemented. In accordance with 20.5.12.11D NMAX, if water supply has been contaminated by petroleum, owners shall provide a replacement. This fund is managed by the State of New Mexico. Water use is currently supplied by the contractor for the State of New Mexico's Petroleum Storage Tank Bureau. Water is trucked in and stored in a 5,000 gallon tank for water consumption and public use. The use of water is .78 acre feet/253,580 gallons per year. The proposed project has been reviewed by the Office of the State Engineer and County Utilities. The Office of neither the State Engineer nor the Santa Fe County Utilities has comments on the Application (Exhibit 6).

LIQUID WASTE:

Hillside is served by two existing 1,000 gallon onsite liquid waste septic systems. A review of Hillside's bulk water consumption during the spring of 2013, revealed a high of 742 gpd, a low of 452 gpd and average of 631 gpd. The Applicant has modified their Application with NMED to enlarge the system to accommodate the expansion of the facility and has received a permit. (Exhibit 6)

SOLID WASTE:

Solid waste will be placed into an existing dumpster at the north corner of the existing facility and will be removed by Environment Controls Inc. all existing dumpsters are screened with a wall and comply with requirements set forth in Article VII, Section 7.1.

TERRAIN MGMT:

The development indicates that all impervious areas will drain to existing ponding. A plan for ponding has been provided with no additional surfaces to be disturbed and no additional square footage is proposed. The previous approval required 3,101 cubic foot of ponding was provided. The amount of ponding required is 1,738 cubic feet.

The property contains slopes of 0-20 %, and the project is not located within a designated FEMA Special Flood Hazard Area. After review, the request for a Master Plan Amendment, Preliminary and Final Development Plan for Hillside is in conformance with Article VII, § 3 (Terrain Management), of the Land Development Code.

SIGNAGE AND LIGHTING:

No new signage is proposed within this Application. The Applicant has provided details of existing signage. Hillside has a permanently mounted steel structure sign approximately 48 square feet in size and is located on the southwestern portion of the property that identifies the business name. The height of the sign is 9'-3" and is located within 10 feet of the

property line. This is not in conformance with code requirements for signage. (Article VIII, Section 7.3) The sign shall be reduced to 5' in height or must be setback a minimum of 25' from the property line. A second free standing sign exists near the parking area, and a third sign is located on the building. The Code allows only two identification signs. Therefore, one of the signs will need to be removed. Staff has determined that the signage element of the Application does not comply with Article VIII, (Sign Regulations) of the Land Development Code and must be brought into compliance prior to Master Plan recordation.

No new lighting is proposed within this Application. The Applicant has provided a description of existing outdoor lighting, and all lights must be shielded. Staff has determined that the lighting element of the Application complies with Article VIII, Section 4.4.4h of the Land Development Code.

PARKING:

Currently, there are 49 spaces for parking. Article III, Section 9.1 parking requirements under retail centers requires 1 parking space per employee plus 1 space per 200 square feet. This total includes 3 handicap spaces. The required amount needed is 41 spaces. All parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. Staff has determined that the parking element of the Application complies with Article III, section 9 (Parking Requirements) of the Land Development Code. (Exhibit 6)

LANDSCAPING:

Existing buildings are clustered and set back 160 feet from Old Pecos Trail. All outdoor storage is screened from view with existing landscape from approved standards through the initial Master Plan Approval. The Applicant is proposing to plant native trees and shrubs throughout the development. The Applicant has stated that all new vegetation will be irrigated by underground drip irrigation. All trees and shrubs shall be watered until established. All existing structures are currently screened by existing trees. All outdoor storage is screened from public view with trees and shrubs. The 49 space parking lot is screened by numerous trees and shrubs which will provide adequate screening. All Pinon trees with a caliper of 4 inches or more will be removed and transplanted on-site around the building site and parking lot. This segment of the proposed landscape plan/landscape for parking lots, complies with the Land Development Code. (Exhibit 6)

RAINWATER HARVESTING:

There is an existing 7,200 sq. ft. building on-site. Ordinance 2008-4 (Water Harvesting) requires commercial development to collect all roof drainage into a cistern. Cisterns shall be sized to hold 1.5 gallons per sq. ft. of roofed area. The building currently has two (2) existing 10,000 gallon cisterns to capture all roof drainage and will also serve as fire

protection. Conceptually, the Applicant would have to provide a cistern to capture 10,800 gallons. The Application complies with the Water Harvesting Ordinance 2008-4. (Exhibit 6)

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
NMOSE	No Opinion
NMDOT	Approval
NMED	Approval
County Fire	Approval with conditions
County PW	Denial
County Utilities	No Opinion
County Planning	Approval

STAFF RECOMMENDATION: Staff recommends approval of the Applicants request for a Master Plan Amendment, Preliminary and Final Development Plan Approval with the following conditions:

1. The Applicant shall comply with all review agency comments and conditions as per Article V, § 7.1.3.c.
2. Master Plan and Development Plan with appropriate signatures, shall be recorded with the County Clerk as per Article V, § 5.2.5.
3. The Applicant must connect to County/City water when it becomes available.
4. This development will be subject to Water Conservation Covenants. Water conservation Covenants shall be recorded with the Master Plan/Development Plan.
5. Existing signage must be brought into compliance with code requirements prior to recordation of the Master Plan/Development Plan.

EXHIBITS:

1. Applicants Report
2. Proposed Plans
3. Warranty Deed
4. Survey Plat
5. Legal Notice
6. Agency Reviews and Comments
7. Aerial Photo of Property
8. Article V, § 5 (Master Plan Procedures)
9. Article V, § 7 (Development Plan Requirements)
10. Article V, § 7.1.3.a (Preliminary Development Plans)
11. Article V, § 7.2.2 (Final Development Plan)

Mariposa, Inc.
86 Old Las Vegas Highway
Santa Fe, NM 87505

Mr. John Lovato
Santa Fe County Building and Development Services
102 Grant Avenue
Santa Fe, NM 87504-0276

Re: Master Plan Amendment and Preliminary & Final Development Plan for Mariposa, Inc. doing business as at 86 Old Las Vegas Highway (Formally the Tropic of Capricorn)

Mr. Lovato;

On behalf of *Mariposa Inc.*, I respectfully request an expansion of the permitted commercial use for the property located at 86 Old Las Vegas Highway.

The property and buildings are located on the Old Las Vegas Highway northwest of Harry's Road House between Sunrise Store and northwest of the intersection with El Gancho Way County Road 36. The parcel is 5.99 acres in size.

The original master plan for the property was approved by the Extraterritorial Zoning Authority on November 30, 1999 with uses associated with Village District.

The property was originally approved as a garden and retail center operated by *Woodridge, LLC* doing business as *Tropic of Capricorn*. Retail operations included home decor, retail plants, horticultural supplies, fountains, bird houses, seasonal decorations, outside garden pieces, furniture, art, outdoor sculptures, items by local artists, greeting cards, health products, bath and beauty products, dried and silk permanent botanicals, statuary, patio décor, home accessories, horse and equestrian gear and supplies, art shows, educational facility and consignment items. The store sold both inside and outdoors during the summer season, and indoors during the winter. Hours were somewhat longer during the summer. *Woodridge, LLC* later expanded their operations to include space rental to vendors, events and a coffee shop.

In May of 2012, *Mariposa, Inc.*, requested re-issuance of the business license which allowed similar use. Doing business as *Hillside Market*, we requested to offer an eclectic array of retail and greenhouse goods to the Santa Fe community through partnerships with local artists, artisans, craftsmen, and producers. In addition, we specified that we would be providing high quality unique products, including arts, crafts, antique furniture, jewelry, household items, plants, herbs, and other products as deemed appropriate, including coffee, tea, water, fruit drinks and pastries for our customers. The business license was subsequently approved and reissued. In November 2013 *Mariposa, Inc* started doing business as *Hillside*.



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Mariposa, Inc.
86 Old Las Vegas Highway
Santa Fe, NM 87505

Currently the site meets all the requirements of the approved Master Development, Final Development Plan as for parking, light, landscape, sewer, fire protection.

On behalf of *Mariposa Inc.*, we respectfully request a master plan amendment to the preliminary and final development plan to allow for, retail, greenhouse, restaurants, indoor/outdoor art and farmers market, lecture, educational and neighborhood community use for the property located at 86b Old Las Vegas Highway.

The property has a water harvesting system with all roof drainage collected in two 10,000 gallon storage tanks using a multi flow system. One 10,000 gallon storage tank also serves as a water reserve for The Arroyo Hondo Fire District in the event of fire in the area. The State of New Mexico provides bulk water for our use under a contract with the state's storage tank contamination bureau.

The Liquid Waste treatment is 2 1000 gallon septic tanks and was inspected in September of 2012. Table 7.1 of Section 2/Article 5 of the Santa Fe Development Code allows commercial developments to utilize individual liquid waste disposal systems provided that project flows do not exceed 5000 gpd (at which point, connection to a community liquid waste disposal system is required). A review of Hillside's bulk water consumption during the spring of 2013 (when evaporative coolers are not utilized, thus skewing the data) revealed a high of 742 gpd, low of 452 gpd, and average of 631 gpd, well below the 5000 gpd threshold.

The original approval anticipated 50 car trips per day with 1500 customers per month and 5 employees. We suspect that this expansion of operations will increase this number, resulting in anticipated car trips of 150 per day with 4500 customers per month, requiring a total of 12 employees. Under the initial development plan, there were 35 parking spaces with two handicap spaces. However, when we purchased the property, the parking lot had been expanded to facilitate approximately 70 spaces.

After measuring available parking and comparing it to the current configuration, we have concluded that we will require 22 parking spaces for the restaurant (based on 3,190 ft²), 12 parking spaces for the remaining retail space (Based on 2,424 ft²), 12 parking spaces for employees, and 3 handicap spaces, for a total of 49 spaces. The current configuration can easily facilitate these requirements. Additionally, our proposed configuration establishes a fire lane and prohibited parking area, allowing ample space to facilitate emergency fire and rescue operations.

Police protection is handled by the Santa Fe County Sherriff's department and the fire protection is handled by the Arroyo Hondo Fire district.

Mariposa, Inc.
86 Old Las Vegas Highway
Santa Fe, NM 87505

The property has a water harvesting system with all roof drainage collected in a 10,000 gallon storage tank using a multi flow system. The 10,000 gallon storage tank also serves as a water reserve for The Arroyo Hondo Fire District in the event of fire in the area

We look forward to working with you in this endeavor as we strive to create not just a successful business, but a valuable community resource.

Sincerely,

Tisha Sjostrand,
President
Mariposa, Inc.

Attachment A: Parking Lot Requirements and Calculations

Per section 9 of Article III of the *Santa Fe County Land Development Code*, retail centers require one parking place per employee and one parking place per 200 ft². The same section requires restaurants and bars to provide one parking place per employee plus one parking place per 150 ft². Table 1, Parking calculations, shows which sections of the building will be used for restaurant operations and which will be maintained as traditional retail (with calculated number of spaces provided based on section 9 criteria). We anticipate a maximum of 12 employees, 22 parking places for the restaurant, and 12 parking places for the remaining retail space, for a total of 46 parking spots. *NMSA 66-7-352.4* requires 3 handicap parking places be designated when total number of parking spaces is between 36 and 50.

Room	Dimensions (in ft)		Ft ²	Rest/Retail	No. of Spaces
	Dim 1	Dim 2			
Cactus	39	12	468	Retail	2.3
Gallery	48	24	1152	Retail	5.8
Foyer	13.667	24	328.008	Retail	1.6
Conf Rm	19	20	380	Retail	1.9
First Nook	12	8	96	Retail	0.5
Coffee Shop	21.5	21.5	462.25	Restaurant	3.1
Second Nook	12	8	96	Restaurant	0.6
Restaurant	36	60	2160	Restaurant	14.4
Kitchen	18	12	216	Restaurant	1.4
Busser/Reception	16	16	256	Restaurant	1.7
			0		0.0
Handicap					3.0
Employees					
Front					2.0
Back					10.0
				Total	48.4

Table 1; Parking Lot Calculations



HILLSIDE
GALLERY, RESTAURANT AND GATHERING SPACE
MASTER PLAN AMENDMENT
&
PRELIMINARY/ FINAL DEVELOPMENT
REPORT

PREPARED FOR
MARIPOSA, INC.

PREPARED BY
TISHA SJOSTRAND

SEPTEMBER, 2014



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This plat is recorded in the office of the Santa Fe County Clerk in Plat Book 744, page 022 as Instrument No. 1667117 Appendix 3 is a reduction of this plat.

SUMMARY DATA

- Application:** Master Plan Amendment, Preliminary and Final Development Plan to allow for a restaurant serving alcohol and gathering space
- Project:** Hillside Gallery, Restaurant and Community Gathering Space
- Location:** 86b Old Las Vegas Highway Southeast of the Sunrise Store and Northwest of Harry's Road House
- Site:** All structures are existing. expansion is being proposed
- Acreage:** 5.99 acres
- Building:** 7200 sqft
- Use List:** Retail, Restaurant and Community Gathering Space
- Access:** Old Las Vegas Highway
- Water:** State of New Mexico provides bulk water and utilized is gray water, water harvesting, and storage tank
- Fire Protection:** Two 10,000 gallon storage tanks on premises
- Liquid Waste:** 2-1000 gallon septic tanks

DEVELOPMENT REQUEST

On behalf of *Mariposa Inc.*, we respectfully request a master plan amendment and preliminary and final development plan to allow for, retail, greenhouse, restaurants serving alcohol, indoor/outdoor art and farmers market, lecture, educational and neighborhood community use for the property located at 86b Old Las Vegas Highway. Currently, the site meets all of the requirements of the approved Master Development Plan, and meets the Final Development Plan for parking, lighting, landscape, sewer, and fire protection. This requested expansion is for allowable uses only, and will not result in any additions or expansions to the site or its structures.

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EXISTING CONDITIONS AND SURROUNDING LAND USES

Existing Conditions:

The property and buildings are located on the Old Las Vegas Highway northwest of Harry's Road House between Sunrise Store and northwest of the intersection with El Gancho Way County Road 36. The parcel is 5.99 acres in size.

The original master plan for the property was approved by the Extraterritorial Zoning Authority on November 30, 1999 with uses associated with Village District. Final construction was completed in 2001.

The primary retail building is an approximately 7200 ft² "U" shaped building, housing a main gallery, sunroom, handicap-accessible restrooms, greenhouse, and quasi-enclosed courtyard. The building has a loading dock off the rear entrance of the greenhouse. There is also a two-bay outbuilding that currently serves as storage.

The property has a water harvesting system with all roof drainage collected in two 10,000 gallon storage tanks using a multi flow system. One 10,000 gallon storage tank also serves as a water reserve for The Arroyo Hondo Fire District in the event of fire. The Liquid Waste treatment is two 1000 gallon septic tanks and was inspected in April of 2012.

A private well was originally approved and constructed as the appropriate water source for the project; however, initial testing of the water after its construction revealed contamination of the aquifer consistent with petroleum tank leakage. Investigation by the State of New Mexico's Petroleum Tank Storage Bureau of the Environmental Department revealed the original contaminator. State law requires the contaminator to provide potable water to all areas affected by the release, to be managed by the State. The State of New Mexico now manages bulk water delivery as an interim measure until implementation of a permanent solution, specifically providing for the connection to city/county water system. The New Mexico Petroleum Storage Tank Bureau has stated that they will hook the property up to the county's water line planning to be installed between Harry's Roadhouse and El Gancho.

The property was originally approved as a garden and retail center operated by *Woodridge, LLC* doing business as *Tropic of Capricorn*. Retail operations included home decor, retail plants, horticultural supplies, fountains, bird houses, seasonal decorations, outside garden pieces, furniture, art, outdoor sculptures, items by local artists, greeting cards, health products, bath and beauty products, dried and silk permanent botanicals, statuary, patio décor, home accessories, horse and equestrian gear and supplies, art shows, educational facility and consignment items. The store sold both inside and outdoors during the summer season, and indoors during the winter. Hours were somewhat longer during the summer. *Woodridge, LLC* later expanded their operations to include space rental to vendors, events and a coffee shop.

In May of 2012, *Mariposa, Inc.*, requested re-issuance of the business license which allowed a similar use. Doing business as *Hillside Market*, we requested to offer an eclectic array of retail and greenhouse goods to the Santa Fe community through partnerships with local artists, artisans, craftsmen, and producers. In addition, we specified that we would be providing high quality unique products, including arts, crafts, antique furniture, jewelry, household items, plants, herbs, and other products as deemed appropriate, including coffee, tea, water, fruit drinks and pastries for our customers. The business license was subsequently approved and reissued. In November 2013 *Mariposa, Inc* started doing business as *Hillside*.

Surrounding Land Uses:

As shown in Appendix 5, the property is located in a mixed use area. The El Gancho facility, which includes a restaurant/bar and fitness, swim and racquetball club, is located at the intersection with CR 36. To the northeast of El Gancho is Harry's Road House bar and restaurant, undeveloped land, the subject project, undeveloped land, a lot with a residence, and then the Sunrise Store. Desert Academy is a private school located to the north east along Old Santa Fe Trail. Desert Academy provided a letter supporting the expansion and can be found in Appendix 6

The commercial district is a limited mixed use area at a location not well suited to residential development because of the noise from Old Las Vegas Highway and the Interstate. The 1-25 Noise Contour Map in Appendix 4 shows the corridor that would fall within an area for which highway noise would have a negative impact for residential uses and other development such as hospitals, motels, and libraries. The range for this negative impact is 63 DBA, City standards, to 67 DBA federal standards, according to a report prepared for the Highway Corridor Task Force also attached as Appendix 4. (The federal standards recommend a maximum of 73 DBA for development that does not involve over-night accommodation.) The noise contour map shows that in, 1998, the contour was 310 feet from the center line of the 1-25 southbound lane or 120 feet from the edge of the Old Las Vegas Highway right-of-way. The contour is projected to be 400 feet from the 1-25 centerline and 210 from the right-of-way in 2020. Both figures, particularly the latter are well inside the boundary of the subject property. The data was gathered at a collecting point just northeast of the property as shown on the contour map. Because the property slopes up toward the rear away from the highway, noise barrier walls would be of little use. The report can be found in Appendix 4

PROJECT DESCRIPTION AND USE LIST

Hillside has evolved to become a community gathering space where neighbors want to spend time on the premises. Mariposa, Inc. requests to expand its current use to facilitate the needs of the neighbors and business. The project will include retail, greenhouse, restaurants serving alcohol, lecture, educational, neighborhood community gathering,

Retail:

art, home decor, furniture, jewelry, pottery, books, retail plants, horticultural supplies, fountains, bird houses, seasonal decorations, outside garden pieces, outdoor sculptures, greeting cards, apparel, health products, bath and beauty products, dried and silk permanent botanicals, statuary, patio décor, home accessories, horse and equestrian gear and supplies, consignment item, food, landscaping, materials, art shows, for indoor/outdoor art and farmers market

Hours of Operation: Sunday through Saturday
10:00AM to 10:00PM

Employees: 2

Restaurant:

The restaurant is a low volume business that focuses on the dining experience, serving upscale food in a coursed fashion within a pleasantly unique setting. We will have a beer and wine license to compliment the restaurant offerings, and maintain seating for approximately 50 customers.

Hours of Operation: Sunday through Saturday
10:00AM to 10:00PM

Employees: 7

Gathering space:

We will offer a variety of space rental options to facilitate seminars, classes, office rental, conferences, political events, small weddings and various other small groups

Hours of Operation: Sunday through Saturday
10:00AM to 10:00PM

Employees: 3

Water:

Water for indoor use was originally approved to be provided from a domestic well, located on the property with a supply of .46 ac-ft/yr. However after tapping into the well it was found to be petroleum contaminated and is known as the LUST site. Remediation is currently being implemented. In accordance with 20.5.12.11.D NMAC, if a water supply well has been contaminated by petroleum, owners shall provide a replacement. This fund is managed by the State of New Mexico. Water is currently supplied by a contractor for the State of New Mexico's Petroleum Storage Tank Bureau. A letter outlining the contract from the State of New Mexico will be found in Appendix 9

The system for watering the retail plants and for irrigation is intended to serve as a model facility for water conservation and harvesting and Xeriscaping, open to investigation by the public and for use for educational purposes. Source of water supply includes bulk water shipment provided by the state of New Mexico, gray water, water harvesting, and a storage tank. Water for indoor plant watering and irrigation purposes are from gray water and collected from harvesting water from the roof and other impervious surfaces and the storm water detention pond. It is drained into a 10,000 gallon storage tank located toward the front of the property.

Gas and Electricity:

Since purchasing the property Mariposa, Inc. installed a natural gas line through the New Mexico Gas company thereby eliminating propane. Also, the building is equipped with 100 spot lights which were replaced with LED's. The buildings electrical can accommodate future modifications.

Liquid Waste:

The Liquid Waste treatment is two 1000 gallon septic tanks and was inspected April of 2012. Table 7.1 of Section 2/Article 5 of the Santa Fe Development Code allows commercial developments to utilize individual liquid waste disposal systems provided that project flows do not exceed 2000 gpd (at which point, connection to a community liquid waste disposal system is required). A review of Hillside's bulk water consumption during the spring of 2013 (when evaporative coolers are not utilized, thus skewing the data) revealed a high of 742 gpd, low of 452 gpd, and average of 631 gpd, well below the 2000 gpd threshold. See appendix 10, Environmental Controls letter, for additional details.

Telephone and Electricity:

Telephone and electrical lines are located within the highway right-of-way. An above ground line is located in the highway adjacent to the subject property.

ACCESS AND CIRCULATION

Access is from a driveway off the Old Las Vegas Highway as shown on the Master Plan in Appendix 8. The slope along the highway in the area of the subject property is nearly flat. In this area, the highway is straight with no curves, providing a clear site distance.

The original approval anticipated 50 car trips per day with 1500 customers per month and 5 employees. We suspect that this expansion of operations will increase this number, resulting in anticipated car trips of 150 per day with 4500 customers per month, requiring a total of 12 employees. Under the initial development plan, there were 35 parking spaces with two handicap spaces. However, when we purchased the property, the parking lot had been expanded to facilitate approximately 70 spaces.

After measuring available parking and comparing it to the current configuration, we have concluded that we will require 22 parking spaces for the restaurant (based on 3,190 ft²), 12 parking spaces for the remaining retail space (Based on 2,424 ft²), 12 parking spaces for employees, and 3 handicap spaces, for a total of 49 spaces. The current configuration can easily facilitate these requirements. Additionally, our proposed configuration establishes a fire lane and prohibited parking area, allowing ample space to facilitate emergency fire and rescue operations. Appendix 8 shows the current site plan.

SIGNS, LIGHTING AND LANDSCAPE

Signs:

Hillside has an existing permanently installed fiberglass sign, approximately 2X 10.5 ft X 8ft, mounted on a steel structure approximately 19 ft from the front of our property line. Our property is offset from the highway by 84 ft due to state owned land that divides us from the highway. We added a stop sign and street name sign at the corner of our drive and Old Las Vegas Hwy for better visibility and vehicular safety.

Lights:

The existing outdoor lighting is limited to downward pointing security lighting at three entrances, 24 volt landscape lighting throughout, and downward pointing visibility lighting on the primary sign that is controlled by a photocell.

INTRODUCTION & PROJECT LOCATION

The project is located on 5.99 acres at 86b Old Las Vegas Highway between the Sunrise Store and Harry's Road House, northwest of the intersection with El Gancho Road (CR 36) In Appendix 1 is a vicinity map describing the location of the site relative to the nearby street system and know geographic features.

BACKGROUND INFORMATION

The original master plan for the property was approved by the Extraterritorial Zoning Authority on November 30, 1999 with uses associated with the Village District. The property's master plan was approved as a garden and retail center operated by *Woodridge, LLC* doing business as *Tropic of Capricorn*. Retail operations included home decor, retail plants, horticultural supplies, fountains, bird houses, seasonal decorations, outside garden pieces, furniture, art, outdoor sculptures, items by local artists, greeting cards, health products, bath and beauty products, dried and silk permanent botanicals, statuary, patio décor, home accessories, horse and equestrian gear and supplies, art shows, educational facility and consignment items. The store sold both inside and outdoors during the summer season, and indoors during the winter. Hours were somewhat longer during the summer. *Woodridge, LLC* later expanded their operations to include events and a coffee shop.

OWNERSHIP & LEGAL LOT OF RECORD

The property is owned by Mariposa, Inc. doing business as Hillside which has owned the land since May, 2012. The Warranty Deed is found in Appendix 2. A tract of land lying and being situate within Tract J of Lawyer's portion of the Sabastian De Vargas Grant in Section 7, T16N, R10E, N.M.P.M., more particularly described as follows, to-wit:

Beginning at a point on the Easterly right-of-way line for U.S. Highway 84, 85, 285, (New Mexico Project No. N.M.P.-F.I.-3 (5) from whence Sta. 182 +84 bears N. 26 deg. 38' 37" W., 179.53 feet distant; thence from said point and place of beginning S. 89 deg. 47' 55" E., 460.59 feet to a ¾" pipe; thence S. 89 deg. 37' 00" E., 635.03 feet to a No. 5 rebar; thence N. 89 deg. 48' 53" W., 460.19 feet to a point on the Easterly right-of-way line of U.S. Highway 84, 85, 285 from whence Sta. 200+ 51 bears S. 26 deg. 38' 37" E., 955.76 feet distant; thence N.26 deg. 38' 37" W., 635.03 feet to the point and place of beginning. All as shown and delineated on plat entitled "A Plat of Boundary Survey Prepared for the Roman Catholic Church of the Archdiocese of Santa Fe of a tract of land within Tract J if the Lawyers Portion of the Sabastian De Vargas Grant Section 7, T16N, R10E, N.M.P.M., Santa Fe County New Mexico", filed for record on October 12, 1995 as Document No. 921,340 in Plat Book 318 at Page 007, records of Santa Fe County, New Mexico

Santa Fe County
 Santa Fe County Treasurer
 P.O. Box T
 Santa Fe NM 87504
 Phone: (505) 986-6245
 As of 10/09/14

Parcel Code (Map Code)
 1-055-095-250-155|000-000

23469312
 T16N R10E S 7 6.000 AC
 Legal Description
 86 OLD LAS VEGAS HWY
 T16N R10E S 7 6 AC

Current owner:
 MARIPOSA INC
 2333 CEDROS CIR
 SANTA FE NM 87505

TOWNSHIP: CO OUT/CITY LIMITS (SANTA FE

* * T A X C E R T I F I C A T E # 24894 * *

YEAR PD	ENTITY	BILLED	PAID	UNPAID	PENALTY/INT	OTHER +/-	TOTAL DUE
2013	2 CO-N	4,869.94	3,056.24	2,300.70	.00	.00	2,300.70
2014	1 CO-N	4,165.97	.00	4,165.97	.00	.00	4,165.97
2014	2 CO-N	4,165.96	.00	4,165.96	.00	.00	4,165.96
	Subtotal	8,331.93	.00	8,331.93	.00	.00	8,331.93
	Pending Payments						2,300.70-
	Grand			10,632.63	.00	.00	8,331.93

This statement certifies that the above property owes no delinquent taxes through tax year 12.

NBC-20

SANTA FE COUNTY LAND USE DEPARTMENT

October 20, 2014

Mr. Romero
Building and Development Services
P.O. Box 276
Santa Fe, NM 87504-0276

Re: CDRC CASE # MPA/PDP/FDP 14-5440 Mariposa (Hillside)

Miguel:

Please review the enclosed information as submitted to us by the Applicant for technical accuracy and for compliance with the Land Development Code for Master Plan Amendment, Preliminary, and Final Development Plan approval. This case will be heard by the County Development Review Committee on December 18, 2014.

If you have any questions, please do not hesitate to contact this office at 986-6228.

Sincerely,



John Lovato
Senior Development Review Specialist
Fax-(505) 986-6389
jlovato@santafecountynm.gov