

SALEH
MASTER PLAN
RICHARDS AVENUE, SANTA FE, NEW MEXICO

SECTION 16, T16 N, R9 E, NMPM
 SANTA FE COUNTY, NEW MEXICO
 NOVEMBER 2014

SHEET LIST

1. COVER SHEET
2. MASTER PLAN
3. EXISTING CONDITIONS
4. SFFCD ORDINANCE LAND USE ZONING MAP
5. REFINED LAND SYSTEM MAP
6. SLOPE ANALYSIS AND SOIL MAP
7. CONCEPTUAL ROAD PLAN AND TYPICAL SECTIONS
8. CONCEPTUAL TERRAIN MANAGEMENT PLAN
9. CONCEPTUAL WATER SERVICE AND FIRE PROTECTION PLAN
10. CONCEPTUAL LIQUID WASTE PLAN
11. CONCEPTUAL DRY UTILITY PLAN
12. CONCEPTUAL OPEN SPACE AND TRAILS PLAN
13. LANDSCAPE, LIGHTING AND SIGNAGE CONCEPT PLAN
14. COVENANTS

OWNER/DEVELOPER:
 SENEMAR LLC
 ESMAIL HAIDARI, MANAGING MEMBER
 12006 GAZELLE PL., N.E.
 ALBUQUERQUE, NM 87111

PLANNERS/ENGINEERS:

DESIGN ENGINEERS



4831 Lomas Street, Suite 6
 Santa Fe, New Mexico
 (505) 987-1951

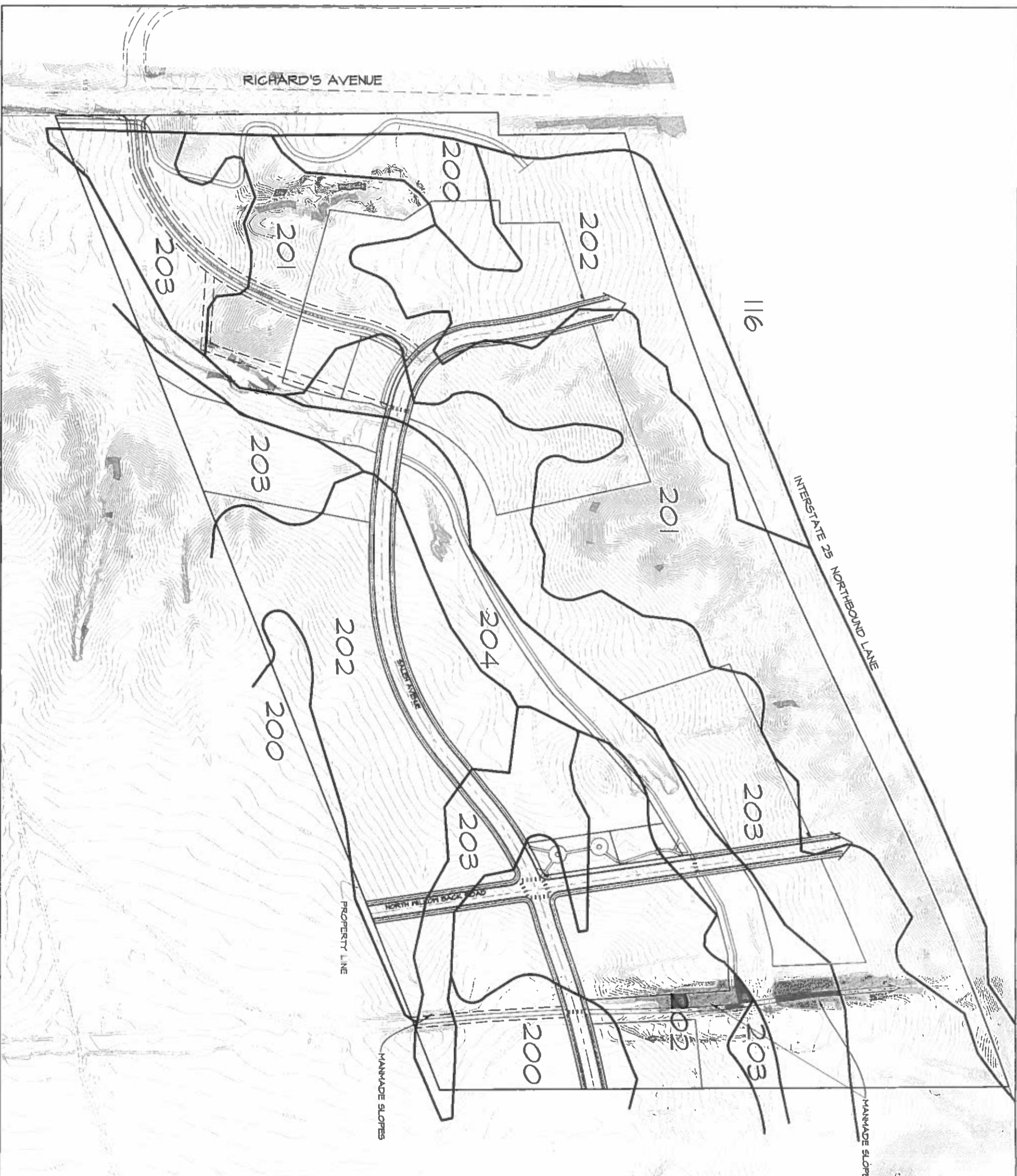
NOVEMBER 7, 2014
 REVISIONS

| DATE | BY | DATE | BY |
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NBF-27

C:\Users\mrc\Documents\Projects\2013\20130113\20130113_1000_Slope_Analysis_Map.dwg (11/13/2013 1:32:23 PM) by Designer: TTHg, Jm, MJD



- SOIL LEGEND**
- 116 ARBIS-URBAN LAND -ORIENTED COMPLEX- SANDY SILT, MARGINAL DERIVED FROM GRANITE GNEISS, SCHIST, SANDSTONE OR SLTSTONE. WELL-DRAINED, PLASTIC INDEX OF 12.
 - 200 PEBBLY LOAM, LOAM AND CLAY LOAM, WELL-DRAINED, MODERATE MOST HEAVY POTENTIAL, PLASTIC INDEX OF 26. MODERATE SHRINK-SWELL POTENTIAL, ALUMINUM DERIVED FROM GRANITE, GNEISS, SCHIST, LOESS AND VOLCANIC ASH.
 - 201 SANDY-CLAYEY SAND, VERY GRAVELLY SANDY LOAM AND LOAM, SANDY-CLAYEY SAND, MODERATE MOST HEAVY POTENTIAL, PLASTIC INDEX OF 10. LOW-MODERATE SHRINK-SWELL POTENTIAL, ALUMINUM DERIVED FROM GRANITE, GNEISS, SCHIST, LOESS OVER RESIDUAL HEAVYWEIGHT FROM DIABOLIC TUFF OR GRANITE SANDSTONE.
 - 202 ALBE LOAM, LOAM AND CLAY LOAM, WELL-DRAINED, MODERATE MOST HEAVY POTENTIAL, ALUMINUM DERIVED FROM GRANITE, GNEISS, SCHIST, LOESS AND VOLCANIC ASH.
 - 203 BUCKWHEAT-ALTAZANO COMPLEX, COURSE SANDY LOAM AND GRAVELLY SANDY LOAM, WELL-DRAINED, MODERATE MOST HEAVY POTENTIAL, PLASTIC INDEX OF 10. MODERATE MOST HEAVY POTENTIAL, ALUMINUM DERIVED FROM GRANITE GNEISS, SCHIST, SANDSTONE, ALTAZANO SANDSTONE AND HYDROSTONE.
 - 204 ALTAZANO LOAMY SAND- LOAMY SAND AND SANDY LOAM, EXCESSIVELY DRAINED, MODERATE MOST HEAVY POTENTIAL, PLASTIC INDEX OF 10. GRANITE, GNEISS, SCHIST, SANDSTONE, SANDSTONE, SANDSTONE AND HYDROSTONE.
 - 206 ARBIS-URBAN LAND COMPLEX - LOAM AND CLAY LOAM, WELL-DRAINED, MODERATE MOST HEAVY POTENTIAL, PLASTIC INDEX OF 24. MODERATE MOST HEAVY POTENTIAL, ALUMINUM DERIVED FROM GRANITE, GNEISS, SCHIST AND LOESS.
- DESCRIPTIONS TAKEN FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE'S SOIL WEB SOIL SURVEY FOR SANTA FE COUNTY AREA DONE IN MAY 2004 <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilsurvey.aspx>

- SLOPE LEGEND**
- 0-15% SLOPE
 - 15%-30% SLOPE
 - 30% AND GREATER SLOPE (BASED ON 5' CONTOUR INTERVAL)

NBF-32

DESIGN ENGINEERING

SALEH MASTER PLAN

SLOPE ANALYSIS & SOILS MAP

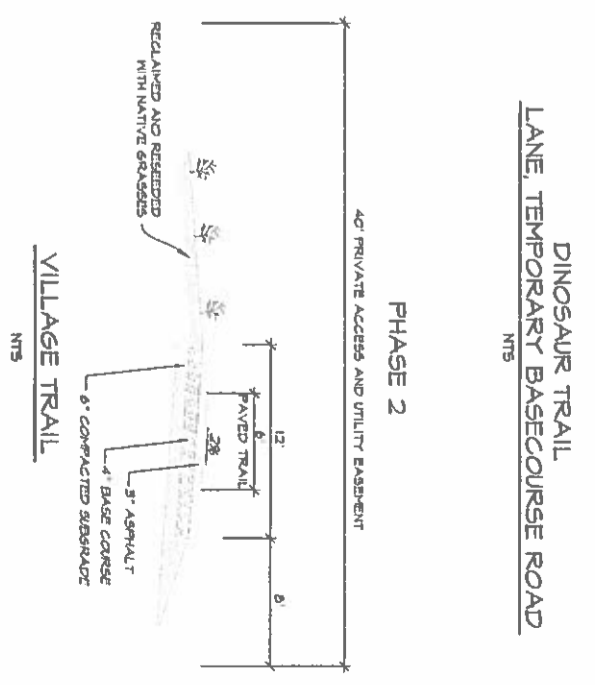
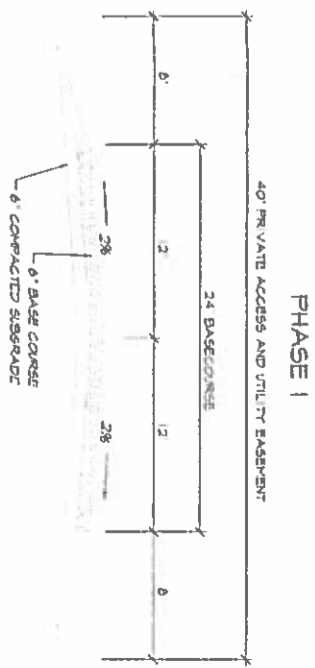
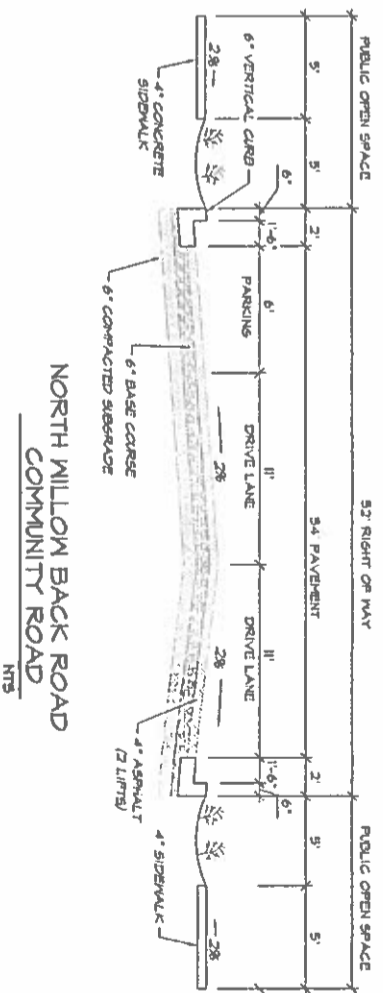
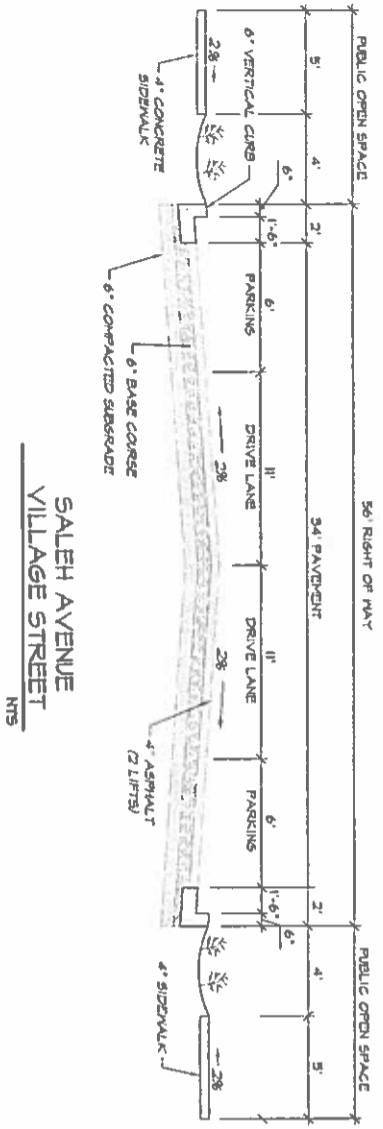
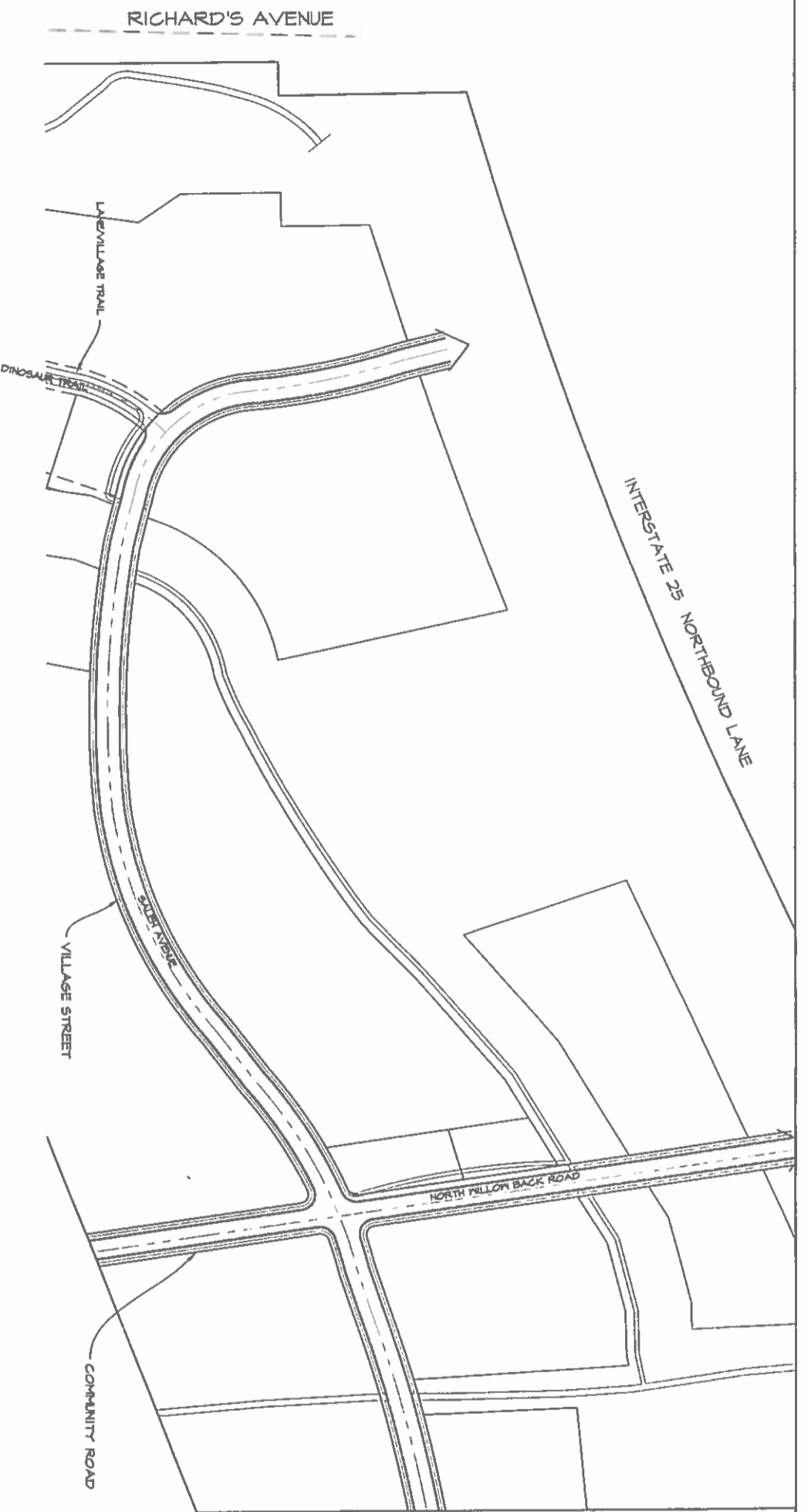
DATE: 11/13/2013

SCALE: 1" = 50'

PROJECT NO: 13-004

DATE: 11/13/2013

BY: [Signature]



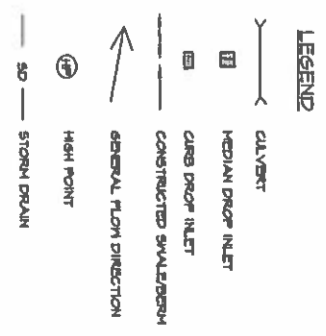
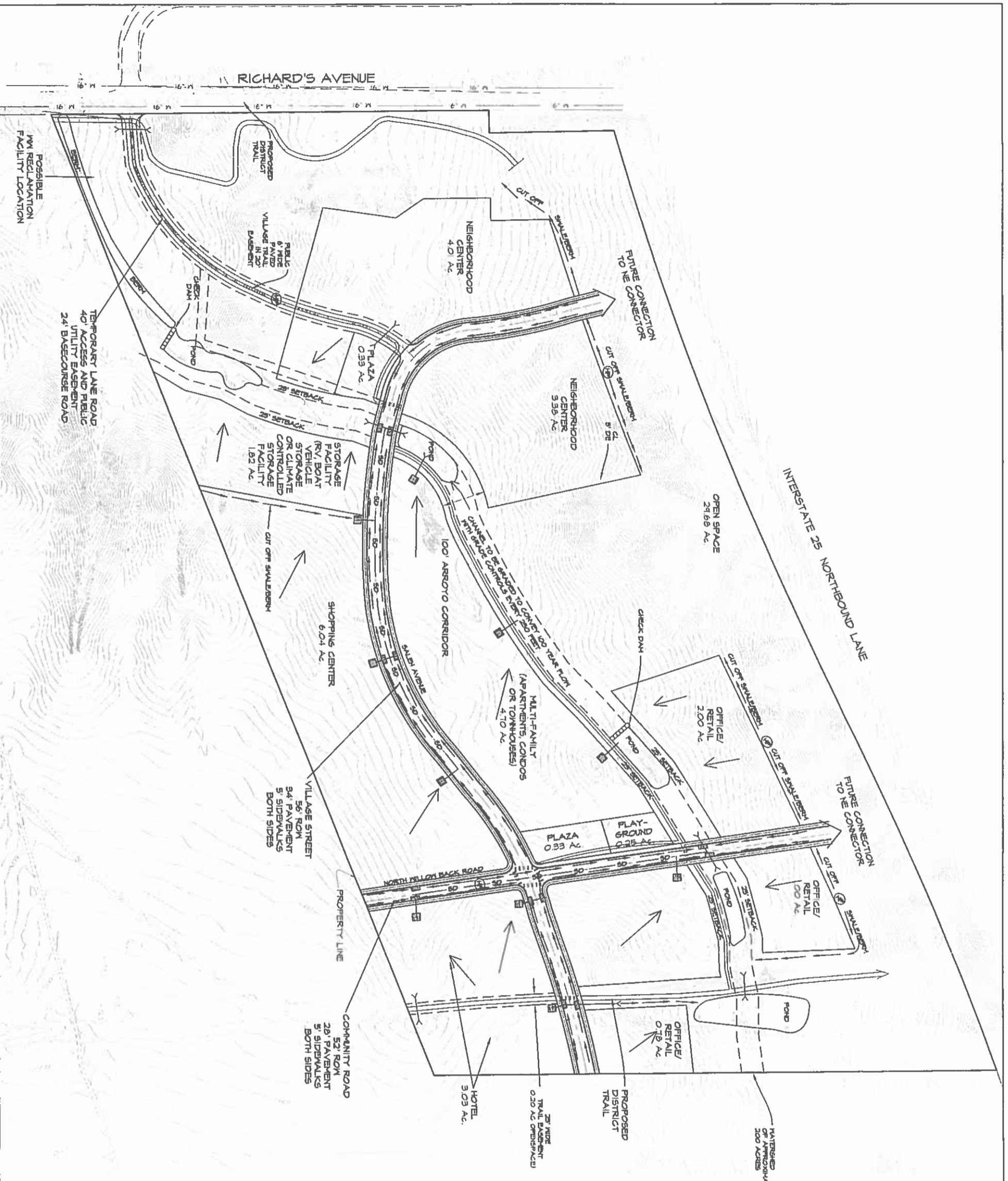
NBF-33

DESIGN ENLIGHTENMENT



SALEH MASTER PLAN
CONCEPTUAL ROAD PLAN
AND TYPICAL SECTIONS

| | |
|-------------|-----------|
| DATE | 1/27/2014 |
| SCALE | 1" = 10' |
| DESIGNED BY | SALEH |
| CHECKED BY | SALEH |
| DATE | 1/27/2014 |



- NOTES:**
1. OPEN SPACE IS SUBJECT TO DRAINAGE EASEMENTS.
 2. ON-LOT PONDING WILL BE REQUIRED IN THIS PROJECT.
 3. ALL LOTS SHALL DRAIN TO THE STREETS OR OPEN SPACE AND SHALL NOT DRAIN TO NEIGHBORING LOTS.
 4. ROADWAY DRAINAGE FACILITIES, PONDS, DAMS AND CUT OFF SWALES SHOWN ON THIS SHEET SHALL BE MAINTAINED BY THE SALISH OWNERS ASSOCIATION.
 5. MAXIMUM CUT SLOPES SHALL FOLLOW S.I.
 6. A SWEEP PLAN IS REQUIRED FOR PROJECT DEVELOPMENT AND EACH INDIVIDUAL LOT DEVELOPMENTS.
 7. THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON THIS PROPERTY.

NBF-34

DESIGN ENGINEERING

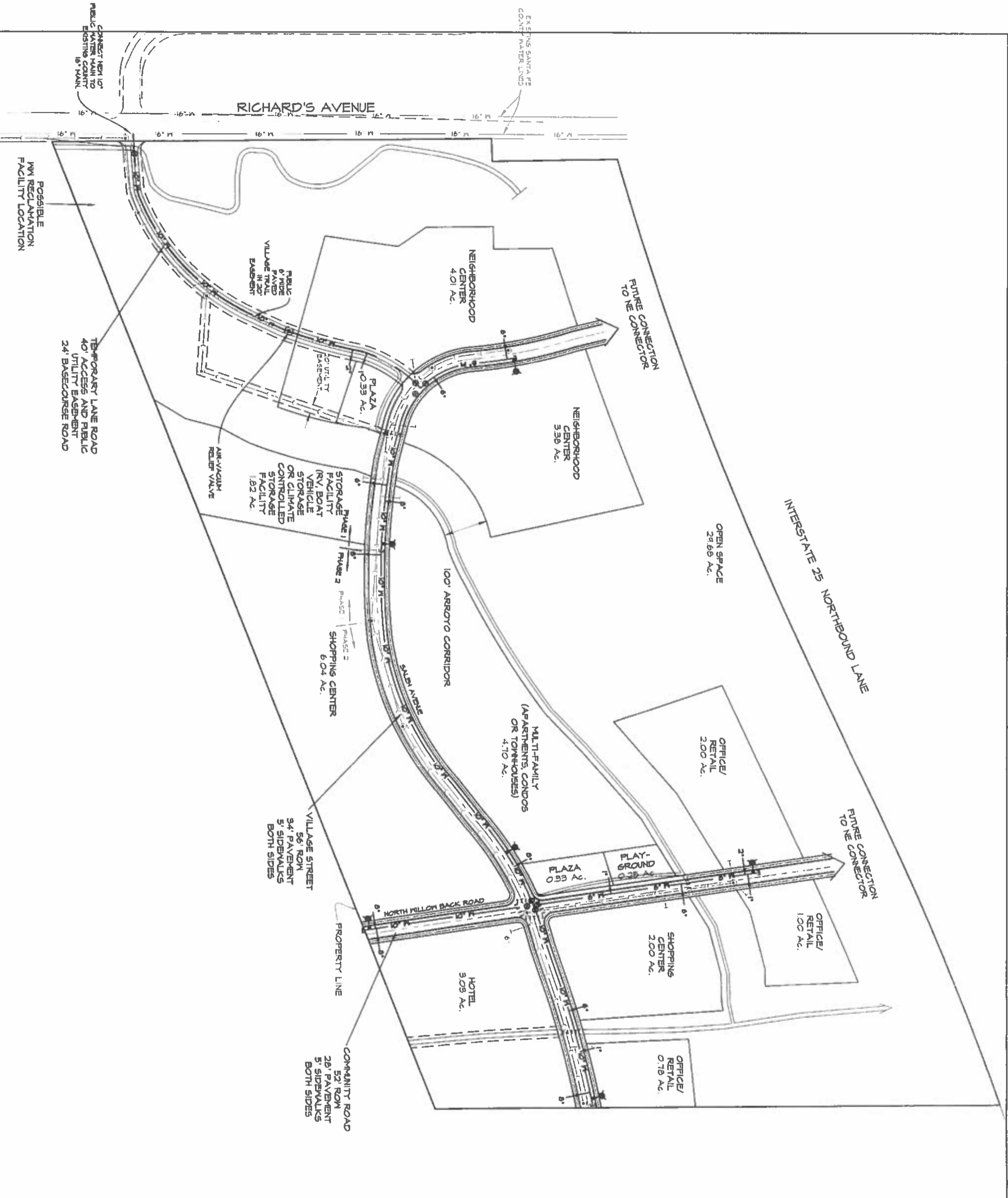
SALESH MASTER PLAN

CONCEPTUAL TERRAIN MANAGEMENT PLAN

Scale: 1"=100'

Date: 10/07/2013

Sheet No: 9



NOTES:
 1. MULTI-FAMILY HOUSING, STORAGE FACILITY, AND OTHER STRUCTURES AS REQUIRED BY THE SANTA FE COUNTY FIRE MARSHAL SHALL HAVE FIRE PROTECTION SYSTEMS APPROVED BY THE FIRE MARSHAL. EACH BUILDING'S SPECIFIC FIRE PROTECTION SYSTEM SHALL BE DETERMINED AT THE TIME OF LOT DEVELOPMENT.
 2. TRAILS SHALL HAVE MESSAGE MARKERS POSTED EVERY TENTH OF A MILE.

- LEGEND**
- AIR-VACUUM RELIEF VALVE
 - FIRE HYDRANT
 - END CAP
 - GATE VALVE
 - PUBLIC WATERLINE, SIZE AS NOTED
 - SERVICE TAP, SIZE NOTED, ACTUAL WATER SIZE AND ON-LOT ROUTING OF WATER LINE TO BE DETERMINED AT TIME OF LOT DEVELOPMENT.

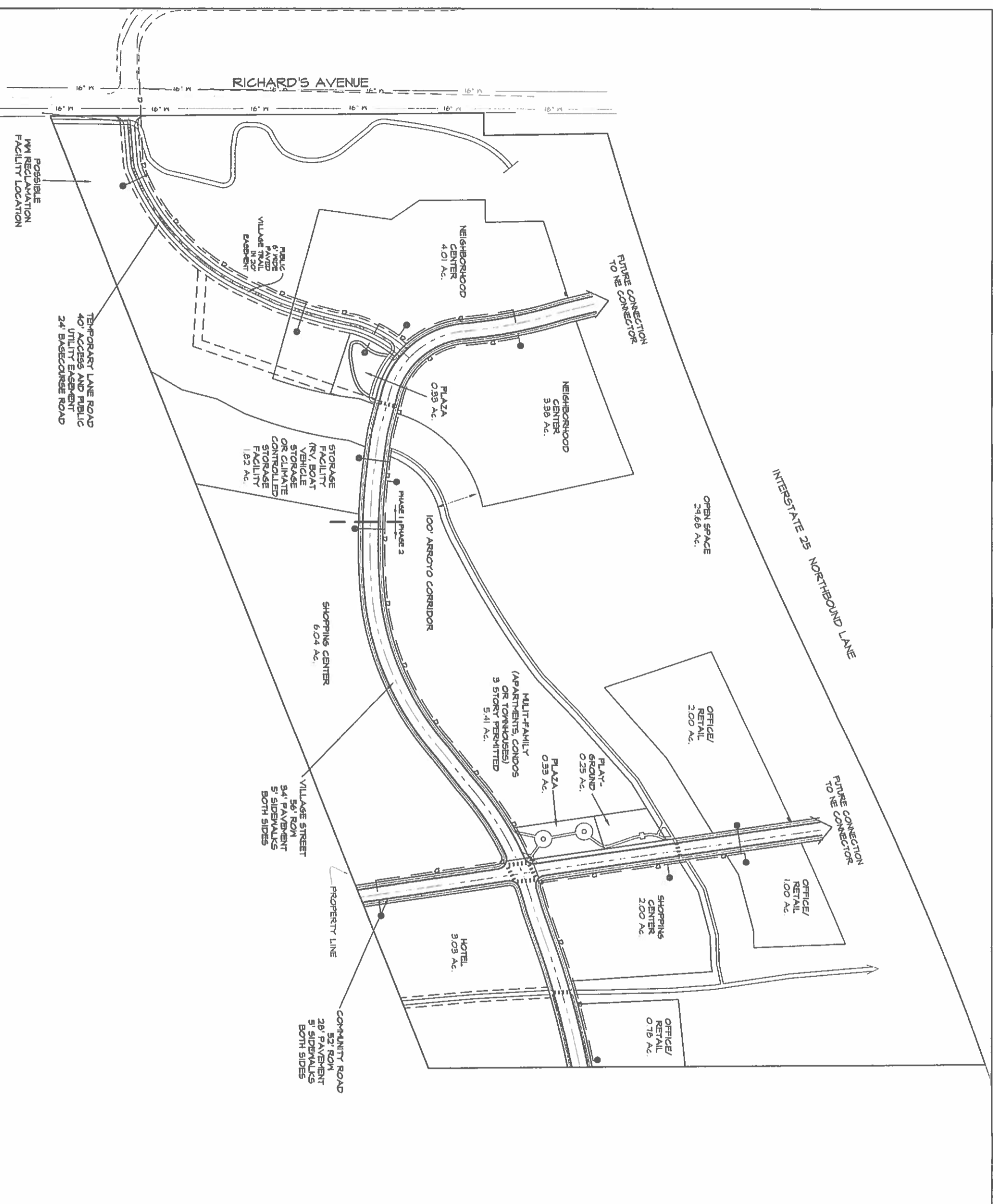
NBF-35

DESIGN ENGINEER

SALEH MASTER PLAN

CONCEPTUAL WATER SERVICE AND FIRE PROTECTION PLAN

| | |
|-------------|-----------|
| SCALE | DATE |
| 1" = 100' | 1/07/2014 |
| DESIGNED BY | DRAWN BY |
| SALEH | SALEH |
| CHECKED BY | DATE |
| SALEH | 1/07/2014 |



LEGEND
 - D - PROPOSED DRY UTILITY
 (GAS, TELEPHONE, ELECTRIC & CABLE)

NOTE:
 ALL UTILITIES LINES SHALL BE UNDERGROUND.

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DESIGN ENGINEER

SALEM MASTER PLAN

CONCEPTUAL DRY UTILITY PLAN

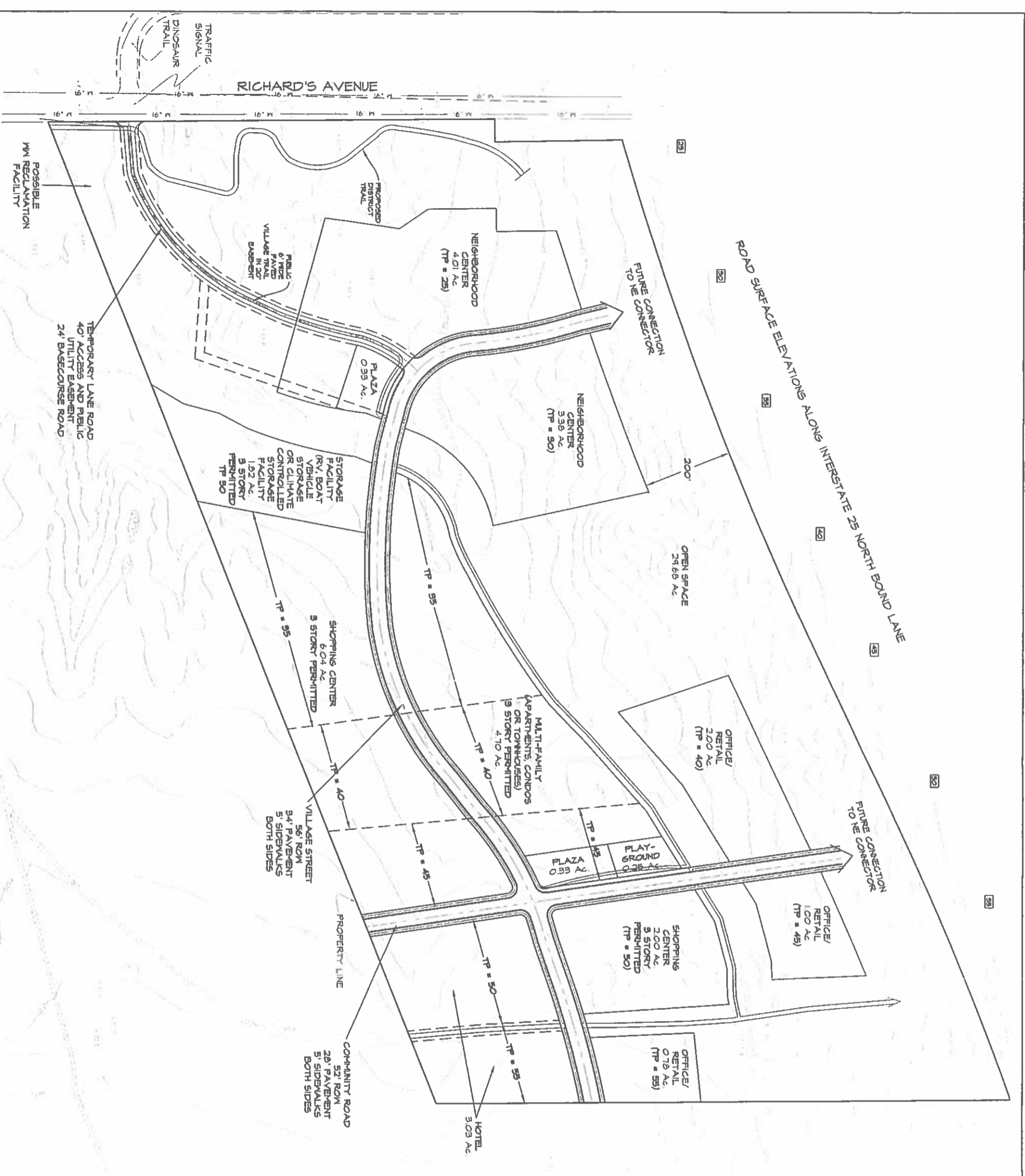
SCALE: 1" = 100'

DATE: 11/07/14

DESIGNED BY: J. J. JAMES

CHECKED BY: J. J. JAMES

- GENERAL COVENANTS**
1. ALL BUILDINGS SHALL BE IN THE STYLE OF RURAL REVIVAL. BUILDINGS SHALL HAVE SQUARE CORNERS, GENERAL TRAPEZOIDAL SHAPES, AND SHALL BE PAINTED IN LIGHT COLORS. BUILDINGS OVER 2 STORIES MUST BE PAINTED STEPPED MASSING WITH AT LEAST ONE MINIMUM 6-FOOT VERTICAL OFFSET. ROOFS SHALL BE FLAT. PROTECTIVE VIGAS, CORNICES AND LANTILAS SHOULD BE USED. WALLS EXCEEDING 40 FEET MUST BE OFFSET HORIZONTALLY BY AT LEAST 4 FEET FOR A DISTANCE OF AT LEAST 4 FEET.
 2. TWO-STORY BUILDINGS PERMITTED THROUGHOUT PROJECT AND SOME OPERATED LOTS MAY HAVE THREE-STORY BUILDINGS EXCEPT IN ALL CASES THE TOP OF THE BUILDING PARAPET MAY NOT EXCEED ELEVATIONS NOTED ON THIS SHEET. CORNICES MAY EXTEND 8 FEET ABOVE THESE ALLOWABLE ELEVATIONS.
 3. OUTDOOR STORAGE AND ALL LOADING ZONES MUST BE SCREENED WITH A 4-FOOT TALL SCREEN. SCREENS SHALL BE PLANTED WITH VEGETATION THAT IS AT LEAST 2 FEET TALL AND COVER A MINIMUM OF 25% OF THE SCREEN AT MATURITY. EXCEPT FOR CHAIN LINK FENCING WHICH MUST HAVE A 75% COVER AT VEGETATION MATURITY.



LEGEND
 TP
 TOP OF PARAPET ALLOWABLE ELEVATION, MAY NOT EXCEED NUMBER OF STORIES PERMITTED AS NOTED ON THIS SHEET.

NBF-40

DESIGN ENGINEER
 SALEM MASTER PLAN
 COVENANTS
 DATE: 1/07/2014
 DRAWN BY: AMANDA
 CHECKED BY: [Signature]



SUSANA MARTINEZ
Governor
JOHN A. SANCHEZ
Lieutenant Governor

NEW MEXICO
ENVIRONMENT DEPARTMENT

Harold Runnels Building
1190 South St. Francis Drive (87505)
P.O. Box 5469, Santa Fe, NM 87502-5469
Phone (505) 827-0187 Fax (505) 827-0160
www.nmenv.state.nm.us



RYAN FLYNN
Cabinet Secretary
BUTCH TONGATE
Deputy Secretary

January 15, 2015

Mr. Jose Larranaga
Santa Fe County Development Services
102 Grant Avenue
Santa Fe, NM 87501

RE: Master Plan #Z145490

Mr. Larranaga:

I have reviewed the Master Plan Z145490. As we discussed previously, I am not a licensed professional engineer and can only comment regarding the requirements of the Ranchland Utilities Wastewater Facility, NPDES Permit No. NM0030368. They are required to meet the limitations set forth in their permit. Any exceedances of these limitations, may cause the United States Environmental Protection Agency to take action against Ranchland Utilities in the form of fines and/or closure.

If you have questions regarding their permit and the regulations of the federal Clean Water Act, I am more than happy to discuss these further with you.

You may find their full permit at:

<http://www.nmenv.state.nm.us/swqb/documents/swqbdocs/NPDES/Permits/NM0030368-RanchlandUtilities.pdf>

Respectfully,

Sandra Gabaldon
Surface Water Quality Bureau
New Mexico Environment Department



NBF-41



STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

Susana Martinez
Governor

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

January 12, 2015

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 # Z 14-5490, Saleh Master Plan

Dear Mr. Larrañaga:

I am writing in response to your request for review and comment on the above referenced master plan received at the Historic Preservation Division (HPD) on December 11, 2014. In addition to the master plan, I also received a copy of an archaeological survey report prepared by Feliz Colbri in January 1997.

The Master Plan states that an archaeological survey was conducted in 1997 and no non-disturbance easements were necessary on the Saleh property. A review of the 1997 report shows that LA 116033, a portion of the New Mexico Central Railroad grade was documented and recommended not eligible for listing on the State Register of Cultural Properties and National Register of Historic Places. A review of our records does not indicate whether this office concurred with the recommendation. More recent surveys in the area have re-documented different segments of LA 116033 and it is my opinion that the grade is eligible for listing on the State and National Registers at the local level in the area of transportation.

Although LA 116033 is present within the proposed subdivision, the railroad grade is a designated trail and it is within an open space easement. As long as the railroad grade is maintained as a trail, retains the appearance of a rail road grade, and remains in an open space easement, this office has no concerns.

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: 100536

NBF-42



STATE OF NEW MEXICO

OFFICE OF THE STATE ENGINEER

CONCHA ORTIZ Y PINO BUILDING, 130 SOUTH CAPITOL, SANTA FE, NM 87501

TELEPHONE: (505) 827-6091

FAX: (505) 827-3806

TOM BLAINE, P.E.
STATE ENGINEER

January 6, 2015

Mailing Address:
P.O. Box 25102
Santa Fe, NM 87504-5102

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: Saleh Master Plan

Dear Mr. Larrañaga:

On December 12, 2014 the Office of the State Engineer (OSE) received a request to provide comments for the Saleh Master Plan.

The submittal provides a proposal for a mixed development which will include a mix of offices, a hotel, multi-family housing, and an assisted living/nursing facility with 50% of the property dedicated to open space.

The Saleh property is located on a 64 acre parcel at the corner of I-25 and Richards Avenue within Section 16, Township 16N, Range 9E. The developer proposes to have water supplied by Santa Fe County Water Utilities.

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

The developer provided a water budget and has quantified the subdivision's annual water requirements as 73.70 acre feet per year, in accordance with the City of Santa Fe Resolution 2009-116.

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. Further, data in the water

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Saleh Master Plan

January 6, 2015

Page 2 of 2

demand analysis is compared with the data and statements included in the disclosure statement to make sure that they are consistent with each other.

Section 47-6-11.F (1) of the New Mexico Subdivision Act requires that the developer provide documents demonstrating that water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision is available. Therefore, the OSE reviews the water rights and the physical water availability. The proposal states that the development is within Santa Fe County Water Utilities' service area boundary. However, the developer did not provide a letter of intent from the water provider, therefore a review of the County's water rights was not completed. The developer provided an *Assignment of Rights in Water Service Agreement* that states the developer owns three acre-feet of water rights. This will not be adequate to supply the 73.70 acre feet per year determined in the water budget.

Development Plans are not required (by the Code) to provide the level of detail that is required by the OSE for a water demand analysis. Article VII, Section 6.1 of the Santa Fe County Land Development Code (Code) allows the Santa Fe County Land Use staff to refer development plan 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 Saleh Master Plan.

If you have any questions, please call Julie Valdez at 505-827-6790.

Sincerely,



Molly Magnuson, P.E.

Water Use & Conservation/Subdivision Review Acting Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

NBF-44



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

December 29, 2014

RE: CDRC Case # Z 14-5490
Saleh Master Plan

Hello Mr. Larrañaga:

On behalf of Bob Italiano in this office, I have reviewed the information you sent for the proposed Saleh Master Plan. My comments are strictly related to the on-site liquid waste treatment systems (septic systems) proposed for Phase 1 of the development.

The plans submitted by Design Enginuity outline wastewater flows in Phase 1 to be "<700 gallons per day." The New Mexico Environment Department (NMED) requires that all individual septic systems be adequately sized and permitted. Furthermore, the plans state that the "individual on-lot conventional wastewater systems will be designed to allow flow into the gravity sewer mains that will be installed in all permanent roadways." NMED regulations require that abandonment of all septic systems be done properly, according to established regulations.

Please feel free to contact me with any questions or if you need additional information.

Sincerely,

Bill Brown
Liquid Waste Specialist, District II
New Mexico Environment Department
2540 Camino Edward Ortiz
Santa Fe, NM 87507
505-827-1840 office

NBF-45



New Mexico DEPARTMENT OF
TRANSPORTATION

December 21, 2014

Mr. Jose E. Larranaga
Development Review Team Leader
102 Grant Avenue
Santa Fe, NM 87501

Re: CRDC Case # Z 14-5490 Saleh Master Plan

Dear Mr. Larranaga:

The New Mexico Department of Transportation (NMDOT) District 5 Traffic Section has reviewed the subject Mater Plan. After cursory review it was found that this sub-division Community College District is not a part of the NM Highway System and this improvement is not impacting any State Transportation System, therefore no further analysis is required for this development from NMDOT.

Please feel free to contact me at 505 995 7802 if you have any question.

Sincerely,


M S JAWADI, P.E.

Asst. Traffic Engineer

District 5

NMDOT

Santa Fe, NM 87502

Susana Martinez
Governor

Tom Church
Cabinet Secretary

Commissioners

Pete K. Rahn
Chairman
District 3

Ronald Schmelts
Vice Chairman
District 4

Dr. Kenneth White
Secretary
District 1

David Sepich
Commissioner
District 2

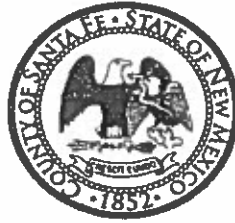
Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6

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

SANTA FE COUNTY UTILITIES

January 13, 2015

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

RE: WATER/SEWER AVAILABILITY ASSESSMENT, CDRC CASE # Z 14-5490 SALEH MASTER PLAN

Dear Mrs. Guerrerortiz:

I understand that you are the representative of Senemar, LLC, the developing entity of Saleh. In response to our email correspondences (10/14/2014 and 10/15/2014) and a December 11, 2014, Santa Fe County Growth Management Department's request for master plan development review, this letter identifies that Santa Fe County Utilities (SFCU) is ready, willing, and able to provide water to the Saleh project with the requirements specified herein. While Santa Fe County Utilities (SFCU) does not provide wastewater service in the development's area, SFCU does recommend that Saleh seek to use the collection and treatment systems of neighboring wastewater systems.

The Saleh project is under development at the southeast corner of I-25 and Richards Ave. The Saleh development plan proposes mixed uses. The first phase includes a church, funeral home, cemetery, horse stables, and storage facility, with an estimated water budget of 2.46 acre-feet/year. The second phase, slated to be constructed upon completion of the NE connector, will include a mixed commercial district, potentially including medical offices, a hotel, restaurants, business offices, and retail shops and is estimated to require a water budget of 67.8 acre-feet/year. The total water budget for the project, including the 20% add-on required by Resolution No. 2006-57 is 84.312 acre-foot/year. The project may use a current 3 acre-foot Water Contract of Esmail Haidair, which was originally granted to Greer Enterprises, Inc., and then assigned to Taurus Group, Inc.

Please be aware that any statements made herein refer solely to the parcel and development concept you have described in your written inquiry and appurtenant documentation you submitted. If the parcel location or development concept is modified, or the construction conditions are modified in the future, this letter will be automatically invalidated, unless otherwise indicated in writing by SFCU.

•Physical: 424 NM 599 Santa Fe, NM 87507 • Mailing: P.O. Box 276 Santa Fe, NM 87504 • Phone (505) 992-9870
• Fax (505) 992-3028 • www.santafecountynm.gov

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Water Availability Assessment

SFCU is ready, willing, and able to provide water service to Saleh, as long as the following requirements are met before final plat approval:

- 1) In order for Saleh to use the 3 acre-feet available under the assigned First Amended Initial Customer Contract for Commitment of Water Service (dated November 10, 1994; "Water Contract"), Esmail Haidair shall fulfill the terms and conditions of the Water Contract. In particular, the Water Contract obligates Saleh to a service charge of \$92/month per acre-foot. SFCU will need to work with Esmail Haidair to assess how much, if any of the payments have been made since the Water Contract was assigned to 11/15/2005.
- 2) Saleh shall provide water rights for any portion of the project's total water budget that exceeds the commitment in the Water Contract. The project will be required to annually report total development water usage to SFCU and provide SFCU with additional water rights if the 5-year rolling average usage exceeds the approved estimated budget.
- 3) In accordance to Resolution No. 2006-57 "Adopting a Santa Fe County Water Resource Department Line Extension and Water Service Policy" or any subsequent water development policy, Saleh's water requirements (e.g. New Water Delivery) will need to be approved by the Board of County Commissioners. Per Resolution No. 2006-57, Section IX.C, such approval may require justification for a water budget that exceeds 35 acre-feet/year.
- 4) Saleh shall enter into a Water Service Agreement with SFCU, which will define Saleh's and SFCU's commitments and obligations and specify requirements, like connection locations, hydraulic analyses, water infrastructure design approval process, cost allocation, metering requirements, construction standards, inspections, easement dedications, and acceptance.
- 5) Saleh shall obtain a letter from the City of Santa Fe Water Division (City) that identifies what, if any, additional water utility infrastructure is needed in order to supply the proposed total 84.312 acre-foot/year demand through the City system.
- 6) Saleh shall construct and dedicate all water infrastructure identified by the City's water utility hydraulic modeling.

SFCU has a 16-inch transmission line approximately 200 feet from the proposed property boundary. For water service, SFCU will likely have Saleh connect to the existing this 16-inch transmission line and extend the line from its existing location through and to the furthest property development boundary. Other options for a connection may exist, which we can discuss with you in the future. Saleh will be required to meet all other conditions in Resolution No. 2006-57, Resolution No. 2012-88, and all other SFCU water-related ordinances and resolutions.

Sewer Service

SFCU does not have utility wastewater service available to Saleh at this point. I understand that Phase 1 of the development will use on-lot conventional wastewater systems. For Phase 2, SFCU highly recommends that Saleh seek to have its wastewater connected to the City or other wastewater treatment facility. Saleh may opt to develop its own wastewater treatment system, which would need to be permitted by and come under

the regulation of the New Mexico Environment Department pursuant to the Liquid Waste Disposal and Treatment Regulations (20.7.3 NMAC) or the Water Quality Control Commission Regulations (20.6.2 NMAC), as appropriate. SFCU would not be involved with the ownership, operation or maintenance of private systems. However, if you ultimately connect to the City's sewer system, the customers would be SFCU customers and the County may (or may not) accept the infrastructure as public facilities.

Conditions of Master Plan Approval:

- 1) Applicant must submit the sewer service design to SFCU for review before final plat approval.
- 2) The applicant is responsible for the design and construction of this project in its entirety and pays for all costs associated with the wastewater system. Santa Fe County is not responsible for any costs incurred in order to ensure compliance with the County's ordinances or other applicable rules and regulations.
- 3) If SFCU is willing and able to provide sewer collection, treatment and disposal services for this area at some point in the future, your development (including future private owners) would be required to decommission an existing wastewater collection and treatments systems and connect to SFCU sanitary sewer system at the developments expense. County ownership/maintenance of the system stops at the sewer collection line where the customer's sewer connects.

We look forward to working with you toward the successful completion of this project. Please contact SFCU Associate Engineer Paul Casaus at (505) 986-6364 or contact me at 992-9872 if you have any questions and or concerns.

Respectfully,



Claudia Borchert, Director
Santa Fe County Utilities Division

CC: Vicki Lucero, Building and Development Manager, Santa Fe County Growth Management Department (via email to: vlucero@santafecountynm.gov)
Jose Larranga, Development Review Team Leader (via email to: joselarra@santafecountynm.gov)
Greg Shaffer, Santa Fe County Attorney (via email to gshaffer@santafecountynm.gov)
Nick Schiavo, Public Utilities Director, City of Santa Fe (via email to: naschiavo@ci.santa-fe.nm.us)

Henry P. Roybal
Commissioner, District 1

Miguel M. 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: January 8, 2015

To: Jose Larranaga, Land Use Department

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

Re: CDRC CASE # Z 14-5490 Saleh Master Plan.

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of **Article V (Subdivision Design Standards) and Section 8.1 (General Policy on Roads)**. The referenced project is located within the Community College District located within Santa Fe County Zoning Jurisdiction and is situated on the east of Richards Avenue and Dinosaur Trail, south of Interstate 25. The applicant is requesting Master Plan approval for a Mixed Use Subdivision on approximately a 64 acre tract.

Access:

The applicant is proposing to access the proposed development from a temporary Twenty-Four (24') feet, base course road at Richards Avenue/Dinosaur Trail for the first phase of the project. The existing 3-way traffic signal will be modified to be a 4-way signal. At present Richards Avenue is a two lane, paved roadway 24 feet in width, with two driving lanes and shoulders. The posted speed limit is 40 MPH south of the I-25 overpass. Richards Avenue was constructed in the early 1980's to Collector road standards with an estimated Average Daily Traffic of 1000 - 1999 vehicles per day. Richards Avenue's current Average Daily Traffic is 10,959 vehicles per day, which means it is operating as a major Arterial/Highway. Saleh Master Plan is proposing two internal roads for the Mixed Use Subdivision. The two internal roads seem to comply with the Community College District standards. The applicant provided Santa Fe County with a (ITE) Standard Trip Generation rates using Standard Trip Generation Manual (8th Edition) to determine impacts of this first phase.

Conclusion:

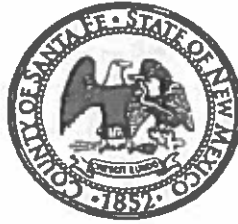
Public Works has reviewed the plans submitted by your engineer Design Engenuity, dated December 11, 2014, and feels that they can support the above mentioned project for Master Plan Approval with the following condition;

- According to the AM peak hour trip generation for Phase 1 submitted by Design Engenuity eighteen (18) vehicles are entering the proposed development. According to the N.M.D.O.T. State Access Management Manual this amount of traffic warrants a left-turn and right turn deceleration lanes on Richards Avenue.

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

| | | | | | |
|-------------------|---|---|--|--|------------------------------------|
| Date | 12-20-2014 | | | | |
| Project Name | Saleh Master Plan | | | | |
| Project Location | Richards Avenue, in the Santa Fe Community College District | | | | |
| Description | 64 Acres as a mixed use development. | Case Manager | Jose Larranaga | | |
| Applicant Name | Design Enginuity | County Case # | Z 14-5490 | | |
| Applicant Address | 1421 Luisa Street, Suite E, Santa Fe, New Mexico 87504 | Fire District | La Cienega | | |
| Applicant Phone | 505-989-3557 | | | | |
| Review Type: | Commercial <input checked="" type="checkbox"/> | Residential <input checked="" type="checkbox"/> | Sprinklers <input checked="" type="checkbox"/> | Hydrant Acceptance <input checked="" type="checkbox"/> | |
| | Master Plan <input checked="" type="checkbox"/> | Preliminary <input type="checkbox"/> | Final <input type="checkbox"/> | Inspection <input checked="" type="checkbox"/> | Lot Split <input type="checkbox"/> |
| | Wildland <input type="checkbox"/> | Variance <input type="checkbox"/> | | | |
| Project Status: | Approved <input checked="" type="checkbox"/> | Approved with Conditions <input 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:

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

Roadways/Driveways

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

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

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

Maximum size for an island in a cul-de-sac shall be 20' diameter.

Roads shall meet the minimum County standards for fire apparatus access roads of a minimum 20' wide all-weather driving surface and an unobstructed vertical clearance of 13' 6" within this type of proposed development.

Street Signs/Rural Address

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

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

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

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

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

Slope/Road Grade

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

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

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

Restricted Access/Gates/Security Systems

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

Commercial developments/buildings may/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...).

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

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

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.

Self Storage Units

Construction Detail Requirements: Construction to be fire resistive or fire proof. The walls of the individual storage units within each building shall extend to the ceiling/roof creating a fire stop which eliminates the possibility of flame spread from one unit to another by direct contact. There shall be no openings between any two units.

No flammable liquids, hazardous materials, or explosive material shall be stored on the premises.

No parking shall be allowed between storage units except for loading and unloading purposes.

No mechanical, automotive or hot work shall be permitted on the premises.

No residential dwelling use shall be permitted within the storage units or in other areas not properly identified for such use.

5 lbs. ABC fire extinguishers shall be installed on each building in such a manner as not to exceed 150 feet of travel distance between extinguishers. All exterior mounted fire extinguishers shall be properly fixed in approved cabinets for protection from the elements.

All fire protection systems shall be in place, operable and inspected by this office prior to occupancy.

Fire Protection Systems

Hydrants

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

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

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

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within five hundred feet (500) as measured along the access route.

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

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

All hydrants shall have NST ports.

All hydrants shall have Santa Fe Threaded ports as per the City/County thread boundary agreement.

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

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

Automatic Fire Protection/Suppression

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

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.

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 private/commercial or public occupancy designation will be reviewed and must meet compliance with the Santa Fe County Fire Code (1997 Uniform Fire Code and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code, which have been adopted by the State of New Mexico and/or the County of Santa Fe.

General Requirements/Comments

Inspections/Acceptance Tests

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

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

Permits

As required

Final Status

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

Renee Nix, Inspector

Renee Nix
Code Enforcement Official

12-20-14
Date

Through: David Sperling, Chief

File: DEV/SalehMasterPlan/122014/LC

Cy: Buster Patty, Fire Marshal
Jose Larranaga, Land Use
Applicant
District Chief La Cienega
File

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MEMORANDUM

DATE: January 12, 2015
TO: Jose Larranaga, Commercial Development Case Manager
FROM: Miguel Romero, Development Review Specialist Sr.
VIA: Penny Ellis-Green, Land Use Administrator
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor
FILE REF.: Case # MP 14-5490 Saleh

REVIEW SUMMARY:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code 1996-10 and Ordinance # 2000-12 (Regulations for the Community College District). The subject property is a 64 acres parcel located in the Santa Fe Community College District at the southeast corner of I-25 and Richards Avenue within Section 16, Township 16 North, Range 9 East.

Landscaping

The Applicant is proposing to plant trees every forty (40) feet apart along the roadways. Crusher fines and natural grass will be planted in the parks along with flowering trees, shade trees, flower beds and a small lawn will be installed. The Applicant is proposing to utilize a drip irrigation system to water all landscaping. However, in order to comply with the "Code" the Applicant will need to comply with Article III Section 4.4.4 f4 (Landscaping Plan), and 4.4.4f.11 (Landscaping for Parking Lots). At this time the Applicant hasn't proposed a number of parking for this project.

Water Harvesting

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 Applicant has not provided a cistern and pump detail. The Applicant will need to provide a cistern and pump detail along with a roof drainage plan. In order to meet Code/Ordinance and for Master Plan, the Applicant will need to provide the following.

1. Conceptually the Applicant will need provide a cistern to capture 100 % of the roof drainage.

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2. A Landscaping Plan providing a schedule specifying conceptual methods, to include type, size, and location of vegetative and non-vegetative landscape material, and a preliminary description of the irrigation system to be used.

3. Xeriscape principles: Water requirements shall be reduced by: Article III Section 4.4.4f. 6 a-c

4. Applicant will need to add Landscape Plans to new plan set.

5. Type of irrigation system that will be used to serve all landscaped areas.

6. Correct Water Harvesting calculations for Commercial Development (total roofed area x 1.50)

Additional Comments

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

MEMORANDUM

DATE: January 6, 2015
TO: Jose Larranaga, Development Review Team Leader
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 # Z 14-5490 Saleh Master Plan

REVIEW SUMMARY

ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code and Ordinance # 2000-12 (Regulations for the Community College District). The request for Master Plan approval for Saleh a mixed use development. The subject property is a 64 acres parcel located in the Santa Fe Community College District at the southeast corner of I-25 and Richards Avenue within Section 16, Township 16 North, Range 9 East.

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 3 monument sign at the future connection to northeast connector. The sign will be 8 feet wide by 3 feet tall (24 square feet). 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.

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LIGHTING:

The Applicant has proposed to keep lighting to minimal along the street and trails. It is anticipated only 2 LED street lamps will be installed, both on the street next to parks and both with cut off shades. Individual lot lighting will be regulated by the project covenants which will require cut off LED lighting for anything taller than 8 feet. 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

MEMORANDUM

Date: January 5, 2015

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 14-5490 Saleh.

Review Summary

The Applicants are requesting phased Master Plan approval for mixed office, retail, hotel, multi-family housing, and assisted living/nursing facility with 50% of the property to be dedicated public open space on 64 ± acres. Phase 1 consists of open space, a neighboring center, and employment center. Phase 2 consists of open space, a neighboring center, and employment center/multi-family, shopping center, hotel, and office retail.

Terrain Management

Terrain Management for Saleh has been reviewed for compliance with the Land Development Code, Ordinance 2000-12 Community College District, and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance. The site contains slopes less than 15% with minimum 30% slopes. Majority of open space is dedicated to 15%-30% slopes. The Plan complies with the Land Development Code requirements and Ordinance No. 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

FEMA Flood Hazard/Erosion Control

The site is not located within a 100 year FEMA Special Flood Hazard Area. The project proposes 5 ponding locations for proposed road disturbances and each lot will provide ponding for onsite drainage. The project complies with the Land Development Code, Ordinance 2000-12 Community College District, and Ordinance No. 2008-10, Flood Damage Prevention and Stormwater Management Ordinance.

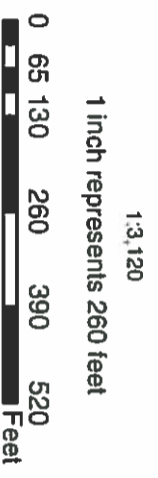
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Legend

-  ROADS
-  DRIVEWAYS
-  PARCELS

EXHIBIT
4



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.

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SECTION 2 ADOPTION OF LAND SYSTEMS MAP, LAND USE ZONING MAP AND CIRCULATION MAP

1846018

- A. The Community College District Land Systems Map, the Community College District Land Use Zoning Map, and the Community College District Circulation Map attached to this Ordinance are hereby adopted and incorporated into the Land Development Code. The zoning districts depicted and shown on above referenced maps are hereby created, established and adopted.
- B. The road and trail network shown on the Community College District Circulation Map shall be used as a guide for the establishment of the road and trail alignments and transit corridors in the CCD.

SECTION 3 CCD ZONES

- A. The following zones districts are hereby created in the CCD:
 - 1. Village Zones (New Community Centers, Neighborhood Centers and Neighborhoods may be established within the Village Zones);
 - 2. Fringe Zones;
 - 3. Institutional Campus Zones;
 - 4. Employment Center Zones;
 - 5. Rural Zones; and
 - 6. Existing Neighborhood Zones.
- B. A description of the above zones and the land use and zoning regulations in the CCD are set forth in the Zoning Matrix, Exhibit 1, which is hereby adopted and incorporated into the Land Development Code. The location of the zones is based on the landscape types shown on the Land Systems Map and a description of the purpose of each is set forth in the Santa Fe Community College District Plan.
- C. Zone Boundary Definition
The zone boundaries in the Community College District have been established on the Land Use Zoning Map. These boundaries shall be refined during the Master Plan, Preliminary Development Plan and Development Plan approval process. The exact location of the boundaries shall be by metes and bounds, indicated on a digital aerial photograph; a boundary survey is not required.



SECTION 4 REVIEW PROCEDURES AND SUBMITTALS

All development within this Community College District is required to submit a Master Plan,

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Preliminary Development Plan and Final Development Plan. In addition, the requirements of the applicable Subdivision Regulations shall apply. Specific review process requirements are as follows:

A. Administrative Procedures and Submittals

1. Procedures

Article II, Section 2.3 shall apply.

1846019

2. Submittals

The design standards set forth in Article XV shall apply. In addition, the applicant shall submit the following:

- a) Proof of ownership and legal lot of record;
- b) 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.
- c) 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:
 - i. 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;
 - ii. Easements: Location, width and purposes;
 - iii. Streets on and immediately adjacent to the tract, name and right-of-way width;
 - iv. Utilities on and immediately adjacent to the tract;
 - v. Owners of record of unplatted land and existing subdivision plats by name and recordation, shall be shown for property within one thousand feet (1,000') of that tract; and
 - vi. 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.

d) Site Plan

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:

- i. Proposed arrangement of buildings; 1846020
- ii. Proposed parking and loading facilities;
- iii. Proposed access to the site and internal vehicular and pedestrian circulation;
- iv. Existing and proposed landscaping;
- v. Proposed location and type of fences, walls, and signs;
- vi. Drainage and grading plan indicating existing and proposed contours; soils and flood plain areas;
- vii. A lighting plan;
- viii. Proposed architectural treatment; and
- ix. All existing and proposed utility easements and improvements.

- e) A land system map derived from a slope analysis map that defines the boundaries of the Landscape Types, at a scale of 1" = 100" or at a scale as determined by the Code Administrator, prepared, signed and sealed by a registered New Mexico Professional Engineer, a New Mexico licensed surveyor, architect, landscape architect, or other qualified person as determined by the Code Administrator, which is based upon contour intervals no greater than five feet (5').

B. Master Plan

1. Procedures

The eligible, special and prohibited uses for each zone within the CCD are set forth in the Land Use Table, Exhibit 2, which is hereby adopted and incorporated into the Land Development Code. All uses, including eligible and special uses

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shall comply with all applicable design standards.

- a) Master Plans will require public hearings as set forth in the Land Development Code, Article V, Section 5.2. 1846021
- b) All lands within the Community College District are zoned for the uses allowed in the Land Use Table. The purpose of the Master Plan is to establish the extent and scope of the project including, without limitation, the uses for the project, the site specific information to determine the relationship between the landscape types, the zones and the project, and the relationship of its phases and multiple components with the adjacent environment and with its overall needs for services and infrastructure.

2. Submittals

Article V, Section 5.2.2 and the Design Standards set forth in this Article XV shall apply to all submittals. In addition, the following submittals are required:

- a) The minimum area which must be included within a master plan shall be an entire Village Zone, Employment Center Zone or Institutional Campus Zone, or that portion of such zone owned by the applicant. If an applicant does not own adequate land to include a New Community Center or a Neighborhood Center or if the submittal does not include a Center, then the submittal must provide a map of the area that shows the Master Plan's relationship to an existing or future Center. The submittal shall also show the road, walking and open space connections that will ultimately connect to the Center. The applicant shall be required to address off-site infrastructure improvements necessary to support the development being proposed.
- b) The Master Plan shall:
 - i. Define the boundaries of the landscape types and the resulting configuration of Village, Employment Center, Institutional Campus, and Fringe Zones and Open Space;
 - ii. Calculate the zoning allowances and requirements including the minimum and maximum number of residential units, the minimum and maximum range of commercial square footage, FAR and the open space and park requirements;

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- iii. Establish categories of land uses with sufficient specificity to allow for an analysis of the traffic and other impacts of the proposed uses, within each category;
- iv. Identify the location and general configuration of New Community Centers, Neighborhood Centers, Neighborhoods, Employment Center Zones and Institutional Campus Zones that are included in the Master Plan area. A digitized aerial photograph containing metes and bounds description may be used to establish zone locations;
- v. Identify the proposed categories of land uses to be developed to demonstrate the mixed-use nature of the development;
- vi. Establish the general road layout and classification of road segments as living-priority, mixed-priority and traffic-priority roads;
- vii. Establish the general trail network and classification as district, village, local or any separate equestrian trails;
- viii. Establish a phasing schedule which details the timing for the proposed development which shall include a general description of each phase of the development, with projected sales and buildout; an explanation of how each development phase promotes the mixed-use intent of this Article XV; a description of the phased development of the on-site infrastructure and the manner in which it is coordinated with development of needed off-site infrastructure to ensure that the standards of the zones and densities of the development required by this Article XV are achieved;
- ix. In an Employment Center Zone, an applicant may propose a phase which is not mixed use if
 - 1) the phase following the non-mixed use is a mixed use phase, and
 - 2) the proposed use is for a major employer, is not retail, creates a significant number of new jobs and all infrastructure is adequate; and

- 3) the Board finds, in their discretion, that (a) the proposed non-mixed use phase bear a sufficient connection to the approved, proposed or built residential uses in the same Zone or any adjacent or contiguous Zone such that the overall mixed use intention of this Ordinance will be achieved; and (b) the uses in the non-mixed use phase promote and advance the County regional goals for employment and economic development and are compatible and appropriate with principles of the CCD and meet the requirements of the Land Use Table.
- x. Include a land systems map that defines the boundaries of the Landscape Types, as described on the Zoning Matrix and the Land Systems Map, with the following slope ranges identified: 0-5%, 5-10%, 10-15%, and 15% and over;
- xi. Establish preliminary restrictive covenants proposed for the development. Restrictive covenants shall comply with and support the intents and purpose of this Article XV and the approved Santa Fe Community College District Plan;
- xii. Provide a school impact report. The Community College District Land Use Zoning Map designates proposed school sites, including elementary schools, middle schools and high schools. The designations on the CCD Land Use Zoning Map are advisory and not mandatory, and are indications of the estimate of the number and type of public sites which will be needed. The report shall assess the need and specific plans for location of school sites;
- xiii. Provide an Affordable Housing Plan; and
- xiv. Provide a grading and drainage plan that demonstrates compliance with Article XV, Section 6.D, Terrain Management.
- c) Master Plans for development in Fringe Zones will include site specific grading, drainage and vegetation protection plans and standards to demonstrate the techniques to be utilized to blend development into Fringe Zones.

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- d) To the extent required by this Ordinance, applicants who have received Master Plan approval prior to the adoption of the Community College District Ordinance, shall show the location of open space, required parks, plazas and trails on subsequent development plans and subdivision plats.

3. Criteria for Approval

The criteria for approval of master plan applications in the CCD are as follows:

- a) Conformance to the Santa Fe County Growth Management Plan as amended by the Community College District Plan;
- b) Viability of the proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or completed;
- c) Conformance to the CCDO and other applicable law and ordinances in effect at the time of consideration, including required improvements, proposed roads and trails, community facilities, design and or construction standards, and open space standards; and
- d) Impacts to schools, adjacent lands or the County in general.

4. Master Plan Denial

If a master plan is denied, the applicant shall be apprised of the reasons for denial.

C. Preliminary Development Plan

1. Procedures

Article V, Section 7.1.3 shall apply.

2. Submittals

Article V, Section 7.1 and the Design Standards as set forth in this Article XV shall apply to all submittals. In addition, the following submittals are required:

- a) A Stormwater Management Plan which demonstrates the standards set forth in Article VII, Section 1 and 3, and Article XV;
- b) A trail construction and maintenance plan; and
- c) A survey prepared by a licensed New Mexico surveyor which, at a minimum, provides a metes and bounds description of the development, including zone and landscape type boundaries.

3. Criteria for Approval

The criteria for approval of Preliminary Plan applications are as follows:

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- a) The development has sufficient water availability to sustain the phase of the project for which the application is made;
- b) The necessary infrastructure including roads and utilities are designed for viability of the phase of the project for which the application is made; and
- c) All standards set forth in the CCDO have been met.

D. Final Development Plans

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1. Procedures

Article V, Section 7.2.2 shall apply. Special Uses (see Exhibit 2, Land Use Table) shall be subject to review and recommendation by the CDRC and review and approval by the BCC at public hearings.

2. Submittals

All submittals required in Article V, Section 7.2.1 shall apply.

3. Criteria for Approval

- a) The criteria for approval of final plan applications are as follows:
 - i. All conditions of Preliminary approval have been met;
 - ii. Financial guarantees have been provided;
 - iii. All preliminary reports are made final and are in compliance with conditions of approval, staff recommendations and all applicable County Standards; and
 - iv. All other submittal requirements have been met and approved.
- b) In approving a Special Use the BCC shall consider the following:
 - i. Whether the proposed use is appropriate in the specific location;
 - ii. Environmental impacts including, without limitation, noise, lighting, traffic and visibility effects generated as a result of the development are mitigated so that its effects on the adjoining properties are minimized; and
 - iii. The intent and principals of the CCD Plan are implemented by the approval of the proposed use at the proposed location.

~~SECTION 5 LAND USE AND ZONING REGULATIONS~~

~~A. Eligible, Special and Prohibited Uses~~

~~The eligible, special and prohibited uses for each zoning district or development type within the CCD are set forth in the Land Use Table. The Land Use Table shall be~~

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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.



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V-3

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.

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

x = uses eligible in zone
S = special use



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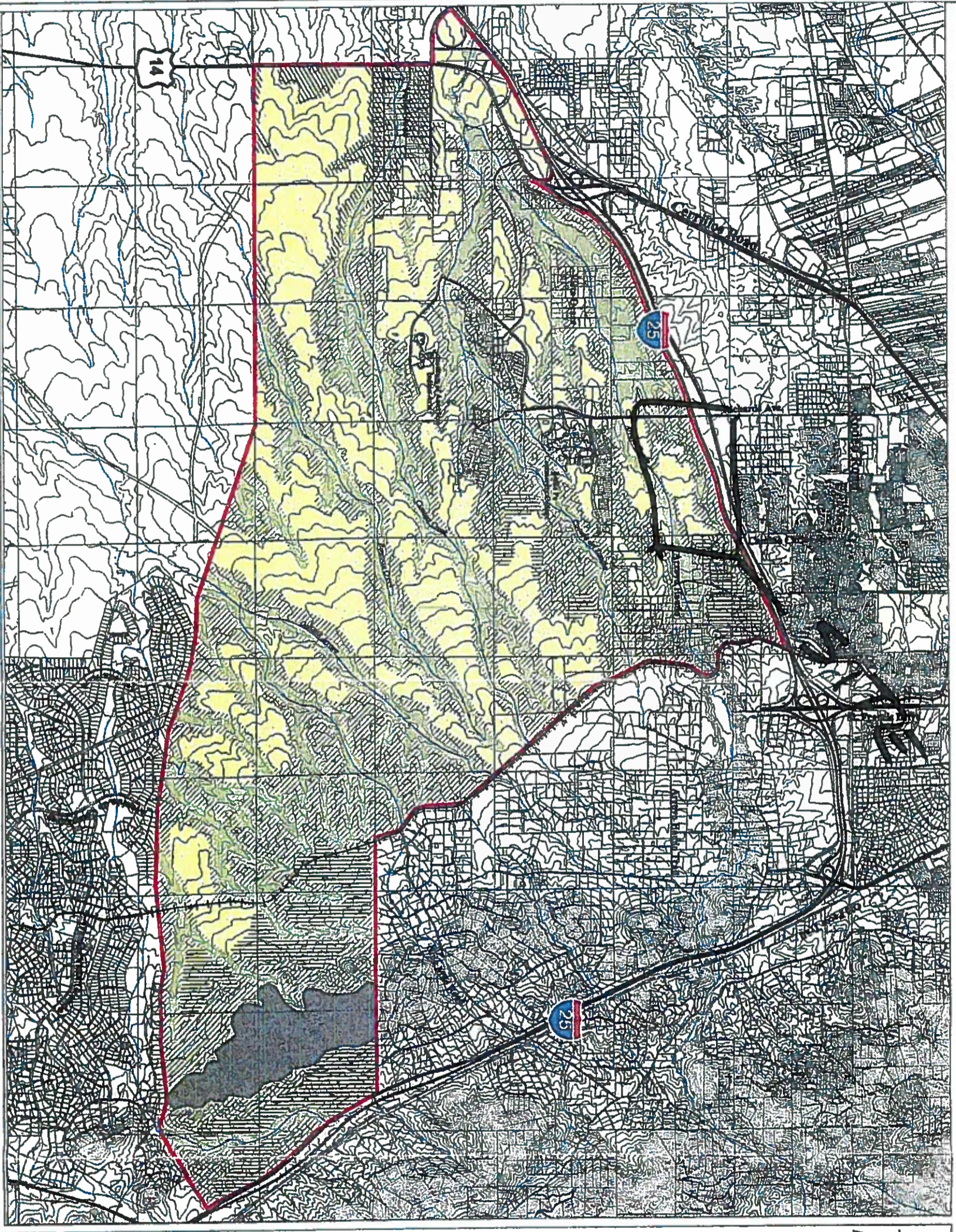
| USE CATEGORY | VILLAGE ZONES | | | | OTHER ZONES | | | | |
|--|----------------------|---------------------|----------------------------|-------------|-------------|------------------------|---------------------------|------------|--------------------|
| | New Community Center | Neighborhood Center | Neighborhoods (optional)** | Fringe Zone | Rural Zone | Employment Center Zone | Institutional Campus Zone | Open Space | Village Separators |
| Industrial, Heavy | | | | | | | | | |
| Laundromat/dry cleaning | x | x | x | | | S | | | |
| Liquor stores, bars, lounges and pubs | S | S | S | | | S | | | |
| Medical: drug & alcohol treatment | S | | | | | S | | | |
| Medical: Offices, Clinic/Laboratory | x | x | x | | | S | | | |
| Mobile home sales & services | | | | | | | | | |
| Movie Theaters | x | S | | | | S | | | |
| Office, Limited (1000 s.f. max., first fl. only) | x | x | x | x | x | x | | | |
| Office: Professional or Business | x | x | | | | x | | | |
| Outdoor markets | S | | | S | | S | | | S |
| Parking Garages | x | x | | | | x | | | |
| Recycling centers | x | x | x | x | x | x | | | |
| Research laboratories & associated medical facilities | S | | | | | x | x | | |
| Restaurant (more than 40 seats) | x | x | | | | x | x | | |
| Restaurant, Limited (40 seats max.) | x | x | x | | | x | x | | |
| Retail Sales (single uses 5000 s.f. max.) | x | x | | x | | x | | | |
| Retail Sales (single uses over 5000 s.f.) | x | x | | | | x | | | |
| Retail Centers | x | x | | | | S | | | |
| Solid Waste Transfer Station | | | | | | S | | | |
| Storage, outdoor | S | | | S | S | S | | | |
| Storage, Self storage | S | S | | | | S | | | |
| Storage, warehouse | | | | | | S | | | |
| Transportation Center: maintenance & storage | | | | | | x | | | |
| Transportation Center: depots | x | x | x | | | S | | | |
| Truck terminals | | | | | | x | | | |
| Utilities: substations | S | S | | | | S | | | |
| Utilities: well fields, water & waste water treatment facility | S | S | S | S | S | S | | S | |
| Veterinary hospitals, kennels & shelters (Large animal) | | | | | S | | | | |
| Veterinary hospitals, kennels & shelters (Small animal) | S | S | | | S | | | | |
| Agricultural and Accessory Uses | | | | | | | | | |
| Agriculture and ranching | x | x | x | x | x | x | x | x | x |
| Community Gardens | x | x | x | x | x | x | x | x | x |
| Stables, riding academies | | | | | | | | | |
| Prohibited Uses | | | | | | | | | |
| Airports, scrap yards, slaughterhouses, adult entertainment | | | | | | | | | |

x = uses eligible in zone
S = special use

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* Accessory buildings only allowed; principal buildings and structures shall be located in adjacent zones
 ** Neighborhoods are optional development types. Permitted uses in neighborhoods may be individually defined by each development.
 but may not be less restrictive than the uses allowed for Neighborhood Center zone.
 *** Locate at edge of Village Area or Institutional Campus
 Allowed unless superseded by other development
 Uses not marked as eligible are not permitted in the particular zone.



Land System Map

Legend

- Community College District Boundary
- Major Road
- Major Drainage
- Existing Rail Road
- Mountains
- 573 acres
- Remixed Pine/Jumper
- 6536 acres
- Remixed Grasslands
- 493 acres
- Flatland/Pine Juniper
- 1079 acres
- Flatland/Grasslands
- 3334 acres
- Arroyo Corridors
- 3181 acres
- Total Area
- 17126 acres

Approved by Board of County Commissioners October 21, 2008
 Approved by Santa Fe Community College Board of Trustees January 1, 2009
 Prepared by Santa Fe Community College Planning Department
 Santa Fe Community College Planning Department
 Santa Fe, New Mexico



Santa Fe Community College District



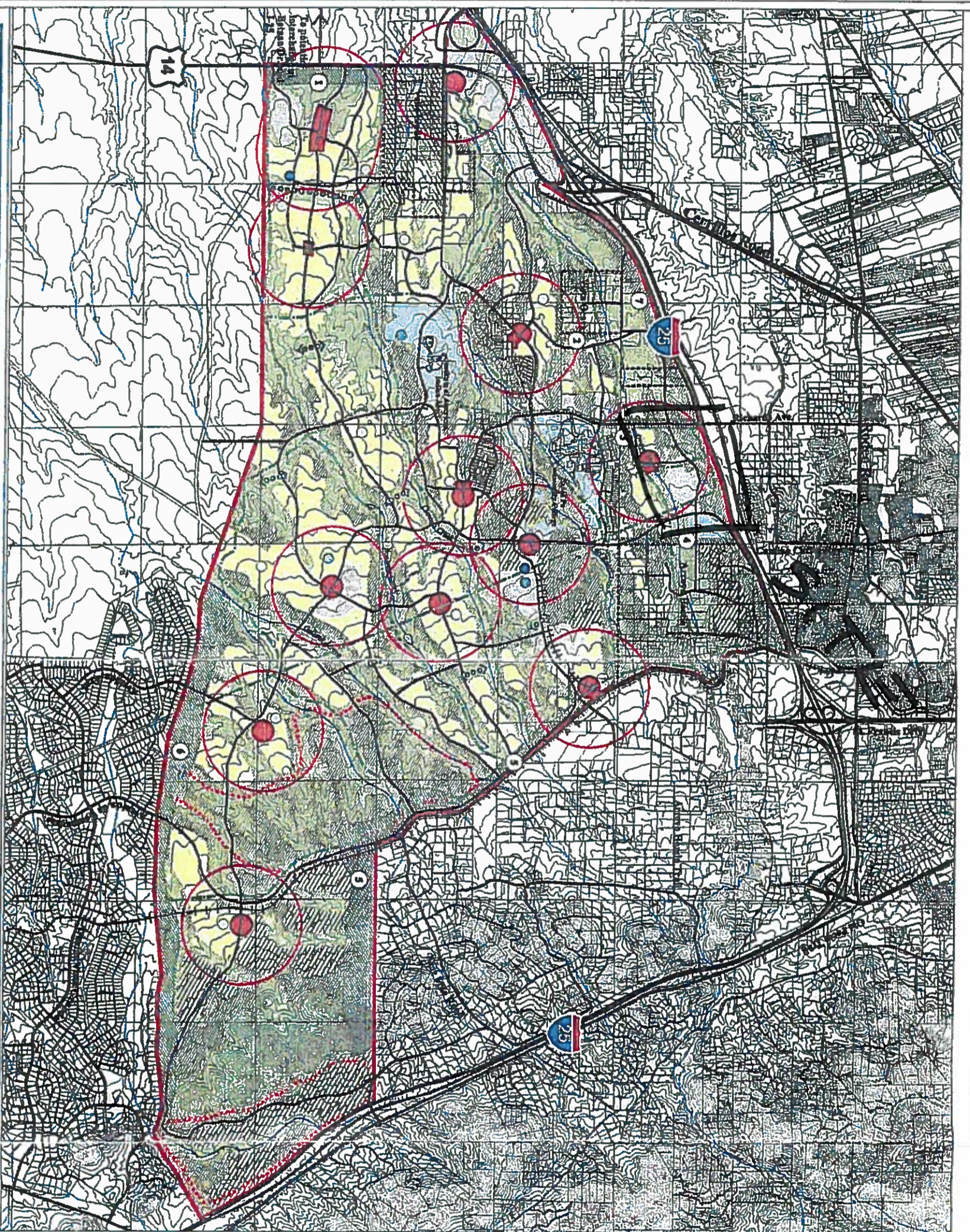
EXHIBIT
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NOE-75

Land Use Zoning Map

Legend

- Community College District Boundary
 - Major Driveways
 - Existing Rail Road
 - Proposed Rail Road
 - Village Zones
 - Railroad/ Pecos Jumper
 - Employment Campuses and Centers
 - Institutional Campuses
 - Arroyo Corridors and Open Space
 - Roads - Proposed & Existing
 - Village Squares
 - District Trails
 - Proposed Alignments
 - Rural Zones
 - Existing Neighborhood Zones
 - New Community Centers & Walking Paths
- Phage Zones:**
- Hillsides/ Pecos Jumper
 - Hillsides/ Granada
- Buffer Areas:**
- 1 Esquivel 1/4 buffer
 - 2 Van Ocken buffer
 - 3 Roberts' Ave./ 2010 N. 1st St. buffer
 - 4 Arroyo Grande West buffer
 - 5 New 10th buffer
 - 6 El Dorado buffer
 - 7 14th/20th Highway Corridor Buffer to Highway Corridor Pecos
- Elementary Schools
 - Middle Schools
 - High Schools



Approved by Board of Planning Commissioners, October 21, 2009
 Approved by Santa Fe Board of Directors, January 19, 2010
 Approved by BCC/CEA, on December 11, 2009
 THE INFORMATION ON THIS MAP IS FOR INFORMATION ONLY. SANTA FE COUNTY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION ON THIS MAP. SANTA FE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY RELIANCE ON THIS MAP.

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Santa Fe Community College District

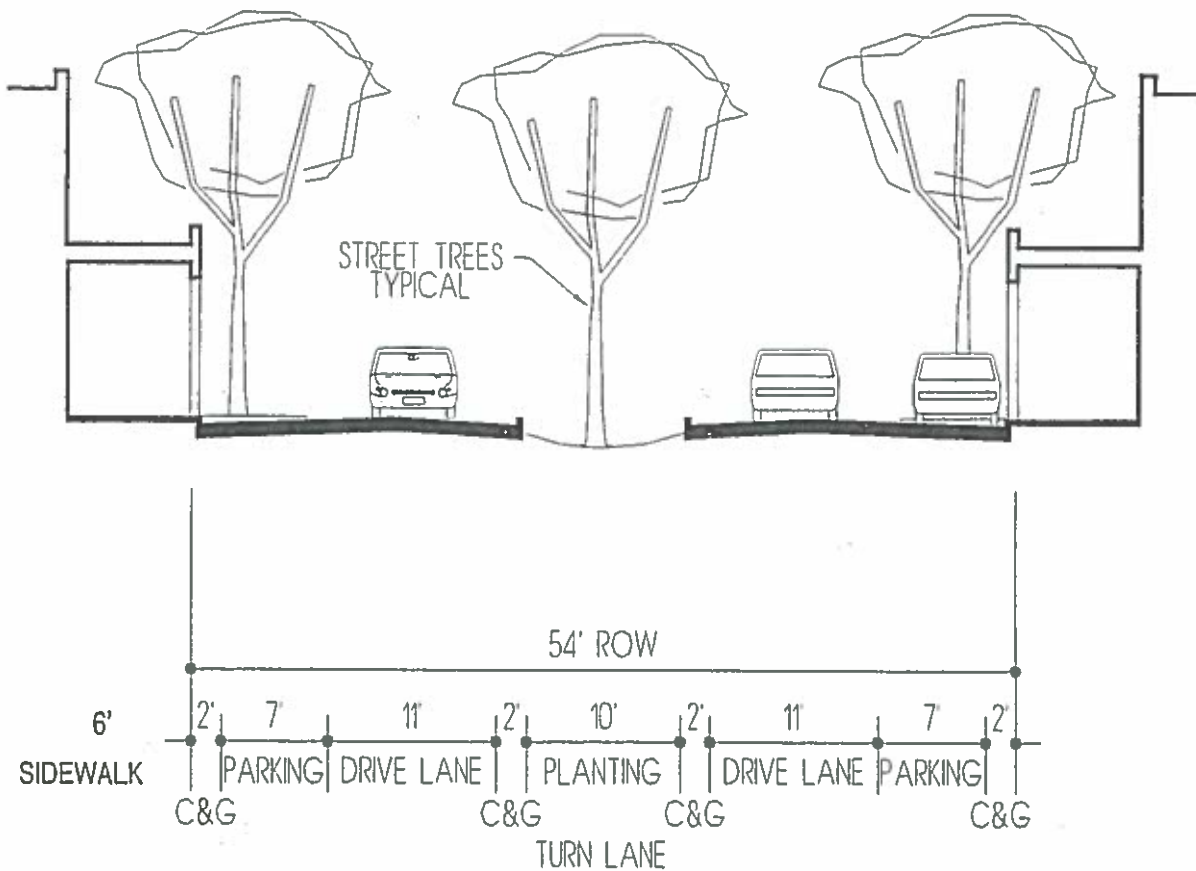


7. Road Sections

Note that other road design options than those illustrated may be proposed as long as the minimum standards of this CCD Ordinance and the intent of the Community College District Plan are met.

a) Living Priority Roads Cross Sections

- i. Main Street: this design is urban in character and may be used for roads that traverse the center of a New Community Center.



| | | | |
|----------------------|--------------------------|---------------------------|---------------------------------|
| Name: | Main Street | Striping: | Centerline & turn lanes only |
| Category: | Living | Sidewalks: | Both sides, minimum 6 feet wide |
| Design Speed: | 30 mph | Bike lanes: | No |
| Travel lanes: | 2, with center turn lane | Median: | 10 foot minimum |
| Curb Radii: | 15 feet | Drainage: | Curb and gutter |
| | | On-street parking: | Both sides, parallel |



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located downstream of the stormwater source for positive drainage and erosion control.

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E. Road Circulation, Design And Construction Standards

1. The Road Standards set forth in this Subsection E shall apply.
2. If the Code Administrator determines that a fair and substantial showing is made that a proposed development will increase the burden on existing inadequate public roadways or generate traffic which will exceed the capacity of an existing or proposed public roadway, the developer shall make such improvements or contribute a fair share of improvements required to increase the capacity of the public roadway to the acceptable level of service. The required traffic analysis report shall address all proposed improvements necessary.

3. Road Circulation and Design Standards

The following standards are applicable to all development in the CCD:

- a) Roadway circulation within the Community College District shall provide a network of roads that will integrate automobile traffic, pedestrian and other modes of transportation in a safe and controlled manner. Road networks shall be designed in such a way as to discourage high speed traffic;
- b) Within each development, roadway circulation shall be interconnected as shown on the Circulation Map. The developer shall be required to construct any portion of the roadway necessary to maintain connectivity throughout the CCD;
- c) No-outlet roadways shall be used only to preserve open space contiguity or in cases that terrain does not allow connectivity. No-outlet roadways shall not exceed three hundred feet (300') in length and shall have a minimum fifty foot (50') turn around;
- d) Roadways shall be laid out to intersect as nearly as possible at right angles;
- e) Roadway networks shall be laid out to have the minimum number of intersections with state highways, arterials and traffic priority roads, consistent with sound engineering practice and the access needs for emergency and service vehicles;



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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 with approach, Transitional, Horizontal and Conical surfaces as described within Map #31-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



WARRANTY DEED

Taurus Group, Inc., a New Mexico corporation, grantor, for consideration paid, grants and conveys to Esmail Haidari, a married man dealing in his sole and separate property, whose address is 12008 Gazelle Place NE, Albuquerque, New Mexico 87111, grantee, the below described property located in Santa Fe County, New Mexico:

Tract 3, as shown on Lot Split Plat prepared for Greer Enterprises, Inc. (formerly Senlic Corporation) Section 16, T.16N., R.9E., N.M.P.M., Santa Fe County, New Mexico recorded March 28, 1997, as Document No. 978,602 and recorded in Plat Book 358, Page 38, in the records of Santa Fe County, New Mexico.

Less and except that portion conveyed to Santa Fe County by document dated December 29, 2000, recorded in Misc. Book 1842, Page 352, in the records of Santa Fe County, New Mexico.

With warranty covenants.

Subject to: all reservations, restrictions and easements of record, and taxes and assessments for the year 2005 and subsequent years, which grantee shall pay.

WITNESS my hand and seal this 15th day of November, 2005.

Taurus Group, Inc.

Lisa Tometich

Lisa Tometich, President

STATE OF NEW MEXICO |
COUNTY OF SANTA FE | ss

WARRANTY DEED
COUNTY OF SANTA FE
STATE OF NEW MEXICO
Taurus Group, Inc. Grantor
Esmail Haidari Grantee
November 15, 2005
1488888
Santa Fe County

Janelle Kelly
Notary Public
Santa Fe County, New Mexico

This instrument was acknowledged before me by Lisa Tometich, president of Taurus Group, Inc., grantor, on this 15th day of November, 2005.

(SEAL)
EIFERT
7/13/06

[Signature]

Notary Public
My commission expires:



57442

NBF -80

WARRANTY DEED

ESMAIL HAIDARI, a married man as his sole and separate propert, whose address is 12008 Gazell place N.E., Albuquerque, New Mexico 87111, for consideration paid, grants to Senemar, LLC the following described real estate in Bernalillo County, New Mexico:

Tract 3, as Shown on Lot split plat prepared for Greer enterprises, Inc. (formerly Senlic Corporation) Section 16, T. 16N., R.9E., N.M.P.M., Santa Fe County, New Mexico recorded March 28, 1997, as Document No. 978,602 and recorded in plat Book 358, page 38, in the records of Santa Fe County, New Mexico.

Less and except that portion conveyed to Santa Fe County by document dated December 29, 2000, recorded in Misc. Book 1842, page 352, in the records of Santa Fe County, New Mexico.

With warranty covenants.

Subject to: all reservations, restrictions and easements of record, and taxes and assessments for the year 2014 and subsequent years, which grantee shall pay.

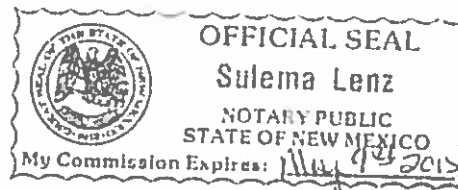
WITNESS my hand and seal this 14th day of May, 2014

Esmail Haidari

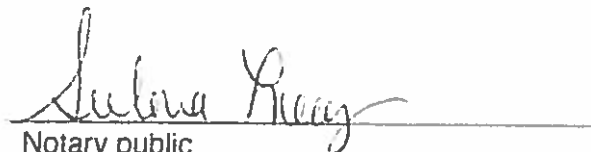


STATE OF NEW MEXICO

COUNTY OF BERNALILLO



This instrument was acknowledged before me by Esmail Haidari, grantor, on ' day of May, 2014



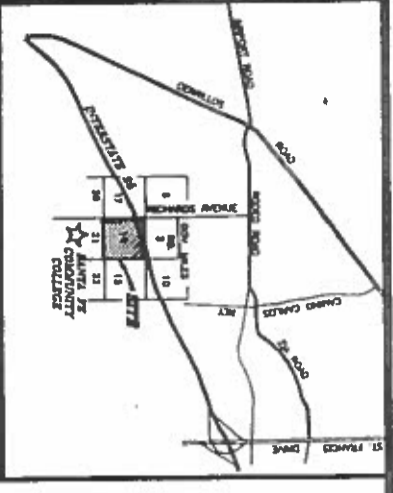
Notary public
My commission expires

Doc# 2014038384

05/14/2014 12:40 PM Page 1 of 1
LD R 310 GO M Toulouse Oliver, Bernalillo County



NBF-81



VICINITY MAP SCALE 1" = 2 MILES

LEGEND / PLAT REFERENCE

- INDICATES POINT FOUND, SURVEY AND WILLIAMSON ALUMINUM CAPPED REBAR, UNLESS NOTED.
- INDICATES BRASS CAP MONUMENT FOUND.
- INDICATES SURVEY AND WILLIAMSON ALUMINUM CAPPED REBAR SET.
- INDICATES CALCULATED POINT NOT SET.
- INDICATES HIGHWAY DEPT. RIGHT OF WAY 1-POST FOUND WITH MARKED STATION NUMBER.
- INDICATES DOUBLE UTILITY POLES AND MULTIPLE OVERHEAD UTILITY LINES.
- INDICATES TRACT LINE.
- INDICATES ROAD.
- INDICATES 100-YEAR FLOOD ZONE BOUNDARY AS SCALD (DOTTED) FROM FLOOD ZONE INSURANCE RATE MAP (DOTTED) FROM FLOOD ZONE INSURANCE RATE MAP COMMUNITY PANEL 350000 0229 B AND 350000 0228 B.
- INDICATES 500-YEAR FLOOD ZONE BOUNDARY AS SCALD (DOTTED) FROM FLOOD ZONE INSURANCE RATE MAP COMMUNITY PANEL 350000 0229 B AND 350000 0228 B.
- INDICATES OPEN SPACE BOUNDARY.

NOTES:
THERE ARE NUMEROUS DEPT. ROADS/TRACTS WITHIN THE PROPERTY THAT ARE NOT SHOWN.

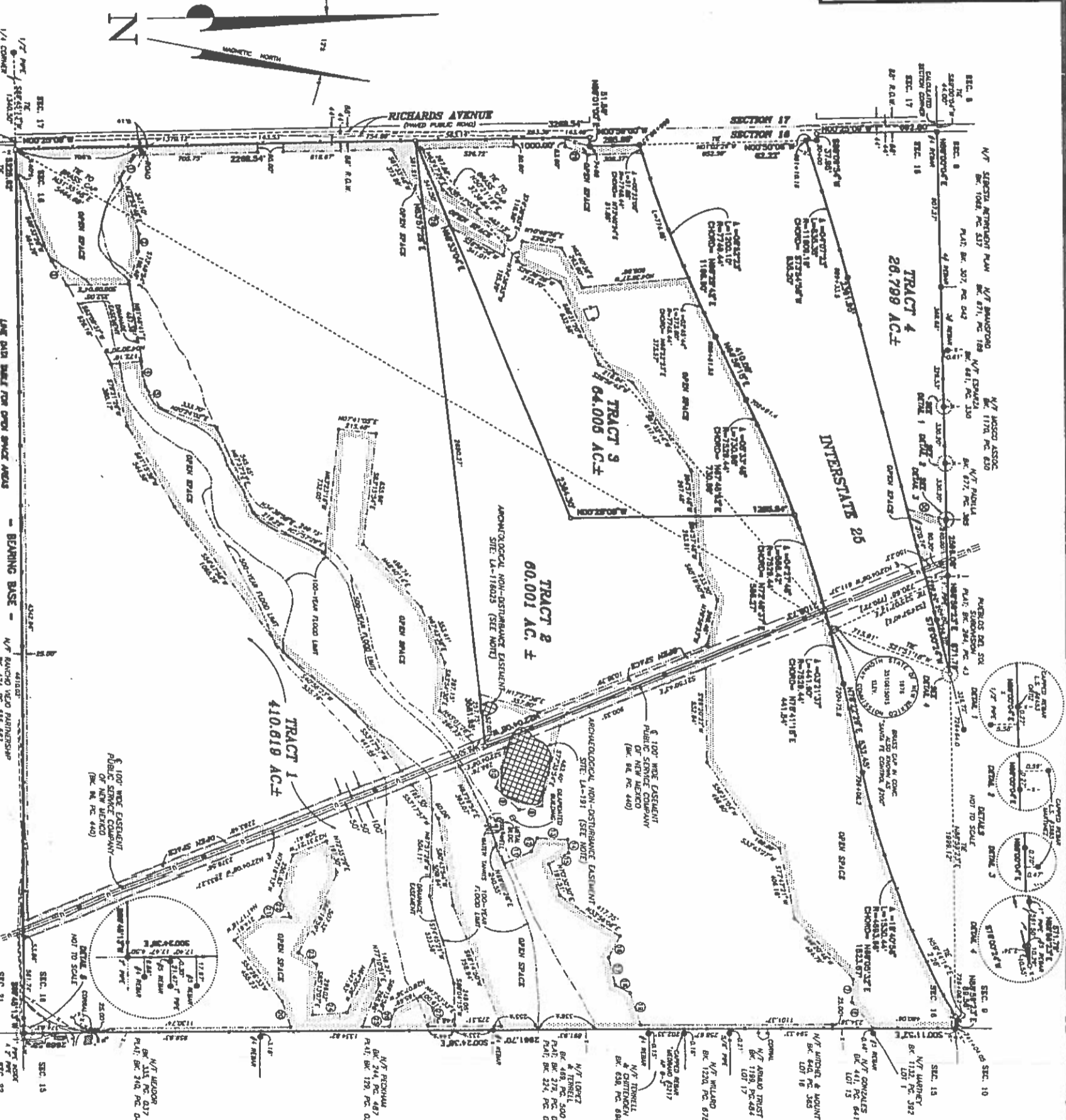
SCALE 1" = 300'

0' 150' 300' 450' 750' 900'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL, AND THAT THE DATA SHOWN HEREON ARE TRUE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STATE JUDICIAL BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. FIELD WORK COMPLETED ON 8/12/86.

Richard E. Brown
DATE 8/12/86
RICHARD E. BROWN, N.E.P.S. NO. 36317



BEARING AND DISTANCE DATA

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| 1 | S 89° 11' 12" E | 144.4' |
| 2 | S 89° 11' 12" E | 182.4' |
| 3 | S 89° 11' 12" E | 182.4' |
| 4 | S 89° 11' 12" E | 182.4' |
| 5 | S 89° 11' 12" E | 182.4' |
| 6 | S 89° 11' 12" E | 182.4' |
| 7 | S 89° 11' 12" E | 182.4' |
| 8 | S 89° 11' 12" E | 182.4' |
| 9 | S 89° 11' 12" E | 182.4' |
| 10 | S 89° 11' 12" E | 182.4' |
| 11 | S 89° 11' 12" E | 182.4' |
| 12 | S 89° 11' 12" E | 182.4' |
| 13 | S 89° 11' 12" E | 182.4' |
| 14 | S 89° 11' 12" E | 182.4' |
| 15 | S 89° 11' 12" E | 182.4' |
| 16 | S 89° 11' 12" E | 182.4' |
| 17 | S 89° 11' 12" E | 182.4' |
| 18 | S 89° 11' 12" E | 182.4' |
| 19 | S 89° 11' 12" E | 182.4' |
| 20 | S 89° 11' 12" E | 182.4' |
| 21 | S 89° 11' 12" E | 182.4' |
| 22 | S 89° 11' 12" E | 182.4' |
| 23 | S 89° 11' 12" E | 182.4' |
| 24 | S 89° 11' 12" E | 182.4' |
| 25 | S 89° 11' 12" E | 182.4' |
| 26 | S 89° 11' 12" E | 182.4' |
| 27 | S 89° 11' 12" E | 182.4' |
| 28 | S 89° 11' 12" E | 182.4' |
| 29 | S 89° 11' 12" E | 182.4' |
| 30 | S 89° 11' 12" E | 182.4' |

RECORD INFORMATION FOR COUNTY CLERK

| |
|-------------------------------------|
| SECTION 16, T-18-N, R-9-E, N.M.P.M. |
| GREER ENTERPRISES, INC. |
| SANTA FE COUNTY, NEW MEXICO |

RECORD INFORMATION FOR COUNTY CLERK

| |
|-------------------------------------|
| SECTION 16, T-18-N, R-9-E, N.M.P.M. |
| GREER ENTERPRISES, INC. |
| SANTA FE COUNTY, NEW MEXICO |

LOT SPILT PLAN PREPARED FOR

| |
|---|
| GREER ENTERPRISES INC. |
| SENIC CORPORATION |
| SECTION 16, T. 18 N., R. 9 E., N.M.P.M. |
| SANTA FE COUNTY, NEW MEXICO |
| DATE 8/12/86 |
| R.E.S. |
| 4198 |

978-602
Rachel C. Romano
OFFICIAL SEAL

DEDICATION / AFFIDAVIT
U360318
KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) HAS CAUSED TO BE PREPARED THE UNDERGROUND RECORD HEREON AND BEING SURE THAT THE PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND SHOWN HEREON, AND THAT THE NEW RECORD MAINTENANCE OF THE ACCESS EASEMENTS AS SHOWN HEREON IS HEREBY GRANTED FOR ALL EXISTING UTILITIES, AND

STATE OF NEW MEXICO
COUNTY OF SANTA FE
ON THIS 17th DAY OF MARCH, 1987, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAME(S) APPEARS ABOVE.
I, Paul A. Roodeniz, Notary Public, do hereby certify that the foregoing instrument is a true and correct copy of the original as presented to me.
NOTARY PUBLIC
DATE 12-21-86
COMMISSION EXPIRES

SANTA FE COUNTY APPROVAL
Date: 3-27-87
COUNTY LAND USE ADMINISTRATOR
Date: 3-26-87
COUNTY DEVELOPMENT PERMIT NO.

NOTES AND CONDITIONS
PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS FOUND ON THIS PROPERTY IS DESIGNATED AS BEING POTENTIALLY ERODIBLE. THE LIMITATIONS TO SETBACK YARDS, POTENTIAL NEW RECORD ENVIRONMENTAL DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.
MAINTENANCE OF PRIVATE ROADS AND EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER/USER.
THE LANDS SHOWN HEREON ARE WITHIN THE PLANNING AND PLATING JURISDICTION OF THE COUNTY AND CITY OF SANTA FE.
THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS.
NEW PRIVATE ROAD ACCESS FROM RICHARDS AVENUE IS SUBJECT TO A PERMIT OF APPROVAL FROM THE COUNTY ENGINEER AND CITY OF SANTA FE COUNTY.
WHERE THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FEE AND PERMIT REQUIREMENTS, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES IN THE TITLE OF APPLICATION FOR BUILDING PERMIT.
AN ARCHAEOLOGICAL NON-DISTURBANCE EXISTENCE HAS BEEN DETERMINED BY THE COUNTY ENGINEER AND CITY OF SANTA FE. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES IN THE TITLE OF APPLICATION FOR BUILDING PERMIT.
ALL CHANGING DISTURBING ACTIVITIES ARE PROHIBITED WITHIN THE BOUNDARIES OF THE ARCHAEOLOGICAL NON-DISTURBANCE EXISTENCE AS DEFINED IN THE REPORT REFERENCED ABOVE, EXCEPT IN COMPLIANCE WITH SEC. 13-1-3 OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE.
ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 350000 0229 B AND NO. 350000 0228 B, A PORTION OF THIS PROPERTY LIES WITHIN DESIGNATED FLOOD ZONE X, AREAS DETERMINED TO BE IN THE 100-YEAR FLOOD ZONE.
THESE LOTS ARE SUBJECT TO A 1% OPEN SPACE REQUIREMENT. NO DEVELOPMENT MAY OCCUR WITHIN THE DESIGNATED OPEN SPACE. THE LOCATION OF OPEN SPACE SHOWN ON THIS PLAT MAY BE MODIFIED THROUGH SUBSEQUENT SURVEYS, AND THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES IN THE TITLE OF APPLICATION FOR BUILDING PERMIT.
UPON APPROVAL OF THE PROPERTY DESCRIBED ON THIS PLAT, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES IN THE TITLE OF APPLICATION FOR BUILDING PERMIT.
THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FEE AND PERMIT REQUIREMENTS, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES IN THE TITLE OF APPLICATION FOR BUILDING PERMIT.

NBF-82

January 29, 2015

To Whom It May Concern,

I authorize Oralynn Guerrerortiz of Design Enginuity to represent me with regards to land development issues associated with my property known as Saleh, located in Santa Fe County.

Sincerely,

A handwritten signature in black ink, appearing to read "Esmail Haidari". The signature is written in a cursive style with a large, looping initial "E".

Esmail Haidari

NBF- 83

9.6 Drainage Structures

The subdivider shall comply with the requirements of Article VII, Section 3 of the Code.

9.7 Parks and Recreation

For subdivisions of twenty five (25) lots or more, open spaces shall be provided for parks and recreation on a ratio of ten (10) acres per 1,000 residents; provided however, that no such open spaces shall contain less than one (1) acre per subdivision. Said open spaces shall be of a nature and location suitable for park development.

9.8 Fencing

It shall be the duty of the purchaser, lessee or other person acquiring the subdivided land to fence out livestock, where appropriate, in conformity with Section 77-16-1 NMSA 1978.

9.9 Improvement Guarantees

In order for the County to be assured of the completion of required improvements, the subdivider shall comply with one (1) of the following:

- a. That all improvements have been installed in accordance with the requirement of these regulations; or
- b. A surety bond or other security acceptable to the Board has been filed with the Code Administrator in sufficient amount to assure completion of all required improvements. The surety bond shall be based on a county approved engineering cost estimates. The improvements shall be installed and ready for acceptance within eighteen months.

SECTION 10 - DISCLOSURE STATEMENT REQUIREMENTS

For all subdivisions, a disclosure statement shall be prepared in accordance with the standardized format provided in Appendix 5.C.1 and 2 of the Code. It is unlawful to sell, lease, or otherwise convey land in a subdivision until the required disclosure statement has been filed with the County Clerk, the Board, and the Attorney General's Office; and the prospective purchaser, lessee or other person acquiring an interest in the subdivided land has been given a copy of the disclosure statement. The disclosure statement shall be signed by the subdivider, notarized and recorded with the County Clerk. The final plat shall reference the recording information for the disclosure statement.

SECTION 11 - RESERVATION OF JURISDICTION

Upon approving a subdivision plat, the Board expressly reserves jurisdiction to subsequently determine whether plat approval should be suspended or revoked because of:

- A. Any material misstatement or error of fact in the disclosure statement or in any information upon which the Board relied;
- B. A subsequent failure to comply with a material provision of the disclosure statement or a subsequent failure to comply with County regulations; or
- C. The subdivider's failure to meet the schedule of compliance approved by the Board.



THE SANTA FE
NEW MEXICAN
Founded 1849

LEGAL # 9444

CDRC CASE # V/MP
14-5490 SALEH MAS-
TER PLAN

**NOTICE OF PUBLIC
HEARING**

Notice is hereby given that a public hearing will be held to consider a request by Senemar, LLC, for Master Plan approval in conformance with the Community College District Ordinance to allow a Phased Mixed Use Development on a 64 acre +/- site. The Applicant also requests a variance of Ordinance 2000-12, Section 6.E.3.c) to allow a no-outlet roadway to exceed 300 feet and a variance of Ordinance 2000-12, Section 7 Road Design Standards. The site will take access off of Richards Avenue. The property is located on the South side of I-25 and east of Richards Avenue, within Section 16, Township 16 North, Range 9 East (Commission

District 5).

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

Continued...



NBF-85

www.santafenewmexican.com

PUBLIC NOTICE

Notice is hereby given that on the 14th day of March 1980, the
Honorable Justice of the Peace, in and for the County of
Columbia, South Carolina, has rendered a judgment in
favor of the Plaintiff, The Community College of
Columbia, South Carolina, against the Defendant,
The State of South Carolina, in the sum of
\$100,000.00, plus costs and interest.

Noted/Attest: [Signature] J.C.
Judge of the Peace, Columbia County, South Carolina.
Filed: [Date] at [Time] in the
Courtroom of the Court of Peace and
Criminal Justice, Columbia County, South Carolina.
Witness my hand and seal of office on the 14th day
of March 1980, at Columbia, South Carolina.
[Signature] J.C.
Judge of the Peace, Columbia County, South Carolina.

NBF

PROPERTY
NO DUMPING
64 ACRES
250-6088
CAMERA SURVEILLANCE

PUBLIC NOTICE
NOTICE IS HEREBY GIVEN THAT THE CITY OF
MILWAUKEE HAS BEEN ADVISED THAT THE
PROPERTY OWNERS OF THE PROPERTY
LOCATED AT 12345 W. WISCONSIN ST.,
MILWAUKEE, WISCONSIN 53211, ARE
IN VIOLATION OF THE CITY OF
MILWAUKEE ORDINANCE NO. 10.01,
SECTION 10.01(1), WHICH PROHIBITS
THE DEPOSIT OF SOLID WASTE
ON THE PROPERTY.

NSF-86

CERTIFICATION OF POSTING

I herby certify that the public notice posting regarding Land Development
Case # VIMP 14-5490 was posted for 21 days on the property beginning
The 29th day of January, 2015. **

Ch O. L...
Signature

*Photo of posting must be provided with certification

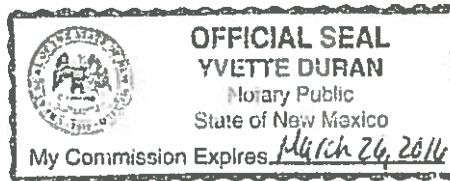
****PLEASE NOTE:** Public notice is to be posted on the most visible part of the property. Improper legal notice will result in re-posting for an additional 21 days. It is the Applicant's responsibility to ensure that the notice is on the property for the full 21 days.

STATE OF NEW MEXICO }
 }
COUNTY OF SANTA FE }

The foregoing instrument was acknowledged before me this 29th day of
January, 2015, By Charlie Gonzales.

Yvette Duran
Notary Public

My Commission Expires:
March 26, 2016



5229 6713 7013 0600 0001 8713 6704

U.S. Postal Service™
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SANTA FE NM 87508

| | |
|--|----------------|
| Postage | \$ 0.70 |
| Certified Fee | \$ 3.30 |
| Return Receipt Fee (Endorsement Required) | \$ 2.70 |
| Restricted Delivery Fee (Endorsement Required) | \$ 0.00 |
| Total Postage & Fees | \$ 6.70 |

0500
 USPS SANTA FE, NM 87501
 Postmark Here
 JAN 28
 01/28/2015

Sent To
 Jane Patchesky
 TTEE Jane Patchesky Revoc Trst
 5430 Richards Avenue
 Santa Fe, NM 87508

PS Form 3849, July 2011

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|--|----------------|
| Postage | \$ 0.70 |
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| Restricted Delivery Fee (Endorsement Required) | \$ 0.00 |
| Total Postage & Fees | \$ 6.70 |

0500
 USPS SANTA FE, NM 87501
 Postmark Here
 JAN 28
 01/28/2015

Sent To
 New Mexico Land Conservancy
 5430 Richards Avenue
 Santa Fe, NM 87508

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5229 6713 7013 0600 0001 8713 6728

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SANTA FE NM 87501

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| Certified Fee | \$ 3.30 |
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| Restricted Delivery Fee (Endorsement Required) | \$ 0.00 |
| Total Postage & Fees | \$ 6.70 |

0500
 USPS SANTA FE, NM 87501
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 01/28/2015

Sent To
 G E Richards Property LLC
 123 W San Francisco St Ste 200
 Santa Fe, NM 87501

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|--|----------------|
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| Restricted Delivery Fee (Endorsement Required) | \$ 0.00 |
| Total Postage & Fees | \$ 6.70 |

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 USPS SANTA FE, NM 87501
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 JAN 28
 01/28/2015

Sent To
 Oshara Village, LLC
 4 Willow Back Road
 Santa Fe, NM 87508

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5229 6713 7013 0600 0001 8713 6742

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SANTA FE NM 87505

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| Certified Fee | \$ 3.30 |
| Return Receipt Fee (Endorsement Required) | \$ 2.70 |
| Restricted Delivery Fee (Endorsement Required) | \$ 0.00 |
| Total Postage & Fees | \$ 6.70 |

0500
 USPS SANTA FE, NM 87501
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Sent To
 Rancho Viejo South
 Community Association
 55 Canada de Rancho
 Santa Fe, NM 87508

PS Form 3849, July 2011

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SANTA FE NM 87505

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|--|----------------|
| Postage | \$ 0.70 |
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| Restricted Delivery Fee (Endorsement Required) | \$ 0.00 |
| Total Postage & Fees | \$ 6.70 |

0500
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Sent To
 Westgate Properties, LLC
 508 W Cordova Rd
 Santa Fe, NM 87505

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NBF-89

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OFFICIAL USE
 SANTA FE NM 87507

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| Postage | \$ 0.70 |
| Certified Fee | \$3.30 |
| Return Receipt Fee (Endorsement Required) | \$2.70 |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 |
| Total Postage & Fees | \$ 6.70 |

0500
 USPS SANTA FE NM 87501
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Sent To
 Homewise, Inc.
 1301 Siler Road
 Santa Fe, NM 87507

PS Form 380

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 SANTA FE NM 87508

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| Postage | \$ 0.70 |
| Certified Fee | \$3.30 |
| Return Receipt Fee (Endorsement Required) | \$2.70 |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 |
| Total Postage & Fees | \$ 6.70 |

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 Rancho Viejo North
 Community Association
 55 Canada de Rancho
 Santa Fe, NM 87508

PS Form 380

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OFFICIAL USE
 SANTA FE NM 87502

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|--|----------------|
| Postage | \$ 0.70 |
| Certified Fee | \$3.30 |
| Return Receipt Fee (Endorsement Required) | \$2.70 |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 |
| Total Postage & Fees | \$ 6.70 |

0500
 USPS SANTA FE NM 87501
 Postmark Here
 JAN 28
 01/28/2015

Sent To
 La Pradera HOA
 P.O. Box 24306
 Santa Fe, NM 87502

PS Form 380

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OFFICIAL USE
 ALBUQUERQUE NM 87113

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|--|----------------|
| Postage | \$ 0.70 |
| Certified Fee | \$3.30 |
| Return Receipt Fee (Endorsement Required) | \$2.70 |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 |
| Total Postage & Fees | \$ 6.70 |

0500
 USPS SANTA FE NM 87501
 Postmark Here
 JAN 28
 01/28/2015

Sent To
 DW Eakin & HH Trickey
 8220 San Pedro Dr, NE #500
 Albuquerque, NM 87113

PS Form 380

NBF-90

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: Jose E. Larrañaga, Development Review Team Leader

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 # APP 13-5062 Robert and Bernadette Anaya Appeal

ISSUE:

Robert and Bernadette Anaya, Applicants, Joseph Karnes (Sommer, Karnes & Associates, LLP), Agent, are appealing the Land Use Administrators decision to reject a submittal for Master Plan, Preliminary and Final Development Plan as it was deemed untimely. The property is located at 2253 Ben Lane, within Sections 31, Township 17 North, Range 9 East, (Commission District 2).

SUMMARY:

This case is being tabled at the request of the Applicant.

NBCG-1