

DRAFT
subject to approval

MINUTES OF THE
SANTA FE COUNTY
DEVELOPMENT REVIEW COMMITTEE

Santa Fe, New Mexico

April 17, 2014

This meeting of the Santa Fe County Development Review Committee (CDRC) was called to order by Chair Dan Drobnis, on the above-cited date at 4:06 p.m. at the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

Roll call preceded the Pledge of Allegiance and indicated the presence of a quorum as follows:

Members Present:

Dan Drobnis, Chair
Susan Martin, Vice Chair
Bette Booth
Louie Gonzales
Frank Katz

Member(s) Excused:

Phil Anaya
Manuel Roybal

Staff Present:

Penny Ellis-Green, Land Use Administrator
Wayne Dalton, Building and Development Services Supervisor
Jose Larrañaga, Development Review Specialist
Rachel Brown, Deputy County Attorney
Vicki Lucero, Building and Development Services Manager
John Michael Salazar, Development Review Specialist
Buster Patty, Fire Marshal

IV. APPROVAL OF AGENDA

Upon motion by Member Katz and second by Member Martin the agenda was unanimously approved 5-0 as published.

V. APPROVAL OF MINUTES: March 20, 2014

Staff noted that page 57 appeared twice and that would be corrected at recordation.

Member Martin moved to approve the March minutes. Member Katz seconded and the motion passed by unanimous [5-0] voice vote.

VII. Public Hearings

- B. CDRC CASE # V 14-5070 Judith Moore Variance Judith Moore, Applicant, requests a variance of Article 4, § 4.2 of Ordinance No. 2008-10 (Flood Damage and Stormwater Management) to allow a Family Transfer Land Division of 3.44 acres into two (2) lots that do not meet the all-weather access requirements. The property is located at 22 Santa Cruz Dam Road in the vicinity of Chimayo, within Section 7, Township 20 North, Range 10 East, Commission District 1**

Mr. Dalton presented the staff report as follows:

“The Applicant requests a variance to allow a Family Transfer Land Division of 3.44 acres into two lots. Access to the subject property would be off County Road 92, Santa Cruz Dam Road, which is a dirt road located within a FEMA designated Special Flood Hazard Area, which may be frequently impassible during inclement weather and thereby is not all weather accessible. The existing driveway also lies within the FEMA designated special flood hazard and is the only access to the property. The driveway has been in existence for over 20 years. The floodplain runs along the entire frontage of the property, and there would be no place to relocate the driveway outside of the floodplain.

“There are currently two manufactured homes on the property. The main residence on the property is recognized as a legal non-conforming residence. There is a permit associated with the Applicants daughters’ current modular home on the property for a foundation permit only.

“The Applicant states she requests the variance so she can provide her daughters family with an affordable place to reside. She further states, the only way her daughter can place a new manufactured home on the property is if the property is in her daughter’s name to obtain a Mortgage.”

Mr. Dalton reviewed the Flood Damage and Stormwater Management Ordinance which states, “At no time shall a permit be issued for a new dwelling unit, site, lot, parcel or tract of land intended for placement of a habitable structure where the site is absent all weather access.”

Staff has reviewed the application for compliance with pertinent Code requirements and finds the project is not in compliance with County criteria for this type of request. Therefore, staff recommends denial. If the decision of the CDRC is to recommend approval of the Applicants request, staff recommends imposition of the following conditions.

1. Water use shall be restricted to 1.00 acre-foot per year per lot. A water meter shall be installed for each lot. Annual water meter readings shall be submitted to the Land Use Administrator by January 1st of each year. Water restrictions shall be recorded in the County Clerk's Office.
2. The Applicant must obtain a development permit from the Building and Development Services Department for the additional dwelling unit.
3. A plat of survey meeting County Code requirements shall be submitted to the Building and Development Services Department for review and approval for the Family Transfer.
4. The Applicant shall comply with all Fire Prevention Division requirements at time of Development Permit Application
5. The Applicant shall provide an updated liquid waste permit from the New Mexico Environment Department with the Development Permit Application .
6. A restriction must be placed on the Plat regarding the lack of all-weather access to the subject lot. This restriction shall include language as follows: the access to this property does not meet minimum standards set forth by County Ordinances and Code. Site access including access by emergency vehicles, may not be possible at all times.

Mr. Dalton confirmed that the permit for the second modular home was for a foundation only and the modular home is not permitted. He said the applicant will be replacing the existing second home with a new one. The foundation permit may no longer be valid.

Mr. Dalton confirmed that it is County Road 92 and the existing driveway is within a flood plain. CR 92 is the main road to the dam and is maintained by the County.

Duly sworn, the applicant, Judith Moore, said she has been on the land since 1990 at which time there was one residence. In 1996 they placed a singlewide on the property for her daughter. There are three residence and all cross the flood plain to access their homes. There has never been an access problem in the 24 years she has lived there. The County keeps the road well maintained because the community water access is up the canyon. One driveway accesses both homes and she repeated that they have never had a flood issue.

Ms. Moore said they do not have to cross the river to access their property. She said her daughter and husband have three children and their current home is too small. They are trying to secure an FHA loan that requires a survey. One well serves the two homes.

Member Katz said he found it troublesome that the second home was installed without a permit. Ms. Moore said she understood there was a permit because it was

necessary for a mobile home company to place it and it was purchased through a valid company.

There were no other speakers on this case.

Deputy County Attorney Brown noted that the request before the Committee is a variance from the floodplain ordinance.

Fire Marshal Buster Patty said the existing homes and roadways are legal non-conforming. The low water crossing which is a County road does not meet the current code and the application is changing the lot use by adding the new home. Whether it has flowed in the last 25 years or not, the property is within a floodplain.

Ms. Moore confirmed there were four homes that are accessed by crossing the floodplain.

Member Katz asked whether there were any insurance issues and Ms. Moore said there were not and they were fully insured.

Member Katz moved to grant the variance to allow the family transfer land division into two lots that do not meet the all weather access requirements with staff-imposed conditions. Member Martin seconded and the motion passed by unanimous [5-0] voice vote.

C. CDRC CASE # S 10-5362 Saint Francis South Preliminary Plat and Development Plan: Vegas Verdes, LLC. Applicant, JenkinsGavin Design and Development Inc., (Jennifer Jenkins), Agent, request Preliminary Plat and Development Plan approval for Phase 1, of the St. Francis South mixed-use subdivision which consists of 5 lots on 68.94 acres. The property is located on the northwest corner of Rabbit Road and St. Francis Drive, within Section 11, Township 16 North, Range 9 East, Commission District 4

Mr. Archuleta presented the staff report as follows:

“On September 16, 2010, the County Development Review Committee recommended approval of a request for Master Plan Zoning for a mixed-use subdivision, commercial, residential and community service, consisting of 22 lots on 68.94 acres, more or less, with approximately 760,000 square feet. of structures at full build out.

On December 14, 2010, the Board of County Commissioners approved the Master Plan Zoning for the mixed-use subdivision consisting of 22 lots on 68.94 acres more or less to be developed in four phases.

“On January 14, 2014, the BCC approved a request for Master Plat Authorization to proceed with the creation of up to 22 mixed-use lots on 69 acres more or less.

This allows for the Land Use Administrator to have the authority to administratively approve a specific lot layout for the subdivision once the CDRC and BCC have approved the Preliminary and Final Plat.

The Applicant's original request included a Master Plan Amendment to establish the maximum allowable residential density of 650 dwelling units and 760,000 square feet of non-residential development on 68.94 acres and a variance request. In order to obtain the density requested, a variance of Article III, Section 10 of Land Development Code would be required.

"The Applicant has modified their original request and is now requesting only Preliminary Plat and Development Plan approval for Phase 1, of the St. Francis South mixed-use subdivision which consists of 5 lots on 68.94 acres – four lots which will be created and developed and the remainder tract which will be subdivided and developed in a future phase or phases. Phase 1 as shown on the Master Plan has been relocated from the east side of the property to the west side of the property."

Mr. Archuleta said Growth Management staff has reviewed this Application for compliance with pertinent Code requirements and finds the project is in compliance with County criteria for the proposed Preliminary Plat and Development Plan under the current Land Development Code. The Application for Preliminary Plat and Development Plan approval is in conformance with the previously approved Master Plan and Master Plat Authorization and Article V, Section 5.3 of the Land Development Code. Therefore, staff recommends approval of the request for Preliminary Plat and Development Plan for Phase 1 to create five mixed-use lots on 68.94 acres in accordance with the previously approved Master Plan subject to the following conditions:

1. The Applicant shall comply with all review agency comments and conditions, Article V, Section 7.1.3.c.
2. The Applicant must apply for an access permit from NMDOT prior to construction.
3. Maximum density shall not exceed 1 dwelling unit per 2.5 acres, Article III, Section 10.1.1.
4. Compliance with conditions of the Original Master Plan.
5. A Residential component shall be required at Phase 2 of the development.
6. Complete design of Community Sewer System will be required at the time of Final Plat approval for Phase 1.
7. A discharge permit from NMED will be required when discharge exceeds 2,000 gallons per day.
8. A revised and updated TIA reflecting current road conditions shall be submitted with the Preliminary Plat/Development Plat for Phase 2 and shall include timing of improvements and complete road design for full build-out of the development.
9. The road design for the right turn deceleration lane on Rabbit Road must be submitted with the Final Plat/Development Plan for Phase 1.

Mr. Archuleta noted that County Public Works has provided a new TIA [*Exhibit 1*].

Duly sworn, Jennifer Jenkins agent for Vegas Verdes, LLC, applicant, said they were requesting preliminary plat approval for Phase 1 of the St. Francis South project. She said working with staff the request has been modified to create four lots in the southwestern portion of the project. Using a slide show Ms. Jenkins located the 69 acres by I-25 and St. Francis which will be a mixed use project and is “seen as a significant economic development drivers” for Santa Fe County. The Sustainable Growth Management Plan (SGMP) identifies the area as regional commercial. The site has gentle topography and is accessed directly from Rabbit Road. The project has a letter of intent for a 50,000 square foot skilled nursing facility/rehabilitation center. As part of the first phase, the westernmost access point will be built and she described the turning movements there. A 100-foot landscape buffer along Rabbit Road and the pedestrian trail were located on the map and identified as part of the 25 percent open space that is being preserved. The permitted use list from the master plan consisting of residential, institutional and offices.

Ms. Jenkins described the connection to County water and an onsite wastewater treatment with a gray water reuse component for irrigation. They were in agreement with staff conditions.

Member Martin asked about the trail connection and Ms. Jenkins said the trail is within the open space buffer and an effort has been made to keep it away from the roadway.

Member Booth asked whether the traffic study identified how much traffic the rehabilitation center would bring in. Ms. Jenkins said the rehabilitation center is slated to have 120 beds. A traffic impact analysis was conducted as part of the master planning process based on educated assumptions. As a condition of the master plan approval the applicant is required to update the TIA as the project develops by phases. Rabbit Road is a DOT right-of-way and the applicant has worked closely with the DOT and it has been determined a right-turn decal lane is needed when heading west of Rabbit Road. The improvements are phased in accordance with need with users coming in and generating traffic.

Duly sworn, Ken Vellon, Rancho Viejo, asked how many vehicles were anticipated to enter and leave the entire plan at build out.

Mike Gomez, project traffic engineer, said according to ITE national data, the first phase will generate 48 cars during the peak hours. At full build out assuming that the densities and uses match the master plan it is estimated there would be 500 vehicles during the peak hours. A traffic signal or roundabout will be required at the main entrance at that point. The roadway will be widened and improved, stated Mr. Gomez.

Mr. Gomez said DOT is requiring a reanalysis at each phase of the development.

Glen Smerage, 127 East Chili Line Road, under oath, stated that it was less than a month ago the proponents were asking for 650 high-density residential units plus other things. In the interim, this phase has been scaled back to a single commercial development. He said this strikes him as a typical developer scheme to piecemeal things. The entire project area is 65+ acres of raw land and it should be treated as a whole. He said a comprehensive view is needed to make sure it is harmonious and these different uses relate functionally and architecturally.

There were no other speakers on this case.

Member Katz said he shared the sentiments of the last speaker and was concerned that the project lacked cohesiveness.

Ms. Lucero said the project received master plan approval in 2010 and that overall conceptual plan is within the CDRC member packets. The mixed-use master plan was approved for multi-family, commercial and light industrial. Today's request is to create four parcels in Phase 1. When the site is ready for construction, the applicant will have to return to the CDRC with a development plan.

Member Katz observed that the overall plan allows for virtually anything less a nuclear plant. Ms. Lucero concurred it was an extensive use list that has been approved by the BCC.

Member Gonzales said the request appears to be an economical step necessary for the developer to get the project rolling.

Member Gonzales moved to approve the request and the motion failed for lack of a second.

Member Martin asked if the CDRC could pass a case onto the BCC without recommendation. Ms. Brown responded that is the CDRC's role to make a recommendation to the BCC and encouraged them to craft a recommendation.

Member Katz said he was uncomfortable with the lack of information regarding this phase of the development. He appreciated the fact that sub-developers would be coming forward but the application lacked information and his concern was inconsistent development.

Member Katz moved to deny the application Member Martin seconded and the motion passed by majority [3-2] voice vote with Members Katz, Martin and Booth voting for and Members Drobnis and Gonzales against. .

D. CDRC CASE # Z 13-5380 Elevation. Vedura Residential Operating, LLC, Applicant, JenkinsGavin, Agents, request Master Plan approval in conformance with the Community College District Ordinance to allow a

multi-family residential community consisting of 214 residential units on 22 ± acres. The site is located on the north side of College Drive and east of Burnt Water Road within the Community College District, within Section 21, Township 16 North, Range 9 East, Commission District 5

Mr. Larrañaga presented the staff report as follows:

“This case was on the March 20, 2014, CDRC Agenda as a Master Plan Amendment to the College North Master Plan. This case was tabled from the Agenda at the request of the Applicant. During the review process staff determined that the College North Master Plan had expired. The College North Master Plan, which allowed for 73 single family lots on 90.75 acres, was approved by the Extraterritorial Zoning Authority in 1997 and Phase I of the Master Plan was developed in 1999 as a 20 lot subdivision known as the College Heights Subdivision on 33.84 ± acres.

“Article V, Section 5.2.7 Expiration of Master Plan states: “approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board; Master Plan approvals may be renewed and extended for additional two year periods by the Board at the request of the developer; 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”.

“The Applicant is requesting Master Plan approval in conformance with the Community College District Ordinance. The CCDO was adopted on December 11, 2000. The CCDO Land Use Zoning Map designates this site as a Village Zone within a New Community Center which allows for multifamily residential use. The Master Plan would allow a 214 unit multifamily residential apartment community on a 22 ± acre site, which is defined as an eligible use in the CCDO Land Use Table. Density allowed in this area is a minimum of 3.5 dwelling units per acre. The Applicant is proposing approximately 9.7 dwelling units per acre and is in conformance with the CCDO.

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

“Article V, Section 5.2.1.b states: “a Master Plan is comprehensive in establishing the scope of a project, yet is less detailed than a Development Plan. It provides a means for the County Development Review Committee and the Board to review projects and the sub-divider to obtain concept approval for proposed development

without the necessity of expending large sums of money for the submittals required for a Preliminary and Final Plat approval”.

Mr. Larrañaga said the application was submitted on December 6, 2013 and revised on March 26, 2014. Building and Development Services staff have reviewed this project for compliance with pertinent Code requirements and have found that the facts presented support this request: the Application is comprehensive in establishing the scope of the project; the Master Plan conforms to the eligible use and density allowed under a New Community Center; the Application satisfies the submittal requirements set forth in the Land Development Code.

Staff recommends conditional approval for a Master Plan in conformance with the Community College District Ordinance to allow a multi-family residential community consisting of 214 residential units on 22 ± acres subject to the following staff conditions:

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

An email in opposition to the development was distributed by staff [*Exhibit 2*].

Jennifer Jenkins, previously sworn, introduced Colleen Gavin with JenkinsGavin Design and Development and Oralynn Guerrerortiz the project civil engineer who were duly sworn.

Ms. Jenkins used a slide presentation that located the 22-acre site, identified that the site within a village zone within the Community College District, noted that residential multi-family is a permissible use in all of the village zones, highlighted the preferred alignment for the proposed new north south minor arterial intended to relieve traffic and congestion on Richards Avenue and serve the Community College District, delineated that in accordance with the Community College District requirements the proposal has 50 percent open space, significant landscaping, pedestrian walkways, collects stormwater for landscape irrigation, has residential amenities, and a proposed donation of property for right-of-way, and illustrated the schematics for utility hookups, etc.

Ms. Jenkins mentioned the amendments to the plan have occurred in working with Santa Fe County staff. She said they have been working closely with staff regarding timing of the southeast connector’s 2016 construction schedule. This multi-family project will be constructed in phases and the southeast connector and this project will be running in parallel time paths.

Ms. Jenkins said Vedula Residential builds, manages and operates luxury apartment communities throughout the southwest and she showed a series of slides of completed projects with pools, fitness facilities, interiors, etc. This is not student housing

for Santa Fe Community College nor is the college involved in the project. This is a market sector, market rate apartment community that is at the high-end spectrum of apartment living. The apartments will rent from \$900 to \$1,400 monthly and emphasized these are professionally run properties with clear occupancy rules.

Ms. Jenkins said this area is designated as the primary growth area in Santa Fe County and it is an economic development issue. Stating she serves as the chair of the Regional Development Corporation Board whose sole mission is economic development in northern New Mexico, she stressed that a diverse range of housing options is critical to attracting employers to Santa Fe County. Santa Fe Community College is one of the largest employers in the state and La Entrada Commerce Park is a designated employment center in the Community College District. This project will provide a necessary housing option and she emphasized that is exactly why the Community College District Ordinance permits and encourages multi-housing. Speaking from her own expertise, Ms. Jenkins said this type of project is necessary for the success of Santa Fe County.

Ms. Jenkins referred to a letter in the CDRC packets from attorney Chris Graeser on behalf of the College Heights neighbors and addressed the issues he brought up. She offered to expedite the plat and deed the property prior to going before the BCC. This is not a rezoning, the property is already zoned. Citing the CCDO, "...all properties are zoned for the uses allowed in the Land Use Table." In response to another point Mr. Graeser brought up about the restrictive covenants for Rancho Viejo, Ms. Jenkins said the subject property has been de-annexed and provided a Declaration of De-annexation [*Exhibit 2*], dated March 20, 2014.

With a site map, Ms. Jenkins identified her neighborhood, the two existing apartment communities, the transitioning development and assured the Committee that property values have not been negatively impacted nor the quality of life by the apartments. A community like Elevation can be in harmony with its surroundings.

Chair Drobnis apologized to the public but said the CDRC will lack a quorum at 6 p.m. Member Martin has an engagement and will leave at 6 p.m. and Member Katz is recusing himself from this case because he is related to an attorney involved.

Ms. Brown encouraged the CDRC to continue the meeting until that time and carry the issue over to the next meeting.

Member Booth said she would have liked to have had the Declaration of De-annexation earlier than this evening. She said the date of the document concerned her. Ms. Jenkins said it is atypical in a project of this size, Rancho Viejo, for undeveloped tracts to be annexed into an association. When it was brought to the attention of the developer, the de-annexation occurred. She said they recognized they were part of Rancho Viejo in terms of the full master plan.

For the record, Member Katz said it was appropriate that he recuse himself from this case. He has a close relative who represents a party in the matter.

A gentleman from the audience stood and announced they were not asking Member Katz to recuse himself. The Chair responded that that was Member Katz' decision.

There were approximately 25 individuals wishing to speak and Chair Drobnis advised the public that the speakers would be limited to two-minutes.

Duly sworn, Al Padilla, 8 Dean's Court, a native of Santa Fe said he was in total opposition to this development. He acknowledged the eloquence of Ms. Jenkins' presentation but said it was not based in reality. The project will impact the community. He said the apartments Ms. Jenkins referred to in her neighborhood had been there long before she arrived.

Previously sworn, Glen Smerage of Rancho Viejo said his eight compelling arguments for denying this proposal were contained in the CDRC packet. The degradation of neighborhoods that occurs with off campus student housing was of great concern. Many good projects are conceived and built and subsequently degraded and even destroyed by the creators. Rancho Viejo is a 13-year-old community built out on virgin ranch land. He urged the CDRC to read his letter. The County has a poor track record in the placement of commercial activities within a residential area.

Mr. Smerage requested that the CDRC deny this proposal and send a recommendation to the BCC that they amend the CCDO and the Sustainable Land Use Code to better protect the community.

Duly sworn, Jerry Wells, Dean's Court, said he worked with the Community College and Santa Fe County to develop a roundabout on Richards Avenue. College Drive has issues and one is that the Richards and College Drive roundabout is rated as a failure. Santa Fe Community College north exit is a traffic hazard. He spoke of the traffic issues and the problems in the event of a wild fire.

Duly sworn, Randy Kretchmer of Dean's Court said he has attended every meeting made available for the community to provide input on this project. He said there were hundreds in attendance. He likened this project to a professional ball game where after the first quarter the referees announce a rule change. He said the project was ramrodded down the throats of the area residents and there have been no sincere recognition of the residents' concerns.

Mr. Kretchmer said this evening was the first they heard of the de-annexation. He read a letter from the Rancho Viejo North Community Association Board of Directors [*Exhibit 3*] expressing their opposition and reasons for opposition to the development and requests the denial of the master plan amendment.

Duly sworn, Chris Schatzman said the commute on Richards Road continues to get worse. Rabbit Road continues to worsen and is exceedingly dangerous. He said Rabbit Road should be addressed before bringing more traffic to Richards Road. The recent de-annexation was "suspicious" and the neighbors have not been given the opportunity to review it. Mr. Schatzman said he was a professional commercial real

estate lender and financed many apartment complexes. During those years he saw many failed apartment projects that as markets changed the actual use and rent schedules changed. This project fails to take that factor into account.

Previously sworn, Ken Vellon asked whether the developer would be paying for the repaving of College Drive and pay for the road improvements to reach the southwest connector; who pays for that?

Ms. Jenkins said the portion of College Drive up to the west side of the southeast connector is the County's project. Everything on the east side connector along the frontage of the apartment community is the burden of the developer. If access is needed to the apartment community prior to the County getting to that point, then the developer will construct that portion on the west side of the southwest connector.

Duly sworn, Susan McGrew, Dean's Court, said the agent's claim that this parcel was de-annexed does not fit with the fact the area residents bought their homes based on the diagram showing 53 individual homes there. She read Vedula's mission statement, "...our company's strategy is simple: never pay more than replacement cost. We buy below replacement cost when markets dip. We build as markets improve and we sell at the peaks." The residents have no way of knowing who the ultimate owner will be and whether the maintenance and upkeep will occur.

Ms. McGrew suggested Vedula and Mr. Thompson find an appropriate area in Rancho Viejo to build the apartment complex.

Duly sworn, native Santa Fean, David Vigil, Dean's Court, said he recently purchased his property in Rancho Viejo and the covenants state the subject area is designated for single-family homes governed by their same rules. This proposal completely diverges from what the covenants state and what residents were sold. He said he was a proud to be a resident of Santa Fe County and as an internal customer of Rancho Viejo he expects more and is opposed to the proposal.

Duly sworn, Pat Perrin, Dean's Court said most of Rancho Viejo opposes this complex and provided staff with signatures attesting to that opposition. She said approving this application is piecemeal zoning and may be grounds for a lawsuit. Without the southeast connector a ground fire would make this complex a deathtrap. Ms. Perrin said this project is inappropriately sited in the middle of a covenanted controlled community.

If approved, the Rancho Viejo North Community Homeowners Association loses more than \$50,000 annually on maintenance fees. And the Association will still have to maintain roads used by the apartment complex. She understood this project had two phases; where is the second phase?

Chair Drobnis apologized that the time was up. He said this item will be first on next month's agenda.

E. PETITIONS FROM THE FLOOR

None were presented

F. COMMUNICATIONS FROM THE COMMITTEE

None were offered.

G. COMMUNICATIONS FROM THE ATTORNEY

None were presented.

H. COMMUNICATIONS FROM STAFF

Staff advised the CDRC that Elevation would be the first item on the agenda.

I. NEXT CDRC REGULAR MEETING: May 15, 2014

J. ADJOURNMENT

Having completed the agenda and with no further business to come before this Committee, Chair Drobnis declared this meeting adjourned at approximately 6:05 p.m.

Approved by:

Dan Drobnis, Chair
CDRC

ATTEST TO:

COUNTY CLERK

Before me, this ____ day of _____, 2014.

My Commission Expires:

Notary Public

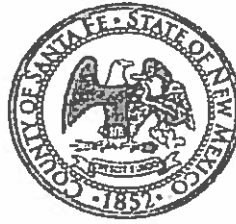
Submitted by:

Karen Farrell, Wordswork

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3

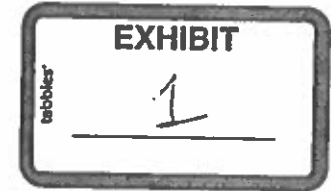


Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Katherine Miller
County Manager

**PUBLIC WORKS DIVISION
MEMORANDUM**



Date: April 9, 2014

To: Vicente Archuleta, Development Review Team Leader

From: Paul Kavanaugh, Engineering Associate Public Works *PK*

Re: Case # 10-5362 Saint Francis South, Phase I Preliminary Plat and Preliminary Development Plan Approval.

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 project is located south of Interstate 25, west of the Saint Francis Drive and north of Rabbit Road, within Section 11, Township 16 North, Range 9 East. The applicant is requesting a Preliminary Development Plan approval and Preliminary Plat approval for Phase I consisting of five (5) parcels ranging in size from 1.0 to 14.73 acres.

Access:

The applicant is proposing an access point from Rabbit Road to the 25.63 acre Phase I. Rabbit Road course is east and west. The road is approximately 24 feet wide with two 12-foot driving lanes and 5-foot shoulders and bar ditches on both sides. The posted speed limit is 40 miles per hour. This portion of road is under the jurisdiction of New Mexico Department of Transportation.

The applicant proposes that the access driveway will be constructed for Phase I of the development. This Phase I development access is comprised of two twelve (12') foot drive lanes with curb and gutter and five (5') foot sidewalks and will be a full access driveway for the project.

A Traffic Impact Analysis prepared by Santa Fe Engineering Consultants, LLC, dated July 2010 and revised September 2010 and revised again on December 2013 was for review. The purpose of the study was to assess the traffic impacts the proposed project may have on road system within the area and identify any necessary required road improvements.

The proposed Average Daily Traffic for full build out of the project is estimated at well above 5,000 vehicles per day. As per the Land Development Code all roads (Internal and offsite) shall meet the standard of a major arterial road.

Saint Francis South

102 Grant Avenue

P.O. Box 276

Santa Fe, New Mexico 87504-1985

www.santafecounty.org

Conclusion:

Public Works has reviewed the REVISED Traffic Impact Analysis, dated December 2013, and feels that they can support the above mentioned project for a Preliminary Development Plan, Preliminary Plat Approval for Phase I with the following conditions;

- The applicant shall construct the internal driveway for Phase I using a major arterial standard as follows;

Two 12 foot driving lanes, two (6') foot shoulders, one hundred (100') feet for Right-of-Way to provide for turning lanes, standard two (2') foot curb and gutter five, five (5') feet of sidewalk meeting ADA standards, five (5") inches minimum depth of asphalt paving with a minimum of six (6") inches of base course.

- Prior to a Final Approval and to ensure an accurate traffic study, a new traffic study shall be submitted. The Traffic Study shall address the three remaining lots for Phase I and shall have a use designated to them. The current traffic study only addresses one use for one lot and is not indicative of how the development of this current phase will impact onsite and offsite conditions.
- The applicant shall show on plans how driveways will tie into the proposed loop road for Lots 1, 2, 20 & 22, the cross sections show cuts in excess of ten (10') feet.
- Applicant shall submit plans equivalent for approvals being sought.
- Applicant shall comply with all NMDOT regulatory requirements for driveway access to Rabbit Road.
- Applicant shall provide a Turn-Around with a driving surface of a minimum of 120' diameter, at all dead ends servicing internal lots and temporary access for Phase I.
- The applicant shall ensure the slopes at the proposed accesses provide sufficient visibility within the Sight Triangles.

Jose Larranaga



From: Susie Knight <confettisuz@hotmail.com>
Sent: Thursday, April 17, 2014 2:59 PM
To: Jose Larranaga
Subject: 17th meeting

Dear Mr. Larra,

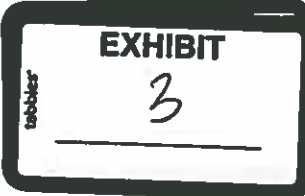
I am writing for the two adults in this household who live in Rancho Viejo, Village 1.

We are both completely against allowing apartment complexes to be built in the College Heights area of Rancho Viejo.

There is already too much traffic on Richards Avenue.
The infrastructure doesn't exist to accomodate such an additional population.
Apartment buildings reduce the real estate value of private homes in the immediate area.

Thanks for listening.

Respectfully,
Susan Knight and Karl Johnsen
7 Grayhawk Place
Santa Fe, NM 87508
505-438-0404



DECLARATION OF DE-ANNEXATION

This Declaration of De-Annexation (this "Declaration") is made by Univest-Rancho Viejo, LLC, a New Mexico limited liability company (the "Declarant").

BACKGROUND RECITALS

A. Declarant is the Successor in interest to Rancho Viejo de Santa Fe, Inc., a New Mexico corporation, as described in the Assignment and Assumption of Declarant's Rights recorded December 22, 2012 as Instrument No. 1621127, records of Santa Fe County, where Rancho Viejo de Santa Fe, Inc., is the Assignor and Univest-Rancho Viejo, LLC, is the Assignee.

B. Declarant reserved the right to De-Annex certain portions of the property subject to the First Amended and Restated Declaration Covenants, Conditions and Restrictions and for the Village at Rancho Viejo recorded November 2, 1998 in Book 1560, pages 354-391, records of Santa Fe County, New Mexico (the "First Amended and Restated Declaration").

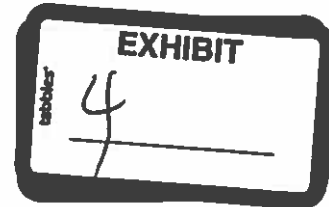
C. This reservation is created by Article 6, Section 6.5 of the First Amended and Restated Declaration and reads as follows:

6.5 De-Annexation. Notwithstanding any other provisions of this Declaration, Declarant shall have the right from time to time, at its sole option and without the consent of any other Person, (except as provided in this Section 6.5), to delete from the Property and remove from the effect of this Declaration one or more portions of the Property, provided, however, that: (a) a portion of the Property may not be so deleted and removed unless at the time of such deletion and removal such portion is owned by Declarant or Declarant executes and Records an instrument approving such deletion and removal. Declarant may exercise its rights under this Section 6.5 by executing and Recording an instrument which identifies the portion of the Property to be so deleted and removed and which is executed by each owner of such portion (if other than Declarant), and the deletion and removal of such portion of the Property shall be effective upon the later of: (i) the date such instrument is Recorded; or (ii) the effective date specified in such instrument, if any, whereupon the portion of the Property so deleted and removed shall thereafter for all purposes be deemed not a part of the Property and not subject to this Declaration, and the owner(s) thereof (or of interests therein) shall not be Owners or Members or have any other rights or obligations hereunder except as members of the general public. No such deletion and removal of a portion of the Property shall act to release such portion from the lien for Assessments or other charges hereunder which have accrued prior to the effective date of such deletion and removal, but all such Assessments or other charges shall be appropriately prorated to the effective date of such deletion and removal, and no Assessments or other charges shall thereafter accrue hereunder with respect to the portion of the Property so deleted and removed. Each portion of the Property deleted and removed pursuant to this Section 6.5 shall thereafter be deemed to be a part of the Annexable Property unless otherwise expressly provided to the contrary in the instrument Recorded by Declarant to effect such deletion and removal.

SEC CLERK RECORDED 03/28/2014

EXHIBIT A
Plat Book 422, page 5

SEC CLERK RECORDED 03/20/2014



Rancho Viejo North Community Association, Inc.

55 Canada del Rancho, Suite B, Santa Fe, NM 87508 (505) 473-3516

www.ranchoviejonorth.com

April 16, 2014

Santa Fe County Board of County Commissioners
c/o Jose Larranaga, Commercial Development Case Manager

via: email to joselarra@santafecountynm.gov

RE: Elevation at Rancho Viejo, #MPA 13-5380

Dear Mr. Larranaga,

The Rancho Viejo North Community Association Board of Directors submits this letter on behalf of the homeowners of Rancho Viejo North, particularly those in College Heights. The Board strongly opposes the requested master plan amendment to allow the construction of 214 apartment units. The proposed apartments are inconsistent with the existing residential neighborhood at College Heights. At the time the residents of College Heights bought their homes, there were representations made that future development phases would continue the single family residential character. Residents are now concerned that an apartment complex will negatively impact current home values in this area.

The Rancho Viejo North Community Association Board requests that this master plan amendment be denied.

Sincerely,

On behalf of the Rancho Viejo North Community Association Board of Directors

Bruno Keller, President
Rancho Viejo North Community Association
bkeller@ranchoviejonorth.com

Jose Larranaga

From: Penny Ellis-Green
Sent: Monday, April 14, 2014 1:48 PM
To: Jose Larranaga
Subject: FW: Regarding the proposed Apartment Complex and the changing of the Master Plan in Rancho Viejo

From: Paul H Lujan [mailto:pbstrong_1999@yahoo.com]
Sent: Monday, April 14, 2014 1:44 PM
To: Penny Ellis-Green
Subject: Regarding the proposed Apartment Complex and the changing of the Master Plan in Rancho Viejo

Penny Ellis-Green, Growth Management Administrator,

I am writing this e-mail to express my concern over the proposed Apartment Complex and the changing of the Master Plan in Rancho Viejo. My address is 2A Dean's Court, and just based on the proximity to the proposed apartment complex, I will be the one most impacted by it.

I purchased a home in Rancho Viejo back in 2001 for several reasons, but the most important was the feeling of being in a rural environment even with the city being so close by. The nights are quiet and all you can hear are the birds chirping and the coyotes howling. I also purchased my home, with the understanding that Rancho Viejo would always be a community of single family dwellings in order to maintain the beauty and peacefulness of our community. It is not fair to the 1000+ residents of our community that this would now change. The impact on traffic alone, which is already atrocious, is unfathomable! The sewage lines that go from the homes on College Heights to the Santa Maria de La Paz Church and Santo Nino School already back up several times a year. I know this, because I used to work at Santa Maria de La Paz and this seems to be a major issue. The sewage has to be pumped uphill to the waste processing center at Rancho Viejo. How can this sewage line handle 241 apartment units, when it can't even handle 20 homes, a church and a school.

Basically the proposed revision to the Rancho Viejo Master Plan would disrupt the lives of the countless people that now reside in Windmill Ridge, The Village, La Entrada and most importantly the 20 homes in College Heights. Please do not let this happen.

Sincerely yours,

Paul H Lujan

Jose Larranaga

From: Chris Furlanetto <crfrwf@yahoo.com>
Sent: Monday, April 14, 2014 11:28 AM
To: Jose Larranaga
Cc: Liz Stefanics; Penny Ellis-Green; Robert Griego
Subject: Comments on CDRC Case # Z 13-5380

Mr. Larranaga:

We are writing in opposition to the apartment complex proposed in this application. As residents of Rancho Viejo, we are concerned that allowing a high-density complex in our single-family development will adversely impact the quality of life here in Rancho Viejo. The proposed development will provide absolutely no benefit to the hundreds of residents already in Rancho Viejo. Adding another 200+ apartments at a later date will only exacerbate the negative effects of the current application.

We ask that CDRC and the BCC act in the spirit of the Sustainable Land Development Code adopted in December 2013. Although the Code does not officially take effect until the zoning map is approved, we believe development decisions of this scope should be made with the provisions of the new Code in mind.

In any case, should the BCC ultimately approve this application, we strongly believe that:

- No construction should be allowed until the Southeast Connector is built. Proceeding with construction with no additional access roadways will result in a traffic nightmare for everyone who lives in Rancho Viejo, commutes to SFCC, or attends Santa Maria de la Paz church or school.
- An outdoor pool should not be permitted under any circumstances, given the severe water issues here in Santa Fe County.

Thank you for your attention to our views.

Sincerely,
Christine Furlanetto
Richard Furlanetto, MD, PhD
6 Redondo Peak
Santa Fe, NM 87508

Jose Larranaga

From: Penny Ellis-Green
Sent: Tuesday, April 15, 2014 8:11 AM
To: Jose Larranaga
Subject: FW: CDRC CASE # Z 13-5380 Elevation at Rancho Viejo OPPOSED!!

From: Linda Weston [<mailto:lindaw505@gmail.com>]
Sent: Monday, April 14, 2014 9:03 PM
To: Liz Stefanics; Penny Ellis-Green
Subject: CDRC CASE # Z 13-5380 Elevation at Rancho Viejo OPPOSED!!

Hello,

I appreciate you taking the time to consider my opinion. I am a 5 year resident of Rancho Viejo and I am 100% OPPOSED to a change in the Master Plan for the Community College district.

I do not think an apartment complex is a good addition to the neighborhood, this was not in the original Master Plan which I studied prior to purchasing my home in this area. This new concept and related density is a far dramatic deviation from our community plan.

Besides the obvious problems of increases in noise, traffic, crime, light pollution, etc. the larger issue here is I purchased a home in Rancho Viejo with the assurance that this area would be occupied by homeowners and governed by covenants and associations. A sale of this parcel would change the contract under which I purchased my home. I have done an informal survey in my neighborhood and we are all in agreement that this proposal to make a change is not endorsed by any homeowner here.

Please take this into consideration and vote NO for a change in the density allowed in this Community College district. We would appreciate it if you could please vote in favor of the Rancho Viejo residents who are in a consensus regarding this request.

Thank you,
Linda Weston

57 Via Sagrada
Santa Fe, NM 87508
(505) 920-4960
lindaw505@gmail.com

April 9, 2014

Jerry & Carol Wells
14A Deans Court
Santa Fe, NM 87508

Jose Larranaga
Commercial Development Case Manager
County Land Use Administrator
P. O. Box 276
Santa Fe, NM 87504-0276

Dear Mr. Larranaga

Re: Elevation at Rancho Viejo #MPA 13-5380

This letter is in response to Legal notice published in the Santa Fe New Mexico on March 31, 2014 regarding a public hearing on an amendment to the College Master Plan on 56.91 acres for the development of an multifamily residential community.

I had previously written my objections to this development, however; the hearing was rescheduled for April 17th, so I am resubmitting my comments in opposition to this development.

Univest-Rancho Viejo proposed this development over a year ago at which time we voiced our objections to this development as it would substantially increase traffic on College Drive and it was a change in the original design of the neighborhood from single family housing to multifamily rental housing. The original proposal submitted by Univest-Rancho Viejo was to build two multifamily rental housing units in two phases each development consisting of approximately 240 housing units. The proposal was marketed as a "Luxury" apartment complex.

After receiving considerable opposition to these plans, Univest-Rancho Viejo altered their plans and presented a proposal very similar to the current proposal. Once again the Community voiced opposition to this plan.

At a meeting in the fall of 2013 a meeting was held to establish a Community/Developer joint task force for purposes of addressing many of the issues voiced in our opposition to this development. At the end of the meeting we were informed that this proposed development was not included in this new joint task force as the College Drive property was being sold to Vedula Residential Operating LLC.

We are now told that this sale has not been completed and it appears that Univest-Rancho Viejo is a partner or is spearheading the development for Vedula Residential Operating LLC because of their ties to the community.

Our original opposition to this development has not been resolved. Our issues are the increase in traffic on College Drive, the change from single family owner occupied homes to multifamily rental units.

We do not believe these rental units will be "Luxury" apartments as it is quite evident that they are intended as student housing for SFCC.

Our concerns with student housing is the fact that College students do not maintain the property, have late night parties and are constantly traveling back and forth to social events, work, school, friends houses etc. We have rented to College students in a College town and know the ramifications of renting to College students.

The traffic study presented assumes that the traffic on College Drive will not increase significantly. It is unknown how many automobiles the study assumes for each apartments but I would expect no fewer than at least two per unit and considering the residents would in all likelihood be students, I would expect some units would have up to four automobiles per unit.

The multifamily rental housing is proposed assuming the South East Connector runs west of the proposed site. As the developer probably is working with the county to make that happen, it may relieve some of the traffic concerns, but not as many as the traffic study seems to imply.

The multifamily rental housing is only a short distance from a significant archaeological site. Knowing young adolescent children tend to wonder off to explore unoccupied areas of the surrounding areas to the homes, I would expect this site is at risk.

The proposal as submitted leaves open the question of the second multifamily rental units and would in fact increase traffic substantially above the projections.

It may be noted that the round about at Richards and College Drive is rated as a failure. While it is true the South East Connector may help the rating on this roundabout, it would still be rated at a failure or near failure rating with the rental units.

As a homeowner in College Heights, I must follow the covenants established by the Rancho Viejo Homeowners associations. These covenants protect homeowners rights, rights which the multifamily rental units will not be required to follow.

We live in a natural dry land environment which is highly flammable and easily destroyed by wildfires, unplanned pedestrian, bike and off road vehicle trails.

As a final issue, we find it unreasonable for multifamily housing to be allowed a swimming pool when residents of Rancho Viejo are not allowed to have swimming pools and which saves our valuable water resources. The pool would make the multifamily rental units for College students even more attractive for late night parties with significant use of alcohol and drugs.

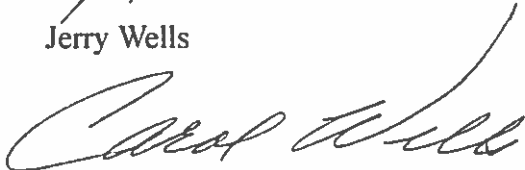
We have real concerns over our ability to exit or enter our street during heavy traffic periods. We are also concerned about our ability to evacuate our neighborhood in case of a wildfire in the grasslands surrounding our neighborhood., as there is only one exit out of the neighborhood. We need a turning lane on College Drive into Burnt Water so as not to tie up traffic exiting SFCC and utilizing College Drive to connect to the South East connector . We would like to see a parking lot for SFCC to be planned along the side of the South East connector behind the Witter Fitness Center to reduce traffic on College Drive.

We ask that you require this section of land be developed as originally platted in the Master Plan and as presented to the residents of College Heights at the time they purchased their single family homes.

Sincerely,



Jerry Wells



Carol Wells

CC: Liz Stefanics, Commissioner

Jose Larranaga

From: Penny Ellis-Green
Sent: Tuesday, April 15, 2014 3:28 PM
To: Jose Larranaga
Subject: Fwd: proposed zoning change

Sent from my Verizon Wireless 4G LTE DROID

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

Subject: proposed zoning change
From: Doug Konen <dkonen@comcast.net>
To: Penny Ellis-Green <pengreen@co.santa-fe.nm.us>
CC:

Ms. Ellis-Green,

I have heard about proposed zoning changes to the Rancho Viejo master plan that would allow for the construction of apartment buildings near the College. As a homeowner in this community I am opposed to this idea, at least in the area now being discussed. Apartment housing will have numerous detrimental effects on the quality of life, not least among them single family property values, housing density and dangerous traffic.

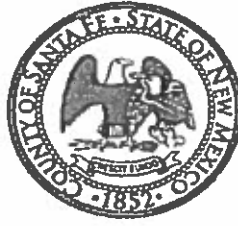
I urge the Commissioners or those involved in land use planning and laws to deny permission to build apartment buildings on College Rd or near the College. There are probably other, far more suitable places to locate an apartment complex within the Rancho Viejo development.

Douglas Konen
26 Panther Peak
Santa Fe 87508

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3

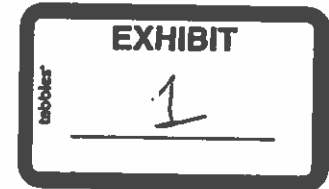


Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Katherine Miller
County Manager

**PUBLIC WORKS DIVISION
MEMORANDUM**



Date: April 9, 2014
To: Vicente Archuleta, Development Review Team Leader
From: Paul Kavanaugh, Engineering Associate Public Works *R*
Re: Case # 10-5362 Saint Francis South, Phase I Preliminary Plat and Preliminary Development Plan Approval.

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 project is located south of Interstate 25, west of the Saint Francis Drive and north of Rabbit Road, within Section 11, Township 16 North, Range 9 East. The applicant is requesting a Preliminary Development Plan approval and Preliminary Plat approval for Phase I consisting of five (5) parcels ranging in size from 1.0 to 14.73 acres.

Access:

The applicant is proposing an access point from Rabbit Road to the 25.63 acre Phase I. Rabbit Road course is east and west. The road is approximately 24 feet wide with two 12-foot driving lanes and 5-foot shoulders and bar ditches on both sides. The posted speed limit is 40 miles per hour. This portion of road is under the jurisdiction of New Mexico Department of Transportation.

The applicant proposes that the access driveway will be constructed for Phase I of the development. This Phase I development access is comprised of two twelve (12') foot drive lanes with curb and gutter and five (5') foot sidewalks and will be a full access driveway for the project.

A Traffic Impact Analysis prepared by Santa Fe Engineering Consultants, LLC, dated July 2010 and revised September 2010 and revised again on December 2013 was for review. The purpose of the study was to assess the traffic impacts the proposed project may have on road system within the area and identify any necessary required road improvements.

The proposed Average Daily Traffic for full build out of the project is estimated at well above 5,000 vehicles per day. As per the Land Development Code all roads (Internal and offsite) shall meet the standard of a major arterial road.

Saint Francis South

102 Grant Avenue

P.O. Box 276

Santa Fe, New Mexico 87504-1985

www.santafecounty.org

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

CASE NO. APP 14-5030
APPEAL OF LAND USE ADMINISTRATOR'S DECISION
MAURILIO & AMANDA CALDERON, APPELLANTS

ORDER

THIS MATTER came before the County Development Review Committee (hereinafter referred to as "the CDRC") for hearing on March 20, 2014, on the appeal of Maurilio & Amanda Calderon (hereinafter referred to as "the Appellants"), appealing the Land Use Administrator's decision to deny a request for a home occupation business development permit allowing a welding business. The CDRC, having reviewed the appeal and supplemental materials, staff reports and having conducted a public hearing on the appeal, finds that the appeal is not well-taken, and the decision of the Land Use Administrator should be upheld, and makes the following findings of fact and conclusions of law:

1. The Appellants request that the CDRC overturn the Land Use Administrator's decision to deny application #AHBL 13-4076, granting a home occupation business development permit.
2. The subject property is located at 8 Ernesto Road, within Section 10, Township 16 North, Range 10 East.
3. On November 5, 2013 the Applicant and owner of the subject property, applied for a home occupation business development permit pursuant to the Santa Fe County Land Development Code, Ordinance 1996-10 (the Code).
4. According to Article III, Section 3.1 of the Code, "home occupations are allowed anywhere in the County, provided all of the requirements of the Code are met."

5. The requirements of Article III, Section 3 of the Code pertaining to home occupation business registrations include the following:

- “3.2.1 Not more than six (6) persons, other than members of a family residing on the premises, shall be regularly engaged in work at the site of the home occupation;
- 3.2.2 The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 50% of the floor area of the dwelling including accessory buildings shall be used in the conduct of the home occupation;
- 3.2.3 There shall be no change in the outside appearance of the building or premises, nor other visible evidence of the conduct of the home occupation, except for one (1) non-illuminated name plate sign not more than nine square feet in area;
- 3.2.4 Parking for employees and for customers or clients of the home occupation as required by Section 9 of this Article III shall be provided off the street;
- 3.2.5 No equipment or process shall be used in the home occupation which significantly interferes with the existing use of property in the adjacent area.”

6. The Land Use Administrator determined that the application did not meet all Code requirements and denied the home occupation business development permit based on the following facts:

- a. The welding business would not be incidental or subordinate to its use for residential purposes;
- b. The home owner would exceed the 50% of floor area allowed for the home occupation;
- c. The equipment and process used for the home occupation would significantly interfere with the existing use of property in the adjacent areas.

7. As required by Article II, Section 2.3.4b of the Code, on January 17, 2014, within five days of the Code Administrator’s decision, the Appellants filed an appeal contesting the denial of the home occupation business development permit.

8. In support of the Appeal, the Appellant submitted petitions from neighbors in support to the granting of a home occupation business development permit, and asserted that they would take greater measures to reduce the noise generated from the welding equipment.

9. The Appellants requested that this Board, in recognition that they had passed all inspections, have the appropriate licenses and were taxpaying citizens; overturn the denial of the home occupation business development permit.

10. In addition to Appellant, five members of the public spoke in opposition of the Appeal, alleging that this type of use should not be allowed in a residential area due to noise, fumes and fire danger.

15. After conducting a public hearing on the appeal and having heard from the Appellants and the public, and having considered all materials submitted on the matter, including letters in support and opposition to the home occupation business, the County Development Review Committee hereby denies the appeal and upholds the Land Use Administrator's denial of the application for a home occupation business development permit allowing a welding business at 8 Ernesto Road in Santa Fe County.

WHEREFORE the County Development Review Committee of Santa Fe County hereby denies the appeal of the Land Use Administrator's decision to deny a request for a home occupation business development permit. The motion to deny the appeal passed by a 7-0 vote with Committee Members Drobni, Martin, Anaya, Booth, Gonzalez, Katz, and Roybal voting in favor of the motion.

IT IS SO ORDERED

This Order was approved by the Santa Fe County Development Review Committee on this
___ day of _____, 2014.

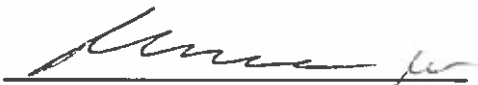
SANTA FE COUNTY DEVELOPMENT REVIEW COMMITTEE

By: _____
Dan Drobnis, Chair

Attest:

Geraldine Salazar, County Clerk

Approved as to form:



Stephen C. Ross, County Attorney

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

DATE: May 15, 2014

TO: County Development Review Committee

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

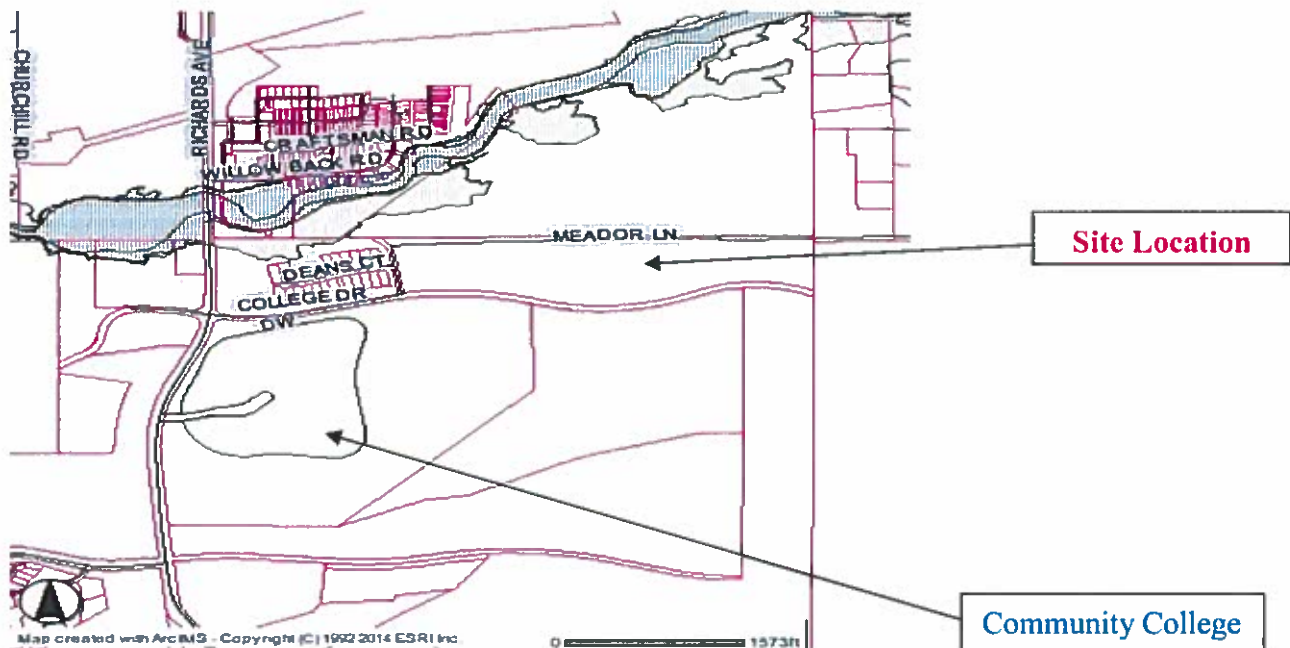
VIA: Penny Ellis-Green, Land Use Administrator *PEG*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF.: CDRC CASE # Z 13-5380 Elevation

ISSUE:

Vedura Residential Operating, LLC, Applicant, JenkinsGavin, Agents, request Master Plan approval in conformance with the Community College District Ordinance to allow a multi-family residential community consisting of 214 residential units on 22 ± acres. The site is located on the north side of College Drive and east of Burnt Water Road within the Community College District, within Section 21, Township 16 North, Range 9 East (Commission District 5).

Vicinity Map:



SUMMARY:

On April 17, 2014, staff presented this case to five members of the County Development Review Committee (CDRC). At this time one member of the CDRC recused himself from the case. JenkinsGavin, Agents for the Applicant, presented information in support of the Application and the CDRC heard testimony from members of the public. Prior to completion of the public hearing for this case, the CDRC lost a quorum of the committee, therefore the case was tabled due to the lack of a quorum.

This case was on the March 20, 2014, CDRC Agenda as a Master Plan Amendment to the College North Master Plan. This case was tabled from the Agenda at the request of the Applicant. During the review process staff determined that the College North Master Plan had expired. The College North Master Plan, which allowed for 73 single family lots on 90.75 acres, was approved by the Extraterritorial Zoning Authority (EZA) in 1997 and Phase I of the Master Plan was developed in 1999 as a 20 lot subdivision known as the College Heights Subdivision on 33.84 ± acres.

Article V, § 5.2.7 Expiration of Master Plan states: “approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board; Master Plan approvals may be renewed and extended for additional two year periods by the Board at the request of the developer; 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”.

The Applicant is requesting Master Plan approval in conformance with the Community College District Ordinance (CCDO). The Community College District Ordinance was adopted on December 11, 2000. The CCDO Land Use Zoning Map designates this site as a Village Zone within a New Community Center which allows for multifamily residential use. The Master Plan would allow a 214 unit multifamily residential apartment community on a 22 ± acre site, which is defined as an eligible use in the CCDO Land Use Table (Exhibit 10). Density allowed in this area is a minimum of 3.5 dwelling units per acre. The Applicant is proposing approximately 9.7 dwelling units per acre and is in conformance with the CCDO.

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

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

This Application was submitted on December 6, 2013 and revised on March 26, 2014.

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

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

APPROVAL SOUGHT: Master Plan in conformance with the Community College District Ordinance to allow a multi-family residential community consisting of 214 residential units on 22 ± acres.

GROWTH MANAGEMENT AREA: Community College District, Community District.

ZONE: Village Zone within a New Community Center District.

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

ACCESS AND TRAFFIC: The site will access directly off College Drive. A Traffic Impact Analysis was submitted and reviewed by the County Public Works Department. Public Works supports this project subject to the following conditions: the Southeast Connector will operate as a Minor Arterial Roadway, therefore, no direct access unto the Southeast Connector will be allowed; should the project Elevation be constructed prior to the Southeast Connector being constructed the Applicant shall be responsible for the construction of College Drive from the existing termini of Burnt Water Road; should the project Elevation be constructed prior to the Southeast Connector being constructed the Applicant shall conduct a Traffic Analysis, using the data provided for the slip lane on Richards Avenue, to determine the amount of apartment units which can be approved without causing an

unacceptable level of service on the Richards/College Drive Roundabout; the Applicants shall submit a Traffic Impact Analysis once traffic data for the location study, of the Southeast Connector, becomes publically available to determine if any off-site improvements are warranted; a traffic circle may be required at the intersection of College Drive and the Southeast Connector which would require a 105' radius from the intersections center line (the proposed plans depict a 100' set back from the structure to edge of R-O-W of the proposed Southeast Connector); a left turn deceleration lane shall be installed at the main driveway of the development (Exhibit 3, pg. NBD-38).

FIRE PROTECTION:

La Cienega Fire District: Santa Fe County will provide the water source for fire protection; fire hydrants will be located within the site; Cul-de-sacs shall be a minimum 50' radius.

WATER SUPPLY:

The project will be served by the County Water Utility. A 12" water line will be constructed to serve the development which will connect to a master meter that is connected to a 16" main line on Richards Avenue. A water utilities service availability analysis was issued to the Applicants by the Santa Fe County Utilities Department.

LIQUID WASTE:

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

SOLID WASTE:

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

**FLOODPLAIN &
TERRAIN MANAGEMENT:**

The site has 0-20% percent slopes with minor 15%-30% isolated occurrences. The property is not located within a designated FEMA 100 Year flood zone according to FIRM Community Panel No. 35049c0526E dated December 4, 2012, which shows that the property is located in Zone X.

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

Damage Prevention and Stormwater Management Ordinance.

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

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

EXISTING DEVELOPMENT: The project site is currently vacant.

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

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

AGENCY REVIEW:

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

STAFF RECOMMENDATION: Conditional approval for a Master Plan in conformance with the Community College District Ordinance to allow a multi-family residential community consisting of 214 residential units on 22 ± acres subject to the following staff conditions:

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

EXHIBITS:

1. Master Plan Report
2. Proposed Plans
3. Reviewing Agency Responses
4. Letter from County Utilities
5. Aerial Photo of Site
6. Letter from Ranch Land Utility Co.
7. Article V, § 5.2.6.b Expiration of Master Plan
8. Article V, § 5.3.6 Expiration of Preliminary Plat
9. Article V, § 5.2.1.b Master Plan Procedure
10. Article V, § 5.2.5 Filing Approved Master Plan
11. CCD Land Use Table
12. CCD Land Use Zoning Map
13. Article III, § 4.4.1.5.c Traffic Generation Report
14. Preferred Alignment of the Southeast Connector
15. Declaration of De-Annexation
16. Declaration of Covenants and Restrictions
17. April 17, 2004 CDRC Minutes
18. Letters of Concern



jenkinsgavin
DESIGN & DEVELOPMENT INC

March 26, 2014

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

**RE: Elevation Multi-Family Community
Master Plan Application**

Dear Jose:

This letter is respectfully submitted on behalf of Vedula Residential Operating, LLC in application for Master Plan approval for a 214-unit multi-family community on ± 22.0 acres. The subject property is part of a 56.91-acre parcel located north of College Drive and east of Burnt Water Road in a New Community Center Village Zone of the Community College District.

Background Summary

The subject property was part of "Future Phases 2 & 3" of the 1997 College North Master Plan in Rancho Viejo, which contemplated 73 single family lots on 90.75 acres. The subdivision plat for Phase 1 of the Master Plan, the 20-lot College Heights Subdivision, was approved in 1998. In accordance with Article V, Section 5.2.7 of the County Land Development Code, the Master Plan has expired since no additional plats were approved subsequent to Phase 1.

Master Plan

A 214-unit apartment community is proposed for the subject property. Originally, the Project was proposed adjacent to Burnt Water Road and the existing College Heights Subdivision. However, in response to neighbor concerns expressed at our first two community meetings, the Project was relocated significantly eastward to provide a large buffer and transition between College Heights and the proposed apartments. Furthermore, as reflected in the attached plans, the Project is now even further east and sited on the east side of the proposed right-of-way for the SE Connector roadway. Consequently, the apartments are now 0.26 miles east of the College Heights Subdivision. This siting revision was explained to the neighborhood at a follow-up community meeting on March 10, 2014. A subdivision plat will be prepared that dedicates the right-of-way for the SE Connector and creates the ± 22.0 -acre subject tract for the apartment development.



Access & Traffic

The Project will be accessed via two driveways connecting to a new extension of College Drive. In addition, a gated entrance is proposed from the new SE Connector. Per our discussions with the County Public Works Department, the portion of College Drive from its current terminus at Burnt Water to the future SE Connector will be constructed by the County as part of the SE Connector project. The section of College Drive from the SE Connector to the east end of the apartments will be constructed by the applicant as part of the Elevation project. A Traffic Impact Analysis (“TIA”) was prepared by CKS LLC and is submitted with this application. The conclusions are summarized below:

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

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

In conjunction with development of the apartment community, Rancho Viejo is open to donating the requisite right-of-way for the SE Connector. This is a significant cost and time savings for the County that will greatly benefit the overall success of the NE/SE Connector project.

Water Supply Plan & Preliminary Water Budget

The Project will be served by the County Water Utility with the construction of a new 12” water

ORA-8

line in College Drive connecting to the existing 16" main in Richards Avenue. Please refer to the attached plans and the Water Utility Service Availability Analysis for further details.

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

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

Liquid Waste Disposal

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

Terrain Management

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

Landscaping Concepts

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

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

Open Space & Trails

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

An east-west pedestrian trail will be constructed along the north side of College Drive along the subject property's frontage. In addition, a twenty foot trail easement is proposed along the west side of the power line easement east of the subject property.

DBA - 9

Archaeology

An archaeological survey was performed as part of the Rancho Viejo master planning process and an archaeologically significant site is preserved in an easement at the east end of the 56.91-acre master tract. There are no archaeological sites identified on the 22.0-acre subject parcel.

Solid Waste

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

Lighting & Signage

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

Environmental Performance Standards

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

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

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

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

OBA - 10

Application Fee	100.00
4 Notice Boards	100.00
Inspection	150.00
MP Amendment	250.00
TIA	500.00
Fire Review	100.00
Fire Inspection	50.00
Total	\$1,250.00

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

Thank you for your consideration.

Sincerely,



Jennifer Jenkins
JenkinsGavin Design & Development, Inc.



Colleen C. Gavin, AIA

OBA-11

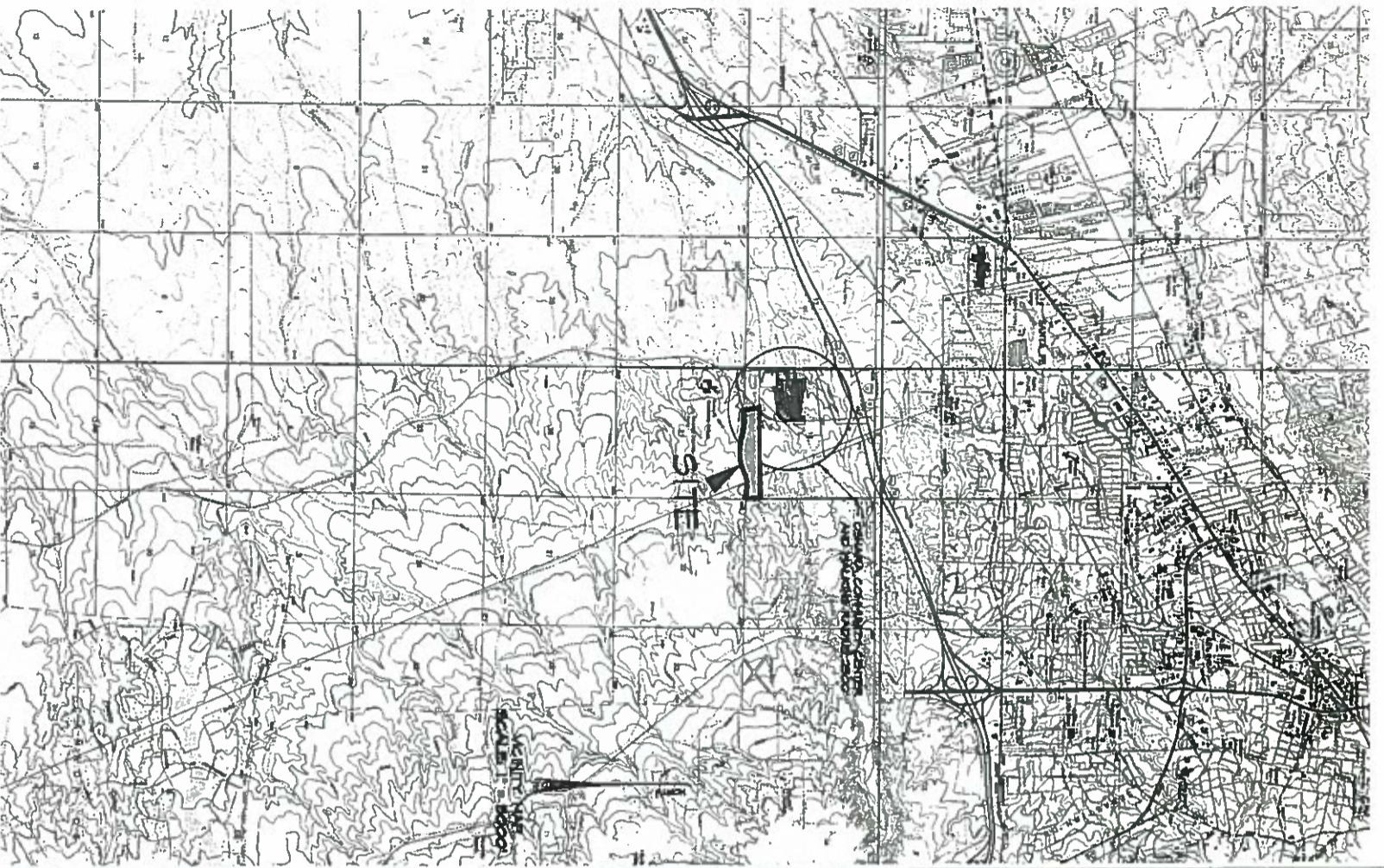
Elevation

MASTER PLAN

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

SHEET LIST

- 2 COVER SHEET
- 3 BOUNDARY SUR
- 4 TOPOGRAPHY
- 5 LAND USE TYPES
- 6 SLOPE ANAL S S AND EXISTING CO
- 7 MASTER PLAN
- 8 CONCEPTUAL LOOR PLANS
- 9-11 CONCEPTUAL LD NG PLANS
- 12 CONCEPTUAL BULD NG ELEVATIONS
- 13 CONCEPTUAL LGHTING & S GNAGE PLAN
- 13a. LGHTING DETAILS
- 13a. S GNAGE DETAILS
- 14 CONCEPTUAL ROADWAY PLAN
- 15 CONCEPTUAL TERRAIN MANAGEMENT PLAN
- 16 CONCEPTUAL WATER AND F RE PROTECT ON PLAN
- 17 CONCEPTUAL SAN TARY SEWER PLAN
- 18 CONCEPTUAL FRY UTILITY PLAN
- 19 CONCEPTUAL WATER HARVESTING P
- 20 CONCEPTUAL OPEN SPACE PLAN



OWNER/DEVELOPER:
VENDURA RESIDENTIAL OPERATING, LLC.
6120 NORTH SCOTTSDALE ROAD, SUITE 104
SCOTTSDALE, AZ 85258



jenkinsgavin
DESIGN & DEVELOPMENT INC

130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501

PLANNERS:

CIVIL ENGINEER:

DESIGN ENGINEER



1421 Lulua Street, Suite C, Santa Fe, New Mexico
(505) 984-7997

SURVEYOR:

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

ARCHITECT/LANDSCAPE ARCHITECT:

TOD & ASSOCIATES, INC.
ARCHITECTURE • PLANNING •
4019 N. 44TH STREET
PHOENIX, ARIZONA 85018
(602) 952-8280 PHONE
(602) 952-8995 FAX
WWW.TODASSOC.COM

TRAFFIC ENGINEER:

CKS
7 AVENIDA VISTA GRANDE, SUITE B7, #236
SANTA FE, NM 87508
(505) 984-4196

DECEMBER 02, 2013
REVISIONS

DATE	BY	DATE	BY
09/24/14	05		

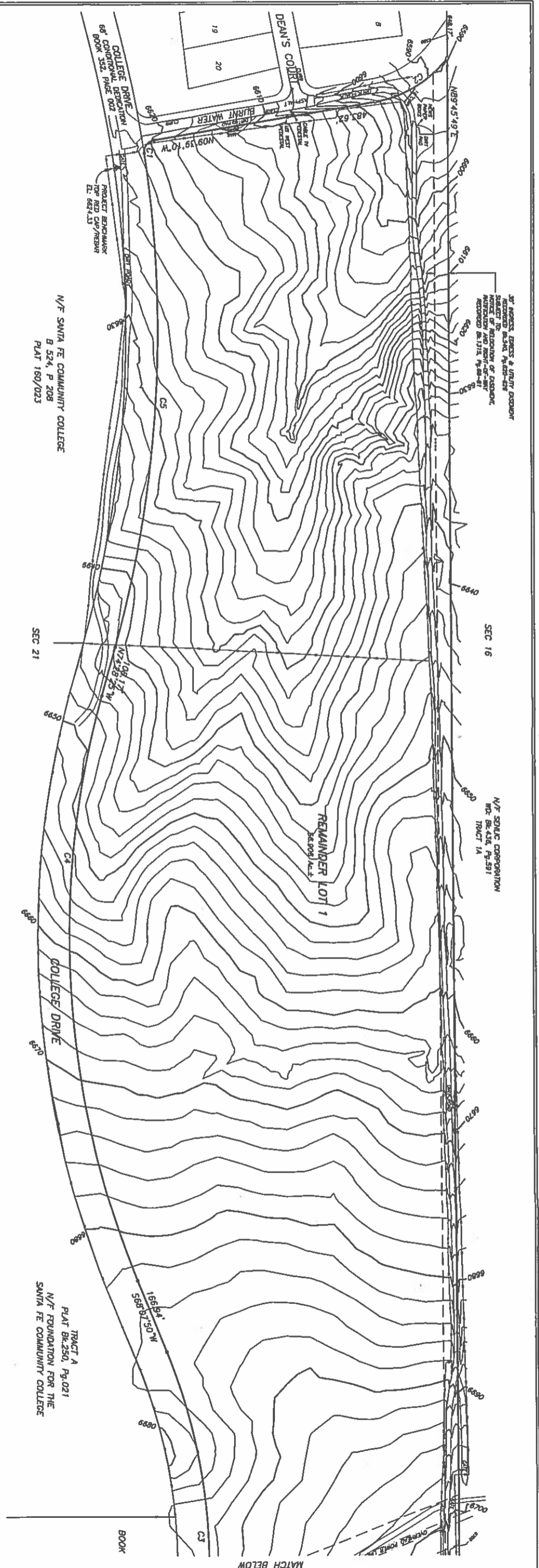
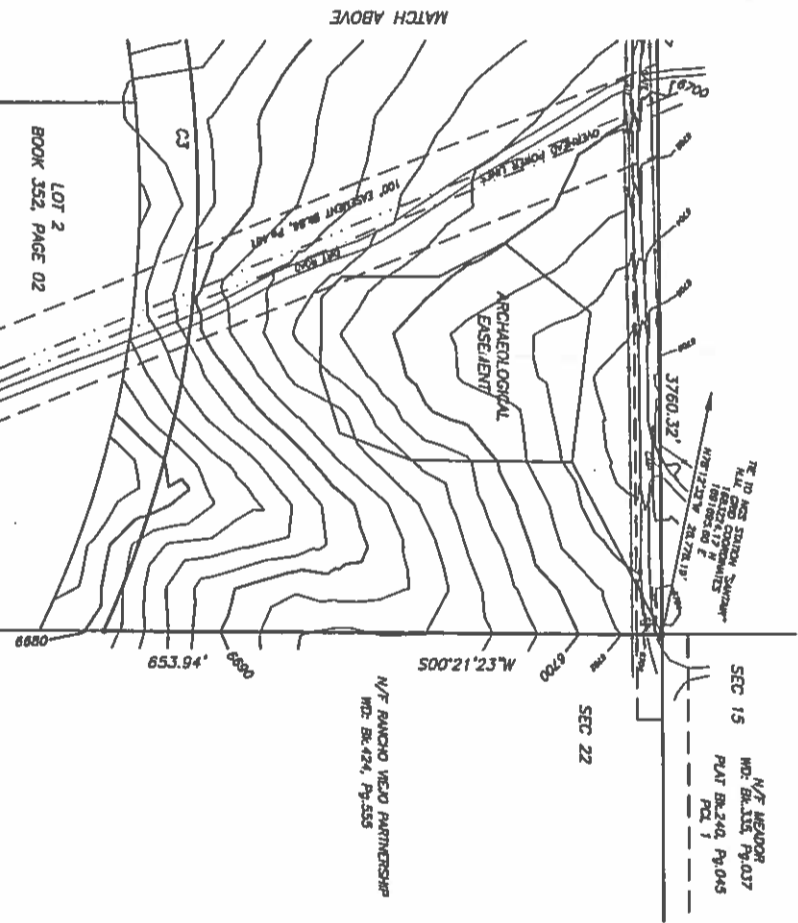
BEARINGS ARE NEW MEXICO STATE PLAIN, CENTRAL ZONE, DISTANCES ARE GROUND ELEVATIONS ARE NAVD83, DERIVED FROM GPS BASE STATION QUADROZ ELEVATION=6572.178

- DENOTES PLUMB PROPERTY CORNER
- DENOTES 2' CONTOUR INTERVAL
- DENOTES 10' CONTOUR INTERVAL
- ⊖ DENOTES UTILITY PEG/STAKE
- ⊖ DENOTES FENCE

LEGEND:

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

CURVE	DELTA	ARC	CHORD	CHORD BEG.	CHORD END.
C1	89°31'31"	25.00'	38.27'	154°03'08"W	143°04'56"W
C2	42°11'31"	250.00'	181.32'	113°24'41"W	109°39'10"W
C3	46°30'32"	1334.00'	1021.97'	139°52'52"W	135°29'43"W
C4	37°21'45"	1866.00'	1283.17'	139°52'52"W	135°29'43"W
C5	24°52'37"	2554.00'	1071.78'	106°43'11"	100°28'43"W



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

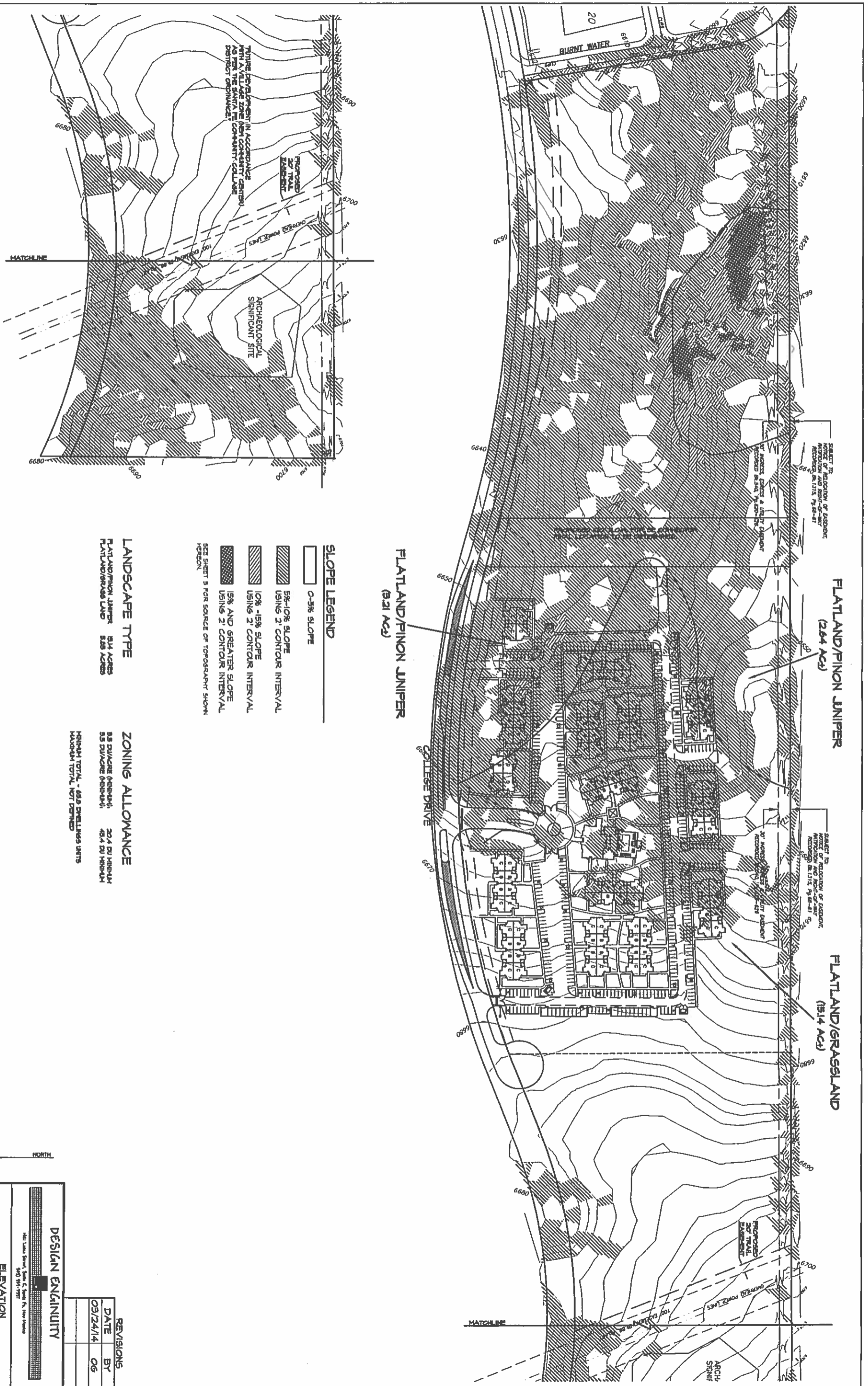
TOPOGRAPHIC MAP



Edward H. Trubella
 N.M. License #11232

SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS MAP IS A TRUE REPRESENTATION OF A TOPOGRAPHIC SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION IN JAN. OF 2012. THE SURVEY AND DRAWING ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEET THE STANDARD FOR TOPOGRAPHIC SURVEYS IN NEW MEXICO.

03A-14
 DAWSON SURVEYS, INC.
 PROFESSIONAL LAND SURVEYORS
 2502B CLAYTON ENTRADA
 SANTA FE, N.M. 87507
 FILE# 817517090 DATE: 01/18/13



SLOPE LEGEND

- 0-5% SLOPE
 - 5%-10% SLOPE USING 2' CONTOUR INTERVAL
 - 10% - 15% SLOPE USING 2' CONTOUR INTERVAL
 - 15% AND GREATER SLOPE USING 2' CONTOUR INTERVAL
- SEE SHEET 3 FOR SOURCE OF TOPOGRAPHY SHOWN HEREON.

LANDSCAPE TYPE

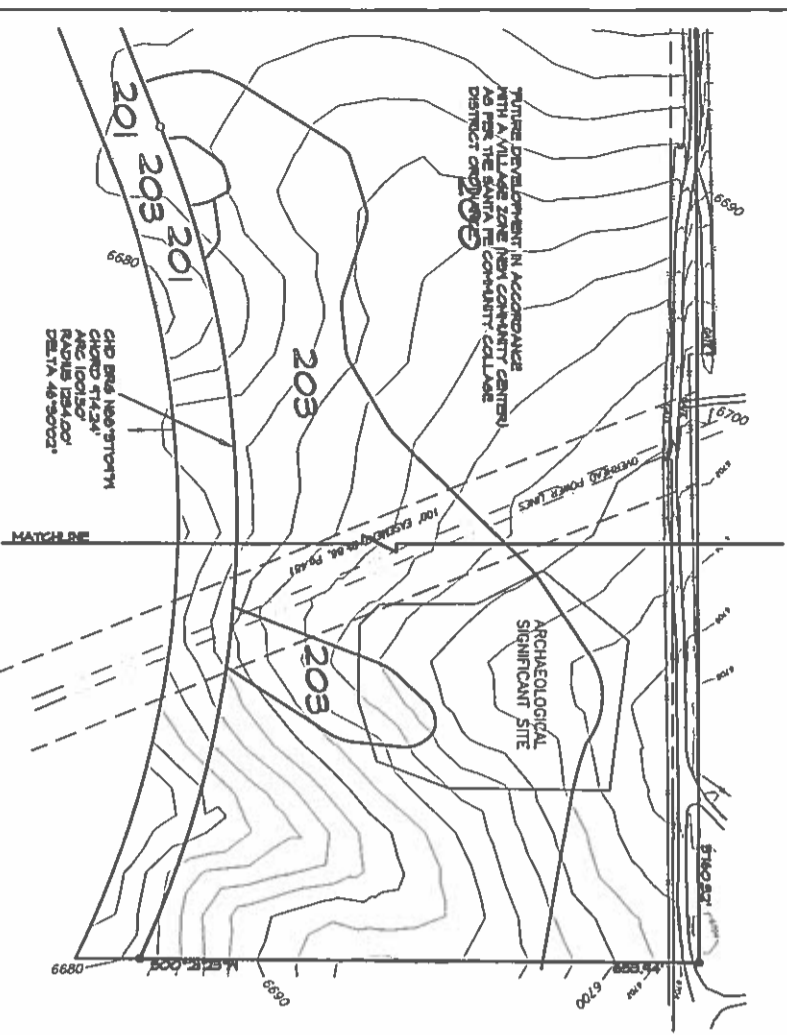
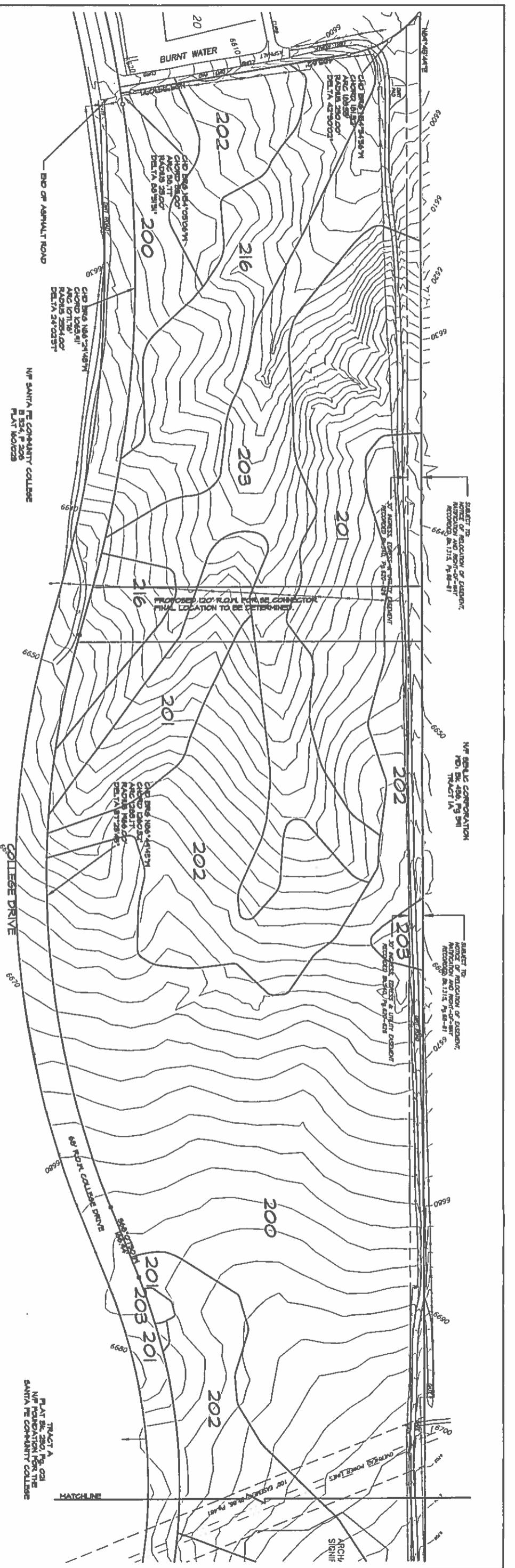
ZONING ALLOWANCE

FLATLAND/PINON JUNIPER	814 ACRES	82 DU MINIMUM
FLATLAND/GRASS LAND	828 ACRES	49.4 DU MINIMUM
MINIMUM TOTAL - 642.8 DWELLING UNITS		



DESIGN ENGINEER	
ELEVATION MASTER PLAN	
LAND TYPE ANALYSIS	
SCALE	DATE
1"=100'	03/24/14
DATE	BY
12/03/2013	OB

OB



- SLOPE LEGEND**
- 0-20% SLOPE
 - 20%-30% SLOPE USING 1' CONTOUR INTERVAL
 - 30% AND GREATER SLOPE USING 5' CONTOUR INTERVAL
- SEE SHEET 5 FOR SCOPE OF TOPOGRAPHY SHOWN HEREON.
- THERE ARE NO SOIL SLOPES ON THIS PROJECT.

SOIL DATA

200 - MEDIUM LOAM - LOAM AND CLAY LOAM WELL-DRAINED, MODERATE MOST HEAVY POTENTIAL, PLASTIC INDEX OF 25, MODERATE SHRINK-SWELL POTENTIAL, ALLUVIUM DERIVED FROM GRANITE, GNEISS, SCHIST, LOESS AND VOLCANIC ASH.

201 - SANDY-SILT CLAY SAND - VERY GRAVELLY SANDY LOAM AND LOAM, SOMEWHAT EXHAUSTED, PRAIRIE, MODERATE MOST HEAVY POTENTIAL, PLASTIC INDEX OF 10, LOW-MODERATE SHRINK-SWELL POTENTIAL, ALLUVIUM DERIVED FROM GRANITE, GNEISS, SCHIST, LOESS OVER RESIDUAL WEATHERED FROM BASALTIC TUFF OR GRANITIC SANDSTONE.

202 - ALIEN LOAM - LOAM AND CLAY LOAM WELL-DRAINED, MODERATE MOST HEAVY POTENTIAL, PLASTIC INDEX OF 34, MODERATE SHRINK-SWELL POTENTIAL, ALLUVIUM DERIVED FROM GRANITE, GNEISS, SCHIST, LOESS AND VOLCANIC ASH.

203 - BUCHONIA-TAZARO COMPLEX - COARSE SANDY LOAM AND GRAVELLY SANDY LOAM, WELL-DRAINED, MODERATE MOST HEAVY POTENTIAL, PLASTIC INDEX OF 10, MODERATE SHRINK-SWELL POTENTIAL, SANDY ALLUVIUM DERIVED FROM GRANITIC GNEISS, SCHIST, GRANITIC SANDSTONE, TYPICAL GNEISS AND METABOLITE.

216 - DOMINIO LOAM - LOAM WITH GRAVELLY SANDY LOAM AT DEPTH OF 60' OR MORE, WELL-DRAINED, MODERATE MOST HEAVY POTENTIAL, PLASTIC INDEX OF 24, MODERATE SHRINK-SWELL POTENTIAL, ALLUVIUM DERIVED FROM GRANITE, GNEISS, SCHIST AND LOESS.

DESIGNATIONS TAKEN FROM THE USDA NATIONAL RESOURCES CONSERVATION SERVICES SOIL WEB SOIL SURVEY FOR SANTA FE COUNTY AREA DONE IN MAY 2009
<http://websoilsurvey.sc.egov.usda.gov/Viewer/index.jsp>

DESIGN ENGINEERING

ELEVATION MASTER PLAN

1451 Lomas Blvd., Santa Fe, New Mexico
 (505) 966-1977

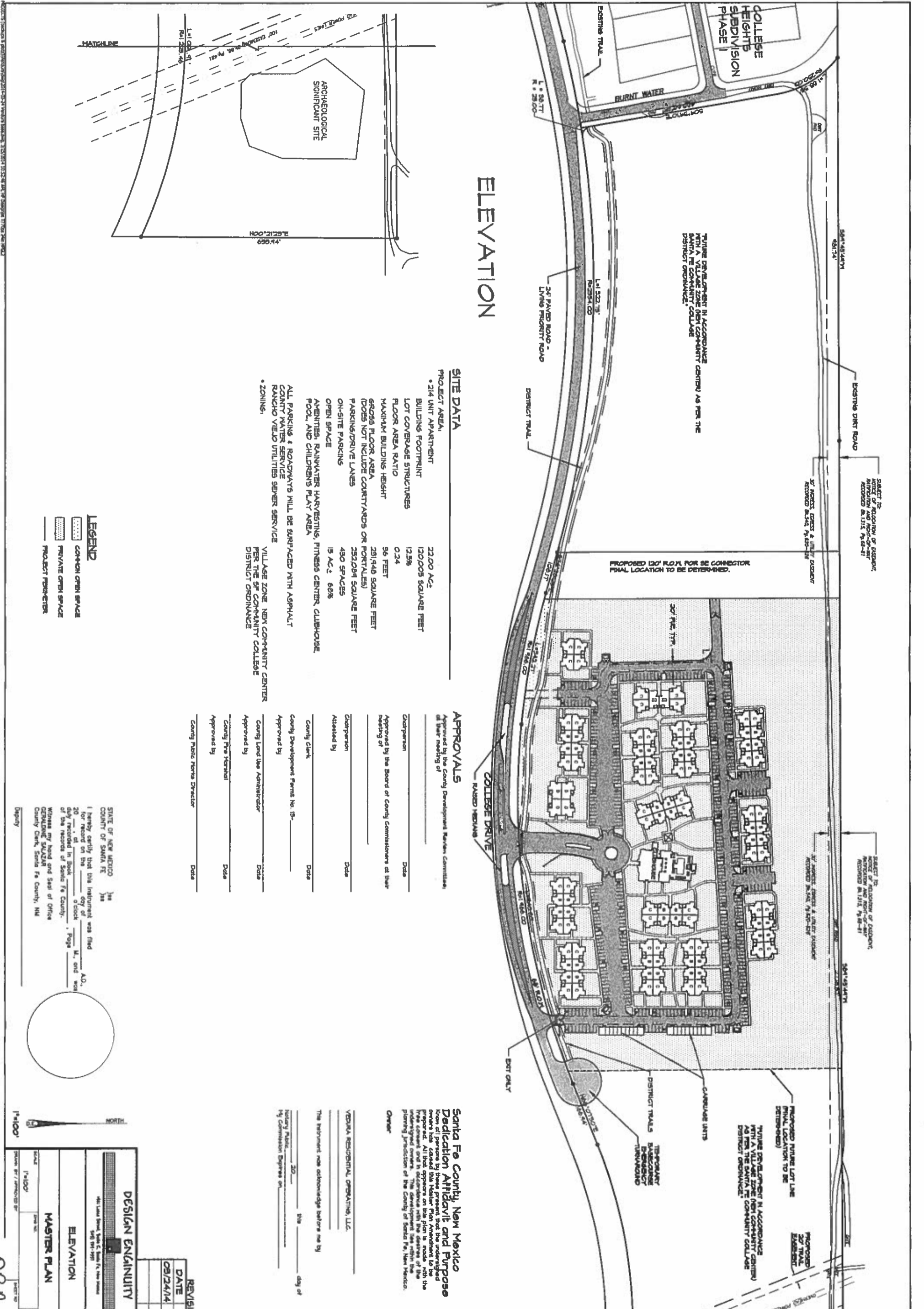
SLOPE ANALYSIS AND EXISTING CONDITIONS

SCALE: 1"=100'
 DRAWN BY: JLM/07/03
 DATE: 12/02/2013

REVISIONS

DATE	BY	REVISION
08/24/14	OG	

OBA-14



ELEVATION

SITE DATA

PROJECT AREA:

- 214 UNIT APARTMENT

BUILDING FOOTPRINT	22,000 SQ. FT.
LOT COVERAGE STRUCTURES	12.5%
FLOOR AREA RATIO	0.24
MAXIMUM BUILDING HEIGHT	96 FEET
GROSS FLOOR AREA (DOES NOT INCLUDE COURTYARDS OR PORTALES)	251,940 SQUARE FEET
PARKING/DRIVE LANES	232,081 SQUARE FEET
ON-SITE PARKING	450 SPACES
OPEN SPACE	15 AC ± 68%

ALL PARKING & ROADWAYS WILL BE SURFACED WITH ASPHALT

AMENITIES, RAINWATER HARVESTING, FITNESS CENTER, CLUBHOUSE, POOL, AND CHILDREN'S PLAY AREA

COUNTY WATER SERVICE

RANCHO VIELD UTILITIES SEWER SERVICE

PER THE SF COMMUNITY COLLEGE DISTRICT ORDINANCE

VILLAGE ZONE NEW COMMUNITY CENTER PER THE SF COMMUNITY COLLEGE DISTRICT ORDINANCE

APPROVALS

Approved by the County Development Review Committee at their meeting of _____

Chairperson _____ Date _____

Approved by the Board of County Commissioners at their meeting of _____

Chairperson _____ Date _____

Attended by _____ Date _____

County Clerk _____ Date _____

County Development Permit No. 15-_____

Approved by _____

County Land Use Administrator _____ Date _____

Approved by _____

County Fire Marshal _____ Date _____

Approved by _____

County Public Works Director _____ Date _____

Santa Fe County, New Mexico
Dedication Affidavit and Purpose
 I, _____, being of legal age and of sound mind, do hereby certify that the undersigned is the owner of the above described property and that the same is being dedicated to the public use and purpose of _____.

Owner: _____
 VERONA RESIDENTIAL OPERATING, LLC

This instrument now acknowledged before me by _____ day of _____ 20____ at _____ New Mexico.

My Commission Expires on _____ day of _____ 20____

LEGEND

- CONCRETE OPEN SPACE
- PRIVATE OPEN SPACE
- PROJECT PERIMETER

STATE OF NEW MEXICO)
 COUNTY OF SANTA FE) ss
 I hereby certify that this instrument was filed for record on the _____ day of _____ A.D., 20____ at _____ o'clock _____ M., and was duly recorded in Book _____ Page _____ of the records of Santa Fe County.

Witness my hand and Seal of Office
 GEMALINE SALAZAR
 County Clerk, Santa Fe County, NM

DESIGN ENGINEER

440 Lomas Blvd, Santa Fe, NM 87501
 (505) 981-1977

ELEVATION

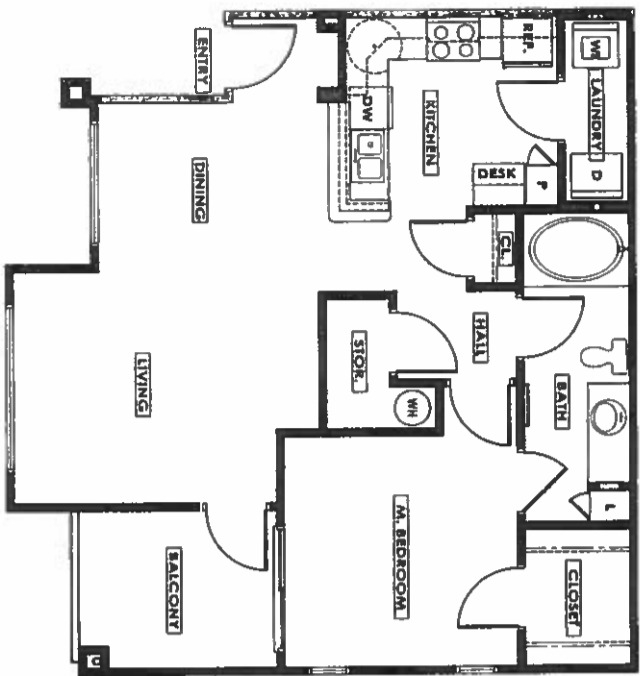
MASTER PLAN

SCALE: 1"=100'

DATE: 12/02/2018

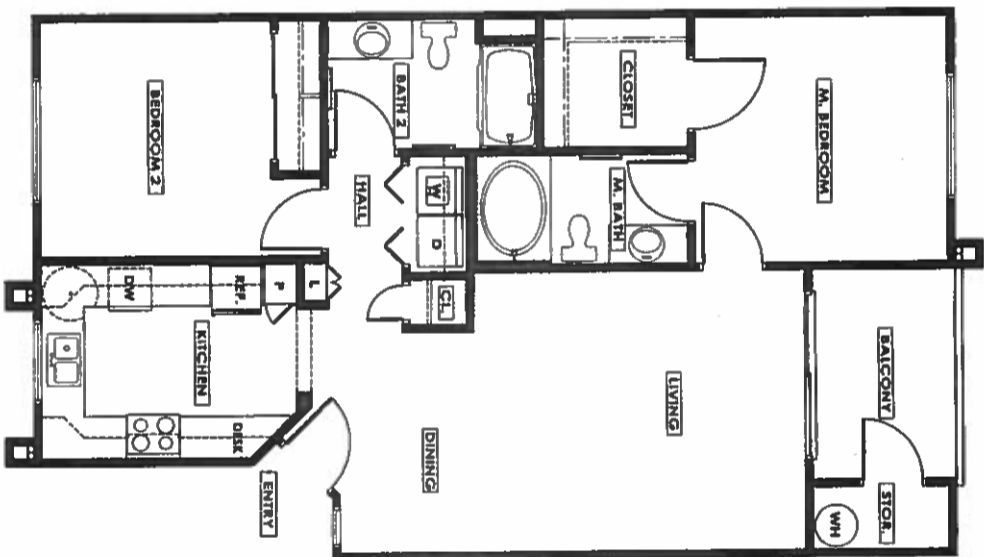
REVISIONS	DATE	BY
08/24/14	OS	
05		

OBA-17



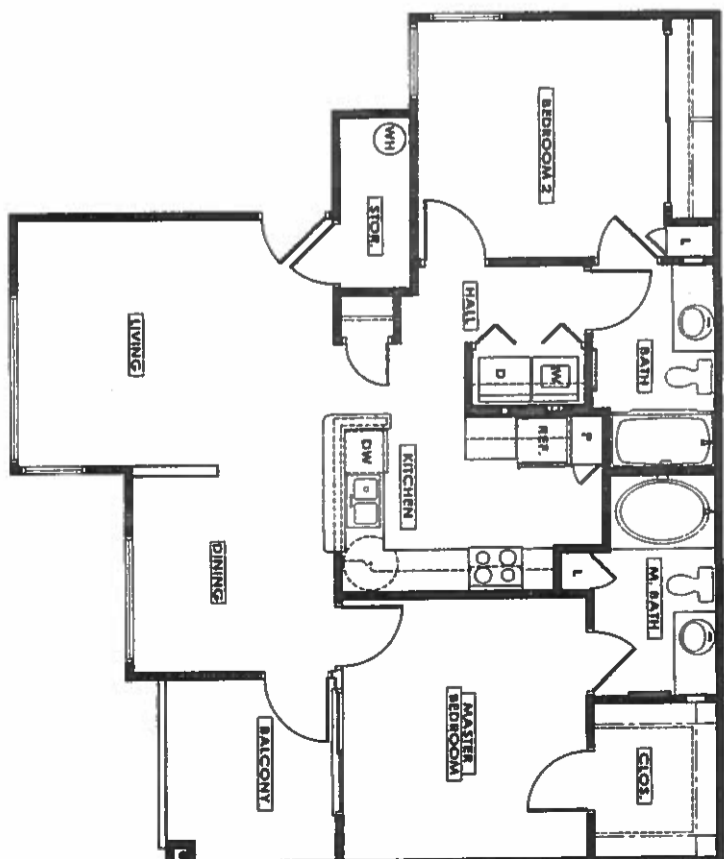
LIVABLE:	729 S.F.
STORAGE:	23 S.F.
TOTAL:	752 S.F.
PAIRED:	72 S.F.

1 BEDROOM UNIT PLAN
SCALE 1/4" = 1'-0"



LIVABLE:	773 S.F.
STORAGE:	20 S.F.
TOTAL:	793 S.F.
PAIRED:	79 S.F.

2 BEDROOM UNIT PLAN
SCALE 1/4" = 1'-0"



LIVABLE:	981 S.F.
STORAGE:	23 S.F.
TOTAL:	1004 S.F.
PAIRED:	77 S.F.

2 BEDROOM UNIT PLAN
SCALE 1/4" = 1'-0"

Elevation

Sanita Pk. New Mexico

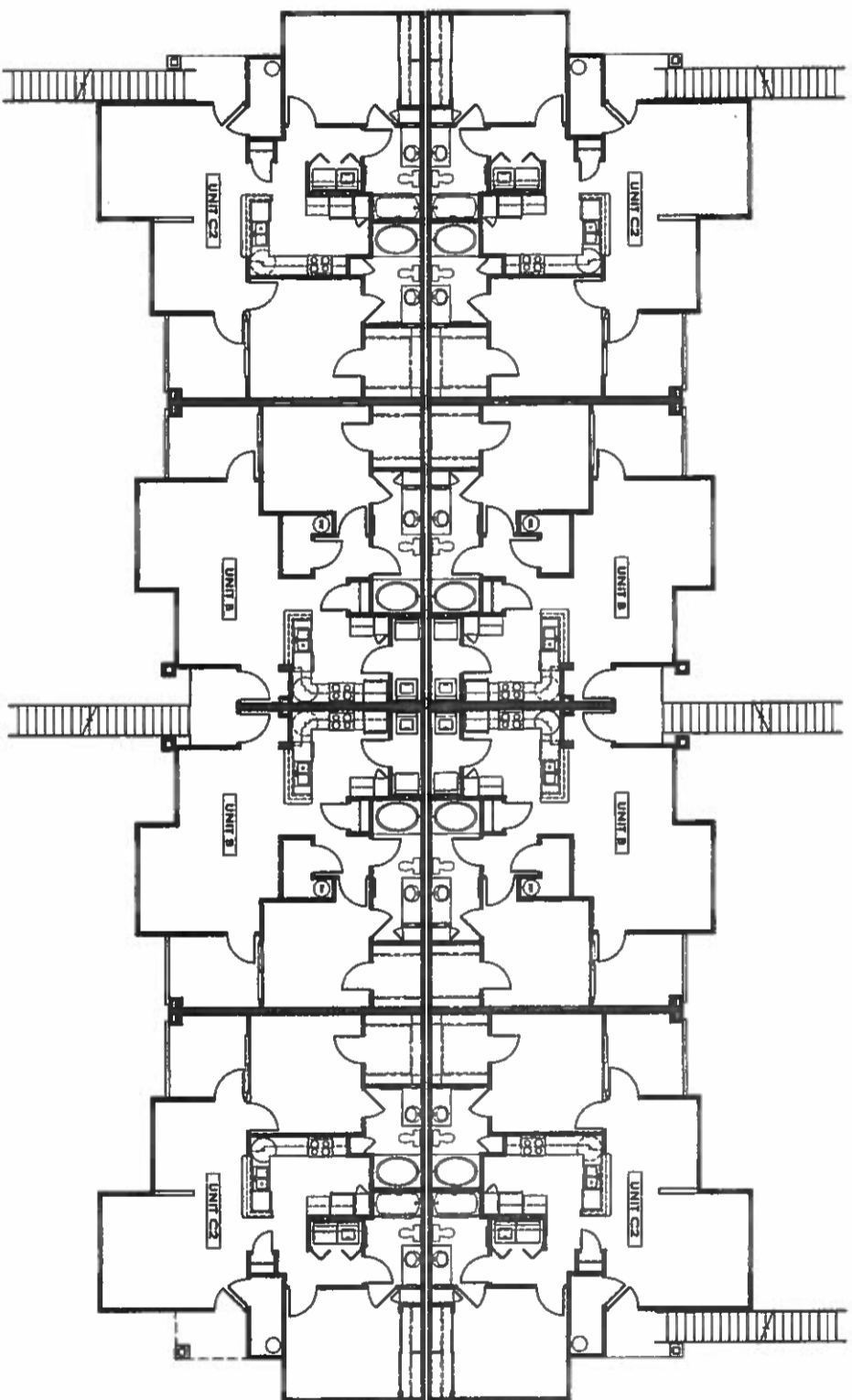
Project No. 12-2041-01 Date 12-06-13

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.932.2280 www.toddsai.com



7

OBA-18



FIRST FLOOR BUILDING PLAN

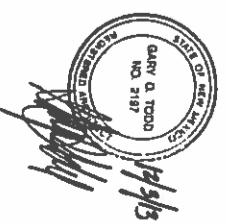
SCALE: 1/8" = 1'-0"

Elevation

Sanita Fe, New Mexico

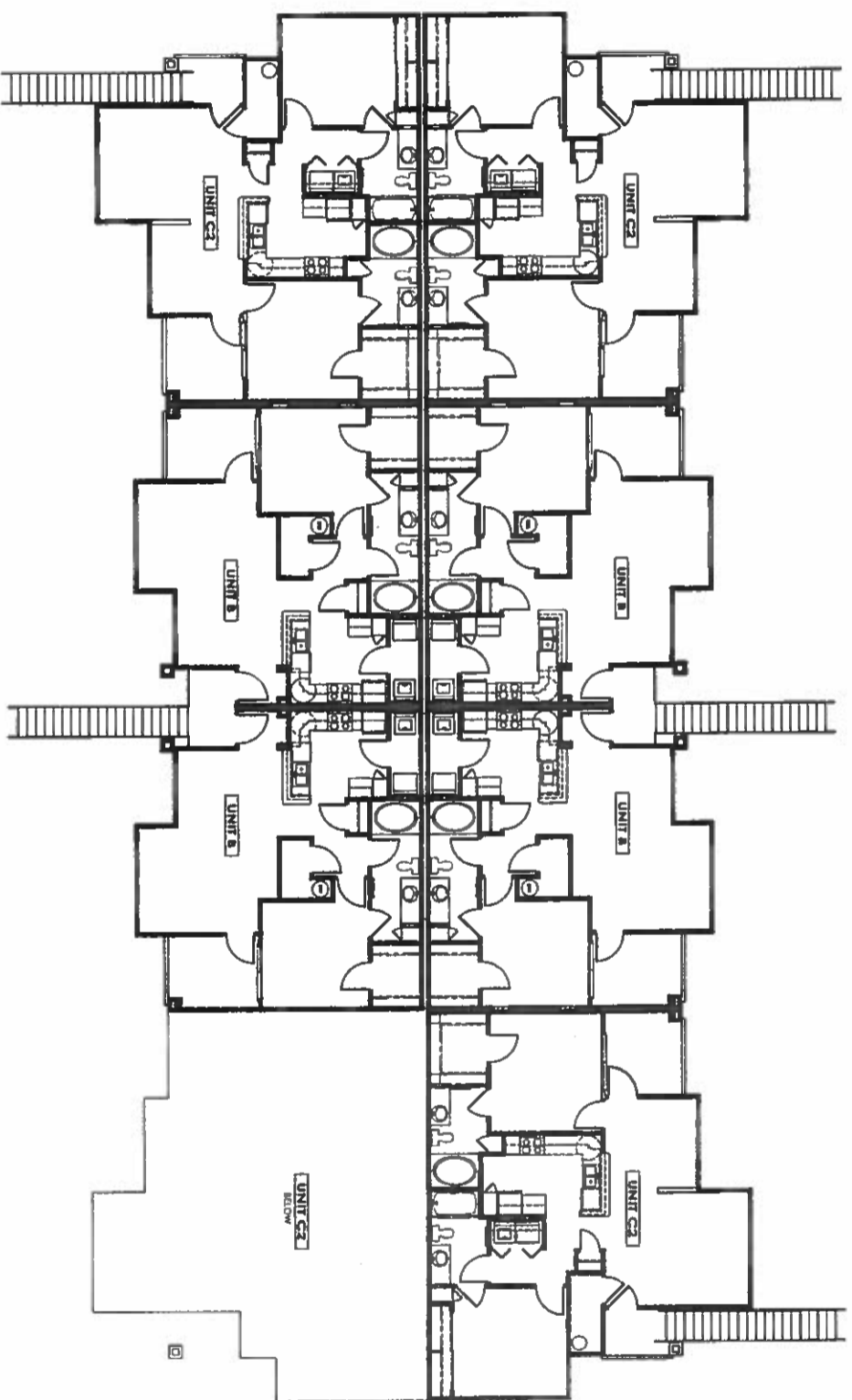
Project No. 12-2041-01 Date 12-06-13

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 402.952.8250 www.toddisac.com



8

DBA-19



SECOND FLOOR BUILDING PLAN

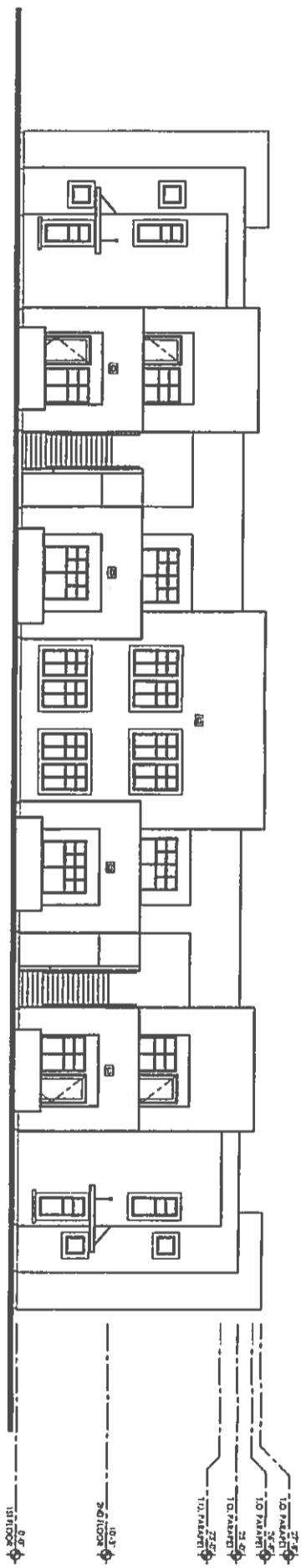
SCALE: 1/8" = 1'-0"

Elevation

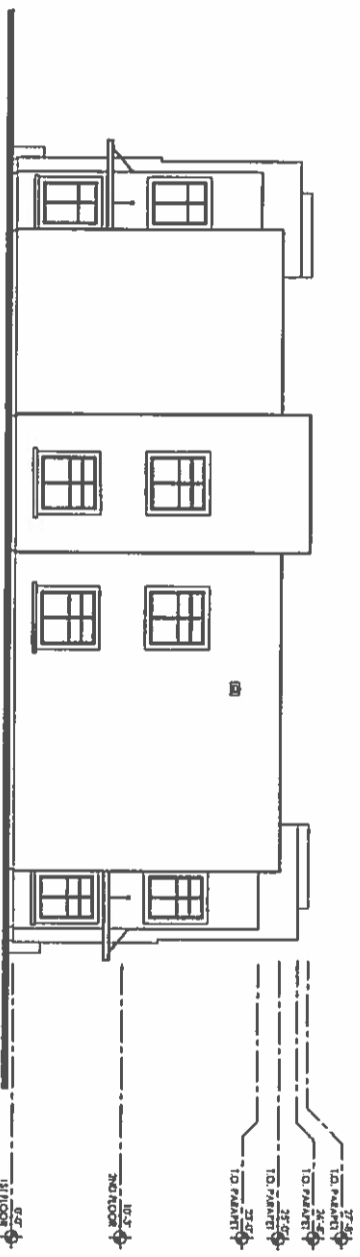
Sanita Pa, New Mexico

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





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



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

CONCEPTUAL BUILDING ELEVATIONS

Elevation

San Joaquin, New Mexico

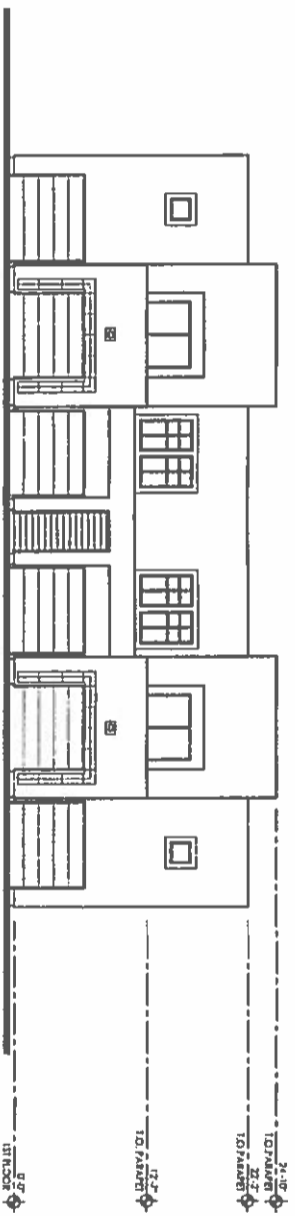
Project No. 12-2041-01 Date 12-06-13

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.932.8280 www.toddassoc.com



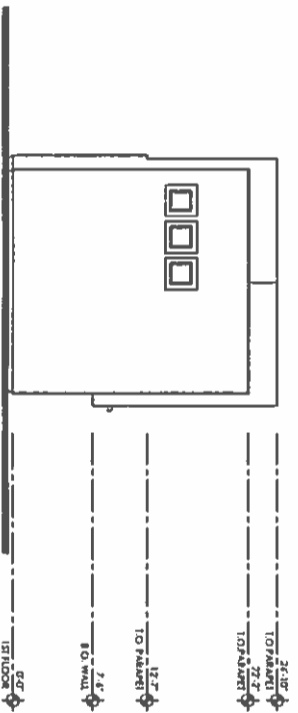
10

DBA-21



FRONT ELEVATION
TYPICAL CARRIAGE BUILDING

1/8"=1'-0"



SIDE ELEVATION
TYPICAL CARRIAGE BUILDING

1/8"=1'-0"



CONCEPTUAL BUILDING ELEVATIONS

Elevation

SanDiego, New Mexico



TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.932.8200 www.toddsai.com

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



11

ORA-22

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

LEGEND

S1	FULL OUTDOOR LED POLE MOUNTED LIGHT, POLE MOUNT AT +25 FT. A.F.D.
S2	FULL OUTDOOR POST TOP LIGHT WITH (1) 32W CFL LAMP, POST TOP MOUNT AT +9 FT. A.F.D.
S3	GROUND MOUNTED SIGN LIGHT WITH (1) 32W TO LAMP AND CLAMP SHIELD.
B1	FULL OUTDOOR WALL SCONCE WITH (1) 15W CFL, TESTED
B2	FULL OUTDOOR WALL MOUNTED LIGHT WITH (1) 42W CFL LAMP, WALL MOUNT AT +12 FT. A.F.D.

PRELIMINARY SITE LIGHTING PLAN

SCALE: 1" = 40' - 0"

COLLEGE DRIVE

**ELEVATION
SANTA FE, NEW MEXICO**

SEE SHEET 13 FOR LIGHTING CUT SHEETS

DBA-23

Sheet	12
of	



CONCRETE PROJECT (General & Special) (www.concrete.org) 12.13.2011 2:14:03 PM, 10 Drawings: 17738, 204, 19022

TYPE: S1

Polished Chrome Finish - 300 - 304 - DA - D-11, 12 - 123 - 14.

Material: 304 Stainless Steel
Finish: Polished Chrome
Dimensions: 12" Dia. x 12" H.

Notes:
1. See notes on page 1.
2. See notes on page 2.
3. See notes on page 3.

TYPE: S2

Construction:
• Aluminum endcap and clear lens
• Lens: 1/2" clear tempered glass
• Lamp: 150W T8
• Finish: Polished Chrome

Material: 304 Stainless Steel
Finish: Polished Chrome
Dimensions: 12" Dia. x 12" H.

Notes:
1. See notes on page 1.
2. See notes on page 2.
3. See notes on page 3.

TYPE: S3

LINEAR ROUND - ASYMMETRICAL

LINEAR ROUND - SYMMETRICAL

Material: 304 Stainless Steel
Finish: Polished Chrome
Dimensions: 12" Dia. x 12" H.

Notes:
1. See notes on page 1.
2. See notes on page 2.
3. See notes on page 3.

TYPE: B1

CATALOG NO. 8102-1130

Material: 304 Stainless Steel
Finish: Polished Chrome
Dimensions: 12" Dia. x 12" H.

Notes:
1. See notes on page 1.
2. See notes on page 2.
3. See notes on page 3.

TYPE: B2

WST

Material: 304 Stainless Steel
Finish: Polished Chrome
Dimensions: 12" Dia. x 12" H.

Notes:
1. See notes on page 1.
2. See notes on page 2.
3. See notes on page 3.

POST TOP MOUNTING

Notes:
1. POLE SHALL BE 11'-0" TOTAL LENGTH OR AS REQUIRED BY POLE MANUFACTURER.
2. LIGHT POLE IN DIRECT CONTACT WITH EARTH OR CONCRETE SHALL BE DIPPED IN PROTECTIVE COATING INSIDE, OUTSIDE AS PER MANUFACTURER'S MATERIAL & SPECIFICATIONS AND WRAPPED WITH TAPE, SCOTCH TAPE, HALF LAP, ETC.
3. GENERAL CONTRACTOR TO PROVIDE POLE BASE DESIGN SEALED TO STRUCTURAL DRAWINGS FOR POLE BASE DETAIL.

POLE MOUNTING DETAIL

Notes:
1. E.P.A. RAINING AND SOL. CONDITIONS SHALL BE COORDINATED WITH POLE AND FIXTURE ASSEMBLY.
2. GENERAL CONTRACTOR TO PROVIDE POLE BASE DESIGN SEALED TO STRUCTURAL DRAWINGS SHEET S10 DETAIL #113 FOR CUSTOM LIGHT POLE SUPPORT DETAIL.

MOUNTING DETAIL

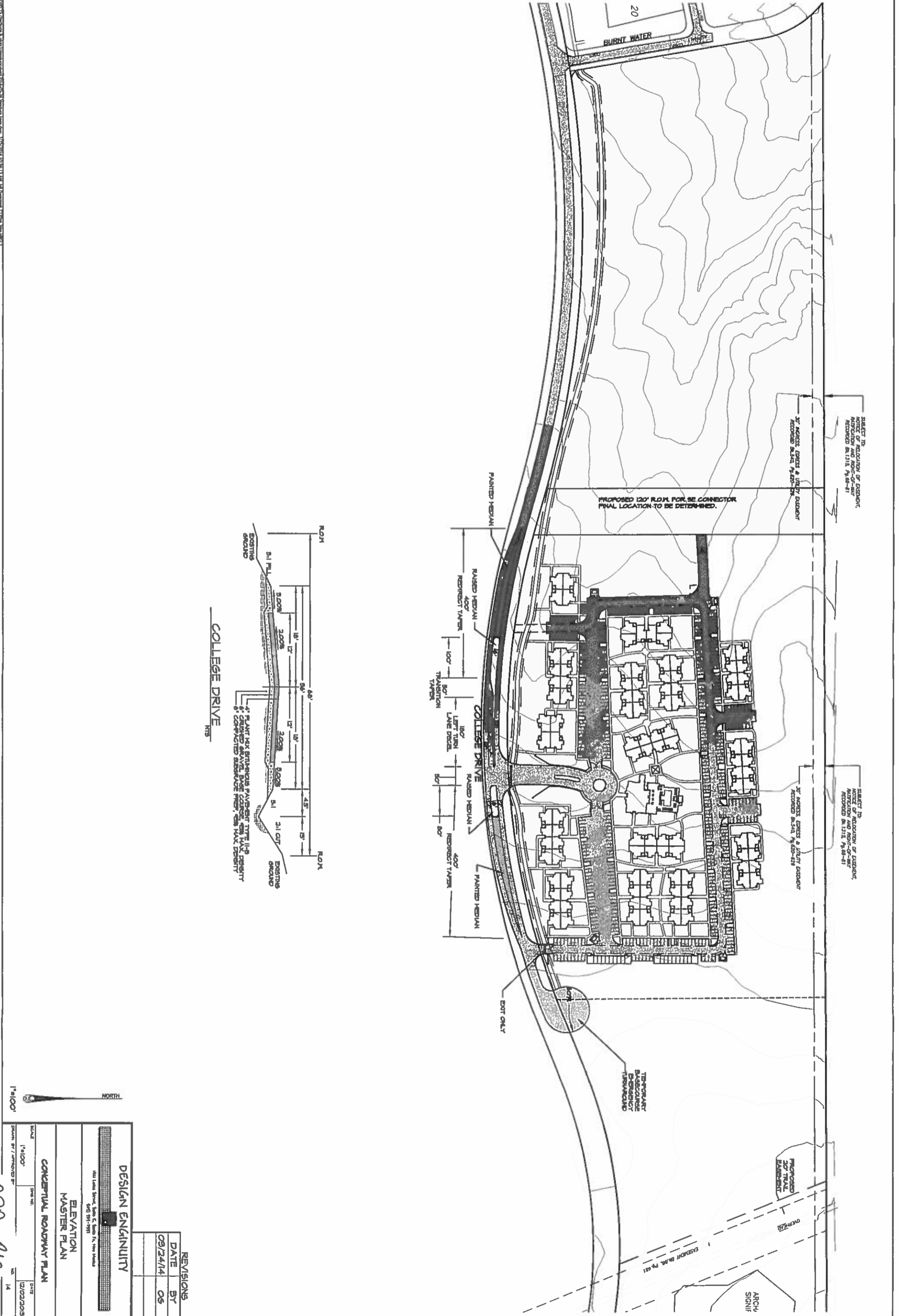
Notes:
1. GLASS SHIELD TO MATCH FIXTURE FINISH.
2. FLUORESCENT FIXTURE MOUNTED ON JUNCTION BOXES FLUSH TO GRADE.

NPE ENGINEERING INC.
4115 N. 15TH AVE.
PHOENIX, AZ 85015
PH: (602) 265-1559 FAX: (602) 265-1605
COPYRIGHT © 2013 BY NPE ENGINEERING, INC.

ELEVATION
SANTA FE, NEW MEXICO

13-267
Project Manager: NPE
Drawn by: 12/05/13
Date: 13
Sheet: of

ORA-24



REVISIONS

DATE	BY
08/24/14	OS

DESIGN ENGINEER

ELEVATION MASTER PLAN

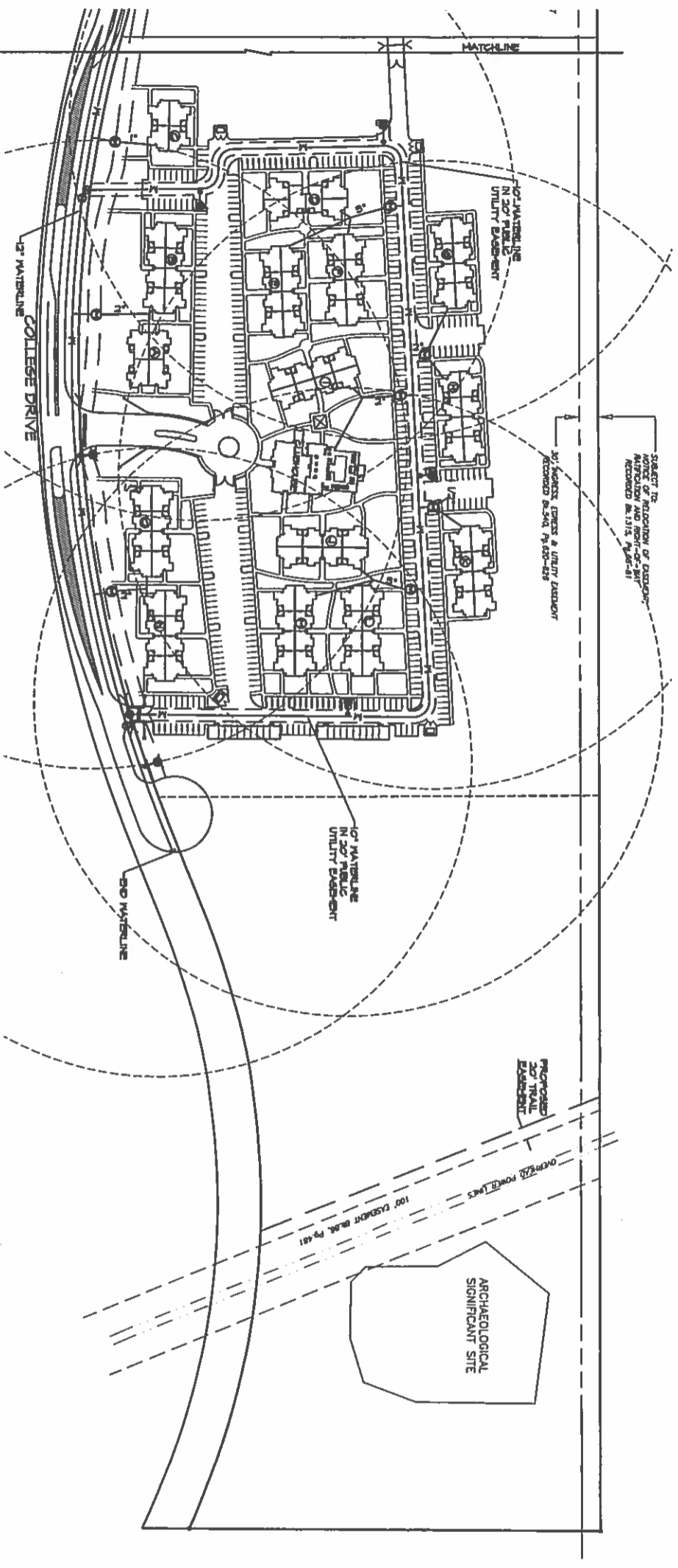
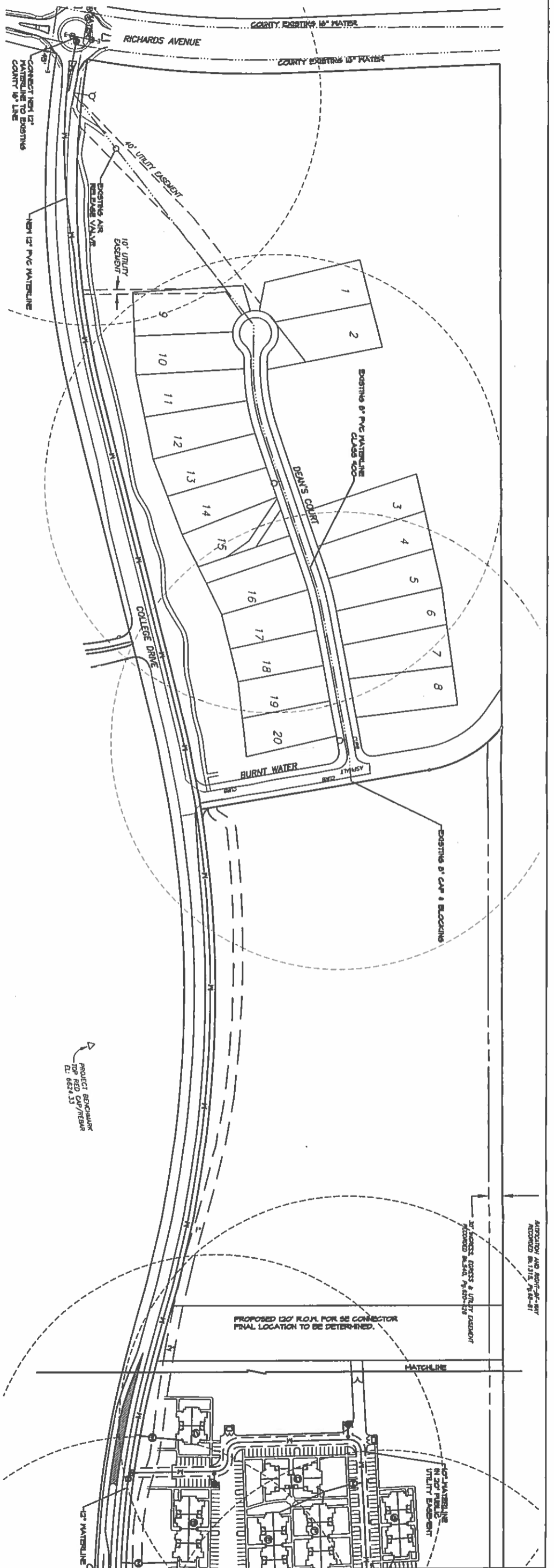
CONCEPTUAL ROADWAY PLAN

1" = 100'

DATE 12/02/2013

NO. 14

OBA-210



PROJECT BENCHMARK
TOP RED CAP/TIE/BEAM
E. 6524.33

SOCKET TO RELOCATION OF EXISTING
METER AND MOUNTING
RECORDED IN 1313, PARCEL #1

30' ACCESS EGRESS & UTILITY EASEMENT
RECORDED IN 1313, PARCEL #1

ARCHAEOLOGICAL
SIGNIFICANT SITE

PROPOSED
20' TRAIL
EASEMENT

100' EASEMENT BEHALF OF
OVERHEAD POWER LINES

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

- LEGEND
- METER SIZE AS NOTED
 - ⊕ FIRE HYDRANT
 - CAP & BLOCKING
 - ⊙ GATE VALVE
 - PUBLIC WATERLINE SIZE AS NOTED

NOTE:
1. ALL APARTMENT BUILDINGS SHALL HAVE FIRE SUPPRESSION SYSTEMS APPROVED BY THE FIRE MARSHAL.
2. EACH BUILDING'S SERVICE FIRE SUPPRESSION CONNECTION SHALL BE WITHIN 50' OF A FIRE HYDRANT.

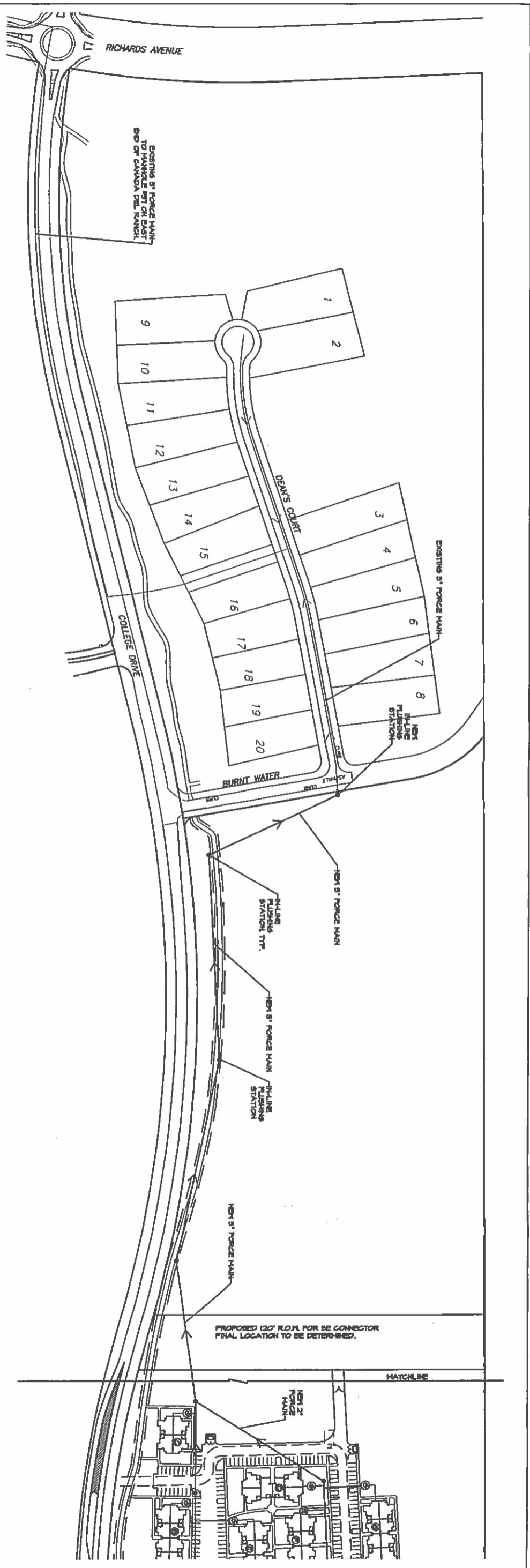
DESIGN ENGINEERING
ELEVATION
MASTER PLAN

4441 Leland Street, Suite G, Dallas, TX 75244
(972) 991-7971

REVISIONS	
DATE	BY
03/24/14	06

CONCEPTUAL WATER AND FIRE PROTECTION PLAN
SCALE: 1"=100'
DATE: 12/22/2013
PROJECT NO. 16

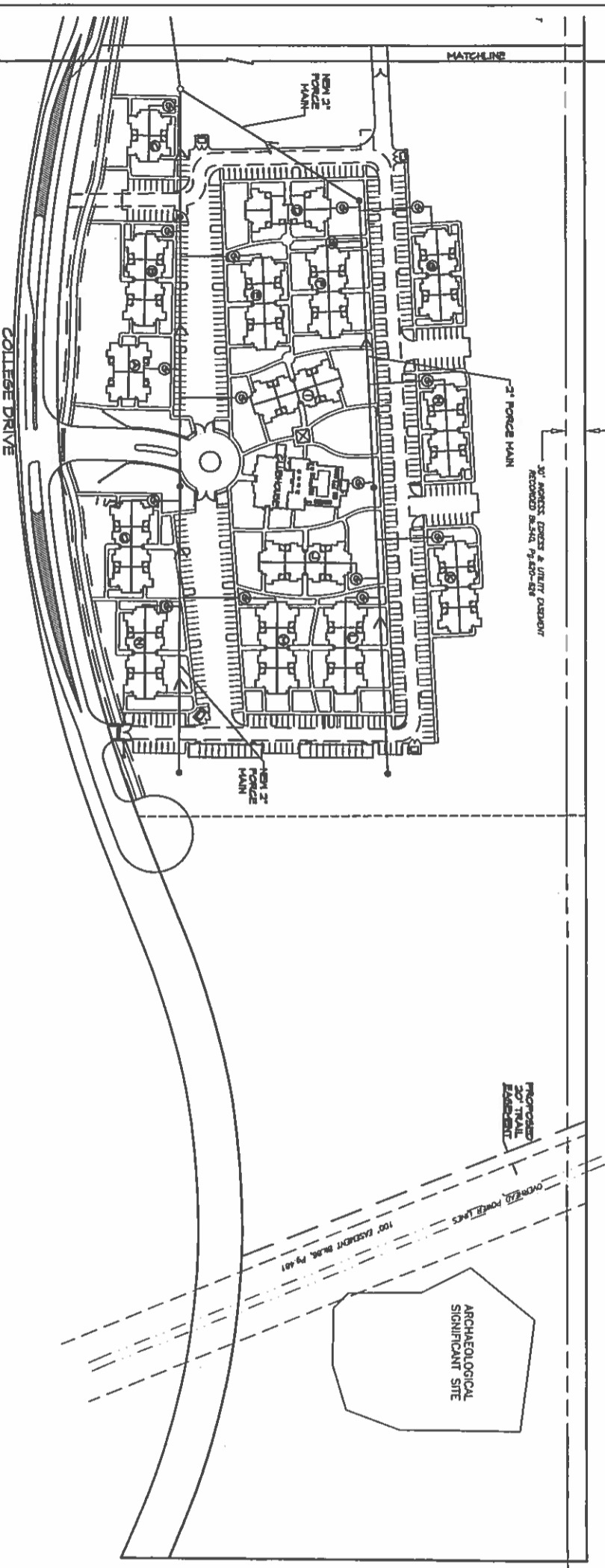
018A-28



SHEET 78
 NOTICE OF RESOLUTION OF EXISTING
 IMPROVEMENT AND RIGHT-OF-WAY
 RECORDED IN 1113 (P. 40-41)

30' ASBESTOS CEMENT & LIBERTY CEMENT
 RECORDED IN 344 (P. 40-41)

- LEGEND
- ← LOW PRESSURE SANITARY SEWER MAIN EXISTING
 - ← LOW PRESSURE SEWER MAIN NEW SIZE AS NOTED
 - 4" DIAMETER FLUSHING STATION
 - ⊙ 24" DIAMETER PUMP



DESIGN ENGINEER

ELEVATION MASTER PLAN

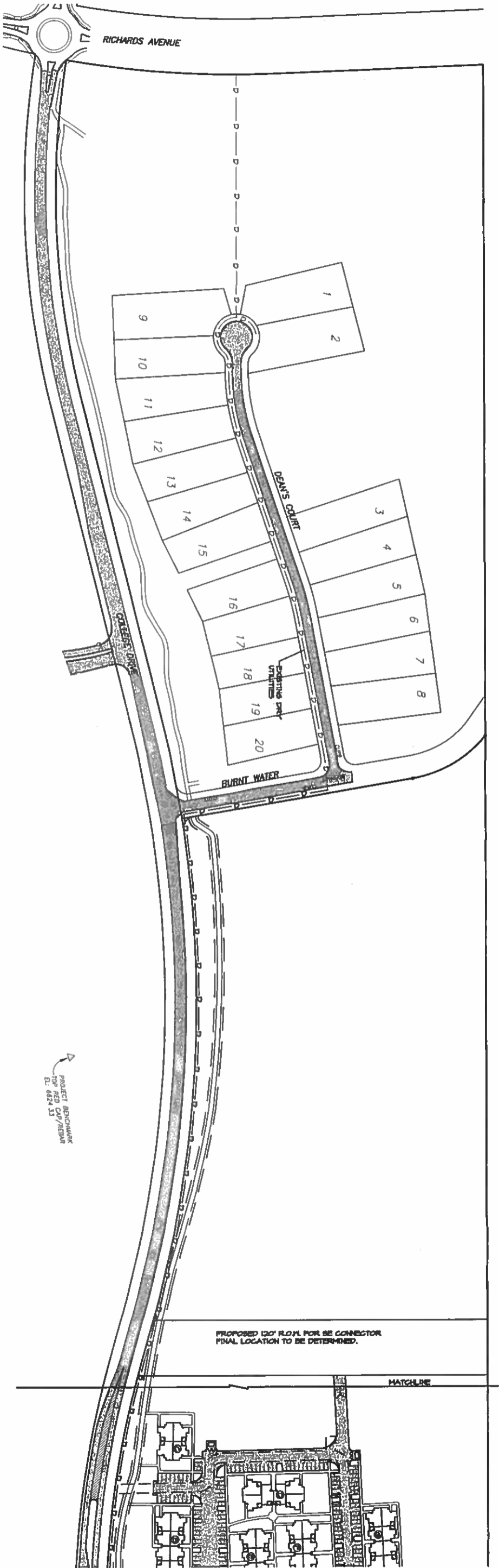
4411 Laurel Street, Suite C, Santa Fe, New Mexico
 505 991-9991

REVISIONS	
DATE	BY
03/24/14	06
06	

CONCEPTUAL SANITARY SEWER PLAN

SCALE	DATE
1"=100'	12/02/2013
DRAWN BY / APPROVED BY	PAGE NO.
	1

08A-29



SHADE TO
INDICATE RELOCATION OF EXISTING
UTILITIES AND NEW 3" / 100'
RECORDED AS 174, 175 & 176

3" / 100' ACCESS ROADS & UTILITY EXISTENT
RECORDED AS 174, 175 & 176

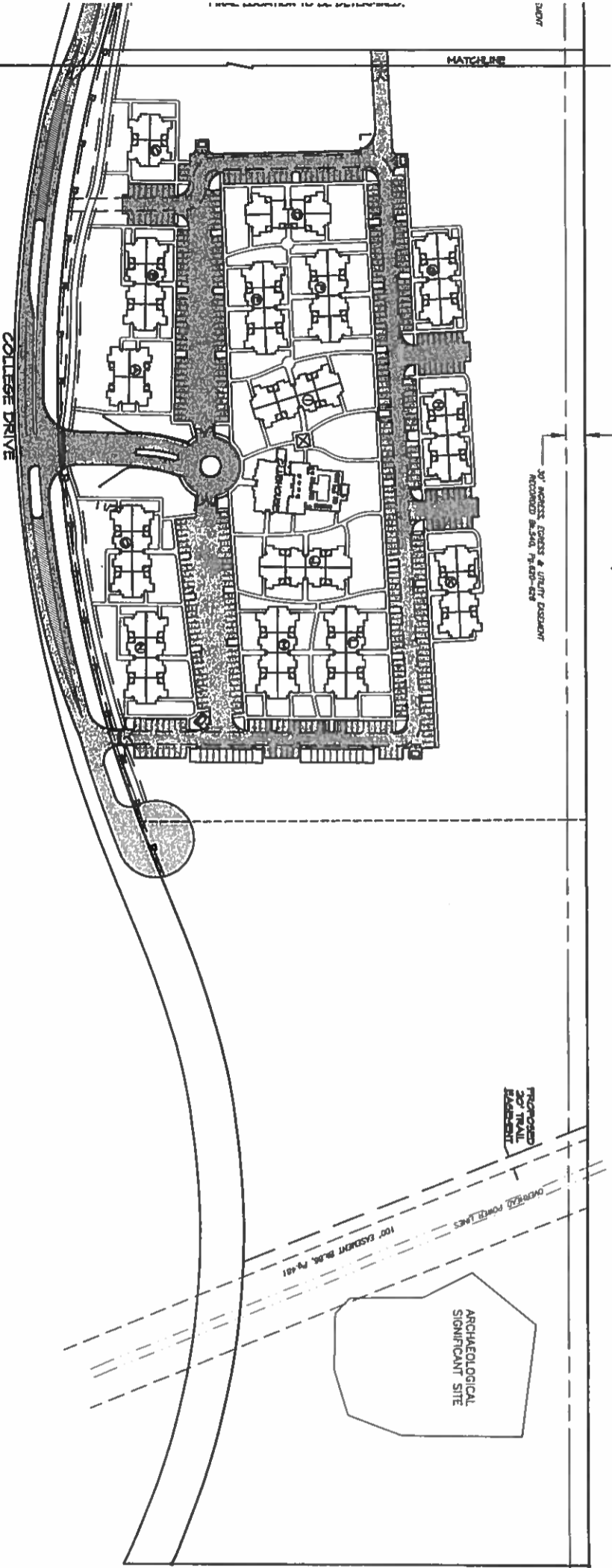
PROPOSED
3" / 100' TRAIL
EXISTENT

100' EXISTENT B.M. Py 481

ARCHAEOLOGICAL
SIGNIFICANT SITE

NOTE:
ALL UTILITIES LINES SHALL BE UNDERGROUND.

- LEGEND
- D — EXISTING DRY UTILITY
SUAED TRENCH
(GAS, TELEPHONE, ELECTRIC & CABLE)
 - D — PROPOSED DRY UTILITY
SUAED TRENCH
(GAS, TELEPHONE, ELECTRIC & CABLE)



1" = 100'

DESIGN ENGINEERING

ELEVATION
MASTER PLAN

CONCEPTUAL DRY UTILITY PLAN

REVISIONS		
DATE	BY	
03/24/14	OS	

4411 Lindo Street, Suite 100, Dallas, TX 75244

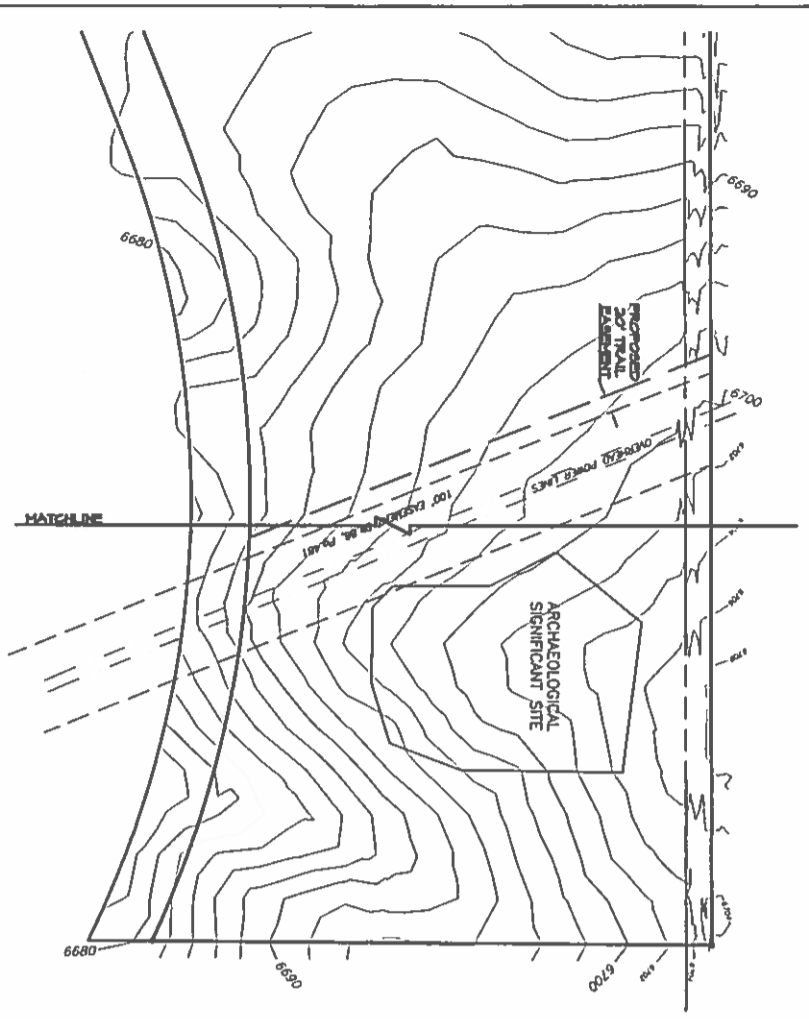
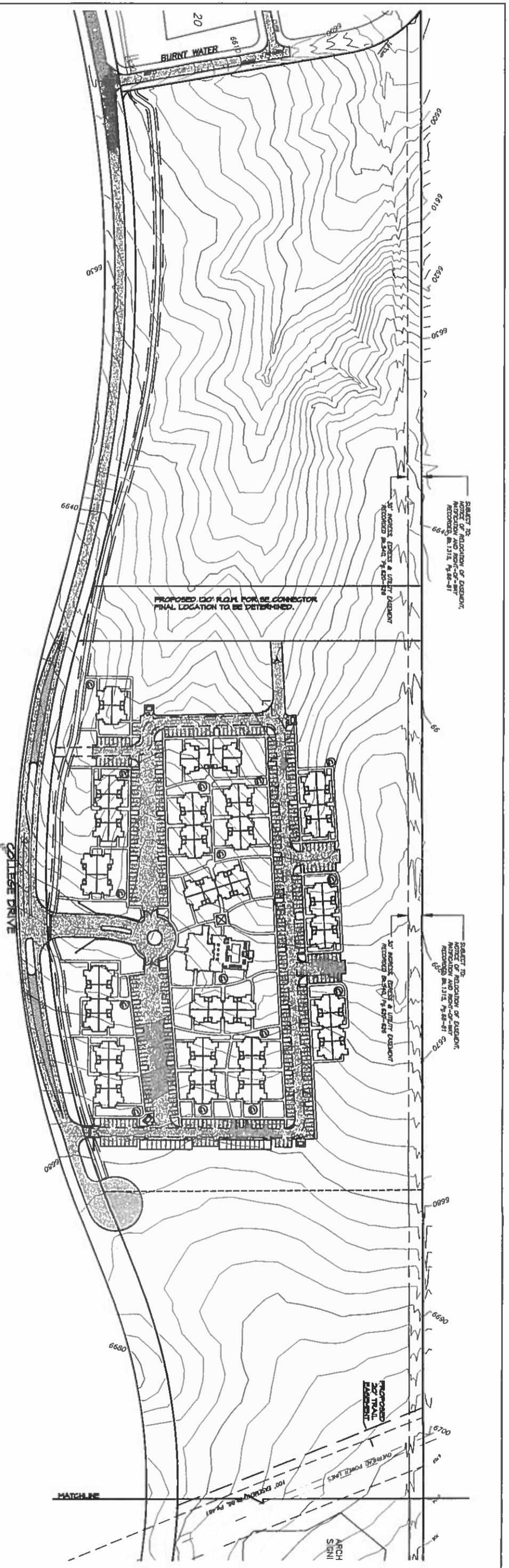
SCALE: 1" = 100'

DATE: 12/07/2013

DRAWN BY: J. JENNINGS

SHEET NO. 14

034-30



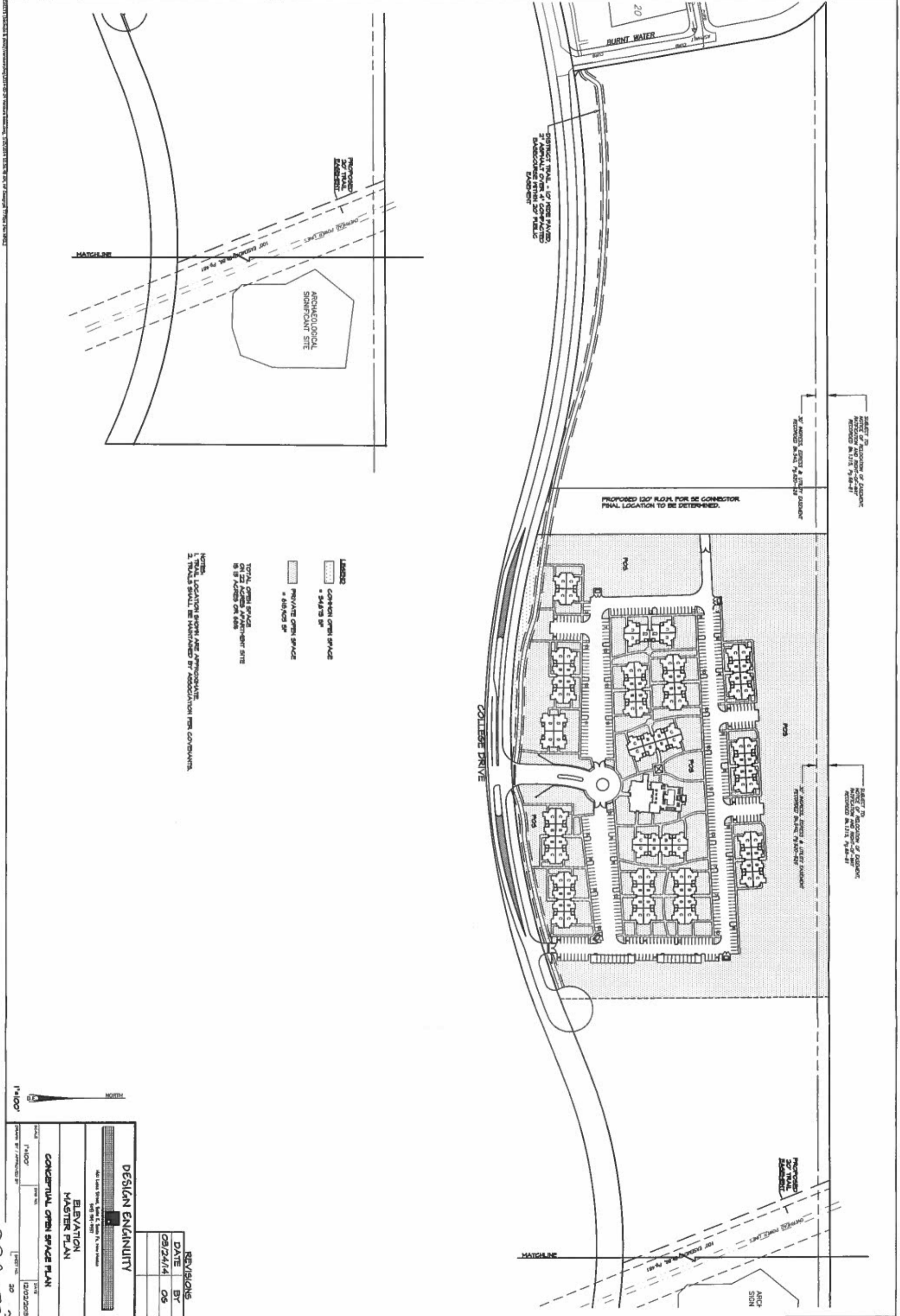
WATER HARVESTING PLAN
 WATER HARVESTING PLANS IN COMPLIANCE WITH SANTA FE COUNTY ORDINANCE 2008-6 SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATION.
 THE APARTMENT COMPLEX SHALL HAVE A CISTERN SYSTEM FEEDING ALL THE LANDSCAPING. SUCH SYSTEM SHALL BE SIZED TO HOLD 15 GALLONS PER SQUARE FOOT OF ROOFED AREA OR HOLD A MONTH'S WORTH OF LANDSCAPE WATER.

⊙ POSSIBLE CISTERN LOCATION

DESIGN ENGINEER	
4411 Lomas Blvd., Santa Fe, NM 87505 360 941-9977	
ELEVATION MASTER PLAN	
CONCEPTUAL WATER HARVESTING PLAN	
SCALE	DATE
1"=100'	09/24/14
DATE	BY
12/02/2018	06

REVISIONS	
DATE	BY
09/24/14	06

1"=100'
 NORTH
 DRAWN BY / APPROVED BY
 DATE
 02A-31



SUBJECT TO NOTICE OF RECORDATION OF EASEMENT RECORDED AS LITE 19-80-11

20' AVENUE EASEMENT & UTILITY EASEMENT RECORDED AS LITE 19-80-11

SUBJECT TO NOTICE OF RECORDATION OF EASEMENT RECORDED AS LITE 19-80-11

20' AVENUE EASEMENT & UTILITY EASEMENT RECORDED AS LITE 19-80-11

PROPOSED 120' FLOOR FOR SE CONNECTOR. FINAL LOCATION TO BE DETERMINED.

DISTRICT TRAIL - 12' WIDE PAVED 2' SIDEWALK OVER 4' COMPACTED DRAINAGE TRAIL. 50' WIDE EASTERN

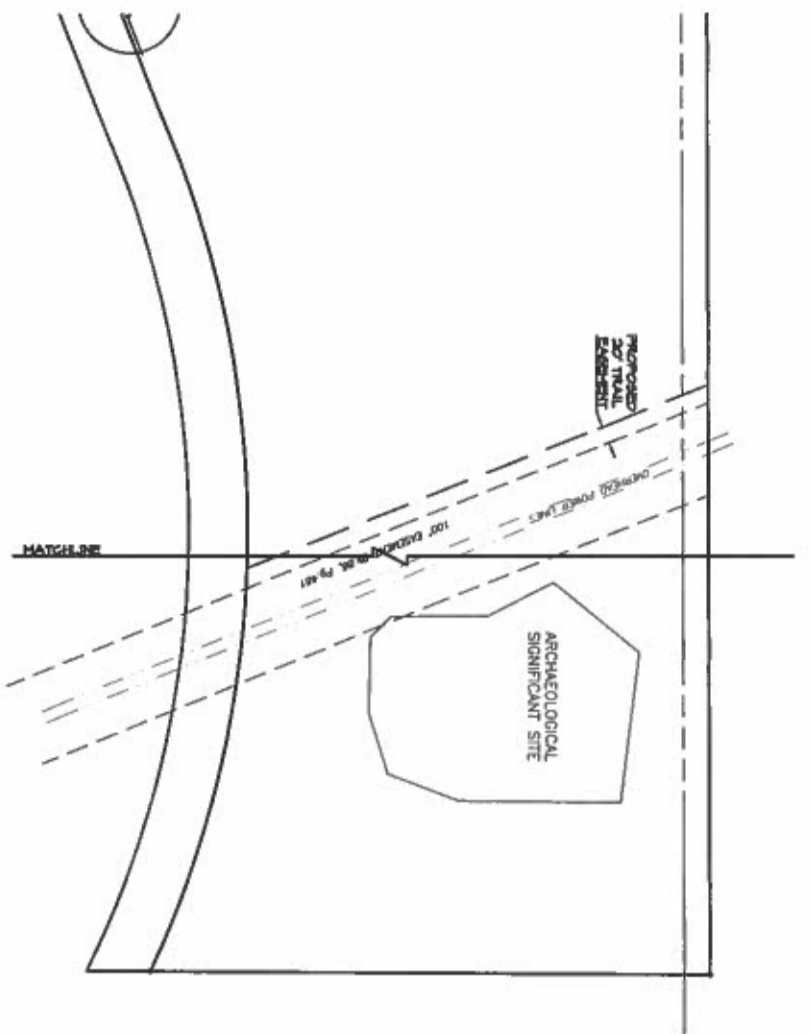
PROPOSED 20' TRAIL EASEMENT

ARCHAEOLOGICAL SIGNIFICANT SITE

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

- LEGEND
- COMMON OPEN SPACE = 54,475 SQ'
 - PRIVATE OPEN SPACE = 418,409 SQ'

TOTAL OPEN SPACE ON 22 ACRES APARTMENT SITE IS 59 ACRES OR 659



DESIGN ENGINEER							
ELEVATION MASTER PLAN							
CONCEPTUAL OPEN SPACE PLAN							
SCALE	DATE						
1"=100'	09/24/14						
PROJECT NO.	BY						
12032203	06						
<table border="1"> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>BY</th> </tr> <tr> <td>09/24/14</td> <td>06</td> </tr> </table>		REVISIONS		DATE	BY	09/24/14	06
REVISIONS							
DATE	BY						
09/24/14	06						

08A-82



ELEVATION AT RANCHO VIEJO
LANDSCAPE CONCEPT PLAN



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Verhines, P.E.
State Engineer

February 26, 2014

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

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

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Reference: Elevation at Rancho Viejo Master Plan Resubmittal

Dear Mr. Larrañaga:

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

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

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

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

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

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



OBA-34

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

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

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

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

Sincerely,



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

cc: OSE Water Rights Division, Santa Fe Office



STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

Susana Martinez
Governor

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

January 10, 2014

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

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

Dear Mr. Larrañaga:

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

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

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

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

Sincerely,

Michelle M. Ensey

Log: 98391

OBA-36

Jose Larranaga

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

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

Mr. Larra and Mr. Romero,

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

If you have any questions, Please contact me.

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



January 21, 2014

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

Re: Elevation at Rancho Viejo

Dear Mr. Archuleta:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'SMcDougall', is written over the typed name.

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

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

OBA-38



March 5, 2014

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

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

Dear Mr. Larrañaga:

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

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

Sincerely,

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

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

Susana Martinez
Governor

Tom Church
Cabinet Secretary

Commissioners

Pete K. Rahn
Chairman
District 3

Ronald Schmeits
Vice Chairman
District 4

Dr. Kenneth White
Secretary
District 1

Robert R. Wallach
Commissioner
District 2

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Katherine Miller
County Manager

PUBLIC WORKS DIVISION MEMORANDUM

Date: April 7, 2014

To: Jose Larranaga, Land Use Department

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

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

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

Access:

The applicant is proposing to construct three accesses; the first proposed access is off the Southeast Connector Road and two accesses off of College Drive. The proposed access on the Southeast Connector is being proposed as a gated entrance; the two accesses on College Drive will serve a 214-unit apartment complex. The applicant provided Santa Fe County with a Traffic Impact Analysis prepared by CKS LLC., dated December 2013. The purpose of this study is to assess the traffic impacts the proposed project may have on essential intersections within the area and identify any necessary street improvements to these intersections. Santa Fe County conducted a study on the existing conditions of the roundabout located at Richards and College Drive. Santa Fe County has determined that at present the roundabout is operating at an unacceptable Level of Service. It has been determined that a southbound slip lane would bring this roundabout to an acceptable Level of Service. Santa Fe County has initiated the placing of this project on the Capital Improvements Projects list.

Conclusion:

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

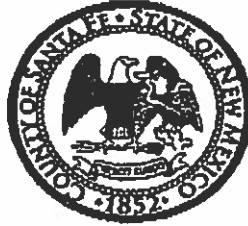
- The Southeast Connector will operate as a Minor Arterial Roadway, therefore, "No Direct" access unto to the Southeast Connector will be allowed.
- The applicant shall be responsible for the construction of College Drive from the existing termini Burnt Water Road, should the project Elevations at Rancho Viejo be constructed prior to the Southeast Connector being constructed.

- Should the project Elevations at Rancho Viejo be constructed prior to the construction of the Southeast Connector, the applicant shall conduct a Traffic Analysis using the data provided for the slip lane on Richards Avenue to determine the amount of units which can be approved without causing an unacceptable level of Service on the Richards/College Drive Roundabout.
- Applicant shall update their Traffic Impact Analysis once Santa Fe County's traffic data for the location study becomes publicly available, to determine if any off-site improvements are warranted.
- Applicant shall keep in mind that the geometry of the intersection at the Southeast Connector and College Drive has not been determined. There is a possibility that a Traffic Circle could be required at this intersection, which would require a minimum of one hundred five (105') foot radiuses from the intersection's center line.
- Applicant shall install left-turn deceleration lane for College Drive at the main driveway.

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Hollan
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

Date	02/21/2014		
Project Name	Univest Rancho Viejo – Vedura Residential Operating, LLC		
Project Location	College Drive @ New Purposed Road (SE connector), Santa Fe, New Mexico 87508		
Description	College North Master Plan	Case Manager	Jose Larranaga
Applicant Name	Agent: Jenkins/Gavin	County Case #	MIS 13-5380
Applicant Address	130 Grant Ave, Suite 101 Santa Fe, New Mexico 87501	Fire District	La Cienega
Applicant Phone	505-930-6149		

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

Project Status: Approved Approved with Conditions Denial

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

Fire Department Access

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

Final Status

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

Renee Nix, Inspector

Renee Nix
Code Enforcement Official

2-21-14
Date

Through: David Sperling, Chief

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

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Hollan
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

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

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

Summary of Review

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

Fire Department Access

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

- **Fire Access Lanes**

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

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

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

Roadways/Driveways

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

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

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

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

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

Street Signs/Rural Address

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

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

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

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

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

Slope/Road Grade

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

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

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

Restricted Access/Gates/Security Systems

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

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

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

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

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

Fire Protection Systems

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

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

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

Hydrants

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

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

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

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

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

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

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

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

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

Automatic Fire Protection/Suppression

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

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

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

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

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

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

Fire Alarm/Notification Systems

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

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

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

Fire Extinguishers

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

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

Life Safety

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

General Requirements/Comments

Inspections/Acceptance Tests

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

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

Permits

As required

Final Status

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

Renee Nix, Inspector



Code Enforcement Official

1-15-2014
Date

Through: David Sperling, Chief

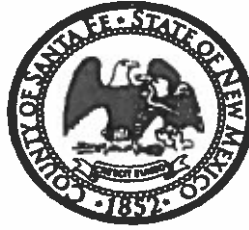
File: UnivestRanchoViejo 123113 LC

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

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

January 22, 2014

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

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


Dear Jose,

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

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

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

Respectfully,


Paul Casaus
Utilities Engineering Associate
Santa Fe County Utilities Department

*Santa Fe County
Open Space & Trails*



MEMORANDUM

DATE: February 18, 2014

TO: Jose Larrañaga, Development Review Team Leader

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

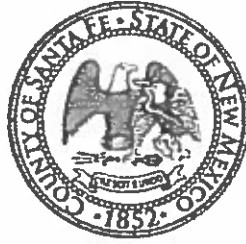
VIA: Robert Griego, Planning Division Manager, Growth Management Department

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

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

OBA-SC

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4
Liz Stefanics
Commissioner, District 5
Katherine Miller
County Manager

MEMORANDUM

DATE: January 28, 2014
TO: Jose Larranaga, Development Review Team Leader
FROM: Mathew Martinez, Development Review Specialist
VIA: Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor
FILE REF.: CDRC CASE # MIS/13-5380 Elevation at Rancho Viejo and Summary Review Subdivision

REVIEW SUMMARY

ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

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

PARKING:

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

ARCHITECTURAL:

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

SIGNAGE:

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

LIGHTING:

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

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

MEMORANDUM

DATE: March 3, 2014

TO: Jose Larranaga, Development Review Team Leader

FROM: John Lovato, Terrain Management

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

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

REVIEW SUMMARY

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

Terrain Management

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

Storm Drainage and Erosion Control:

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

OBA-53

Harry B. Montoya
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Michael D. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

January 30, 2013

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

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

Dear Ms. Guerrerortiz,

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

Development Concept

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

Existing Water Infrastructure

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

Existing Public Wastewater Infrastructure

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



OBA-54

Relevant Future Public Improvements

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

Design and Construction Requirements

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

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

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

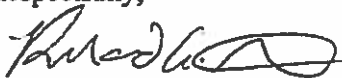
Financing

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

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

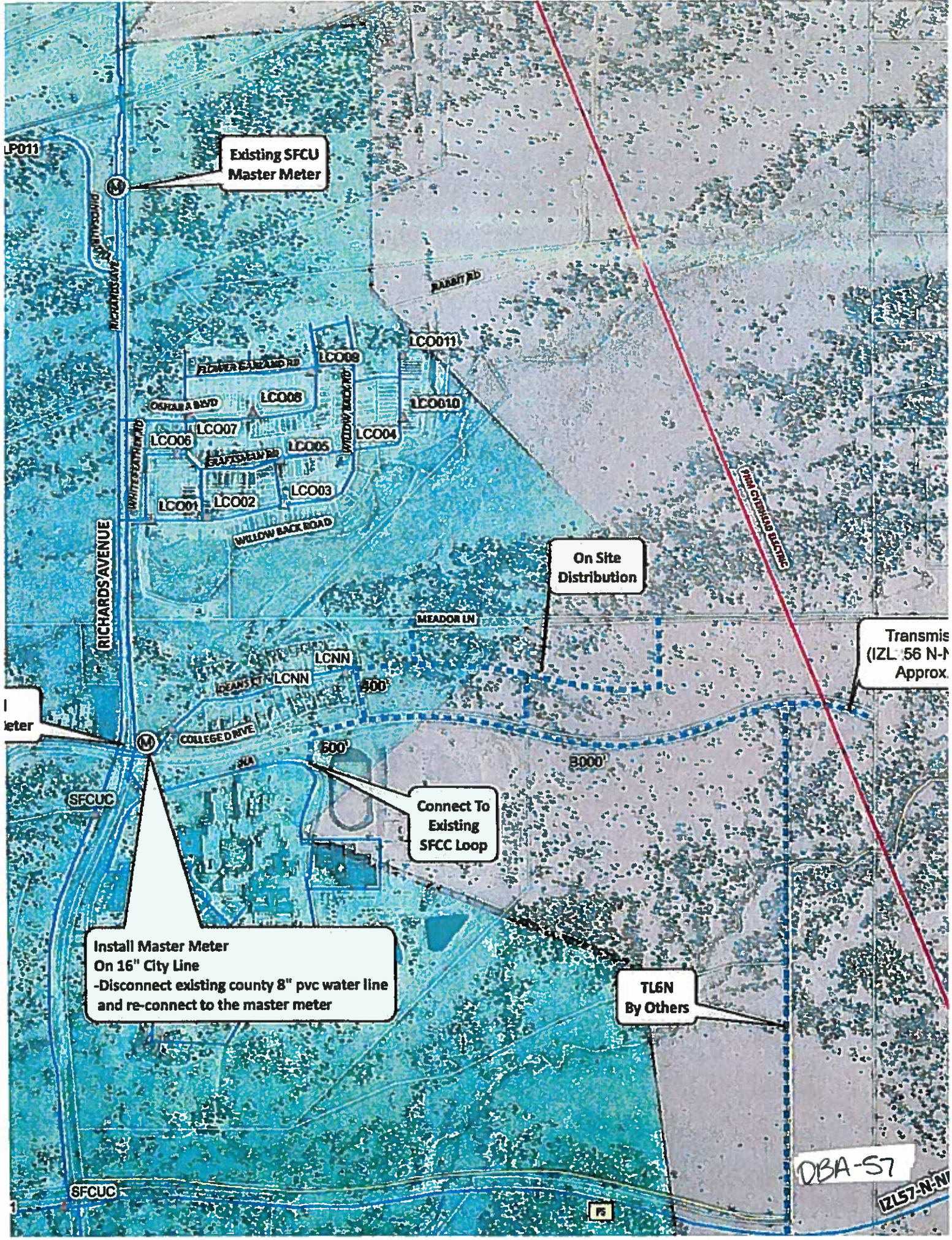
We look forward to working with you to the best of our technical ability as provided by applicable laws, for the successful completion of your project. Please call me at 505-992-3046, if you have any questions regarding this letter.

Respectfully,



Richard Silva
Infrastructure Manager
Santa Fe County Utilities Department

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



Existing SFCU Master Meter

On Site Distribution

Connect To Existing SFCU Loop

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

Transmis (ZL 56 N-N) Approx

TL6N By Others

DBA-57
ZL57-N-N