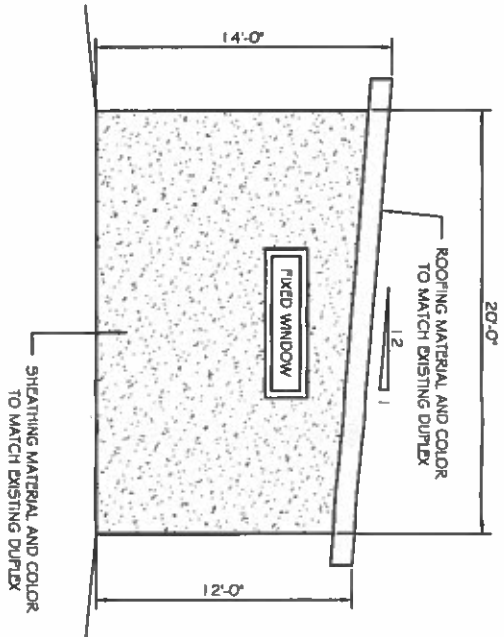
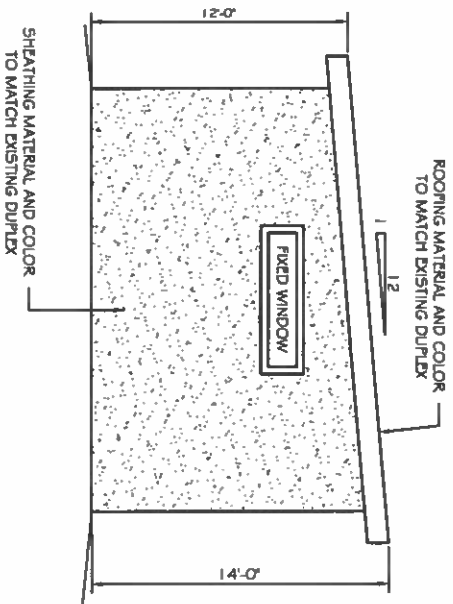


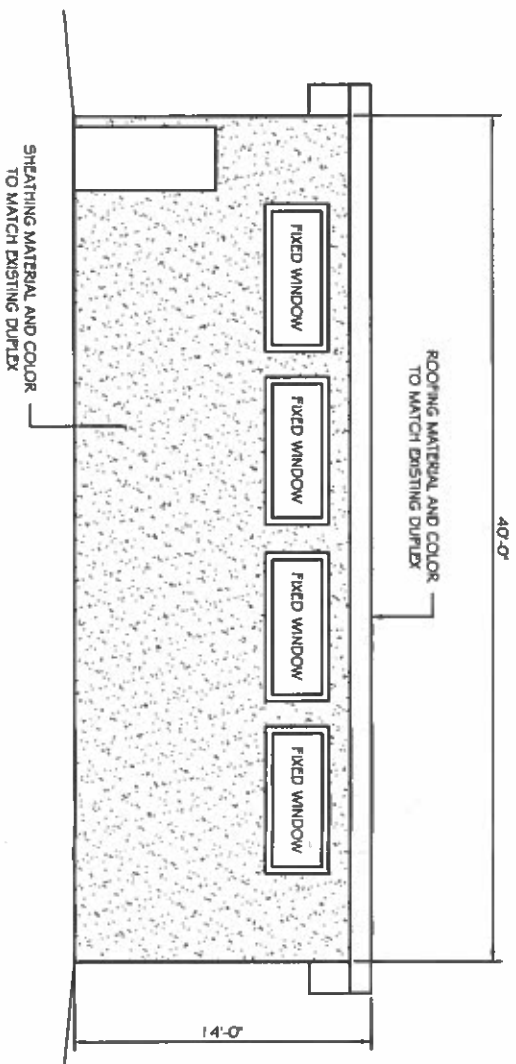
**PROPOSED BATHROOM  
NORTH ELEVATION**



**PROPOSED BATHROOM  
EAST ELEVATION**



**PROPOSED BATHROOM  
WEST ELEVATION**



**PROPOSED BATHROOM  
SOUTH ELEVATION**



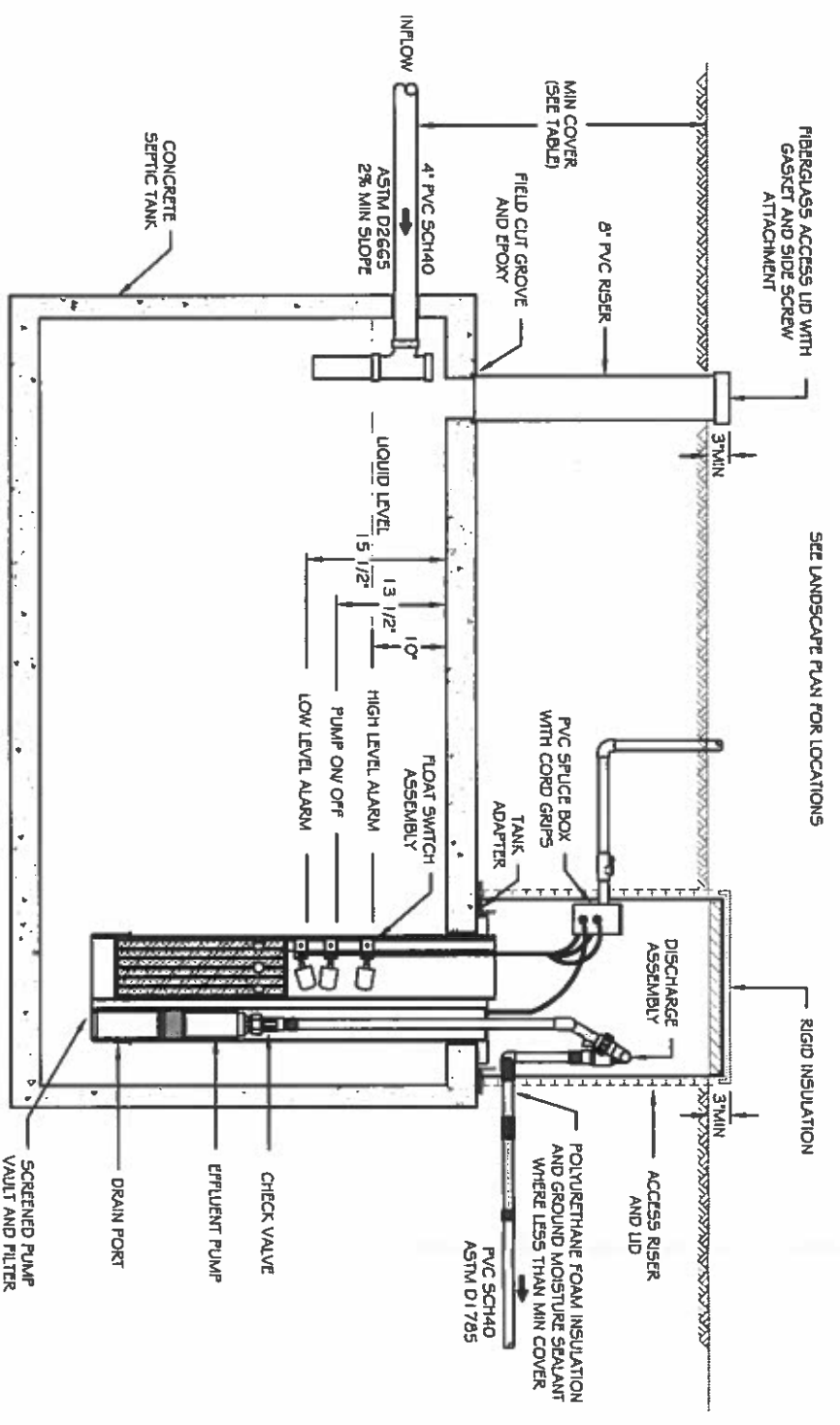
NR-72

REVISIONS	BY

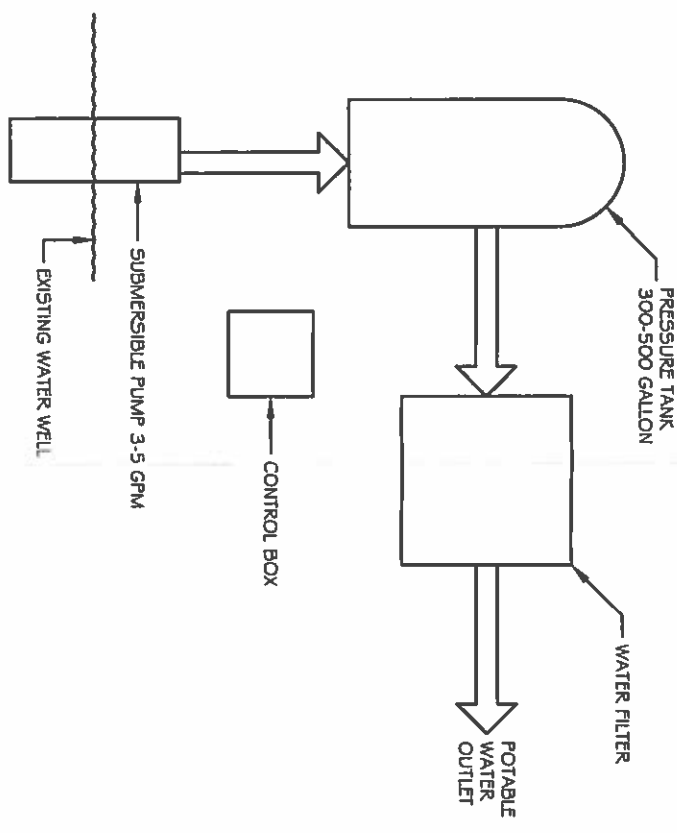
**MOONLIGHT DRAFTING SERVICE**  
SANTA FE, NEW MEXICO  
505-424-8769

**SPOTLIGHT RV PARK** MASTER PLAN / PRELIMINARY & FINAL DEVELOPMENT PLAN  
16 ELLA DORA ROAD  
SANTA FE COUNTY, NEW MEXICO

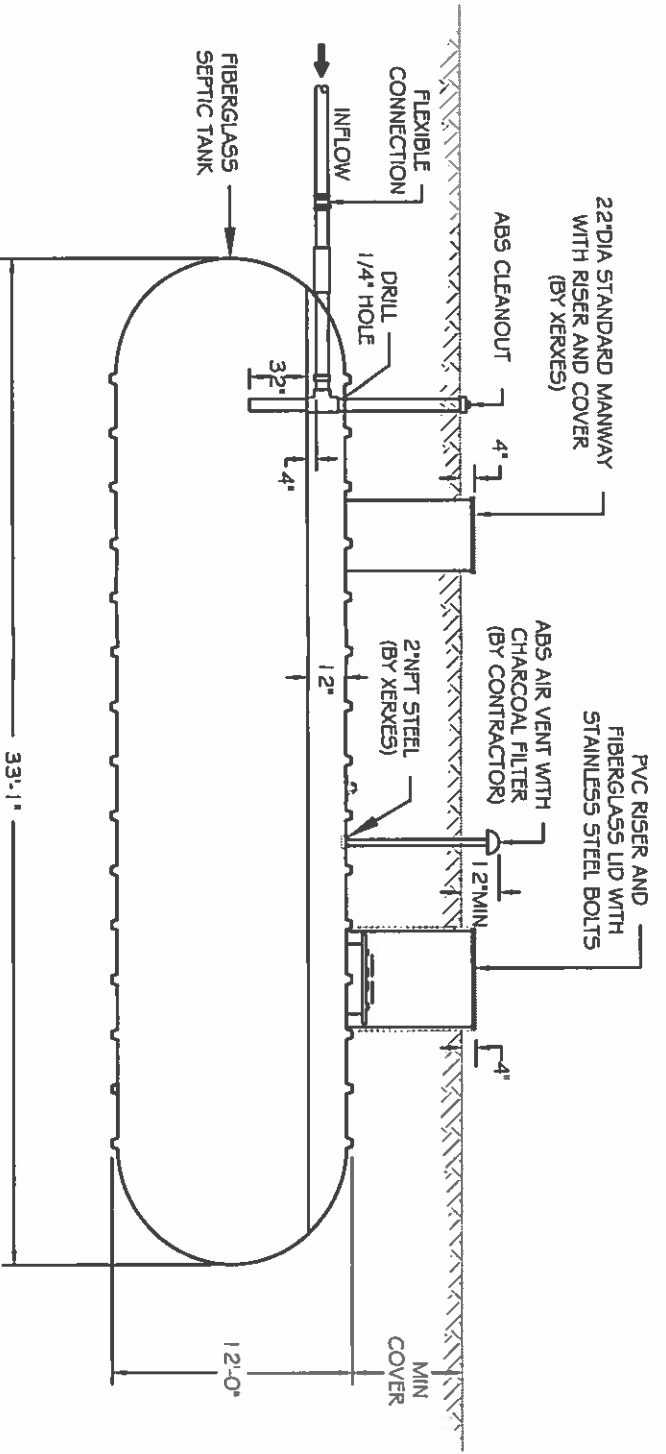
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DATE	7/8/15
SCALE	AS SHOWN
SHEET	6



**TYPICAL WATER HARVESTING CISTERN**



**POTABLE WATER SUPPLY SCHEMATIC**



**30,000 GALLON FIRE PROTECTION TANK**

SECTION VIEW

REVISIONS	BY

**MOONLIGHT DRAFTING SERVICE**  
SANTA FE, NEW MEXICO  
505-424-8769

**SPOTLIGHT RV PARK** MASTER PLAN / PRELIMINARY & FINAL DEVELOPMENT PLAN  
16 ELLA DORA ROAD  
SANTA FE COUNTY, NEW MEXICO

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DATE	7/8/15
SCALE	AS SHOWN
SHEET	7

NRR-73

# SPOTLIGHT RV PARK

Santa Fe County

## MASTER PLAN / PRELIMINARY & FINAL DEVELOPMENT PLAN

### INDEX OF SHEETS

- 1 COVER SHEET AND INDEX OF SHEETS
- 2 RECORDED PLAT
- 3 RECORDED PLAT
- 4 EXISTING SITE PLAN
- 5 MASTER PLAN
- 6 MENS & WOMENS BATHROOM
- 7 WATER SUPPLY DETAILS
- 8 TERRAIN MANAGEMENT PLAN
- 9 LANDSCAPE PLAN

#### OWNER:

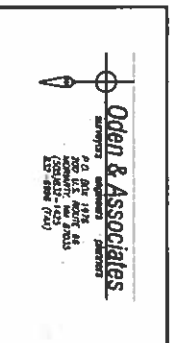
JIRA EQUITY LLC  
RICK ANAYA  
5122 E. LIBBY STREET  
SCOTTSDALE, AZ 85254  
832.277.8381

#### DRAFTING:

MOONLIGHT DRAFTING SERVICE  
11 FIVE JAYS LANE  
SANTA FE, NM 87508  
505.424.8769

#### SURVEYOR:

ODEN & ASSOCIATES  
200 U.S. ROUTE 66  
MORIARTY, NM 87035  
505.832.1425

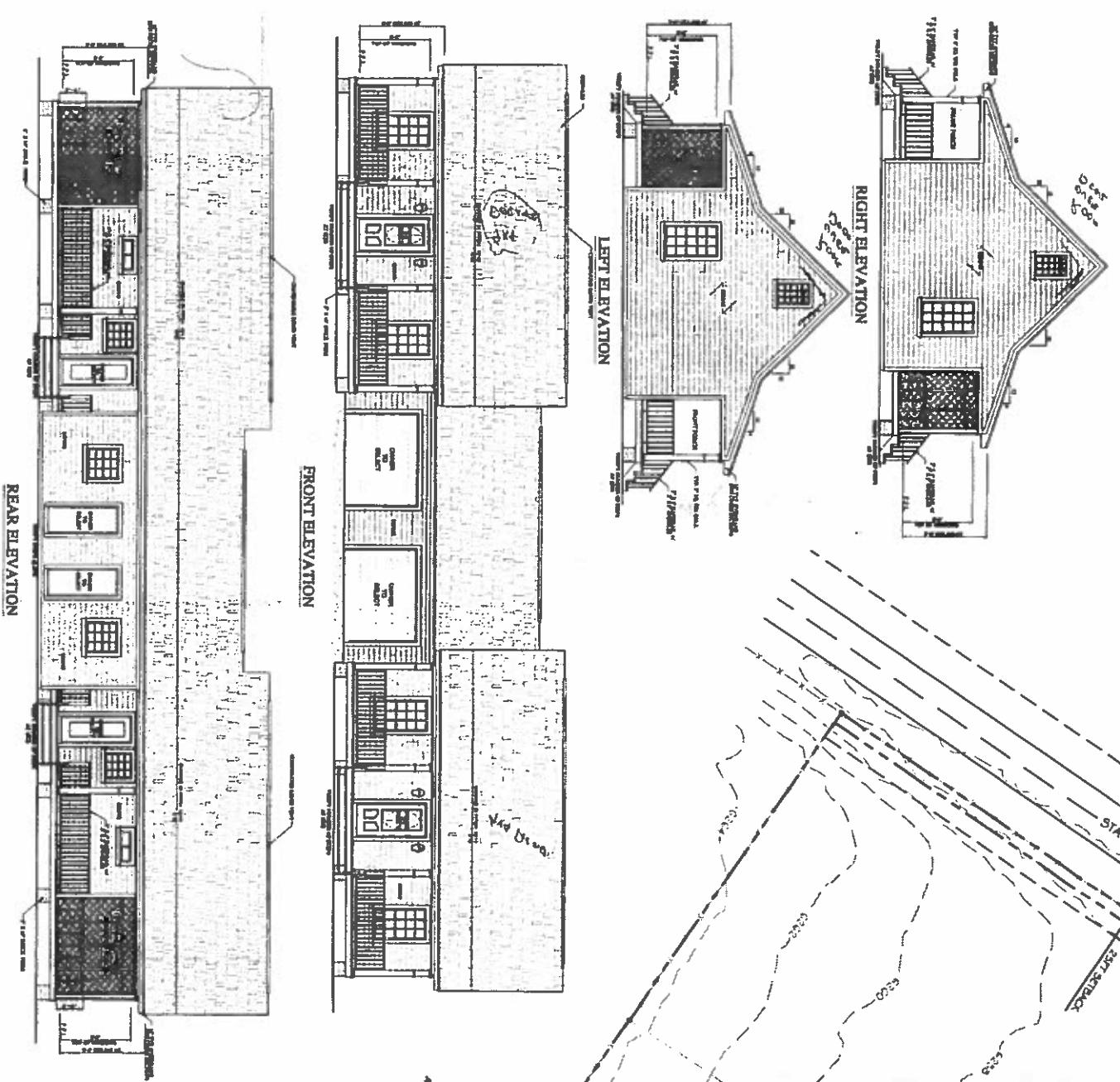


VICINITY MAP

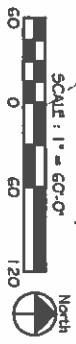
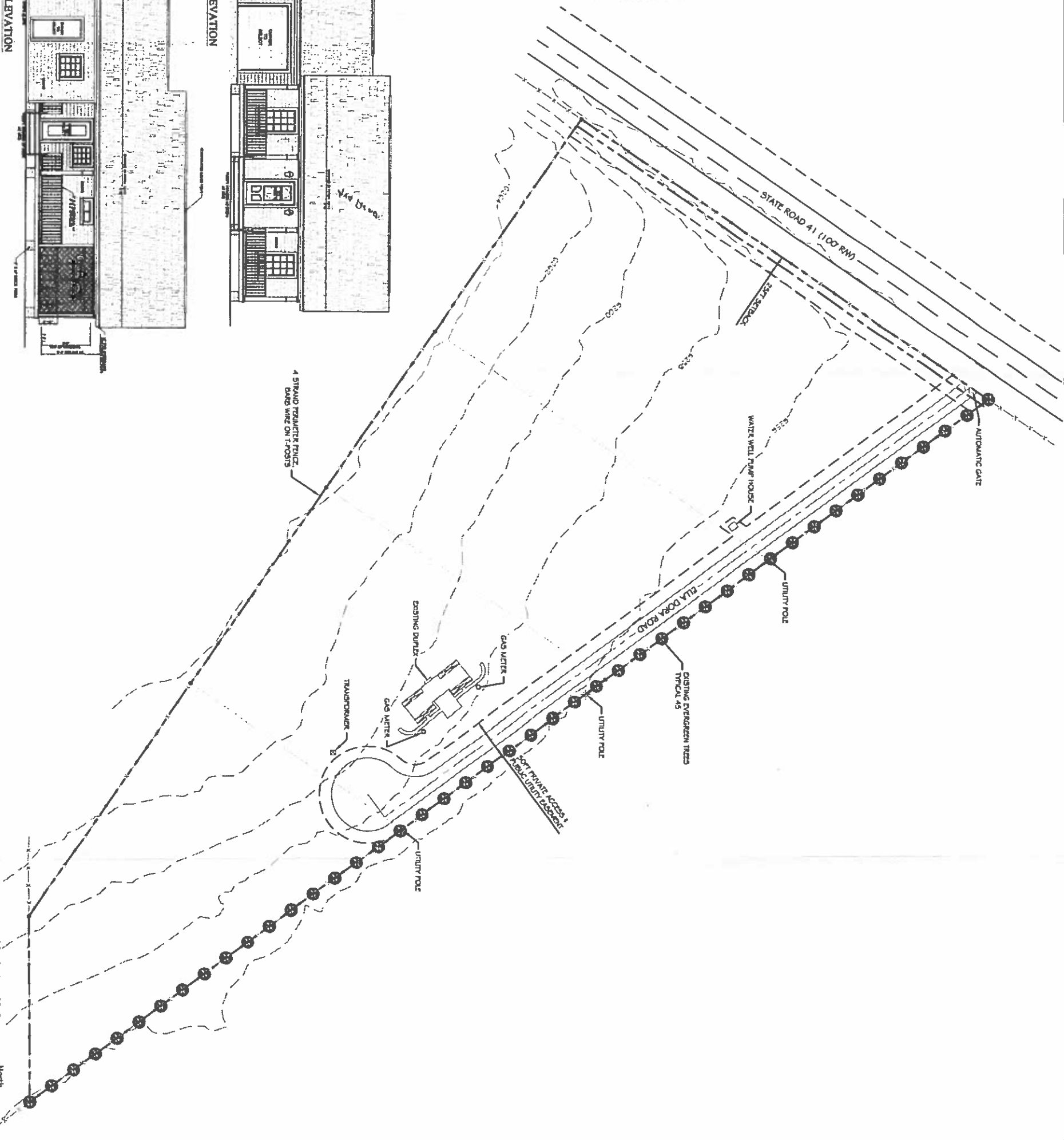
16 ELLA DORA ROAD, SANTA FE COUNTY, NM  
TOWNSHIP 10N, RANGE 9E, SECTION 31

JULY 2015

**EXISTING DUPLEX ELEVATIONS**



**EXISTING SITE PLAN**



NRR-75

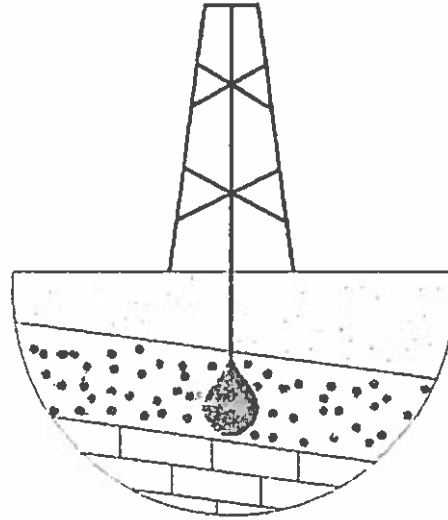
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**SPOTLIGHT RV PARK** MASTER PLAN / PRELIMINARY & FINAL DEVELOPMENT PLAN  
 16 ELLA DORA ROAD  
 SANTA FE COUNTY, NEW MEXICO

**MOONLIGHT DRAFTING SERVICE**  
 SANTA FE, NEW MEXICO  
 505-424-8769

REVISIONS	BY

**Anaya RV Park  
Stanley, New Mexico  
Geohydrology Report  
6/22/2015**



**Rocky Mountain Geotech**

**Note:** This report is incomplete. Owner wishes to establish a priority date for submittal prior to finalization of geohydrology report.

## **Introduction:**

The site of interest comprises approximately 11.57 acres of land located along State Highway 41, approximately 3 miles north of Moriarty, NM in Santa Fe, County (Figure 1). The property owner is proposing to create an R.V. Park containing 54 spaces provided with an R.V. dump station, a bath/laundry house containing 4 toilets, 4 sinks, 4 showers, and 4 washing machines (Figure 2). An onsite well, E- 09183 was drilled and is also used to describe aquifer characteristics within the site of location (Figure 3). The purpose of this report is to describe groundwater conditions in the site of interest and perform water availability calculations using procedures outlined in the Santa Fe County Land Development Code (SFCLDC).

## **Site Geology:**

The site of interest is located in the Estancia Basin, approximately 3 miles north of Moriarty along highway 41 (see Figure 1). Estancia Basin is a closed basin encompassing approximately 2,000 square-miles. The Manzano and Sandia Mountains enclose the basin to the west, the Pedernal Hills enclose the basin to the east, the Chupadera Mesa enclose the basin to the south, and the Galisteo Valley to the north (Titus F. B., 1973). Quaternary and Tertiary basin and valley-fill alluvium cover the center of the basin to approximately 400 ft, thinning to a few feet around the margins of the basin. The bedrock units unconformably underlying Quaternary and Tertiary deposits in the western part of Estancia Basin mainly consist of Paleozoic sedimentary rocks. Nonconformably underlying the Paleozoic

sedimentary rock is Precambrian crystalline rocks (Allen and Anderson, 2000).

Allen B., 2007 explains in his discussion of the Stanley quadrangle geologic map, that the major structural feature shaping Estancia Basin is a north plunging syncline.

The Estancia Basin Quaternary surficial sediments near the site of interest, is comprised of poorly sorted, poorly consolidated sand, silt, angular gravel basin and valley-fill alluvium. Lower Permian San Andres limestone and Glorieta sandstone formation underlies the basin and valley-fill alluvium, and is exposed to the surface just north the site of interest. The San Andres limestone dips approximately a few degrees to the east. San Andres Limestone and Glorieta sandstone is light gray and light brown, thin to medium bedded limestone interbedded with light-gray and white quartz sandstone lenses. Lower Permian Yeso and Abo Formation underlie San Andres limestone and Glorieta sandstone. The Yeso formation is a light-brown, very fine-grained, silty, gypsiferous sandstone and light brown, light red, and gray sandstone. The Abo formation is a reddish-brown mudstone alternating with gray-white and light orange lenses of coarse-grained conglomerate and sandstone (Allen B., 2007; Williams, P.L. and Cole J.C., 2007). The Pennsylvania Madera formation underlies the San Andres formation. The Pennsylvania Madera formation is grey, dense limestone and arkosic sandstone. Many of the wells in Estancia Basin withdraw water from Quaternary and Tertiary alluvium, although, some withdraw water from underlying Paleozoic sedimentary units (Bartolino, J.R. et al, 2010).

**Description of Aquifer:**

The site of interest lies within the Basin zone as described by the SFCLDC. The onsite well, E-09183 penetrated to a total depth of 220 feet. Approximately 60



feet of alluvium and 160 feet of Paleozoic sedimentary rock, indicating that the property lies within the Basin hydrologic zone.

The Estancia basin is a closed basin and all water accumulates from precipitation within the boundaries of the basin and is precipitated as evaporation, sublimation, and transpiration. Groundwater moves from upland areas to lower parts of the basin. At the site of interest, groundwater flows from northwest to the south-southeast, shown on the water-level contour map (Figure 4) (White, R.R. 1994).

According to White, R.R. (1994), the Paleozoic rocks as described in the site of interest, vary considerably in their water yielding properties. The Pennsylvanian Madera limestone formation and San Andres Permian limestone units yield water in faulted zones across portions of fractured rock and develop into solution porosity zones. According to the Estancia Water Planning Committee as prepared by the New Mexico Office of State of Engineers, the aquifer in the Madera formation (Figure 5) and San Adres formation (Figure 6) show that the rate of drawdown in most of the aquifer near the site of interest is greater than 1.5 ft/yr.

The Quaternary and Tertiary basin and valley-fill alluvium reportedly yields greater amounts of water than do the Paleozoic units. Most wells in the Estancia Valley withdraw water from the basin within valley-fill alluvium. Potential well yield vary depending upon the actual saturated thickness and formation unit thickness. Hohn, C.M., et al, (1985) conducted a study on irrigation pump and motor efficiency in Estancia Basin and results showed that the average irrigation well yield was slightly greater than 500 gpm. According to the Estancia Water Planning Committee

as prepared by the New Mexico Office of State of Engineers, the aquifer in the Valley fill shows that saturated thicknesses are less than 80 ft near the site of interest (Figure 7).

#### **Historic Water Level Changes:**

The U.S. Geological Survey (USGS) and New Mexico State Engineer office has measured water level changes in the Estancia Basin area since 1941 (White, R.R. 1994). Water-level measurements are made on a semi-annual, annual or five-year basis by USGS and NMOSE personnel, and by contractors. According to an evaluation of groundwater level data from Estancia Basin by Chace, D. and Roberts R. (2014), 13 wells were subjected to continuous monitoring and 8 wells were subject to the effect of seasonal irrigation pumping. Wells that were monitored closest to the site of interest along the north western vicinity of Estancia Basin included wells E-2298, E-9673, E-6385, and E-2298 (logs shown in attached appendix A). The average water level in these wells shows that there is minimal variability of static water level due to water well irrigation in the area, relative to seasonal changes in water levels.

#### **On-site Well:**

Sandia Well Service, Inc. was contracted to perform a 24-hour pumping test on well E-09183 on March 12, 2015 (log is located in Appendix A). Sandia Well Service, Inc. drilled the well from March 7, 2006 to March 14, 2006.

#### **Lithology**

The borehole encountered approximately 60 feet of Quaternary and Tertiary basin and valley-fill alluvium, and 120 feet of Permian Yeso and Abo formation,

based on geologic formation unit descriptions from Williams, P.L. and Cole J.C. (2007).

The Quaternary and Tertiary alluvium is comprised of brownish-tan, light and dark brown, poorly consolidated, poorly sorted, angular and rounded sand, gravel, and brown clay. Permian Yeso and Abo formations are comprised of light-brown, silt-clay and light-yellow, coarse-grained sand and red clay.

#### Well Completion

The well was drilled and completed by Sandia Well Service Inc., to a total depth of 220 feet below ground surface (bgs) from March 7, 2006 to March 14, 2006. A 6½-inch diameter borehole was drilled via air rotary to 220 feet. 20-feet of steel surface casing was installed and sealed with bentonite. A 221 ½-feet of a 5-inch diameter PVC casing was installed and cemented with a bentonite seal. The borehole was then backfilled with washed pea gravel from the bottom of the hole to the surface. The gravel pack was disinfected by the addition of liquid chlorine during gravel pack. The depth to static water level after completion of the well was at 110-feet bgs.

Following completion of the well, development by airlifting commenced, well production was estimated to be approximately 30 + gallons per minute (gpm). A 10 horsepower submersible pump was installed in the well. A one-inch poly pipe was installed in order for water level measurement and pump testing to commence.

#### **24-Hour Constant Rate Drawdown Test**

A 24-hour constant rate pump test was conducted on the well from March 12, 2015 to March 13, 2015. Discharge during the pump test was at 10-gpm. As seen in

Figure 8, during the first three minutes during pumping, 5 feet of drawdown occurred as a result of flow adjustment. Total drawdown in the well after pumping 24-hours at a constant rate of 10-gpm was 36.29 feet. A downward inflection on the drawdown curve was observed after approximately 34 minutes of pumping.

Data from the 24-hour constant-drawdown pump test was compiled into a semi-logarithmic graph, Elapsed Time (minutes) VS. Drawdown (feet). Time in the drawdown test is elapsed into increments of 0, 10, 100, 1,000, and 10,000 minutes in order to visually see the effects of drawdown over a 24-hour period.

Calculation of aquifer transmissivity was done by utilizing the Cooper-Jacob (1946) straight-line method for analysis of homogenous aquifers (Figure 8). The 100-1000 logarithmic cycle was utilized as a best fit for the drawdown test.

Transmissivity value (T) calculated using the Cooper-Jacob (1946) method is 110-gpd/ft from the drawdown data.

#### **Water Consumption:**

The RV Park water budget incorporates best conservative water consumption associated with RV water use including: toilet, faucet, and shower, and other RV Park water use: laundry, common bathroom, and landscaping. All usage is considered under occupancy percentage for winter (275days/year) and summer (90days/year) seasons as well as weekend and weekday use. Total potable water RV demand is 1.59 acre-feet/year. Total water use for including total RV demand and other RV park water use is 2.49 acre-feet/year, as shown in appendix A, Table 1.

#### **Water Quality:**

A water quality sample was collected from well E-09183... (*TO BE DETERMINED: Accompanied with water quality summary for well E-09183.*)

**100-Year Water Availability:**

The property is located in the Basin Zone as defined by the Santa Fe County Development Code. In the Basin Zone, depletion of water is considered over a 100-year period. Article 7 Sec. 6.4.2 of the Code requires estimation of water availability for the property for 100-year duration.

The formations encountered in the site of interest are Quaternary and Tertiary brown clay and soil alluvium overlying light-brown, silt-clay overlying light-yellow, coarse-grained sand and red clay from the Yeso formation. The Quaternary and Tertiary alluvium is not saturated on the property. The Yeso formation is saturated. The Yeso formation is considered for Water Use Calculations.

The proposed total of the RV Park's site of interest at full development is approximately 1.59 acre-feet per year. Therefore, the water availability is (greater than or less than) the development needs.

The Santa Fe Land Development Code requires the demonstration of a 100-year water supply (Article VII, section C). To determine a probable yield of the proposed water supply well, a 24-hour constant rate pump test conducted on the RV property's onsite well E-09183 and the development of a groundwater flow model is suggested.

**100 year water Availability – Groundwater Model**

The sustainability of the groundwater supply at the RV Park site of interest for a period of at least 100-years was evaluated through the use of numerical groundwater flow model. (*IN PROGRESS*)

(Approximately 1-1.5 pages)

#### **Model Construction**

*IN PROGRESS* (Description of the model and its concepts, as well as the methods used in order to determine the 100 year availability).

- Parameters and orientation of the grid used during the modeling
- Parameters of grid boundary
- Description of groundwater flow system as seen in model

(Approximately 1.5 pages)

#### **On-site and off-site pumping wells**

*IN PROGRESS*

- Description of different modeling layers of formations within grid parameters of a 100-year period.
- Including data and effects of nearby wells within the 2-mile radius of the site of interest.
- Description of effects on well E-09183, the onsite well over a 100-year period.
- Parameters of which wells were chosen to be included in the model as well as why which wells were not included in the model.

(Approximately 1.5 to 2 pages)

#### **Model Validation and Aquifer Parameters**

*IN PROGRESS* (Approximately 2 to 3 pages)

**100 Year Pumping Effects (Section 7.7.3 of the SFCLDC)**

*IN PROGRESS*

Summary and conclusions of the results described in the groundwater model.

- Calculations
- Variables used
- Model outputs in a TABLE

(Approximately 1 to 2 pages)

**Lowest Practical Pumping Level (Section 7.7.3 of the SFCLDC)**

The Santa Fe County Land Development Code (Article VII, Section 7.7.3) communicates that the lowest practical pumping level for a well may be set at the depth of the upper most screens. The water column in the well must also be reduced by 20% as a margin of safety to account for seasonal fluctuations, drought allowance, reduction of well efficiency over time, and peak production requirements. *IN PROGRESS*

**Water Conservation Report and Discloser Statement:**

The property owner of the proposed RV Park at the site of interest will submit the water conservation report compliant with Article VII, Section 7.7 of the Santa Fe County Land Development Code, separately from this geohydrology report. The property is not being split up into separate lots, but is being used as commercial property with domestic tenants. All potential tenants will be informed of the water use and restrictions covenants in the disclosure statement before leasing. Water use will be measured in accordance with Article VII, Section 7.7.3.

**Conclusions:**

IN PROGRESS

The geohydrologic environment and aquifer of the RV Park at the site of interest have been evaluated by reviewing geology and hydrologic reports, a well log as well as a 24-hour constant rate pump test for E-09183, and well logs conducted within a 2-mile radius of the site of interest. The 100-year predicted drawdown at the site of interest and off-site effects were calculated using a groundwater model (*IN PROGRESS*). Based on the available information reported, the aquifer beneath the property within the Abo and Yeso formation is (capable or not capable) of providing the commercial use (1.59 acre-feet/year) of groundwater for the proposed development.



### References:

- Allen, B. D., 2007, Preliminary geologic map of the Stanley quadrangle, Santa Fe County, New Mexico: New Mexico Bureau of Geology and Mineral Resources, Open-file Map 143, scale 1:24,000.
- Allen, B.D., and Anderson, R.Y., 2000, A continuous, high-resolution record of late Pleistocene climate variability from the Estancia basin, New Mexico: Geological Society of America Bulletin, v. 112, p. 1444-1458.
- Bartolino, J.R., Anderholm, S.K., and Myers, N.C., 2010, Groundwater resources of the East Mountain area, Bernalillo, Sandoval, Santa Fe, and Tarrant Counties, New Mexico, 2005: U.S. Geological Survey Scientific Investigations Report 2009-5204, 88 p
- Chance, D., and Roberts R., Evaluation of Groundwater Level Data from Estancia Basin Monitoring Wells: HydroResolutions, LLC, P.O. Box 2271 Corrales, NM 87048 (USA), 2014
- Cole, J.C., and Williams, P.L., compilers, 2007, Geological Map of the Albuquerque 30' x 60' Quadrangle, North-Central New Mexico: U.S. Geological Survey, scale 1:100,000, 1 sheet.
- Cooper, H.H. and C.E. Jacob, 1946. A Generalized Graphical Method for Evaluating Formation Constants and Summarizing Well Field History, Am. Geophys. Union Trans., vol. 27, pp. 526-534.
- Hohn, C.M., Abernathy, G.H., and Davis, Gary, 1985 Efficiency of irrigation plants, Tarrant County: Las Cruces, New Mexico State University Cooperative Extension Service Guide M-214, 2p.
- RR White, Hydrology of the Estancia Basin, central New Mexico: U.S. Geol. Survey, Earth Science Information Center, Open-file Reports Section, P.O. BOX 25286, MS 517, Denver, CO 80225 (USA), 1994, 83 pp.
- Titus, F. B., 1973, Hydrogeologic evolution of Estancia Valley, a closed basin in central New Mexico: New Mexico Bureau of Mines and Mineral Resources, Open-file Report 69, 184 p.

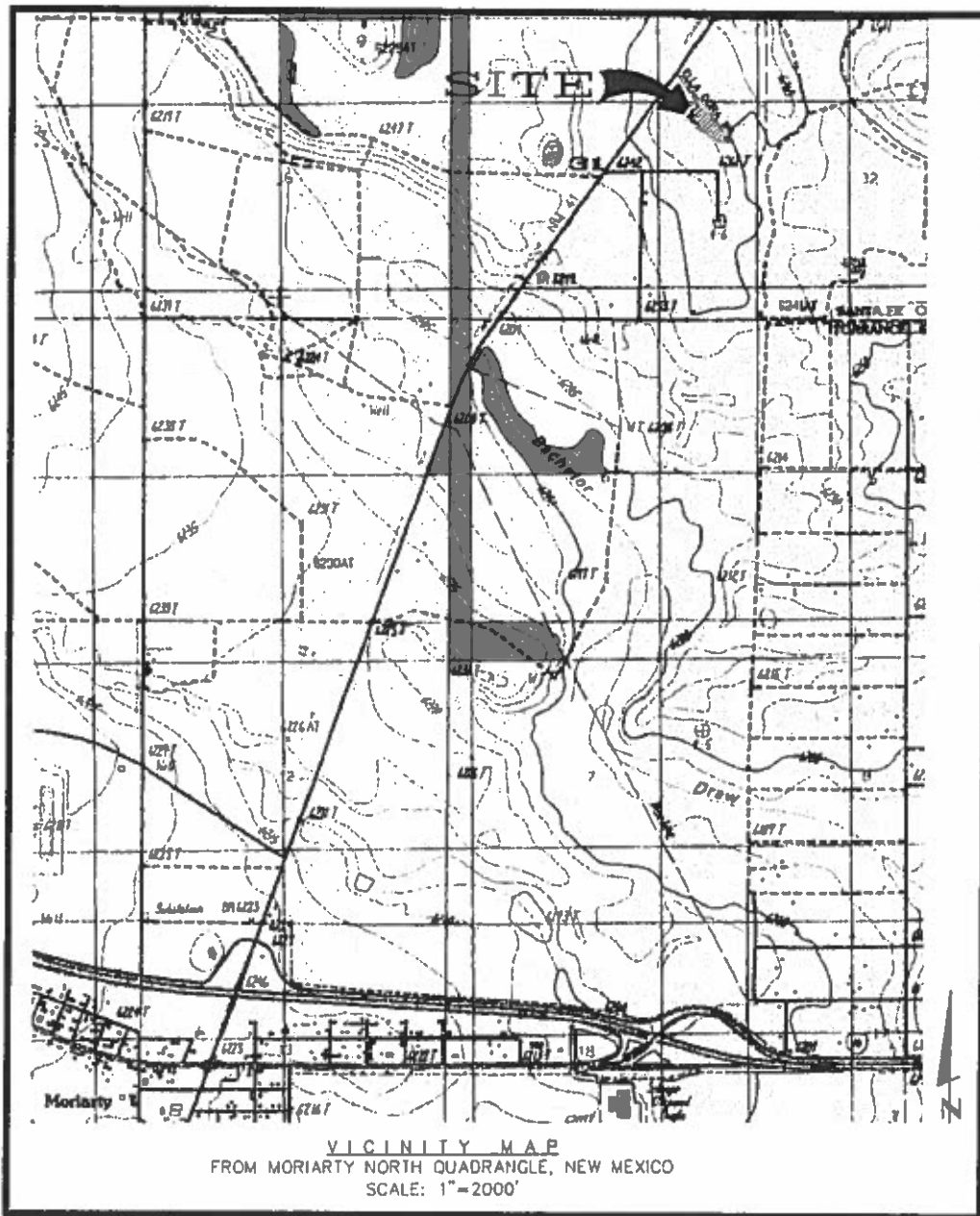


Figure 1: Site of interest, approximately 11.57 acres, outlined in Red, just east off of State Highway 41, 3 miles north of Moriarty, NM.

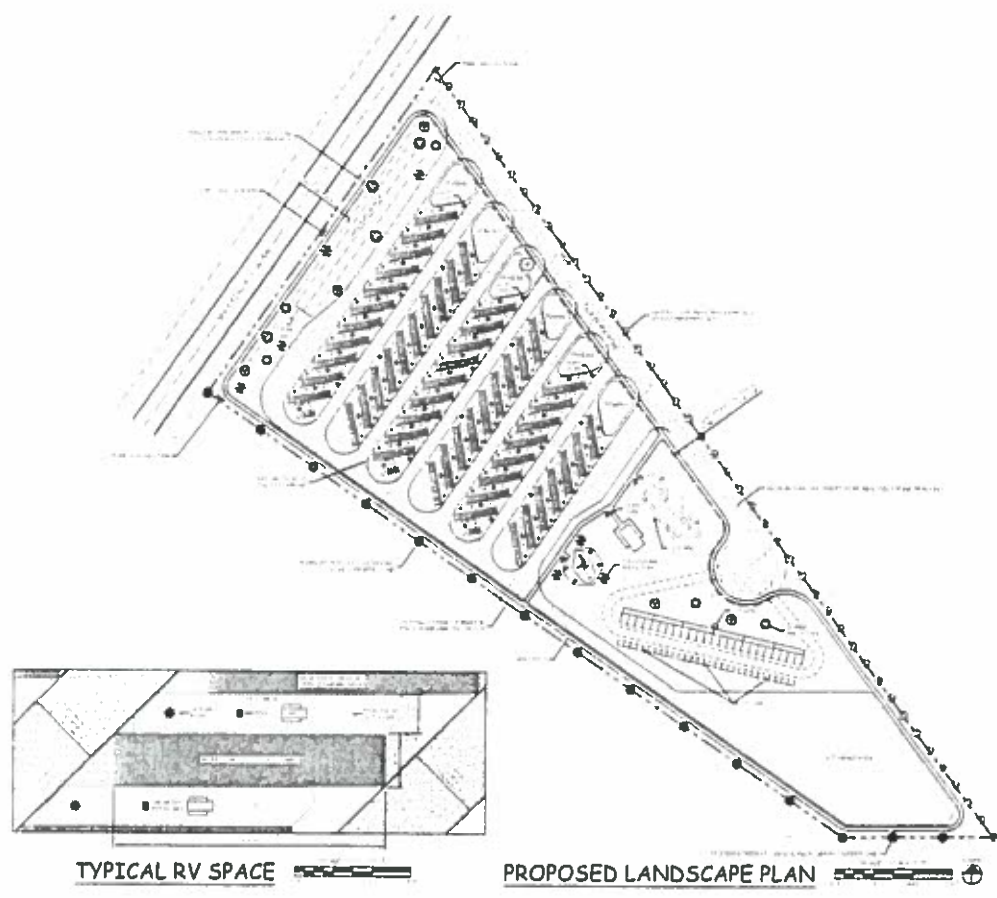


Figure 2: Entirety of proposed plan, including all 54 RV Spaces, dump station, bath/laundry house, and landscaping.

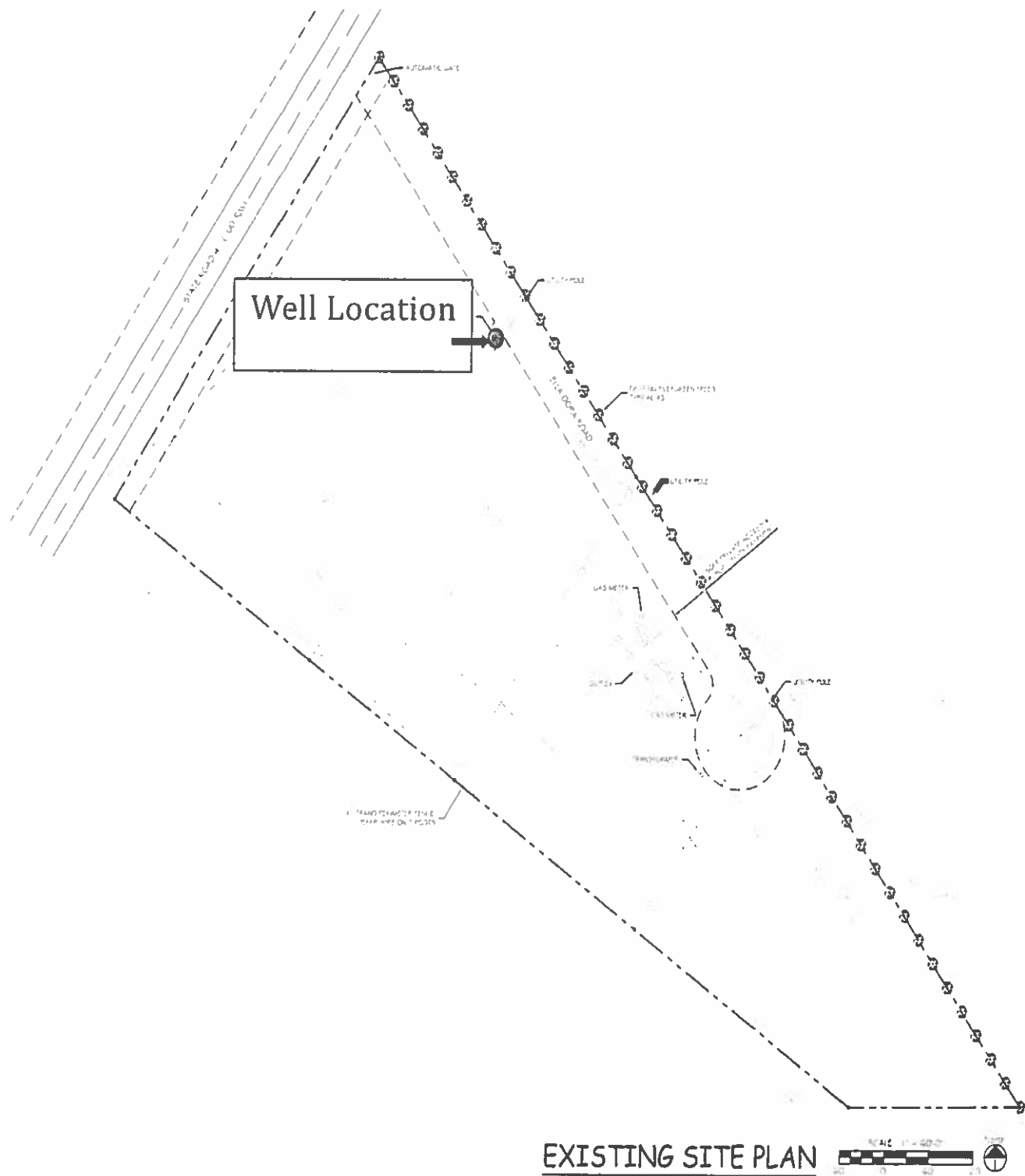
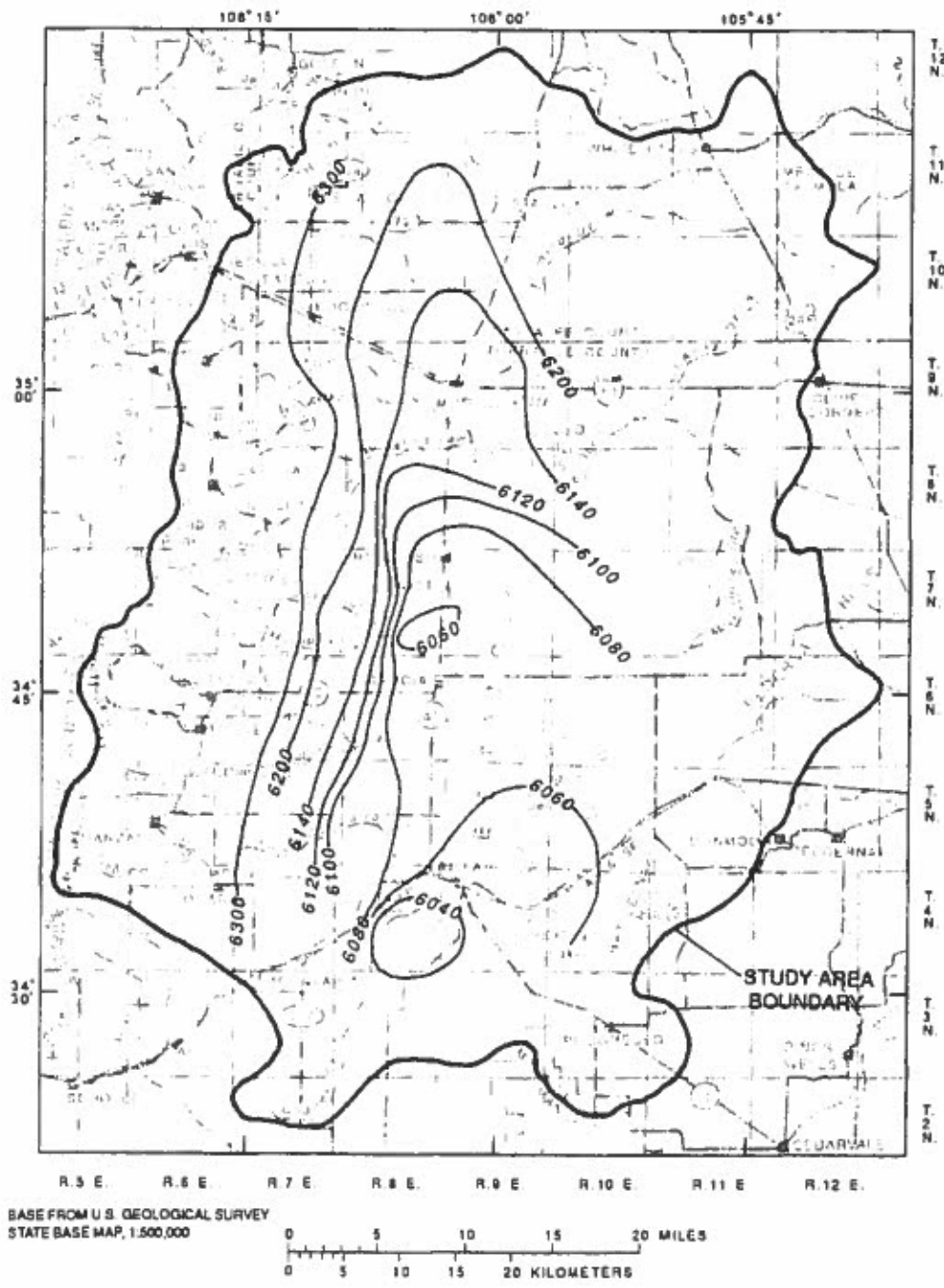


Figure 3: Location of well of proposed land development property highlighted in red.



**EXPLANATION**  
 — 6040 — WATER-LEVEL CONTOUR--Shows altitude of water table,  
 in feet above sea level. Contour Interval variable

Figure 4: Water level contour map showing topography of Water Table in Estancia Valley (White, R.R., 1985).

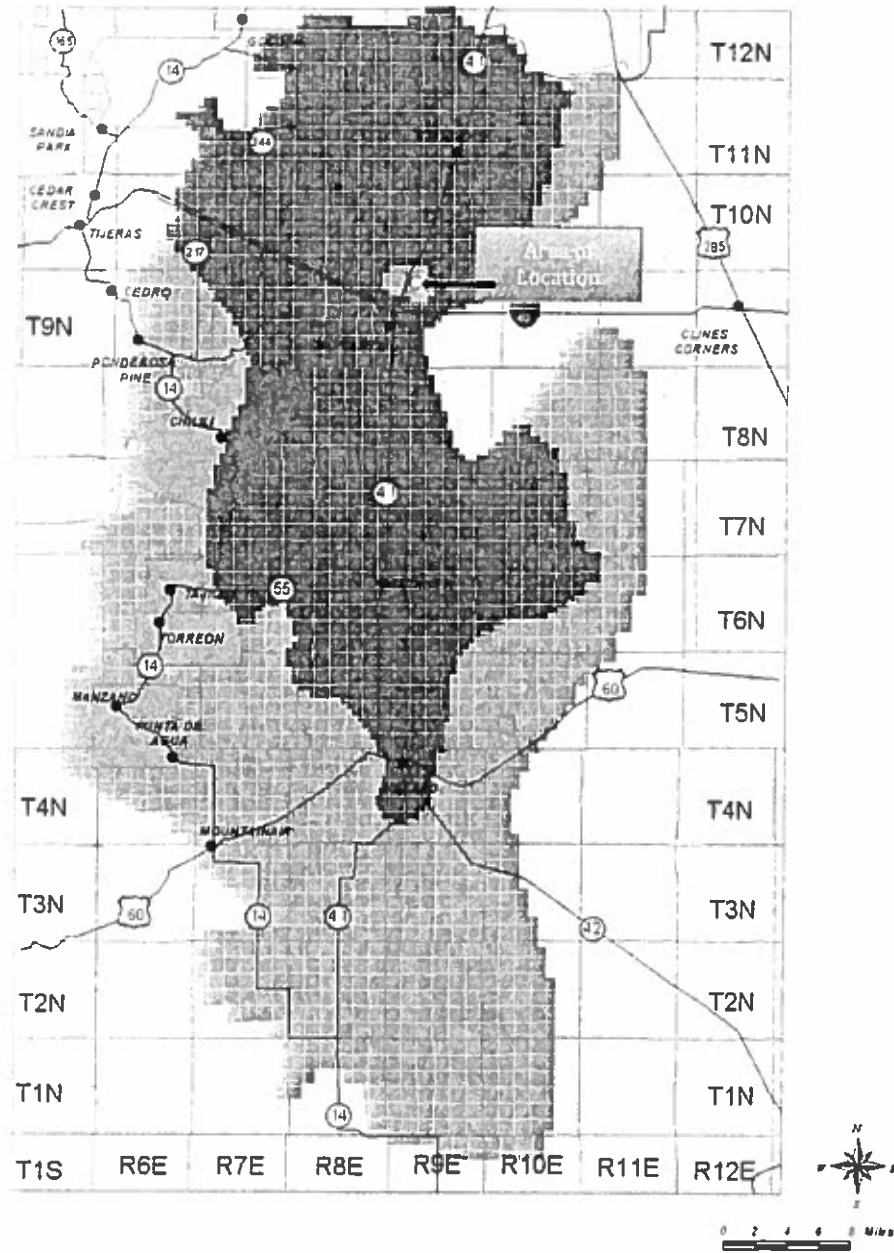


Figure 5: Estancia Water Planning Committee as prepared by the New Mexico State of Engineers Madera formation Aquifer. Red Cells indicate Rate of Drawdown greater than 1.5ft/yr.

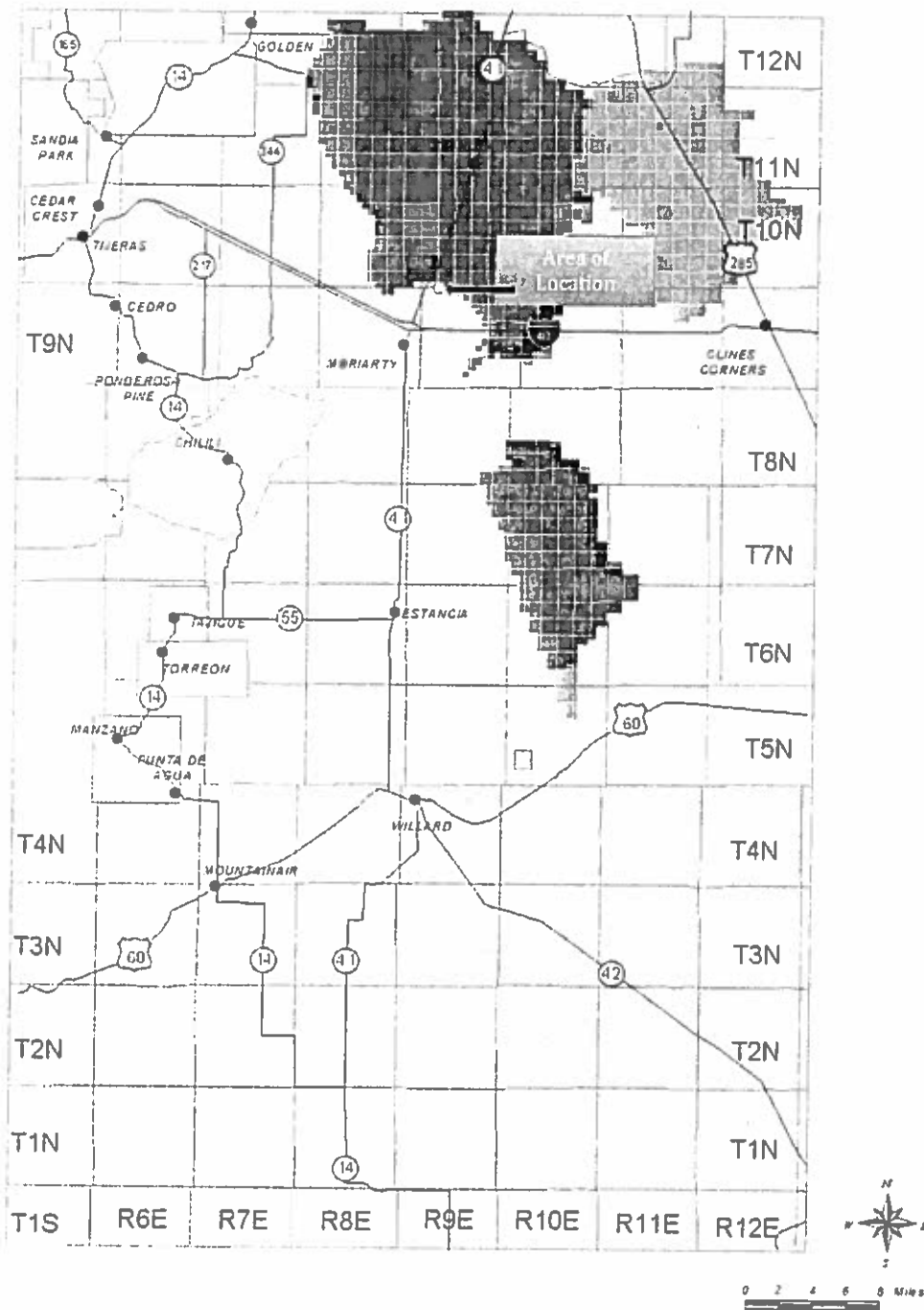


Figure 6: Estancia Water Planning Committee as prepared by the New Mexico State of Engineers San Andres Aquifer. Red Cells indicate rate of Drawdown is greater than 1.5ft/yr. Black cells indicate areas that have gone dry.

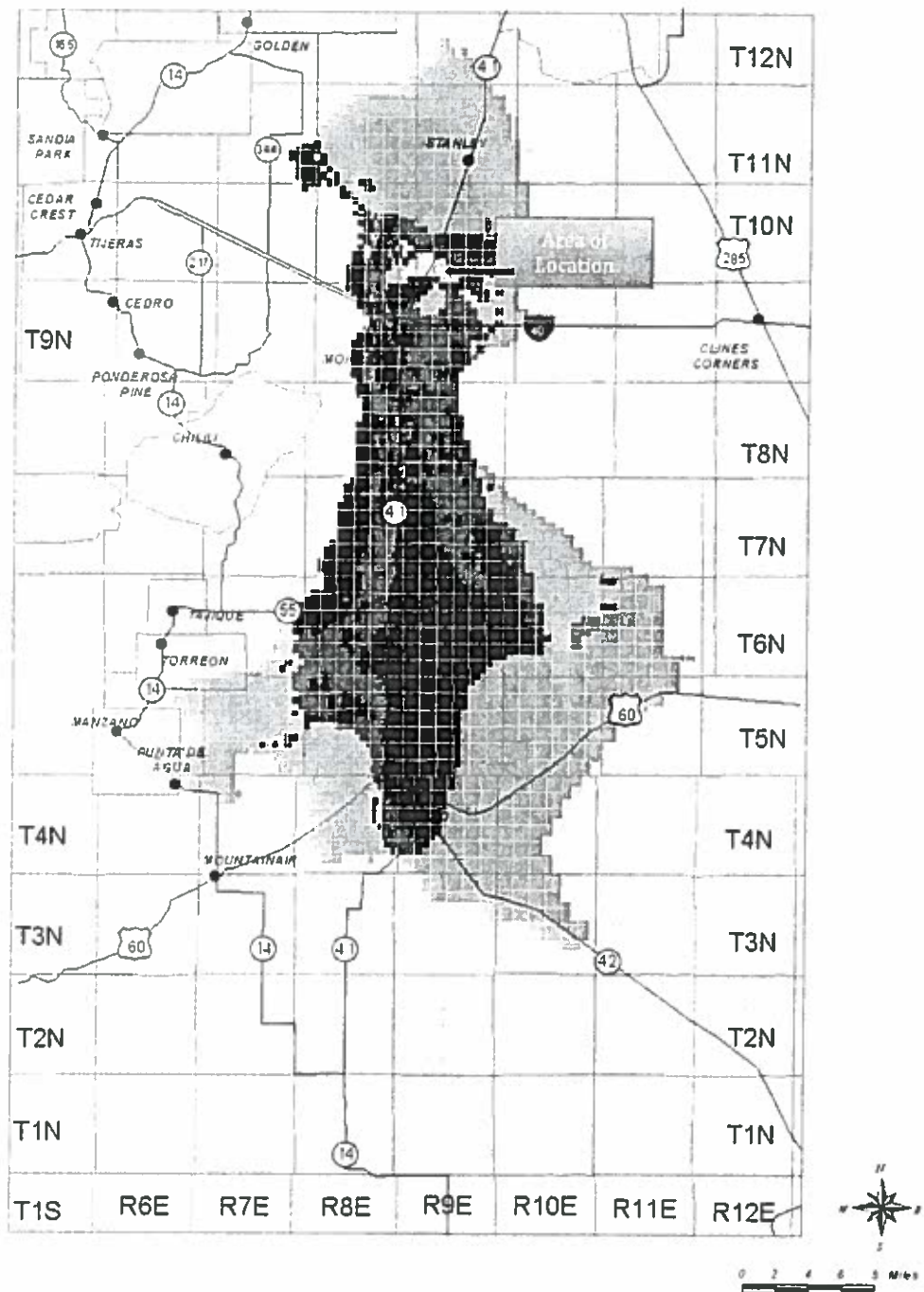


Figure 7: Estancia Water Planning Committee as prepared by the New Mexico State of Engineers Valley-fill Aquifer. Red cells indicate both a saturated thickness of less than or equal to 80ft and a rate of draw down greater than 1.5 ft/yr. Green cells indicate a saturated thickness of less than or equal to 80ft. Blue cells indicate a rate of draw down greater than 1.5ft/yr. Black cells indicate areas that have gone dry.



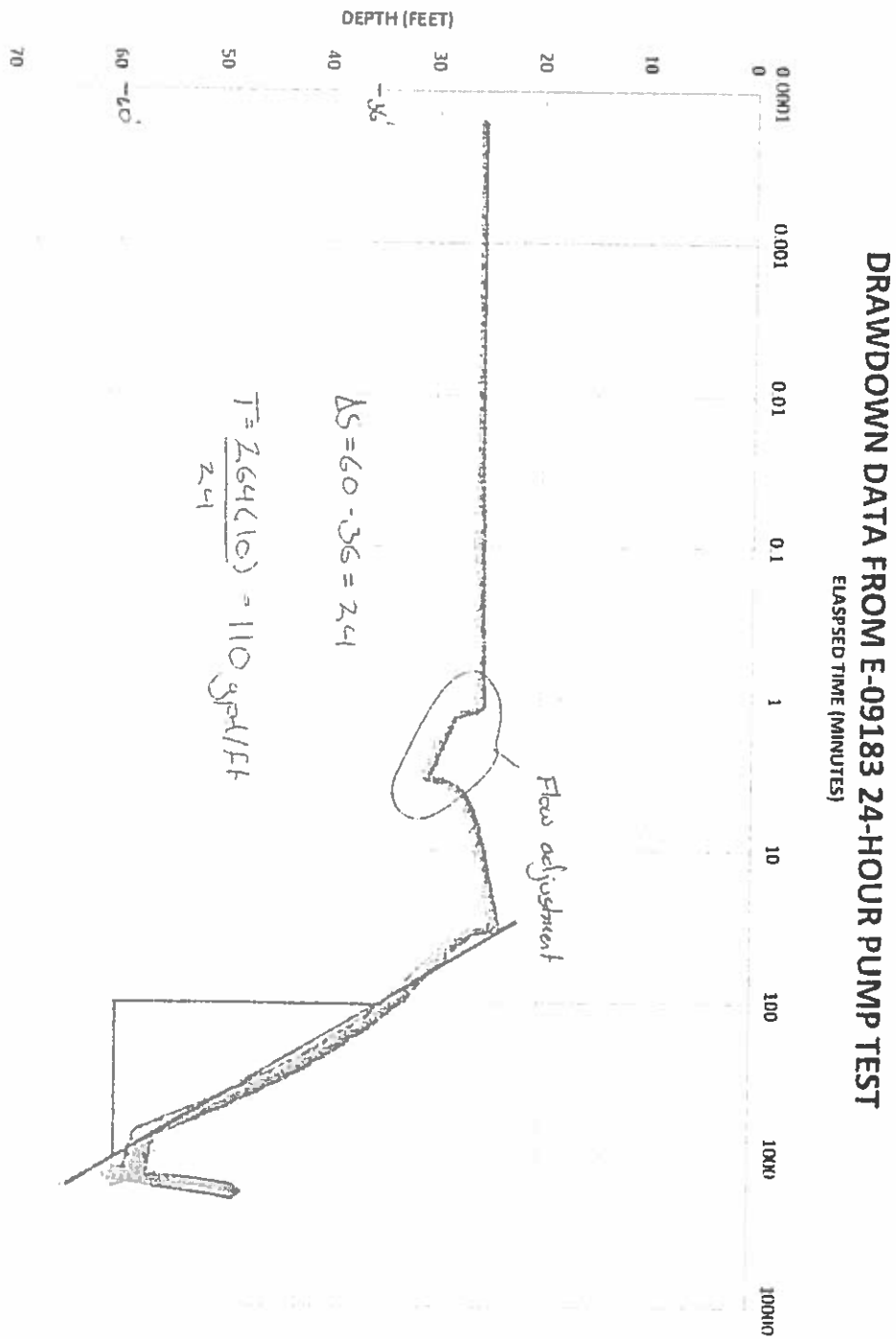


Figure 8: 24-Hour Constant Rate Draw down semi-logged curve from E-09813. Best-fit line is parallel to inflection corresponding to drawdown. Slope of line indicated under best-fit line.

**Appendix A: Well Log for E-09183 and Wells from Surrounding Area and Water consumption table.**

PRELIMINARY POTABLE WATER BUDGET  
FOR 54 UNIT RV PARK

Item	Gals/Cap per day	RV # of Occupants	Gallons Per Day	RVs Per Day	Summer Occupancy	Winter Occupancy	Summer water use (gallons)	Winter water use (gallons)	Total water use (gallons)	Total water use (AF)
<b>RV WATER USE</b>										
Toilets (1.6 gal/flush x 6 flush/day)	9.6	2	19							
Showers (2.5 gpm x 4.0 minute)	13	2	24		90	275				
Faucets (estimated)	9	3	16		days	days				
<b>Total RV Potable Demand</b>	<b>31.6</b>		<b>60.20</b>	<b>54</b>	<b>64%</b>	<b>36%</b>	<b>164,958</b>	<b>332,809.71</b>	<b>517,767.43</b>	<b>1.59</b>
<b>Other Park Water Uses</b>										
Common Bathroom	assumed to be zero water use, as if folks used the common facility they won't be using their RV facilities, so it balances out									
Laundry (one load per RV/day, 18 gal/load)	18						56,237	101,192	157,429	0.46
Landscaping Water Use	600 gallons/day during summer 100 gallons/day in winter (est. need a landscaping plan to determine)									
							45,000	27,500	72,500	0.22
									<b>TOTAL WATER USE</b>	<b>2.49</b>

<b>winter</b>	
weekend occupancy	70%
weekday occupancy	25%
Average Winter occupancy	38%
<b>Summer</b>	
weekend occupancy	100%
weekday occupancy	50%
Average Summer occupancy	84%

ANTICIPATED PEAK DAY FLOW WASTEWATER BUDGET

RV AT 100% OCCUPANCY	2,960
LAUNDRY AT 25 LOADS	675
DWELLING UNIT	150
TOTAL	3,785

Table 1

(WELL LOG FILES SAVED SEPARATELY AS PDF FILES.)



# Site Threshold Assessment (STH)

A Site Threshold Assessment (STH) is required of all developing or redeveloping properties that directly or indirectly access a state highway.

District No. 5  
Project No. \_\_\_\_\_

**Permit Applicant**

Applicant Name: JOSEPH R. ANAYA.  
Business Name: SAME.  
Business Address: 16 ELLA DORA ROAD

Date: 1-16-15

City: STANLEY State: NM Zip Code: 87056

**Site Description**

**Development Type**

- Residential \_\_\_\_\_
- Retail \_\_\_\_\_
- Office \_\_\_\_\_
- Industrial \_\_\_\_\_
- Institutional \_\_\_\_\_
- Lodging \_\_\_\_\_
- Restaurant \_\_\_\_\_
- Convenience/Gro \_\_\_\_\_
- Other RV PARK

**Site Information (fill in all that apply)**

Building Size (SF) 1,500 S.F.  
 Parcel Size (ac) 11.5 AC.  
 Roadway Frontage (ft) ~ 100 ft.  
 Parking Spaces 54  
 Employees \_\_\_\_\_  
 Other \_\_\_\_\_

- Dwelling Units \_\_\_\_\_
- Rooms \_\_\_\_\_
- Beds \_\_\_\_\_
- Students \_\_\_\_\_
- Seats \_\_\_\_\_
- Fuel Pumps \_\_\_\_\_
- Courts \_\_\_\_\_
- Storage Units \_\_\_\_\_

The STH examines existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required. If the site characteristics and the trip generation estimate for a proposed development do not satisfy the requirements for a STA or a TIA as determined by the District Traffic Engineer, the STH should be approved and the traffic study requirement for the proposed development will be complete. If additional analysis is required based on the results of the STH, the District Traffic Engineer should indicate to the applicant the level of analysis that is required.

**Existing Roadway Data**

Highway No.: 41  
Highway ADT: 1,379  
Number of Lanes (two-way): 2

Site Mile Post: \_\_\_\_\_  
Count Year: 2013  
Func. Class.: M.T.C.H.

**Trip Generation**

ITE Trip Generation Land Use Category: 416 RV Park  
AM Peak Hour Trips Enter: 4 Exit: 6  
PM Peak Hour Trips Enter: 14 Exit: 6

Exceeds Threshold: Y or (N) → If Yes, is a STA or TIA Required?

**Thresholds**

STA: 25 to 99 peak-hour total trips and more than 1,000 vehicles per hour per day on adjacent highway.  
TIA: 100 or more peak-hour total trips.

Other Requirement Basis / DTE Comments: Any more than 54 spaces will require the applicant to check for a right turn deceleration lane at this location. No further analysis is needed for 54 space

FORM ST11

RV Park.

Justin G. Monty 1-16-15

February 2002

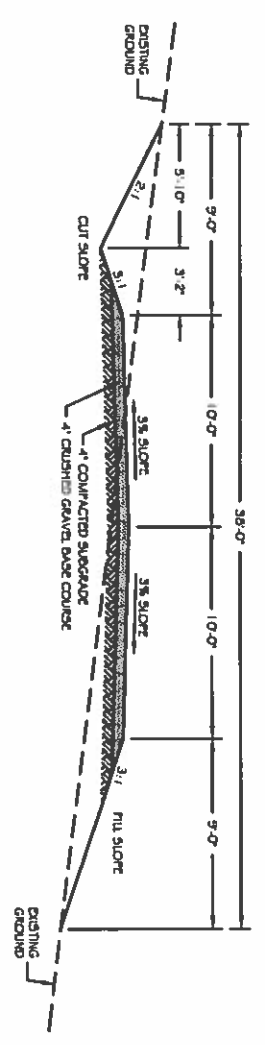
Summary of Trip Generation Calculation  
 For 54 Occupied Camp Sites of Campground / RV Park  
 January 16, 2015

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	0.00	0.00	1.00	0
7-9 AM Peak Hour Enter	0.08	0.00	1.00	4
7-9 AM Peak Hour Exit	0.12	0.00	1.00	6
7-9 AM Peak Hour Total	0.20	0.45	1.00	11
4-6 PM Peak Hour Enter	0.26	0.00	1.00	14
4-6 PM Peak Hour Exit	0.11	0.00	1.00	6
4-6 PM Peak Hour Total	0.37	0.60	1.00	20
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0

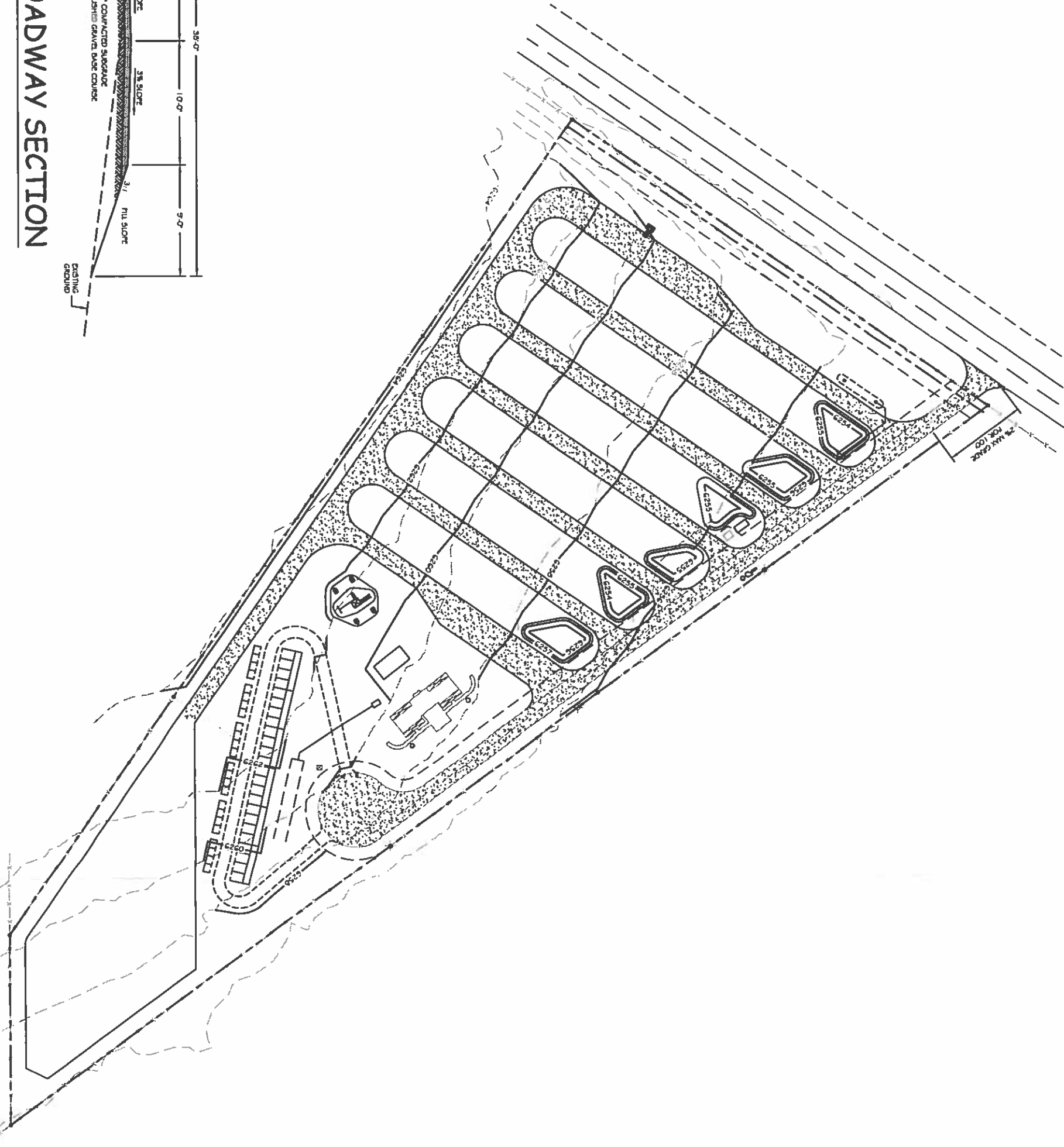
Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

# TYPICAL ROADWAY SECTION



# TERRIAN MANAGEMENT PLAN



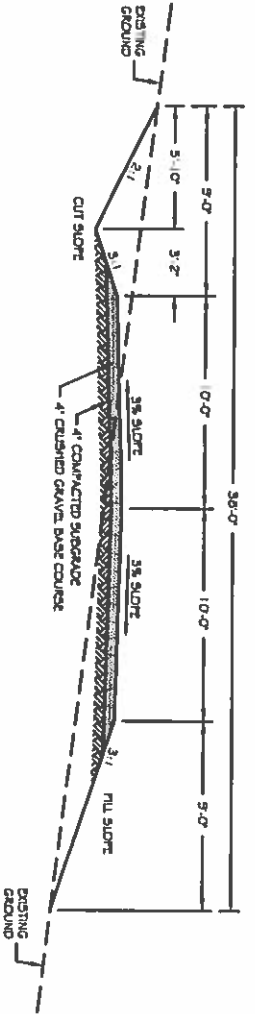
NRR-99

<b>8</b>	DRAWN
	CHECKED
	DATE
	SCALE
	SHEET

**SPOTLIGHT RV PARK** MASTER PLAN / PRELIMINARY & FINAL DEVELOPMENT PLAN  
 16 ELLA DORA ROAD  
 SANTA FE COUNTY, NEW MEXICO

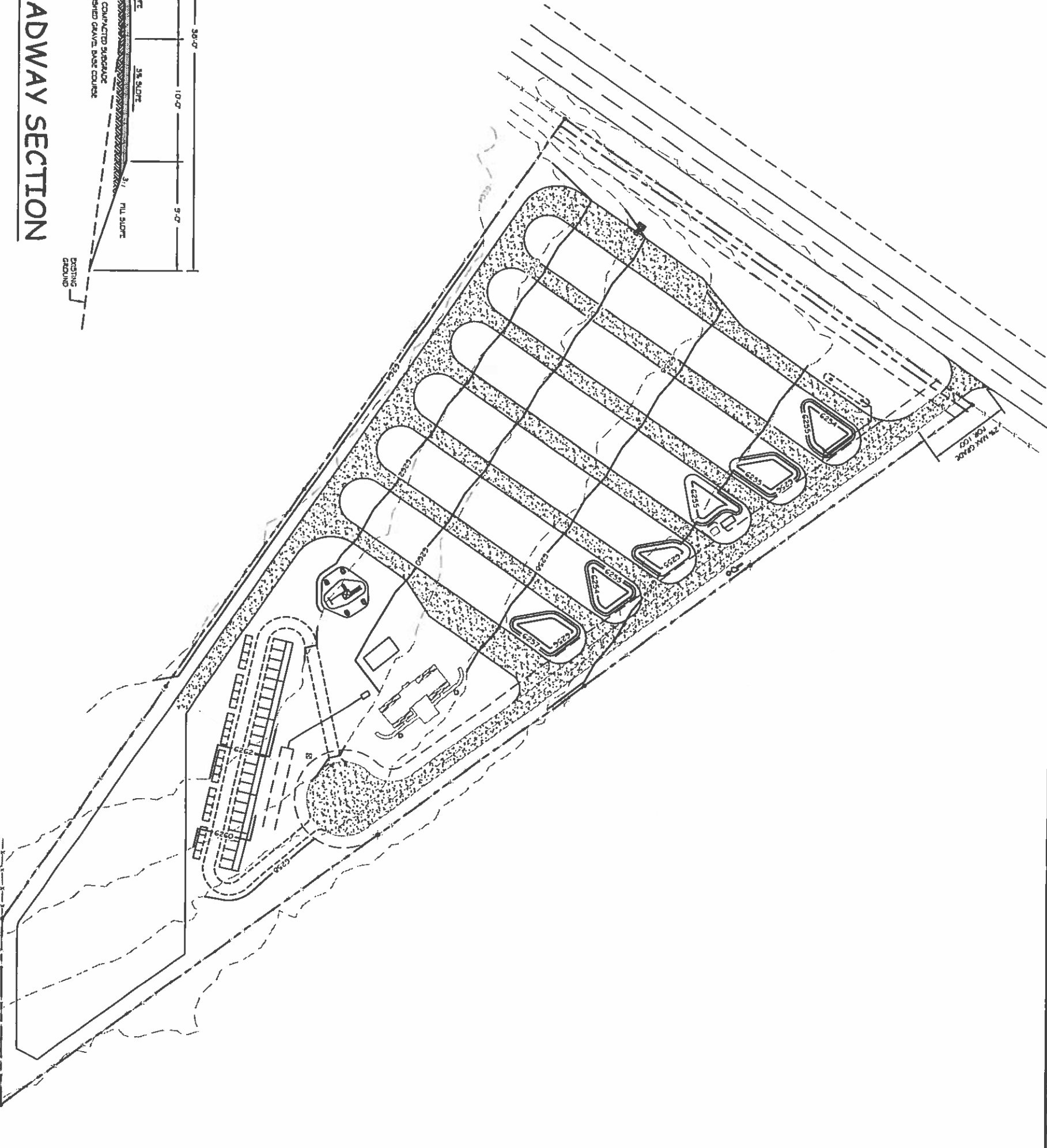
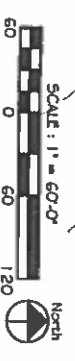
**MOONLIGHT DRAFTING SERVICE**  
 SANTA FE, NEW MEXICO  
 505-424-8769

REVISIONS BY	



TYPICAL ROADWAY SECTION

TERRIAN MANAGEMENT PLAN



<b>8</b>	DRAWN
	CHECKED
	DATE
	SCALE
	AS SHOWN
	SHEET

**SPOTLIGHT RV PARK** MASTER PLAN / PRELIMINARY & FINAL DEVELOPMENT PLAN  
 16 ELLA DORA ROAD  
 SANTA FE COUNTY, NEW MEXICO

**MOONLIGHT DRAFTING SERVICE**  
 SANTA FE, NEW MEXICO  
 505-424-8769

REVISIONS BY	



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

August 13, 2015

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

RE: CDRC CASE#Z/PDP/FDP 15-5200 Spotlight RV Park

Dear Mr. Larrañaga:

I am writing in response to the request for review of the master plan application for the proposed Spotlight RV Park in Stanley. This information was received at the Historic Preservation Division (HPD) on July 14, 2015.

A review of our records shows that the proposed RV Park was surveyed for cultural resources in 1999. The survey was negative; no cultural properties or archaeological sites were documented. Based on this information, the proposed Park will have No Effect on Historic Properties and HPD has no concerns with the proposed master plan.

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

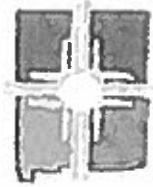
Sincerely,

Michelle M. Ensey  
Archaeologist

Log: 101807



NBB-100



*New Mexico* DEPARTMENT OF  
**TRANSPORTATION**

July 27, 2015

Jose E. Larranaga,  
Development Review Team Leader  
Santa Fe County  
102 Grant Avenue  
Santa Fe, NM 87504-0276

RE: CDRC CASE# /Z/PDP/FDP 15-S200; Spotlight RV Park, Santa Fe County; Final  
Development Plan Amendment

Dear Mr. Larranaga:

The New Mexico Department of Transportation (NMDOT) District 5 Traffic Section has reviewed the Master Plan Amendment and Preliminary & Final Development Plan for the 54 units RV Park final development. The proposed development is within the County of Santa Fe, New Mexico and consists of several types of Land uses off our roadway system.

Any more than 54 units will require the applicant to provide a right turn deceleration lane at this location.

We are in agreement with your findings and recommendations that this development will not impact our State transportation system. We therefore approve the study.

Please feel free to contact me at (505)995 7802 if you have any questions.

Sincerely

*M S Jawadi*  
M S JAWADI, P.E. 7/27/15  
District 5 Asst. Traffic Engineer

Cc: Habib Abi-Khalil, Assistant District Engineer – Engineering Support  
Javier Martinez, District 5 Traffic Engineer

**Susana Martin**  
Governor

**Tom Church**  
Interim Cabinet Secre

**Commissioners**

**Pete Rahn**  
Chairman  
District 3

**Ronald Schmeits**  
Commissioner  
District 4

**Dr. Kenneth Whit**  
Secretary  
District 1

**Robert R. Wallack**  
Commissioner  
District 2

**Butch Mathews**  
Commissioner  
District 5

**Jackson Gibson**  
Commissioner  
District 6

NBB-101





SUSANA MARTINEZ  
Governor  
JOHN A. SANCHEZ  
Lieutenant Governor

NEW MEXICO  
ENVIRONMENT DEPARTMENT

2540 Camino Edward Ortiz

Santa Fe, NM 87507

Phone (505) 827-1840 Fax (505) 827-1839

[www.env.nm.gov](http://www.env.nm.gov)



RYAN FLYNN  
Cabinet Secretary  
BUTCH TONGATE  
Deputy Secretary

August 21, 2015

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

**RE: CDRC CASE # Z/PDP/FDP 15-5200 Spotlight RV Park**

Dear Mr. Larrañaga:

I have reviewed the correspondence you provided concerning the referenced development and have only one comment relating to the proposed on-site treatment and disposal of liquid waste.

The package you provided included a permit application for a liquid waste treatment system. However, the New Mexico Environment Department (NMED) has not yet received a complete application package from the applicant, and NMED has not completed a final review or issued a permit for the proposed system.

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

Sincerely,

Bill Brown  
Liquid Waste Specialist  
New Mexico Environment Department

NBB-102



STATE OF NEW MEXICO  
**OFFICE OF THE STATE ENGINEER**  
CONCHA ORTIZ Y PINO BUILDING, 130 SOUTH CAPITOL, SANTA FE, NM 87501  
TELEPHONE: (505) 827-6091 FAX: (505) 827-3806

**TOM BLAINE, P.E.**  
**STATE ENGINEER**

July 28, 2015

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

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

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

**Reference: Spotlight RV Park Master Plan and Preliminary/Final Development Plan**

Dear Mr. Larrañaga:

On July 14, 2015, the Office of the State Engineer (OSE) received a request to provide comments for Spotlight RV Park Master Plan and Preliminary/Final Development Plan submittal.

The proposal is to develop an RV park consisting of 54 RV spaces, 20 horse stalls, and public bathroom/ shower facilities. The property is located at 16 Ella Dora Road in Santa Fe County in Township 10N, Range 9E Section 31, which is approximately 3 miles to the north of Interstate 40 adjacent to State County Road 41 on the east side of the highway approximately 7 miles south of the town of Stanley, New Mexico. The proposed water will be supplied by an existing private well (E 09183).

This proposal was reviewed pursuant to the Santa Fe County Land Development Code (Code) and the New Mexico Subdivision Act. When a development/subdivision proposal is received by the OSE, the developer's water demand analysis is reviewed (pursuant to the Code) to determine if it is technically correct and reasonable.

The proposal includes a water budget which estimates water use for the RV Park to be 2.49 acre-feet per year. There is confusing information in the indoor and outdoor water budgets and it is unclear how the budgets were calculated.

On July 2, 2015 the NMOSE Water Rights Division approved an application filed by the owner to change the purpose of permit E 09183 from domestic use to Sanitary in Conjunction with a Commercial Use for 0.5 acre-feet per year and a change of ownership has been processed.

1122-162

The existing permit E 09183 does not have the water rights to support the water budget for the 54 unit RV Park. According to the proposal, 5 acre-feet of water rights located in the Estancia Basic will be purchased from Sam King prior to the RV Park operating. The developer states that these additional water rights will be transferred to the existing water well on the subject property prior to the start of operations.

Section 47-6-11.F (1) of the New Mexico Subdivision Act requires that the developer provide documents demonstrating that water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision is available. Therefore, the OSE reviews the water rights and the physical water availability.

As of this date, this office could not confirm that the permit process to transfer water rights has been completed. Since the aforementioned water rights transfer has not occurred, it is unknown if the Spotlight RV Park can furnish water in sufficient quantity to fulfill the maximum annual water requirement. The OSE does not have the authority to make a conditional determination based on a potential future action.

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 Spotlight RV Park Master Plan and Preliminary/Final Development Plan.

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

Sincerely,



Molly Magnuson, P.E.  
Water Use & Conservation Acting Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

288-104

## MEMORANDUM

**DATE:** July 20, 2015

**TO:** John M. Salazar, Development Review Specialist Sr.

**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/PDP/FDP 15-5200 / Spotlight RV Park

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### REVIEW SUMMARY

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance. The request is for Master Plan, Preliminary and Final Development Plan approval to allow for a 54 unit (spaces) RV park, horse corals, tack rooms, bath/shower facility and an existing duplex on 11.50 acres. The total square footage of the proposed project is 8,500 square feet.

### Terrain Management

The site has slopes of 0-20% or less and slopes from southeast to northwest. All cut slopes are less than 2:1 and all fill slopes are 3:1. The request is in conformance of Article VII, Section 3.4.2

### Storm Drainage and Erosion Control:

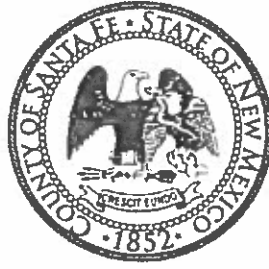
The Applicant's proposal shows a proposed Terrain Management Plan but has no Grading and Drainage plan. Therefore, the proposal is not in conformance with Article VII, Section 3.4.6 and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

NBB-105

Henry P. Roybal  
Commissioner, District 1

Miguel M. Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

**PUBLIC WORKS DIVISION  
MEMORANDUM**

**Date:** July 23, 2015

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

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

**Re:** **CDRC CASE # Z/PDP/FDP 15-5200 Spotlight RV Park, Zoning, Master Plan, Preliminary Development Plan & Final Development Plan**

---

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of **Article V (Subdivision Design Standards) and Section 8.1 (General Policy on Roads)**. The project is located 0.61 miles north of the Santa Fe County / Torrance County Line, and approximately 1,500 feet northeast of County Road 2b within Section 31, Township 10 North, Range 9 East. The applicant is requesting Zoning, Master Plan, Preliminary and Final Development Plan approval for a RV Park on an 11.5acre parcel.

**Access:**

The applicant is proposing to construct a twenty (20') foot base course road directly from New Mexico Highway 41 to access the property.

**Conclusion:**

Public Works Staff has reviewed the project and **cannot** support the above mentioned project until the following has been addressed;

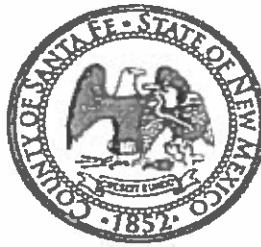
- Applicant is proposing to construct Ella Dora Road to an extent of approximately 920 feet. Article V, Section 8.2.1d, states Cul-de-Sacs (deadend roads) shall not be longer than five hundred (500') feet in length. The applicant shall obtain a Variance of this section of the Land Development Code.

NBB-106

Henry P. Roybal  
Commissioner, District 1

Miguel Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

## Santa Fe County Fire Department Fire Prevention Division

### Official Submittal Review

Date	July 15, 2015				
Project Name	Spotlight RV Park				
Project Location	16 Ella Dora Road T10; R9; S31				
Description	Commercial RV Park, office and corrals	Case Manager	Jose Larranaga		
Applicant Name	Joseph R. Anaya	County Case #	15-5200/Z/MP/PDF		
Applicant Address	120 Little Ranch Road Stanley, NM 87056	Fire District	Stanley		
Applicant Phone	505-277-8381				
Review Type	Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>	
	Master Plan <input checked="" type="checkbox"/>	Preliminary <input checked="" type="checkbox"/>	Final <input checked="" type="checkbox"/>	Inspection <input checked="" type="checkbox"/>	Lot Split <input type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <input type="checkbox"/>			
Project Status	Approved <input checked="" type="checkbox"/>	Approved with Conditions <input type="checkbox"/>	Denial <input type="checkbox"/>		

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

#### Summary of Review

- Per submittal the roads will meet the minimum County standards for fire apparatus access roads... (page #2)
- A secondary entrance/egress to NM 41 may be required for emergency purposes. (page #2)
- Per submitted plans a 30,000-gallon cistern and draft hydrant will be installed, tested, approved and operable...(page #4)
- At the draft hydrant there shall be an approved turnout sufficient in size to accommodate emergency draft operations...(page #4)
- Prior to acceptance and upon completion of the permitted work, the Contractor/Owner shall call for and submit to a final inspection by this office for confirmation of compliance with the

## **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.*

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

- **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.*

Per submittal the roads will meet the minimum County standards for fire apparatus access roads of a minimum 20' wide all-weather driving surface and an unobstructed vertical clearance of 13' 6" within this type of proposed development. The proposed gate will be minimum 2' wider than the driving surface.

As discussed, the driveway will loop around the back of the stables for further access and tie into the cul-de-sac.

Driveway, turnouts and turnarounds will be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent.

A secondary entrance/egress to NM 41 may be required for emergency purposes.

- **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 and properly assigned legible rural address 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.

Buildings/spaces within this commercial complex shall be assigned, post and maintain a proper and legible numbering and/or lettering system 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.*

Driveway/fire access shall 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.*

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

### Fire Protection Systems

#### ▪ Water Storage/Delivery Systems

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

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

Per submitted plans a 30,000-gallon cistern and draft hydrant will be installed, tested, approved and operable. Plans and location for said system shall be submitted prior to installation for approval by this office and shall meet all minimum requirements of the Santa Fe County Fire Department. Details and information are available through the Fire Prevention office. 122-189



It shall be the responsibility of the developer to notify the Fire Prevention Division when the system and hydrant(s) are ready to be tested.

The water storage system shall incorporate the use of a tank water level monitoring system.

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

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

The Developer shall be responsible to maintain, in an approved working order, the water system for the duration of the 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**

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.

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.

At the draft hydrant there shall be an approved turnout sufficient in size to accommodate emergency draft operations. Final design shall be approved by the Fire Marshal.

All hydrants shall have NST ports.

All hydrants shall comply with Santa Fe County Resolution 2000-55, Hydrant color-coding, marking and testing

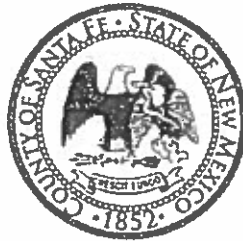
- **Fire Extinguishers**

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.*

Henry P. Roybal  
Commissioner, District 1

Miguel M. Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3




Kathy Holian  
Commissioner, District 4


Elizabeth Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

### MEMORANDUM

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

**FROM:** Jerry Schoeppner, SFC Utilities 

**THROUGH:** Claudia I. Borchert, Utilities Director 

**SUBJECT:** Master Plan Zoning, Preliminary and Final Development Plan, for the Spotlight RV Park

**DATE:** 9/2/2015

---

This memorandum provides review of the water supply plan portion of the Master Plan, Preliminary and Final Development Plan for Spotlight RV Park. The proposed project is located at 16 Ella Dora Road, 3 miles north of I-40, adjacent to State Road 41 and approximately 7 miles south of Stanley in Township 10N, Range 9E, Section 31, falls under non-residential development in which the project uses more than 0.25 acre-foot per year, and lies within the Basin Hydrologic Zone.

The applicant proposes to develop an RV Park consisting of 54 RV spaces, 20 horse stalls, and public bathroom and shower facilities on 11.57 acres. Water and electrical service is proposed to be provided at each RV space and an existing home located on the premises is proposed to be used as living quarters and an office for the RV Park.

Pursuant to the Santa Fe County Land Development Code (Code), Article VII, Section 6 (Water Supply), an applicant must provide a water supply plan. Pursuant to Table 7.4, Spotlight RV Park is also required to submit a water availability assessment in accordance with Section 6.4.1d.

#### Section 6.4, Water Availability Assessment

For developments where the source of supply will be individual domestic wells or shared wells permitted pursuant to Section 72-12-1 NMSA, the applicant shall demonstrate a 100 year supply and shall submit a geohydrologic report in accordance with Section 6.4.2e and Table 7.5.

*The development is proposed to be serviced by an existing domestic well (E-09183). The applicant submitted and the Office of the State Engineer has approved a change of purpose of use from domestic to drinking and sanitary use. However, the existing well does not have*

NBB-111

*sufficient water rights (0.5 acre-foot per year) to support the proposed water budget (2.49 acre-feet per year) for the development. The applicant is in the process of purchasing 5 acre-feet of water rights located in the Estancia Basin and transferring them to the existing well, prior to the RV Park operating. The applicant also states that completion of a geohydrologic report is pending.*

**The applicant has not met the requirement of this Section. Please have the applicant submit a geohydrologic report which is in conformance with the Code including a demonstration of 100 year water supply and documentation that sufficient water rights in the existing well exist.**

#### Section 6.5 - Water Quality

This section requires the applicant to submit a water quality documentation package demonstrating compliance with the Code and the New Mexico Subdivision Act.

*No water quality information was submitted for review. However, the applicant has contacted New Mexico Environment Department's Drinking Water Bureau and applied to become a public water system. Public water systems are required to meet all drinking water standards set forth by the Environmental Protection Agency.*

**Please have the applicant provide documentation that the water supply system proposed to serve the RV Park has been accepted as a public water system by the New Mexico Environment Department's Drinking Water Bureau.**

#### Section 6.6 - Water Conservation

This section requires the applicant to submit a water conservation report which contains a water budget for the proposed development at full build out and a list of conservation measures to restrict water use to specified levels.

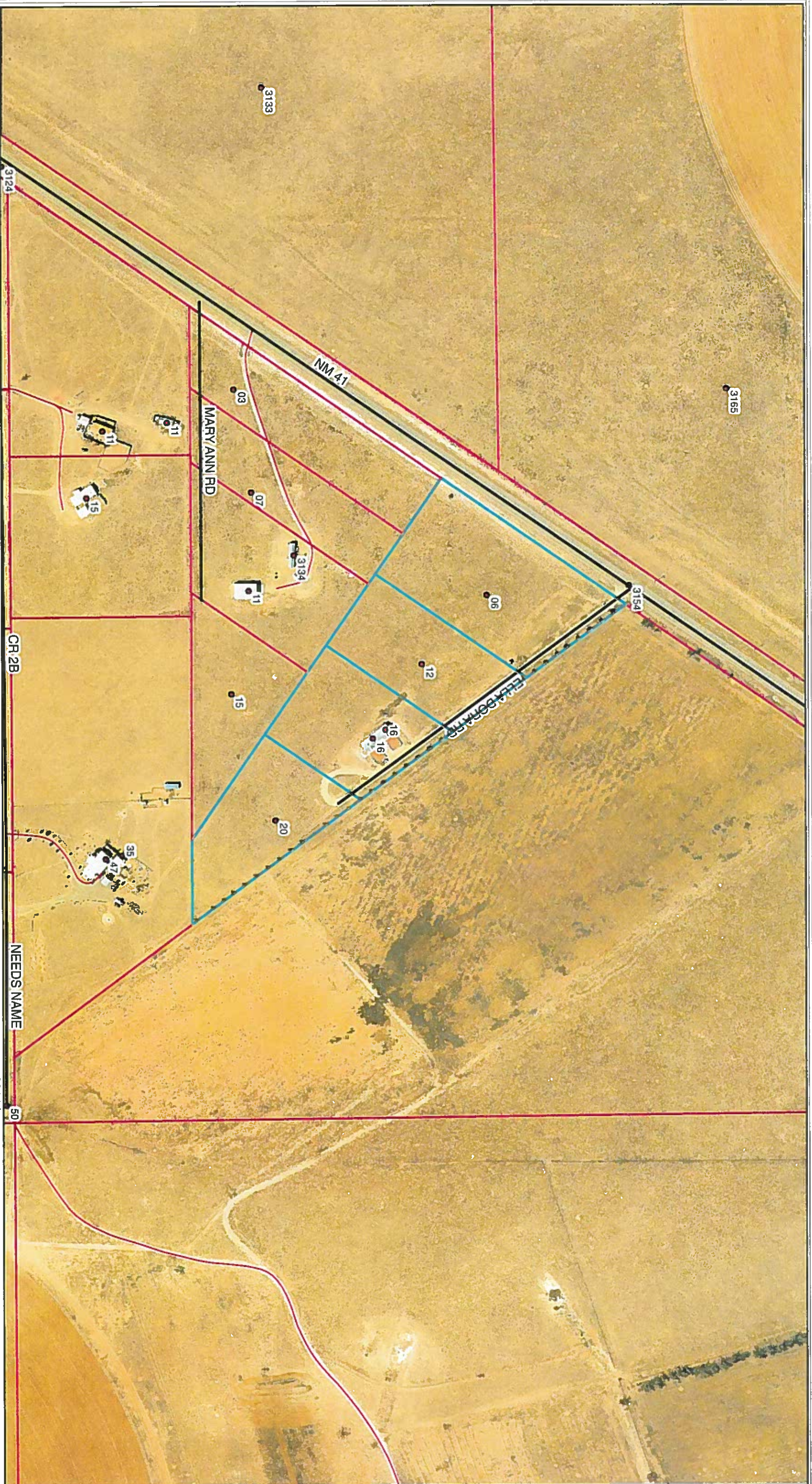
*A water budget for full build out of the development was submitted for review. However, additional information is required in order to fully evaluate the water budget.*

- *Please have the applicant provide information on how summer and winter seasons were split; 90 days for summer and 275 days for winter. Based on the location of the RV Park, 120 days of summer and 245 days of winter appear to be more reasonable.*
- *Please have the applicant provide a reference for the number of occupants per RV.*
- *Please have the applicant provide a reference for 18 gallons of water per load for the laundry facility and specify if high efficiency washers will be used.*
- *Please have the applicant clarify if the trees and shrubs listed in the landscape plan are existing, new or a combination of the two.*
- *The water budget did not include the horse stables. Please have the applicant provide this information.*

- *The water budget did not include the existing house which is proposed to be used as living quarters and as an office for the RV Park. Please have the applicant provide this information.*

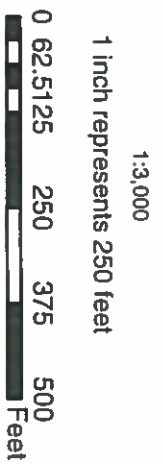
**Based on this submittal, the applicant has not met the requirements of this Section. Please have the applicant submit additional information outlined above.**

If you have any questions, please feel free to call me at 992-9871 or email at [gerards@santafecountynm.gov](mailto:gerards@santafecountynm.gov)



**Legend**

-  ROADS
-  DRIVEWAYS
-  PARCELS



NEEDS NAME  
2014 Imagery  
2 FOOT CONTOURS

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



September 9, 2015

MRR-114

TABLE 3.3 REQUIRED RESPONSES TO LEAKAGE DETECTED FROM THE LEACH PAD AND PROCESSING CHEMICAL STORAGE PONDS	
Leakage Category	Response
Zero leakage to 200 gal/day-acre	Notify the County & NM Environment Department, increase pumping and monitoring
Leakage from 200 gal/day-acre to 400 gal/day-acre	Change operating practices to reduce leakage, stop applying all cyanide to heap
Leakage in excess of 400 gal/day-acre	Repair leaks under schedule to be established by the County

History: Section 5 was amended by County Ordinances 1991-2 and 1993-3.

## SECTION 6 - LARGE SCALE RESIDENTIAL USES

### 6.1 Location

Large scale residential uses include multi-family residential uses, institutional-residential uses and resort uses and are allowed anywhere in the County provided the requirements of the Code are met.

### 6.2 Uses

- 6.2.1 Multi-family residential uses include the following having five (5) or more dwelling units.
- 6.2.1a apartments
  - 6.2.1b residential condominiums
  - 6.2.1c residential cooperatives
  - 6.2.1d mobile home parks which are not subdivisions
- 6.2.2 Institutional-residential uses include the following having five (5) or more units intended to be used for overnight occupancy:
- 6.2.2a hospitals
  - 6.2.2b universities
  - 6.2.2c boarding schools
  - 6.2.2d facilities owned or used by any governmental entity
  - 6.2.2e nursing and rest homes
  - 6.2.2f retirement homes
  - 6.2.2g facilities owned or used by religious organizations
- 6.2.3 Resort uses include any of the following having five (5) or more units intended to be used for overnight occupancy:
- 6.2.3a summer camps
  - 6.2.3b resort cabins



6.3 Standards

6.3.1 Required Improvements

The following improvements for large scale residential uses are required:

Compilers Note. Some resort uses such as hotels and motels, were previously listed as major center district or travelers service district uses; the practice of establishing single use zoning districts was repealed by County Ordinance 1988-9. All permanent resort uses for commercial purposes must be established in an area zoned for their use either by master plan or under 'Other Development' and reviewed according to the criteria and standards set forth either by this Section 6 or by Article III, Section 4, as amended. No use is exempt from the Code requirements.

a. Streets

The applicant shall provide for access to the nearest city, county, state or federal highway by roadway to be constructed to the standards set forth below:

Number of Dwelling Units	Surface Requirements as Shown in Subdivision Regulations, Appendix 5.B.1, 2, & 3
0 - 99	Local
100 - 199	Collector
200 or more	Minor Arterial

Internal streets shall also be constructed to these specifications. In addition, the design of all streets shall comply with the standards set forth in Article V, Section 8.2, Subdivision Regulations.

Compilers Note. Road requirements in Article V, Section 8.2 have been amended by County Ordinance 1987-3. These standards therefore apply to this Section.

b. Water Supply and Liquid Waste Disposal

The applicant shall provide a community water system and a community liquid waste system conforming to the requirements of Article VII, Section 2, Liquid Waste and Section 6, Water Supply.

c. Solid Waste Disposal

The applicant must either provide for collection of solid waste or be located within five (5) miles of an existing sanitary landfill licensed by the Environmental Improvement Division or construct and maintain a landfill operation according to a solid waste management plan approved by the Environmental Division (see Article VII for requirements).

d. Drainage Structures

Drainage structures shall be required in conformance with an applicant's storm drainage plan. They shall be designed to contain a flood with a frequency of once in every 25 years.

e. Parks and Recreation

For multi-family residential uses and institutional-residential uses having 25 or more dwelling units, open space shall be provided for parks and recreation on a ratio of ten (10) acres per 1,000 residents; provided, however, that no such open space shall contain less than 1 acre per use. These open spaces shall be suitable for a park development.

6.3.2 Performance Standard

No use may be allowed which will significantly interfere with the existing use of the property in adjacent areas.

6.3.3 Buffer Zones

Structures involving large scale residential uses shall be set back fifty (50) feet from the property line. In the setback area, existing vegetation shall be preserved and natural topographic features or planting shall be used. The setback area may be used to meet the off-street parking requirement of Subsection 5 of this Section, except that no parking shall be provided within five (5) feet of the property line. Buffering and landscaping requirements are set forth in Section 4.4.4f of this Article III. Lighting standards are found in Section 4.4.4h of this Article III.

History: 1980 Comp. 1980-6. Section 6.3.3 was amended by County Ordinance 1988-9, cross-referencing Buffering, Landscaping and Lighting Standards of Article III, Section 4.

6.3.4 Maximum Height

Structures shall be limited to a maximum height of 36 feet from the highest point of the surface of the ground at the perimeter of the structure.

6.3.5 Parking

The parking requirements of Article III, Section 9 shall be met.

6.4 Submittals and Review

6.4.1 Submittals

Applicants who propose large scale residential developments which will be developed in phases or stages shall meet the submittal requirements of Article V, Section 4.4 for master plans and staged development plans in lieu of requirements of Section 6.4.1 (a) through (d) below. For other proposed development which involves a large scale residential use provided for in this Article III, Section 6, the applicant shall fill out a development permit application on a form provided by the Code Administrator, and the application shall be accompanied by:

Compilers Note. For single use or single phase developments, 6.4.1a through d, as set forth below, apply.

- a. Vicinity map. A vicinity map drawn at a scale of not more than 2,000 feet to one inch showing contours at twenty (20) foot intervals showing the relationship of the site to



its general surroundings, and the location of all existing drainage channels, water courses and water bodies not located on the parcel but within three miles of the parcel.

- b. Existing site data. A description of existing conditions on or adjacent to the site. Maps shall be at a scale of one (1) inch to one hundred (100) feet or such smaller scale as include the following:
- (1) Boundary lines; bearings and distances. The error of closure shall be a third order survey, and no discrepancy between computed and measured distances shall exceed one (1) part in 1,280 parts.
  - (2) Easements: Location, width and purpose.
  - (3) Streets or Roads on and immediately adjacent to the tract, name and right-of-way width.
  - (4) Utilities on and immediately adjacent to the tract.
  - (5) Owners of record of unplatted land and existing subdivision plats by name and recordation, and the locations of all Federal, State or County roads shall be shown for property within one thousand (1,000) feet of that tract.
  - (6) Title and Certificates: Present tract designations according to the official records in the County Clerk's Office, title under which the proposed Development is to be recorded with name and address of owner, notation stating acreage, scale, true and magnetic north arrow, U.S.G.S. datum and benchmarks, if any, certification of the engineer or land surveyor licensed in accordance with the laws of the State of New Mexico who prepared the plat.
- c. Preliminary Development Plan  
The preliminary development plan shall be submitted and shall be drawn to a scale of one (1) inch to one hundred (100) feet, or larger, and shall show to scale the following:
- (1) proposed arrangement of buildings;
  - (2) proposed off street parking and loading facilities;
  - (3) proposed access from federal, state and county roads to the site and internal vehicular circulation;
  - (4) existing and proposed landscaping;
  - (5) proposed location and type of fences, walls and signs; and
  - (6) drainage and grading plan indicating existing and proposed contours.
- d. School Impact Report. A written report which projects the effects the proposed development will have on public schools, and which includes: The proposed number, size, and price of residential units within the development; a description of the development's target market; and where applicable, any special educational needs of the development's school-aged residents. The report will also identify the schools that service the area of the proposed development and their boundaries, the transportation available to those schools, and a list of any pending or approved residential developments within those schools' boundaries. Copies of the schools impacts notice shall be submitted to the school district in which the development is located and to the Code Administrator.
- e. Final Development Plan. After the County Development Review Committee has approved the preliminary development plan, the applicant shall prepare a final development plan to be followed in construction operations, and submit it to the County Development Review Committee for approval, together with:
- (1) final drafts of all agreements, contracts, deed restrictions and other legal instruments pertinent to the implementation of the development plan;

- (2) two sets of plans and specifications for the construction of structures;
- (3) the valuation of the proposed structures. The final development plan may be submitted separately for the first and each successive stages of development. The final development plan (or successive stages thereof) as approved becomes the final plat and the basis for issuance of a development permit and for acceptance of public dedications;
- (4) a certificate by the Code Administrator that the applicant has either:
  - (5) Installed all improvements required by the Code, or
  - (6) Filed a surety bond or other security acceptable to the Board, in a sufficient amount, based on cost estimates to insure completion of all required improvements within 18 months of the approval of the application.

History: 1980 Comp. 1980-6. Section 6.4.1 Submittals, was amended by County Ordinance 1987-1 providing for a master plan submittal for large scale residential uses to be developed in phases.

#### 6.4.2 Density Review

The Code Administrator shall review an application for development permit for development provided for in this Section 6 in compliance with the density requirements of the Code. No application shall be approved unless it is determined that the density requirements of the Code will be met.

#### 6.4.3 Special District Review

The Code Administrator shall check the location of the proposed large scale residential use and shall inform the applicant if any additional submittals or reviews required because of location of the proposed use within a special review district and make the applicable review.

#### 6.4.4 Environmental Review

The Code Administrator shall review the proposed development and shall inform the applicant of the additional submittals or reviews required under Article VII - Environmental Regulations - of the Code and make the applicable review.

#### 6.4.5 Conformance to Building, Mechanical and Electrical Codes.

The Code Administrator shall cause the submitted plans and specifications to be reviewed for compliance with the building, mechanical and electrical provisions of the Code for engineering design. If all of the requirements of the Code are met and a development permit is issued, construction must begin within one year of the date of issuance, or the permit becomes void and a new application must be made.

### SECTION 7 - COMMUNITY SERVICE FACILITIES

Community service facilities are facilities which provide service to a local community organization. These may include governmental services such as police and fire stations, elementary and secondary day care centers, schools and community centers, and churches.

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

#### 4.8 Common Promotional Plans

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

### **SECTION 5 - PROCEDURES AND SUBMITTALS**

#### 5.1 Pre-application Procedures

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

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

#### 5.2 Master Plan Procedure

##### 5.2.1 Introduction and Description

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

##### 5.2.2 Master Plan Submittals

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



The locations of all Federal, State, or County Roads within one thousand (1000) feet of the parcel shall be shown. In addition, location of future highways and arterials as designated on the appropriate master plan for roads in the County (see 3-19-9 N.M.S.A. 1978) shall be shown.

- b. Existing Site Data. A description of existing conditions on or adjacent to the site. Maps shall be at a scale of one (1) inch to one hundred (100) feet or other appropriate scale as determined by the Code Administrator and shall include the following:
- 1) Boundary lines: bearings and distances. The error of closure shall be of a third order survey, and no discrepancy between computed and measured distances shall exceed one (1) part in 1,280 parts;
  - 2) Easements: Location, width and purpose;
  - 3) Streets or Roads on and immediately adjacent to the tract, name and right-of-way width;
  - 4) Utilities on and immediately adjacent to the tract;
  - 5) Owners of record of unplatted land and existing subdivision plats by name and recordation, together with owners of record for affected lots shall be shown for property within one-hundred (100) feet of that tract not including public rights-of-ways.
  - 6) Title and certificates: Present tract designations according to official records in the County Clerk's Office, title under which the proposed development is to be recorded with name and address of owner, notation stating acreage, scale, true and magnetic north arrow, U.S.G.S. datum and benchmarks, if any, certification of the engineer or land surveyor licensed in accordance with the laws of the State of New Mexico who prepared the plat.
  - 7) Proof of legal access from a county or state road as required by the Code.
- c. Conceptual environmental plan shall include, when appropriate:
- 1) Graphic representation of existing topography, natural features, slopes, and floodplains.
  - 2) Soils maps and reports (SCS)
  - 3) Recreational and/or open space plan, or landscape concepts.
  - 4) Liquid waste disposal plan, and
  - 5) Water Supply plan.
- d. Master plan map(s) showing the proposed development in sketch form, including:
- 1) Proposed major vehicular and pedestrian circulation system.
  - 2) Designation and description of proposed land uses, including information about residential uses by type, area and density, and information about office, general commercial and industrial uses by area and intensity of development. Mixed uses shall not be prohibited.
  - 3) Logical and natural boundaries defining development limitations, and
  - 4) Any proposed sites for schools or other community facilities.
- e. A phasing schedule shall be included in the master plan giving a general description of each phase of the development.
- f. A schematic utilities plan showing location, locational cross sections, and approximate line sizes. It is recognized that there may be changes in the final utilities plan due to the requirements of utility companies or final engineering plans and specifications.

- g. Master plan report which includes the following:
- 1) A general description of the project, existing development on the parcel, location, adjacent properties, acreage, lot coverage, access, traffic impacts, terrain management, soils, landscaping, outside lighting, parking, signage, water, liquid waste, solid waste, archaeological sites and fire protection measures;
  - 2) If appropriate, market analysis and economic impact report which address: demand, projected sales and build-out; identifies a trade area; estimates retail sales and potential, and identifies the scale and extent of local competition.
  - 3) Preliminary fiscal impact estimates of net local public costs, including capital outlay and operating expenses, and revenues attributable to the proposed project.
  - 4) Preliminary environmental assessment, which identifies the possible effects of proposed development on natural resources or natural features. This may be combined with Section 5.2.2.c of this Article.
  - 5) A written preliminary traffic report prepared by a licensed traffic engineer or other qualified expert acceptable to the Code Administrator.
  - 6) Description of concepts for restrictive covenants proposed for the development if applicable, outlining the areas and extent of restriction or regulation. Detailed covenants are not required at this time.
  - 7) Schools impact report. A written report which projects the effects the proposed project will have on public schools, and which includes:
    - the proposed number, size, and price of residential units within the project;
    - a description of the project's target market; and
    - where applicable, any special educational needs of the project's school-aged residents.

The report will also identify the schools that service the area of the proposed project and their boundaries, the transportation available to those schools, and a list of any pending or approved residential developments within those schools' boundaries. Copies of the schools impacts notice shall be submitted to the school district in which the project is located and to the Code Administrator.

#### 5.2.3 Master Plan Review

The master plan shall be submitted to the Code Administrator or his authorized representative with a written application for approval. The Code Administrator will review the plan and submit analysis, written comments and a recommendation to the County Development Review Committee and the Board. Master plans shall be reviewed by the County Development Review Committee which shall make determinations regarding compliance with the County General Plan or the Extraterritorial Plan and the Code and shall forward the plan to the Board with the Committee's recommendation. The Board may adopt, amend, supplement, or reject the County Development Review Committee recommendation.

#### 5.2.4 Master Plan Approval

- a. The approved master plan shall show the area of residential use and general density measured in dwelling units per acre of land, less dedicated or conveyed rights-of-way, and the area and intensity of commercial and industrial use measured in gross square feet of building area or maximum gross floor area ratio. These shall constitute the maximum permitted number of dwelling units and maximum permitted area and intensity of commercial or industrial use.
- b. The County Development Review Committee and Board shall consider the following criteria in making determinations and recommendations for approval or amendment of master plans:
  1. Conformance to County and Extraterritorial Plan;

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

#### 5.2.5 Filing of Approved Master Plan

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

#### 5.2.6 Amendments and Future Phase Approvals

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

#### 5.2.7 Expiration of Master Plan

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

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

### 5.3 Preliminary Plat Procedure

#### 5.3.1 Introduction and Description

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

**SECTION 6 - FEES AND LEVIES****6.1 Standard Fees**

Any person desiring to subdivide land in the County shall pay the current administrative fees set by the County. A fee schedule, which may be periodically amended, is available from the Code Administrator.

**6.2 Additional Fees for Unusual Circumstances**

Where additional review by the County is required above and beyond normal review requirements due to complex, unforeseen, or unique circumstances relating to the proposed plan or plat, such as complex hydrological considerations, then the County may charge an additional review fee to defray the cost of such review. Review fees shall be only for professional services rendered to the County in the case that the County does not have qualified personnel to assist in reviewing such reports, plans and plats. When an additional fee is deemed necessary, the fee shall be arrived at between the County and the subdivider.

**SECTION 7 - DEVELOPMENT PLAN REQUIREMENTS****7.1 Preliminary Development Plans****7.1.1 Pre-application conference**

- a. Prior to the application for approval of a preliminary development plan for any phase or for an entire project, the subdivider may confer with the Code Administrator regarding the plan submittal and requirements of the Code according to Section 5.1 of this Article.
- b. At this time a determination will be made as to the appropriate scale and format for plans and plats and as to the appropriateness of applicable submittal requirements.

**7.1.2 Information to be submitted**

- a. Evidence of legal lot of record;
- b. Contour intervals of two feet or such other appropriate scale as determined by the Code Administrator;
- c. Arrangements, location and size of buildings, where applicable;
- d. Off-street parking and loading or dumping facilities, where applicable;
- e. Internal vehicular and pedestrian circulation, and ingress and egress;
- f. A drainage, grading, and erosion control plan including existing and proposed contours for roads and utilities; a preliminary/conceptual grading plan around buildings, when applicable;
- g. A landscaping plan providing a schedule specifying conceptual methods, to include type, size, and location of vegetative and non-vegetative landscape material, and a preliminary description of the irrigation system to be used;
- h. Walls, fences and earth berms; their approximate locations and identifying types of fences and walls, if applicable;
- i. Size, location, orientation, lighting and type of signage, where applicable;
- j. Conceptual plan for outdoor lighting, including type, size, location of fixtures, if applicable;
- k. Easements, rights-of-way and street design:
  - l. Access to telephone, gas, and electric utility service;
  - m. Utility plan for water and sanitary sewer;
  - n. Residential densities/gross acres;



- o. Intensity of non-residential development, including lot coverages, gross floor area ratios or gross square feet of building area;
- p. A vicinity map showing the boundaries of the project, owners of record within one hundred feet of the tract including public rights-of-way and existing conditions and development, including adjacent streets and utilities, for at least two hundred feet from the project boundaries;
- q. If appropriate, the phases and approximate dates of development of the phases;
- r. The plan shall be drawn at a scale of one hundred feet (100') to the inch or such other appropriate scale as determined by the Code Administrator;
- s. Proposed community facilities and/or sites and recreational areas, if any, and proposed ownership of such:
  - t. A schedule of on-site and off-site public improvements with the time of construction related to the phasing schedule;
  - u. Information as required by state agencies;
  - v. The preliminary subdivision plat may be submitted concurrently with the preliminary development plan, but is not required. Submittal of a schematic or sketch subdivision plat showing proposed lot layout, approximate dimensions and lot areas together with topography and natural features; and
  - w. A written traffic report prepared by a licensed traffic engineer or other qualified expert as determined by the Code Administrator.
  - x. Schools Impact Report. A written report which projects the effects the proposed project will have on public schools, and which includes: the proposed number, size, and price of residential units within the project; a description of the project's target market; and where applicable, any special educational needs of the project's school-aged residents. The report will also identify the schools that service the area of the proposed project and their boundaries, the transportation available to those schools, and a list of any pending or approved residential developments within those schools' boundaries. Copies of the schools impacts notice shall be submitted to the school district in which the project is located and to the Code Administrator.
  - y. Water Supply Plan - Water System. As required by Article VII, Section 6 of the Code and Table 5.1, of Section 9.3 of this Article V.
  - z. Solid Waste Disposal Plan. As required by Article VII, Section 7 of the Code.
  - aa. Liquid Waste (Disposal) Plan. As required by Article VII, Section 2 of the Code.
  - bb. Timing and Phasing of Development. Projections for 5 to 10 years.
  - cc. Copies of deed restrictions and protective covenants must be submitted.

### 7.1.3 Review

- a. A preliminary development plan may be only a phase or portion of the area covered by an approved master plan, so long as the preliminary development plan substantially conforms to the approved master plan.
- b. A preliminary development plan shall be submitted prior to or concurrent with submission of a preliminary plat.
- c. The application for preliminary development plan approval shall be presented to the County Development Review Committee for review with a staff report. The staff report shall include a description of the proposed project, an evaluation of pertinent planning issues, and a statement on the compliance of the project with the County General Plan and Code. The report may include recommended conditions of approval. The report shall include all comments from appropriate State or Federal agencies, the County Fire Marshal, the County Hydrologist, and other appropriate County personnel. Particular attention shall be given in the staff report to public



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

7.1.4 Criteria for development plan phase approval

- a. Conformance to the approved master plan;
- b. The plan must meet the criteria of Section 5.2.4 of this Article V.

7.2 Final Development Plan

7.2.1 Submittals

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

7.2.2 Review

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

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

**SECTION 8 - SUBDIVISION DESIGN STANDARDS**

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

8.1 General Policy on Roads

8.1.1 General

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

# WARRANTY DEED

Mary Ann Anaya, a single woman whose address is 120 Little Ranch Road, Stanley, NM 87056

\_\_\_\_\_ for consideration paid, grant \_\_\_\_\_  
to Joseph Richard Anaya, a single man

whose address is P.O. Box 207, Stanley, New Mexico 87056

the following described real estate in Santa Fe \_\_\_\_\_ County, New Mexico:

Tract 3 of the Lands of Bassett located in Section 31, T10N, R9E, N.M.P.M. Tract 3-A containing 5.00 acres as shown on Plat of Survey, recorded on November 1, 2006 as instrument number 1457403 in Book 639 and Page 014 of the records of Santa Fe County.



with warranty covenants.

Witness My hand THIS and seal S this 13<sup>TH</sup> day of DECEMBER 2006

Mary Ann Anaya (Seal) \_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

## ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO )

COUNTY OF Santa Fe ) ss.

This instrument was acknowledged before me on December 13 2006

by Mary Ann Anaya  
My commission expires: 6/29/07 Marie Garcia  
(Seal) PUBLIC NOTARY PUBLIC

NBB-127

## ACKNOWLEDGEMENT FOR CORPORATION

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

WARRANTY DEED  
PAGES: 2

I Hereby Certify That This Instrument Was Filed for  
Record On The 19TH Day Of September, 2014 at 02:06:21 PM  
And Was Duly Recorded as Instrument # 1746490  
Of The Records Of Santa Fe County



Witness My Hand And Seal Of Office  
Deputy Geraldine Salazar County Clerk, Santa Fe, NM

Recording requested by: Mark Basilio Anaya  
When recorded, mail to:  
Name: Joseph Richard Anaya  
Address: 137 22nd Avenue  
City/State/Zip: Texas City, Texas 77590  
Property Tax Parcel/Account Number:

Space above reserved for use by Recorder's Office  
Document prepared by:  
Name Joseph Richard Anaya  
Address 137 22nd Avenue  
City/State/Zip Texas City, Texas 77590

SFC CLERK RECORDED 09/19/2014

## Warranty Deed

This Warranty Deed is made on September 5, 2014, between Mark Basilio Anaya, Grantor,  
of 767B B Anaya Road, City of Stanley, State of New Mexico,  
and Joseph Richard Anaya, Grantee, of 137 22nd Avenue,  
City of Texas City, State of Texas.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at Vacant Land (refer to details below),  
City of Stanley, State of New Mexico:

Tract 3-A-1 of the Lands of Mary Ann Anaya, located in Section 31, Township 10 North, Range 9 East, N.M.P.M. Santa Fe County, New Mexico, February, 2012

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 9-17-14

Mark Basilio Anaya  
Signature of Grantor

Mark Basilio Anaya  
Name of Grantor

Mary Ann Anaya  
Signature of Witness #1

MARY ANN ANAYA  
Printed Name of Witness #1

Joseph R. Anaya  
Signature of Witness #2

JOSEPH R. ANAYA  
Printed Name of Witness #2

State of NEW MEXICO County of TORRANCE

On 17 SEPTEMBER 2014, the Grantor, MARK BASILIO ANAYA

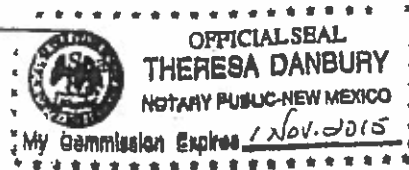
personally came before me and, being duly sworn, did state, acknowledge and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Theresa Danbury  
Notary Signature

Notary Public,

In and for the County of Torrance State of New Mexico

My commission expires: 1 NOVEMBER 2015



Send all tax statements to Grantee.

SFC CLERK RECORDED 09/19/2014

# WARRANTY DEED

Mary Ann Anaya, a single woman whose address is 120 Little Ranch Road. Stanley, NM 87056

\_\_\_\_\_ for consideration paid, grant  
to Joseph Richard Anaya, a single man

whose address is P.O. Box 207, Stanley, New Mexico 87056

the following described real estate in Santa Fe County, New Mexico:

Tract 3 of the Lands of Bassett located in Section 31, T10N, R9E, N.M.P.M. Tract 3-B containing 2.50 acres as shown on Plat of Survey, recorded on November 1, 2006 as instrument number 1457403 in Book 639 and Page 014 of the records of Santa Fe County.

with warranty covenants.

Witness by hand THIS and seal 5 this 13<sup>TH</sup> day of DECEMBER, 2006.

Mary Ann Anaya (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

## ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO )

COUNTY OF Santa Fe ) ss.

This instrument was acknowledged before me on December 13, 2006

by Mary Ann Anaya  
Marie P. Garcia (Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_  
My commission expires: 6/29/07

ACKNOWLEDGEMENT FOR CORPORATION

RECORDED IN BOOK 639 PAGE 014

# WARRANTY DEED

Mary Ann Anaya, a single woman whose address is 120 Little Ranch Road, Stanley, NM 87056

\_\_\_\_\_ for consideration paid, grant  
(to) Joseph Richard Anaya, a single man

whose address is P.O. Box 207, Stanley, New Mexico 87056

the following described real estate in Santa Fe County, New Mexico:

Tract 3 of the Lands of Bassett located in Section 31, T10N, R9E, N.M.P.M. Tract 3-C containing 4.07 acres as shown on Plat of Survey, recorded on November 1, 2006 as instrument number 1457403 in Book 639 and Page 014 of the records of Santa Fe County.

with warranty covenants.

Witness my hand THIS and seal 5 this 13<sup>TH</sup> day of DECEMBER, 2006.

Mary Ann Anaya (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

## ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO )  
COUNTY OF Santa Fe ) ss.

This instrument was acknowledged before me on December 13, 2006

by Mary Ann Anaya

My Commission Expires: 6/29/07

Maria A. Garcia  
NOTARY PUBLIC

## ACKNOWLEDGEMENT FOR CORPORATION

NBB-131

FILED IN PUBLIC RECORDS 12/14/2006

7015 1520 0001 6559 7428

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TEXAS CITY, TX 77590

**OFFICIAL USE**

Certified Mail Fee	\$3.45	0501
Extra Services & Fees (check box, add fees as appropriate)	\$7.80	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To **JOSEPH R. ANAYA**  
 Street and Apt. No., or PO Box No. **137 20th AVE.**  
 City, State, ZIP+4® **TEXAS CITY, TX 77590**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0001 6559 7404

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MORIARTY, NM 87035

**OFFICIAL USE**

Certified Mail Fee	\$3.45	0501
Extra Services & Fees (check box, add fees as appropriate)	\$7.80	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To **FEMILIO OLIVAS**  
 Street and Apt. No., or PO Box No. **P.O. Box 1582**  
 City, State, ZIP+4® **MORIARTY, NM 87035**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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MORIARTY, NM 87035

**OFFICIAL USE**

Certified Mail Fee	\$3.45	0501
Extra Services & Fees (check box, add fees as appropriate)	\$7.80	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To **KING BROTHERS**  
 Street and Apt. No., or PO Box No. **Box 2670**  
 City, State, ZIP+4® **MORIARTY NM 87035**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87112

**OFFICIAL USE**

Certified Mail Fee	\$3.45	0501
Extra Services & Fees (check box, add fees as appropriate)	\$7.80	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To **TOM + JERRY RANIERI LLC**  
 Street and Apt. No., or PO Box No. **12437 CHELWOOD PL NE.**  
 City, State, ZIP+4® **ALB., NM 87112**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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TEXAS CITY, TX 77590

**OFFICIAL USE**

Certified Mail Fee	\$3.45	0501
Extra Services & Fees (check box, add fees as appropriate)	\$7.80	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To **MARY ANN ANAYA**  
 Street and Apt. No., or PO Box No. **137 20th AVE.**  
 City, State, ZIP+4® **TEXAS CITY TX 77590**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



NBB-132