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Commissioner, District 3



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Commissioner, District 4

**Liz Stefanics**  
Commissioner, District 5

**Katherine Miller**  
County Manager

## MEMORANDUM

**DATE:** August 18, 2016

**TO:** Santa Fe County Planning Commission

**FROM:** Vicente Archuleta, Development Review Team Leader *VA*

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

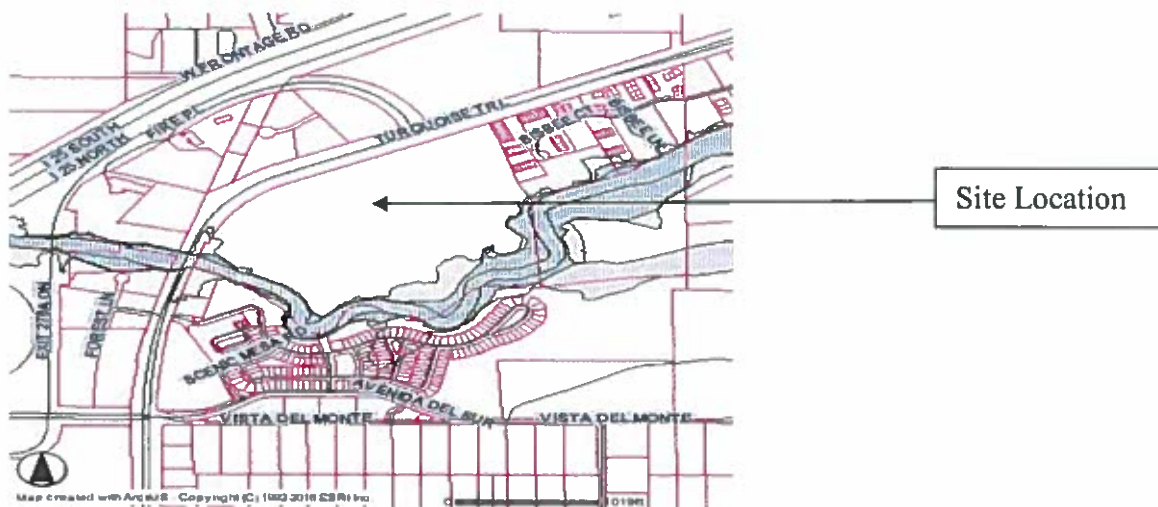
**FILE REF.:** CP CASE # 16-5090 Turquoise Trail North Conceptual Plan

### ISSUE:

RCS-Turquoise Trail South I, LLC, Applicant, Sommer Karnes & Associates LLP, Agent, request Conceptual Plan approval to phase the previously approved Turquoise Trail North residential subdivision (290 dwelling units on 101.49 acres) into 8 phases, to modify the approved housing types, and to re-designate the commercial lot to a multi-family lot with 23 dwelling units.

The property is located in the Community College District, which is a Planned Development District, east of State Road 14 and north of Vista del Monte, within Sections 24 and 25, Township 16 North, Range 8 East (Commission District 5).

### VICINITY MAP:



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**SUMMARY:**

On June 23, 2016, the Hearing Officer recommended approval of the Conceptual Plan to phase the previously approved Turquoise Trail North residential subdivision into 8 phases, to modify the approved housing types, and to re-designated the commercial lots to a multi-family lot with 23 dwelling units on 101.49 acres (Exhibit 8, June 23, 2016, Hearing Officer Meeting Minutes).

The history of the project is as follows:

On September 10, 2002, the Board of County Commissioners (BCC) granted Master Plan approval for a mixed-use development consisting of 294 residential units and 1,480,050 square feet of commercial on 224 acres, known as the Thornburgh Master Plan.

On October 12, 2004, the BCC granted approval of a Master Plan Amendment to the previously approved Thornburgh Master Plan to allow an increase in the number of residential units to 512 and to decrease the amount of commercial square footage from 1,480,050 square feet to 711,150 square feet.

On September 10, 2005, the BCC granted Preliminary Plat, Final Plat, and Development Plan approval for the South Phase of the Turquoise Trail subdivision, which consisted of 222 residential units. The survey plat for the South Phase has been recorded.

On February 14, 2006, the BCC approved the Preliminary Plat, Final Plat, and Development Plan for the Turquoise Trail North subdivision consisting of 178 single family lots, 100 multi-family units, 12 live/work units for a total of 290 residential units and a 1.39 acre commercial tract on 101.49 acres (Exhibit 5, February 14, 2006, BCC Meeting Minutes). This is the area that is now being modified.

The Applicant now requests Conceptual Plan approval per Chapter 14, Section 14.9.9, Conceptual Plan, of Ordinance No. 2015-11, the Santa Fe County Sustainable Land Development Code (SLDC) to Phase the Turquoise Trail North residential subdivision into 8 phases, with a total of 290 residential units, including 40 affordable units, as follows:

- Phase 1 – 30 single family residential units, including 5 affordable units;
- Phase 2 – 30 single family residential units, including 5 affordable units;
- Phase 3 – 36 single family residential units, including 5 affordable units;
- Phase 4 – 52 single family residential units, including 8 affordable units, and 1 multi-family tract (23 multi-family apartment units);
- Phase 5 – 32 single family residential units, including 4 affordable units;
- Phase 6 – 32 single family residential units, including 5 affordable units;
- Phase 7 – 34 single family residential units, including 5 affordable units; and
- Phase 8 – 21 single family residential units, including 3 affordable units.

The site lies in the Community College District, a Planned Development District, which is within the village zone and is comprised of the following sub-districts:

-Village Zone Neighborhood: 31.10 acres

- Neighborhood Center: 8.67 acres
- Open Space and Fringe Zone: 61.72 acres

The Applicant is also requesting the following modifications to the Original Approval:

- a) modification of the unit mix which consists of 178 single family dwellings, 100 multi-family units, and 12 live/work units to 267 single family dwellings and 23 multi-family apartment units, which will increase marketability of the units;
- b) expansion of the street widths in response to input from Turquoise Trail South residents at the community meeting held for the Application; and
- c) re-designation of the 1.39 acre commercial tract to a 23-unit apartment complex.

The Applicant also requests Preliminary and Final Plat approval. This request will only be heard by the BCC subsequent to recommendation from the Planning Commission on the Conceptual Plan.

The applicable requirements under the Santa Fe County Sustainable Land Development Code, Ordinance No. 2015-11 (SLDC), which governs this Application are the following:

Chapter 14, Section 14.9.9.1, Purpose of the SLDC states:

A Conceptual plan is comprehensive in establishing the scope of a project, yet is less detailed than a site development plan. It provides a means to review projects and obtain conceptual approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval. A conceptual plan submittal will consist of both plans and written reports.

Chapter 14, Section 14.9.9.2, Applicability, states:

A conceptual plan is required for the following developments:

1. All subdivisions containing more than 24 lots,
2. All developments in [Mixed-Use, Public/Institutional, Industrial, Industrial Light, Commercial General, Commercial Neighborhood] that are to be built in phases,
3. All new Planned Developments,
4. All development in the CCD in accordance with Section 8.10.3 of the SLDC.

The Applicant request for Conceptual Plan approval with the modifications listed above meet the requirements of the SLDC.

The Applicant presented the Application to the Technical Advisory Committee (TAC) on February 4, 2016, at the regularly scheduled meeting, as required by Chapter 4, Section 4.4.4.3 Pre-application TAC Meeting and Table 4-1.

The Applicant presented the Application at a Neighborhood Meeting held on March 16, 2016, as required by Chapter 4, Section 4.4.4.4, Pre-application Neighborhood Meeting. The Applicant submitted an Agenda from the meeting, a list of individuals in attendance, material that was presented by the Applicant, and a summary of discussion from those in attendance. This material is contained in the record. (Exhibit 6)

Notice requirements were met as per Chapter 4, Section 4.6.3., General Notice of Application Requiring a Public Hearing, of the SLDC. In advance of a hearing on the Application, the Applicant provided an affidavit of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for fifteen days on the property, beginning on July 14, 2016. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on July 29, 2016, as evidenced by a copy of that legal notice contained in the record. Notice of the hearing was sent to owners of land within 500' of the subject property and a list of persons sent a mailing is contained in the record. (Exhibit 7)

This Application was submitted on April 22, 2016.

**This Application was reviewed for compliance with the applicable standards as set forth in Chapter 6, Chapter 7 and Chapter 13, of the SLDC as follows:**

**ENVIRONMENTAL IMPACT REPORT (Section 6.3)**

In 2006, the County assessed potential environment impacts and included conditions of approval to ensure that the development does not result in significant adverse impacts. An Archaeological study was prepared, which determined that development of the property would not have adverse effects on archaeological resources. The application included assessment of the Arroyo Hondo floodplain and setbacks and over 54 acres of open space were incorporated into the project design to avoid potential impacts associated with flooding.

The project has been designed to comply with all SLDC development standards and as such will have less environmental impact than would development of the originally approved project.

**ADEQUATE PUBLIC FACILITIES & SERVICES ASSESSMENT (Section 6.4)**

In 2006, the County determined that adequate public facilities and services were available to serve the project. That status continues as evidenced by inclusion of the Project within SDA-1 on the Sustainable Development areas map.

The Traffic Impact Analysis addresses road improvements necessary to ensure that the existing adequate levels of service on public roads are maintained. The project site within SDA-1 indicates that adequate fire, law enforcement, and emergency response services are available. Property taxes generated by residences within the Property will be available to ensure that adequate staffing levels are maintained.

With development of Turquoise Trail South, a sewer line easement was dedicated between that project and Turquoise Trail North to facilitate connection of the Turquoise Trail Business Park to the City of Santa Fe Wastewater Treatment Plant and to serve both projects. The project will include private sewer lines out-falling to the County sewer system.

The project will include a network of internal trails designed and built to County standards, and located so as to all connection to County-planned trails. This includes over 53 acres of natural open space, two neighborhood parks, a community plaza totaling 1.2 acres, and an additional 0.62 acres of improved open space (54.89 acres of open space in total). The open space, parks and trails are consistent with the original approval and the CCD standards set forth in the SLDC.

### **WATER SERVICE AVAILABILITY REPORT (Section 6.5)**

Turquoise Trail North will receive water service from the County of Santa Fe Utilities Department. A Ready, Willing, and Able to Serve letter has been submitted. Water conservation features will be installed in all dwellings in accordance with SLDC requirements and xeriscaping will be encouraged.

The Applicant will transfer water rights to the County in conjunction with development of each phase of the project.

### **TRAFFIC IMPACT ASSESSMENT (Section 6.6)**

Turquoise Trail North will have an impact on the County of Santa Fe Road system and the Traffic Impact Analysis addresses road improvements necessary to ensure that the existing adequate levels of service on public roads are maintained.

The Applicant is proposing road/access improvements for the following phases:

For Phase 1, only the western entrance will be used as a right in/out. A right turn deceleration lane will be required and will be built per NMDOT standards.

For Phase 2, a westbound left turn lane and an eastbound through/right turn lane will be required at the main entrance onto NM 14. The left turn lane can be built by re-striping the existing pavement.

For Phases 3, 4, and 5, the intersection of NM14, Fire Place, and the main entrance will require a traffic light with protected left turns. The light will be built to NMDOT standards.

For the remaining Phases 6, 7, and 8, no additional improvements will be required at either entrance to Turquoise Trail North.

### **ACCESS (Section 7.4) AND ROAD DESIGN STANDARDS (Section 7.11)**

Turquoise Trail North will be served by two access points on to State Road 14. The eastern access off of SR 14 will be a full intersection with a traffic signal. The western access off of SR 14 will be right-in/right-out only. The project roads will all be paved and have curb and gutter. There will also be sidewalks and on-street parking on some of the roads. All roads within the project will be private and subject to an easement for public use. Maintenance will be the responsibility of the Home Owners Association or a public improvements district if one is created for the project.

Streets have been designed in accordance with the mixed and living priority standards of the Code, with more than required amount of parking. The private roads will be wider than the roads that are part of the original approval to facilitate on-street parking on both sides (Neighborhood Street) wherever possible.

The County Public Works Division reviewed the Application for access and road design standards and feels they can support the Conceptual Plan.

New Mexico Department of Transportation (NMDOT) reviewed the Application for access and road design standards and states the Applicants must submit additional information prior to Preliminary and Final Plat approval by the Board of County Commissioners.

**FIRE PROTECTION (Section 7.5)**

Santa Fe County will provide water for fire protection to the project. Fire hydrants capable of producing a minimum of 1500 GPM at 20 PSI of dynamic pressure via gravity flow are proposed throughout the development.

The Santa Fe County Fire Department, Fire Prevention Division reviewed the Application and requires compliance with applicable Santa Fe County fire and life safety codes, Ordinances, and Resolutions. The project shall comply with Article I, Section 103.3.2-New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

**LANDSCAPING AND BUFFERING (Section 7.6)**

All disturbed areas are to be hydro-seeded with a dense mixture of seed and mulch. Topsoil will be stockpiled on site to be re-used. Drought tolerant plants will also be used. Tree and shrub landscaping is proposed for the common areas (parks, streets, parking areas).

**FENCES AND WALLS (Section 7.7)**

Retaining walls will be used as shown on the plans to limit the disturbance of the natural terrain and thus minimize scarring.

**LIGHTING (Section 7.8)**

Chapter 7, Section 7.8.2.4.1 (Fixture Height) of the SLDC states: "Any pole-mounted lighting shall have a maximum height of twenty-five (25) feet. In or within thirty-five (35) feet of any residential zoning district, all light fixtures shall not exceed sixteen (16) feet in height."

The Applicant is proposing Street Lamps, 20-feet tall at the entrance at Pebble Creek and Vista Chamisa. Additional street lamps will continue down Vista Chamisa. The proposed street lamps are within a residential zoning district, therefore, height cannot exceed 16 feet.

**SIGNS (Section 7.9)**

The Applicant is proposing two monument signs. One located at each entrance to the subdivision. The sign will comply with the size and design standards of the SLDC.

**PARKING/LOADING (Section 7.10)**

Two off-street parking spaces will be provided for each detached dwelling unit along with on-street parking on some of the roads.

A 50 space (46 regular spaces and 4 handicap spaces) on-site parking lot will be required to serve the multi-family lot which will consist of 23 apartment style dwelling units.

**WATER SUPPLY, WASTE WATER & WATER CONSERVATION (Section 7.13)**

Santa Fe County will provide water and sewer service to the development. A Ready, Willing, and Able to Serve letter has been submitted. A Water Service Agreement must be obtained prior to Preliminary Plat approval.

The Office of the State Engineer has reviewed the application and has issued a positive opinion for the project.

Private gravity flow sewer lines will out-fall into the County sewer system, which is connected to the City Wastewater Treatment Plant. A grinder pump station has been installed to pressurize the sewage and pump it to the City's gravity flow main.

**OPEN SPACE (Section 7.15)**

The Community College District (CCD) regulations require that a minimum of 50 percent of the tract be preserved in permanent open space. The Applicants are proposing 54 percent of open space.

Areas of open space will be designated as accessible to residents of the subdivision and the public. The project includes the creation of public trails and passive and active parks.

Trails meeting County standards will be constructed in order to allow for connection to County-planned trails.

**PROTECTION OF HISTORIC AND ARCHAEOLOGICAL RESOURCES (Section 7.16)**

This project was reviewed by the State of New Mexico Historic Preservation Division (HPD) and their review states the following: "Two significant sites were identified within the area to be developed. A Data Recovery Plan was submitted and the Data Recovery work satisfied the Santa Fe County Extraterritorial Zoning Ordinance that was in effect at the time. Therefore, our review was concluded in 2006."

**TERRAIN MANAGEMENT (Section 7.17)**

The project has been designed to protect the natural beauty of the land and vegetation, minimize soil erosion and sediment load in stormwater runoff, and confine disturbance of the land to housing areas and roadways. The roads follow the terrain to limit the extent of required grading. Drainage swales between lots shall not be impeded in order to allow drainage to the ponds.

A storm water system is proposed and centralized detention ponds will be used to retain excess storm water flows generated by the proposed road and lot development.

**FLOOD PREVENTION AND FLOOD CONTROL (Section 7.18)**

No residential development will take place within the designated Arroyo Hondo 100-year floodplain. Homes will be set back at least 50 feet from the 100-year floodplain boundary. The SLDC requires a 75 foot erosion setback from all FEMA designated floodplains. Streambed and bank stabilization must be designed by a professional engineer in order to reduce the 75 foot setback.

**SOLID WASTE (Section 7.20)**

Solid waste pick up will be provided on a private basis. The Homeowners Association will contract with a solid waste hauler such as Environment Controls Inc. (ECI, a division of Waste Management Inc.) to serve the project.

**OPERATION AND MAINTENANCE OF COMMON IMPROVEMENTS (Section 7.23)**

A Homeowners Association is proposed to be created to maintain the roadways, sewer system within the property, all parks, open space, trails, and drainage structures. All parks, open space, trails, and drainage structures will be referred to as Common Areas.

Draft copies of the Declaration of Restrictive Covenants and By-Laws of Turquoise Trail North HOA have been submitted for review.

**AFFORDABLE HOUSING (Chapter 13)**

The original project included an Affordable Housing Plan and an Affordable Housing Agreement. A draft Affordable Housing Plan consistent with SLDC requirements has been reviewed by the Affordable Housing Specialist. The Affordable Housing Agreement must be submitted prior to Preliminary and Final Plat approval.

**AGENCY REVIEW (Exhibit 3)**

<u>Agency</u>	<u>Review Comment</u>
NMDOT	Incomplete
NMED	No Comment
OSE	Approval
SHPO	Approval
County Public Works	Approval
County Fire Marshal	Approval
County Utilities	Approval
County Planning Division	Approval
Soil and Water	Approval
Santa Fe Public Schools	Approval
County Open Space and Trails	Approval
County Affordable Housing	Approval

**RECOMMENDATION:**

**Building and Development Services staff reviewed this project for compliance with pertinent SLDC requirements and found that the facts presented support the request for Conceptual Plan approval to phase the Turquoise Trail North subdivision into 8 phases, to modify the approved housing types, and to re-designate the commercial lot to a multi-family lot (23 dwelling units). The facts that support the Application’s approval are: the Subdivision was previously approved to be built out in a single phase, but due to the downturn in the economy, the Applicant could not build out the subdivision in one phase; and the previous approval was for 290 residential lots which is consistent with the current request. Therefore, staff recommends approval of the Conceptual Plan.**

**This matter went before the Hearing Officer for a hearing on June 23, 2016. The Hearing Officer recommends approval of the Application.**

**If the decision of the Planning Commission is to approve the application, you may consider adopting the Hearing Officer’s finding of fact and conclusion of law in the written recommendation subject to the following condition.**

1. The Conceptual Plan with appropriate signatures shall be recorded in the office of the County Clerk.



**EXHIBITS:**

1. Development Plan Report
2. Proposed Plans
3. Reviewing Agency Responses
4. February 14, 2006, BCC Meeting Minutes
5. Aerial Photo of Site
6. Community Meeting Material
7. Legal Notice
8. June 23, 2016 Hearing Officer Meeting Minutes
9. Hearing Officer Recommended Decision and Order

**Turquoise Trail North Subdivision  
Development Report  
April 22, 2016**

1. Introduction

RCS-Turquoise Trail South I, LLC, (“RCS”) owns Tracts 2-A1 and 3-A within the Thornburg Master Plan (“Turquoise Trail North” or the “Property”), which master planned property is located within the Santa Fe County Community College District (“CCD”). The Property is located within SDA-1, an area where adequate public facilities exist, are planned, budgeted or reasonably available. RCS is applying for the following approvals:

- 1.1 Conceptual Plan, including 8 phases, as shown on Sheet 2 of the project plans.
- 1.2 Preliminary Plat for 290 dwelling units on 101.49 acres (the “Property”).
- 1.3 Final Plat for Phase 1: 30 single family homes (collectively the “Application”).

This Report provides background information related to Turquoise Trail North and information related to the proposed improvement of the Property. Additionally, submitted with this report are the 24" x 36" drawings, plans and specifications (the “Plans and Drawings”) required by the Sustainable Land Development Code (SLDC).

2. Background and Summary Information.

2.1 Thornburg Master Plan Property.

In 2001, Thornburg Enterprises sought and received Master Plan approval for the creation and development of a Village Zone as defined by the Plan and the Ordinance (the “Thornburg Village Master Plan”) on several tracts of land located in the CCD on both sides of State Road 14 south of the PNM Service Center and the intersection of State Road 599 and State Road 14. The Thornburg Property comprised six (6) tracts of land. As a result of the Thornburg Village Master Plan, the Thornburg Property was zoned for mixed uses, including a variety of residential housing types and commercial uses. The Thornburg Village Master Plan was amended in October 2004 to reduce the total square footage of commercial uses and increase the total residential dwelling units to 512 units allocated to two subdivisions: Turquoise Trail South and Turquoise Trail North.

The Thornburg Property is bisected from north to south by State Road 14 and from east to west by the Arroyo Hondo. The Thornburg Property is served fully by existing roadway infrastructure, including State Road 14, State Road 599, and Vista Del Monte. Turquoise Trail South, located south of Arroyo Hondo, has been substantially developed.

In 2006, the Board of County Commissioners granted Preliminary and Final Plat and Development Plan approval for Turquoise Trail North, consisting of 178 single family lots, 100 multi-family



units, 12 live-work units (290 total residential units) and a 1.39 acre commercial tract (the "Original Approval"). The BCC has extended the project approvals twice and they are currently valid until December 31, 2016. The Property is currently vacant and is located within SDA-1, an area where adequate public facilities presently exist, are planned, budgeted or reasonably available. (SLDC §12.2.4.1) RCS acquired the property comprising Turquoise Trail North and rather than filing a final plat for the entire Project, has decided to develop the Project in phases and submits this Application accordingly.

## 2.2 Project Summary

To facilitate orderly development of the Property, RCS proposes to carry out the project in 8 phases, as shown on Sheet 2 of the project plans. Growth Management Department staff determined that in order to approve phasing, that a conceptual plan and a new preliminary plat will need to be approved for the Property. In addition, the Application includes a request for approval of the Phase 1 Final Plat.

The Application maintains the 290 dwelling units of the Original Approval. Given the need for a new preliminary plat, RCS proposes the following modifications to the Original Approval:

- a. modification of the unit mix to provide for 267 single family dwellings and 23 multi-family apartment units to increase marketability of the units in light of the experience with Turquoise Trail South.
- b. expansion of the street widths in response to the experience with Turquoise Trail South and input from Turquoise Trail South residents at the community meeting held for the Application.
- c. deletion of the 1.39 acre commercial tract in light of experiences with mixed use projects in the vicinity in recent years. This area is planned a 23-unit apartment complex.

The preliminary plat for Turquoise Trail North includes over 50 acres of open space, a perimeter trail network including connections to the Arroyo Hondo District Trail and trails built to County standards and designed and located to allow for connection to County-planned trails.

Given the continuing validity of the Original Approval, Growth Management Department staff determined that a traffic impact analysis is required, and pursuant to SLDC section 6.1.4, the County Land Use Administrator waived preparation of the following technical studies: Water Service AVAILABILITY, Adequate Public Facilities, Fiscal Impact analysis and Environmental Impact Report. Each of these subjects is briefly addressed below.

### 3. Required Submittals and References.

#### 3.1 Submittal Requirements.

The SLDC requires an applicant for preliminary and final development plan and subdivision plat approval to comply with certain submittal requirements. The following is a listing of the required submittals and the Plans and Drawings:

<b>Submittal Description:</b>	<b>Location</b>
Proposed Disclosure Statement	Exhibit A
Draft CC&RS	Exhibit B
HOA Documents/O&M Plan	Exhibit C
Water Service Documents	Exhibit D
Affordable Housing Agreement	Exhibit E
Traffic Impact Analysis	(submitted separately)
Conceptual Plan	Project Plan Set Sheet 2
Phasing Plan	Project Plan Set Sheet 3
SFCCD Zoning Map	Project Plan Set Sheet 4
Refined Land System Map	Project Plan Set Sheet 5
Final Development Plan	Project Plan Set Sheet 6
Slope Analysis & Soil Type	Project Plan Set Sheet 7
Preliminary Subdivision Plat	Project Plan Set Sheet 8
Final Plat – Phase I	Project Plan Set Sheet 9
Road Typical Section	Project Plan Set Sheet 10
Signage and Lighting Plan	Project Plan Set Sheet 11
Structural Details	Project Plan Set Sheet 12
Open Space, Trails and Parks Plan	Project Plan Set Sheet 13
Master Utility Plan	Project Plan Set Sheet 14
Sanitary Sewer Plan	Project Plan Set Sheet 15
Water System Plan	Project Plan Set Sheet 16
Dry Utility Plan	Project Plan Set Sheet 17

Drainage Plan	Project Plan Set Sheet 18
Lot Grading Plan	Project Plan Set Sheet 19
Road Plan & Profiles	Project Plan Set Sheet 20
Sewer Plan & Profiles	Project Plan Set Sheet 21
Santa Fe County Utility Details	Project Plan Set Sheet 22

### 3.2 Submittals

The following submittals have been made separately as part of the Application package:

#### 3.2.1 Proof of Ownership/Authority to Apply

Submitted with the Application is the deed to Tracts 2-A1 and 3-A showing RCS' ownership of the Property.

#### 3.2.2 Proof of Legal Lot of Record.

Tracts 2-A1 and 3-A were created by that certain plat recorded on April 14, 2006, in records of the Santa Fe County Clerk in Book 620, pages 26-36, a copy of has been submitted with the Application.

#### 3.2.3 Approval Request.

Request is hereby made for the following without the need or request for any variances to any requirements of the Plan or the Ordinance:

3.2.3.1 Approval of a Conceptual Plan consisting of 8 phases.

3.2.3.1 Approval of a preliminary plat for a Type 2 major subdivision of Tracts 2-A1 and 3-A for the creation and development of 267 single family residential lots, and 23 apartments; and

3.2.3.2 Approval of a final plat for Phase 1, consisting of 30 single family dwelling units.

#### 3.2.4 Project Location

The proposed project site is located off State Road 14, just south of the PNM Service Center, in Sections 24 and 25, T16E, R8E, Santa Fe County. Given that the Property is adjacent to State Route 14, the Project has legal access to that public roadway.

#### 4. Existing Site Conditions

Currently, the Project site is undeveloped. The site has relatively little tree cover comprised primarily of scattered piñon and juniper on gently undulating terrain covered primarily with native grasses. The Project falls within the Flatland/Grasslands classification of SLDC section 8.10.3.6. The Arroyo Hondo runs through the Community, between Turquoise Trail North and Turquoise Trail South.

#### 5. Basic Plan Description

RCS requests approval of a conceptual plan with phasing, preliminary plat for the entire Project and final plat for Phase 1, all as specifically described above. Turquoise Trail South is served by City water, County sewer system and City Wastewater Treatment Plant. Turquoise Trail North will be served by Santa Fe County water and the private on-site sewer system will outfall to the County sewer system, capacity for which has already been allocated to the Original Approval.

Fire hydrants within the Project will be capable of producing at least 1500 gpm. A looped paved road network will serve Turquoise Trail North, with two points of access from State Road 14. Fifteen percent of the homes will be built and marketed in compliance with the requirements of the CCD Plan and Ordinance and County's Affordable Housing Ordinance.

Streets within Turquoise Trail North have been designed in accordance with the "mixed" and "living" priority standards of the Plan and the Code, with more than the required amount of parking. As shown on the Project Plans, the private roads will be wider than the roads that are part of the Original Approval to facilitate on-street parking on both sides wherever possible. Turquoise Trail North will benefit from trails meeting County standards and located to allow for connection to County-planned trails.

#### 6. Access

Turquoise Trail North will be served by two points access on to State Road 14. The project roads will all be paved and have curb and gutter. All roads within the Project will be private and subject to an easement for public use. Maintenance will be the responsibility of the Home Owners Association. Internal roads have been designed consistent with the road standards set forth in the CCD Planned Development requirements of the SLDC.

#### 7. Environmental Plan

##### 7.1 Flood Hazard

The FEMA mapped flood hazards zones are all shown in the Plans and Drawings, Sheets 18A-C. No residential development will take place within the designated Arroyo Hondo 100-year floodplain. Home within Turquoise Trail North will be set back at least 50 feet from the 100-year

floodplain boundary.

## 7.2 Liquid Waste Disposal

Private gravity flow sewer lines within Turquoise Trail North will outfall into the County sewer system, which is connected to the City Wastewater Treatment Plant. A grinder pump station has been installed as part of that project to pressurize the sewage and pump it to the City's gravity flow main. The Sanitary Sewer Plan is included in the Project Plans as Sheet 15A-D.

## 7.3 Terrain Management

The Project has been designed to protect the natural beauty of the land and vegetation, minimize soil erosion and sediment load in stormwater runoff, and confine disturbance of the land to housing areas and roadways. To that end, the roads follow the terrain to limit the extent of required grading. Retaining walls will be used as shown on the plans to limit the disturbance of the natural terrain and thus minimize scarring.

## 7.4 Existing Conditions and Slope Analysis

The Plans and Drawings (Sheets 7A-B) show the existing topography of the project site. The slope analysis indicates areas of 0-5%, 5-10%, 10-15% and 15% or greater slopes. There are no known hazardous conditions on the Property. Vegetation coverage is pinon, juniper and native grasses.

## 7.5 Clearing and Grading Plan

Turquoise Trail North has been designed to leave large tracts and areas of undisturbed open space and to confine grading to areas where homes and roads will be built. All of the grading for each phase will be completed on a mass grading basis, with each home site specifically engineered. Construction fencing will be used to protect areas to be left in their natural condition, and avoid damage to existing native vegetation. All fill slopes will be at a maximum of 3:1, except where retaining walls will be built. The grading plan, with limits of grading indicated is provided as part of the Plans and Drawings are shown on Sheets 19A-H. Construction notes included in the drawings address all clearing and grading requirements.

## 7.6 Storm Drainage and Erosion Control Plan

A centralized storm water detention storm sewer system is proposed that will retain excess storm water flows generated by the proposed road and lot development as shown on Project Plans sheet 18.

## 7.7 Water Supply

Turquoise Trail North will receive water service from the County of Santa Fe Utilities Department. A Ready, Willing and Able to Serve letter is included in Exhibit D. Water conservation features will be installed in all dwellings, in accordance with existing Code requirements, and xeriscaping will be encouraged. The details of the Water System Plan are shown in the Plans and Drawings at Sheet 16A-E. RCS will transfer water rights to the County in conjunction with development of each phase of the Project.

#### 7.8 Fire Protection

The entire project will be served by fire hydrants capable of producing a minimum 1500 GPM at 20 PSI of dynamic pressure via gravity flow.

#### 7.9 Solid Waste

Solid waste pickup will be provided on a private basis. The Homeowners Association will contract with a solid waste hauler such as Environmental Controls Inc. (ECI, a division of Waste Management Inc.) to serve the Project.

#### 7.10 Soils/Drainage Calculation

The hydrologic soil group classification is C-D (SCS, 1975). The Plans and Drawings (Sheets 18A-C) contains drainage calculations and a chart of the drainage analysis. Details of the Slope Analysis and Soil Types are shown in the Plans and Drawings at Sheets 7A-B.

### 8. Recreational Facilities

The Project includes a perimeter trail with interior connections designed and built to County standards and located to all connection to County-planned trails all as shown on the Plans and Drawings, Sheet 13.

### 9. Phasing and Schedule of Construction

Turquoise Trail North is divided into 8 phases as shown on Plans and Drawings Sheet 3.

RCS anticipates final approval of Turquoise Trail North in November of 2016 and recordation of the final plat for Phase 1 to be recorded shortly thereafter. RCS expects the subsequent phases to be recorded and developed every 2-3 years as market conditions permit.

### 10. Traffic Impact

A Traffic Impact Analysis was prepared by Morey Walker & Associates Engineering, Inc., in April 2016 and is submitted under separate cover in conjunction with this report.

### 11. Archaeological Investigations



Consulting archaeologist TRC conducted an investigation including Turquoise Trail North in conjunction with the Original Approval. Two sites were identified, one within the area to be developed and the other located within the area to be preserved as open space. The site within the area to be developed was recommended eligible to National Register of Historic Places; the other is not. An approved Data Recovery Plan will be submitted prior to development of this area. The full archaeological report is in the County's file for the Original Approval.

#### 12. School Impact

It is anticipated that for the most part, the homes in Turquoise Trail North will be homes occupied by retired persons, young couples and families. It is anticipated that most of the owners will be persons already living in the Santa Fe Public School District. The development will not result in a student population that will adversely impact local schools. It is expected that approximately 200 school-aged children may live in the Community (Turquoise Trail South and North).

#### 13. Disclosure Statement

A draft Disclosure Statement is included as Exhibit A. The disclosure statement will be finalized upon receiving comments from all reviewing agencies.

#### 14. Restrictive Covenants.

The proposed restrictive covenants for Turquoise Trail North are included in Exhibit B. A homeowners association is proposed to be created and the draft HOA Bylaws are included in Exhibit C.

#### 15. Water Service Availability.

Exhibit D includes a Ready, Willing and Able letter from the Santa Fe County Utilities Department as well as the project water budget. Given the Original Approval, we understand that the Utilities Department has reserved capacity in the system to serve Project buildout. Phase 1 will require 7.56 AFY and the overall Project will require 71.73 AFY. RCS will provide transferrable water rights to satisfy the water requirements in conjunction with development of each phase. The details of the Water System Plan are shown in the Plans and Drawings at Sheets 16A-E.

#### 16. Affordable Housing.

The Original Project included an Affordable Housing Plan and Affordable Housing Agreement. Exhibit E includes a Draft Affordable Housing Plan consistent with SLDC requirements. RCS will coordinate with County staff to reach an Affordable Housing Agreement prior to development of the first Phase.

17. Adequate Public Facilities & Services.

In conjunction with the Original Approval, the County determined that adequate public facilities and services were available to serve the project. Given the existing approvals, that status continues to the present, as evidenced by inclusion of the Project within SDA-1.

The Traffic Impact Analysis submitted in conjunction with the Application addresses road improvements necessary to ensure that the existing adequate levels of service on public roads are maintained. Inclusion of the Project site within SDA-1 indicates that adequate fire, law enforcement and emergency response services are available. Property taxes generated by residences within the Property will be available to ensure that adequate staffing levels are maintained.

In conjunction with development of Turquoise Trail South, a sewer line easement was dedicated between that project and Turquoise Trail North to facilitate connection of the Turquoise Trail Business Park to the City of Santa Fe Wastewater Treatment Plant and to serve both projects. The Project will include private sewer lines outfalling to the County sewer system.

As with the Original Approval, the Project includes a network of internal trails totaling more than 0.5 miles in length, designed and built to County standards, and located so as to all connection to County-planned trails. The Project also includes over 53 acres of natural open space, two neighborhood parks and a community plaza totaling 1.2 acres and an additional 0.62 acres of improved open space (54.89 acres of open space total). The open space, parks and trails are consistent with the Original Approval and the CCD standards set forth in the SLDC.

18. Fiscal Impact Assessment.

In approving the original project in 2006, the County determined that development of the Project will not have a negative fiscal impact and the County has planned for the population increase generated by the Project since that time. The County's inclusion of the Project within SDA-1 indicates that adequate public facilities presently exist, are planned, budgeted or reasonably available. (SLDC §12.2.4.1) The roads within the project will be privately maintained and therefore will not affect the County Public Works Department.

19. Environmental Impact.

In conjunction with approval of the Original Project in 2006, the County assessed potential environmental impacts and included conditions of approval to ensure that development does not result in significant adverse impacts. An archaeological study was prepared, which determined that development of the Property would not have adverse effects on archaeological resources. The original application included assessment of the Arroyo Hondo floodplain and setbacks and over 54 acres of open space were incorporated into the project design to avoid potential impacts associated with flooding.

Given that the original project approvals remain in effect and the original project could be developed without any further discretionary action by the County, the environmental setting against which the Project is compared is the original project. The Project has been designed to comply with all SLDC development standards and as such will have less environmental impact than would development of the originally approved project.

# TURQUOISE TRAIL NORTH

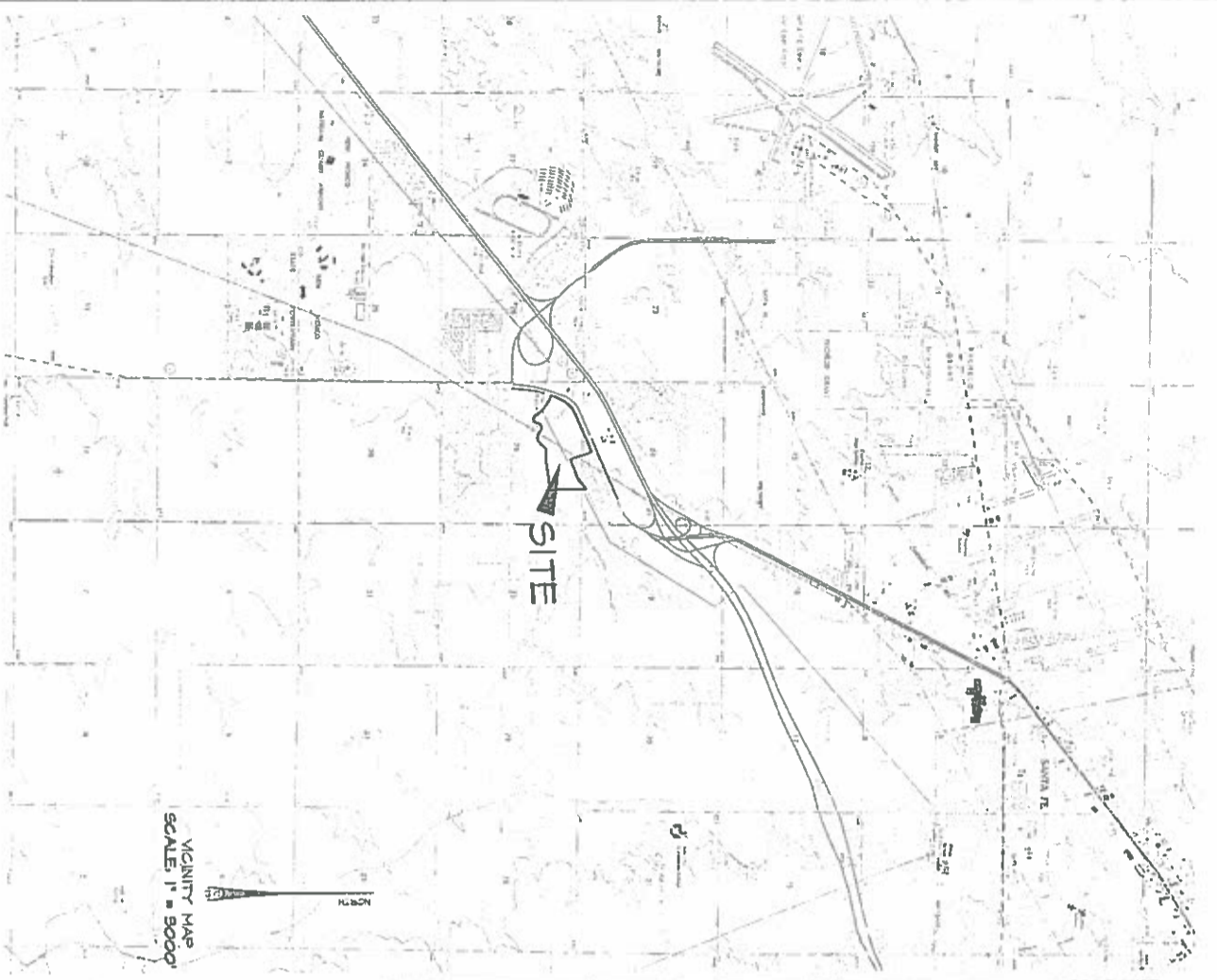
## CONCEPTUAL PLAN, PRELIMINARY PLAT PH 1-8

SANTA FE, NEW MEXICO  
SECTIONS 24 & 25, T.16 N., R.8 E., N.M.P.M.  
SANTA FE COUNTY, NEW MEXICO

APRIL 2016

### SHEET LIST

1. COVER SHEET
2. CONCEPTUAL PLAN
3. PHASING PLAN
4. SFCCD ORDINANCE LAND USE ZONING MAP
5. REFINED LAND SYSTEM MAP
6. FINAL DEVELOPMENT PLAN
- 7A - 7C. EXISTING CONDITIONS, SLOPE ANALYSIS & SOILS TYPE
- 8A - 8G. PRELIMINARY SUBDIVISION PLAT
- 9A - 9E. FINAL SUBDIVISION PLAT PHASE I
10. ROADWAY TYPICAL SECTION
- 11A - 11B. SIGNING AND LIGHTING PLAN
- 12A - 12B. STRUCTURAL DETAILS
- 13A - 13C. OPEN SPACE, TRAILS AND PARKS PLAN AND LANDSCAPE PLAN
- 14A - 14C. MASTER UTILITY PLAN
- 15A - 15D. SANITARY SEWER PLAN
- 16A - 16G. WATER SYSTEM PLAN
17. DRY UTILITY PLAN
- 18A - 18B. DRAINAGE PLAN
- 19A - 19N. LOT GRADING PLAN
- 20A - 20K. ROAD PLAN & PROFILES
- 21A - 21K. SEWER PLAN & PROFILES
22. GENERAL CONSTRUCTION NOTES
- 23A - 23C. OFFSITE ROAD IMPROVEMENTS
- 24A - 24H. SANTA FE COUNTY UTILITY DETAILS (8)
- 24I - 24J. SANTA FE COUNTY STREET & DRAINAGE DETAILS (2)
- 24K - 24L. STREET LIGHT DETAILS (2)
- 24M. NMDOT INLET DETAILS (1)
- 24N. NMDOT STORM DRAIN MANHOLE (1)
- 24O - 24P. NMDOT PEDESTRIAN ACCESS DETAILS (2)
- 24Q. NMDOT SIDEWALK, CURB & GUTTER DETAILS (1)
- 24R. NMDOT SILT FENCE DETAIL (1)
- 24S. SWPPP DETAILS (1)
- 24T - 24W. SWPPP PLAN (4)



### OWNER/DEVELOPER:

RCS - TURQUOISE TRAIL SOUTH I, LLC,  
A COLORADO LIMITED LIABILITY COMPANY  
371 CENTENNIAL PARKWAY, SUITE 200  
LOUISVILLE, CO 80027  
(303) 466-2500

### PLANNERS/ENGINEERS:

#### DESIGN ENGINEER



### SURVEYOR:

DANSON SURVEYS INC.  
PROFESSIONAL LAND SURVEYORS  
2502 CAMINO ENTRADA  
S.F., NM 87507 PH505-471-6660

### TRAFFIC ENGINEER:

Civil Engineering & Water Resources & Traffic Engineering  
**W. E. Walker Engineering**  
806 Camino Sierra Vista, Santa Fe, NM 87506  
800-820-7800  
505-426-3530  
mwc@wewalkereengineering.net

APRIL 22, 2016

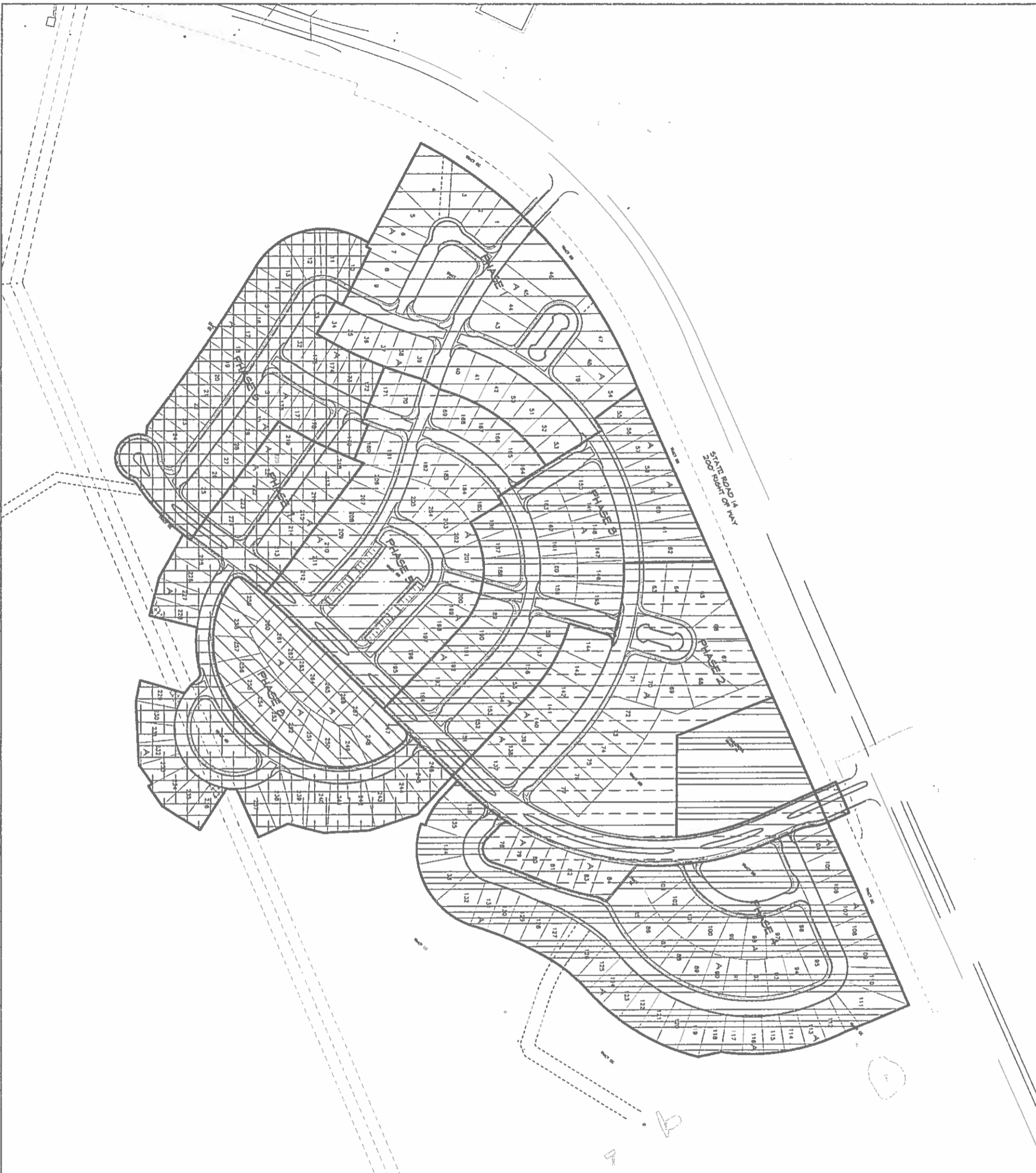
DATE	BY	DATE	BY










TURQUOISE TRAIL NORTH

EXHIBIT

2  
20





-  PHASE 1 - 30 UNITS - 5 AFFORDABLE
  -  PHASE 2 - 30 UNITS - 5 AFFORDABLE
  -  PHASE 3 - 36 UNITS - 5 AFFORDABLE
  -  PHASE 4 - 52 UNITS - 0 AFFORDABLE  
1 MULTI-FAMILY TRACT
  -  PHASE 5 - 32 UNITS - 4 AFFORDABLE
  -  PHASE 6 - 32 UNITS - 5 AFFORDABLE
  -  PHASE 7 - 34 UNITS - 5 AFFORDABLE
  -  PHASE 8 - 21 UNITS - 3 AFFORDABLE
  -  AFFORDABLE UNITS (40 SINGLE FAMILY HOMES)
- A PHASE WILL BE DEVELOPED EVERY 3-YEARS OR SOONER DEPENDING ON MARKET CONDITIONS.

SCALE 1"=100'

0 100

SCALE 1"=100'

0 100

DESIGN ENGINEER

**HI**

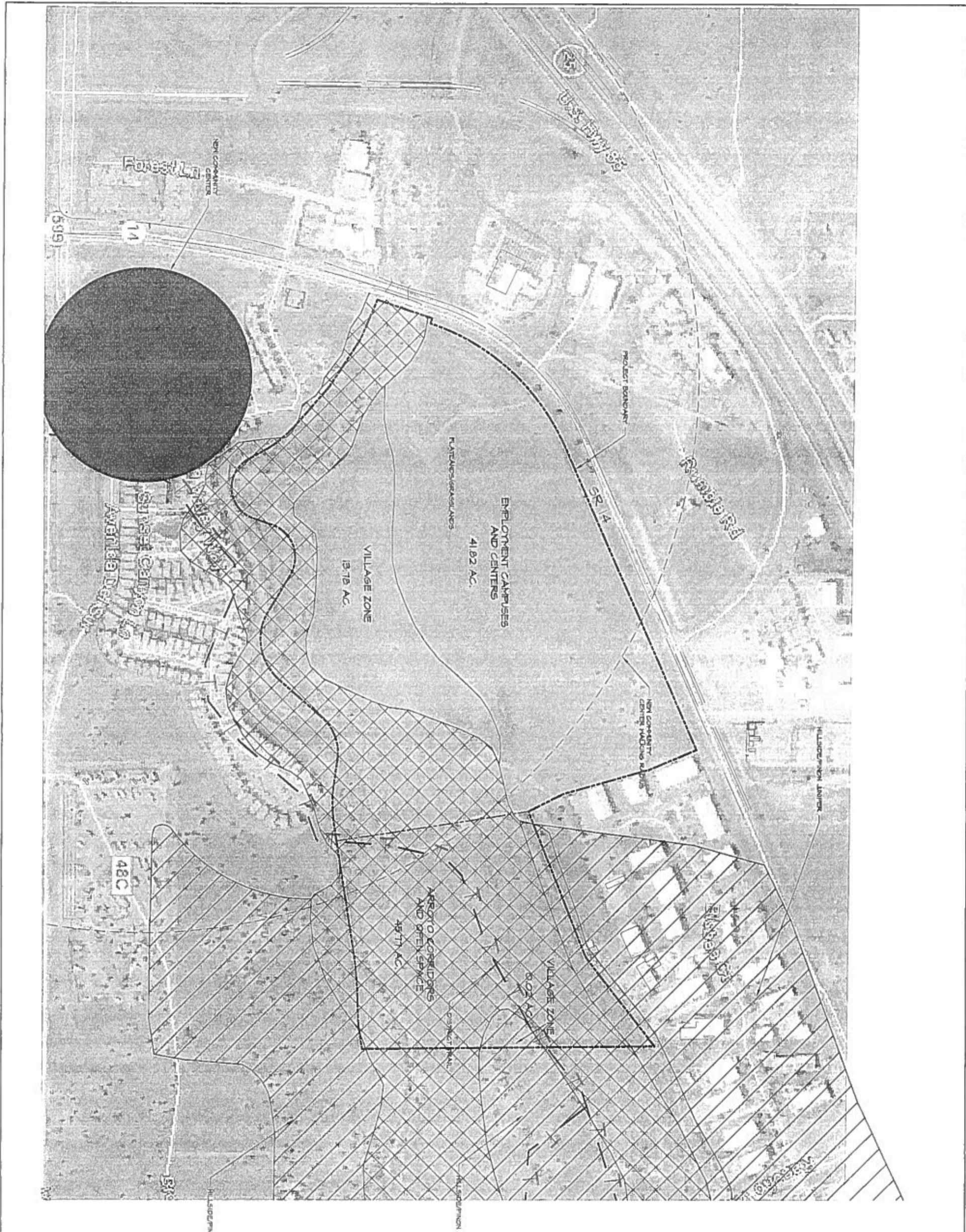
481 WILSON STREET, SUITE 100  
SAVITA, FL 32810  
(407) 991-1999

**TURQUOISE TRAIL NORTH**

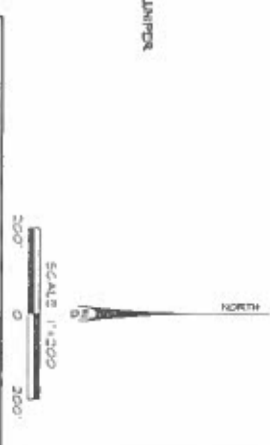
PHASING PLAN

DATE: 04/22/2016

9



- LEGEND**
-  HILLSIDE/PINION JUNIPER
  -  AEROTO CORRIDORS AND OPEN SPACE
  -  FLATLANDS/BASINS



**DESIGN ENLIGHTENMENT**

**TURQUOISE TRAIL NORTH**

**SFCCD ORDINANCE LAND USE ZONING MAP**

DATE: 04/22/2016

SCALE: 1"=200'



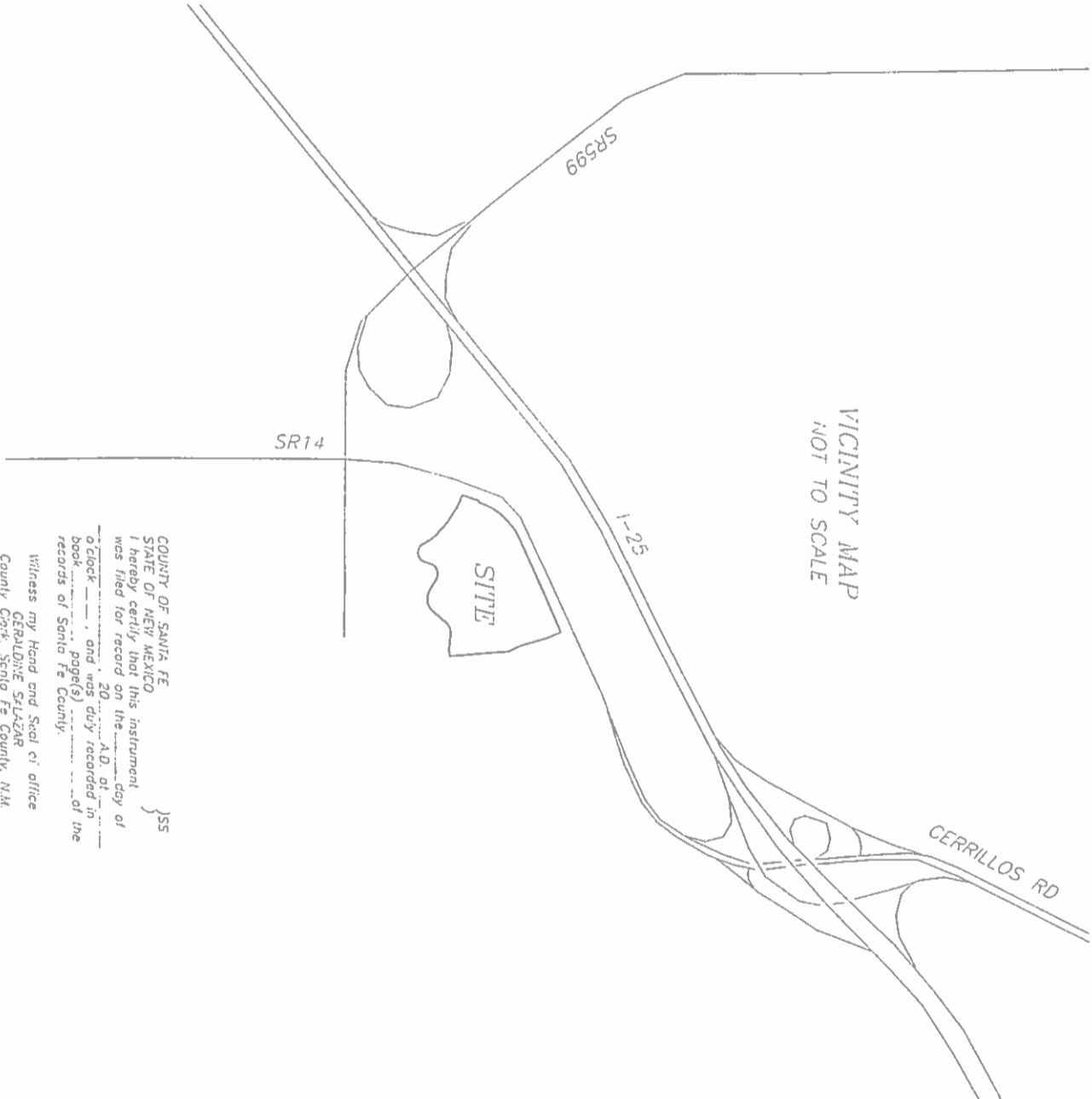


# TURQUOISE TRAIL NORTH SUBDIVISION

WITHIN SECTIONS 24 & 25, T16N, R8E, NMPM  
SANTA FE COUNTY, NM

**SPECIAL BUILDING PERMIT CONDITIONS**

1. DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION AND DRAINAGE ARE COMPLETED AS APPROVED BY STAFF.
2. THE PRIVATE SEWER LINES WITHIN THE DEVELOPMENT CONNECT TO A GRAVITY FLOW SEWER MAIN, A LIFT STATION AND FORCE MAIN TO THE CITY OF SANTA FE WASTEWATER SYSTEM. THE MAINS, LIFT STATION AND FORCE MAIN ARE SUBJECT TO THE OBLIGATIONS CONTAINED IN THAT CERTAIN EXHIBIT B TO THE SECOND AMENDED AND RESTRIED DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE THORNBURG MASTERPLAN AREA RECORDED IN THE OFFICE OF THE COUNTY CLERK ON APRIL 4th, 2006, AS INSTRUMENT No. 1427326
3. THESE LOTS ARE SUBJECT TO UTILIZING THE SANTA FE COUNTY WATER SYSTEM.
4. APPLICANT SHALL INSTALL HOT WATER RECIRCULATION PUMPS.



COUNTY OF SANTA FE  
STATE OF NEW MEXICO  
I hereby certify that this instrument  
was filed for record on the \_\_\_\_\_ day of  
a clock \_\_\_\_\_, 20\_\_\_\_ A.D. at  
page(s) \_\_\_\_\_ of the  
records of Santa Fe County.

Witness my Hand and Seal of office  
GERALDINE SALAZAR  
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY APPROVAL NOTES AND CONDITIONS  
1. MAINTENANCE OF ACCESS ROADS AND UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER/USER UNLESS CURRENTLY MAINTAINED BY THE SANTA FE COUNTY PUBLIC WORKS.  
2. THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.  
3. LOTS SHOWN HEREON ARE PARTIALLY WIDENED AND ARE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP PANEL 5009030500E DATED DEC. 4, 2012.  
4. EXISTING NATURAL DRAINAGE PATTERNS WILL NOT BE ALTERED OR IMPERD WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST. DEVELOPMENT SHALL NOT IMPED HISTORIC FLOW PATTERNS TO OR FROM THESE LOTS.  
5. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.  
6. THE LOTS SHOWN HEREON ARE WITHIN THE PLATTING JURISDICTION OF THE COUNTY OF SANTA FE.  
7. SANTA FE COUNTY'S APPROVAL OF THIS PLAN DOES NOT INCLUDE THE CONSTRUCTION OF THE PRIVATE EASEMENTS OR ROADS AS SHOWN PRIOR TO ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND APPROVED BY THE SANTA FE COUNTY LAND USE ADMINISTRATOR.  
8. NEW DRIVEWAY/ROAD ACCESS FROM STATE ROAD 14 IS SUBJECT TO REQUIREMENTS OF PERMIT NO. \_\_\_\_\_ BY THE NEW MEXICO DEPARTMENT OF TRANSPORTATION.  
9. THE PRIVATE SEWER LINES WITHIN THE DEVELOPMENT CONNECT TO A GRAVITY FLOW SEWER MAIN, A LIFT STATION AND FORCE MAIN TO THE CITY OF SANTA FE WASTEWATER SYSTEM. THE MAINS, LIFT STATION AND FORCE MAIN ARE SUBJECT TO THE OBLIGATIONS CONTAINED IN THAT CERTAIN EXHIBIT B TO THE SECOND AMENDED AND RESTRIED DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE THORNBURG MASTERPLAN AREA RECORDED IN THE OFFICE OF THE COUNTY CLERK ON APRIL 4th, 2006, AS INSTRUMENT No. 1427326.  
11. THE SUBDIVISION DISCLOSURE STATEMENT REGARDING THESE TRACTS IS FILED IN THE OFFICE OF THE COUNTY CLERK AS DOCUMENT No. \_\_\_\_\_.  
12. THESE LOTS ARE SUBJECT TO UTILIZING THE SANTA FE COUNTY WATER SYSTEM. WATER FEES ARE PROMPTED ON THESE LOTS.

THIS AND INDEXING INFORMATION FOR COUNTY CLERK

**TURQUOISE TRAIL NORTH  
SUBDIVISION**

A SUBDIVISION OF  
TRACTS 241 & 24, BOOK 620, PAGE 26-36;  
WITHIN SECTIONS 24 & 25, T16N, R8E, NMPM  
SANTA FE COUNTY, NM

PURPOSE: TO CREATE 267 RESIDENTIAL LOTS, ALONG  
WITH OPEN SPACES, TRACTS AND ROAD PARCELS.

UP# 1-048-092-172-462 (TRACT 24-1)  
1-048-092-337-470 (TRACT 34)

COVER  
SHEET 1 OF 7

DAWSON SURVEY, INC.  
2502 1ST AVENUE, SUITE 200  
SANTA FE, N.M. 87507  
TEL# 9812171H-SUBD DATE: 04/21/16



PERMETER					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BEG
C1	58.4107°	151.00'	154.66'	147.69'	558.3639'E
C2	19.4916°	596.00'	206.12'	205.15'	N39°10'44"W
C3	132.2413°	151.00'	348.92'	276.32'	N84°31'48"E
C4	16.6616°	700.00'	202.90'	204.77'	N89°23'46"E
C5	56.5037°	220.00'	212.26'	209.42'	S59°21'35"W
C6	60.2746°	250.00'	251.69'	222.94'	N81°10'10"E
C7	103.0422°	160.00'	287.83'	250.56'	S69°51'52"W
C8	24.1619°	1045.92'	445.26'	43.00'	S10°34'23"W
C9	221.21°	1045.92'	445.26'	43.00'	S44°03'22"W
C10	205.238°	1045.92'	382.65'	380.50'	S55°42'57"W

LINE TABLE		
LINE	BEARING	DIST
L1	S9°16'05"E	81.17'
L2	S82°13'05"E	111.24'
L3	N18°19'41"E	89.29'
L4	N66°14'23"E	60.00'
L5	S71°43'56"E	23.00'



TURQUOISE TRAIL NORTH  
SUBDIVISION  
A SUBDIVISION OF  
TRACTS 241 & 24, BOOK 620, PAGE 26-36;  
WITHIN SECTIONS 24 & 25, T16N, R8E, NMPM  
SANTA FE COUNTY, N.M.

TRACT 34  
26.66 AC ±  
GRANTED AS NATIVE OPEN SPACE  
BY THIS PLAT

DAWSON SURVEYS, INC.  
PROFESSIONAL LAND SURVEYORS  
2002 B CALHUN DRIVE  
SANTA FE, N.M. 87507  
FILE#981217TH--SUBD DATE:04/21/16

SHEET 3 OF 7  
8C





CURVE	DELTA	PIEDUS	LENGTH	CHORD	DISP
C1	0.08 29'	948.72	2.34	546.61 ±	2.34
C2	1.08 36'	993.89	5.48	541.17 ±	5.48
C3	2.18 36'	993.89	40.07	538.1107 ±	40.07
C4	5.18 25'	993.89	92.06	534.4435 ±	92.03
C5	4.30 49'	993.89	78.30	529.4959 ±	78.28
C6	0.01 57'	4881.72	5.61	551.1958 ±	5.61
C7	0.28 09'	4881.72	40.00	551.1602 ±	40.00
C8	0.11 16'	4881.72	45.84	554.0814 ±	45.84
C9	0.50 17'	4881.72	43.01	551.1108 ±	43.01
C10	5.18 39'	851.90	84.12	524.5837 ±	84.08
C11	86.15 42'	17.00	25.59	182.0138 ±	21.24
C12	0.18 50'	4781.72	26.20	554.0004 ±	26.20
C13	0.28 45'	4781.72	40.00	551.1617 ±	40.00
C14	0.17 15'	4781.72	24.48	555.0152 ±	24.48
C15	10.40 11'	67.50	12.57	527.1528 ±	12.55
C16	9.48 04'	18.00	1.07	456.4824 ±	1.06
C17	25.18 13'	18.00	8.04	472.2907 ±	7.97
C18	47.26 00'	40.00	11.11	553.1197 ±	11.18
C19	41.58 32'	40.00	10.47	518.0123 ±	10.47
C20	41.58 32'	40.00	10.47	525.1700 ±	10.47
C21	18.16 01'	40.00	12.99	556.4425 ±	12.93
C22	18.16 01'	40.00	11.11	548.2147 ±	10.93
C23	18.16 01'	40.00	11.11	544.5655 ±	10.04
C24	8.11 36'	67.50	10.05	534.5655 ±	10.04
C25	90.39 41'	17.00	26.90	466.0708 ±	24.18
C26	5.08 31'	948.72	84.60	548.5343 ±	84.57
C27	4.08 32'	948.72	68.86	553.1145 ±	68.85
C28	7.07 37'	948.72	116.63	559.0750 ±	116.56
C29	26.42 09'	17.00	22.76	474.1804 ±	21.10
C30	1.13 58'	851.90	48.18	515.4000 ±	48.17
C31	4.49 19'	851.90	71.86	519.4138 ±	71.84
C32	88.19 01'	17.00	29.27	466.1629 ±	25.79
C33	1.28 26'	472.72	122.13	551.1847 ±	122.13
C34	101.48 18'	31.50	55.92	511.4125 ±	48.89
C35	85.10 45'	17.00	23.22	581.4807 ±	23.01
C36	4.18 51'	948.72	76.95	564.5814 ±	76.93
C37	62.42 56'	17.00	28.99	561.5013 ±	29.60
C38	1.43 15'	896.90	28.94	515.5043 ±	28.94
C39	2.24 39'	896.90	37.74	517.5440 ±	37.74
C40	2.24 50'	896.90	37.79	520.1924 ±	37.78
C41	2.24 50'	896.90	37.84	522.4420 ±	37.84
C42	2.24 15'	896.90	37.90	523.0928 ±	37.89
C43	2.24 15'	896.90	37.97	522.3452 ±	37.97
C44	2.16 07'	920.62	41.79	529.3852 ±	41.79
C45	2.14 50'	920.62	41.79	527.0852 ±	41.79
C46	2.14 50'	920.62	41.62	524.2819 ±	41.62
C47	2.14 25'	920.62	41.62	521.5254 ±	41.62
C48	2.14 25'	920.62	41.62	519.1729 ±	41.62
C49	2.14 25'	920.62	41.62	516.4204 ±	41.62
C50	4.02 35'	948.72	68.13	569.2146 ±	68.11
C51	5.21 11'	948.72	85.15	569.1848 ±	85.12
C52	6.11 17'	948.72	43.84	518.2544 ±	43.82
C53	5.41 43'	405.95	40.59	524.2114 ±	40.57
C54	5.41 43'	405.95	40.59	510.0657 ±	40.57
C55	5.41 43'	405.95	40.59	535.5035 ±	40.57
C56	5.41 43'	405.95	40.59	541.1424 ±	40.57
C57	5.41 43'	405.95	40.59	527.1804 ±	40.57
C58	5.58 29'	405.95	42.13	553.0910 ±	42.11
C59	94.18 02'	17.00	27.98	478.1400 ±	24.91
C60	4.22 01'	505.95	38.30	552.2127 ±	39.29
C61	5.41 43'	505.95	50.59	547.1804 ±	50.56
C62	5.41 43'	505.95	50.59	541.3127 ±	50.56
C63	5.41 43'	505.95	50.59	535.5013 ±	50.56
C64	5.41 43'	505.95	50.59	510.0657 ±	50.56
C65	5.41 43'	505.95	50.59	524.2114 ±	50.56
C66	4.17 02'	505.95	29.00	519.5252 ±	28.99
C67	4.17 02'	505.95	29.00	519.5252 ±	28.99
C68	5.00 15'	17.00	25.18	524.1125 ±	25.94
C69	99.08 02'	17.00	29.40	564.0704 ±	29.08
C70	8.08 29'	548.95	78.00	523.2115 ±	77.93
C71	13.13 04'	548.95	126.64	534.0202 ±	126.56
C72	29.41 01'	17.00	21.64	512.2501 ±	21.78
C73	37.22 56'	48.00	31.39	511.3134 ±	30.83
C74	60.21 50'	48.00	50.52	515.2118 ±	48.26
C75	82.10 09'	48.00	68.84	566.1919 ±	63.09
C76	87.05 55'	17.00	24.84	544.5655 ±	24.43
C77	8.16 43'	548.95	82.51	544.5655 ±	82.43
C78	4.18 44'	548.95	41.32	551.2440 ±	41.31
C79	1.18 44'	548.95	31.59	555.1255 ±	31.58
C80	0.19 07'	991.89	5.53	566.0444 ±	5.53
C81	9.59 20'	991.89	121.27	560.5530 ±	121.06
C82	10.15 05'	991.89	183.61	590.1818 ±	183.35
C83	0.89 46'	905.72	2.57	548.1649 ±	2.57
C84	6.15 48'	905.72	99.00	549.2915 ±	98.95
C85	3.01 12'	905.72	47.74	554.0804 ±	47.73
C86	2.55 36'	905.72	46.26	557.0828 ±	46.26
C87	3.02 40'	905.72	48.13	567.0516 ±	48.12

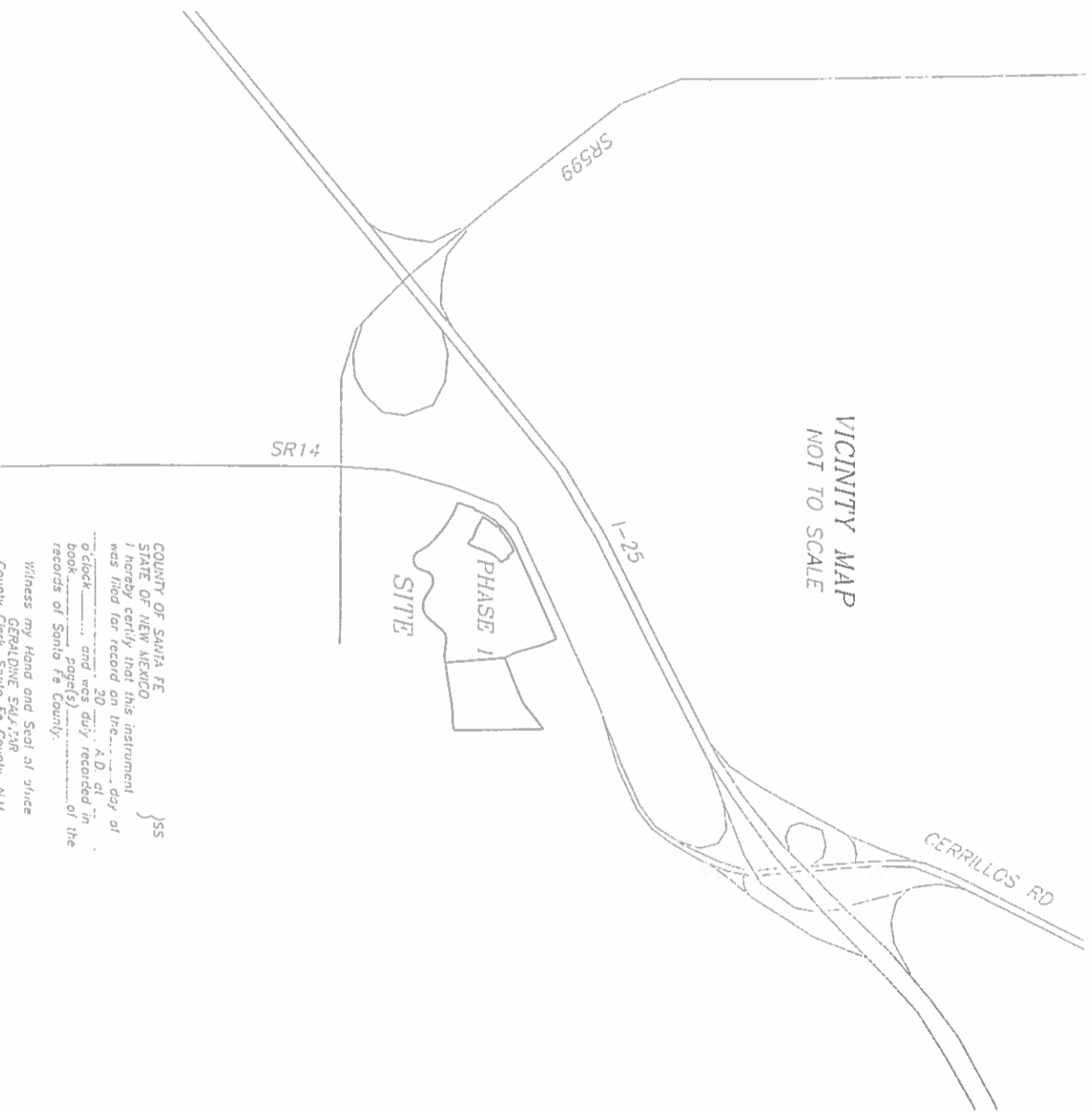
SHEET 6 OF 7  
RESERVED FOR CURVE AND LINE TABLES

TURQUOISE TRAIL NORTH  
SUBDIVISION  
A SUBDIVISION OF  
TRACTS 241 & 24, BOOK 520, PAGE 26-35,  
WITHIN SECTIONS 24 & 25, T16N, R8E, NMP#4  
SANTA FE COUNTY, NM

# TURQUOISE TRAIL NORTH SUBDIVISION, PHASE 1

WITHIN SECTIONS 24 & 25, T16N,R8E, NMPM  
SANTA FE COUNTY, NM

- SPECIAL BUILDING PERMIT CONDITIONS**
1. DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION AND DRAINAGE ARE COMPLETED AS APPROVED BY STAFF.
  2. THE PRIVATE SEWER LINES WITHIN THE DEVELOPMENT CONNECT TO A GRAVITY FLOW SEWER MAIN, LIFT STATION, AND FORCE MAIN TO THE CITY OF SANTA FE WASTEWATER SYSTEM. THE MAINS, LIFT STATION, AND FORCE MAIN ARE SUBJECT TO THE OBLIGATIONS CONTAINED IN THAT CERTAIN EXHIBIT B TO THE SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE THORNBURG MASTERPLAN AREA RECORDED IN THE OFFICE OF THE COUNTY CLERK ON APRIL 4th, 2006, AS INSTRUMENT No. 1427326
  3. THESE LOTS ARE SUBJECT TO UTILIZING THE SANTA FE COPUNITY WATER SYSTEM.
  4. APPLICANT SHALL INSTALL HOT WATER RECIRCULATION PUMPS.



COUNTY OF SANTA FE  
STATE OF NEW MEXICO  
I hereby certify that this instrument  
was filed for record on the \_\_\_\_\_ day of  
October, 20\_\_\_\_, at \_\_\_\_\_ o'clock  
and was duly recorded in  
book \_\_\_\_\_ page(s) \_\_\_\_\_ of the  
records of Santa Fe County.  
Witness my Hand and Seal of office  
GERALDINE SAGGAR  
County Clerk, Santa Fe County, N.M.

SANTA FE COUNTY APPROVAL NOTES AND CONDITIONS  
APPROVALS  
COUNTY LAND USE ADMINISTRATOR DATE COUNTY RURAL ADDRESSING DATE  
COUNTY DEVELOPMENT PERMIT No. \_\_\_\_\_

1. MAINTENANCE OF ACCESS ROADS AND UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER/USER UNLESS CURRENTLY MAINTAINED BY THE SANTA FE COUNTY PUBLIC WORKS.
2. THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.
3. LANDS SHOWN HEREON ARE PARTIALLY INSIDE ZONE A AND ARE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP PANEL 350403008E DATED DEC. 3, 2012.
4. EXISTING NATURAL DRAINAGEWAYS WILL NOT BE CHANGED OR IMPAIRED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OF COUNTY INDEPENDENT DEVELOPMENT SHALL NOT IMPROVE EXISTING FLOW RATES OR PATTERNS TO OR FROM THESE LOTS.
5. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
6. THE LANDS SHOWN HEREON ARE WITHIN THE PLATING JURISDICTION OF THE COUNTY OF SANTA FE.
7. SANTA FE COUNTY'S APPROVAL OF THIS PLAN DOES NOT INCLUDE THE CONSTRUCTION OF PRIVATE EASEMENTS OR ROADS. IT IS REQUIRED THAT ALL ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND APPROVED BY THE SANTA FE COUNTY LAND USE ADMINISTRATOR.
8. NEW DRIVEWAY/ROAD ACCESS FROM STATE ROAD 14 IS SUBJECT TO REOURCMENTS OF PERMIT No. \_\_\_\_\_ BY THE NEW MEXICO DEPARTMENT OF TRANSPORTATION.
9. THE PRIVATE SEWER LINES WITHIN THE DEVELOPMENT CONNECT TO A GRAVITY FLOW SEWER MAIN, A LIFT STATION, AND FORCE MAIN TO THE CITY OF SANTA FE WASTEWATER SYSTEM. THE MAINS, LIFT STATION, AND FORCE MAIN ARE SUBJECT TO THE OBLIGATIONS CONTAINED IN THAT CERTAIN EXHIBIT B TO THE SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE THORNBURG MASTERPLAN AREA RECORDED IN THE OFFICE OF THE COUNTY CLERK ON APRIL 4th, 2006, AS INSTRUMENT No. 1427326
11. THE SUBMISSION DISCLOSURE STATEMENT REGARDING THESE TRACTS IS FILED IN THE OFFICE OF THE COUNTY CLERK AS DOCUMENT No. \_\_\_\_\_
12. THESE LOTS ARE SUBJECT TO UTILIZING THE SANTA FE COUNTY WATER SYSTEM. WATER WELLS ARE PROHIBITED ON THESE LOTS.

THE AND WIDEING INFORMATION FOR COUNTY CLERK  
TURQUOISE TRAIL NORTH  
SUBDIVISION, PHASE 1  
A SUBDIVISION OF  
TRACTS 241 & 24, BOOK 620, PAGE 26-36,  
WITHIN SECTIONS 24 & 25, T16N,R8E, NMPM  
SANTA FE COUNTY, NM  
PURPOSE: TO CREATE RESIDENTIAL LOTS, ALONG WITH  
OPEN SPACES, TRACTS AND ROAD PARCELS  
UPC# 1-048-092-172-462 (TRACT 24-1)  
1-048-092-337-470 (TRACT 24)





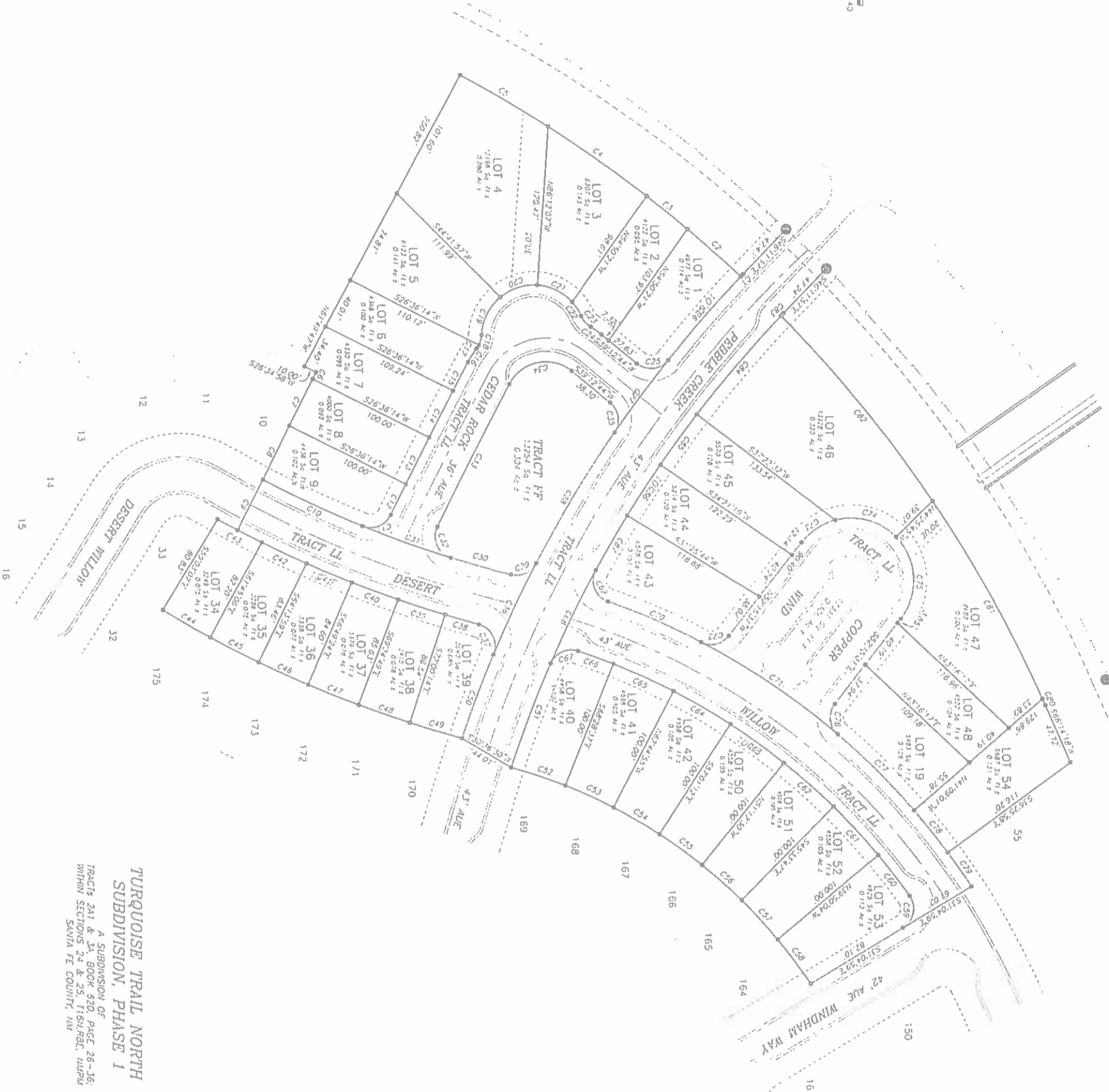
PERMETER		CURVE TABLE		PERMETER	
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BRG
C1	59°10'7"	151.00'	154.66'	147.99'	559°36'38"E
C2	19°29'16"	596.00'	206.18'	205.15'	N39°10'44"W
C3	132°24'13"	151.00'	348.84'	276.37'	N84°31'48"E
C4	16°46'16"	200.00'	204.90'	204.17'	S89°21'48"E
C5	56°50'37"	320.00'	218.26'	209.42'	S69°21'55"W
C6	80°27'46"	250.00'	351.09'	322.94'	N81°10'10"E
C7	103°04'22"	160.00'	287.83'	250.56'	S69°51'52"W
C8	24°16'38"	1045.92'	449.26'	445.81'	S30°34'23"W
C9	2°21'21"	1045.92'	43.00'	43.00'	S44°03'22"W
C10	20°57'38"	1045.92'	382.63'	380.50'	S55°42'51"W

PERMETER		LINE TABLE	
LINE	BEARING	DIST	
L1	S29°16'06"E	81.17'	
L2	S82°13'06"E	111.24'	
L3	N18°19'41"E	89.29'	
L4	N66°14'23"E	60.00'	
L5	S71°43'56"E	25.00'	



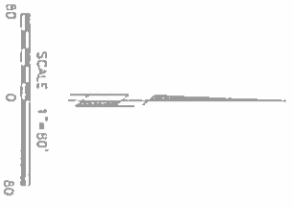
TURQUOISE TRAIL NORTH  
SUBDIVISION, PHASE 1  
A SUBDIVISION OF  
TRACTS 241 & 24, BOOK 620, PAGE 28-36,  
WITHIN SECTIONS 24 & 25, T16S, R06E, N40PM  
SANTA FE COUNTY, NM

SHEET 3 OF 5  
SHEET 5 OF 5  
DAWSON SURVEYS, INC.  
PROFESSIONAL LAND SURVEYORS  
3502 B. CAMINO ENTRADA  
ALBUQUERQUE, NM 87106  
PL# 98121111, SUBD DATE 04/21/16



TURQUOISE TRAIL NORTH  
SUBDIVISION, PHASE 1  
A SUBDIVISION OF  
TRACTS 2A1 & 3A, BOOK 620, PAGE 28-36;  
WITHIN SECTIONS 24 & 25, T16N38E, R104W  
SANTA FE COUNTY, N.M.

CURVE	DELTA	RADIUS	LENGTH	CHORD	DIST
C1	0.08729	548.72	2.34	548.6117	2.34
C2	3.00136	993.89	54.81	541.1713	54.81
C3	2.18265	993.89	40.07	538.1307	40.07
C4	5.18245	993.89	92.06	534.4436	92.06
C5	4.10249	993.89	78.30	529.4939	78.28
C6	0.01527	4881.72	5.61	563.1958	5.61
C7	0.02029	4881.72	40.00	563.3602	40.00
C8	0.12116	4881.72	43.84	564.0614	43.84
C9	0.10117	4881.72	43.01	564.1308	43.01
C10	5.38339	853.90	84.12	524.9337	84.08
C11	8.61527	17.00	25.59	127.0136	23.24
C12	0.18500	4281.72	26.20	564.0004	26.20
C13	0.22845	4281.72	40.00	563.3817	40.00
C14	0.22845	4281.72	40.00	563.0232	40.00
C15	0.17335	4281.72	24.48	564.4422	24.48
C16	10.49143	18.00	12.52	537.1828	12.52
C17	9.46024	18.00	3.02	536.4824	3.06
C18	25.35113	18.00	8.04	524.2902	7.97
C19	47.28000	40.00	31.11	563.3392	31.12
C20	43.38322	40.00	30.47	538.3709	29.74
C21	33.38322	40.00	40.00	523.3709	29.74
C22	18.18017	40.00	12.99	566.4425	12.93
C23	35.27117	18.00	11.11	546.2147	10.93
C24	8.31326	67.50	10.05	534.5656	10.04
C25	90.39443	17.00	26.90	506.0708	24.18
C26	5.06131	948.72	84.80	548.5343	84.57
C27	4.09332	948.72	68.86	553.3145	68.85
C28	7.02337	948.72	116.63	559.0750	116.56
C29	36.42092	17.00	22.76	524.1804	21.10
C30	3.13588	633.90	48.18	519.4000	48.17
C31	4.49119	633.90	71.86	519.4198	71.84
C32	9.98391	17.00	29.27	565.3629	28.79
C33	1.29226	4247.72	122.13	653.1942	122.13
C34	10.48148	31.50	55.97	511.4125	48.89
C35	85.10445	17.00	25.27	581.4807	23.01
C36	4.38531	948.72	76.95	564.9834	76.93
C37	97.44356	17.00	28.99	563.5033	28.60
C38	1.43115	898.90	26.94	519.5043	26.94
C39	2.24149	898.90	37.74	517.5440	37.74
C40	2.24500	898.90	37.79	520.1924	37.78
C41	2.25102	898.90	37.84	522.4407	37.84
C42	2.25115	898.90	37.90	523.0928	37.89
C43	2.25132	898.90	37.97	523.8452	37.97
C44	2.25150	898.90	38.04	524.5976	38.04
C45	2.25167	898.90	38.11	525.3500	38.11
C46	2.25185	898.90	38.18	526.1024	38.18
C47	2.25202	898.90	38.25	526.8548	38.25
C48	2.25220	898.90	38.32	527.6072	38.32
C49	2.25237	898.90	38.39	528.3596	38.39
C50	2.25255	898.90	38.46	529.1120	38.46
C51	2.25272	898.90	38.53	529.8644	38.53
C52	2.25290	898.90	38.60	530.6168	38.60
C53	2.25307	898.90	38.67	531.3692	38.67
C54	2.25325	898.90	38.74	532.1216	38.74
C55	2.25342	898.90	38.81	532.8740	38.81
C56	2.25360	898.90	38.88	533.6264	38.88
C57	2.25377	898.90	38.95	534.3788	38.95
C58	2.25395	898.90	39.02	535.1312	39.02
C59	2.25412	898.90	39.09	535.8836	39.09
C60	2.25430	898.90	39.16	536.6360	39.16
C61	2.25447	898.90	39.23	537.3884	39.23
C62	2.25465	898.90	39.30	538.1408	39.30
C63	2.25482	898.90	39.37	538.8932	39.37
C64	2.25500	898.90	39.44	539.6456	39.44
C65	2.25517	898.90	39.51	540.3980	39.51
C66	2.25535	898.90	39.58	541.1504	39.58
C67	2.25552	898.90	39.65	541.9028	39.65
C68	2.25570	898.90	39.72	542.6552	39.72
C69	2.25587	898.90	39.79	543.4076	39.79
C70	2.25605	898.90	39.86	544.1600	39.86
C71	2.25622	898.90	39.93	544.9124	39.93
C72	2.25640	898.90	40.00	545.6648	40.00
C73	2.25657	898.90	40.07	546.4172	40.07
C74	2.25675	898.90	40.14	547.1696	40.14
C75	2.25692	898.90	40.21	547.9220	40.21
C76	2.25710	898.90	40.28	548.6744	40.28
C77	2.25727	898.90	40.35	549.4268	40.35
C78	2.25745	898.90	40.42	550.1792	40.42
C79	2.25762	898.90	40.49	550.9316	40.49
C80	2.25780	898.90	40.56	551.6840	40.56
C81	2.25797	898.90	40.63	552.4364	40.63
C82	2.25815	898.90	40.70	553.1888	40.70
C83	2.25832	898.90	40.77	553.9412	40.77
C84	2.25850	898.90	40.84	554.6936	40.84
C85	2.25867	898.90	40.91	555.4460	40.91
C86	2.25885	898.90	40.98	556.1984	40.98
C87	2.25902	898.90	41.05	556.9508	41.05



TURQUOISE TRAIL NORTH  
SUBDIVISION, PHASE 1  
A SUBDIVISION OF  
TRACTS 2A1 & 3A, BOOK 620, PAGE 26-36,  
WITHIN SECTIONS 24 & 25, T16N, R9E, N48W  
SANTA FE COUNTY, NM



June 10, 2016

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

Re: Turquoise Trail North

Dear Mr. Archuleta:

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

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

Sincerely,

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

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



36



June 1, 2016

Mr. Vicente Archuleta  
102 Grant Avenue  
Santa Fe, NM 87501

**RE: Turquoise Trail North Conceptual Plan to Phase Project in 8 Phases,  
Preliminary Plat for all Phases and Final Plat for Phase 1**

Dear Mr. Archuleta,

The appropriate engineers of the New Mexico Department of Transportation have reviewed the submitted material on the above referenced development and comments or concerns to be addressed are as follows:

**Environmental Bureau:** Please have the project proponent demonstrate that they have conducted consultation with the State Historic Preservation Officer regarding one eligible archaeological site in the project area, LA 112987. This site was determined eligible in 2004 (SHPO log # 71531). Also, the proposed "western" entrance to the development is within a curve where cars travel at a high rate of speed. Have other locations been considered for a second entrance?

**Drainage Design Bureau:** The access permit is not approved by the Drainage Bureau until the following additional information is provided:

1. Please identify how the storm drainage system, including the proposed ponds, will be constructed with the proposed development phasing.
2. Please identify how flow within the roadside ditches located along the south side of NM14 will be maintained across the new subdivision access roads. Please provide sizing and design information.
3. Proposed Storm Drain Pipe 17 is not drawn on any plan views with the production set. It has been assumed that it will run within the Pebble Creek Road alignment and discharge north into a proposed inlet. Please verify this assumption.
4. Please provide methodology and hydrologic analysis information for the proposed development.
5. Please provide build information for all the storm drainage systems, not just the systems that fall within a roadway alignment.

**Susana Martinez**  
Governor

**Tom Church**  
Cabinet Secretary

**Commissioners**

**Ronald Schmeits**  
Chairman  
District 4

**Dr. Kenneth White**  
Secretary  
District 1

**David Sepich**  
Commissioner  
District 2

**Keith Mortensen**  
Commissioner  
District 3

**Butch Mathews**  
Commissioner  
District 5

**Jackson Gibson**  
Commissioner  
District 6

6. Please provide hydraulic analyses information for the proposed storm drainage systems.
7. Please provide hydraulic analyses information for the ponding system, which includes volume storage and outlet works discharge computations.
8. Please identify who will be responsible to maintain the storm drainage system, ponds, and outlet works? Provide reference to where this is stated in the covenants.
9. The proposed graded swales have significant slopes; please identify if there is an erosion potential, if there will be lining, and who will maintain these?

**Traffic Technical Design Bureau:** The applicant engineer needs to follow the State Access Management Manual procedure presented in Chapter 6 under Section 16; Traffic Studies for Land Development. Only Traffic Impact Analysis is submitted from the applicant engineer, precedent to that, Site Threshold Analysis (STH) and Site Traffic Analysis (STA) should be conducted. A major step of the STA is a scoping meeting between the permittee and District 5 Traffic Engineer should be held as explained in the Manual. The attached figure taken from the Manual shows simplified traffic study flow chart for an access permit.

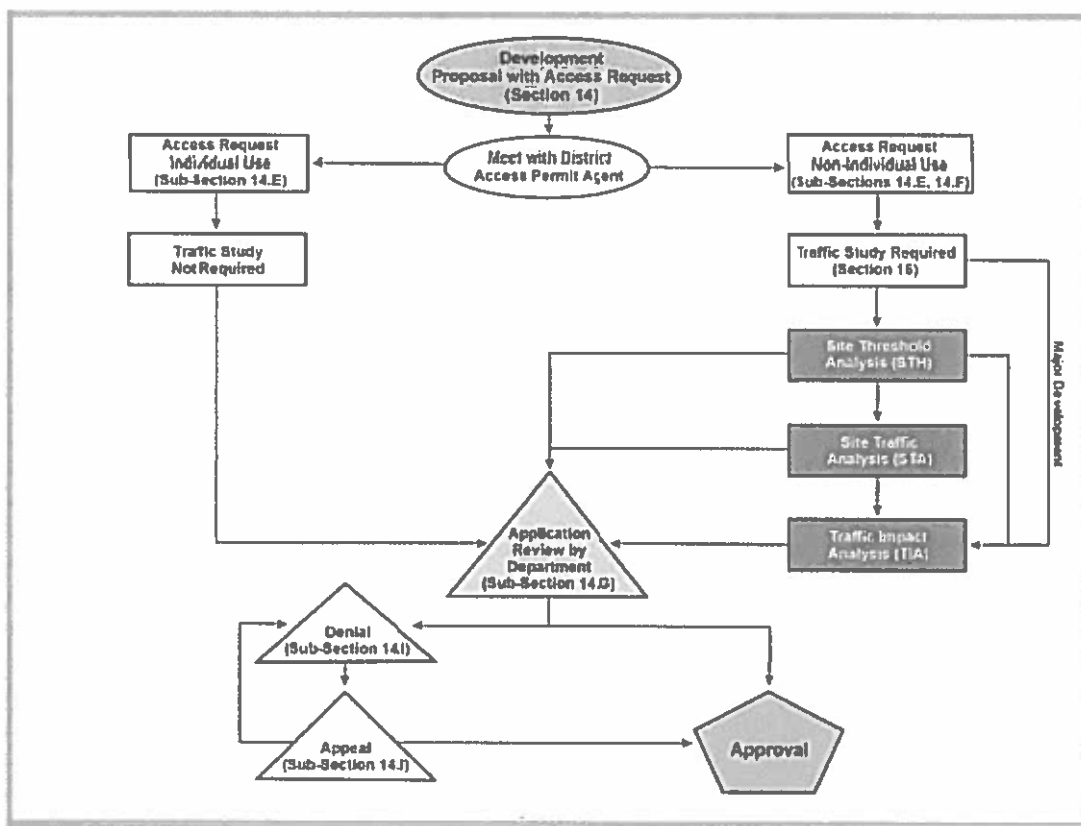
If there are any questions you may contact me at (505) 827-5249 or by email at [jeremy.lujan@state.nm.us](mailto:jeremy.lujan@state.nm.us).

Sincerely,



Jeremy Lujan  
Property Management Agent

FILE#: 1780



SIMPLIFIED TRAFFIC STUDY FLOW CHART FOR AN ACCESS REQUEST

## Vicente Archuleta

---

**From:** Armijo, Ernest, NMDOT <Ernest.Armijo@state.nm.us>  
**Sent:** Monday, June 06, 2016 9:31 AM  
**To:** Vicente Archuleta  
**Subject:** Turquoise Trail Subdivision

Vicente,

I have reviewed the Conceptual plans and Traffic Impact Analysis for this project. At this time it appears as the designer has taken into account for the impacts to State facilities (NM14), but in reading the TIA there are still a few items I want to see as this develops. The TIA references old crash data from 2003 and 2004 and states that a new crash data report was being prepared but was not available at the time of this submittal. I want to see the updated crash data. Also, on page 16 they refer to the MUTCD 2003 edition, they need to make sure they use the most current edition on any analysis they perform. Finally they are planning on constructing deceleration lanes at the new access points, but I do not see any reference to their length or the taper used. I expect to see more detailed information as this progresses.

Ernest Armijo, P.E.  
District 5 Traffic Engineer  
New Mexico Department of Transportation  
P.O. Box 4127/7315 Cerrillos Rd.  
Santa Fe, NM 87502-4127  
Ph: 505-995-7800





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

April 27, 2016

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

**RE: Case # S 16-5090 Turquoise Trail North**

Dear Mr. Archuleta:

I have reviewed the correspondence you provided concerning the referenced development and have no comments relating to on-site treatment and disposal of liquid waste.

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

Sincerely,

Bill Brown  
Liquid Waste Specialist  
New Mexico Environment Department



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

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

May 24, 2016

Vicente Archuleta  
Development Review Team Leader  
Santa Fe County  
P.O. Box 276  
Santa Fe, NM 87504-0276

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

**Reference: Turquoise Trail North Conceptual Plan, Preliminary Plat for all Phases and Final Plat for Phase 1**

Dear Mr. Archuleta:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer has reviewed the referenced subdivision proposal pursuant to the Santa Fe County Sustainable Land Development Code and the New Mexico Subdivision Act.

Based on the information provided, this office has determined that the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses. Accordingly, a **positive** opinion is issued.

A staff memorandum providing specific comments is attached for your information. If you have any questions, please call Julie Valdez at 505-827-6790.

Sincerely,

A handwritten signature in blue ink that reads "Molly Magnuson".

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

Encl.

cc: OSE Water Rights Division, Santa Fe Office

**MEMORANDUM**  
**New Mexico Office of the State Engineer**  
**Water Use and Conservation Bureau**

**DATE:** May 24, 2016  
**TO:** Molly Magnuson, P.E., Water Use and Conservation Bureau Chief  
**FROM:** Julie Valdez, Senior Water Resource Specialist *JMV*  
**SUBJECT:** Turquoise Trail North, Santa Fe County

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**SUMMARY**

On April 26, 2016, the Office of the State Engineer (OSE) received a request to review the proposal for the *Turquoise Trail North* Conceptual Plan, Preliminary Plat for all Phases and Final Plat for Phase 1.

This office reviewed and provided comments for the *Turquoise Trail North* subdivision on December 14, 2005. For details, please refer to that letter.

The applicant seeks approval from Santa Fe County for a Conceptual Plan which will allow the development of the project in eight phases, Preliminary Plat for 290 dwellings, and Final Plat approval for Phase 1 of the development. The proposed Conceptual Plan will be developed in eight phases as follows:

- Phase 1 – 30 single family dwellings
- Phase 2 – 30 single family dwellings
- Phase 3 – 36 single family dwellings
- Phase 4 – 52 single family dwellings  
and 23 multifamily dwellings
- Phase 5 – 32 single family dwellings
- Phase 6 – 32 single family dwellings
- Phase 7 – 34 single family dwellings
- Phase 8 – 21 single family dwellings

The New Mexico Subdivision Act does not require an opinion from the OSE for a Conceptual or Final Plat plan. Therefore, this opinion is only for the Preliminary Plat.

The proposal is a request to subdivide a 101.49 acre parcel into 267 residential lots, 23 multifamily dwellings, and 12 live/work dwellings ranging in size from 0.24 to 1.00 acres. The property is located within the Santa Fe County Community College District approximately 0.2 miles northeast of the intersection of State Road 599 and State Road 14 within Sections 24 and 25, Township 16 North, Range 8 East, NMPM. The proposed water supply is by Santa Fe County Utilities.

The Preliminary Plat proposal was reviewed pursuant to the Santa Fe County Sustainable Land Development Code (Code) and the New Mexico Subdivision Act (Act). Based on the information provided, the water supply proposal is in compliance with the requirement of Sections 7.13.2.3 and 7.13.6 of the Code and Section 47-6-11.F. (1) of the Act. Accordingly, a positive opinion should be issued.

#### **WATER DEMAND ANALYSIS AND WATER CONSERVATION**

Section 7.13.6 of the Code states that *"the minimum required water supply assumed to be required for developments of any type shall be 0.25 acre-feet per unit"*. The code goes on to state that *"Administrator may reduce this planning assumption to the actual amount of water expected to be used given the type of construction and use contemplated upon a showing from the applicant that a lesser planning figure is reasonable"*. The developer estimated the water budget for each lot in the proposed subdivision to be 0.20 acre-feet per annum in accordance with the City of Santa Fe's Resolution 2009-116. The developer also includes outdoor irrigation of trees and a 20% safety factor required by Resolution 2006-57 for a total water budget at full build out of 71.73 acre-feet per annum. According to a May 20, 2016, phone conversation between Santa Fe County and OSE staff, the County has approved the reduced water budget of *0.20 acre feet per unit*, therefore the water requirements are in compliance with Section 7.13.6 of the Code.

Under Section 7.7 of the proposal the developer states that *"Water conservation features will be installed in all dwellings, in accordance with existing Code requirements, and xeriscaping will be encouraged."*

#### **WATER AVAILABILITY ASSESSMENT**

The proposed water supply will be provided by Santa Fe County Utilities (SFCU). The developer provides a *Water Service Availability* letter and memorandum from Santa Fe County, dated April 20, 2016, stating that the *"SFCU is ready, willing and able to provide water service."* The Water Service section of the memorandum lists several conditions that are required to be met before approval of the preliminary plat. One of the conditions states that *"RCS shall deposit with the County the quantity of water rights needed for the project plus the 20% add-on required by Resolution 2006-57....The terms of the water rights transfer to the County shall be designated in a Water Rights Transfer Agreement."* For clarification regarding these conditions OSE staff contacted the SFCU Utilities Division Director. According to the Director both the water right transfer and *Water Rights Transfer Agreement* are completed at the final plat stage and not preliminary plat stage. Since this transfer is not required at the preliminary plat stage, the letter provided by the developer satisfies the requirements of Section 7.13.2.3 of the Code.

Based on the information provided, this office has determined, as required by Section 47-6-11.F (1) of the Act, that the developer can fulfill the statements in the proposals concerning water availability at this time.

**SANTA FE COUNTY LAND USE DEPARTMENT**

April 25, 2016

Michelle Ensey  
New Mexico State Historic Preservation Office (SHPO)  
407 Galisteo St. Suite 236  
Bataan Memorial Building  
Santa Fe, NM 87504

Re: Case #S 16-5090 Turquoise Trail North Conceptual Plan to Phase Project in 8 Phases, Preliminary Plat for all Phases and Final Plat for Phase 1

Dear Ms. Ensey:

Please review the enclosed information as submitted to us by the applicant for technical accuracy and for compliance with the Santa Fe County Sustainable Land Development Code and respond with comments. Please respond by May 27, 2016.

If you have any questions, please do not hesitate to call this office at 995-2726.

Sincerely,



Vicente Archuleta  
Development Review Team Leader

## Vicente Archuleta

---

**From:** Ensey, Michelle, DCA <michelle.ensey@state.nm.us>  
**Sent:** Tuesday, April 26, 2016 1:28 PM  
**To:** Vicente Archuleta  
**Subject:** RE: Turquoise Trail North

Vicente,

We don't need to see this again. Our review was concluded in 2006.

Thanks,  
Michelle

Michelle M. Ensey  
Archaeologist  
NM State Historic Preservation Office  
407 Galisteo Street, Ste. 236  
Santa Fe, NM 87501  
(505) 827-4064  
[www.nmhistoricpreservation.org](http://www.nmhistoricpreservation.org)

---

**From:** Vicente Archuleta [<mailto:varchuleta@santafecountynm.gov>]  
**Sent:** Tuesday, April 26, 2016 8:54 AM  
**To:** Ensey, Michelle, DCA  
**Subject:** Turquoise Trail North

Ms. Ensey,

Attached are the letters that were received from your office regarding the Turquoise Trail North and Turquoise Trail South Subdivision. The project is starting up again, and I am wondering if you will need to see the Report again. Please let me know as soon as possible so I can get the report to you if necessary.

Thank You,  
Vicente Archuleta  
Development Review Team Leader  
(505)995-2726

Harry B. Montoya  
Commissioner, District 1

Virginia Vigil  
Commissioner, District 2

Michael D. Anaya  
Commissioner, District 3

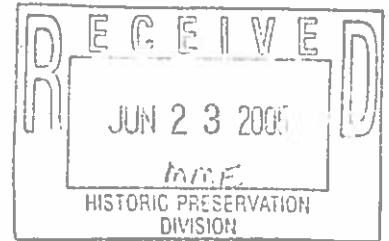


Paul Campos  
Commissioner, District 4

Jack Sullivan  
Commissioner, District 5

Gerald T.E. González  
County Manager

074705



June 23, 2005

Ms. Michelle Ensey, Deputy State Historic Preservation Officer  
State of New Mexico  
Historic Preservation Division  
228 E. Palace Avenue  
Santa Fe, NM 87501

Re: EZC SUB Case # 05-4390 Turquoise Trail Subdivision

Dear Ms. Ensey:

Please review the enclosed information as submitted to us by the applicant for technical accuracy and for compliance with the Extraterritorial Zoning Ordinance, and respond with comments at your earliest convenience. This case will be heard by, Committee on July 14, 2005. Please respond by July 1, 2005.

If you have any questions, please do not hesitate to contact this office at 995-2726.

Sincerely,

Vicente Archuleta  
Development Review Specialist II

JUL 23 2005

COMMENTS

7/25/05

for NM State Historic Preservation Officer

At this time we have no other concerns regarding this development. We look forward to reviewing the results of the data recovery.

46

Harry B. Montoya  
Commissioner, District 1

Virginia Vigil  
Commissioner, District 2

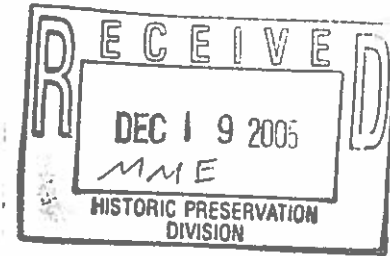
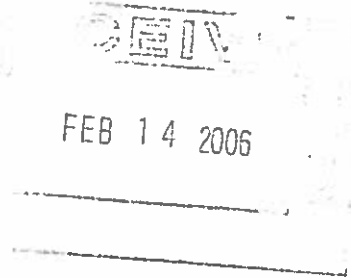
Michael D. Anaya  
Commissioner, District 3



Paul Campos  
Commissioner, District 4

Jack Sullivan  
Commissioner, District 5

Gerald T.E. González  
County Manager



December 15, 2005

Ms. Michelle Ensey, Deputy State Historic Preservation Officer  
State of New Mexico  
Historic Preservation Division  
228 E. Palace Avenue  
Santa Fe, NM 87501

076558

Re: EZC SUB Case # 05-4390 Turquoise Trail Subdivision (Longford Homes)

Dear Ms. Ensey:

Please review the enclosed information as submitted to us by the applicant for technical accuracy and for compliance with the Extraterritorial Zoning Ordinance, and respond with comments at your earliest convenience.

If you have any questions, please do not hesitate to contact this office at 995-2726.

Sincerely,

Vicente Archuleta  
Development Review Specialist II

COMMENTS

*Jan V. Biella* 2/9/04  
for NM State Historic Preservation Officer

*Data recovery work satisfies  
County extraterritorial zoning  
ordinance. Conservation easement  
may be lifted*



**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:** June 2, 2016

**To:** Vicente Archuleta, Development Review Team Leader

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

**Re:** **CASE # S 16-5090 Turquoise Trail North Conceptual Plan to Phase Project in 8 Phases, Preliminary Plat for all Phases and Final Plat for Phase I**

---

The referenced project has been reviewed for compliance of the Santa Fe County Sustainable Land Development Code (SLDC), and shall conform to roads and driveway requirements of Sustainable Design Standards Chapter 7.4 (Access and Easements) and Chapter 7.11 (Road Design Standards). The referenced project is located within the Community College District located within Santa Fe County Zoning Jurisdiction and is located east of State Road 14 (Turquoise Trail) / New Mexico 599 (Veterans Highway) intersection, north of Avenida de Sur and southwest of Rancho Viejo Boulevard. The applicant is requesting approval for Conceptual Plan for 8 phases, Preliminary Plat approval for 290 dwelling units on approximately 101.5 acres and Approval for Preliminary and Final Plat for Phase I which consists of 30 single family dwelling units.

**Access:**

The applicant is proposing to serve Turquoise Trail North by two (2) points of access on to State Road 14, a Main Entrance and the Western Entrance which both are under the jurisdiction of New Mexico Department of Transportation and is subject to their approval. The main entrance will be constructed during Phase II of the project, and the Western entrance will be constructed during Phase I of the project. The applicants states that all roads within the project will be paved with curb and gutter. The streets within Turquoise Trail North have been designed and consistent with the road standards set forth in the Community College District Planned Development of the SDLC. All roads within the project will be private and subject to an easement for public use. Maintenance will be the responsibility of the subdivision home owners association.

A Traffic Impact Analysis was prepared by Morey Walker and Associates Engineering, Dated April 22, 2016, and was submitted to New Mexico Department Transportation (NMDOT) for their approval. The Traffic Impact Analysis states that Turquoise Trail North will have an impact on the County Road network system.

**Conclusion:**

Public Works has reviewed the submittal and feels that they can support the above mentioned project following conditions;

- Prior to preliminary plat approval the applicant shall provide Santa Fe County Public Works with a Geotechnical Engineering Report for the project.
- The applicant shall construct the western entrance as a RIGHT IN/RIGHT OUT only.
- The applicant shall construct a deceleration lane as per NMDOT requirements.
- The applicant shall provide Santa Fe County with a new TIA for each phase of development.
- The applicant shall show Right-of-Way Widths on Plat.
- The applicant shall place a note on plat that stating the Home Owners Association is responsible for maintenance and billing of street lights.
- Applicant does not provide parking on Desert Sunflower, Pebble Creek, Sunburst Court and Sun Valley as per 8. 10.3.7.5.e.iii Neighborhood Street Cross section requires on street parking on one or both sides.
- Applicant is deviating from Close Road Cross section by providing parking on Mission Hills and Copper Wind as per 8. 10.3.7.5.e.v Close Road Cross section which shows no on street parking.
- The applicant shall provide a Striping Plan as per 8.10.3.7.5.e
- The applicant shall provide signage meeting MUCTD standards;

R-1 30" 30"  
 R2-1 (25mph) 24"x30"  
 R7-1 12"x18"  
 R4-7 18"x24"  
 R6 24"x30"  
 R5-1 30"x30"

All Street Name signs on roads less 30mph shall be 4" lettering on 6" Blank, White on Green.

Western Entrance street name sign greater 30mph shall be 6" lettering on 8" Blank, White on Green.

- The applicant does not meet driveway separations as per 8.10.3.7.5.b.ix Driveway or Intersections Separations require;
  - Living 75 feet separation
  - Mixed 125 feet separation
- All cut slopes higher than three feet will require blanketing after re-seeding with a local live seed mix.
- Applicant must provide Santa Fe County with an approved Access Permit from New Mexico Department of Transportation (NMDOT) for the proposed development as per 7.11.11.2.2 of the SDLC.

The SDLC states modification to these standards may be considered and approved administratively by the administrator if sound technical evidence demonstrating effective alternatives is provided. Such evidence shall include but is not limited to engineering design, drawings, studies and/or specifications as per 8.10.3.7.5.b.xi. of the SDLC.

Henry 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

## UTILITIES DIVISION

April 20, 2016

Joseph Karnes  
Sommer Karnes and Associate, LLP  
130 West Marcy Street, #133 )  
Santa Fe, NM )

### RE: **TURQUOISE TRAIL NORTH READY, WILLING, AND ABLE LETTER**

Dear Mr. Karnes,

The Santa Fe County Utilities (SFCU) Division is in receipt of your April 6, 2016, request, submitted on behalf of Real Capital Solutions requesting a 'ready, willing, and able letter' for water service at Turquoise Trail North. Turquoise Trail North consists of 267 single family lots and 23 multi-family units to be constructed in phases on 101.49 acres located north of Highway 14 and between Carson Valley Way and Bisbee Court.

SFCU is ready to provide the project the services requested. Please consider this letter and the attached memo from Santa Fe County Utilities to Vicki Lucero with the Santa Fe County Land Use Department as the *ready, willing, and able letter* for Turquoise Trail North.

Please be aware that any statements made herein refer solely to the parcel and development concept you have described in your written inquiry and appurtenant documentation your April 6, 2016, request. If the parcel location or development concept is modified, or the construction conditions are modified in the future, this letter will be automatically invalidated, unless otherwise indicated in writing by SFCU.

We look forward to working with you toward the successful completion of this project. Please contact Sandra Ely at (505) 986-2426 or contact me at (505) 992-9872 if you have any questions and or concerns.

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

DATE: April 20, 2016

TO: Vicki Lucero, Santa Fe County Land Use Department

FROM: Sandra Ely, Project Manager III, Utilities *SE*

VIA: Claudia Borchert, Utilities Division Director *CB*

REGARDING: Turquoise Trail North Ready, Willing, and Able Letter

Summary: This technical memo and the attached cover letter serve as *the ready, willing, and able letter* to provide 71.73 acre-feet/year (AFY) to the Turquoise Trail North project.

**Background:** The Santa Fe County Utilities (SFCU) Division reviewed the April 6, 2016 submittal from Sommer, Karnes & Associates, LLP on behalf of Real Capital Solutions (RCS) requesting a 'ready, willing, and able letter' for water service at Turquoise Trail North. The ready, willing and able letter will be submitted as part of the development packet requesting approval of a conceptual plan, a preliminary plat and a final plat for Phase I of the project.

The proposed project consists of 267 single family lots and 23 multi-family units to be constructed in phases on 101.49 acres located north of Highway 14 and between Carson Valley Way and Bisbee Court. The water budget proposed at full build out is 71.73 AFY including the 20% add on required by Resolution 2006-57 and not accounting for affordable housing.

A request for wastewater services was not received from the agent. SFCU understands that the development at this location is approved to connect to the Santa Fe County Turquoise Trail Sewer, which discharges via the Abajo Liftstation to the City of Santa Fe (City) sewer lines. The approval is described in the September 2003 Annexation Agreement between the City and Thornburg Enterprises, LLP.

The attached cover letter and this technical memo serve as the replacement "ready, willing, and able letter" for the project.

#### Water Service

SFCU is **ready, willing, and able to provide water service** to Turquoise Trail North, provided the conditions below are met before preliminary plat approval.

#### Condition for Water Service:

- 1) RCS shall deposit with the County the quantity of water rights needed for the project plus the 20% add-on required by Resolution 2006-57, "Adopting A Santa Fe County Water

Resource Department Line Extension and Water Service Policy.” The water budget at full build out including the 20% add-on is 71.73 AFY. The terms of the water rights transfer to the County shall be designated in a Water Rights Transfer Agreement.

- 2) RCS enters into a Water Delivery/Line Extension Agreement with SFCU before final plat approval. The Agreement will specify requirements, such as construction standards, metering requirements, design approval process, infrastructure inspections and dedications, easement dedications and payment schedules. The applicant is responsible for the design and construction of this project in its entirety and pays for all costs associated with the water system. Following the successful design and construction of the facilities and upon verification that all requirements of the County’s ordinances have been met to SFCU’s satisfaction as outlined in a Water Delivery/Line Extension Agreement, and following acceptance by the SFCU Director (or the BCC, as appropriate), the County will accept ownership of and adopt all water facilities as part of its infrastructure for operations and maintenance.
- 3) RCS shall contract with the City of Santa Fe Water Division (City) for hydraulic modeling services to identify what, if any, additional water utility infrastructure is needed in order supply the proposed 71.73 AFY demand to this location. The evaluation shall specifically address the additional demand placed upon the Richard’s Avenue West connection to the City’ system and the Wild West connection to the Buckman Direct Diversion (BDD) 5A transmission line. RCS shall provide SFCU with a copy of this letter, and agree to construct and dedicate all infrastructure needs identified by the outcome of the City’s water utility ) hydraulic modeling, as identified by the City and/or Santa Fe County )
- 4) The Board of County Commissioners (BCC) approves the New Water Deliveries (or the equivalent) for the Turquoise Trail North project as required by Resolution 2006-57, “Adopting A Santa Fe County Water Resource Department Line Extension and Water Service Policy”.
- 5) The BCC approves the project’s proposed water budget of 71.73 AFY, which is in excess of the maximum of 35 AFY identified in Resolution 2006-57, Section IX.C. It is RCS’s responsibility to justify the “extraordinary circumstances” that merit an exception to the water allocation limit.
- 6) RCS shall develop the water budget and construct the project premised on Ordinance 2015-11, the Sustainable Land Development Code, which enumerates required water conservation measures. If requested, RCS will provide SFCU with additional data and calculations upon which the water budget was established. SFCU may adjust Turquoise Trail North’s water budget as appropriate.
- 7) RCS meets all other conditions in Resolution 2006-57, Resolution 2012-88, and all other SFCU water-related ordinances and resolutions.

#### **Sewer Service**

SFCU can provide wastewater service to Turquoise Trail North via the Turquoise Trail Sewer and Abajo Liftstation (which ultimately discharges to the City’s sewer system), but RCS will be required to design and construct a private wastewater collection system for the development that discharges into the County’s Turquoise Trail Sewer. The design and construction of such a system must meet all County standards.

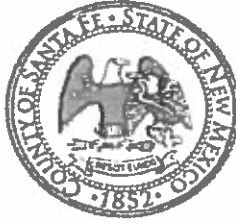
Alternately, RCS could construct a public wastewater collection system and dedicate it to Santa Fe County. Conditions for constructing and dedicating a public wastewater system to the County include:

- 1) RCS must perform an engineering evaluation on the Turquoise Trail Sewer, Abajo Liftstation and forcemain to determine if the infrastructure has adequate capacity to convey sewage from Turquoise Trail North to the City's system. In the event that the engineering evaluation identifies any improvements or repairs necessary to ensure the capacity and integrity of the County's infrastructure in order to serve Turquoise Trail North, RCS must agree to construct and dedicate any needed improvements or repairs.
- 2) RCS enters into a Wastewater Line Extension Agreement with SFCU before final plat approval. The Agreement will specify requirements, such as construction standards, design approval process, infrastructure inspections and dedications, easement dedications and payment schedules. Following the successful design and construction of the facilities and upon verification that all requirements of the County's ordinances have been met to SFCU's satisfaction as outlined in a Wastewater Collection Agreement, and following acceptance by the SFCU Director (or the BCC, as appropriate), the County will accept ownership of and adopt all wastewater facilities as part of its infrastructure for operations and maintenance.
- 3) RCS is responsible for the design and construction of this project in its entirety and pays for all costs associated with the wastewater system including obtaining easements. Santa Fe County is not responsible for any costs incurred in order to ensure compliance with the County's ordinances or other applicable rules and regulations. )
- 4) RCS must submit the sewer service design to SFCU for review before final plat approval) including an itemized engineer's estimate of probable cost for the project. As provided in Resolution 2006-057 and required by Resolution 2011-79, a design review fee of 0.5% of the projects estimated costs will be due to SFCU, payable prior to the final acceptance of the design is issued.

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 Development Review

Date	05-27-2016		
Project Name	Turquoise Trail North Conceptual plan to phase in 8 phases 290 dwelling, Phase 1- 30 dwellings.		
Project Location	Land on both sides of Hwy 14 South of PNM and the Intersection of State Road 599		
Description	Phase 1 – 30 Single Family homes	Case Manager	V. Archuleta
Applicant Name	Turquoise Trail, LLC c/o Longford Homes	County Case #	S. 16-5090
Applicant Address	7007 Jefferson NE, Suite A/B Albuquerque, New Mexico 87109	Fire District	La Cienega
Applicant Phone	505-761-9911		
Review Type:	Commercial <input checked="" type="checkbox"/>	Residential <input checked="" type="checkbox"/>	Sprinklers <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 type="checkbox"/>	Approved with Conditions <input checked="" type="checkbox"/>	Denial <input type="checkbox"/>
			Hydrant Acceptance <input checked="" type="checkbox"/>
			Zone No. _____

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

#### Fire Department Access

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

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

#### Fire Access Lanes

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

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

▪ **Roadways/Driveways**

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

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

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

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

▪ **Street Signs/Rural Address**

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

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

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

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

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



- **Slope/Road Grade**

Section 902.2.2.6 Grade (1997 UFC) *The gradient for a fire apparatus access road shall not exceed the maximum approved. Slope shall not exceed 11%.*

- **Restricted Access/Gates/Security Systems**

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

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

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

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

## **Fire Protection Systems**

- **Hydrants**

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

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

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within five hundred feet (500') as measured along the access route, as shown in the paperwork submitted for review to this office.

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.

Additional hydrants and/or relocation of existing fire hydrants shown within the submittal packet may be required. Final fire hydrant locations shall be located in full view for incoming emergency responders. Landscape vegetation, utility pedestals, walls, fences, poles and the like shall not be located within a three foot radius of the hydrant per Article 10, Sections 1001.7.1 and 1001.7.2 of the 1997 UFC.

Supply lines shall be capable of delivering a minimum of 1,500 gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system. All hydrants shall have NST ports.

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

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

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

### **Automatic Fire Protection/Suppression**

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

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

Locations of all Fire Department Connections (FDC's) shall be determined and approved prior to the start of construction on the system. All FDC's shall have ports as per the City/County thread boundary agreement. FDC's shall be within 150' of a hydrant.

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

### **Fire Alarm/Notification Systems**

Automatic Fire Protection Alarm systems may be required as per 1997 Uniform Fire Code, Article 10 Section 1007.2.1.1 and the Building Code as adopted by the State of New Mexico and/or the County of

Santa Fe. Required Fire Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code, for given type of structure and/or occupancy use. Said requirements will be applied as necessary as more project information becomes available to this office during the following approval process.

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

▪ **Fire Extinguishers**

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

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

▪ **Life Safety**

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

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

**Access/Egress**

**Signage**

**Lighting**

**Other**

**Hazardous Materials**

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

**Fuel/Flammable Material Storage**

**Explosives**

**SDS**

**Other**

## General Requirements/Comments

### ▪ Inspections/Acceptance Tests

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

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

### ▪ Permits

As required

## Final Status

Recommendation for Development Plan approval with the above conditions applied.

*Renee Nix, Inspector*

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

5-27-16  
Date

Through: David Sperling, Chief 

File: DEV/TurquoiseTrailNothphase1/052716/LC

Cy      Vicente Archuleta, Land Use  
Applicant  
District Chief  
File

# Memorandum

**To:** Vincente Archuleta

**From:** Planning Division

**Via:** Robert Griego – Planning Manager

**Date:** 6/16/2016

**Re:** #S 16-5090 Turquoise Trail North Conceptual Plan, Preliminary Plat, Final Plat Phase 1.

---

**Background:**

RCS-Turquoise Trail South I LLC has submitted an application for the Turquoise Trail North Subdivision for a Conceptual Plan, Preliminary Plat and Final Plat for Phase 1. The site is within the Community College District Planned District (CCD PD) and is part of an existing master plan.

The Sustainable Land Development Code (SLDC), was implemented January 15, 2016. CCD PD is in section 8.10.3 of the SLDC and is the zoning section used to review the applications design and development requirements.

From the CCD Land Use Zoning Map, Appendix F of the SLDC, the applicant parcels are within the “Employment Center” and “Village Zone” subdistricts in the CCD PD.

**Planning Review:**

The RCS-Turquoise Trail South I LLC Phase 1 application was reviewed in accordance with the Sustainable Growth Management Plan (SGMP), which includes the The Santa Fe Community College Distric and the SLDC.

- The SGMP has created Sustainable Development Areas (SDAs) that direct development into appropriate areas throughout the County; this project is within SDA-1 which is a designated appropriate area for growth.
- The Land Use Zoning Map from the CCD Plan and in the SLDC appendix F both map the area as an “Employment Centers” and “Village Zone”.
- The application for this project includes residential units and multi-family development. Non-residential development is in the employment center adjacent to this site. Single-Family and Multi-family dwellings are a permitted use in employment center subdistrict.

**Open Space Review:**

The SGMP, Community College District (CCD) Plan and SLDC 8.10.3 were used to evaluate this application. The SLDC requires a minimum of 50% open space in the CCD. This application is consistent with that requirement.

SGMP and CCD plan call for trail connections in accordance with the CCD Circulation Plan and the Official Map Series. The Arroyo Hondo District Trail is identified on the map and will be adjacent to the proposed development. There are no connections from the proposed development local trails to the adjacent Arroyo Hondo District Trail as per policy directives. Connections are described in proposal but are not shown on the plan.

Trail connections from local trails to Arroyo Hondo District Trails need to be identified and marked on conceptual plan.

**Transportation Review:**

SGMP, Chapt. 10, Levels of Service, p.170-1, SLDC Chapter 8.10.30 CCD, and the Institute of Transportation Engineers, Trip Generation 7<sup>th</sup> Edition, were used to analyze the application.

Staff calculation of the ITE trip generation for the complete project build out, 2707 weekday trips, is comparable to the Traffic Impact Assessment (TIA) report data: The generated traffic and NM 14 access points will have an impact on NM 14 however the TIA makes recommendations that should address these issues. The developer will need to obtain an access permit from NMDOT for the NM 14 access points. Materials submitted by the developer state the roads within the subdivision will be private and maintained by the HOA.

The developer is seeking final plat approval for Phase 1; Phase 1, 30 single family units which is calculated to generate 287 weekday trips. Traffic Impact Analysis recommendations (Page 17) for Phase 1 are that only the western entrance be used as a right in/out, and a right turn deceleration on NM 14 be constructed to NMDOT standards.

Sheet 10 of the submitted plans, Typical Road Sections, indicates Vista Chamisa as a Mixed Priority Street with a total of 5' between the road and sidewalk. The SLDC Chapter 8, Figures 8.8 and 8.9 for Mixed Priority streets indicate a 7' landscaping buffer between the road and sidewalk.

The application Sheet 10 also indicates the following roads Neighborhood streets: Desert Sunflower, Pebble Creek, Sunburst Court, and Sun Valley. Neighborhood Streets have a minimum ROW of 34'. This ROW and street section are more typical for a Lane Cross Section, (ROW for a neighborhood street is 43', Figure 8-4). Road standards for both Neighborhood Streets and Lanes are identified as Living Priority Roads in accordance with Section 8.10.3.7.5. These cross sections need to be consistent with standards identified in this section for each road type.

**Staff Recommendation:**

Staff Recommends Approval of the Conceptual Plan, Preliminary Plat and Final Plat for phase 1 of the Turquoise Trail North Subdivision with the following conditions:

- 1) Identification of Trail connection to proposed Arroyo Hondo District Trail
- 2) Road Standards for specific roads identified on Sheet 10 as Desert Sunflower, Pebble Creek, Sunburst Court, and Sun Valley need to be consistent with standards identified in Section 8.10.3.7.5 of the SLDC.



## Office of Affordable Housing MEMORANDUM

DATE: June 3, 2016

TO: Vicente Archuleta, Development Review Team Leader

FROM: Rosemary Bailey, Affordable Housing Specialist

VIA: Robert Griego, Planning Manger

SUBJECT: Case# S 16-5090 Turquoise Trail North Conceptual Plan

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### Summary of Applicant's Affordable Housing Proposal

The Applicant's Affordable Housing Plan proposes to meet the 15% affordable housing requirement for this project which includes 267 single family lots, one lot for a 23 unit apartment complex and one open space lot for a total of 268 developable lots by building 40 affordable units with 10 affordable units in Income Range 1: 0-65% Area Median Income (AMI); 10 affordable units in Income Range 2: 66%-80% AMI; 10 affordable units in Income Range 3: 81%-100% AMI and 10 Affordable units in Income Range 4: 101%-120% AMI. There is a required additional fee in lieu of .20 which comes out to \$10,635.00

The Applicant's Affordable Housing Plan meets the requirements of the Affordable Housing Ordinances 2006-02, 2012-1, 2015-2 and the Affordable Housing Regulations enabled by Resolution 2010-189 in terms of number of affordable units proposed, integration, phasing, marketing and sales, product mix, and minimum square footage requirements. It also meets the requirements as far as number of units proposed in each income range.

This Affordable Housing Plan is acceptable to the Affordable Housing Specialist. The Affordable Housing plan will be integrated into an affordable housing agreement that the Applicant must provide as part of its final plat and/or development application for the first development phase of this project.

Detailed staff comments, by issue area, are presented below along with staff findings highlighted in bold text.

### Staff Comments

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Number of Affordable Units: Applicant is required to provide 40.20 affordable units; this number is calculated by applying the 15% affordable housing requirement per Ordinance 2012-1 to this 268 unit project. **In the Affordable Housing Plan, the Applicant has proposed 40 affordable units which meets this requirement. This plan should also include a Residual fee for the .20 which amounts to approximately \$10,635.00.**

Distribution of Affordable Units: Per the methodology of Section 3.1.2 of the Affordable Housing Regulations, the Applicant must provide 10 affordable units in Income Range 1 (0% to 65% of the Area Median Income); 10 affordable units in Income Range 2 (66% - 80% of the Area Median Income); 10 affordable units in Income Range 3 (81% - 100% of the Area Median Income) and 10 affordable units in Income Range 4 (101% to 120% of the Area Median Income). **In the Affordable Housing Plan the distribution is correct.**

Maximum Target Home Prices: The purchase prices to be paid by the affordable buyers for the units shall not exceed the Maximum Target Home Prices by housing type and Income Range, per the Affordable Housing Regulations. **The Applicant shall comply with this requirement as part of its Affordable Housing Agreement. In addition, the Applicant shall comply with Section 3.2.2 of the Affordable Housing Regulations which states that the Maximum Target Home Prices shall be adjusted downward if an HOA fee exceeds \$100 per month, so that the affordable buyer's mortgage loan principal amount is reduced by the amount the monthly HOA fee exceeds \$100.**

Minimum Bathrooms and Square Footage Requirements: Per Section 3.2.6.1 of the Affordable Housing Regulations, a two bedroom unit must have at least 1 bathroom and have a minimum of 1,000 square feet of heated space; a three bedroom unit must have at least 2 bathrooms and have a minimum of 1,150 square feet of heated space; and a four bedroom unit must have at least 2 bathrooms and have a minimum of 1,250 square feet of heated space. **In the Affordable Housing Plan, the Applicant meets the minimum square footage requirements. The Applicant shall comply with the minimum number of bathrooms, by housing type, as part of its Affordable Housing Agreement.**

Integration of Affordable Units: Per Section 3.2.6.4. of the Affordable Housing Regulations, affordable units shall be integrated with market units in the project and shall be compatible with market units in terms of architecture, exterior materials and landscaping. **In the Affordable Housing Plan, the Applicant has stated its intent to integrate affordable units with market units and to develop all units with consistent architecture, materials and landscaping. The final plat and/or development plan for the project and each of its phases must identify the lots that are designated as affordable units. This must be incorporated into the Affordable Housing Agreement.**

Mix of Unit Sizes and Types: Section 3.2.7 of the Affordable Housing Regulations prescribe an affordable housing mix of 50% 3 bedroom units, 25%, 2 bedroom units, and 25% 4 bedroom units, although the Affordable Housing Administrator may adjust the proposed mix, with BCC approval. **In the Affordable Housing Plan, the Applicant meets**

**the prescribed mix of units. It is understood that this mix may not be uniform across each phase.**

**Phasing of Affordable Home Construction: Section 4E of the Affordable Housing Ordinance 2006-02 states that affordable units must be developed and offered for sale in proportion to the number of market rate units which are developed and offered for sale. In the Affordable Housing Plan, the Applicant has stated that each development phase will meet the 15% affordable housing requirement.**

**Affordable Housing Agreement: An Affordable Housing Agreement must be prepared and submitted for consideration by the Board of County Commissioners along with the final plat and/or development plan for the project's first development phase.**



SUPERVISORS  
Alfredo Roybal  
José Varela López  
Sigmund Silber  
Shann Stringer

## Santa Fe – Pojoaque Soil and Water Conservation District

4001 Office Court Drive, #1001  
Santa Fe, New Mexico 87507-4929  
Telephone (505) 471-0410 Extension 3  
Fax (505) 471-0933

May 25, 2016

Mr. Vicente Archuleta  
Development Review Team Leader  
County of Santa Fe  
PO Box 276  
Santa Fe, NM 87504-0276

Re: Case #S 16-5090 Turquoise Trail North Conceptual Plan to Phase Project in 8 Phases,  
Preliminary Plat for all Phases and Final Plat for Phase 1

Dear Mr. Archuleta:

The Santa Fe-Pojoaque Soil and Water Conservation District (District) went out to the  
aforementioned property to conduct a field visit on May 16, 2016.

The Turquoise Trail North Conceptual Plan to Phase Project in 8 Phases, Preliminary Plat for all  
Phases and Final Plat for Phase 1 proposal, for a Type II subdivision consisting of 290 dwelling  
units on 101.49 acres, was assessed by the District and Natural Resources Conservation Services  
for technical accuracy and code compliance aspects with regards to terrain management. The  
information contained in the report was consistent with the physical attributes of the property in  
regard to slope and soils. The proposed grading plan, building envelopes, erosion control,  
drainage calculations and storm water retention sites are adequate for this proposal.

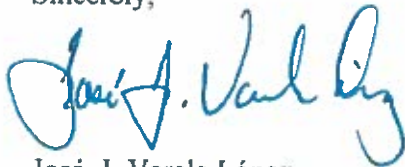
However, the District would like to suggest that it would be advisable for the storm water  
retention pond associated with Phases 1-8, excepting the retention pond associated with Phases 2  
and 4, be constructed concurrent with the unit development for Phase 1 so as not to increase the  
amount of storm water leaving the site. Both ponds would benefit from hydro-mulching or other  
seeding methods to prevent erosion of the ponds. Likewise, there should be a maintenance  
schedule for siltation removal in these structures to ensure that there is no significant decrease in  
their holding capacity.

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In conclusion, the District would like to state that this review was undertaken at the request of the County of Santa Fe, as provided by state law. The District's comments should not be construed as a recommendation of approval or disapproval of the subdivision.

Please feel free to contact me at (505) 660-5828 if you have any questions regarding this review.

Sincerely,

A handwritten signature in blue ink, appearing to read "José J. Varela López". The signature is fluid and cursive, with the first name "José" being particularly prominent.

José J. Varela López  
Vice Chairman  
Santa Fe-Pojoaque SWCD

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- XIII. A. 5. **EZ Case #S 05-4391 Turquoise Trail Subdivision North Phase - Turquoise Trail L.L.C, Tracy Murphy, Applicant, and Karl Sommer, Agent, Requests Preliminary and Final Plat and Development Plan Approval for the North Phase (Phase II) of the Turquoise Trail Subdivision which will Consist of 178 Single Family Residential Lots, 100 Multi-Family Residential Homes, and 12 Live/Work Units for a Total of 290 Residential Units on 101.49 Acres. The Property is Located within the Community College District, East of State Road 14 and North of Vista Del Monte, within Sections 24 and 25, Township 16 North, Range 8 East (5 Mile EZ District 5)**

MR. DALTON: Thank you, Mr. Chairman. Turquoise Trail LLC, Tracy Murphy, applicant, and Karl Sommer, agent, request preliminary and final plat and development plan approval for the North Phase (Phase II) of the Turquoise Trail Subdivision which will consist of 178 single family residential lots, 100 multi-family residential homes, and 12 live/work units for a total of 290 residential units on 101.49 acres. The property is located within the Community College District, East of State Road 14 and North of Vista Del Monte, within Sections 24 and 25, Township 16 North, Range 8 East, 5-Mile EZ District.

On January 12, 2006, the EZC met and acted on this case. The decision of the EZC was to recommend approval of the request subject to conditions.

On September 10, 2002, the Board of County Commissioners granted master plan approval for a mixed-use development consisting of 294 residential units and 1,480,050 square feet of commercial on 224 acres known as the Thornburg Master Plan. On October 12, 2004, the Board of County Commissioners granted approval of a master plan amendment to the previously approved Thornburg master plan to allow an increase in the number of residential units to 512 and to decrease the amount of commercial square footage to 711,150. Then on September 10, 2005, the BCC granted preliminary and final plat and development plan approval for the South Phase, Phase I, of the Turquoise Trail Subdivision which consisted of 222 residential units.

This application was reviewed for the following: existing conditions/adjacent properties, access, water, fire protection, liquid and solid waste, terrain management, landscaping, archeology, open space, traffic, signage and lighting.

Recommendation: The proposed plat/development plan is in accordance with the procedures and submittals set forth in Sections 3.5 and 3.6 of the EZ Ordinance, and all requirements of the CCDO. Staff recommendation and the decision of the EZC was to recommend preliminary and final plat and development plan approval subject to the following conditions. Mr. Chairman, may I enter those into the record?

[The conditions are as follows:]

1. Compliance with applicable review comments from the following:



- a) State Engineer
  - b) State Environment Department
  - c) State Department of Transportation
  - d) County Hydrologist
  - e) Development Review Director
  - f) County Fire Marshal (8" lines for hydrants)
  - g) County Public Works
  - h) County Technical Review
  - i) Soil and Water District
  - j) State Historic Preservation Division
  - k) Sangre de Cristo Water Division
  - l) City of Santa Fe Waste Water Division
2. Final homeowner documents (covenants, by-laws, articles of incorporation, disclosure statement) subject to approval by staff and shall include but not limited to the following:
    - a) Water conservation measures.
    - b) Maintenance of roads, drainage facilities and common areas
    - c) Home owners Association shall contract for disposal of solid waste
    - d) Exterior lights
    - e) Water supply as approved by the City
  3. The applicant shall submit solid waste fee in accordance with subdivision regulations prior to Final Plat recordation.
  4. All redline comments shall be addressed.
  5. Submit a cost estimate and financial surety for completion of required improvements as approved by staff.
  6. Development plan submittals shall include but not limited to the following:
    - a) Provide additional village trail connections from district trail meeting minimum standards for width and surface.
    - b) Address project sign.
    - c) Specify drip/sprinkler irrigation system for common area landscaping, and low water landscaping.
    - d) Address streetlights.
    - e) Sidewalks shall be a minimum of 4 feet.
  7. Final plat shall include but not limited to the following:
    - a) Compliance with plat checklist.
    - b) Approval of rural addressing.
    - c) Signature lines for City water and sewer utilities.
    - d) Permits for building construction will not be issued until subdivision improvements for road, drainage and fire protection are completed as required by staff.
    - e) These lots are subject to a fire impact fee.
    - f) Cross reference for recording disclosure statement and affordable housing

agreement.

8. Submit access permits as approved by NMDOT.
9. Submit proposed design for retention ponds as it relates to criteria for storm water management in the Community College District, prior to Final Development Plan approval.
10. Address the regulations for a rainwater catchment system as it relates to the multi-family triplex buildings exceeding 2,500 square feet.
11. The applicant must address all minor redline comments by the County Subdivision Engineer as shown on the plat of survey and terrain management plan. These plans must be resubmitted with the Mylar prior to recordation.
12. The applicant shall install hot water re-circulation systems with all homes as per Ordinance No. 2006-3.

City Conditions:

1. Appropriate "No Parking" signage to be placed on all non dedicated parking streets.
2. Obtain any redline comments from the City subdivision Engineer and the City Waste Water Division and incorporate prior to obtaining final City of Santa Fe signoff.
3. Compliance with applicable review comments from the following:
  - a) State Engineer
  - b) NMED
  - c) Soil and Water District
  - d) NMDOT
  - e) County Hydrologist
  - f) County Fire Marshal
  - g) City Traffic Engineer
4. Parking for single-family residential units shall be increased to 2.5 spaces per detached unit with willingness by the developer to work with the City's recommendation of increasing parking for multi family units.

CHAIRMAN MONTROYA: Questions for staff? Okay, Commissioner Campos.

COMMISSIONER CAMPOS: Thank you, Mr. Chairman. Mr. Dalton, on page 3 at the very top, it says water conservation features will be installed in all dwellings and xeriscaping will be encouraged. What does that mean, will be encouraged or will be required?

MR. DALTON: Mr. Chairman, Commissioner Campos, water conservation fixtures will be installed in all dwellings and the xeriscaping, staff feels should be encouraged but is not required.

COMMISSIONER CAMPOS: It's not required by our landscape ordinance?

MR. DALTON: It's not required.

COMMISSIONER CAMPOS: We do have a landscape ordinance, don't we?

MR. DALTON: Yes, we do.

COMMISSIONER CAMPOS: And that's not xeriscaping is what you're saying?

MR. DALTON: That is not xeriscape. It does refer to drought-tolerant trees and shrubs but it does not require that an applicant xeriscape.

COMMISSIONER CAMPOS: And it limits watering for those elements of the landscape to rooftop-collected water?

MR. DALTON: Mr. Chairman, Commissioner Campos, that is correct. That's one of the reasons why we implemented the water harvesting ordinance.

COMMISSIONER CAMPOS: You're encouraging to go a step further. Is that what you're saying?

MR. DALTON: Mr. Chairman, I believe that's what staff's intent is for the landscaping requirements.

COMMISSIONER CAMPOS: Okay, what about water budget? Is there a limit like we have on a lot of houses of x-acre-feet?

MR. DALTON: Mr. Chairman, I believe so, and I believe the applicant could answer that question, what they're actually restricted to per dwelling unit.

COMMISSIONER CAMPOS: Thank you, sir. Thank you, Mr. Chairman.

CHAIRMAN MONTROYA: Okay. Any other questions for staff? Karl.

MR. SOMMER: Mr. Chairman, members of the Commission, my name is Karl Sommer, Post Office Box 2476, Santa Fe, New Mexico, 87504. We agree with the conditions. We'd like to bring up one point that is rather minor. I'd like to point out that the EZC imposed a condition at the request of the City that we add additional parking so that there would be sufficient parking in addition to the County Code requirements. We've met that condition and added the additional parking and it was on a magnitude of an additional half-car per dwelling unit and we've met that requirement and satisfied the City.

The other condition of approval was that they - staff requested another drainage pond to lessen the potential of a very deep drainage pond, and Mr. Walbridge could go into more detail on this. There was a drainage pond that had the ability to have water levels at seven feet. We've lowered that by adding another drainage pond and I think the highest level is now 4 1/2 feet. So 4 1/2 feet is the highest water level in any drainage pond possible. They will be fenced and the like, but we've complied with those two conditions.

We have no objections to the conditions of staff, with one exception that the design of this particular development has sidewalks of four feet rather than five feet in the overall development. That's one condition that we would like not to comply with because it changes the overall design of our streetscape. It does not affect the functionality of the design in terms of four-foot functions for a sidewalk as well as five feet. If you get down below four feet we believe it functions a little less efficiently. But with that, we agree with



the conditions of staff.

I will also point out to you, earlier tonight, the affordable housing ordinance as it applies to this development, I will point out again, we have an affordable housing plan that we have already agreed to with the City of Santa Fe. It is an imposition on us that we are bound by, and that means that our prices, all of our prices, no matter what we're selling, are capped at \$310,000. So without a final development plan approval here tonight, we raised the very issue that we were trying to avoid in terms of the question. If we receive final approval, then I won't have to go back to staff and deal with this issue of how it applies to an approved affordable housing plan. The practical effect is this: If you impose 30 percent on this development or attempt to impose 30 percent, normally, what a developer would do is go, okay, well, if I've got to fix the price on these units at a lower rate, then I've got to make it up on other market rate houses. Well, our market rate housing is topped off. We cannot raise the prices beyond what we have because we have an agreement with the City and we are bound by that agreement.

The final thing is what I'm saying is, if you approve this development tonight, final subdivision plat approval, staff's recommending approval, I believe that we've complied with the requirements, it will obviate any question that that raises. We will obviously comply. And I will remind you, we're not trying to get out of providing affordable housing, we're going to meet the County's 15 percent and we're going to meet the City's Type C requirement, and I would venture to say there are no other developments in the Community College District that are hitting these price points across the board. This development does comply with your policy and the intent of the law, and it meets your goal to provide the workforce with housing in this community.

On a final note, Commissioner Campos raised the question of a water budget. This is provided. The water comes from the City of Santa Fe and the two things - we are limited to the amount of water that they have approved under the contract and I'm not exactly sure but it is no more than .20 acre-feet per dwelling unit. It's limited there. But the other thing that I'd like to point out, though they did not have to do it, Longford Homes, and Ms. Murphy is here, went out and they did the retrofits necessary to make the City of Santa Fe's system efficient so that the water that's coming to this project is not new water. They've gone out and done the retrofits, the toilet retrofits in the community to make the City's system more efficient to allow the existing resource to be allocated here without a new water demand on the City's system.

So there is a water budget, it's limited, and they've brought their water to the table. So I think in every respect this developer is actually meeting with the intent of the Community College District, which was to put the resources, to provide housing that is affordable to a wide range of individuals, and to use the County's and the City's resources efficiently. So with that we stand for any questions you might have.

CHAIRMAN MONTROYA: Okay. Commissioner Campos.

COMMISSIONER CAMPOS: What about xeriscaping. The staff says they encourage xeriscaping. Apparently encouraging you to go beyond our own landscape

ordinance. I'm not sure. What is that?

MR. SOMMER: We have in our plans a complete landscape plan that lists all of the plants and plant material that we propose. And Commissioner Campos, we are following by and large, 90 percent, most of the plants we are using are on your approved xeriscape list. We don't want to use any more water than we have to. It's expensive. I don't think the ordinance talks about what qualifies or doesn't qualify as xeriscaping, but I can tell you our landscape architect has come up with a landscape plant list use that is almost 100 percent - it's not 100 percent, but because the community parks are a little different animal. But the on-lot landscaping that is allowed and what we're doing is mostly drought-tolerant. I would say 90 percent drought-tolerant.

COMMISSIONER CAMPOS: Okay. Another concern is energy efficiency. To me, you can't have affordable housing unless it's energy-efficient. What are you doing to make these homes energy-efficient?

MR. SOMMER: Ms. Murphy can speak directly to that, but Longford Homes is a leader in New Mexico in producing affordable housing that is energy-efficient and qualifies for all of the federal exemptions for energy efficiency in affordable housing and she can talk a little bit more to that. But we are conscious of the desire to produce energy-efficient homes because it is a component of affordability, not just for affordable housing, but for everybody who has to pay a utility bill. And I would say this: As you all know, Commissioner Ben Ray Lujan is on the EZC and he's on the PRC as well, and he raised this very issue and requested that we address that and we addressed it fully. I can turn it over to Ms. Murphy about what we do exactly.

[Duly sworn, Tracy Murphy testified as follows:]

TRACY MURPHY: Tracy Murphy, 21 Braelin, Henderson, Nevada. Regarding the energy efficiency, the homes are currently built with energy efficiency and comply with the HUD requirements to allow for our buyers, not only to have a level of energy efficiency in windows, glazing, insulation, but they qualify for a better ratio and more points on their mortgages because we do build homes that qualify based on the standards, physical standards and levels that HUD has required as far as energy efficiency.

So we do meet those as well as in a previous approval, we were asked whether we would put in the hot water circulating systems, although at that time it was not required, and we agreed that that was a very beneficial energy-efficient feature. So we are installing those in all our homes as well. And I'd like to clarify, as far as the xeriscape, Commissioner Campos, the front yards are drought-tolerant desert landscaping. And the only areas at Turquoise Trail which would have some grass are some of the park areas in terms of areas for children to play in.

COMMISSIONER CAMPOS: Let me ask you, your HUD standards, how do they compare to Energy Star standards, I think it's Department of Energy, there are some federal standards? Do you know the comparison?

MS. MURPHY: I don't. I don't know the direct comparison, other than I do know that the Energy Star takes into account glazing as far as windows, insulation, a number of factors, so that you have a whole program of energy efficiency, not just one or two items,

which is also what FHA requires so that we build the homes so that the buyers pay less on their energy spending so that they can qualify for more on their mortgages because they're spending less on energy based on the way that we've built them. But I don't know exactly a specific comparison.

COMMISSIONER CAMPOS: And are you appliances water and energy efficient that you can provide to the -

MS. MURPHY: I would probably have to look at that in more detail.

MR. SOMMER: If I may, the County Code requires that we use certain water-efficient appliances already, and we are going to comply with that. So there are certain fixtures, only certain kinds of fixtures you can use and only certain kinds of equipment you can use. So we must comply with that and we will comply with that.

COMMISSIONER CAMPOS: As an example, let's say washing machines to wash your clothes. There are certain washing machines that are very efficient, and they are Energy Star, and they're side-loading and they save a lot of water and probably a lot of energy too.

MR. SOMMER: We don't provide in the house that particular appliance. All of the water fixtures we do provide and they all are water - they meet the County's requirement as to what they will allow.

COMMISSIONER CAMPOS: As to plumbing. But as far as appliances, there's all kinds of things you can do to save water and energy.

MR. SOMMER: It's just that we don't provide those appliances in the house and that's left up to the buyer to utilize.

COMMISSIONER CAMPOS: Do you have an allowance? How does that work? Do you provide the buyer an allowance to buy?

MS. MURPHY: What we do is we provide for the buyers packages, typically, where they can get a washer-dryer-refrigerator package, build it into their mortgage, finance it, at a better rate than normally they'd have to go out and purchase one.

COMMISSIONER CAMPOS: Okay. Thank you. Thank you, Mr. Chairman.

CHAIRMAN MONTOYA: Okay. Any other questions for the applicant?  
Commissioner Sullivan.

COMMISSIONER SULLIVAN: On the hot water recirculating, which you've already agreed to. I don't see it as a condition, but you wouldn't object to that as a condition of the approval?

MS. MURPHY: No, we would not.

COMMISSIONER SULLIVAN: I'd like to just add that, Mr. Chairman, as a condition of the approval.

CHAIRMAN MONTOYA: Number 12?

COMMISSIONER SULLIVAN: Correct. And I would just say in accordance with Santa Fe County Ordinance 2006-03. Could you explain to me - we don't have a copy of the City's affordable housing agreement in the package and Mr. Sommer made reference to Type C. Could you explain, or someone explain what that means?

MR. SOMMER: Yes. A Type C development under the City's affordable housing program means that no house is priced over \$310,000. That's what a Type C development is in the city. And in the city, that means that - Commissioners, you may recall the City's graduated affordable housing requirements, if you came into the City and asked for a Type C development, they required no affordable housing that had to meet the area median income, a certain level, either 50, 60 or 80 percent, and the reason being was the policy of the City was they want to encourage developers to provide that housing, that mid-range housing. So that's what a Type C development is under Santa Fe's affordable housing.

COMMISSIONER SULLIVAN: So your agreement, which again, I say we don't have here, is not under the Santa Fe affordable housing ordinance, which requires 30 percent. Your agreement is under this Type C which caps your most expensive unit. Is that correct?

MR. SOMMER: That's correct.

COMMISSIONER SULLIVAN: So the maximum that you're proposing for affordable housing here is 15 percent.

MR. SOMMER: The maximum, the percentage of affordable housing that meets the County's definitions of affordable housing is 15 percent.

COMMISSIONER SULLIVAN: Yes. Okay. I was just doing some arithmetic here; I think you're one shy.

MR. SOMMER: Is it 78 versus 77?

COMMISSIONER SULLIVAN: No, it should be 44 instead of 43.

CHAIRMAN MONTROYA: Where are you at, Commissioner Sullivan?

COMMISSIONER SULLIVAN: Well, I was looking at their affordable housing agreement, which is Exhibit H.

MR. SOMMER: We're doing a total of 77. In the first phase we did 34 and in this project we're doing 43.

COMMISSIONER SULLIVAN: Yes. This hearing is only for this project tonight, right?

MR. SOMMER: Yes, but the overall percentage of 15 percent is applied to the project as a whole.

COMMISSIONER SULLIVAN: So you had more in the first phase?

MR. SOMMER: Yes. We had the extra unit you're talking about in our first phase.

COMMISSIONER SULLIVAN: So what's the total?

MR. SOMMER: It's 34 in the first phase and 43 in the second phase, for a total of 77.

COMMISSIONER SULLIVAN: Okay. And your total units is 512 then, right?

MR. SOMMER: That's correct.

COMMISSIONER SULLIVAN: All right. That answers that question, Mr. Chairman. The other question I had was on sewer service. I don't see a sewer availability letter or any reference to sewer, other than what's in your disclosure statement, that you're going to

build a private sewer system which is ultimately going to connect into the City's system. I understand that connection to the City system is actually over on the other side of I-25 by Mutt Nelson Road, is where it actually eventually connects in to the public sewer system. So all the way from Mutt Nelson Road, under I-25 to the lift station at the Turquoise Trail Park, and onto the site will be a private sewer system.

MR. SOMMER: That's correct.

COMMISSIONER SULLIVAN: Will that be maintained by the homeowners association or who?

MR. SOMMER: There has been formed a master association that includes all of the property owners, properties and property owners in the Turquoise Trail master plan area that the Thornburgs did, and that's the Forest Service property, the Harley Davidson property, all these properties, all of the properties in that area are served by that sewer system. The sewer system actually hasn't been constructed. The lift station has been constructed. The association has been formed. All of the property owners are members and it is maintained by that association. The private sewer system to which you referred, Commissioner Sullivan, is maintained by that master association.

COMMISSIONER SULLIVAN: Okay. And for that reason, I notice one of the conditions that the City has requested that I think you're in agreement with is that you will obtain any red line comments from the City's Subdivision Engineer and incorporate it prior to obtaining final City sign-off. I think that should be, also include the City Wastewater Division.

MR. SOMMER: I think you're correct, Commissioner Sullivan.

COMMISSIONER SULLIVAN: Because specifically what they need to see is an operation and maintenance agreement and they haven't seen that yet.

MR. SOMMER: Yes, I spoke to Brian Romero today about that and what he wants is, more than the association documents he wants to look into that and we don't have a problem with that.

COMMISSIONER SULLIVAN: So you don't have any problem under City condition to adding in the City Wastewater Division?

MR. SOMMER: No. No objection whatsoever.

COMMISSIONER SULLIVAN: Okay. Is there going to be curb and gutter on all the streets?

MR. SOMMER: Yes.

COMMISSIONER SULLIVAN: There will be curb and gutter? Stand-up curb or roll-over curb?

MR. SOMMER: Stand-up curb.

COMMISSIONER SULLIVAN: Okay. I'm asking that question because of the request to reduce the sidewalk with. Is there a planter's strip between the curb and the sidewalk?

MR. SOMMER: Yes.

COMMISSIONER SULLIVAN: There is. And who maintains that?

MR. SOMMER: I think they are on-lot, are they not? They're not? Are they in

the road section? They're maintained by the association.

COMMISSIONER SULLIVAN: The association has to maintain those strips, and the sidewalks?

MR. SOMMER: That's correct.

COMMISSIONER SULLIVAN: In Phase 1, I don't also see an archeological report in here. On Phase 1, there was an archeological survey. One site was demonstrated as - or recommended by the State SHPO for preservation, which I understand didn't happen. What's the status on Phase 2? Are there archeological sites on Phase 2?

MR. SOMMER: Actually, the archeological report that was submitted covered the entire property, Phase 1 and Phase 2. There were two sites identified. Both of them have been mitigated in accordance with the approved plan and approved by the State of New Mexico State Historic Preservation Division.

COMMISSIONER SULLIVAN: How are they mitigated?

MR. SOMMER: The mitigation occurred through - they followed the plan, which was they recorded the data and information from the sites and submitted that information and data to the State Historic Preservation, which approved the mitigation efforts. We're talking about two areas where there were minor evidence of archeological significance. And I'm not an archeologist, but mitigation generally is the gathering of information, the recording of information and then the submission of that information in that form to the State Historic Preservation Office for approval. And they have been approved. That was done for the entire site up front. When I say the entire site, Commissioner, I mean Phase 1 and Phase 2. In our letter from July of last year indicates the proposed treatment plan. I could go through that if you'd like, in terms of what the mitigation actually was.

COMMISSIONER SULLIVAN: Okay. I understand - the mitigation I've seen is the graders out there grading the site. So I think those archeological sites are gone. Because you're under construction now. And I was just hoping that if they weren't protected by easement, which by the way, we're going to be correcting in our next Code rewrite, they were at least hopefully some significant data was made available from them.

The other question I had was I understand that the applicant intends to come forward to the County with financing through a public improvement district. Is that the plan?

MR. SOMMER: That is the idea at this point. If the County moves forward with its - what we've been waiting for. To answer your question: Yes, that is the plan to do that.

COMMISSIONER SULLIVAN: How does that affect, for example your agreement with the City or the affordability issue, if the owners of these affordable units as well as the other units are going to have to pay additional taxes for an improvement district? How does that factor in - again, I'm not familiar with the City's affordability guidelines.

MR. SOMMER: I'm not an expert in this area so I'll answer to the best of my ability. With the public improvement district financing, what that allows the developer to do is to access the capital markets for lower cost financing. The effect in this subdivision is the price of each house will be lowered by \$20,000. Without the PID, the price is raised by \$20,000.

Now, what does that mean? It means that if they have to go finance the \$20,000, they have a higher mortgage payment. If they don't, then they have a tax for it, an assessment in their tax bill.

So to the homebuyer, the reduction of \$20,000 on the purchase price means they don't have to qualify for a mortgage, but the tax payment gets factored in. It is my understanding, and like I said, I'm not an expert, it is my understanding it is more advantageous to have the price reduced by \$20,000. It makes it easier for parties to qualify, because the tax is spread out over a longer period of time, not the 30 years that the mortgage is.

COMMISSIONER SULLIVAN: But this approval tonight, your request for approval, is not contingent one way or another on that.

MR. SOMMER: That's correct.

COMMISSIONER SULLIVAN: The project will proceed if approved with or without an improvement district. Is that correct?

MR. SOMMER: That's correct.

COMMISSIONER SULLIVAN: How would we know that this \$20,000 savings goes to the homebuyer as opposed to Longford Homes?

MR. SOMMER: I remember this question from the Rancho Viejo. We will come in and we will demonstrate, and our pricing will show exactly how we're going to do it and Ms. Murphy can answer this specifically. In this project we can demonstrate the financing costs, price with the PID, financing costs without the PID, and the prices at which we'll sell these houses. So how will you know? We're going to sell them that way. Is that accurate? So there won't be - there's a savings but we can't show it to you. There's going to be a distinct difference in the price of these houses with and without that financing.

COMMISSIONER SULLIVAN: That's some thing that you'll bring forward at that time.

MR. SOMMER: That's correct.

COMMISSIONER SULLIVAN: And you will commit to that, or let me ask you: Will you commit to that as a part of the agreement?

MR. SOMMER: It is my understanding that that commitment will be made as part of the PID agreement. When I say that commitment, let me be clear. If we represent to you that there will be a reduction in the house price of \$20,000 when we get to the issue of a PID agreement and all of the factors are taken out, we will agree to that.

COMMISSIONER SULLIVAN: Is there anything that you wanted to add, ma'am?

MR. SOMMER: The County has to adopt an ordinance, and if the County says, well, you have to pay the County a million dollars.

COMMISSIONER SULLIVAN: Only \$750,000.

MR. SOMMER: It affects your ability to make commitments. But the way I understand the pro forma right now is that there is a price reduction of \$20,000 across the board on the houses. If that remains to be the case and we represent that to you at the PID hearings, we will commit to that.

COMMISSIONER SULLIVAN: Thank you, Mr. Chairman.

CHAIRMAN MONTROYA: All right. Any other questions of the applicant? Okay, this is a public hearing. If anyone would like to speak for or against this case, please come forward. No one. This public hearing is closed. Any other questions of staff or the applicant? Commissioner Vigil, then Commissioner Sullivan.

COMMISSIONER VIGIL: I'd like some clarification from staff with regard to the recommendation of a five-foot sidewalk versus the recommendation from the applicant to get it reduced to four-foot.

MR. DALTON: Mr. Chairman, Commissioner Vigil, the Community College District requires, in this case, a five-foot sidewalk to be constructed.

COMMISSIONER VIGIL: Okay. And the applicant has testified that with regard to the design, the four-foot sidewalk is either more compatible and the five-foot is not necessary. So is this a variance request to it or what?

MR. DALTON: Mr. Chairman, Commissioners, I don't believe this is a variance. I believe the applicant is just not in agreement with the condition that staff has imposed and I believe it may be up to the discretion of the Board, whether or not they want to approve a four-foot sidewalk instead of a sidewalk and maybe Steve can correct me if I'm wrong on that one.

COMMISSIONER VIGIL: Steve, do you have anything to enlighten us on that? A foot just doesn't seem to be so much. I'm wondering what staff's position would be.

MR. SOMMER: Mr. Chairman, I left out part of the explanation that might - and not to usurp but the College District plan has a five-foot sidewalk on a main arterial. We have one main arterial. The plan has one main arterial. All the other side streets are not main arterials. [inaudible]

COMMISSIONER VIGIL: Mr. Sommer, then would it be appropriate to say the five-foot would be applicable to your main arterial and the four-foot to the other arterials so that it would be in compliance with the ordinance?

MR. SOMMER: That would work fine. That would work fine with us.

COMMISSIONER VIGIL: Okay.

CHAIRMAN MONTROYA: Okay, any other questions? Commissioner Sullivan.

COMMISSIONER SULLIVAN: My question was on the same issue, Mr. Chairman. I see Mr. Walbridge here. What are the ADA requirements on the sidewalks? I think four-foot sidewalks are a size of the past. It's been a long time since we've built one.

[Duly sworn, Clif Walbridge testified as follows:]

CLIF WALBRIDGE: Clif Walbridge, 1421 Luisa Street. Mr. Chairman, Commissioner Sullivan, we have ADA ramps on the sidewalks that connect sidewalks to cross streets, in accordance with the City standards.

COMMISSIONER SULLIVAN: Isn't five feet the minimum size for ADA now on sidewalks? The minimum width?

MR. WALBRIDGE: I'm not sure. I don't believe it is.

COMMISSIONER SULLIVAN: You don't think so? Okay. I thought it was.



What are you building in phase 1?

MR. WALBRIDGE: We're doing the same thing. We have -

COMMISSIONER SULLIVAN: Four-foot sidewalks?

MR. WALBRIDGE: We have the main five-foot wide on the arterial street and then four-foot sidewalks with ADA ramps.

MR. SOMMER: Commissioner Sullivan, there are a couple of individuals, Mr. Walker and Mr. Murtaugh who are here who whispered to me that the ADA requirement is 42 inches on sidewalks and five feet for landings, 42 inches, which is three feet six inches for sidewalks. That's what I'm being told.

COMMISSIONER SULLIVAN: Okay. I'll take their word for it. You can't pass someone on a wheelchair on a four-foot sidewalk. I can tell you that, without going out in the street. That's the only question I had.

CHAIRMAN MONTOYA: Okay. Any other questions? What are the wishes of the Commission?

COMMISSIONER VIGIL: Mr. Chairman.

CHAIRMAN MONTOYA: Commissioner Vigil.

COMMISSIONER VIGIL: I move to approve this project with conditions including condition number 12 that's been added on the hot water recirculation systems, and that in County condition 6, the sidewalks for main roads be at five-foot and arterial roads be at four-foot.

COMMISSIONER SULLIVAN: Don't you mean the other way around?

COMMISSIONER VIGIL: I'm sorry. The other way around.

CHAIRMAN MONTOYA: Okay.

COMMISSIONER VIGIL: What did I say? Main roads, five feet?

COMMISSIONER CAMPOS: You just switched arterials.

MR. SOMMER: Arterials five, the others four.

COMMISSIONER VIGIL: Arterials five and neighborhoods four? Okay.

CHAIRMAN MONTOYA: Okay we have a motion.

COMMISSIONER CAMPOS: Second.

CHAIRMAN MONTOYA: Second by Commissioner Campos. Any other discussion?

COMMISSIONER SULLIVAN: Mr. Chairman.

CHAIRMAN MONTOYA: Commissioner Sullivan.

COMMISSIONER SULLIVAN: I'd like to add to that the condition that we discussed about the approval of the City Wastewater Division, under City conditions, number 2, which the applicant has agreed to. So City condition number 2 would read: Obtain any redline comments from the City Subdivision Engineer and the City Wastewater Division, and incorporate prior to obtaining final City of Santa Fe sign-off.

COMMISSIONER CAMPOS: That's okay with me as the seconder.

CHAIRMAN MONTOYA: Secunder's okay. Maker of the motion?  
Commissioner Vigil.

COMMISSIONER VIGIL: I would agree with that. I'm okay with it, Mr. Chairman.

CHAIRMAN MONTOYA: Okay.

COMMISSIONER SULLIVAN: Is the hot water in there?

CHAIRMAN MONTOYA: Yes.

COMMISSIONER VIGIL: I included that.

COMMISSIONER SULLIVAN: So that's number --

COMMISSIONER VIGIL: Twelve.

COMMISSIONER SULLIVAN: That was number 12. Okay. Thank you.

CHAIRMAN MONTOYA: Okay. Any other discussion?

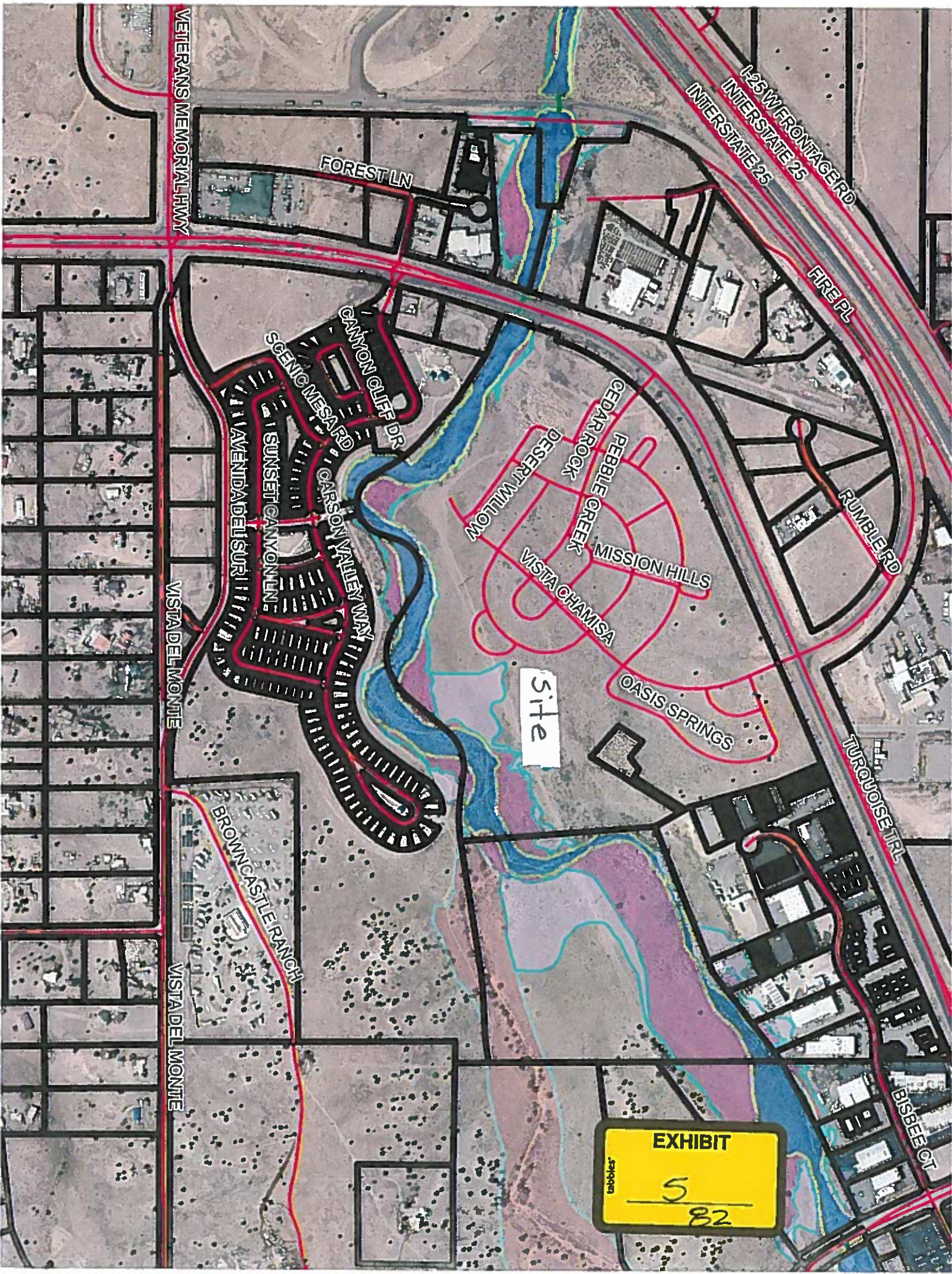
The motion to approve EZ Case #S 05-4391 with conditions as modified above passed by unanimous [5-0] voice vote.

- XIII. A. 6. **AFDRC Case #DP 05-5430 PNM Miguel Lujan Line Extension - The Board of County Commissioners Request Reconsideration of a Request By the Public Service Company of New Mexico Laurie Moye, Agent for Development Plan Approval (For Miguel Lujan Tap) to Allow .2 of a Mile of Newly Constructed Electrical Lines and Poles to serve the Santa Fe Area, this Also Includes a Variance of Article III, Section 2.3.6b (Height Restrictions for Dwelling or Residential Accessory Structures) of the Land Development Code to Allow Electric Line Poles to Exceed 24-Feet. The Property is Located Along Rufina Street, Between Camino de Tercero and Henry Lynch Roads, within Section 32, Township 17 North, Range 9 East and Section 5, Township 16 North, Range 9 East (Commission District 2)**

CHAIRMAN MONTOYA: This was a reconsideration that was brought about by the Board of County Commission to request reconsideration by Public Service Company of New Mexico, Laurie Moye, agent for development approval for the Miguel Lujan tap to allow .2 mile of newly constructed electrical lines and poles to serve the Santa Fe area. This included a variance for the height restrictions. Wayne.

MR. DALTON: Thank you, Mr. Chairman. On December 13, 2005, the BCC met and acted on this case. The decision of the BCC was to approve a development plan to allow .2 mile of newly constructed electric lines and poles to serve the Santa Fe area. This approval also included a variance of Article III, Section 2.3.6b of the Land Development Code to allow electric line poles to exceed 24 feet in height.

On January 10, 2006, the BCC voted to reconsider the request by PNM for development plan approval to allow .2 mile of newly constructed electric lines and poles to



VETERANS MEMORIAL HWY

FOREST LN

I-25 W FRONTAGE RD  
INTERSTATE 25

FIRE PL

CANYON CLIFF DR  
SCENIC MESARD

SUNSET CANYON LN

CARSON VALLEY WAY

VISTA DEL MONTE

BROWN CASTLE RANCH

VISTA DEL MONTE

DESERT WILLOW  
CEDAR ROCK

VISTA CHAMISA

MISSION HILLS

OASIS SPRINGS

RUMBLE RD

TURQUOISE TRL

BISBEE CT

site

EXHIBIT  
5  
82

**Turquoise Trail North Conceptual Plan**  
Report on Pre-Application Neighborhood Meeting  
5:30 PM, March 16, 2016

The following addresses the requirements of SLDC section 4.4.4.5 regarding documentation of Pre-Application Neighborhood Meetings.

As background, in 2006, Santa Fe County approved a preliminary and final plat and development plan for a total of 290 residential units on 101.49 acres located south of Highway 25 and east of State Road 14. These entitlements remain valid and in effect. The property owner desires to carry out development of the project in phases, which requires County approval of a conceptual plan. The neighborhood meeting was held as a pre-requisite to submittal of an application for conceptual plan approval. The application will also include a request for a new preliminary plat approval and approval of a final plat for Phase I. Given that the unit count will remain the same as for the originally-approved project, Growth Management staff determined that this meeting encompassed the additional approvals being requested.

1. The Neighborhood meeting was held on March 16, 2016 at the Blaze Christian Fellowship at 6 Bisbee Court in Santa Fe.
2. The list of persons invited to the pre-application meeting is attached as Exhibit A.
3. The notice of pre-application meeting is attached as Exhibit B, along with the return receipts for the certified mailing.
4. The list of persons who attended the pre-application meeting is attached as Exhibit C.
5. A copy of the materials distributed at the pre-application meeting is attached as Exhibit D.
6. Following is a summary of the issues raised and discussed at the community meeting, along with the applicant's response as to how they anticipated responding to the issues.
  - A. Comment: Resident of Turquoise Trail South states that problem with his project is that the streets are too narrow and there is not enough parking. The original plans called for parking on one side of the street for most of the streets fronting the single family lots. The HOA has put up no parking signs and has painted curbs in an effort to maintain through traffic.

Response: Given that in order to achieve phasing of the existing approved project, the County Growth Management staff is requiring submittal of a new preliminary plat application for the entire project, the applicant is modifying the originally-approved preliminary plat to widen the streets with fronting residences to allow for parking on both sides.

B. Comment: Resident of Turquoise Trail South observes that lawns were included in some parks and that lawns are not a good idea in this area.

Response: The applicant will review the landscaping plan with this comment in mind and plans to omit lawns for single family residences.

C. Comment: Question as to where the water supply for the project will come from.



SOMMER, KARNES & ASSOCIATES, LLP

Response: The original approval included provision of water service by the City of Santa Fe. Since that time, via an agreement between the City and County, water service will be provided by the County and the County Water Utility has advised that capacity has been allocated to serve the project. The applicant is in communications with the County Water Utility regarding the water service agreement for the project.

D. Comment: Triplex design of Turquoise Trail South was not the best and commenter suggests they be converted to duplexes.

Response: The applicant concurs that the unit mix of Turquoise Trail South is not optimal for the current market. The preliminary plat modifies the unit mix to delete the residential condominiums and live work lots that were included in the original approval. The proposed project will include 167 single family lots and a 23-unit apartment complex.

## SOMMER, KARNES & ASSOCIATES, LLP

**Mailing Address**  
Post Office Box 2476  
Santa Fe, New Mexico 87504-2476

**Street Address**  
200 West Marcy Street, Suite 139  
Santa Fe, New Mexico 87501

Telephone:(505)989.3800  
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khs@sommer-assoc.com  
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mld@sommer-assoc.com

---

James R. Hawley, Attorney at Law  
jrh@sommer-assoc.com  
Of Counsel  
Licensed in New Mexico and California

February 29, 2016

To: Property Owners in the vicinity of the Turquoise Trail North project.

Dear Property Owner:

Notice is hereby given that a community meeting will be held at 5:30 PM on Wednesday March 16 at the Blaze Christian Fellowship, located at 6 Bisbee Court, Santa Fe, NM 87508. The purpose of the meeting is to address the forthcoming application for a conceptual plan providing for development of the approved Turquoise Trail North residential development in phases.

As background, in 2006, Santa Fe County approved a preliminary and final plat and development plan for a total of 290 residential units on 101.49 acres. These entitlements remain valid and in effect. The property owner desires to carry out development of the project in phases, which requires County approval of a conceptual plan. A copy of the County-approved development plan is included for your reference.

This meeting is an opportunity to learn about the anticipated conceptual plan application, to ask questions and express any concerns you may have. After submittal, the application will be heard by the County hearing officer, Planning Commission and County Commission, which will render a final decision later this year.

If you have any questions, please contact Joseph Karnes at 989-3800.

Sincerely,



Joseph Karnes

## Exhibit B

Joseph Horace  
2913 Calle Derecha  
Santa Fe, NM 87501

Sat and Anthony Bird  
35 Bisbee Ct  
Santa Fe, NM 87507

Hardpan Properties LLC  
16 Paseo del Caballo  
Santa Fe, NM 87505

Lawrence de Leon  
1112 Sunshine Way  
Santa Fe, NM 87507

36 E LLC  
95 Don Jose Loop  
Santa Fe, NM 87508

Larry Keller and Lisa Wederquist  
101 W Marcy  
Santa Fe, NM 87501

Donald Poston  
51-400 Calle Hueneme  
La Quinta CA 92253

Anthony and Alice Roybal  
54 Camerada Loop  
Santa Fe, NM 87508

33 Bisbee Court Condominium  
33 Bisbee Ct Unit G  
Santa Fe, NM 87508

The Horace Group LLC  
c/o J O Horace  
2913 Calle Derecha  
Santa Fe, NM 87505

Guy Dominguez  
33 Bisbee Ct #E  
Santa Fe, NM 87507

David and Valerie Linson  
Robert and Laura Duderstadt  
33 Busbee Ct #G  
Santa Fe, NM 87507

Tierra Sola LLC  
4300 Glenwood Hills  
Albuquerque, NM 87111

El Paseo de Galisteo  
1414 McClovia  
Santa Fe, NM 87505

Virginia Vigil  
3153 La Paz Ln  
Santa Fe, NM 87507

Gilbert Delgado  
3221 Casa Rinconada  
Santa Fe, NM 87507

John Otter  
2300 Alameda St W Unit D3  
Santa Fe, NM 87507

Shirley Davis and Peter Kovatis  
And Chrysa Wikstrom  
1830 Kiva Rd  
Santa Fe, NM 87505

Dora-Kathleen, LLC  
28 Bisbee Ct Ste B10  
Santa Fe, NM 87508

Builders Specialty Svc Inc  
PO Box 2028  
Santa Fe, NM 87504

Jeffrey Maul  
28 Bisbee Ct Unit B7  
Santa Fe, NM 87508

John and Melba Ballew  
13 Sierra Dawn Rd  
Santa Fe, NM 87508

28 Bisbee Condominium  
C/o Trana Gruda  
25 Bisbee Ct Ste F  
Santa Fe, NM 87508

Randa Hunter  
2700 21<sup>st</sup> St  
Bakersfield, CA 93301

25 Bisbee Condominium  
149 E Chili Line Rd  
Santa Fe, NM 87508

Crawford Haddow Dev LLC  
c/o Ravens Next LLC  
PO Box 10244  
Albuquerque, NM 87184

Leon and Dorothy Romero  
PO Box 5082  
Santa Fe, NM 87502

Bisbee Properties, LLC  
21 Bisbee Ct #F  
Santa Fe, NM 87507

Bisbee RE Holdings LLC  
PO Box 5082  
Santa Fe, NM 87502

Daddio Real Estate LLC &  
Pueblo Mgmt Co  
21 Bisbee Ct Ste F  
Santa Fe, NM 87508

Daniel Ronda  
21B Bisbee Ct  
Santa Fe, NM 87508

Sequoia Pawan Madan  
21 Bisbee Court Unit E  
Santa Fe, NM 87507

Thornburg Enterprises  
PO Box 1364  
Corrales, NM 87048

Turquoise II Ltd, LLC  
PO Box 10244  
Albuquerque, NM 87184

Haddow Family LLC  
670 Ranchitos Rd  
Albuquerque, NM 87048

Bezbee LLC  
c/o Richard Ellenberg  
1714 Canyon Rd  
Santa Fe, NM 87501

Robert and Dottie Silver  
PO Box 995  
Los Lunas, NM 87031

Richard and Daniel Duran  
17B Paseo del Oso  
Santa Fe, NM 87506

Velentin and Vania Jordanova  
17 Bisbee Ct Unit F  
Santa Fe, NM 87508

Dolores Martinez  
54 Entrada la Cienega  
Santa Fe, NM 87507

Thomas Hill  
17 Bisbee Ct #C  
Santa Fe, NM 87508

Paul Biagi Jr  
718 Gildersleeve St  
Santa Fe, NM 87501

LE Meyer Co  
5 Bisbee Ct #101  
Santa Fe, NM 87508

Sam and Melinda Garcia  
12 Bisbee Ct  
Santa Fe, NM 87508

Episcopal Diocese of the Rio Grande  
4304 Carlisle Blvd NE  
Albuquerque, NM 87107

Alan and Diane Miller  
10B Bisbee Ct  
Santa Fe, NM 87508

Blaze Christian Fellowship, Inc  
6 Bisbee Ct  
Santa Fe, NM 87508

Amigo Petroleum Co Inc  
PO Box 780  
Flora Vista, NM 87415

Aldan Properties, LLC  
5 Tierra Adentro  
Santa Fe, NM 87508

Golden Adventures, LLC  
4533 Perham Rd  
Corona Del Mar, CA 92625

Hardpan Properties, LLC  
10 Bisbee Cr Unit B  
Santa Fe, NM 87508

Commercial Common Area Assn Inc  
PO Box 4156  
Santa Fe, NM 87502

Mesa Vista Development LLC  
c/o Steve Dennis  
2086 Wood Hollow Rd  
Denton, TX 76208

Chance Companies LLC  
4523 State Road Hwy 14  
Santa Fe, NM 87508

Sonny and Lorraine Otero  
PO Box 524  
Santa Fe, NM 87501

Los Cabos LLC  
1228 Parkway Dr Ste A  
Santa Fe, NM 87507

A&L Properties  
25 Bisbee Ct Ste F  
Santa Fe, NM 87508

Chilton Properties LLC  
1188 Ease Camelback Rd  
Phoenix AZ 85014

Wolf Canyon Santa Fe LLC  
35 Fire Pl B  
Santa Fe, NM 87501

Dennis Gonzales and Myron Tanuz  
5615 Mariola Pl NE  
Albuquerque, NM 87111



Fernando Lujan  
150 Carson Valley Way  
Santa Fe, NM 87508

Basim and Jackie Alshawabkeh  
152 Carson Valley Way  
Santa Fe, NM 87508

Peter Romero  
8309 Vina Del Sol Dr NE  
Albuquerque, NM 87122

Harmohinder Vij  
156 Carson Valley Way  
Santa Fe, NM 87507

Daniel and Rachel Purcell  
158 Carson Valley Way  
Santa Fe, NM 87508

Moraya and Phillip Martinez Chavez  
160 Carson Valley Way  
Santa Fe, NM 87508

Timoteo and Elizabeth Benavidez  
164 Carson Valley Way  
Santa Fe, NM 87508

Benjamin and Sarah Quarles  
166 Carson Valley Way  
Santa Fe, NM 87508

Red Cliffs Vacation Rentals LLC  
PO Box 569  
Tesuque, NM 87574

Bonnie Scales and Siblesz Mirthan  
170 Carson Valley Way  
Santa Fe, NM 87508

Sammy Saavedra  
832 Bisque Vista Dr  
Bernalillo, NM 87704

Michael Baca  
174 Carson Valley Way  
Santa Fe, NM 87508

Jpseph Paulicivic and Ingrid Pearl  
906 Rio Lindo  
San Celemente, CA 92672

Herman Agoyo II and Tailinh Agoyo  
178 Carson Valley Way  
Santa Fe, NM 87508

Hashem and Lina Faidi  
180 Carson Valley Way  
Santa Fe, NM 87508

Amelia and Darrell Martinez-Lujan  
182 Carson Valley Way  
Santa Fe, NM 87508

Rebecca Beardsley  
133 Carson Valley Way  
Santa Fe, NM 87508

Pamela Horton  
375 Stallion Ln  
Lake Havasu City, AZ 86404

Thomas and Erin Becker  
127 Carson Valley Way  
Santa Fe, NM 87508

Erica and Miguel Padilla  
125 Carson Valley Way  
Santa Fe, NM 87508

Andrea and Phillip Trujillo  
123 Carson Valley Way  
Santa Fe, NM 87508

Crystal and Matthew Smiley  
121 Carson Valley Way  
Santa Fe, NM 87508

Daniel and Edna Trijillo  
119 Carson Valley Way  
Santa Fe, NM 87508

Robert Ortiz  
c/o James Sullivan  
#5 Bisbee Ct #109-60  
Santa Fe, NM 87507

Ericka and Randy Vaughn  
115 Carson Valley Way  
Santa Fe, NM 87508

Megan Finno  
1354 Palms Blvd  
Venice CA 90291

David And Judy Grimes  
111 Carson Valley Way  
Santa Fe, NM 87508

North Denver Industrial LLC  
1450 Infinite Dr Ste E2  
Louisville CO 80027

Gilbert and Shannelle Garcia  
103 Carson Valley Way  
Santa Fe, NM 87508

James and Virginia Cleveland  
1700 Savannah Rd  
Rio Rancho NM 87144

SB

RCS TT South LLC  
371 Centennial Pkwy  
Louisville CO 80027

Ivan and Alma Hurtado  
95 Carson Valley Way  
Santa Fe, NM 87508

Browncastle Ranch Inc  
14 Browncastle Ranch  
Santa Fe, NM 87508

John and Karen Browncastle  
37 Browncastle Ranch  
Santa Fe, NM 87505

Rancho Viejo de Santa Fe Inc  
55 Canada de Rancho  
Santa Fe, NM 87508

Creamland Dairies Inc  
c/o Associates Tax Appraisers  
PO Box 56561  
Houston TX 77256

Mulligan Dog Company LLC  
10 Bisbee Ct Unit B  
Santa Fe, NM 87508

Sheralyn Storr  
6005 SE 36<sup>th</sup> Ave  
Portland OR 97202

Judy Ilg  
PO Box 69564  
Portland OR 97239

Shirley Davis  
3101 Old Pecos Trail Unit 693  
Santa Fe, NM 87505

DJT Properties LLC  
c/o Don Woodin  
839 Sun King Dr  
Glenwood Springs CO 81601

Chadavera LLC  
2 Moya Loop  
Santa Fe NM 87508

Artisan Real Property LLC  
2601 Cerrillos Rd  
Santa Fe, NM 87505

Anthony Atwell  
41 Bisbee Ct A3  
Santa Fe, NM 87508

Dos Angles LLC  
2019 Galisteo St Ste L1  
Santa Fe, NM 87505

Ridgeway Tewa LLC  
13012 Calle de Sandias NE  
Albuquerque, NM 87111

Brain McPartlon LLC  
39 Bisbee Ct #7  
Santa Fe, NM 87505

Caroline Norris  
5 Bisbee Ct Ste 109 #217  
Santa Fe, NM 87508

The Miller Group LLC  
10 Bisbee ct Ste B  
Santa Fe, NM 87508

William and Pamela Franco  
10 Arroyo Ridge  
Santa Fe, NM 87507

Turquoise Trail, LLC  
3077 E Warm Springs Road  
Las Vegas NV 89120

Stephen and John Loeber  
1 Canyon Cliff Drive  
Santa Fe, NM 87508

Larry and Andrew Carter  
3 Canyon Cliff Drive  
Santa Fe, NM 87508

Heidi Skvarna  
2461 santa monica blvd #114  
Santa Monica CA 90404

Michael Miller  
55 Carson Valley Way  
Santa Fe, NM 87508

Pamela Kelty-King  
2645 Britainia Ct  
Toledo OH 43617

Maria Martinez  
61 Carson Valley Way  
Santa Fe, NM 87508

Carmalee and Ebner McGuinnis  
63 Carson Valley Way  
Santa Fe, NM 87508

Eva Matos  
67 Carson Valley Way  
Santa Fe, NM 87508

Jeffrey Burnham  
69 Carson Valley Way  
Santa Fe, NM 87508

Joann Lovato  
73 Carson Valley Way  
Santa Fe, NM 87508

Patrick Esquibel  
75 Carson Valley Way  
Santa Fe, NM 87508

Brandy Montoya  
79 Carson Valley Way  
Santa Fe, NM 87508

WHSB&H LLC  
PO Box 1440  
Sandia Park, NM 87047

Dustin and Benigna Duty  
50 Carson Valley  
Santa Fe, NM 87508

Obie Gillispie  
56 Carson Valley Way  
Santa Fe, NM 87508

Melba Sosa  
60 Carson Valley Way  
Santa Fe, NM 87508

Kevin Martinez  
63 Carson Valley Way  
Santa Fe, NM 87508

Jolene Gonzlaes  
66 Carson Valley Way  
Santa Fe, NM 87508

Jay Garcia  
68 Carson Valley Way  
Santa Fe, NM 87508

Mary and Gary Orr  
901 Hook Court NE  
Rio Rancho, NM 87124

James and Erlinda Poepsel  
1114 F Nantucket  
Houston TX 77057

Gabino Gutierrez  
74 Carson Way  
Santa Fe, NM 87508

Santa Fe County  
102 Grant Ave  
Santa Fe, NM 87504

Gerald Sisneros Jr  
78 Carson Valley Way  
Santa Fe, NM 87508

Gabriel and Melodie Wade  
80 Carson Valley way  
Santa Fe, NM 87508

Karen Francisco  
1 Sunset Canyon Lane  
Santa Fe, NM 87508

Dana Chavez  
127 San Marcos Loop  
Santa Fe, NM 87508

Paul Yarin  
9332 Osuna Pl NE  
Albuquerque NM 87111

Robert and Wendy Fong  
4312 Rio Colorado NW  
Albuquerque, NM 87120

Micale Shive  
17 sunset Canyon LN  
Santa Fe, NM 87508

Toni Rodriguez and Gabriel Montano  
19 Sunset Canyon Lane  
Santa Fe, NM 87508

Frank and Darlene Corriz  
23 Sunset Canyon Ln  
Santa Fe, NM 87508

Zack Cole  
1338 Oak Village Drive  
Ramona, CA 92065

Charles Gomez  
27 Sunset Canyon Ln  
Santa Fe, NM 87508

James and Joan Kunkel  
6118 Edith Blvd NE Unit 166  
Albuquerque NM 87107

Stephen and Cynthia Slatton  
4224 Camelback Rd NW  
Albuquerque, NM 87114

Veronica Sturm  
33 Sunset Canyon Lane  
Santa Fe, NM 87508

Jenny Giang  
35 Sunset Canyon Lane  
Santa Fe, NM 87508

Anthony and Theresa Storey  
2 Sunset Canyon Lane  
Santa Fe, NM 87508

Maurillio and Amanda Calderon  
4 Sunset Canyon Lane  
Santa Fe, NM 87508

Jeffrey Tintsman  
6 Sunset Canyon Lane  
Santa Fe, NM 87508

Gary and Deborah Sparks  
8 Sunset Canyon Lane  
Santa Fe, NM 87508

Deborah and Trent Hart  
10 Sunset Canyon Lane  
Santa Fe, NM 87508

Ezequiel and Anna Villegas  
12 Sunset Canyon  
Santa Fe, NM 87507

Maria Esquibel  
14 Sunset Canyon Lane  
Santa Fe, NM 87508

Matthew Swart  
16 Sunset Canyon Lane  
Santa Fe, NM 87508

Victoria C de Baca  
18 Sunset Canyon Lane  
Santa Fe, NM 87508

Javier and Valerie Lopez  
20 Sunset Canyon Lane  
Santa Fe, NM 87507

Tommy and Charlotte Kent  
4416 Fair Ridge Dr  
Aledo, TX 76008

Anselmo Gutierrez  
PO Box 51510  
Albuquerque, NM 87181

Isaac and Anna Romero  
26 Sunset Canyon Ln  
Santa Fe, NM 87508

Mark and Lila Holland  
2000 Hopewell St Apt B215  
Santa Fe, NM 87505

Samie Doerfler  
30 Sunset Canyon Ln  
Santa Fe, NM 87508

Michael and Delanne Reichard  
32 Sunset Canyon Ln  
Santa Fe, NM 87508

Son Huynh and Quyen Giang  
34 Sunset Canyon  
Santa Fe, NM 87508

Dewey and Feliza Shields  
11 Tijeras Creek Ln  
Santa Fe, NM 87508

Stefanie Rivera  
16 Sky Ridge Dr  
Santa Fe, NM 87508

Elona Cruz  
14 Sky Ridge Dr  
Santa Fe, NM 87508

Andrea Lithgow  
10 Sky Ridge Dr  
Santa Fe, NM 87508

David and Mary Dillon  
PO Box 305  
Gibsonville NC 27249

Luis and Veronica Guzman  
1 Sky Ridge Dr  
Santa Fe, NM 87508

Erica Martinez  
17 Sky Rodge Dr  
Santa Fe, NM 87508

Matthew Martinez  
81 Sunset Canyon Ln  
Santa Fe, NM 87508

Santa Fe County housing Authority  
52 Camino de Jacobo  
Santa Fe, NM 87507

Mary Kaye Quintana  
85 Sunset Canyon Ln  
Santa Fe, NM 87505

Carleen Fischer  
87 Sunset Canyon Ln  
Santa Fe, NM 87508

Tina Duran  
70 Sunset Canyon Ln  
Santa Fe, NM 87508

Deborah Anaya  
72 Sunset Canyon Ln  
Santa Fe, NM 87508

Bobby Garcia  
74 Sunset Canyon  
Santa Fe, NM 87508

Rhiannon Bransford  
27 Camino de Verdad  
Santa Fe, NM 87508

Gabriella Honahni  
80 Sunset Canyon Ln  
Santa Fe, NM 87508

Irene and Robert Laventure  
82 Sunset Canyon Ln  
Santa Fe, NM 87508

Frank and Dorothy Johnson  
84 Sunset Canyon Ln  
Santa Fe, NM 87508

Charles Vandiver  
11 Preston Trail PO Box 307  
Albuquerque NM 87110

William and Sherry Chenshaw  
122 carson Valley Way  
Santa Fe, NM 87507

Raul Garcia  
134 Carson Valley Way  
Santa Fe, NM 87505

Jerome and Gail Packard  
136 Carson Valley Way  
Santa Fe, NM 87508

Ruth Duarte  
6151 Airport Rd #83  
Santa Fe, NM 87507

Roslynd Ellvinger  
140 Carson Valley Way  
Santa Fe, NM 87508

Felisha and Anthony Young  
142 Carson Valley Way  
Santa Fe, NM 87508

John and Briana Weathersby  
144 Carson Valley Way  
Santa Fe, NM 87508

Dion and Victoria Casias  
146 Carson Valley Way  
Santa Fe, NM 87508

25 Bisbee Condominium  
9 Rumble Road  
Santa Fe, NM 87508

Leroy and Mary Aragon  
8316 Calle de Petirrojo  
Albuquerque, NM 87120



## Exhibit D

### Turquoise Trail North Conceptual Plan Pre-Application Neighborhood Meeting 5:30 PM, March 16, 2016

In 2006, Santa Fe County approved a preliminary and final plat and development plan for a total of 290 residential units on 101.49 acres located south of Highway 25 and east of State Road 14. These entitlements remain valid and in effect. The property owner desires to carry out development of the project in phases, which requires County approval of a conceptual plan.

This meeting is an opportunity to learn about the anticipated conceptual plan application, to ask questions and express any concerns you may have. After submittal, the application will be heard by the County hearing officer, Planning Commission and County Commission, which will render a final decision later this year.

The approved final development plan includes the following;

- 178 single family dwellings
- 12 livework lots
- 100 residential condominiums (32 triplexes and 2 duplexes)

Included in the above will be 43 affordable dwelling units.

The net residential density is 2.9 units per acre.

A 1.39 acre commercial tract

Open space consisting of 64.38 acres consisting of a 0.52 acre plaza, neighborhood parks totaling 0.93 acres, 1.23 acres of improved open space and 61.7 acres of native open space. In addition, streets will occupy 11.76 acres.

The proposed phasing plan will facilitate development of Turquoise Trail North over time, thereby increasing viability of the project and delivering dwelling units to market at a pace where they can be sold and occupied on an orderly basis.

Upon approval of the conceptual plan, including the project phasing plan, the property owner will proceed to submit an application for approval of the Phase 1 final plat. This application will be considered by the Board of County Commissioners at a public hearing that is expected to take place toward the end of 2016.

To be at The New Mexican prior to 9:30 am: July 29, 2016  
To be published in LEGAL SECTION of the paper on: August 3, 2016

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CASE # CP 16-5090

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held to consider a request by RCS-Turquoise Trail South I, LLC, Applicant, Sommer Karnes & Associates LLP, Agent, request Conceptual Plan approval to phase the previously approved Turquoise Trail North residential subdivision (290 dwelling units on 101.49 acres) into 8 phases, to modify the approved housing types, and to re-designate the commercial lot into a multi-family lot (23 dwelling units).

The property is located in the Community College District, which is a Planned Development District, east of State Road 14 and north of Vista del Monte, within Sections 24 and 25, Township 16 North, Range 8 East (Commission District 5).

A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico on the 18<sup>th</sup> day of August, 2016, at 4 p.m. on a petition to the SLDC Planning Commission.

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

All interested parties will be heard at the Public Hearing prior to the Commission taking action. All comments, questions and objections to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, New Mexico 87504-0276; or presented in person at the hearing.

Please forward affidavit of publication to the County Land Use Administrator, P.O. Box 276, Santa Fe, New Mexico 87504-0276.

**AFFIDAVIT MUST BE MAILED TO THE LAND USE DEPARTMENT AT LEAST**

**THREE (3) DAYS PRIOR TO THE MEETING DATE**

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**PLEASE NOTE: To be heard at a public meeting accurate legal notice is required. The applicant shall verify all information is correct and any changes must be approved by the Land Use staff**



95



**To be sent First Class Mail to all property owners within 500 ft. (excluding right of ways) of subject property and all appropriate Neighborhood Associations by August 3, 2016.**

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**CASE # CP 16-5090**

Dear Property Owner:

Notice is hereby given that a public hearing will be held to consider a request by RCS-Turquoise Trail South I, LLC, Applicant, Sommer Karnes & Associates LLP, Agent, request Conceptual Plan approval to phase the previously approved Turquoise Trail North residential subdivision (290 dwelling units on 101.49 acres) into 8 phases, to modify the approved housing types, and to re-designate the commercial lot into a multi-family lot (23 dwelling units).

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Sincerely:

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Encl: Vicinity Map

LEGAL #81365

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The property is located in the Community College District, which is a Planned Development District, east of State Road 14 and north of Vista del Monte, within Sections 24 and 25, Township 16 North, Range 8 East (Commission District 5).

A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and

Continued...

**LEGALS**

Palace Avenues, Santa Fe, New Mexico on the 18th day of August, 2016, at 4 p.m. on a petition to the SLDC Planning Commission.

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

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

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

Published in the Santa Fe New Mexican on August 4, 2016.

LEGAL #81365

**NOTICE OF PUBLIC HEARING**

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The property is located in the Community College District, which is a Planned Development District, east of State Road 14 and north of Vista del Monte, within Sections 24 and 25, Township 16 North, Range 8 East (Commission District 5).

A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and

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Palace Avenues, Santa Fe, New Mexico on the 18th day of August, 2016, at 4 p.m. on a petition to the SLDC Planning Commission.

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

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

Published in the Santa Fe New Mexican on August 4, 2016.

**TRANSCRIPT OF THE**  
**SANTA FE COUNTY**  
**SLDC HEARING OFFICER MEETING**

**Santa Fe, New Mexico**

**June 23, 2016**

I. This meeting of the Santa Fe County Sustainable Land Development Code Hearing Officer meeting was called to order by Santa Fe County Hearing Officer Nancy Long on the above-cited date at approximately 3:00 p.m. at the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

**Staff Present:**

Penny Ellis-Green, Growth Management Director  
Vicki Lucero, Building & Services Manager  
Wayne Dalton, Building & Services Supervisor  
Vicente Archuleta, Development Review Team Leader  
Claudia Borchert, Utilities Division Director  
Tony Flores, Deputy County Manager  
Mathew Martinez, Case Manager

II. **APPROVAL OF AGENDA**

Vicki Lucero, Building & Services Manager, noted there were no tabled or withdrawn items to be considered.

Hearing Officer Long accepted the agenda as published.

III. **PUBLIC HEARING**

- a. **CP CASE # 16-5090 Turquoise Trail North Conceptual Plan. RCS-Turquoise Trail South I, LLC, Applicant, Sommer Karnes & Associates LLP, Agent, Request Conceptual Plan Approval to Phase the previously approved Turquoise Trail North Residential Subdivision (290 Dwelling Units on 101.49 Acres) into 8 Phases, to modify the Approved Housing Types, and to redesignate the Commercial Lot into a Multi-Family Lot (28 23 Dwelling Units). the Property is Located in the Community College District, which is a Planned Development District, East of State Road 14 and North of Vista Del Monte, within Sections 24 and 25, Township 16 North, Range 8 East (Commission District 5). Vicente Archuleta, Case**



**Manager**

[*Exhibit 1: County Utilities Division memo dated 6/23/16*]

HEARING OFFICER LONG: We have one public hearing today. It is CP Case 16-5090, Turquoise Trail North Conceptual Plan, RCS-Turquoise Trail South I, LLC, Applicant. Sommer Karnes & Associates LLP is the agent. They're requesting conceptual plan approval to phase the previously approved Turquoise Trail North Residential Subdivision which consists of 290 dwelling units on 101.49 acres into eight phases; to modify the approved housing types, and to redesignate the commercial lot into a multi-family lot of 28 [*corrected to be 23*] dwelling units. The property is located in the Community College District, which is a planned development district, east of State Road 14 and north of Vista Del Monte. And Mr. Archuleta is the manager on this case.

VICENTE ARCHULETA (Development Review Team Leader): Thank you, Hearing Officer Long. I'd like to make a clarification in the issue, it's 23 dwelling units that the multi-family lot will be 23 dwelling units instead of 28.

HEARING OFFICER LONG: Instead of 28, okay, got it.

MR. ARCHULETA: Thank you.

On September 10, 2002, the Board of County Commissioners (BCC) granted Master Plan approval for a mixed-use development consisting of 294 residential units and 1,480,050 square feet of commercial on 224 acres, known as the Thornburgh Master Plan. On October 12, 2004, the BCC granted approval of a Master Plan Amendment to the previously approved Thornburgh Master Plan to allow an increase in the number of residential units to 512 and to decrease the amount of commercial square footage from 1,480,050 square feet to 711,150 square feet.

On September 10, 2005, the BCC granted Preliminary Plat, Final Plat, and Development Plan approval for the South Phase of the Turquoise Trail subdivision, which consisted of 222 residential units. The survey plat for the South phase has been recorded.

On February 14, 2006, the BCC approved the Preliminary Plat, Final Plat and Development Plan for the Turquoise Trail North subdivision consisting of 178 single family lots, 100 multi-family units, 12 live/work units for a total of 290 residential units and a 1.39 acre commercial tract on 101.49 acres.

The Applicant now requests Conceptual Plan approval per Chapter 14, Section 14.9.9, Conceptual Plan, of Ordinance No. 2015-11, the Santa Fe County Sustainable Land Development Code to phase the Turquoise Trail North residential subdivision into eight phases, for a total of 290 residential units, including 40 affordable units.

The site lies within the Community College District, a Planned Development District, which is within a village zone and is comprised of the following sub-districts: Village Zone, 31.10 acres; Neighborhood Center: 8.67 acres; and Open Space and Fringe Zone, 61.72 acres

The Applicant is also requesting the following modifications to the original approval: modification of the unit mix from 178 single family dwellings, 100 multi-family units and 12 live/work units to 267 single family dwellings and 23 multi-family apartment units to increase marketability of the units; expansion of the street widths in response to input from Turquoise Trail South residents at the community meeting held

for the application; and redesignation of the 1.39 acre commercial tract. This area will consist of a 23-unit apartment complex.

This Application was reviewed for compliance with the applicable standards as set forth in Chapters 6, 7 and 13 of the SLDC. Recommendation: Building and Development Services staff reviewed this project for compliance with pertinent SLDC requirements and found that the facts presented support the request for Conceptual Plan approval to phase the Turquoise Trail North subdivision into eight phases, to modify the approved housing types, and to redesignate the commercial lot to a multi-family lot.

The facts that support the Application's approval are: the Subdivision was previously approved to be built out in a single phase, but due to the downturn in the economy, the Applicant could not build out the subdivision in one phase; and the previous approval was for 290 residential lots which is consistent with the current request. Therefore, staff recommends approval of the Conceptual Plan.

Staff requests the Hearing Officer memorialize findings of fact and conclusions of law in a written recommendation. The Santa Fe County Planning Commission will be holding a public hearing on this matter on August 18, 2016.

The Applicants additionally submitted an application for Preliminary Plat approval for all eight phases and Final Plat approval for Phase 1. Prior to the request, which will be presented to the Board of County Commissioners for approval, the following Review Agency comments will need to be addressed. Hearing Officer, may I enter those into record?

HEARING OFFICER LONG: Yes, you may.

Conditions:

1. Compliance with applicable review comments from the following:
  - a. NMDOT
  - b. NMED
  - c. OSE
  - d. SHPO
  - e. County Public Works
  - f. County Fire Marshal
  - g. County Utilities
  - h. County Planning Division
  - i. Soil and Water
  - j. Santa Fe Public Schools
  - k. County Open Space and Trails
  - l. County Affordable Housing
2. Compliance with Chapter 7, Section 7.17.5.2.6 of the SLDC for erosion control setbacks from a FEMA designated floodplain.
3. Conceptual Plan with appropriate signatures shall be recorded with the County Clerk's office.
4. Affordable Housing Agreement must be submitted for review prior to Preliminary and Final Plat approval for Phase 1.

MR. ARCHULETA: Thank you.

HEARING OFFICER LONG: All right. So this request deals only with the north section of this subdivision; is that correct?

MR. ARCHULETA: That's correct.

HEARING OFFICER LONG: And has the south phase been developed?

MR. ARCHULETA: That's correct.

HEARING OFFICER LONG: Okay. And the number of units is remaining the same at 290; is that correct too?

MR. ARCHULETA: That's correct also.

HEARING OFFICER LONG: When I look at the Sustainable Land Development Code and you talk about conceptual approval for a project, I understand it allows for phasing but it is supposed to be a conceptual plan to establish a scope of a project before you get to a detailed site development plan. But this project has already received master plan approval, preliminary plat, final plat – preliminary and final and development plan approval so it kind of seems like we are going in reverse. I'm wondering if the code, if this was anticipated or should we have a separate section that allows for previously approved projects to be phased because this seems a little odd to me.

MS. LUCERO: Hearing Officer Long, you are correct this project actually did have final approval under the old code. But since they are making adjustments by phasing the development we need to review the infrastructure to make sure that it is going to be able to stand alone and that there's adequate connections for those phases as individuals. We also – the Applicants are also proposing to modify their housing types and to expand the street width. So there is a few additional infrastructure changes that are going on as well.

So as far as the conceptual plan, I think it was anticipated in the Community College District, specifically, that any type of change would have to come through a conceptual plan process.

HEARING OFFICER LONG: Okay.

MS. LUCERO: And the Applicants' proposal is actually a lot more extensive than what a normal conceptual plan would be because they've also submitted the application for the final plan along with it, for the final plat.

HEARING OFFICER LONG: And I can understand coming in for amendments but I think it is something that we should look at when we are looking at those periodic code changes is maybe to have a separate phasing section for previously approved plans that could also have amendments to the master plan done at the same time and maybe call it something else other than conceptual plan. But I understand that it had to come back for these adjustments.

So the application for preliminary plat for all eight phases and final plat for Phase 1 is not before me today; that's being made separately?

MR. ARCHULETA: That's correct. That will go to the BCC.

HEARING OFFICER LONG: That will go to the BCC along with this conceptual plan at the same time?

MS. LUCERO: Madame Chair, that is correct.

HEARING OFFICER LONG: Okay. And then in the agency comments I see that NM DOT is incomplete; what is that about?

MR. ARCHULETA: Madame Chair, I got a letter from DOT stating that there were some issues with the TIA so the applicant has their traffic engineer to address those issues. And those issues – the issues by the reviewing agencies will need to be addressed prior to preliminary plat going to the BCC.

HEARING OFFICER LONG: And it's not necessary for today's action then.

MR. ARCHULETA: That's correct.

HEARING OFFICER LONG: All right. Thank you. Will the applicant come forward and be sworn in and give us your name.

JOSEPH KARNES: Do you want to swear all three of us in? We have three folks talking this afternoon.

HEARING OFFICER LONG: That would be great.

[Joseph Karnes, Oralynn Guerrerortiz and Morey Walker were administered the oath]

MR. KARNES: Good afternoon, Hearing Officer Long. My name is Joseph Karnes with Sommer Karnes & Associates, 200 West Marcy Street.

First of all, I want to thanked Vicente Archuleta and all of staff for a very thorough staff review. This is working under the new code, it has been challenging too for everyone to comply with the new code requirements. And particularly in a kind of an unusual situation like this, I would say, I appreciate your comments about the process. And to give this a little bit of context, as Vicente stated, the original approval is still alive. The final plat is good until the end of this year and it's been a challenge for the applicant, Real Capital Solutions, who we all represent. And, by the way, I'm here with Oralynn Guerrerortiz, the project engineer and Morey Walker the traffic engineer for the project who will be speaking in a few minutes.

Initially, what we did in order to – there were challenges associated with bonding for the entire project, for 290 units. Initially what we requested under the new code was to get an extension of the final plat approval. That could not be supported by staff based on the review of the code. So then we shifted into, okay, what would make sense to make this project financially viable is to overlay phasing on the original approval and initially that's all we wanted to do. We weren't going to make any changes whatsoever to the approved preliminary plat or the approved final plat. And in reviewing the code and it took some effort and some work from everyone involved to come to the conclusion that, unfortunately, the code doesn't really anticipate, at this point, a situation like this. So I would concur with your comments, Hearing Officer Long, about building in some modifications or amendments to the code because what we're doing here is we're essentially in a yearlong process that is a very involved process. We've had a community meeting already and we have meetings before yourself, the Hearing Officer, the Planning Commission and the BCC. So it's quite a process that we're going through in order to not only do the conceptual plan in order to achieve the phasing but to also reopen the preliminary plat which we're really not excited about doing since we have an approved preliminary plat and final plat. We're reopening the entitlements. We already have the entitlements in place. But so fortunately, you know, that puts us somewhat in a precarious situation, to be honest with you, but we're willing to go through that process and we're working with staff and, again, appreciate all of the review that has taken place.

Here today we're prepared as we understand we are only addressing the conceptual plan today. And we'd like to use this opportunity to address some of the initial comments that have come from staff and New Mexico Department of Transportation. So I'll just go over a couple of items. I could walk through the project, if you'd like, but I know you have a detailed staff report and you have all of the plans, Hearing Officer Long, but if you have any questions we'd be happy to stand for them.

HEARING OFFICER LONG: That's fine.

MR. KARNES: Initially, on page six, I'm just going to make a couple of requested corrections to help us all as we move forward through the process. On page 6 of the staff report towards the top, the second bold faced item addressing signs, Section 7.9, it states that no subdivision signage is being proposed for this development. As a matter of fact, on page six of the project plans there is reference to two proposed monument signs. One at each proposed entrance to the subdivision which Orallynn is going to point to. So as is typical, the project plan shows two proposed monument signs. Unfortunately, I didn't get to that level of fine print on page six of the plans and in the project report which I drafted; I was unaware of those signs. So that carried through to the staff report. Vicente properly, you acted upon my report but if going forward if we could have that corrected that there being two monument signs proposed.

HEARING OFFICER LONG: The signs proposed conform to code provisions for signs I assume.

ORALYNN GUERRERORTIZ: On the development plan sheet it actually stated that the details of the signs will be provided before they are constructed and we will comply with the code. But there is no details on those signs yet.

MR. KARNES: Thanks you. So that is the first of a couple of items I have. Beneath that on the same page six, under Open Space, Section 7.15, the last sentence of the second paragraph references a public trailhead for parking as being proposed to be provided. We reviewed the plans and that was news to us. We're not proposing a public trailhead for parking. And, so, again, going forward if that could be corrected we would appreciate it. We are not familiar with any section of the code that requires it and if it does we will address that but it's not something that we're proposing as part of the project application.

The third comment I would like to address has to do with the Public Works Division memo dated June 2<sup>nd</sup> from Paul Kavanaugh and I'm looking at page two of that memo right at the top. There's a recommendation that states, Prior to preliminary plat approval, the applicant shall provide Santa Fe County Public Works with a geotechnical engineering report for the project. We would submit and request that the timing of that requirement be shifted to final plat approval. And, I'm just getting this out given that we have the opportunity to communicate at that point. I don't think it is really a conceptual plan issue. This is really more of a preliminary plat and final plat issue. But we would request that the geotechnical report be required prior to final plat approval. That way we know we can anticipate any – or we can act upon any changes there might be when the BCC approves the preliminary plat. And actually, excuse me, it's not final plat approval. It would be recordation of the final plat we would request so that we can take into account any changes that are made to the project by the Planning Commission or the BCC and then do the geotechnical report on the approved project rather than having to anticipate what might be approved.

And the other request having to do with the geotechnical report would just be some clarification. My understanding is that since it comes from Public Works it is really focused on the street sections and the street network and we'd like to clarify that at least as far as the Public Works Department is concerned that the geotechnical report be clarified that it focuses on the street sections and provide some clarity that it is not necessarily the entire project site that we're talking about.



I am just getting these out on the table – so at the earliest possible time.

MS. LUCERO: Hearing Officer Long, if I could just clarify as far as that condition goes. That is something that would need to be reviewed before we can recommend final plat approval. If there was something negative within those comments they may not be able to build out as per their proposed plans.

HEARING OFFICER LONG: Are you saying that that would have to be reviewed prior to it going to the BCC or you would –

MS. LUCERO: Yes, prior to it going to the BCC.

HEARING OFFICER LONG: Okay. All right.

MR. KARNES: Thank you. I appreciate that. And my last comment has to do again with the Public Works memo, the fourth bullet on the same. Page two of the Public Works Department memo stated, the applicant shall provide Santa Fe County with a new TIA for each phase of the development. Under the County code TIA's are good for a period of three years and we prefer that the reference be made to the County code requirement rather than a just blanket requirement that a new one be prepared for each phase of the project. The traffic impact analysis that Mr. Walker has prepared evaluates all eight phases of the project and project built out and I think it would appropriate and most efficient, you know, when the individual phases, when the final plats for the phases come in, we're not sure of the timing at this point and so it could be that the TIA is still good and should not just require a blanket update or new TIA. If the market conditions are such that we come in with say two phases at the same time or one that quickly follows another phase. So that would be the last request that I have as part of my discussion today.

HEARING OFFICER LONG: How does staff feel about that request?

MS. LUCERO: Hearing Officer Long, the Community College District area is a primary growth area so it is constantly changing and developing. So I think that is something that we would need to see every time that they submitted for a new phase. If they submitted and the engineer determined that the circumstances hadn't changed, then they would just relay that in their report. But we would want to see a new report.

MR. KARNES: Hearing Officer Long, I'm wondering if there's a section in the Code, in the Community College District of the Code that states that a TIA is good for less than three years; because absent that I think the requirement of the County code that states that TIAs are good for three years should apply here.

HEARING OFFICER LONG: Is that really an issue for today or is that an issue that you need to work out prior to the plat going to the County Commission?

MS. LUCERO: Hearing Officer Long, that's a condition that we can look at finalizing when this case goes forward for the plat approval.

MR. KARNES: I concur with that and again we're using this opportunity to provide initial feedback and make requests recognizing that it doesn't necessarily address the conceptual plan that is before the Hearing Officer today.

So with that, that's all of my prepared remarks. Morey, is there anything that you would like to add? Okay, he'll stand for any questions and Oralynn if you'd like to address a couple of items.

HEARING OFFICER LONG: Let me just ask you one question. You said you're reopening your preliminary plat approval.

MR. KARNES: That's right.

HEARING OFFICER LONG: Are you -- is it being superseded by this request? Is it being rescinded in some way?

MR. KARNES: It's not being rescinded but it's being superseded I think with this request. And I'll just fill in one other item that I didn't fully clarify. Initially, we wanted, we requested an extension of the existing approvals and when that wasn't possible we asked for an overlay of phasing without changing anything within the project. When it turned out the code requires that we go through the whole process including the conceptual plan, we said, okay, let's learn from the development of the south phase of Turquoise Trail and so -- for example, at the neighborhood meeting we heard some good comments about street widths, about parking and also we learned from the unit-mix that was developed as part of Turquoise Trail South and so given that we needed to go through this process in order to achieve phasing we made some minor tweaks. For example, in the initial approval there was about a 1.something-acre commercial site that was approved. Again, based on experience that was changed. All the commercial was deleted from the project and that was replaced by the 23-unit apartment complex. So we made those kind of minor tweaks to address market conditions, address the unit mix and make some improvements since we had quote the opportunity to do that.

So that's how we got to this point.

HEARING OFFICER LONG: Thank you. That helps.

MR. KARNES: Thank you.

ORALYNN GUERRERORTIZ: Hi, I'm Oralynn Guerrerortiz with Design Enginuity and I have been sworn.

On Paul Kavanaugh's email -- list of conditions there is one issue I'd like to bring up. It is the third bullet from the bottom and it's regarding driveway separations. The problem is the Code requires even on the living streets like residential neighborhood streets a 75 foot separation between driveways and intersections. When you have 40-foot lots that's pretty -- 40-foot wide lots, it's pretty difficult to accomplish. When you have a condition from the Public Works Department requiring that the waters be placed on one side with the meters and the sewers on the other side of the lot with cleanouts and cleanouts and meters are not permitted to be within concrete driveways, all very sensible requirements, then it basically precludes having shared driveways. You cannot build a driveway on a property line any more. So you are forced to build driveways somewhere about 40 feet apart in essence and it's impossible to meet the driveway separation requirements. Now, I'm not too concerned about that as long as Penny Ellis-Green approves it. And the reason is the Administrator is allowed to modify the road standard requirements including the driveway separations. And so if that's actually clearly allowed then that would basically wouldn't be a requirement that we have to meet.

And you've got to understand, Paul and I had a conversation. Paul said, he doesn't know where this came from. I don't know where it came from. There's no ASHTO standard. There's no engineering standard that would justify this. I think it came out of when they were preparing the Community College District Ordinance they were really looking at the Oshara project in detail and the Oshara project has back alleys in every case that served the houses for the most part. There is some estate lots that are bigger. But in that case, this driveway separation is a non issue but in every other project in our community that doesn't have back alleys like La Pradera -- this is impossible to

meet and it's impossible to meet for our project. And it was impossible to meet from day one on this project. So the original approval never met the CCDO requirements for driveway separation. And so we have an issue with that and we're hoping that either we get that condition removed or that Penny Ellis-Green comes on the record that she's okay with the driveway separation that we have – I keep looking back at her hoping she will agree with that.

The other issues I would like to raise came from a memo that we received today from Sandra Ely on the design review comments and there are three issues that are not related to water or sewer. They are related to dry utility easements and sidewalks. And, specifically, comment four says that we must have 10-foot easements on all sides of all roadways. We are dedicating rights-of-way that meet the County standards. The 10 foot utility easements outside of the roadways – and the roadways include the sidewalks and, you know, curb and gutter and plenty of room for all of the wet utilities but outside of –

HEARING OFFICER LONG: What condition is this?

MS. GUERRERORTIZ: This is condition four on this sheet that looks like this – I don't know how many pages in, because they have like a nine page memo. But they're stating that they want us to have 10-foot easements everywhere and that's again the dry utility easement, it does not apply to the County and we do not want – there are some locations, just a couple, where we are specifically precluding PNM from putting transformers in and it's because of drainage structures and other plans for the development where we're controlling PNM in essence. And we're choosing to do that. We've had conversations with PNM. They can run their systems without 10-foot easements in these locations so we're not agreeable to putting them everywhere. We are actually making conscious decisions of where we're specifically not going to have them.

And then comment 11 mentions that the roadway typical section shows sidewalks on only one side. And that is correct. That is consistent with the code and that is the development plan. There are not sidewalks on both sides of the road on this project. And condition 13 mentions that waterlines should be under five-foot wide sidewalks. We have some cases where we have five-foot wide sidewalks but we have four-foot wide sidewalks also on this project and we – that's consistent with the original approvals and we would respectfully request to continue to allow that design work to stay in place.

Was there anything else I had to talk about? [Speaking to Mr. Karnes]

HEARING OFFICER LONG: Can the waterline be placed under four foot sidewalks?

MS. GUERRERORTIZ: Yeah, and all we're talking about is the water services and in fact generally speaking the water meters – the County's service lines, they're only responsible up to the water meter and the water meter is right behind the curbs. And then we do an extension going toward the house that go underneath the sidewalks but some places those are only four feet wide and some places there is no sidewalks and some places there are five foot sidewalks.

So it's just kind of a weird comment and we're just not sure why Water cares how wide our sidewalks or where we have sidewalks. But we do believe that we're meeting code requirements and so we'd like to keep it where it is.

Oh, and just one other point. We would request to use the flexibility that is in the Code with regards to the staff condition with regard to the FEMA setback. We have the Arroyo Hondo going through our project. In many locations we can agree to the

standard, new standard, of the 75-foot setback from that flood zone. But we have some cases where our homes will be within – no, our lots will be within 75 feet. And so we’re debating either doing arroyo stabilization in those areas so that the full lot width is developable or possibly considering putting in open space setbacks on some of those lots. Because the lots actually, one of the changes that we do is to make some of those lots as deep as 120 feet. So we really do think they have some extra room in the backyard to allow a setback. We’re playing with that idea and we just ask for flexibility so that maybe part of our project is on 50-foot setbacks and part of our project may have 75. And I think we’ll be in compliance with code in that sense.

Those are the only issues I’d like to raise. Thank you very much.

HEARING OFFICER LONG: Thank you. Let me ask staff, we talked about the geotech report and the traffic impact analysis. You also heard the issue about the driveway separations and I think there was a question for Penny Ellis-Green whether that could be approved, that they can’t meet the required 40 feet driveway separations. Is that something that you can look at or is that again something that you’re going to need to work out with the applicant?

PENNY ELLIS-GREEN (Growth Management Director): Hearing Officer Long, I haven’t specifically looked at a driveway separation so I would have to review that.

HEARING OFFICER LONG: Is that something that you can administratively approve if it deviates from the 40 foot requirement?

MS. ELLIS-GREEN: Hearing Officer Long, it seems as though there is a section in the CCD that is regarding reviewing road designs and circulation plans. I’m not seeing it specific on driveway separations but it does say modification to standards may be considered by the administrator as sound technical evidence demonstrated effective alternates is provided. Is that the section?

MS. GUERRERORTIZ: Um, he cited the section.

HEARING OFFICER LONG: So you’re saying the Land Use Administrator can approve the separations but we’re looking for the citation to the requirement of 40 feet?

[Ms. Guerrerortiz and Ms. Ellis-Green spoke together away from the microphone]

MS. ELLIS-GREEN: Hearing Officer Long, I would have to review it. It is a different section than the driveway intersection standards. They’re onto section 9 of that or subsection 9 and they state in living priority needs 75 foot and then section 11 talks about when reviewing road designs and circulation plans. So I would have to read that whole section to see whether or not that is relevant to driveway separations. Though, I would say in the Community College District we are aware that we have small size lots compared to other areas of the County.

HEARING OFFICER LONG: Thank you, understood. And then there were a few comments to the memo that we received today from Utilities and I’m wondering if Utilities wants to comment about those concerns. And I see that Claudia is here.

CLAUDIA BORCHERT (Utilities Division Director): Good afternoon, Hearing Officer Long, thank you for the opportunity. On comment number four, we withdraw that request. I think that was something that we requested and after meeting – this is a previous comment that we resolved with the applicant. On comment 11, I would

say the same thing that is we would withdraw that and on comment 13 it was strictly an observation that it is my director's understanding that you either have to have four foot wide sidewalks with these square pullouts every so often to meet ADA compliance or make it five feet. I think all that we want to say there is make them ADA compliant. And that is obviously not a utility comment that we would want to put forth but rather just – and I would defer absolutely to Public Works or Traffic on that.

HEARING OFFICER LONG: So that's not a Utility issue?

MS. BORCHERT: No.

HEARING OFFICER LONG: So we could probably delete that as well.

MS. BORCHERT: Yes, and defer it to somewhere else.

HEARING OFFICER LONG: Great, thank you.

MS. BORCHERT: Thank you.

HEARING OFFICER LONG: Vicente, so the conceptual plan approval that is being sought, you are seeking conditions of approval as contained in your report and from the listed agencies at this stage or does that only get attached to the plat approval?

MR. ARCHULETA: Hearing Officer Long, these will be attached to the preliminary plat and the final plat procedures that – so what they'll need to do is they'll need to submit the revisions to us and then we'll send them back to the review agencies before they go to BCC.

HEARING OFFICER LONG: Okay.

MS. LUCERO: Hearing Officer Long, I was just going to clarify that these are items that they need to address before the case goes to the BCC for the plat approval.

HEARING OFFICER LONG: And not necessarily conditions for this conceptual approval.

MS. LUCERO: That's correct.

HEARING OFFICER LONG: Okay, thank you for that clarification.

Is there anyone here that came to speak in regard to this application? And there is no one else that wishing to speak other than the applicant and staff have already addressed issues.

My inclination would be to grant the conceptual plan approval. I do think it's a little bit of, as I said, a backward process but I understand that that's the only process that we have. So it seems like a good way to address your expiration issues to be able to phase it only having to put up your financial guarantee or bond a phase at a time and maybe that will help get the development moving. And I think you heard that there won't necessarily be conditions of approval attached to this but you also are aware of the issues remaining to work out before you go to the Board of County Commissioners and there aren't very many. But we clarified some today so I think it was helpful to go through those and have staff here to address those because you can see it got narrowed down and there will be some more work to be done.

Okay, thank you for your presentations today.

C. Adjournment

Having completed the agenda and with no further business Hearing Officer Long declared this meeting adjourned at approximately 3:45 p.m.

Approved by:

*Nancy Long*  
Nancy Long, SLDC Hearing Officer  
Santa Fe County

COUNTY OF SANTA FE ) SLDC HEARING OFFICER M  
STATE OF NEW MEXICO ) ss PAGES: 17

I Hereby Certify That This Instrument Was Filed for  
Record On The 27TH Day Of July, 2016 at 08:43:05 AM  
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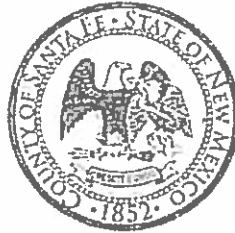
Witness My Hand And Seal Of Office  
Geraldine Salazar  
Deputy *Laura Howard* County Clerk, Santa Fe, NM

SFCU CLERK RECORDED 07/27/2016

Henry P. Roybal  
Commissioner, District 1

Miguel Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Hollan  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager



DATE: June 23, 2016  
TO: Vicente Archuleta, Santa Fe County Land Use Department  
FROM: Sandra Ely, Project Manager III, Utilities *SEE*  
VIA: Michael Kelley, PE, Public Works Director *for MK*  
Claudia Borchert, Utilities Division Director *CB*

REGARDING: Case #S 16-5090 Turquoise Trail North Conceptual Plan to Phase Project in Eight Phases, Preliminary Plat for all Phases and Final Plat for Phase I

Summary: Santa Fe County Utilities (SFCU) Division finds the submittal for the eight-phase conceptual plan and preliminary plat and the Phase 1 final plat of Turquoise Trail North consistent with the water and wastewater provisions in the Sustainable Land Development Code provided conditions identified herein are met prior to BCC approval.

Background: The SFCU Division is in receipt of the April 25, 2016 request from Land Use to review the submittal by Sommer, Karnes & Associates, LLP on behalf of Real Capital Solutions (RCS) for approval of the eight-phase conceptual plan and preliminary plat and the Phase 1 final plat of Turquoise Trail North. The proposed project consists of 267 single family lots and 23 multi-family units to be constructed in phases on 101.49 acres located north of Highway 14 and between Carson Valley Way and Bisbee Court. Phase 1 of the project will have 30 family dwellings.

Turquoise Trail North is part of the Turquoise Trail Master Association. Per the 2008 and 2013 County-City annexation agreements, the County assumed contractual responsibility to provide water and wastewater service to the development area.

**Discussion:**

Water Budget: The water budget proposed at full build out is 71.73 acre-feet per year (afy), including the 20% add-on required by Resolution 2006-57; the water budget is not reduced for the water supply provided by the County for affordable housing. The applicant's water budget consists of 0.2 afy per dwelling (single family and multi-family dwelling), and 1.21 afy per acre of park. The proposed water budget for Phase 1, including the 20% add-on, is 7.56 afy. The water budget is consistent with similar SFCU water uses. As identified in SFCU's "ready, willing, and able" letter, Turquoise Trail North will need to provide water rights for the project's water budget, less water provided by the County for affordable housing.

Utility Services: Because the project is a new subdivision in SDA-1, pursuant to the Sustainable Land Development Code (SLDC), the applicant is required to connect to county water and waste

Sewer Service

- 1) RCS shall enter into a Wastewater Discharge and Line Extension Agreement with SFCU before final plat approval. The Agreement will specify requirements, such as construction standards, design approval process, infrastructure inspections and dedications, easement dedications and payment schedules. The applicant is responsible for the design and construction of all wastewater related infrastructure for this project and is responsible for all associated costs. Following the successful design and construction of the facilities and upon verification that all requirements of the County's ordinances and specifications have been met to SFCU's satisfaction as outlined in a Wastewater Discharge and Line Extension Agreement, and following acceptance by the SFCU Director (or the BCC, as appropriate), the County will accept ownership of and adopt all wastewater facilities as part of its infrastructure for operations and maintenance. All sanitary sewer shall be video inspected prior to County acceptance. Defects found during inspection shall be repaired by the RCS.
- 2) As provided by the agreement between Santa Fe County and the Turquoise Trail Master Association (Agreement No. 2011-0102-UT/VO), "The County agrees to guarantee the availability of the wastewater capacities specified in the September 9, 2004 and September 15, 2003 agreements with the City to all landowners in the Amended Thornburg Master Development Plan area...regardless of when full use and/or build-out occurs."

Water and Sewer Design Plans

- 1) All future design plans and installation of infrastructure must be consistent with current (at time of design and installation) SFCU specifications and standards.
- 2) RCS submitted draft water and sewer system plans to SFCU for review. RCS will address all comments provided by SFCU on draft plans as described in Attachment A.
- 3) To ensure the safety and general welfare of the public, the infrastructure for each phase of Turquoise Trail North is required to be able to stand alone in meeting County requirements.
- 4) If RCS does not want to interconnect between Turquoise Trail North and Turquoise Trail South (Longford), RCS must demonstrate to SFCU that not constructing the line will have no impact on water supply and fire protection in either area served by the planned connection.





## SANTA FE COUNTY UTILITIES DIVISION Design Review Comments

SFC CLERK RECORDED 07/27/2010

#	Sheet	Service	Comment
			main - typical
21	14A-14C	Wastewater	All wastewater laterals shall be 6" PVC SDR 26 – no glued fittings
22	14A-14C	Wastewater	Install sewer manholes at the perimeter of Phase 1. Stub out one stick of sewer pipe into adjacent phase.
23	14A-14C	Wastewater	Sanitary Sewer Laterals should not exceed 40'
24	14A-14C	Wastewater	Thrust blocks not permitted, must use mega lug restraints
25	14A	Wastewater	Re-align main – run Manhole 49 through Pebble Creek to HWY 14 – or have minimum of 30' easement through private properties.
26	14A	Wastewater	From lot 38 – Adjust main so lateral is not going into manhole and there is no curve in wastewater main at top of Cedar Rock
27	14B	Wastewater	Sunburst Court – main should extend to allow for lot 237 to connect eliminating long lateral and lots 235 and 236 discharging into manhole
28	15A	Wastewater	Notes do not correspond to correct pages – example Note 1 refers to sheets that don't correspond to content
29	15A	Wastewater	Notes 3 a-e don't indicate what drawings they refer to – Runs not labeled
30	15A	Wastewater	Note 3a specifies SDR32.5, SFCU is now requiring SDR 26 - typical
31	22	General	In the General Construction notes there are multiple notes that are duplicative of sheet 24A. Some notes contradict 24A – all notes on Sheet 22 shall be consistent with sheet 24A
32	22	Wastewater	#65 specifies wastewater lines are to be above storm water lines, Sheets 21A and 21C indicate storm water lines above wastewater – please clarify?
33	24B-24G	Wastewater	All Wastewater Details – Update from 6-8-12 to current version of standards (County will provide most current versions upon request)
34	24B-24G	Wastewater	Crossed-out details seemed to be inconsistent on whether detail was to be used or not. Please review and only X out what will not be used
35	24H	Water	Isolation Valve detail – SFCU prefers Mueller AWWA approved gate vales – no butterfly valves
36	24H	Water	All tapping saddles , including ARV, to be consistent with SFCU approved Materials List (County will provide most current versions upon request)

**Missing Details:**

- Connections to existing water lines
- Double Service Meter Can
- Water lines leading to dual service cans must be 2" SDR 9 Poly Pipe with tracing wire
- Method for running water line through arroyos
- Connection to existing SFCU wastewater line

CASE NO. CP 16-5090  
RCS-Turquoise Trail South I, LLC, Applicant

RECOMMENDED DECISION AND ORDER

THIS MATTER came before the Sustainable Land Development Code (SLDC) Hearing Officer for hearing on June 23, 2016, on the application of RCS-Turquoise Trail South I, LLC (Applicant) for Conceptual Plan Approval to Phase the Previously Approved Turquoise Trail North Residential Subdivision (290 Dwelling Units On 101.49 Acres) Into 8 Phases, to Modify the Approved Housing Types, and to Re-Designate the Commercial Lot Into a Multi-Family Lot (23 Dwelling Units). The Property is located in the Community College District, which is a Planned Development District, East of Stet Road 14 and North of Vista Del Monte, within Sections 24 and 25, Township 16 North, Range 8 East (Commission District 5). The Hearing Officer, having reviewed the application, staff reports, and having conducted a public hearing on the request, recommends that the application is well-taken and should be granted, and makes the following findings of fact and conclusions of law:

1. On April 22, 2016, the Applicant submitted an application for Conceptual Plan Approval to Phase the Previously Approved Turquoise Trail North Residential Subdivision (290 Dwelling Units On 101.49 Acres) Into 8 Phases, to Modify the Approved Housing Types, and to Re-Designate the Commercial Lot Into a Multi-Family Lot (23 Dwelling Units).

2. The Property is located in the Community College District, which is a Planned Development District, East of State Road 14 and North of Vista Del Monte, within Sections 24 and 25, Township 16 North, Range 8 East (Commission District 5).



3. On September 10, 2002, the Board of County Commissioners (BCC) granted Master Plan approval for a mixed-use development consisting of 294 residential units and 1,480,050 square feet of commercial on 224 acres, known as the Thornburgh Master Plan.

4. On October 12, 2004, the BCC granted approval of a Master Plan Amendment to the previously approved Thornburgh Master Plan to allow an increase in the number of residential units to 512 and to decrease the amount of commercial square footage from 1,480,050 square feet to 711,150 square feet.

5. On September 10, 2005, the BCC granted Preliminary Plat, Final Plat, and Development Plan approval for the South Phase of the Turquoise Trail subdivision, which consisted of 222 residential units. The survey plat for the South phase has been recorded.

6. On February 14, 2006, the BCC approved the Preliminary Plat, Final Plat, and Development Plan for the Turquoise Trail North subdivision consisting of 178 single family lots, 100 multi-family units, 12 live/work units for a total of 290 residential units and a 1.39-acre commercial tract on 101.49 acres (February 14, 2006 BCC Meeting Minutes).

7. The Applicant now requests Conceptual Plan approval per Chapter 14, Section 14.9.9, Conceptual Plan, of Ordinance No. 2015-11, the Santa Fe County Sustainable Land Development Code (SLDC) to Phase the Turquoise Trail North residential subdivision into 8 phases, for a total of 290 residential units, including 40 affordable units, as follows:

- Phase 1 – 30 single family residential units, including 5 affordable units;
- Phase 2 - 30 single family residential units, including 5 affordable units;
- Phase 3- 36 single family residential units, including 5 affordable units;
- Phase 4 - 52 single family residential units, including 8 affordable units, and 1 multi-family tract (23 multi-family apartment units);
- Phase 5 - 32 single family residential units, including 4 affordable units;
- Phase 6 - 32 single family residential units, including 5 affordable units;
- Phase 7 - 34 single family residential units, including 5 affordable units; and
- Phase 8 - 21 single family residential units, including 3 affordable units.

The site lies within the Community College District, a Planned Development District, which is within a village zone and is comprised of the following sub-districts:

- Village Zone Neighborhood: 31.10 acres
- Neighborhood Center: 8.67 acres
- Open Space and Fringe Zone: 61.72 acres

8. The Applicant also requested:

- a) Modification of the unit mix from 178 single family dwellings, 100 multi-family units and 12 live/work units to 267 single family dwellings and 23 multi-family apartment units to increase marketability of the units;
- b) expansion of the street widths in response to input from Turquoise Trail South residents at the community meeting held for the Application; and
- c) re-designation of the 1.39-acre commercial tract. This area will consist of a 23-unit apartment complex.

9. Chapter 14, Section 14.9.9.1, Purpose of the SLDC states:

“A Conceptual plan is comprehensive in establishing the scope of a project, yet is less detailed than a site development plan. It provides a means to review projects and obtain conceptual approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval. A conceptual plan submittal will consist of both plans and written reports.”

10. Chapter 14, Section 14.9.9.2, Applicability states:

“A conceptual plan is required for the following developments:

1. All subdivisions containing more than 24 lots;
2. All developments in Mixed-Use, Public/Institutional, Industrial Light, Commercial General, Commercial Neighborhood that are to be built in phases;
3. All new Planned Developments; and
4. All development in the CCD in accordance with Section 8.10.3 of the SLDC.

11. As required by the SLDC, the Applicant presented the application to the Technical Advisory Committee (TAC) on February 4, 2016, at the regular scheduled monthly meeting, as required by Chapter 4, Section 4.4.4.3 Pre-application TAC Meeting and Table 4-1.

12. As required by the SLDC, the Applicant presented the Application at a Neighborhood Meeting held on March 6, 2016, as required by Chapter 4, Section 4.4.4.4, Pre-Application Neighborhood Meeting. The Applicant submitted an Agenda of the meeting, a list of individuals in attendance, material that was presented by the Applicant, and a summary of discussion from those in attendance. This material is contained in the record.

13. Notice requirements were met as per Chapter 4, Section 4.6.3., General Notice of Application Requiring a Public Hearing, of the SLDC. In advance of the hearing on the application, the Applicants provided an affidavit of posting of notice of the hearing, confirming that public notice posting regarding the application was made for fifteen days on the property, beginning on April 13, 2016. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on April 13, 2016, as evidenced by a copy of that legal notice contained in the record. Notice of the hearing was sent to owners of land within 500' of the subject property and a list of persons sent a mailing is contained in the record.

14. At the public hearing before the Hearing Officer on June 23, 2016, County staff made the following recommendation:

Building and Development Services staff reviewed this project for compliance with pertinent SLDC requirements and found that the facts presented support the request for Conceptual Plan approval to phase the Turquoise Trail North subdivision into 8 phases, to modify the approved housing types, and to re-designate the commercial lot to a multi-family lot (28 dwelling units). The facts that support the Application's approval are: the Subdivision was

previously approved to be built out in a single phase, but due to the downturn in the economy, the Applicant could not build out the subdivision in one phase; and the previous approval was for 290 residential lots which is consistent with the current request. Therefore, staff recommends approval of the Conceptual Plan.

15. No one spoke in opposition to the Application.

16. The Applicant requested, and staff concurred as to the following facts and conditions applicable to the Preliminary Plat and Final Plat submission for Phase I to be presented to the Board of County Commissioners:

- A. There will be subdivision signage although the staff report indicates no signage.
- B. There will be no trailhead parking although the staff report indicates otherwise.
- C. The geotechnical report required by the Public Works Division shall be for street sections only.
- D. The Traffic Impact Analysis Report shall be governed by County Code requirements.
- E. Conditions 4, 11 and 13 contained in Attachment A to the Santa Fe County Utilities memorandum dated June 23, 2016 were withdrawn.
- F. The Applicant shall work with staff regarding the driveway separation requirements of Section 8.10.3.7.5.b.14.

WHEREFORE, the Hearing Officer hereby recommends approval of the Conceptual Plan to Phase the Previously Approved Turquoise Trail North Residential Subdivision (290 Dwelling Units On 101.49 Acres) Into 8 Phases, to Modify the Approved Housing Types, and to Re-Designate the Commercial Lot Into a Multi-Family Lot (23 Dwelling Units).

