Henry P. Roybal Commissioner, District 1

Miguel M. Chavez Commissioner, District 2

Robert A. Anaya Commissioner, District 3



Kathy Holian Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller County Manager

DATE:

November 19, 2015

TO:

County Development Review Committee

FROM:

Vicente Archuleta, Development Review Team Leader

VIA:

Penny Ellis-Green, Growth Management Director

Vicki Lucero, Building and Development Services Manager Y #

Wayne Dalton, Building and Development Services Supervisor w

FILE REF.: CDRC CASE # S 15-5310 Cienda Partners (Las Terrazas Phase III) Preliminary Plat, Final Plat, and Development Plan Amendment

ISSUE:

Cienda Partners, Applicant, Scott Hoeft, Agent, requests a Preliminary Plat, Final Plat, and Development Plan Amendment to sub-phase the previously approved Las Terrazas Unit III residential subdivision (46 lots on 43.63 acres) into two phases. Sub-phase 3A will consist of 24 residential lots and Sub-phase 3B will consist of 22 lots.

The property is located along Paseo Las Terrazas, off of Trailhead Drive and Las Campanas Drive within Sections 2, 11 and 12, Township 17 North, Range 8 East (Commission District 2).

VICINITY MAP:



102 Grant Avenue · P.O. Box 276 · Santa Fe, New Mexico 87504-0276 · 505-986-6200 · FAX: 505-995-2740 www.santafecountynm.gov

NBF-1

SUMMARY:

On December 11, 2001, the Board of County Commissioners (BCC) granted Preliminary and Final Plat and Development Plan approval for the areas known as Black Mesa, Mesa del Oro and Las Terrazas (formerly known as The Estancias at Las Campanas) consisting of 125 lots on 161-acres (Exhibit 4, December 11, 2001 BCC Minutes).

In 2004, this project received a 2-year extension to maintain the original approvals. Black Mesa and Mesa del Oro received administrative approval for an extension in 2008 and were expected to be recorded by 2010.

Black Mesa was Unit I, which consisted of 25 lots. Mesa del Oro was Unit II, which consisted of 23 lots and Las Terrazas was, Unit III which consists of 77 lots. Of the 77 lots in Las Terrazas, 31 lots have been completed and 11 homes have been constructed leaving 46 approved undeveloped lots. The major infrastructure including Camino La Tierra and Buckman Road as well as Trailhead Drive were completed and approved in 2007.

Phase I of Las Terrazas (Unit III) consisting of 19 lots was recorded on June 14, 2006. Phase II of Las Terrazas (Unit III) consisting of 12 lots and was recorded on November 13, 2007. Phase III of Las Terrazas (Unit III) consisting of the remaining 46 lots remains undeveloped and has yet to be recorded.

On May 14, 2013, the BCC granted a 24-month time extension for the areas known as Black Mesa (25 lots), Mesa del Oro (23 lots) and Las Terrazas Unit III (Exhibit 5, May 14, 2013 BCC Minutes). Black Mesa, Mesa del Oro and Phase 3 of Las Terrazas Unit III have not been developed.

On June 15, 2015, the Land Use Administrator granted another time extension under Resolution No. 2014-129 (A Resolution Finding the Existence of Severe Economic Conditions and Authorizing the Suspension of the Enforcement of Specified Provisions of Article V of the Land Development Code that Concerns Expiration of Master Plans and Final Plats Pursuant to Ordinance No. 2011-11) that rendered the approval valid until December 31, 2016.

Currently, the Applicants is requesting Preliminary Plat, Final Plat, and Development Plan Amendment to sub-phase the previously approved Las Terrazas Unit III subdivision into two (2) sub-phases. Sub-phase 3A (24-lots) and Sub-phase 3B (22-lots). Las Terrazas Unit III consists of 46 lots on 43.63-acres and was previously approved to be completed in one phase.

The Applicant states, "This adjustment of two sub-phases will make it more financially palpable for Cienda Partners and a partner home-builder to move forward with the construction of the balance of the Las Terrazas subdivision. It is anticipated that construction of Sub-phase 3A will commence in the Spring/Summer of 2016, with subsequent series of lots in Sub-phase 3B to commence within 2-years."

At the time the original approval was granted, the subject property was located in the 5-mile Extraterritorial Zoning District and therefore under the jurisdiction of the Extraterritorial Subdivision Regulations (ESR).

102 Grant Avenue · P.O. Box 276 · Santa Fe, New Mexico 87504-0276 · 505-986-6200 · FAX: 505-995-2740 www.santafecountynm.gov

With the elimination of the Extraterritorial Zoning District in 2009, this development now falls under the regulations of the Santa Fe County Land Development Code, Ordinance No. 1996-10 (Code). The following are the applicable sections of the Code.

Article V, Section 4.5, Staging/Phasing of the Code states:

For large scale developments and large subdivisions, the County Development Review Committee and Board may grant approval of an initial development stage only; and further, the County Development Review Committee may set criteria for development of the first stage as a condition for approval of subsequent stages. However, a subdivider may propose, and the County Development Review Committee and Board may approve, a phasing schedule which permits flexibility in the sequential development of the various stages as to timing and order of development.

Article V, Section 5.3.6.b, Phased Development, of the Code states:

If the preliminary plat was approved for phased development, the subdivider may file final plats for portions of the development, and the expiration date of preliminary plat shall be extended for an additional thirty-six (36) months after the date of the filing of each final plat. The number of phased final plats shall be determined by the Board at the time of the approval or conditional approval of the Master Plan.

Notice requirements were met as per Article II Section 2.4.2, of the Code. In advance of the hearing on the Application, the Applicant provided a certification of posting of the hearing, confirming that the public notice posting regarding the Application was made for twenty-one (21) days on the property beginning on October 29, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on October 29, 2015, as evidenced by a copy of that legal notice contained in the record.

This Application was submitted on October 9, 2015.

Building and Development Services staff has reviewed this Application for compliance with pertinent Code requirements and finds that the Application is in compliance with the Code criteria through the facts presented, which support this request.

APPROVAL SOUGHT: Approval of a Preliminary Plat, Final Plat, and Development

Plan Amendment to sub-phase the previously approved Las Terrazas Unit III residential subdivision (46 lots on 43.63 acres) into two sub-phases. Sub-phase 3A consisting of

24 lots and Sub-phase 3B consisting of 22 lots.

GROWTH MANAGEMENT El C

AREA:

El Centro, SDA-2

HYDROLOGIC ZONE: The development is located in the Basin Hydrologic Zone

where the minimum lot size is 10-acres per dwelling unit. Lot

102 Grant Avenue · P.O. Box 276 · Santa Fe, New Mexico 87504-0276 · 505-986-6200 · FAX: 505-995-2740 www.santafecountynm.gov

NBF-3

size can be reduced to 2.5 acres per dwelling unit with signed

and recorded water restrictions.

FIRE PROTECTION: Agua Fria Fire District – Fire hydrants will be placed so that

the furthest buildable portion of a parcel shall be within one

thousand (1,000) feet.

WATER SUPPLY: Las Campanas Water System

LIQUID WASTE: Las Campanas Liquid Waste System

AGENCY REVIEW: Agency Recommendation

SFC Fire Approval with Conditions

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat, Final

Plat, and Development Plan Amendment to sub-phase the previously approved Las Terrazas Unit III residential subdivision (46 lots on 46.63 acres) into two sub-phases. Sub-phase 3A consisting of 24 lots and Sub-phase 3B consisting of 22 lots subject to the following conditions:

1. The driving surface of Paseo Las Terrazas shall have a minimum width of 24-feet, which meets the requirements of the Santa Fe County Fire Department.

2. The driving surface of the cul-de-sac at the end of Trasera Court shall have a minimum width of 20-feet and a 50-foot radius.

EXHIBITS:

- 1. Letter of request
- 2. Site Plans
- 3. Review Comment
- 4. December 11, 2001 BCC Meeting Minutes
- 5. May 14, 2013 BCC Meeting Minutes
- 6. Aerial Photo of Site and Surrounding Areas

SANTA FE PLANNING GROUP, INC.

P.O. Box 2482 Santa Fe, NM 87504 505.983.1134; 505.983.4884 fax

October 02, 2015

Vicente Archuleta Case Manager Santa Fe County Land Use Department PO Box 276, Santa Fe, New Mexico 87504-0276

Re:

Las Terrazas, Phase III

Previous Case #: MIS 15-3029

Preliminary Plat, Final Plat and Development Plan Amendment Request to Sub-phase Phase III of Las Terrazas into 3a and 3b

Dear Mr. Archuleta:

Cienda Partners, applicant, Scott Hoeft, agent, respectfully requests to divide Phase III of the previously approved Las Terrazas subdivision into two smaller phases (3a and 3b). Phase III of Las Terrazas has been approved for 46 lots. It is proposed that the 46 lots are divided into two smaller phases of 24 lots and 22 lots.

Las Terrazas		
Phase I	19 lots	Lots Completed/Homes Built
Phase II	12 lots	Lots Completed / Homes Built
Phase III	46 lots	•
-3a	24 lots	
-3b	22 lots	

Case History

On December 11, 2001, the BCC granted Preliminary and Final Plat and Development Plan approval for 125 lots on 161-acres. In 2004, the project received an extension to maintain the original approvals. On June 14, 2006, Las Terrazas Phase 1 consisting of 19 lots was recorded and Phase II consisting of 12 lots was recorded. In December 2011, the case was extended via the 2011-193 and 2011-11 Ordinances that defined economic necessity and hardship. In May 2013 the BCC approved a 24-month time extension for this case, and most recently in June 2015 the BCC extended it again pending an economic recovery. The Final Plat and Development Plan will expire December 31, 2016.

Thirty-one (31) lots are completed in Phase I and Phase II, and eleven (11) homes are constructed. Phase III remains undeveloped. It is proposed that this adjustment to two phases will make it more financially palpable for Cienda Partners and a partner home-builder to move forward with the construction of the balance of the Las Terrazas subdivision. It is anticipated that construction of Phase 3a will commence in the Spring/Summer of 2016, with the subsequent series of lots in Phase 3b to commence within 2-years.

Please schedule this project for review at the November 19, 2015 meeting of the CDRC followed by the BCC. If you have questions or require additional information, please do not hesitate to call me at 412.0309 or email: scotthoeft@hotmail.com.

Sincerely,

Sqott Hoeft
Partner

Attachments:

- -Warranty Deed (on file with previous application Case #MIS 15-3029)
- -Plat of Record (on file with previous application Case #MIS 15-3029
- -Proposed Plat and Phasing (3 full size sets / 1 reduced)
- -Application Fees: \$600

DESCRIPTION OF LAS TERRAZAS AT LAS CAMPANAS PHASE 3 SUPPEY PLAT OF DUTCH PASTURE PREPARED FOR LAS CLUPANAS DE SANTA FE. PREPARED BY DAWSON & ASSOCIATES, RECORDED AS PLAT BOOK 344 PAGE Q37. I HEREBY CERTIAY THAT THES PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED WHITE MY PERSONAL SUPERVISION ON THE 18th DAY OF DECEMBER 2014, TO THE BEST OF MY KNOWLEDGE THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MANIMUM STANDARDS FOR SURVEYS IN NEW MEDICO. SURVEYORS CERTIFICATE THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENINTS, AND EASEMENTS OF RECORD. ALL OTHER REFERENCE DOCUMENTS USED ARE AS SHOWN HEREON. CORRECTED GENERAL WARRANT DEED LAS CAMPANAS LIMITED PARTNERSHIP TO LAS CAMPANAS LAND HOLDINGS, INST. § 1697856 REFERENCE DOCUMENTS & NOTES LUS TERROZAS LES MITINI ZONE X, AREIS OUTSDE THE 0.2% CHANGE FLOODAWN ZONE X, SPONM ON PERME AMICE SONGRED WE FAN HE AMICE SONGRED WITCH LIME OUTSDE OF LUS TERROJAS MINICHES SPECIA FLOOD MUZHAD WE AREIS SUBJECT TO MINICIPATON BY THE TX AMILIAE CHANGE FLOOD AS COMPRENIES CHANGE FLOOD TO THE AMICE CHANGE FLOOD OUTSDE AND THE TRANSPORTED THOM FIRM. PAVEL 35048CD4000 DATED JUN 17, 2008. DIEGO J. SISNEROS, N.M.P.L.S. 13886 4/8/2015 MORE OR LESS TO THE POINT OF COMMENCEMENT, CONTAINING 43.63 ACRES, MORE OR LESS, AS SHOWN MORE COMPLETELY HEREON Beginning at a paint which lies 586"04",50", 5067,75 feet from the Northeast corner of the soid Section 12: ALL THAT PORTION OF "REMUNDER 3" OF SECTIONS 2, 11
NOT 12, 117N, RBC, MAPM, COUNTY OF SANTA FE, MEPH
MEXICO, RECORDED IN PAIR BOOK 711 ON PAIRE 36-42,
WHICH PORTION MAY BE DESCRIBED AS FOLLOWS: THENCE (MSZ 3)*(1 T. 30.4.4 FEET)
THENCE (MSZ 3)*(1 T. 35.4 BE FEET)
THENCE (MSZ 30.7 T. 44.0.5 FEET)
THENCE (MSZ 30.15 T. 44.0 FEET)
THENCE (MSZ 30.15 T. 45.0 FEET) COUNTY APPROVAL UTILITY COMPANIES

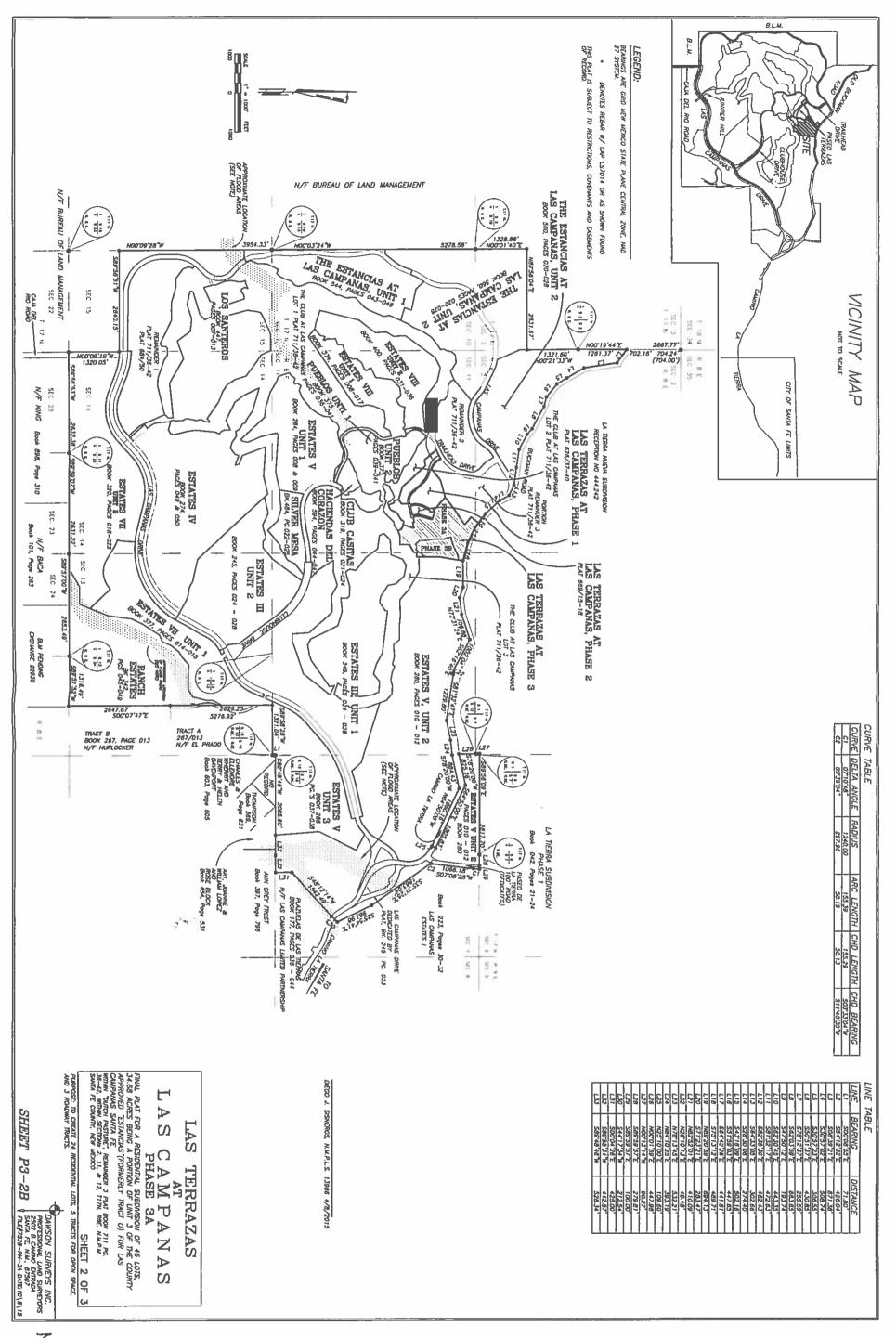
W APPROVAD THE PALI, PAUL LITTING ESPACESTANAI) AND NOT MEDICO ON COMMANY ON THE PARTY PAUL STANDAY OF THE PARTY SHOWN AND THE SANDAY OF THE PARTY SHOWN AND THE SANDAY CANDER THE PARTY FALL OF ENGLISH FROM FALL, OF CREATING THE CANDER FROM FALL, REPLY, OF CREATING DECLARATE MEDICA FACTOR FALL, REPLY, OF CREATING DECLARATE MEDICA FACTOR FALL, REPLY, OF CREATING DECLARATE MEDICA FALL, REPLY, OF CREATING DECLARATE MEDICA FALL OF THE PARTY FALL. SANTA FE COUNTY PUBLIC WORKS ATTESTED BY ONEST, DISCLAMER.

ONEST PLAT HAS BEEN APPROVED FOR EUSEMONT PLRIPOSES ONLY
THE SOCIANG OF THIS PLAT DOES NOT IN ANY WAY GLAMANTEE
TELLPHONE SERVICES TO THE LOT MPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, OF SWITA FE COUNTY AT THEM MEXTIMS OF DECEMBER 11, 2001, ON SWITA FE COUNTY ATT THE EXTENSION APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON MAY 14, 2013(CASE No. MIS 13-5020). INS CHIPANAS WATER & SENER COOPERATIVE "OHEST CORPORATION, d/b/a CENTURY LINK OC PUBLIC SERVICE CO. OF N.M. APPROVED BY 21MG DATE **DUTE** 3110 17. THE LAS CAMPANAS MASTER ASSOCIATION SIMIL ACCEPT THE DEDICATION OF THE ROADS SUBJECT TO THEIR APPROVAL OF THE COMPLETED CONSTRUCTION. 13. THE DEVELOPER AGREES TO GRANT UTILITY EASEMENTS FOR UTILITIES ACROSS THE GOLF COURSE AT THE TIME THOSE PROPERTIES ARE PLATTED. 10. CENTRALIZED STRAW MATER RETENTION HAS BEEN PROMISED FOR HAID SUBSIACE LOT BANELORISHT WITE TO 2500 SQ. IT. LOT OWNERS WAL SE RECOMED TO DEAR HE ON-SITE MERCHASED STORM HE ON-SITE MERCHASED STORM WATER RAWOFF CAUSED BY THEM APPROXIMENTS ONER 7,360 SQ. FT. DETENTION POWNES HAVE BEEN CONSTRUCTED TO MITWATE THE MATERIASED STORM WATER RAWOFF CAUSED BY THE RAWOS.

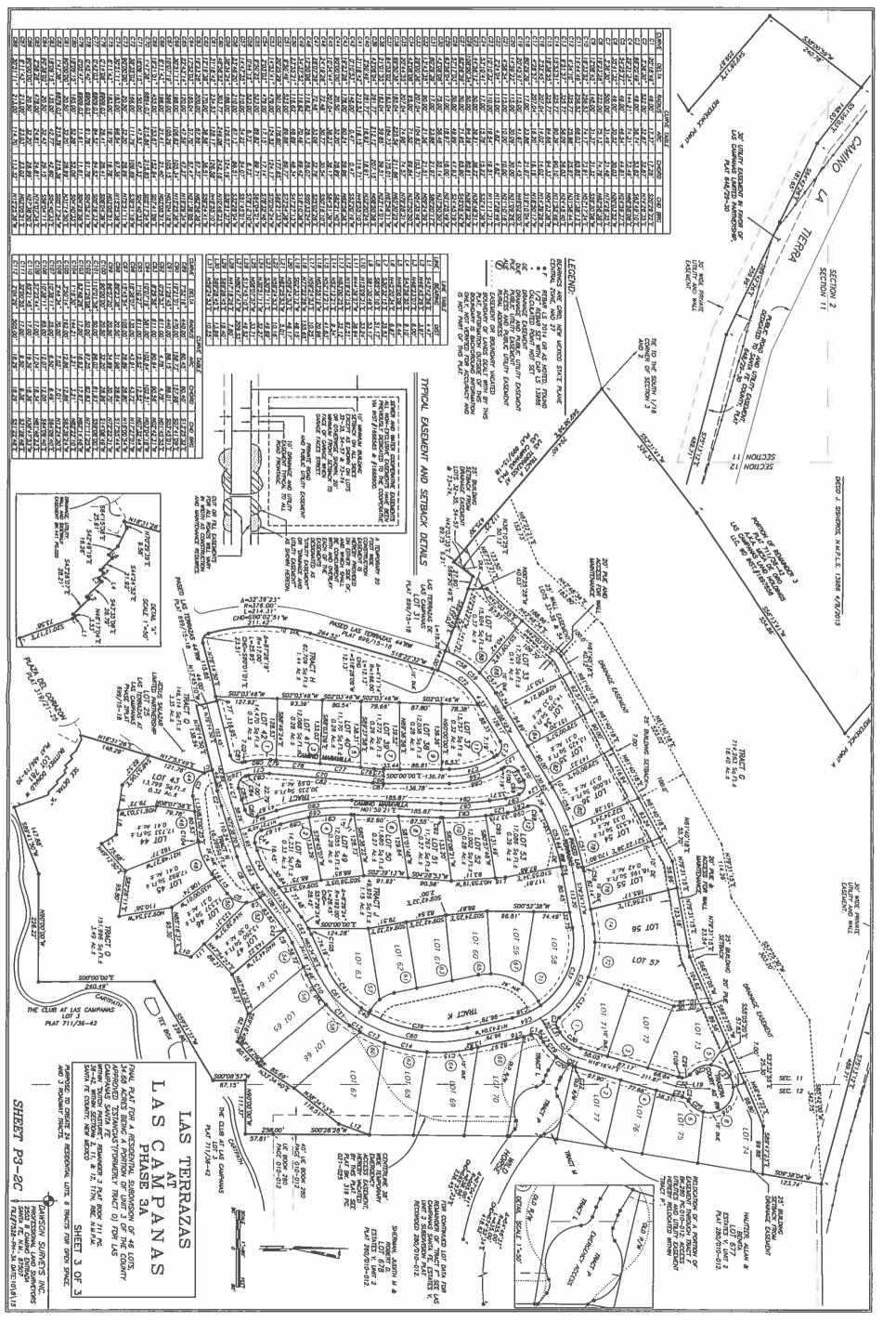
11. A TEMPONARY 20 FOOT WHICE CONSTRUCTION ACCUSANT IS HERREY PROVIDED ON ETHER SOCIE OF, AND WHICH SHALL BE CONCLURRED WITH AND OVERLAY EACH OF THE EXCENSIVE DESCRIPTED AS "UTILITY EXCENSIVE", "DRAWAGE AND UTILITY EXCENSIVE", "DRAWAGE AND UTILITY EXCENSIVE AS SHOWN HEREON. SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS 8. AT THE TIME OF BUILDING PERMIT, A CULVERT OF MINIMUM 18 HICH DIMMETER IS TO BE INSTALLED, IF THERE IS A BORROW DITCH AT THE DRINCHWY, BY THE LOT DIMBER.
7. NO GUEST HOUSES ARE ALLOWED ON THESE LOTS. GENERAL NOTES 9. THE DRILLING OF WATER WELLS BY THE LOT OWNERS IS PROHIBITED. 8. THESE LOTS ARE SUBJECT TO A 1/4 ACRE FOOT PER YEAR WATER USE RESTRICTION. S. FURTHER DIVISION OF THESE LOTS IS PROHIBITED. APPROVED BY COUNTY LAND USE ADMINISTRATOR THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF CONFINANTS, CONDITIONS, RESTRICTIONS, SASSISSMENTS, CHARGES, SERVINDE, LENS, RESERVATIONS AND DESCRIPTS FOR US CLARANAS SAVITA FE RECORDED IN ROOM 722, PAGES 241–239 OF THE REAL PROPERTY RECORDS OF SAVITA, FE COUNTY (THE "MASTER CLARS") AS MADRIED, AND THE DECLARATION OF CONFINANTS, CONDITIONS, RESTRICTIONS AND DESCRIPTS FOR LAS TERRALIS AS LAS CLARAMAS PAGES OF SAVITA, FE COUNTY CONFIDENCE SAVITA, AND THE DESCRIPT FOR LOS TERRALIS AS LAS CLARAMAS PAGES OF SAVITA, FE COUNTY OF THE THE PROPERTY RECORDED AS MOST OF THE THE MAST SAVITA FE COUNTY DESCRIPTIONS OF SAVITA FE COUNTY DESCRIPTIONS OF THE THE PROPERTY RECORDED AS MOST OF THE REAL PROPERTY RECORDED AS MOST OF THE REAL PROPERTY RECORDED AS MOST OF THE REAL PROPERTY RECORDED OF THE TOWN TO THE TOWN THE PROPERTY RECORDED AS MOST OF THE REAL PROPERTY RECORDED OF SAVITA FE COUNTY. CONSTRUCTION OF SMAUNIC POOLS ON THESE LOTS SHALL COMEN WITH CLEMBRIT REZULATIONS OF THE SHALL AT COMENT CONSTRUCTION OF SMAUL DEPOIL OF THE SHALL AT EXPECT AT THE TIME A ADVISION-BUT OF RECULATION OF THE SHALL AND SMAULTEN THE WICLIOSES RECULATIONS CHERRORS OF THE SHALL AND FRIENDS OF DIRECTIONS OF THE SHALL AND CONDITIONS PRECULATIONS CHERRORS OF THE WASTER PLAN JAPONED REGARDING DROUGHT CANDITIONS PRECULATIONS THE WASTER PLAN JAPONED REGARDING DROUGHT CANDITIONS. NO BRUDNIG PERWITS WILL BE ISSUED WITH, DOWNINGE, FIRE PROTECTION, AND ALL WEITHER ROADS MAYE BEEN COMPLITED AS APPROVED BY THE OFFICE OF THE COUNTY FIRE WATSIAL AND THE LAND USE ADMINISTRATOR. NOBELTY TRANSILES AT METERSCITIONS R.O.W. ARE SHOWN ON THE STANDARD COUNTY OF SAFIA FE DEFIALS CONTAINED IN THE ENGINEERING DRAININGS. NO CONSTRUCTION ABONE 3' AND BELOW IS ALLOWED IN THESE TRANSILES. BUILDING SITES AND DRIVENMY LOCATIONS ARE SUBJECT TO THE SAVIA FE COUNTY TERRAIN MANUFEMENT REGULATIONS AND TO THE VILLAGE CICAR'S AND THE DESIGN GUIDELINES. THESE LOTS ARE SUBJECT TO SAITA FE COUNTY FIRE AND RESCUE MIPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT. LAS TERRAZAS, SHOWN MEREDM, LES OUTSIDE THE 100 YEAR FLOOD PLAN ZONE "A" ACCORDING TO THE FEDERAL FLOOD WISHRANCE RATE HAP PANEL NO. 350069-01758 THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS. THESE LOTS ARE SUBJECT TO S.F. COUNTY ORDHANCE \$2003-8, AN ORDHANCE AMENDING ORDHANCE \$1996-10 OF THE S.F. COUNTY LAND DEVELOPMENT CODE ARTICLE IN SEC. 4.4.1 AND ARTICLE IN SEC. 2.4.1, REQUIRING RAIN WATER CATCHMENT SYSTEMS FOR ALL COMMERCIAL AND RESIDENTIAL DEVELOPMENT. SWITARY SCHER HOUSE SERVICE LAKES WITHIN THE LOTS SAULL BE THE RESPONSIBILITY OF THE LOT OWNER TO CONSTRUCT AND WANTAM. THE OWNER RESERVES THE RIGHT TO ACCESS CLEW OUT LOCATIONS JULICENT TO THE ROUGHLY FROMFLEES AND CLEW OUTS DESCRIED TO EXTEND BEYOND THE DESIGNATED DRAINNGE AND UTILITY EXCENDENTS. ALL DISTING DRAINAGE CHANNELS WITHIN THESE LOTS ARE TO REMAN IN THEIR MATURAL STATE DICEPT FOR CROSSINGS AND FUR DIVERSIONS APPROVED BY THE DESICH REVIEW COLUMITIES OF THE MISTER ASSOCIATION. MAINTDANCE OF THESE DRAINAGE CHANNELS IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS. LAS TERRAZAS LIES WITHIN ZONE X, AREAS OUTSIDE THE 0.2% CHANCE FLOODPLAN ZONE AS SHOWN ON F.UR.M. PANEL 35049C04000, DATED JUN. 17, 2008. THE PARCEIS AS PLATED HEREON ARE SUBJECT TO ARTICLE VIL SECTION 3 OF THE SWITA AT COUNTY TERMINAL MANACOLENT RECOLLATIONS AT THE TIME OF ANY DEVELOPMENT. THE APPROPED BUILDING PEAKL SWILL BE POSTED ON—SITE. APPROVED BUILDING PLANS SON—SITE DURING CONSTRUCTION. ENSTAYS MATURAL DRAWAGE WAYS WILL NOT BE MODIFIED OR WIFDED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST, WIFDEDWIDT SWALL NOT IMPEDE HISTORIC FLOW RATES OR PATTERNS TO OR FROM THESE LOTS. COUNTY OF SAVITA FE
STATE OF NEW MEXICO
I haveby carby, that this instrument
was fined for record on the day of
a clock
and 20 A.D. at
book
page(a)
records of Sento fa County. Witness my Hand and Seal of office CEVALDINE SALAZAR County Clerk, Santa Fe County, N.M. COUNTY RURAL ADDRESSING APPROVED BUILDING PLANS SHALL BE RAMES RASCO LAS TERRAZAS, CHUMO MARMALA AND TRASERIA COMET SHOWN METECHA AS TRACT O MILL DE DEEDD TO THE LAS CHUMANAS MENTERA ASSOCIATION HESES STREETS ARE MOT DEDVALED TO THE PRIBLE CHRI TIS USEL DICERT FOR THE MOSTER ASSOCIATION HAS THE ALL MOTHER ASSOCIATION HAS THE ALL MOTHER TO DEDVALE THE PRIMATE STREETS TO THE PRIBLE, SUBJECT TO TACKFORMED BY SAMIN AS COUNTY, THE MARTEMANCE OF THESE PRIMATE STREETS TO THE MOTHER THAN THE COUNTY, THE MARTEMANCE OF THESE PRIMATE STREETS TO THE RESPONSIBILITY OF THE USE CAMPAINES MARTEMANCE STREETS TO THE RESPONSIBILITY OF THE USE CAMPAINES MARTEMANCE COUNTY. ALAN BOX, ITS PRESIDENT STATE OF NEW MEXICO COUNTY OF SANTA FE THIS SUBDIVISION US WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SAVIA FE, NEW MEXICO AT THIS THE WHITE SERVICE IS PROVIDED BY THE LIS CHEMINIS WHITE AND STREET COOPERATIOS. A HEW HEXICO COOPERATIOS AND WHITEN STREET IS SHEETEN PRODUCED TO THE COOPERATION AND WHITEN THE WHITEN STREET IN SHEETEN DEDICATED TO THE COOPERATION AND FIRST MAINTENANCE. ALL MON-EXCLUSIVE DISCHARDS WHITEN STREET PROVIDED TO THE COOPERATION WE ARE. \$166800. DAMMACE EASTMENTS ARE COMMED AS SHOWN FOR THE PURPOSE OF MUNTAWAYS THE FLOW OF STIDAN WITERS, SUCH DAMMACE FLOWS THROUGH SUCH EASTMANTS MANTER ASSOCIATION AND TO THE ADJOINANT LOT OWNERS WHOSE SURFACE LOT OWNER. KNOW ALL MEN BY THESE PRESENTS, THAT THE METICO, COMMANING AN AREA OF 34.68 ACRES, THAS PLAY AND THAT SUD SUBDIVISION IS NUME THAT APPEARS ON THIS PLAT IS MIDE WITH THE OWNERS. DEDICATION AND AFFIDAVIT THE FOREGOING WAS SWORN, BEFORE ME BY
ASSOCIATION THIS DAY STATE OF NEW MEXICO LAS CAMPANAS MASTER ASSOCIATION MOTARY PUBLIC THE FORECOMO WAS SWORM, ACKNOWLEDGED .
BEFORE WE BY ALAN BOX, PRESIDENT OF LAS
THIS DAY OF . 20 AT THIS THE LIQUED MINSTE DISPOSAL IS PROVINCED BY THE LAS CAMPANAS MITER AND SERVER COOPEDATIVE. A NEW MEDICO COOPEDATIVE ASSOCIATION, SAMILARY SERVERS ARE PRESEND EXECUTED TO THIS COOPEDATIVE TWO REPORTATION AND MINITEMACE ALL MON-EXCLUSIVE EXSCRENTS MANE BEEN PREMOUSLY DEDICATED TO THE COOPEDATIVE WA MOST, \$\int 1668385. DWMERS OF LOTS 43 THROUGH 46 ARE HEREBY TRACT N FOR INCRESS AND EGRESS. OPEN SPACES DESIGNATED AS TRACTS G. H. (. J. H. M.O. IN MELTE DEDICATED TO THE LAS CAMPANAS MISTER ASSOCIATION TOR COMMUNITY/RECORDITIONAL USE, THESE TRACTS ARE SUBJECT TO DROWNICE AND UTILITY EASEMBNTS. MAINTENANCE OF THESE OPEN SPACES WILL BE DONE BY THE LAS CAMPANAS MISTER ASSOCIATION. THESE STREETS ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE. EXCEPT FOR EMPRÉDICY TYPE VEHICLES. PURSUANT TO THE MULICE COLAPT., THE US CAMPANIS MISTER ASSOCIATION HAS THE AUTHORITY TO DEDICATE THE PRIMITE STREETS TO THE PUBLIC, SUBJECT TO ACCEPTANCE BY SAINT, FE COUNTY, THE MAINTENANCE OF THESE PRIMITE STREETS IS THE RESPONSIBILITY OF THE LAS CAMPANAS MISTER ASSOCIATION. THE LAS CAMPANAS MASTER ASSOCIATION IS GRANTED EXSEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF WILLS INCLUDING BUT NOT LIMITED TO THE RIGHT TO INCIRESS & ECRESS, (BOTH SURFICE AND SUBSURFACE) FOR CREWS AND MACHMERY, AND THE RICHT TO REMOVE OBSTRUCTIONS INTERFERMS WITH THE USE OR PURPOSE OF SAID EXSEMENT. UTUTY COMPANIES ARE HEREBY GRANTED EXSOLUTS AS SHOWN HEREON FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTUTIES WILLIAMS BUT NOT LIMITED TO THE RIGHT TO INCRESS & EGRESS, (BOTH SUBJUCE AND SUBSTRUCTION OF CREWS AND MICHIGARY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERTERNA WITH THE USE OR PLAPOSE OF SUD EXSOLUTIO. WE MEDION AS COMENTY IS NEGERY CHANTO EXCENDING NO SCHOM FOR THE NOTIFICAM, MARTENANCE AND SERVICE OF CREATED HAS MADE NOTIFICE CHANGE. AND SERVICE OF CREATE CHANGE HAS MADE NOTIFICE CHANGE CHANGE HAS MADE NOTIFICE CHANGE CHANGE HAS MADE NOTIFICED HAS RECOVER THE PROPERTY OF THE PROPER LAS CAMPANAS LAND HOLDINGS, LLC. DAY OF ACKNOWLEDGED ND SUBSCRIBED
OF THE LAS COMPANAS MASTER
20 . CYMBANAS LAND HOLDINGS FINAL PLAT FOR A RESIDENTIAL SUBDINISION OF 46 LOTS, 34,68 ACRES BEING A PORTION OF UNIT 3 OF THE COUNTY APPROVED "STANCIAS" (FORMERLY TRACT O) FOR LAS CAMPANUS SANTA FE CAMPANUS SANTA FE MEMORY 3 PLAT BOOK 711 PC. SUNTA FE COUNTY, NEW MEXICO UNDERSIGNED OWNERS OF THOSE LANDS LYING WITHIN SAMTA PE COUNTY, NEW MORE OR LESS, HAVE CAUSED THE LANDS TO BE SUBJECTED AS SHOWN AS JULY ERROLAND. AT LAS CHIPMANS PAIGE 34", ALL FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED HERE PURPOSE TO CREATE 24 RESIDENTIAL LOTS. UPC \$1-048-101-395-264 MY COMMISSION EXPIRES GRANTED AN ACCESS EASEMENT DENOTED AS "28" AUE", ACROSS OPEN SPACE LAS MY COMMISSION EXPIRES LAS TERRAZAS CAMPANAS PHASE 3A

SHEET P3-2A

EXHIBIT



NBF-8



DESCRIPTION OF LAS TERRAZAS AT LAS CAMPANAS PHASE 3 SUPPRY PLAT OF DUTCH PASTURE PREPARED FOR LAS CAMPANAS DE SANTA FE, PREPARED BY DAWSON & ASSOCIATES, RECORDED AS PLAT BOOK 244 PAGE 037. SURVEYORS CERTIFICATE THIS PLAT IS SUBJECT TO RESTRICTIONS, COVERNATS, AND EASEMENTS OF RECORD. REFERENCE DOCUMENTS & NOTES HEREBY CERTEY THAT THES PLAT IS A TRUE RESPRESSIMITION OF A SURFIX COMPLETED UNDER MY PERSONAL SUPERVISION OF THE 18th DAY OF DECEMBER, 2014. TO THE BEST OF MY KNOWLEDGE THE SURFIX AND PLAT ARE CORRECT, TRUE AND MEET THE MANALIN STANDARDS FOR SURFIX S M KRY METICO. ALL OTHER REFERENCE DOCUMENTS USED ARE AS SHOWN HEREON FLOOD ZONE NOTES DIEGO J. SISNEROS, N.M.P.L.S. 13986 4/8/2015 MORE OR LESS TO THE POINT OF COMMENCEMENT, CONTINUING 43.83 ACRES, MORE OR LESS, AS SHOWN MORE COMPLETELY HEREON ALL THAT PORTION OF "REMUNDER 3" OF SECTIONS 2, 11
AND 12, 177M, REE, HAIPM, COURTY OF SMITA FE, NEW
MEXICO, RECORDED IN PLATE BOOK 711 ON PAGE 38-42,
WHICH PORTION MAY BE DESCRIBED AS FOLLOWS: Beginning at a point which lies S86'04',30'W, 5067.75 feet from the Northeast corner of the said Section 12; ** TERRALAS LES MITAN ZONE X. ARCAS CUTSUE THE 0.2%
NACE TROORPLAN ZONE X. SHOWN OW FLEILA PANCE
NACOMORO, DATED JAN. 17. 2008. DOTTED HAICH LYNG
TRUE OF JAS TERRALAS RANCHES SPECIAL FLOOD HAICHED
LES SIGNETT TO MANGATRAN BY THE 18. ANNIQUE CHANCE FLOOD
GRAMPHICLY DEPRETED FROM FLEILM. FANNEL STORSEDHOOD
TED JAN. 17. 2008. PRECTED GENERAL WARRANTY DEED LAS CAMPANAS LIMITED TINERSHIP TO LAS CAMPANAS LAND HOLDINGS, INST. § 1697856 PARME MAZJI '41' Z. 328.3 FEET;

PARME MAZJI '41' Z. 328.8 FEET;

PARME MAZJI '41' Z. 528.8 FEET;

PARME MAZDO '59' Z. 240.78 FEET;

PARME SANDO '59' Z. 240.8 FEET;

PARME SANDO '59' Z. 240.8 FEET;

PARME SANDO '50' W. 250.2 FEET;

PARME SANDO '50' W. 250.2 FEET;

PARME SANDO '50' W. 147.88 FEET;

PARME SANDO '50' W. 240.8 FEET;

PARME SANDO '50' W. 240.7 FEET;

PARME MAZDO '50' W. 240.7 FEET;

PARME SANDO '50' W. 240.7 FEET;

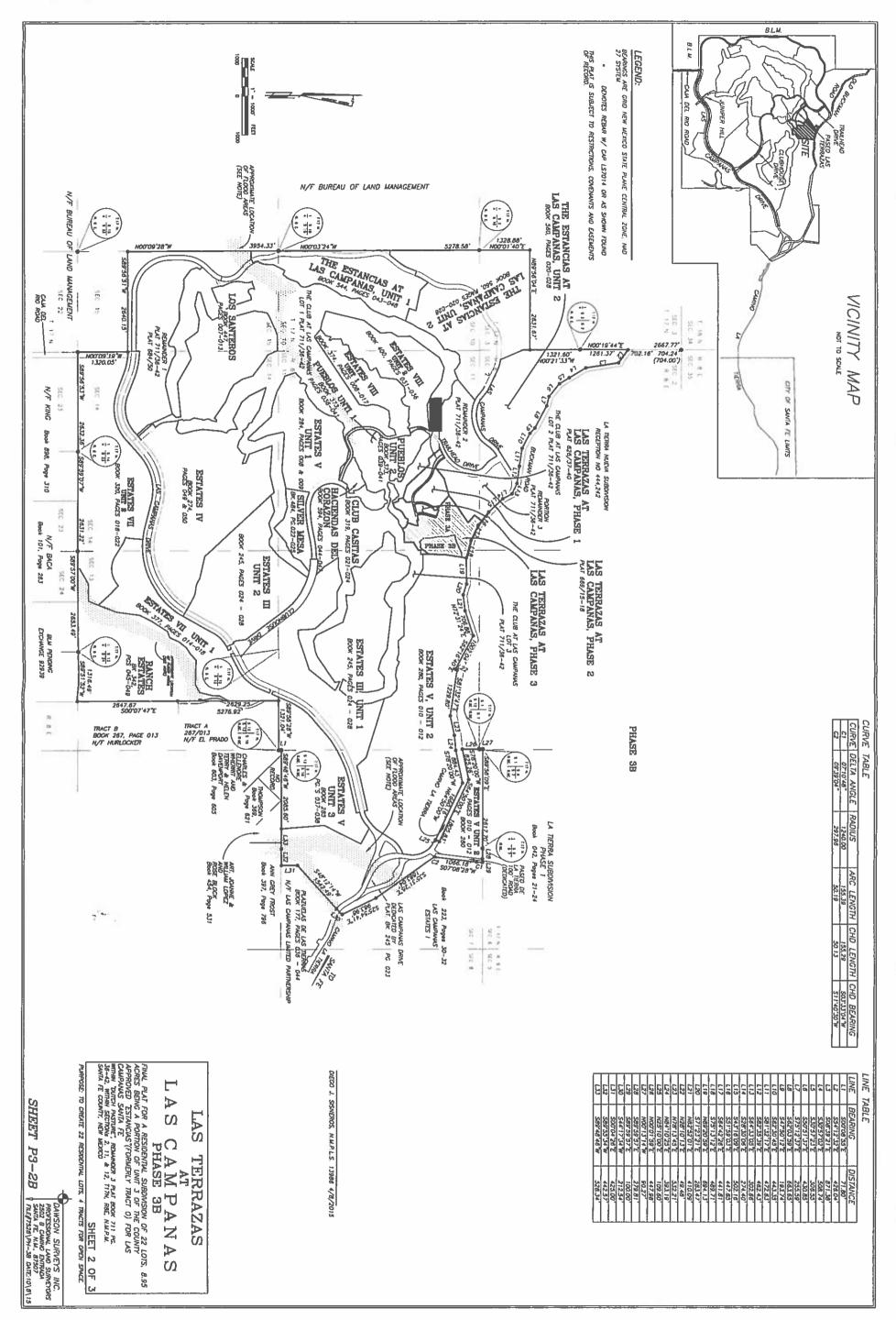
PARME MAZDO '50' W. 240.7 FE COUNTY APPROVAL SANTA FE COUNTY WATER LITLET SWIA FE COUNTY MPROVED MID ACCEPTED BY THE BOAND OF COUNTY COMMISSIONERS, OF SAVEN AF COUNTY AT THEIR MEETING OF DECEMBER 11, 2001, OF SAVEN THE THE SAVEN APPROVED BY THE BOAND OF COUNTY COMMISSIONERS ON MAY 14, 2013(CASE No. MIS 13–5020). ME APPRIMED THE PLAT PARK ELETTRE SERVICESPINA) AND MEY MEDICO ON COMMENT DA MEDICO ON COMMENT DA MEDICO ON COMMENT DA MEDICA COMMENT DA MEDICA MEDIC APPROVED ONEST, DESCLAMER. THE PLAT HAS BEDA APPROVED FOR ELECTION PURPOSES ONLY THE SECHNIC OF THIS PLAT DOES NOT IN ANY WAY GLARAVITEE TELEPHONE SERVICES TO THE LOT NEW MEXICO GAS COMPANY UTILITY COMPANIES WIESTED BY PUBLIC SERVICE CO. OF N.M. BY PUBLIC WORKS ZIEC. DATE DATE 3140 DATE 18. THESE LOTS ARE SUBJECT TO S.F. COUNTY DROBUNKE \$2003-8, AN DROBUNKE AMERIKA DROBUNKANE \$1996-10 OF THE S.F. COUNTY LAND DEVELOPMENT CODE AFFICIE MI SEC. 4.4.1 AND AFFICIE MI SEC. 2.4.1 RECURRING RAIN WATER CATCHAENT SYSTEMS FOR ALL COMMERCIAL AND RESIDENTIAL DEVELOPMENT. 16. CONSTRUCTION OF SMALARIA POOLS ON THESE LOTS SMALL COMPATY WITH CAPARINT REGILATIONS OF THE SMALL AS COMPATY AND EXPLICATIONS THAT ARE METHER THE THE A REPLICATION FOR THE THE THE A REPLICATION OF THE THE THE THE A REPLICATION OF THE THE THE THE A REPLICATION OF THE THEORY OF THE THE THEORY OF THE THEORY OF THE THEORY OF THE THEORY OF THE THEORY. 13. NO BUILDING PERWITS WILL BE SSUED LWITL DRIVINGE FIRE PROTECTION, AND ALL WENTHER ROUGS HAVE BEEN COMPLETED AS APPROVED BY THE OFFICE OF THE COUNTY FIRE MARSHAL AND THE LAND USE ADMINISTRATOR. 10. CHITALIZED STREM WHITE RETRITION HAS BEEN PROMOED FOR HAD SMRFACE LOT DATELOPHENT WITE TO 2500 SO. FT.. LOT OMNESS MEL BE REQUIRED TO DEFEM THE OM-SITE MICRUSCED STORM WHITE RANGET CHASED BY THER MICROSED STORM WHITE RANGET CHASED BY THE ROLLES. BEEN CONSTRUCTED TO WITCHE THE MICROSED STORM WHITE RANGET CHASED BY THE ROLLES. II. A TEMPORARY ZO FOOT WINCE CONSTRUCTION DESCRIPT IS HERREY PROMOED ON BETHER SIZE OF, AND MICH SHALL BE CONCLURABLY MITH AND OMERALY BACK OF THE EXCENSIVE DESCRIPTED AS SHOWN HEREOUN. 13. THE DEVELOPER AGREES TO GRANT UTILITY BASSMENTS FOR UTILITIES AGROSS THE GOLF COURSE AT THE THISE PROPERTIES ARE PLATTED. SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS 9. THE DRILLING OF WATER WELLS BY THE LOT OWNERS IS PROHIBITED. 8. THESE LOTS ARE SUBJECT TO A 1/4 ACRE FOOT PER YEAR WATER USE RESTRICTION. 7. NO GUEST HOUSES ARE ALLOWED ON THESE LOTS. 8. AT THE TIME OF BUILDING PERMIT, A CULVERT OF MINIMUM 18 MICH DIMMETER IS TO BE INSTITUTED, IF THERE IS A BORROW DITCH AT THE DRIVENAY, BY THE LOT OWNER. 4. BUILDING STES AND DRIVEWAY LOCATIONS ARE SUBJECT TO THE SWITA FE COUNTY TERRUM MANGEMENT REGULATIONS AND TO THE WILLAGE COLOR'S AND THE DESIGN GUIDELINES. GENERAL NOTES 5. FURTHER DIVISION OF THESE LOTS IS PROMBITED. APPROVED BY COUNTY LAND USE ACHINISTRATOR THE LAS CHARMAS MISTER ASSOCIATION SHALL ACCEPT THE DEDICATION OF THE ROADS SUBJECT TO THEIR APPROVAL OF THE COMPLETED CONSTRUCTION. SWITARY SEWER HOUSE SERVICE LINES WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE LOT CHRIST TO CONSTRUCT AND MUNTIME, THE OWNER RESERVES THE RIGHT TO ACCESS CLEW OUT LOCATIONS AUALICENT TO THE ROUGHNEY FRONTIACES AND CLEW OUTS DESCRIED TO ENTERO BETCHIO THE DESCRIPTION. THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF CONDIMINES CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERMINUE, LEINS, RESTRAINIDAS, AND EMERSIANS FOR US CHARMANS SAME, RESCHARDS OF WORD TELL PROPERTY RECORDS OF SAME, RECORDED IN BOOK TELL PLANS TO A LASTER CHARMAN OF CONDIMINES, RESTRICTIONS AND DESERMENTS FOR LAS TERRALIZAR IN US CHARMANS PLANS SAME OF THE REAL PROPERTY RECORDS OF SAME RECORDED AS ARST. § OF THE REAL PROPERTY RECORDS OF SAME RECORDED AS ARST. § AND THE DESCAY CHARLENES PROPERTY RECORDS ON THE PERSON OF THE REAL PROPERTY RECORDS OF SAME RECORDED AS ARST. §. THE APPROVED BUNDANG PERMIT SHALL BE POSTED ON-SITE. ON-SITE DURING CONSTRUCTION. THE PARCELS AS PLATTED HEREON ARE SUBJECT TO ARTICLE VII, SECTION 3 OF THE SWITA FE COUNTY TERRAIN MANAGEMENT RECULATIONS AT THE TIME OF ANY DEVELOPMENT. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE MIPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT. EXISTING NATURAL DRAWAGE WAYS WILL NOT BE MODIFIED OR MIPEDED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY HYDROCOSTS. REPOLICABLY SMALL NOT IMPEDE HISTORIC FLOW RATES OR PATTERNS TO OR FROM THESE LOTS. KERRUTY TRANSLES AT MITERSCITIONS R.O.K. ARE SHOWN ON THE STANDARD COUNTY OF SAVIA FE DETAILS CONTAINED IN THE ENCINEERING DRUBHOS. NO CONSTRUCTION ABONE 3" AND BELDW IS ALLOWED IN THESE TRANSLES. ALL EXISTING DAUMAGE CHANNELS WITHIN THESE LOTS ARE TO REMAIN IN THER NATURAL STATE EXCEPT FOR CROSSINGS AND FOR OVERSIONS APPROVED BY THE DESIGN REVIEW COMMITTEE OF THE MASTER ASSOCIATION. MAINTEMANCE OF THESE DRAINAGE CHANNELS IS THE RESPONSIBILITY OF THE MONITUM LOT OWNERS. LAS TERRAZAS LIES WITHAN ZONE X, AREAS OUTSIDE THE 0.2% CHANCE FLOODPIAN ZONE AS SHOWN ON F.I.R.M. PANEL 35049COACHD, DATED JUN. 17, 2008. THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS. LAS TERRAZAS, SHOWN HEREDM, LIES OUTSIDE THE 100 YEAR FLOOD PLAN ZONE %* ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE WAP PAWEL No. 350069-01758 COUNTY OF SWITH FE

STATE OF RETWINDED

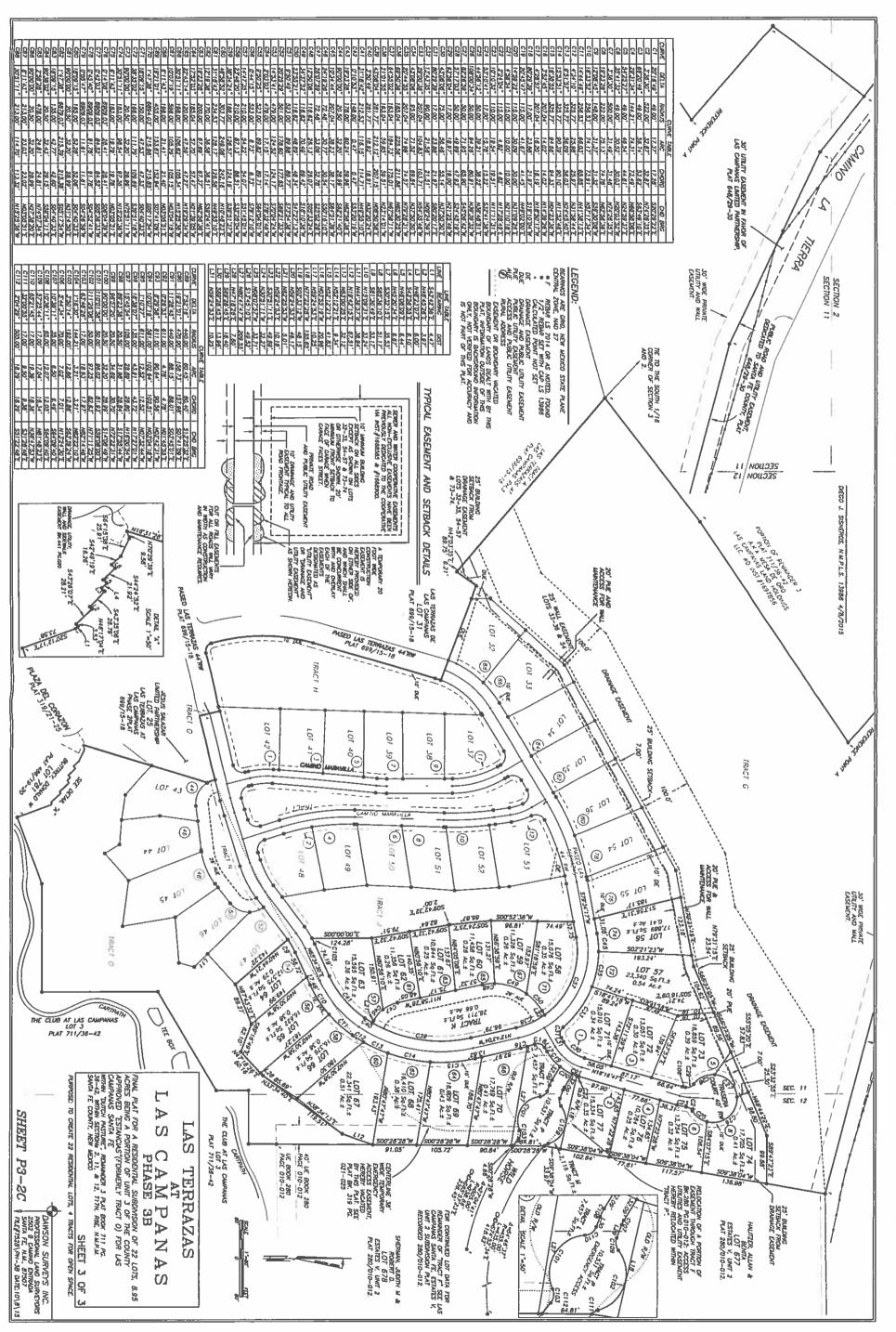
I hereby certify that this instrument
was failed for record on the day of

o'clock and was duly recorded in
book page(s)
records of Sentla fe County. Witness my Hand and Seal of office CERALDINE SALAZAR County Clerk, Santa Fe County, N.M. COUNTY DEVELOPMENT PERMIT NO. COUNTY RURAL ADDRESSING DEDICATION AND AFFIDAVIT

NOON ALL UPN BY THESE PRESENTS, THAT THE UNI
HENCO, COMMINGE AN AREA OF 8.58 ACRES, LORI THAT AND THAT SUD SUBJECTION IS NAMED AN
THAT APPEARS ON THIS PLAT IS MODE WITH THE FIRE
OWNERS. AT THIS THE LIGHED MASTE DESPOSAL IS PROVIDED BY THE LAS CHAPANAS MATER AND SENERY COORDINATE. A NEW MEDICO COORDINATE AND MATERAL SENERY COORDINATE CONFIGURATION SAND MAINTENANCE THE OPPORTURATION OF PREMITION AND MAINTENANCE THE PROGRESSION OF THE COOPERATION ON MAST. § 1-688585. AT THIS THE WHITER SERVICE IS PROVINCIO BY THE LAS CAMMANS WHITE AND SERVER COOPERATIVE, A KEN MEDICO COOPERATIVE ASSECULTION THE WHITER STEEDUS HERERY DEDICATED TO THE COOPERATIVE FOR DEPEATOR AND IMMITEMANCE. ALL MON-ENCLUSIVE EASEMENTS HAVE BEEN PREMOUSELY DEDICATED TO THE COOPERATIVE NA 1857. #1868BOD. LOTS 59 THROUGH 62 ARE HEREBY CRAVITED A. SPACE TRACT K FOR INGRESS AND EGRESS. THE LAS CAUPANAS MASTER ASSOCIATION IS GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, MAINTENNACE AND REPAIR OF WALLS INCLUDING BUT NOT LIMITED TO THE RIGHT TO MICRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHANERY, AND THE RIGHT TO REMOVE DESTRUCTIONS INTERPORMS WITH THE USE OR PAIRPOSE OF SUID EASEMENT. HERM MENDO CAS COMPANY IS HERERY COMMED EASEMENTS AS SOMM FOR THE MESTALLATION, MADIFICANCE, AND SERVICE OF MATURAL CAS SOME PROCESS. TO SOME MATURAL CAS SOME PROCESS. TO PROVINCE MATURAL PROPERTY AND SOME PROCESS. TO PROVINCE MATURAL PROPERTY AND SOME PROCESS. TO PROVINCE MATURAL PROCESS. TO PROVINCE MATURAL PROPERTY AND SOME PROCESS. TO PROVINCE MATURAL PROPERTY AND SOME PROCESS. TO PROVINCE MAY SOME PROPERTY AND SOME PROPERTY. WAS PROVIDED ON SOME EXCEPTION, WORK SAME AND PROPERTY AND SOME PROPERTY. STATE OF NEW MEXICO LAS CAMPANAS MASTER ALAN BOX, ITS PRESIDENT STATE OF NEW MEXICO COUNTY OF SANTA FE THIS SUBDINISION LIES WITHIN THE PLANNING AND TREAT P TO BE A CATED EMPICIARY ACCESS ONLY MILL BE DECIDED TO THE LAS CAMPANIS MISTER ASSOCIATION, THESE STREETS ARE NOT DEDICATED TO THE PUBLICATE FOR THE SECRETARY TO THE STREETS TO THE MALACE CASE'S, THE LAS CAMPANIS MISTER ASSOCIATION HAS THE AUTHORITY TO DEDICATE THE PROMIE STREETS TO THE FUBLIC SUBJECT TO ACCEPTANCE BY SAMA PE COUNTY. THE MANTEDWACE OF THESE PROMIE STREETS IS THE RESPONSIBILITY OF THE LAS CAMPANIS MISTER ASSOCIATION. THE FOREGOING WAS SWORN, ACKNOWLEDGED BEFORE WE BY
ASSOCIATION THIS DAY OF MOTARY PUBLIC THE FOREGOING WAS SWORK, ACKNOWLEDGED.
BETCHE WE BY ALAN BOX, PRESIDENT OF LAS
THIS
DAY OF
, 20 POPLY SPACES DESCHAIDD AS TRACTS K. L. AND M HEL BE DESCHIED TO THE LAS CHAMMAS MATER ASSOCIATION FOR POMINIATY/RECEROTIONAL LASE TRACES TRACTS ARE SUBSECT TO DOMINIACE AND UTILITY EXSELECTS. MANTENANCE OF THESE DPEN SPACES HEL BE DONE BY THE LAS CHAMMAS MASTER ASSOCIATION. UTILITY COMPANIES ARE HEREET GRANTED EASDAENTS AS SHOWN HEREON FOR THE CONSTRUCTION, OPERATION AND MAINTEANACE OF UTILITIES MICLIONIC BUT NOT LIMITED TO THE RICHT TO INCRESS & ECRESS, (BOTH SURFALE AND SUBSURFACE) AND CREME AND MACHINERY, AND THE RICHT TO REMOVE OBSTRUCTIONS INTERFERMS WITH THE USE OR PARPOSE OF SAID EASDAEM. WAGE EASEMENTS ARE CRANTED AS SHOWN FI EALDITS ARE CRANTED TO THE LAS CHAPANAS WAGE FLOWS THROUGH SUCH EASEMENTS. MA DINNER. INS CAMPANAS LAND HOLDINGS, LLC. ASSOCIATION AND SUBSCRIBED
OF THE LAS CAMPANAS MASTER
20 . CATHUMANAS LAND HOLDINGS SHARED DRIVEWAY ACCESS EASEMENT DENOTED AS "26" AUE", ACROSS OPEN THAN THE PURPOSE OF MAINTAINED THE FLOW OF STEAM MATERS, SUCH WATER MATERS ASSEMBLY AND THE JUDICATIONS OF THE SUPPOSE OF THE SUPPOSE WATERS WATER SUPPOSE THE WATER ASSEMBLY OF THE WATERWAYEE OF DRAWAGE EASEMENTS SAMIL BE THE RESPONSIBILITY OF THE UNDERSCHED OMMERS OF THOSE LANDS LINKS WITHIN SAVIA TE COUNTY, NEW YORE OR LESS, MAYE CAUSED THE LANDS TO BE SUBDIVINGED AS SAVIAN OR AND SAVIAL BE WHOTHIN AS TALL SERVICES TO! THE LANDERSCHED FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE LINDERSCHED UPC #1-048-101-395-264 SHEET 1 OF 3 FINAL PLAT FOR A RESIDENTIAL SUBDIVISION OF 22 LOTS, 8.95
ACRES BEING A PORTION OF UNIT 3 OF THE COUNTY
APPROVED ESTANCIAS FEDAMERLY TRACT O) FOR LAS
CAMPANAS SANTA FE
CAMPANAS SANTA FE
THEN TOUTH PASTIRET, REMANDER 3 PLAT BOOK 711 PC.
38—42 MITCH PASTIRET, REMANDER 3 PLAT BOOK 711 PC.
SANTA FE COUNTY, NEW MEDICO
SANTA FE COUNTY, NEW MEDICO PLATTING JURISDICTION OF THE COUNTY OF SANTA FE, NEW MEXICO LAS CAMPANAS SHEET P3-2A LAS TERRAZAS DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMBO DRITAGA
SANTA FE, KAK, 87507
PLEFTSZB\PH-48 DATE:10\8\15



NBF-11



NBF-12

Henry P. Roybal

Commissioner, District 1

Miguel Chavez

Commissioner, District 2

Robert A. Anaya

Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Submittal Review

Cantonia Babanitum Review					
Date	10/22/2015				
Project Name	Las Terrazas, Phase III Plat Amendment				
Project Location	Camino La Tierra to Las Campanas Dr				
Description	Prelim & Final Plan	Case Manager	V. Archuleta		
Applicant Name	Cienda Partners LLC	County Case #	S15-5310		
Applicant Address	218 Camino La Tierra Santa Fe, NM 87506	Fire District	Agua Fria		
Applicant Phone	505-412-0309				
Review Type	Commercial ☐ Residential ☒ Sprinklers ☐ Master Plan ☐ Preliminary ☒ Final ☒ Wildland ☒ Variance ☐	Hydrant Ac Inspection [ceptance Lot Split		
Project Status A	pproved 🛛 Approved with Conditions 🗌 Deni	ial 🗌			

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

Fire Department Access

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

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.



35 Camino Justicia

Santa Fe, New Mexico 87508

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

Roadways/Driveways

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

Roads shall meet the minimum County standards of 20' for fire apparatus access roads within this type of proposed development. Driveways, turnouts and turnarounds shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate and driveway width shall be 14' and an unobstructed vertical clearance of 13'6".

Street Signs/Rural Address

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

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

Slope/Road Grade

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

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

Restricted Access/Gates/Security Systems

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

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

Official Submittal Review 2 of 4

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 one thousand feet (1,000') as measured along the access route from hydrant no. AFLC013.

Supply lines shall be capable of delivering a minimum of 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.

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.

Urban-Wildland Interface

SFC Ordinance 2001-11, Urban Wildland Interface Code

This subdivision's location is rated within a "Moderate Wildland-Urban Hazard Area" and shall comply with all applicable regulations within the SFC Ordinance 2001-11 / EZA 2001-04 as applicable for the Urban Wildland Interface Code governing such areas.

Building Materials

Buildings and structures located within urban wildland interface areas, not including accessory structures, shall be constructed in accordance with the Fire Code, the Building Code and the Urban Wildland Interface Code.

Location/Addressing/Access

Per SFC 2001-11/EZA 2001-04, addressing shall comply with Santa Fe County Rural addressing requirements.

Official Submittal Review 3 of 4

Vegetation Management Optional.

It is recommended that the development also have a vegetation management plan to establish fire-safe areas and to minimize the threat and occurrence of fire in the urban wildland interface areas. Assistance in details and information are available through the Fire Prevention Division.

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.

Permits

As required

Final Status

Recommendation for Preliminary/Final Development Plan approval with the above conditions applied.

Date

Buster Patty

Through: David Sperling, Chief

File: DevRev/Agua Fria/Las Terrazas, Phase III Plat Amendment/10.22.15

Cy: V. Archuleta, Land Use Applicant

File

2055983

give to someone; there's criteria that need to be followed.

MR DUPUIS: We understand that, sir and we intend to prove that he has sufficient water rights for that property.

CHAIRMAN DURAN: I'd rather see him subdivide it than have a mining operation there.

MR. DUPUIS: He probably would too sir.

CHAIRMAN DURAN: But again, he still has to prove adequate water to not only this Commission, but to his community.

MR. DUPUIS: We understand, sir. Thank you very.

CHAIRMAN DURAN: Thank you. Is there anyone else out there that would like to address the Commission? Okay, this ends the first hearing on the San Pedro Community Plan.

XI. A. 4. EZ CASE #S 01-4110 - The Estancias at Las Campanas. Las Campanas Limited Partnership (Michael Baird, Vice President), Applicant is Requesting Final Plat/Development Plan Approval for a Subdivision Phase Consisting of 85 Residential Lots and Master Plat Approval for 40 Residential Lots on a Total of 161 Acres, with a Variance of the Minimum Road Standards to Permit Finished Road Grades Exceeding Three Percent for 100 Feet From the Intersection. The Property is Located off Camino La Tierra/Las Campanas Drive within the Five Mile Extraterritorial District, Section 2 and 11, Township 17 North, Range 8 East

JOE CATANACH (Review Specialist): Thank you, Mr. Chairman, Commissioners. On May 10, 2001 the EZC recommended preliminary plat/development plan approval and a variance of the minimum road standards. On September 13, 2001, the EZC recommended final approval. As stated, it's a request for 85 residential lots, master plat approval for 40 residential lots, a total of 161 acres. Request for variance of road standards having to do with finished road grades at intersections. My staff report outlines the master plan approval for 1,419 lots on 3,549 acres. My staff outlines the various phases that have been approved by the Board.

The proposed lot sizes range in size from .33 acre to 3.2 acres with 15.7 acres of multiple common open space/park area. The two tracts that are being requested for master plat are two tracts consisting of 9.3 acres and 12.8 acres, being submitted for master plat, which provides flexibility for the seller and buyer to select a lot and road layout based on market demand and conditions. The master plat indicates a general lot/building and road layout, however, the specific platting of the lots and access roads would be accomplished by

administrative review and approval.

EXHIBIT

NBF-17

2055984

Please note that on March 13, 2001 the BCC granted authorization to proceed with a master plat for a portion of this subdivision phase. The subdivision will be developed in subphases as follows: Unit 1 = 29 lots; Unit 2 = 29 lots; Unit 3 = 27 lots; Tract A master plat = 16 lots; and, Tract B master plat = 24 lots. Please note that the subdivision regulations require that final plats be recorded within 18 months from the date of approval by the BCC, otherwise the approval becomes null and void unless an extension of time is granted by the BCC. The applicant has requested a one-year extension in order to record the three unit subphases within 2.5 years from the date of final approval by the BCC.

The staff report addresses roads and access, water and wastewater, terrain, landscaping, open space, archeology, homeowners association. The requested variance of the minimum road standards is to permit finished road grades exceeding 3 percent for 100 feet from the intersection. The proposed road grades range between 4 and 5 percent for four intersections. The applicant has responded to the variance criteria.

Recommended action: the proposed subdivision phase is in conformance with the approved master plan, the Extraterritorial Subdivision Regulations and the County Land Development Code. Staff considers the requested variance to be a minimum easing of the standards. The EZC recommended final approval with the listed conditions. And if I could—the applicant is in agreement with the conditions, my understanding, Mr. Chairman.

[The conditions are as follows:]

- 1. Compliance with applicable review comments from the following:
 - a) State Engineer
 - b) State Environment Dept.
 - c) Soil & Water District.
 - d) State Highway Dept.
 - e) Santa Fe County Water Utility
 - f) County Hydrologist
 - g) County Technical Review Div.
 - h) County Fire Marshal
 - i) County Public Works.
 - j) Santa Fe Public School District.
- 2. The three unit sub-phases shall be recorded within 2 years, 6 months from the date of final approval by the BCC.
- 3. Final plat to include but shall not be limited to the following:
 - a) Compliance with plat check list.
 - b) Reference common drainage ponds and maximum impervious surface allowed before on-lot ponds are required.
 - c) Note prohibiting direct driveway access to Las Campanas Dr. and Camino La Tierra.
 - d) Lot 9 shall have direct access to a road meeting minimum standards(38 foot easement with a 20 foot roadway)

2055985

- e) Cross reference for disclosure statement/property report.
- f) Approval of street names and rural addressing.
- g) Specify that guest houses are prohibited for the master plat lots.
- h) Minimum 10-foot setback along Camino la Tierra and Las Campanas Drive.
- 4. Submit solid waste fee in accordance with subdivision regulations.
- 5. Submit engineers cost estimate and acceptable financial surety for completion of required improvements as approved by staff. Upon completion, submit certification by registered engineer that improvements have been completed in conformance with approved development plans.
- 6. Provide recreational facilities (tables, benches) and landscaping within passive park
- 7. Final homeowner documents (covenants, by-laws, articles of incorporation, disclosure statement) subject to approval by staff, and shall include but not be limited to the following:
 - a) Water restrictions of .50 acre-feet per lot and .25 acre-feet for master plat lots with conservation measures.
 - b) Disclosure regarding possible additional assessment to property owners for replacement water system in the event that lease for Buckman facilities terminates and possible additional assessment to property owners in the event that lease of Albuquerque water rights terminates for golf course irrigation.
- 8. Camino La Tierra improvements from Trailhead Drive to Paseo de la Tierra shall be completed to a minimum base course standard as part of The Estancias, Unit 1. Construction of Trailhead Drive connection with Las Campanas Dr./Camino La Tierra shall be completed no later than development of The Estancias, Unit 2(or Tesoro Enclaves, Unit 2 whichever comes first), and completion of Camino La Tierra to a paved road standard as part of Estancias, Unit 2.
- Road sections for Camino La Tierra to include continuation of Las Campanas Drive trail.
- 10. Submit plat for dedication of Camino La Tierra right-of-way to County.
- 11. Submit traffic sign plan.
- 12. Remaining balance of density as approved in master plan shall be established at 165 lots/units, this includes The Enclaves pending final approval, and not including guest houses which are based on available water rights. This balance may increase to 171 subject to verification and agreement with staff.

CHAIRMAN DURAN: Any questions of Joe? COMMISSIONER SULLIVAN: Mr. Chairman. CHAIRMAN DURAN: Commissioner Sullivan.

COMMISSIONER SULLIVAN: Two questions, Mr. Catanach. The first is that the EZC put on a condition about a disclosure regarding possible assessment for a replacement of the water system upon termination of the Albuquerque water contract. And

2055986

they wanted that as part of the disclosure. I guess the applicant responded saying that wasn't necessary because the developer has entered into a transfer agreement, transferring all of the club amenities, which I assume includes the golf course, to the club at Las Campanas and the club members have to understand that they may be eligible, or they may be required to purchase water rights in the future if Albuquerque doesn't renew its lease.

Has there been a review of that letter by our legal staff? Where do we stand on that issue?

MR. KOPELMAN: Mr. Chairman, Commissioner Sullivan, my understanding, I did review the letter. My understanding is that the property owners, the people who buy these lots are not obligated in any way to maintain the golf course. They have the option, I believe of buying in and becoming a member of the club at Las Campanas and if they do that, they assume that risk. But my understanding is that merely be virtue of buying a lot that they don't take on any obligation, responsibility, or get any of the benefits of being a member of the golf course. That was my understanding from looking at that.

COMMISSIONER SULLIVAN: So you're comfortable then that that disclosure is not required in the HUD documents.

MR. KOPELMAN: Mr. Chairman, Commissioner Sullivan, that's correct.

Yes.

COMMISSIONER SULLIVAN: And then, Mr. Catanach, EZC condition 7b is not in the conditions that you entered into the record, is that correct?

MR. CATANACH: Mr. Chairman, Commissioner Sullivan, the discussion I had with Steve and we had with Mickey Baird was that seven—if in fact only club members would incur any liability or responsibility of termination of Albuquerque lease water rights, 7b is stating just that. Then the disclosure should be to club members, that all club facility expenses, including operation and maintenance and replacement water rights in the event that the lease for Albuquerque water rights terminates for golf course irrigation. So that disclosure is actually part of the club membership documentation.

COMMISSIONER SULLIVAN: So it's not a part of staff conditions.

MR. CATANACH: It's a part of the staff conditions, but only to the extent that it's disclosed to club members, which the applicant is—the documentation that the applicant submitted to us does indicate that that is being disclosed to club members.

COMMISSIONER SULLIVAN: I don't see it in the staff conditions. MR. CATANACH: It's 7b, the second part of the 7b condition.

COMMISSIONER SULLIVAN: Okay. The second part. And disclosure to club members that all club facility expenses including operation and maintenance and replacement water rights in the event that the lease of Albuquerque water rights terminates for golf course irrigation. Okay, so that requires the disclosure to club members. The first part requires the disclosure to lot owners regarding no additional assessment to property owners for a replacement water system in the event that lease for Buckman facilities terminates.

2055987

So what you're saying there is you want a positive disclosure stating what Las Campanas has stated in its letter.

MR. CATANACH: That's correct. If Las Campanas is saying that there's no additional assessment then go ahead and say it.

COMMISSIONER SULLIVAN: Okay. And then conditions 3g and 7a, which were also added by the Extraterritorial Zoning Commission. Are those in the staff conditions? Three-g says guesthouses are prohibited except where specifically allowed by acquisition of water allocation.

MR. CATANACH: Commissioner Sullivan, 3g I believe addresses that. Three-g states that guesthouses are prohibited for the master plat lots because the master plat lots only have the quarter acre-foot allocation.

COMMISSIONER SULLIVAN: Okay, and then the last one is 7a, Water restrictions at a quarter acre-foot per lot with conservation measures except for lots where guesthouses are allowed at .5 acre-feet.

MR. CATANACH: Yes, sir, Commissioner Sullivan. Again, 7a states that water restrictions of .5 acre-foot per lot and .25 acre for the master plat lots with conservation measures.

COMMISSIONER SULLIVAN: Okay. And then the last question I had is they're also asking for a variance in addition to time, on the grades, the road grades where they intersect with main roads. I think asking that they be over three percent. Is that correct?

MR. CATANACH: Yes, Commissioner, that's correct.

COMMISSIONER SULLIVAN: Are these situations where the subdivision roads come up to the main road or come down to the main road?

MR. CATANACH: Commissioner Sullivan, I'm not certain whether they're uphill grades or downhill grades at these particular intersections.

COMMISSIONER SULLIVAN: Maybe someone from Las Campanas can answer that.

CHAIRMAN DURAN: Please state your name for the record, sir. [Duly sworn, Mike Sanderson testified as follows:]

MIKE SANDERSON: Mike Sanderson, 25 Corn Maiden, Santa Fe. I'm not sure—I'm pretty sure. I'd have to look at the plans to verify that but I'm pretty sure that the major road is usually depressed as we go into our subdivisions. Trailhead Drive, which would be the major variances of the entrances is usually more of a depressed road that's usually at a lower elevation than the subdivision roads as you go to them.

COMMISSIONER SULLIVAN: Okay, the only concern I would have without knowing where they are on the lots, it's a little difficult to articulate but where we're increasing the grades, we generally need to increase the sight distance on the intersecting roads because we're at an angle that makes it more difficult for the vehicle to detect the oncoming vehicles. So usually something has to be done either topographically or with vegetation to increase the sight distance. Are we in that kind of situation on these

2055988

intersections?

report.

MR. SANDERSON: There shouldn't be a problem with sight distances. I don't see that as a conflict at all.

COMMISSIONER SULLIVAN: It would only be a problem if there's vegetation and you're talking about reducing these grades, or increasing these grades so you don't have to do as much earth moving.

MR. SANDERSON: Right, and trying to be able to keep everything as close to natural as we can, is pretty much how we've built the project.

COMMISSIONER SULLIVAN: That would be my only—and I guess we can't resolve it because we don't have information would be the issues of increasing these grades. Is there a maximum to which these grades will go?

MR. SANDERSON: If I'm not mistaken it's four percent.

MR. CATANACH: In the submittal, Commissioner, these road grades are between four and five percent.

COMMISSIONER SULLIVAN: So the maximum is five percent and the staff requirement is three percent. Or the ordinance requirement is three percent.

MR. CATANACH: Yes, Commissioner.

COMMISSIONER SULLIVAN: And is the staff comfortable that we don't have any sight distance problems with these steeper grades.

MR. CATANACH: I have had discussion with James Lujan, with County Public Works and it's also, it also has been common to allow grades to go two percent above the standard and we have had no problems, Commissioner Sullivan. Including sight distance.

COMMISSIONER SULLIVAN: So you're comfortable, sight distance, drainage, that this does not constitute a safety hazard.

MR. CATANACH: Yes, Commissioner Sullivan, that's correct.

COMMISSIONER SULLIVAN: Thank you.

CHAIRMAN DURAN: Okay, is the applicant here? Do you have anything you'd like to say?

MR. SANDERSON: No. We will accept the conditions per the staff

CHAIRMAN DURAN: Okay. Any questions of the applicant? This is a public hearing. Is there anyone out there that would like to speak for or against this proposal? If not, what's the pleasure of the Board?

COMMISSIONER CAMPOS: Mr. Chairman. CHAIRMAN DURAN: Commissioner Campos.

COMMISSIONER CAMPOS: I have a quick question of Mr. Catanach. Mr. Catanach, a few months ago, I think we heard this—have we heard this before at the BCC or is the first time?

MR. CATANACH: This is the first time.

COMMISSIONER CAMPOS: Okay. There was another case or cases

2055989

involving Las Campanas and we discussed at that time, or at least I raised the issue of the adequacy of the disclosure statement and I think you said that you were going to look into whether there was any problems that you perceived and how to correct them if there were problems. I can't remember the case but it's been a few months.

MR. CATANACH: I do recall that you brought up an issue, Commissioner Campos, regarding disclosure. I believe it would have been for the last or the last two subdivision phases, either Silver Mesa or Tesoro Enclaves. I can't remember the specific question or comment that you had on disclosure though.

COMMISSIONER CAMPOS: Okay. I felt we were going to get some feedback and I just realized that we hadn't received any comment. So maybe we'll have to talk about it some other time

CHAIRMAN DURAN: Okay. What's the pleasure of the Board? COMMISSIONER SULLIVAN: Move for approval, Mr. Chairman.

CHAIRMAN DURAN: With staff's conditions?

COMMISSIONER SULLIVAN: With staff's conditions, which I believe include a one-year time extension. Is that what's being requested, Mr. Catanach?

MR. CATANACH: Yes, Commissioner Sullivan. That's correct and condition number 2 would address that.

COMMISSIONER SULLIVAN: And is there any limit to these time extensions or can they go on for as long as the Commission wants?

MR. CATANACH: I think certainly that's up to the discretion of the Board, and certainly staff looks at certain things. If conditions have changed, if ordinances have changed, the staff would want to certainly have some discussion on whether it's appropriate to extend something if conditions have changed or ordinances.

COMMISSIONER SULLIVAN: But in this case the ordinances are the same as they were at the time of approval.

MR. CATANACH: Yes, Commissioner Sullivan. Yes, sir.

CHAIRMAN DURAN: I'll second it. Any further discussion? Those in favor signify by saying "aye." [Unanimous] Opposed? Motion carries.

XI. A. 7. EZ CASE #S 96-4341 – Aldea de Santa Fe. Aldea, LLC (Arthur Fields), Applicant is Requesting a Time Extension for the Final Plat/Development Approval Granted by the BCC for Phase 1-B Consisting of 100 Residential Lots. The Property is Located West of the City Limits and North of State Road 599 within the Two Mile Extrater storial District, Section 20, Township 17 North, Range 9 East

MR. CATANACH: Thank you, Mr. Chairman. On December 14, 1999, the BCC granted final plat/development plan approval for Phase 1 of a mixed-use

XVII. A.

3. BCC CASE # MIS 13-5020 Las Campanas Time Extension formerly Estancias at Las Campanas Cienda Partners, Applicant, Scott Hoeft, Agent, Request a 24-Month Time Extension of the Previously Approved Final Plat Approval for the Areas Known as Black Mesa (25 Lots), Mesa del Oro (23 Lots) and Las Terrazas Phase III (46 Lots), Formerly Known as Estancias at Las Campanas Which Consisted of 125 Lots on 161 Acres (31 Lots Have Been Developed). The Property is Located Along Pasco Las Terrazas, off of Trailhead Drive and Las Campanas Drive within Sections 2, 11 and 12, Township 17 North, Range 8 East (Commission District 2)

VICENTE ARCHULETA (Case Manager): It should be clarified that this case is separate from the existing Estancias subdivision which was approved in 2003. Las Campanas ownership on occasion changed the marketing names of the projects in order to suit the needs of the development. These names are now inconsistent with the names of the project at the time of approval. This case is now known as Black Mesa, Mesa del Oro and Las Terrazas Phase III.

On December 11, 2001, the BCC granted Preliminary and Final Plat and Development Plan approval for 125 lots on 161-acres. In 2004, this project received an extension to maintain the original approvals. Black Mesa and Mesa del Oro received an extension in 2008 and were expected to be recorded within two years from 2008 or 2010.

Black Mesa is Unit I which consists of 25 lots. Mesa del Oro is Unit II, which consists of 23 lots and Las Terrazas is Unit III which consists of 77 lots. Of the 77 lots in Las Terrazas, 31 homes have been constructed leaving 46 approved undeveloped lots. The major infrastructure including Camino La Tierra and Buckman Road as well as Trailhead Drive were completed and approved in 2007. Las Terrazas Phase I consists of 19 lots and was recorded on June 14, 2006 and Las Terrazas Phase II consists of 12 lots and was recorded on November 13, 2007, both of which have been developed. Las Terrazas Phase III consisting of the remaining 46 undeveloped lots expired in 2009.

The Applicant states: "As you can see from the milestones noted, we have been very diligent in keeping the approved subdivisions of Las Campanas active, either through extension, infrastructure completion, Buckman Direct Diversion or even completing lots."

At the time these approvals were granted, the subject property was located in the 5-mile Extraterritorial Zoning District and therefore under the jurisdiction of the Extraterritorial Subdivision Regulations. With the elimination of the Extraterritorial Zoning District in 2009, this development now falls under the regulations of the County Land Development Code.

Article V, Section 5.4.6 of the Code states, "An approved or conditionally approved Final Plat, approved after July 1, 1996 shall be recorded within 24 months after its approval or conditional approval or the plat shall expire. Upon request by the subdivider, an additional period of no more than 36 months may be added to the expiration date by the Board."

EXHIBIT

S

UBF-25

On December 13, 2011, the Board of County Commissioners adopted Resolution 2011-193 which found the existence of severe economic conditions and suspended enforcement of specified provisions of Article V of the Land Development Code that concern expiration of Master Plans, Preliminary Plats and Final Plats.

On December 13, 2011, the Board of County Commissioners also adopted Ordinance 2011-11, which states "the Board of County Commissioners may suspend provisions of Article V, Sections 5.2.7, 5.3.6, and 5.4.6 of the Code upon a finding of economic necessity, which is defined in terms of a score of 100 or less on the Conference Board's Leading Economic Index for the United States for any quarter, and for three years following any such event, and the Board recognizes that these conditions are present and desires to temporarily suspend the enforcement of those sections of Article V that set forth expiration of Master Plans Preliminary Plats and Final Plats for two years pending an economic recovery.

At time of the Plat expiration (December 2009) for the Black Mesa, Mesa del Oro and Las Terrazas Subdivisions, the Conference Board's Leading Economic Index score was approximately 101.6. As of April of 2013 the LEI was 94.7.

The Applicants request a 24-month time extension that would render the Final Plat approval valid until May 14, 2015 and that should be – that's correct, May 14th two years from today.

Staff recommendations: approval for a 24 month time extension of the final plat for the Black Mesa, Mesa de Oro and Las Terrazas Phase III at Las Campanas Subdivision. I stand for questions.

CHAIR HOLIAN: Thank you any questions for staff?

COMMISSIONER ANAYA: Madam Chair. CHAIR HOLIAN: Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, Vicente, this extension is consistent with requests for extension that the Commission has been seeing for quite some time now, correct?

MR. ARCHULETA: Madam Chair, Commissioner Anaya, that's correct.

COMMISSIONER ANAYA: And all of those extensions that we've had prior have been granted, correct?

MR. ARCHULETA: Madam Chair, Commissioner Anaya, that's correct.

COMMISSIONER ANAYA: Thanks, Madam Chair.

CHAIR HOLIAN: Is the applicant here?

[Duly sworn, Scott Hoeft testified as follows:]

SCOTT HOEFT: Scott Hoeft, Santa Fe Planning Group. I do not have a presentation this evening, I stand for questions.

CHAIR HOLIAN: Thank you, Mr. Hoeft. Are there any questions for the applicant? I have one. I noted that the preliminary and final plat and development plan approval was granted in 2001 and so which was quite a long time ago. What do the developers have in mind at this point, for the next 24 months?

MR. HOEFT: From this point heading forward?

CHAIR HOLIAN: Uh huh.

MR. HOEFT: We're looking to try and get started on these final areas. We've just been waiting for the market to rebound and to find a comfortable time to bring

more lots on the market. Right now bringing more lots on the market isn't exactly comfortable. We're looking for a developer as well who is willing take down some of those lots and put structures on those lots.

CHAIR HOLIAN: Okay. Thank you, Mr. Hoeft. This is a public hearing is there anyone here who would like speak on this case either in favor or in opposition to it. Seeing none, the public hearing is closed. Are there any further questions for staff or the applicant? Seeing none, is there a motion.

COMMISSIONER CHAVEZ: Thank you, Madam Chair. I'm going to make a motion to approve the BCC Case MIS 13-5020 Las Campanas time extension and I guess one more for the three different subdivisions is appropriate.

MS. ELLIS-GREEN: Madam Chair, Commissioner Chavez, yes. CHAIR HOLIAN: Okay, we have a motion do we have a second? COMMISSIONER ANAYA: Second.

CHAIR HOLIAN: Motion and second. All those in favor signify by saying

"aye."

The motion passed by unanimous [3-0] voice vote. Commissioner Mayfield was not present for this action.

XVII. A.

4. BCC CASE # MIS 13-5021 Las Campanas Time Extension
(formerly Tesoro Enclaves) Cienda Partners, Applicant, Scott
Hoeft, Agent, Request a 24-Month Time Extension of the
Previously Approved Final Plat for the Area Known as the
Estancias Phase III (Formerly Tesoro Enclaves) Consisting of 37
Lots of the 128 Lot Residential Subdivision on 432 Acres. The
Property is Located Off of Las Campanas Drive within Sections 2
and 11 Township 17 North, Range 8 East (Commission District 2)

MR. ARCHULETA: Madam Chair, this case is identical to the previous one just a different area of the subdivision. Do you want me to go ahead and read the summary?

CHAIR HOLIAN: Penny, do we need the summary read into the record?

MS. ELLIS-GREEN: Madam Chair, I believe we can enter the report into the

record.

CHAIR HOLIAN: Okay, please enter the report into the record then.

The report is as follows:

On August 14, 2001, the BCC granted Preliminary and Final Plat and Development Plan approval of the Estancias at Las Campanas (formerly Tesoro Enclaves) for a 128 lot residential subdivision on 432-acres.

On September 12, 2003, the Estancias went back to the BCC for plat approval and was redesigned for 128 residential lots in three phases of development. Estancias Phase I consists of 24 lots, which was recorded in 2003 and Estancias Phase II consisting of 67 lots, was

