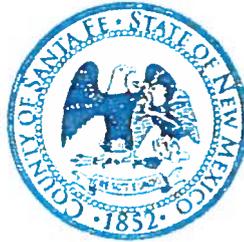


**Daniel "Danny" Mayfield**  
Commissioner, District 1

**Virginia Vigil**  
Commissioner, District 2

**Robert A. Anaya**  
Commissioner, District 3



**Kathy Holian**  
Commissioner, District 4

**Liz Stefanics**  
Commissioner, District 5

**Katherine Miller**  
County Manager

**DATE:** May 14, 2013

**TO:** Board of County Commissioners

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

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

**FILE REF.:** BCC CASE # MIS 13-5021 Las Campanas Time Extension (formerly Tesoro Enclaves)

**ISSUE:**

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),

**VICINITY MAP:**



**SUMMARY:**

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 recorded in 2004. Homes have been completed on Phase I and Phase II. Phase III would have needed to be recorded by 2009.

The Applicants are now requesting a 24-month time extension for Phase III of the Estancias at as Campanas consisting of the remaining 37 lots.

The Applicant states: "We have been very diligent in keeping the approved subdivisions of Las Campanas active, either through extension, administrative approvals, infrastructure completion, the Buckman Direct Diversion infrastructure or even completing lots." In 2007, the Camino la Tierra and Buckman Road infrastructure improvements were embarked upon, completed and signed off by Santa Fe County.

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 (ESR).

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 twenty-four (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 thirty-six (36) months may be added to the expiration date by the Board."

On December 13, 2011, the Board of County Commissioners adopted Resolution No. 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 No. 2011-11, which states "the Board of County Commissioners ("the Board") 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 (August 2009) for the Estancias at Las Campanas Subdivisions, the Conference Board's Leading Economic Index® (LEI) score was 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.

**This Application was submitted on February 22, 2013.**

**Growth Management staff has reviewed this Application for compliance with pertinent Code requirements and finds the project is in compliance with County criteria for this type of request.**

**APPROVAL SOUGHT:** Approval of a 24-month time extension of the Final Plat in accordance with Santa Fe County Ordinance No.2011-11.

**GROWTH MANAGEMENT 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. With .25-acre feet per year water restrictions lot size may be reduced to 2.5-acres per dwelling unit.

**FIRE PROTECTION:** Agua Fria Fire District

**WATER SUPPLY:** Las Campanas Water System

**LIQUID WASTE:** Las Campanas Liquid Waste System

**VARIANCES:** No

**AGENCY REVIEW:** None

**STAFF RECOMMENDATION:** Approval for a 24-month time extension of the Final Plat for the Estancias at Las Campanas Subdivision.

**EXHIBITS:**

1. Letter of request
2. Site Plans
3. December 11, 2001 BCC Staff Report
4. December 11, 2001 BCC Minutes
5. Building and Development Services Manager Letter
6. Resolution No. 2011-193
7. Ordinance No. 2011-11
8. Photos of Site
9. Aerial Photo of Site and Surrounding Areas

# SANTA FE PLANNING GROUP, INC.

P.O. Box 2482,  
Santa Fe, NM 87504  
505.412.0309

February 22, 2013

Vicky Lucero  
Santa Fe County Land Use Department  
102 Grant Avenue; P.O. Box 276  
Santa Fe, NM 87504

RE: EZ Case#: S00-4561; "Tesoro Enclaves" aka The Estancias, Phase III; Las Campanas

Dear Vicky:

We respectfully request a 24-month time extension of the "Tesoro Enclaves" final plat approval. The subdivision is now known as The Estancias at Las Campanas. Specifically, we are requesting an extension for Phase III of The Estancias. It should be noted that the infrastructure for Phases I & II of The Estancias has been completed and houses have been constructed on many of the lots.

## History

Approved in year 2003 by the Board of County Commissions (BCC), The Estancias was designed for 128 residential lots in three phases of development. Phase I featured 24 lots; Phase II 67 lots; and Phase III 37 lots. In year 2003, Phase I was recorded, infrastructure completed, bonds released, and homes were constructed. In year 2004, Phase II was recorded, infrastructure completed, bonds releases, and homes were constructed.

Phase I	Estancias	24 lots	Completed/Homes constructed
Phase II	Estancias	67 lots	Completed/Homes constructed
Phase III	Estancias	<u>37 lots</u>	Approved/Pending Recordation
		128 lots	71% of lots completed including major infrastructure by year 2007

We have been very diligent in keeping the approved subdivisions of Las Campanas active via administrative approvals, infrastructure completion, or completing lots. In year 2007 the Camino la Tierra and Buckman Road infrastructure improvements were embarked upon, completed, and signed off on by Santa Fe County.

## Request

Due to current market conditions and limited demand for residential lots, the owners of the Estancias are requesting additional time to proceed with the development of the land. It should be noted that the development plan for "The Estancias" was approved at this same hearing. It is



understood that previously approved development plans, formerly within the Extraterritorial Zoning District but now governed by Santa Fe County, do not expire.

Santa Fe County Resolution No. 2011-193 found the existence of severe economic conditions and suspended enforcement of specified provisions of Article V of the land development code that concern the expiration of final plats. Santa Fe County Ordinance No. 2011-11 suspended provisions of Article V, Sections 5.2.7, 5.3.6 and 5.4.6 of the code based upon a finding of economic necessity, defined as a score of 100 or less on the Conference Board's Leading Economic Index for the United State for any quarter, and for three years following any such event. The BCC recognized that these conditions were present and desired to temporarily suspend enforcement of those sections of Article that set forth expirations of, in this case, final plats, for two years pending an economic recovery, so long as an order approving the specific suspension for the development in question is approved by the BCC. This application is requesting such action and requests approval by the BCC.

Please schedule this case for public hearing at **March 2013** meeting of the BCC.

Thank you for considering our request. If you have questions, do not hesitate to contact me at 412.0309.

Sincerely,  
Scott Hoefft

Attachments:

- Application/Fee (\$400)
- Plan Set (11x17)
- Survey Plat (11x17)

**DESCRIPTION OF THE ESTANCIAS AT LAS CAMPANAS, UNIT 3**

ALL THAT PORTION OF TUPIC PASTURE OF SECTIONS 2 AND 11, T12N, R8E, NMP, COUNTY OF SANTA FE, NEW MEXICO, RECORDED IN PLAT BOOK 244 ON PAGE 037, WHICH PORTION MAY BE DESCRIBED AS FOLLOWS:

BEINGING of a point which lies S00°19'44"E, 1406.40 feet from the Northwest corner of said Section 2;

- THENCE S54°12'32"E, 426.04 FEET;
- THENCE S09°39'21"E, 871.38 FEET;
- THENCE S30°57'02"E, 508.74 FEET;
- THENCE S30°57'23"E, 306.55 FEET;
- THENCE S50°51'37"E, 430.65 FEET;
- THENCE S75°12'37"E, 255.59 FEET;
- THENCE S82°03'58"E, 663.65 FEET;
- THENCE S47°50'12"E, 193.74 FEET;
- THENCE S82°30'45"E, 443.35 FEET;
- THENCE S81°32'17"E, 398.57 FEET;
- THENCE S37°19'42"E, 208.50 FEET;
- THENCE S37°50'11"E, 593.24 FEET;
- THENCE S37°19'42"E, 208.50 FEET ON A CURVE HAVING AN RADIUS OF 720.00 FEET AND A CHORD OF 547°44'20"W, 252.46 FEET;
- THENCE S37°38'30"W, 198.09 FEET;
- THENCE CLOCKWISE 151.73 FEET ON A CURVE HAVING AN RADIUS OF 480.00 FEET AND A CHORD OF 54°41'52"W, 151.10 FEET;
- THENCE CLOCKWISE 772.86 FEET ON A CURVE HAVING AN RADIUS OF 953.47 FEET AND A CHORD OF 58°30'29"W, 257.11 FEET;
- THENCE N51°12'44"W, 193.29 FEET;
- THENCE COUNTERCLOCKWISE 125.68 FEET ON A CURVE HAVING AN RADIUS OF 580.00 FEET AND A CHORD OF N57°39'33"W, 125.43 FEET;
- THENCE N64°04'21"W, 511.14 FEET ON A CURVE HAVING AN RADIUS OF 1000.00 FEET AND A CHORD OF N24°18'04"W, 375.46 FEET;
- THENCE N23°14'35"W, 590.41 FEET;
- THENCE N82°22'31"E, 35.19 FEET;
- THENCE N00°05'38"E, 207.94 FEET;
- THENCE N00°21'33"W, 1,31.60 FEET;
- THENCE N00°19'44"E, 1281.37 FEET;

MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 117.16 ACRES, MORE OR LESS.

**REFERENCE DOCUMENTS**

REPL. LAPPING FROM PLAT OF FEB. 7th 2000 RECORDED BY THOMAS B. HAYN AND ASSOCIATES FROM GROUND CONTROL PROVIDED BY DAVISON SURVEYS INC.

ALL OTHER REFERENCE DOCUMENTS ARE AS SHOWN HEREON

**COUNTY APPROVAL**

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, OF SANTA FE COUNTY AT THEIR MEETING OF \_\_\_\_\_, 2001.

CHAIRMAN \_\_\_\_\_

**EXTRATERRITORIAL ZONING COMMISSION APPROVAL**

APPROVED BY THE EXTRATERRITORIAL ZONING COMMISSION AT THEIR MEETING OF \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

ATTESTED BY \_\_\_\_\_ COUNTY CLERK

**CITY REVIEW**

CITY PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

CITY SUBMISSION ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED BY**

SANTA FE COUNTY FIRE MARSHALL \_\_\_\_\_ DATE \_\_\_\_\_

SANTA FE COUNTY PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

SANTA FE COUNTY WATER UTILITY \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY COMPANIES**

IN APPROVING THIS PLAT, PUBLIC UTILITY SERVICES AND GAS SERVICES (PUGS) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PUGS DOES NOT HAVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

PUBLIC SERVICE CO. OF N.M. \_\_\_\_\_ DATE \_\_\_\_\_

ONST GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

QUEST \_\_\_\_\_ DATE \_\_\_\_\_

LAS CAMPANAS HOMEOWNERS WATER COOPERATIVE \_\_\_\_\_ DATE \_\_\_\_\_

LAS CAMPANAS SEWER COOPERATIVE \_\_\_\_\_ DATE \_\_\_\_\_

**FLOOD ZONE NOTES**

DOTTED AREAS INDICATE SPECIAL FLOOD HAZARD AREAS UNDAUNDED BY 100-YEAR FLOOD, ZONE A, AS SHOWN ON FIRM PANEL 350069 0175 B, DATED NOV. 4, 1988.

**LEGEND**

- BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS
  - DE DENOTES DRAINAGE EASEMENT
  - DU DENOTES DRAINAGE AND UTILITY EASEMENT
  - UE DENOTES UTILITY EASEMENT
  - AUE DENOTES ACCESS AND UTILITY EASEMENT
- THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

**SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS**

APPROVED BY \_\_\_\_\_ COUNTY LAND USE ADMINISTRATOR

DATE \_\_\_\_\_ COUNTY DEVELOPMENT PERMIT NO. \_\_\_\_\_

THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.

LANDS SHOWN HEREON ARE OUTSIDE THE 100 YEAR FLOOD PLAIN IN ZONE "X" ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP PANEL NO. 350069-0175B. EXISTING NATURAL DRAINAGEWAYS WILL NOT BE ALTERED OR IMPROVED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST. DEVELOPMENT SHALL NOT IMPED HISTORIC FLOW PATTERNS TO OR FROM THESE LOTS.

THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT. THE PARCELS AS PLATTED HEREON ARE SUBJECT TO ARTICLE VII, SECTION 3 OF THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF ANY DEVELOPMENT.

**GENERAL NOTES**

1. THIS PLAT IS SUBJECT TO THE MASTER DELEGATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS, ENCUMBRANCES, AND EASEMENTS AS SHOWN ON THE SANTA FE COUNTY (THE "MASTER COVETS") AS AMENDED, AND THE DELEGATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE ESTANCIAS AT LAS CAMPANAS RECORDED IN BOOK 2687 PAGES 920-979 OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY (THE "VILLAGE COVETS"). THIS PLAT IS ALSO SUBJECT TO THE COUNTY DISCLOSURE STATEMENT RECORDED IN BOOK \_\_\_\_\_ OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY.
2. THIS PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE THE 500 YEAR FLOOD ZONE AS SHOWN ON PLAT, PANEL 350069 0175 B, DATED NOV. 4, 1988. EXCEPT WHERE NOTED.
3. ALL EXISTING DRAINAGE CHANNELS WITHIN THESE LOTS ARE TO REMAIN IN THEIR NATURAL STATE EXCEPT FOR CROSSINGS AND FOR DIVERSIONS APPROVED BY THE DESIGN REVIEW COMMITTEE OF THE MASTER ASSOCIATION. MAINTENANCE OF THESE DRAINAGE CHANNELS IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
4. BUILDING SITES AND DRIVEWAY LOCATIONS ARE SUBJECT TO THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS AND TO THE VILLAGE COVETS AND THE DESIGN GUIDELINES.
5. FURTHER DIVISION OF THESE LOTS IS PROHIBITED.
6. AT THE TIME OF BUILDING PERMIT, A CULVERT OF MINIMUM 18 INCH DIAMETER IS TO BE INSTALLED IN THE BORROW DITCH AT THE DRIVEWAY BY THE LOT OWNER.
7. ONE GUEST HOUSE IS ALLOWED ON EACH LOT. STABLES, CORNALS AND TURN-OUTS ARE PERMITTED ON LOTS 96, 109-111, 116, 118, 119, 121-128.
8. ALL LOTS ARE SUBJECT TO A 0.4 ACRE FOOT PER YEAR WATER USE RESTRICTION EXCEPT FOR YEAR WATER USE RESTRICTION.
9. THE DRILLING OF WATER WELLS BY THE LOT OWNERS IS PROHIBITED.
10. CENTRALIZED STORM WATER DETENTION HAS BEEN PROVIDED FOR HARD SURFACE LOT DEVELOPMENT UP TO 11,000 SQ. FT. LOT OWNERS WILL BE REQUIRED TO DETAIN THE ON-SITE INCREASED STORM WATER RUNOFF CAUSED BY THEIR LOT IMPROVEMENTS OVER 11,000 SQ. FT.
11. A TEMPORARY 20 FOOT WIDE CONSTRUCTION EASEMENT IS HEREBY PROVIDED ON EITHER SIDE OF THE LOT WHICH SHALL BE CONCURRENT WITH AND OVERLAY EACH OF THE EASEMENTS DESIGNATED AS "UTILITY EASEMENT", "DRAINAGE AND UTILITY EASEMENT", OR ACCESS AND UTILITY EASEMENT AS SHOWN HEREON.
12. SANITARY SEWER SERVICE LINES WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO CONSTRUCT AND MAINTAIN. THE OWNER RESERVES THE RIGHT TO ACCESS CLEARLY LOCATED LOCATIONS ADJACENT TO THE ROADWAY FROM DROPPED AND CLEAN CUTS DESIGNED TO EXTEND BEYOND THE DESIGNATED DRAINAGE AND UTILITY EASEMENTS.
13. NO BUILDING PERMITS WILL BE ISSUED UNTIL DRAINAGE, FIRE PROTECTION, AND ALL WEATHER ROADS HAVE BEEN COMPLETED AS APPROVED BY THE OFFICE OF THE COUNTY FIRE MARSHAL AND THE LAND USE ADMINISTRATION.
14. VISIBILITY TRIANGLES AT INTERSECTIONS R.O.W. ARE SHOWN ON THE STANDARD CITY OF SANTA FE DETAILS CONTAINED IN THE ENGINEERING DRAWINGS. NO CONSTRUCTION ABOVE 3' IS ALLOWED IN THESE TRIANGLES.
15. THE DEVELOPER AGREES TO GRANT UTILITY EASEMENTS FOR UTILITIES ACROSS THE GOLF COURSE AT THE TIME THOSE UTILITIES ARE PLATTED.
16. CONSTRUCTION OF SWIMMING POOLS ON THESE LOTS SHALL COMPLY WITH CURRENT REGULATIONS OF THE SANTA FE COUNTY LAND DEVELOPMENT CODES THAT ARE IN EFFECT AT THE TIME A DEVELOPMENT PERMIT IS REQUESTED FOR SWIMMING POOL CONSTRUCTION. THIS INCLUDES REGULATIONS REGARDING SWIMMING POOLS DURING PERIODS OF DROUGHT AND COORDINATE PREVIOUSLY IMPOSED REGULATIONS REGARDING DROUGHT CONDITIONS.
17. THE LAS CAMPANAS MASTER ASSOCIATION SHALL ACCEPT THE DEDICATION OF THE ROADS SUBJECT TO THEIR APPROVAL OF THE COMPLETED CONSTRUCTION.
18. LAS CAMPANAS LIMITED PARTNERSHIP HEREBY RETAINS EASEMENTS AS SHOWN ALONG THE WEST BOUNDARY OF THE SUBDIVISION FOR THE CONSTRUCTION & MAINTENANCE OF FENCES AND PRIVATE UTILITIES AND SHALL BE KNOWN AS THE "WEST BOUNDARY EASEMENT" AND PRIVATE TRAIL. THE CONSTRUCTION & MAINTENANCE OF THESE PRIVATE UTILITIES AND PRIVATE TRAIL.
19. RESIDENTIAL DEVELOPMENT ON THESE LOTS WILL BECOME SUBJECT TO A PROPOSED SANTA FE COUNTY LANDSCAPE ORDINANCE IF ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS BY FEBRUARY 12, 2004.
20. THESE LOTS ARE SUBJECT TO S.F. COUNTY ORDINANCE #2001-6, AN ORDINANCE AMENDING ORDINANCE #1986-10 OF THE S.F. COUNTY LAND DEVELOPMENT CODE ARTICLE III SEC. 4.4.1 AND ARTICLE III SEC. 2.4.1, REQUIRING RAIN WATER CATCHMENT SYSTEMS FOR ALL COMMERCIAL AND RESIDENTIAL DEVELOPMENT.

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION OF A STATE OF NEW MEXICO SURVEYOR. I AM A MEMBER OF THE NATIONAL BOARD OF SURVEYORS AND MAPPING ENGINEERS AND SHALL BE KNOWN AS THE "NATIONAL BOARD OF SURVEYORS AND MAPPING ENGINEERS". I HAVE FILED THE ORIGINAL STANDARDS FOR SURVEYS IN NEW MEXICO.

DIEGO J. SANCHEZ, N.M.P.L.S. 13986



**DEDICATION AND AFFIDAVIT**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THESE LANDS LYING WITHIN SANTA FE COUNTY, NEW MEXICO, CONTAINING AN AREA OF 117.16 ACRES, MORE OR LESS, HAVE CAUSED THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND THAT SAID SUBDIVISION IS NAMED AND SHALL BE KNOWN AS THE ESTANCIAS AT LAS CAMPANAS, UNIT 3. ALL THE PARTS OF THESE LANDS ARE TO BE OWNED AND CONTROLLED BY THE UNDERSIGNED OWNERS.

THE UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, MAINTENANCE, REPAIRS AND OPERATION OF UTILITIES. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

ROADS SHOWN HEREON AS TRACTS A-1 AND C WILL BE DEDED TO THE LAS CAMPANAS MASTER ASSOCIATION. THESE STREETS ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE. EXCEPT FOR EMERGENCY, THE VEHICLES, PURSUANT TO THE VILLAGE COVETS, THE LAS CAMPANAS MASTER ASSOCIATION HAS THE AUTHORITY TO DEDICATE THE PRIVATE STREETS TO THE PUBLIC. ACCEPTANCE BY SANTA FE COUNTY, THE MAINTENANCE OF THESE PRIVATE STREETS IS THE RESPONSIBILITY OF THE LAS CAMPANAS MASTER ASSOCIATION.

THE 60' EMERGENCY ACCESS ROAD SHOWN HEREON AS TRACT H WILL BE DEDED TO THE LAS CAMPANAS MASTER ASSOCIATION. ACCESS IS GRANTED TO THE PUBLIC FOR EMERGENCY. THE VEHICLES ONLY TRACT H IS SUBJECT TO DRAINAGE, UTILITY AND PRIVATE PEDESTRIAN AND EQUESTRIAN TRAIL EASEMENTS.

DRAINAGE EASEMENTS ARE GRANTED AS SHOWN FOR THE PURPOSE OF MAINTAINING THE FLOW OF STORM WATERS. SUCH EASEMENTS ARE GRANTED TO THE LAS CAMPANAS MASTER ASSOCIATION AND THE ADDITIONAL LOT OWNERS DESIGNATED AS BEING THE RESPONSIBILITY OF THE LOT OWNER. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

OPEN SPACE SHOWN HEREON AS TRACT X, D, E, F, G, I, AND J WILL BE DEDED TO THE LAS CAMPANAS MASTER ASSOCIATION. OPEN SPACE TRACTS ARE SUBJECT TO DRAINAGE, UTILITY AND LANDSCAPING EASEMENTS.

TRACT "B" WILL BE DEDED TO THE LAS CAMPANAS HOMEOWNERS WATER COOPERATIVE ASSOCIATION FOR THE USE OF A DOMESTIC WATER SEDIMENTATION POND. TRACT "B" IS SUBJECT TO DRAINAGE AND UTILITY EASEMENTS.

AT THIS TIME WATER SERVICE IS PROVIDED BY THE LAS CAMPANAS HOMEOWNERS WATER COOPERATIVE A NEW MEXICO COOPERATIVE ASSOCIATION. THE WATER SYSTEM IS HEREBY DEDICATED TO THE COOPERATIVE FOR OPERATION AND MAINTENANCE.

AT THIS TIME SOLID WASTE DISPOSAL IS PROVIDED BY THE LAS CAMPANAS SEWER COOPERATIVE, A NEW MEXICO COOPERATIVE ASSOCIATION. SOLID WASTE SERVICES ARE HEREBY DEDICATED TO THIS COOPERATIVE FOR OPERATION AND MAINTENANCE.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

LAS CAMPANAS LIMITED PARTNERSHIP, GENERAL PARTNER

BY MICHAEL D. BARD, VICE PRESIDENT

STATE OF NEW MEXICO

COUNTY OF SANTA FE

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY MICHAEL D. BARD, VICE PRESIDENT, OF LAS CAMPANAS CORPORATION

ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

NOTARY PUBLIC

BY \_\_\_\_\_ ITS \_\_\_\_\_

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

**THE ESTANCIAS AT LAS CAMPANAS, UNIT 3**

(FORMERLY TESORO ENCLAVES AT LAS CAMPANAS) A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE TUPIC PASTURE, PLAT BOOK 244, PAGE 037 WITHIN SECTIONS 2 & 11, T12N, R8E, N.M.P.L. SANTA FE COUNTY, NEW MEXICO

PURPOSE: TO CREATE 37 RESIDENTIAL LOTS FOR DEVELOPMENT, 7 RECREATION TRACT, 3 RECREATION TRACTS AND 1 TRACT FOR

SHEET 1 OF 8

SHEET 2 OF 8

SHEET 3 OF 8

SHEET 4 OF 8

SHEET 5 OF 8

SHEET 6 OF 8

SHEET 7 OF 8

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SHEET 9 OF 8

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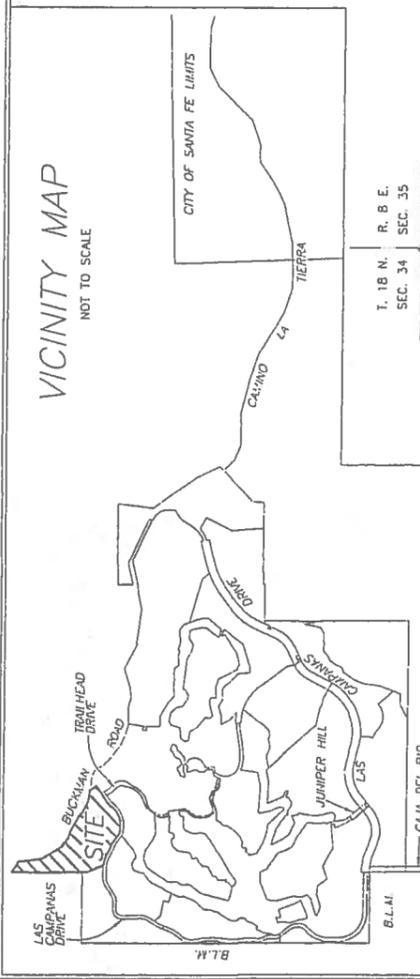
SHEET 112

**CURVE TABLE**

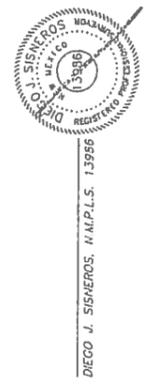
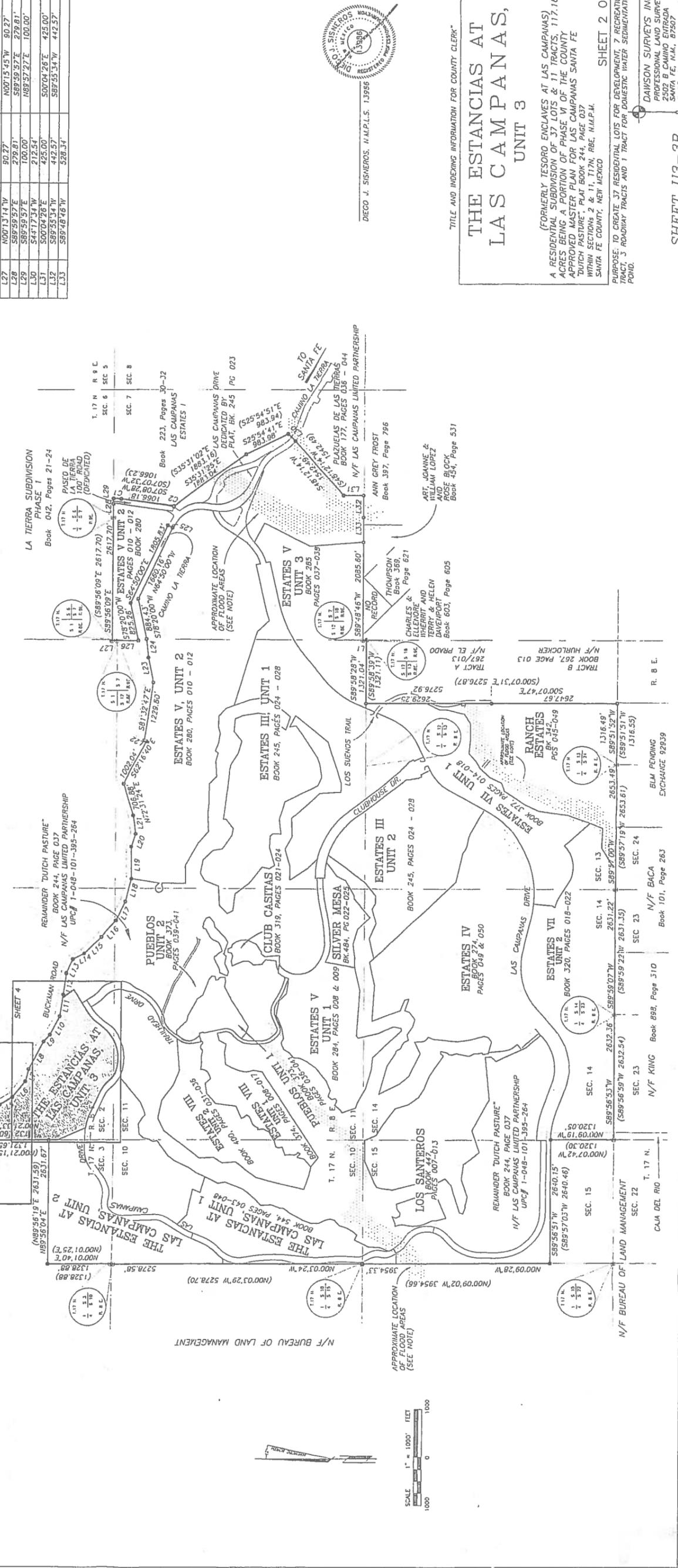
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	07°10'48"	1240.00	155.39	155.29	S03°33'04"W
C2	09°39'04"	297.96	50.19	50.13	S11°40'30"W

**LINE TABLE**

LINE	BEARING	DISTANCE	(PRIOR PLANTS)
L1	S00°08'55"E	71.80	500'08'55"E 71.80"
L2	S54°10'21"E	349.22	554°10'21"E 349.22"
L3	S69°27'21"E	62.76	569°27'21"E 62.76"
L4	S30°57'02"E	508.74	530°57'02"E 508.74"
L5	S30°57'23"E	306.55	530°57'23"E 306.55"
L6	S50°51'37"E	430.85	550°51'37"E 430.85"
L7	S75°12'37"E	255.59	575°12'37"E 255.59"
L8	S62°03'59"E	663.65	562°03'59"E 663.65"
L9	S47°50'12"E	193.74	547°50'12"E 193.74"
L10	S62°30'45"E	443.35	562°30'45"E 443.35"
L11	S81°32'17"E	472.63	581°32'17"E 472.63"
L12	S82°35'39"E	462.43	582°35'39"E 462.43"
L13	S64°33'05"E	302.16	564°33'05"E 302.16"
L14	S28°30'06"E	274.40	528°30'06"E 274.40"
L15	S43°16'09"E	502.16	543°16'09"E 502.16"
L16	S51°59'03"E	447.65	551°59'03"E 447.65"
L17	S64°42'26"E	441.61	564°42'26"E 441.61"
L18	S75°13'12"E	489.71	575°13'12"E 489.71"
L19	N89°20'59"E	694.13	089°20'59"E 694.13"
L20	S71°23'21"E	283.47	571°23'21"E 283.47"
L21	N82°52'01"E	410.09	082°52'01"E 410.09"
L22	N28°10'13"E	49.48	028°10'13"E 49.48"
L23	N28°13'45"E	532.21	028°13'45"E 532.21"
L24	N84°10'25"E	393.18	084°10'25"E 393.18"
L25	N25°10'00"E	109.68	025°10'00"E 109.68"
L26	N07°01'59"E	447.98	007°01'59"E 447.98"
L27	N07°13'17"E	90.27	007°13'17"E 90.27"
L28	S89°59'57"E	278.81	589°59'57"E 278.81"
L29	S89°59'57"E	100.00	589°59'57"E 100.00"
L30	S44°17'34"W	272.54	544°17'34"W 272.54"
L31	S00°04'26"W	425.00	500°04'26"W 425.00"
L32	S89°55'34"W	442.57	589°55'34"W 442.57"
L33	S89°48'48"W	528.34	589°48'48"W 528.34"



**LEGEND:**  
 BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS  
 \* DENOTES FOUND USGLO BRASS CAP AS SHOWN  
 ○ DENOTES FOUND REBAR NIMPLS 7014  
 ● DENOTES CALCULATED POINT NOT SET  
 THIS PLAN IS SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD



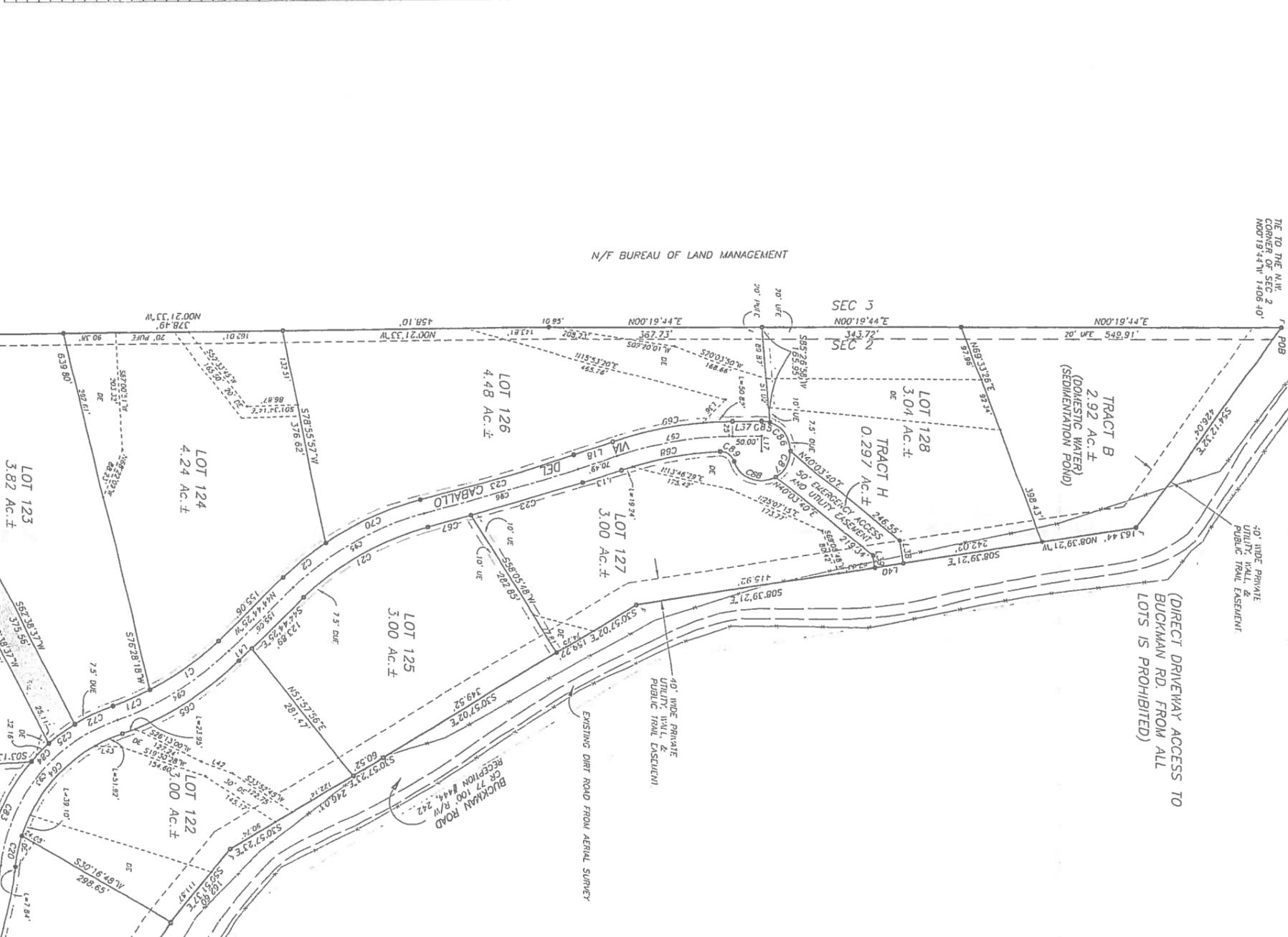
**TITLE AND INDEXING INFORMATION FOR COUNTY CLERK**  
**THE ESTANCIAS AT LAS CAMPANAS, UNIT 3**

(FORMERLY TESORO ENCLAVES AT LAS CAMPANAS) A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE DUTCH PASTURE, PLAT BOOK 244, PAGE 037 WITHIN SECTIONS 2 & 11, T.17N. R.8E. N.M.P.M. SANTA FE COUNTY, NEW MEXICO

PURPOSE: TO CREATE 37 RESIDENTIAL LOTS FOR DEVELOPMENT, 7 RECREATION TRACT, 3 ROADWAY TRACTS AND 1 TRACT FOR DOMESTIC WATER SEDIMENTATION POND.

DAWSON SURVEYS INC  
 PROFESSIONAL LAND SURVEYOR  
 2502 B CAMINO ENTRADA  
 SANTA FE, N.M., 87507  
 FILE# 476103 DATE: 4/5

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	155.517°	475.00'	137.00'	131.61'	N14°46'04"W
C2	101.521°	525.00'	93.87'	93.85'	S89°27'27"E
C3	64.245°	87.50'	98.47'	91.32'	S86°27'27"E
C4	30.014°	87.50'	98.13'	71.27'	S81°14'10"W
C5	51.051°	755.50'	21.23'	51.42'	N14°42'40"W
C6	245.091°	32.50'	160.84'	63.15'	N28°12'01"W
C7	165.524°	214.67'	67.95'	67.21'	N46°56'29"E
C8	35.222°	87.50'	54.08'	53.22'	N46°56'29"E
C9	111.004°	87.50'	50.28'	50.00'	N14°38'19"W
C10	31.020°	87.50'	35.47'	35.23'	N65°44'02"W
C11	17.145°	87.50'	22.13'	22.02'	N75°10'09"E
C12	12.145°	87.50'	14.79'	14.79'	N75°10'09"E
C13	6.541°	269.80'	150.51'	149.28'	N75°10'09"E
C14	1.431°	269.80'	150.51'	149.28'	N75°10'09"E
C15	35.430°	723.57'	232.89'	229.13'	N64°34'37"W
C16	64.073°	62.50'	68.95'	66.36'	N46°56'29"E
C17	105.134°	62.50'	114.79'	89.32'	N38°02'39"W
C18	235.525°	500.00'	291.54'	249.42'	N45°07'49"W
C19	11.322°	275.00'	55.29'	55.29'	S78°03'17"E
C20	2.180°	475.00'	190.42'	189.15'	S31°15'22"E
C21	31.047°	4875.00'	201.91'	201.90'	N16°41'24"W
C22	21.452°	348.57'	436.59'	408.61'	N13°38'40"E
C23	23.064°	325.00'	131.11'	130.22'	S42°58'33"E
C24	51.064°	315.00'	146.38'	146.81'	N66°51'00"W
C25	27.344°	240.63'	135.08'	133.78'	N74°39'03"W
C26	47.091°	62.50'	51.44'	50.00'	S51°09'48"W
C27	120.325°	62.50'	131.50'	106.55'	S32°41'19"E
C28	16.264°	715.50'	205.38'	204.67'	S62°00'23"W
C29	26.440°	431.19'	201.20'	199.38'	N67°09'02"E
C30	1.190°	100.23'	100.00'	99.70'	N67°10'56"E
C31	1.190°	100.23'	100.00'	99.70'	N67°10'56"E
C32	2.959°	953.47'	49.92'	49.91'	N67°15'13"E
C33	1.295°	953.47'	223.39'	222.88'	N65°27'55"E
C34	16.354°	953.47'	102.49'	102.35'	N61°28'14"E
C35	10.301°	599.00'	109.49'	102.35'	S72°10'05"E
C36	2.151°	381.19'	154.69'	153.63'	N65°24'32"E
C37	18.912°	475.00'	152.18'	151.53'	S35°06'21"W
C38	67.142°	323.57'	379.73'	358.31'	N11°22'58"E
C39	9.313°	1281.16'	213.03'	212.79'	S59°18'32"E
C40	9.313°	1281.16'	229.32'	229.04'	S59°18'32"E
C41	6.210°	220.00'	79.80'	79.78'	S54°39'39"W
C42	1.806°	480.00'	151.73'	151.10'	N46°41'52"E
C43	11.251°	953.47'	190.06'	189.75'	N43°30'51"E
C44	16.051°	599.00'	156.95'	156.43'	S59°15'20"E
C45	12.513°	560.00'	125.69'	125.43'	N75°38'33"W
C46	7.394°	1050.00'	141.75'	141.64'	N67°54'12"W
C47	9.000°	25.00'	39.27'	35.36'	S70°55'39"W
C48	22.053°	431.19'	166.26'	165.23'	S75°07'07"E
C49	14.095°	715.50'	176.67'	176.22'	S77°18'11"W
C50	5.005°	194.60'	161.42'	156.33'	N44°15'51"E
C51	4.716°	755.50'	57.36'	57.35'	S67°09'33"W
C52	3.851°	381.19'	258.78'	251.82'	S63°11'09"E
C53	2.804°	25.00'	34.07'	31.49'	S52°02'00"E
C54	5.143°	425.00'	41.46'	41.45'	S46°54'20"W
C55	3.602°	323.57'	235.02'	231.16'	N31°30'13"E
C56	9.656°	25.00'	42.30'	37.43'	S26°13'53"W
C57	7.004°	62.50'	91.23'	86.12'	N20°15'34"W
C58	6.604°	62.50'	72.08'	68.12'	S68°15'36"E
C59	16.451°	546.33'	159.27'	159.20'	S60°57'50"W
C60	8.030°	25.00'	35.13'	33.11'	S67°09'29"E
C61	4.393°	565.00'	46.00'	45.99'	N94°54'12"W
C62	5.343°	275.00'	252.88'	248.54'	S45°30'06"E
C63	2.906°	525.00'	219.18'	217.12'	N31°41'20"W
C64	2.934°	525.00'	196.16'	195.19'	S78°33'07"W
C65	0.321°	5025.00'	76.96'	76.98'	N15°12'01"W
C66	1.758°	621.86'	144.22'	143.33'	S08°58'14"E
C67	17.582°	621.86'	144.22'	143.33'	S08°58'14"E
C68	1.943°	325.00'	160.72'	178.83'	S24°31'23"E
C69	12.465°	325.00'	72.50'	72.35'	S28°01'41"E
C70	6.220°	475.00'	69.37'	69.30'	N22°48'11"W
C71	7.333°	315.00'	62.82'	62.82'	N26°00'57"W
C72	4.312°	323.57'	235.55'	235.54'	N47°13'52"E
C73	2.335°	525.00'	216.24'	214.71'	S37°43'37"E
C74	2.335°	525.00'	216.24'	214.71'	S37°43'37"E
C75	6.420°	1281.16'	149.87'	149.78'	N76°53'17"E
C76	1.301°	62.50'	63.76'	63.62'	N54°21'04"W
C77	1.649°	62.50'	18.35'	18.28'	S53°09'01"W
C78	4.322°	75.00'	56.78'	56.43'	N71°16'31"W
C79	4.322°	75.00'	56.78'	56.43'	N71°16'31"W
C80	7.295°	1080.00'	141.34'	141.24'	N67°49'18"W
C81	3.456°	325.00'	198.17'	195.12'	S66°26'16"E
C82	3.456°	325.00'	198.17'	195.12'	S66°26'16"E
C83	7.431°	50.00'	43.80'	43.77'	S45°05'31"E
C84	7.431°	50.00'	43.80'	43.77'	S45°05'31"E
C85	7.292°	50.00'	64.13'	58.82'	S53°20'45"W
C86	6.055°	50.00'	51.17'	50.70'	N59°26'52"W
C87	9.913°	50.00'	66.59'	76.17'	N20°32'49"E
C88	7.213°	25.00'	31.51'	29.47'	S34°02'56"W
C89	1.454°	220.00'	22.14'	22.14'	S38°31'22"W
C90	1.204°	220.00'	151.83'	151.55'	S45°26'41"W
C91	6.140°	540.00'	581.21'	553.56'	N53°04'19"W
C92	6.140°	540.00'	581.21'	553.56'	N53°04'19"W
C93	2.808°	500.00'	272.79'	225.83'	S31°16'18"E
C94	2.808°	500.00'	272.79'	225.83'	S31°16'18"E
C95	3.104°	500.00'	272.49'	272.45'	N16°21'05"W
C96	17.582°	646.86'	202.55'	201.73'	S08°58'14"E
C97	6.208°	406.19'	440.56'	419.28'	N61°32'40"W
C98	15.312°	240.50'	200.62'	200.00'	S61°32'40"W
C99	15.312°	240.50'	200.62'	200.00'	S61°32'40"W
C100	15.041°	240.50'	194.78'	194.42'	N44°15'51"E
C101	14.290°	330.61'	330.22'	329.34'	S56°49'48"E
C102	9.051°	100.00'	15.86'	15.84'	N54°07'51"W
C103	18.244°	255.63'	123.05'	121.86'	N74°39'27"W
C104	18.244°	255.63'	123.05'	121.86'	N74°39'27"W
C105	34.172°	100.00'	59.55'	58.96'	N75°49'09"W



**LEGEND:**

- BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS
- DENOTES FOUND USED BRASS CAP
- DENOTES 1/2" REBAR OR AS SHOWN SET
- DENOTES CALCULATED POINT NOT SET
- DENOTES EXISTING FENCE FROM AERIAL SURVEY
- DENOTES DRAINAGE EASEMENT
- DENOTES PRIVATE UTILITY EASEMENT
- DENOTES DRAINAGE AND UTILITY EASEMENT
- DENOTES OPEN SPACE TRACTS
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAN
- BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAN
- THIS PLAN IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD

**THE ESTANCIAS AT LAS CAMPANAS, UNIT 3**

(FORMERLY TESORO ENCANTES AT LAS CAMPANAS)

A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16 ACRES BEING A PORTION OF PHASE IV OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE TRACT PASTURE - PLAT BOOK 244, PAGE 037 WITHIN SECTIONS 2 & 11, T17N, R9E, N.M.P.S. SANTA FE COUNTY, NEW MEXICO

PURPOSE: TO CREATE 37 RESIDENTIAL LOTS FOR DEVELOPMENT, 7 RECREATION/TRACT 3 ROUNDWAY TRACTS AND 1 TRACT FOR DOMESTIC WATER SEDIMENTATION POND.

DAWSON SURVEY'S, INC. PROFESSIONAL LAND SURVEYOR 2502 B CAMINO ENTRADA SANTA FE, N.M., 87507 REF# 191015 DATE: 1/15/24

**SHEET U3-3C**

**SHEET 3 OF 3**

DEJO J. SISNEROS, N.M.P.L.S. 19986

TITLE AND RECORDING INFORMATION FOR COUNTY CLERK

LINE	BEARING	DIST
L1	N84°20'24"W	152.68'
L2	S15°04'48"W	67.23'
L3	S83°06'38"W	100.00'
L4	N22°14'16"W	14.92'
L5	S64°04'21"E	6.35'
L6	S91°12'44"E	50.12'
L7	N92°50'11"E	53.12'
L8	S60°43'32"E	22.53'
L9	S80°19'43"W	47.84'
L10	S86°32'04"E	64.56'
L11	N92°14'16"W	62.33'
L12	S17°56'28"E	52.66'
L13	S17°56'28"E	70.49'
L14	S13°32'01"E	77.91'
L15	N00°39'30"W	25.00'
L16	N00°39'30"W	37.50'
L17	N17°56'28"W	25.00'
L18	N17°56'28"W	70.49'
L19	S87°02'12"W	123.74'
L20	S64°04'21"E	23.56'
L21	N64°04'21"E	33.83'
L22	S47°50'12"E	41.05'
L23	S12°18'55"W	41.85'
L24	S26°45'00"W	20.00'
L25	S64°04'21"E	20.23'
L26	S27°02'12"W	20.23'
L27	N68°27'31"E	55.10'
L28	N44°02'28"E	56.10'
L29	S14°21'18"E	53.83'
L30	S64°04'21"E	127.63'
L31	N66°27'04"W	20.62'
L32	N52°33'58"W	45.10'
L33	S17°50'13"E	31.65'
L34	S72°02'49"W	25.67'
L35	S45°28'42"E	18.20'
L36	S45°28'42"E	54.65'
L37	S00°00'00"W	50.00'
L38	N61°20'39"E	40.08'
L39	N61°20'39"E	21.25'
L40	S08°19'21"E	50.00'
L41	S44°44'23"E	11.17'
L42	N21°45'09"E	58.15'
L43	S01°45'48"W	50.83'
L44	S42°32'00"E	50.83'
L45	N52°50'11"E	75.00'
L46	S13°09'48"E	50.00'
L47	N57°50'11"E	64.15'
L48	N57°50'11"E	44.38'
L49	S37°08'17"W	118.87'
L50	S37°08'17"W	20.38'
L51	S48°31'31"E	20.38'
L52	S19°27'53"E	63.25'

**LEGEND:**

BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS

- F DENOTES FOUND USGLO BRASS CAP
- DENOTES FOUND REBAR NIPPLS 7014
- DENOTES CALCULATED POINT AT WHICH SET
- DENOTES CALCULATED POINT AT WHICH SET
- DENOTES EXISTING FENCE FROM AERIAL SURVEY
- DENOTES PRIVATE UTILITY EASEMENT
- DENOTES PRIVATE UTILITY EASEMENT
- DENOTES UTILITY EASEMENT
- DENOTES DRAINAGE AND UTILITY EASEMENT
- DENOTES UTILITY AND FENCE EASEMENT
- DENOTES OPEN SPACE TRACTS
- DENOTES APPROXIMATE LOCATION OF PROPOSED TRAIL
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS PLAT IS NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT
- THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD.



DIEGO J. SISNEROS, N.M.P.L.S. 13966

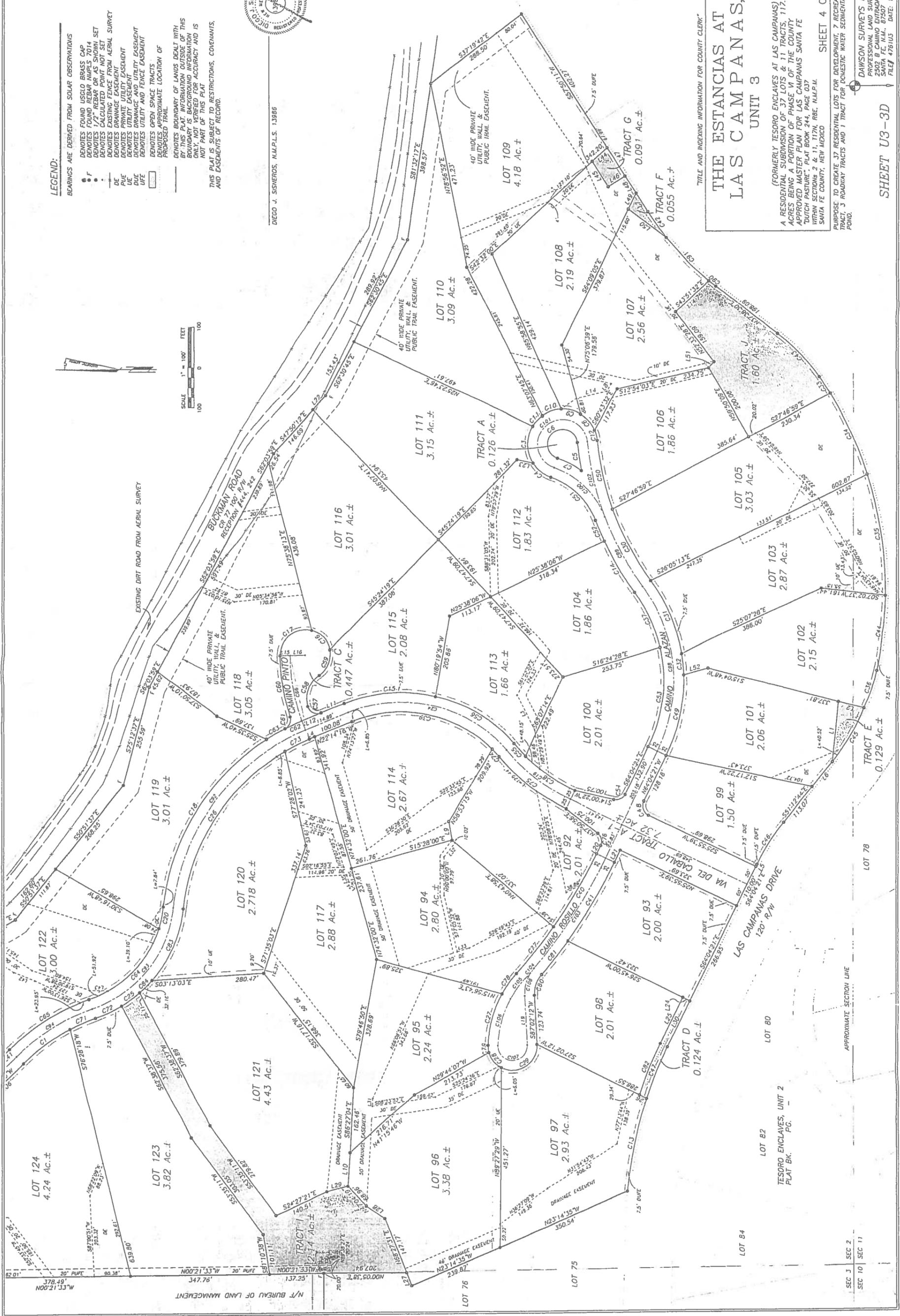
**THE ESTANCIAS AT  
LAS CAMPANAS,  
UNIT 3**

(FORMERLY TESORO ENCLAVES AT LAS CAMPANAS)  
A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE "DUTCH PASTURE", PLAT BOOK 244, PAGE 637 WITHIN SECTIONS 2 & 11, T17N, R08E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO

PURPOSE TO CREATE 37 RESIDENTIAL LOTS FOR DEVELOPMENT, 7 RECREATION TRACT, 3 ROADWAY TRACTS AND 1 TRACT FOR DOMESTIC WATER SEDIMENTATION POND.

SHEET 4 OF  
DAWSON SURVEYS INC.  
PROFESSIONAL LAND SURVEYOR  
2502 B CAMINO ENTRADA  
SANTA FE, N.M., 87507  
FILE # 476103 DATE: 1/1

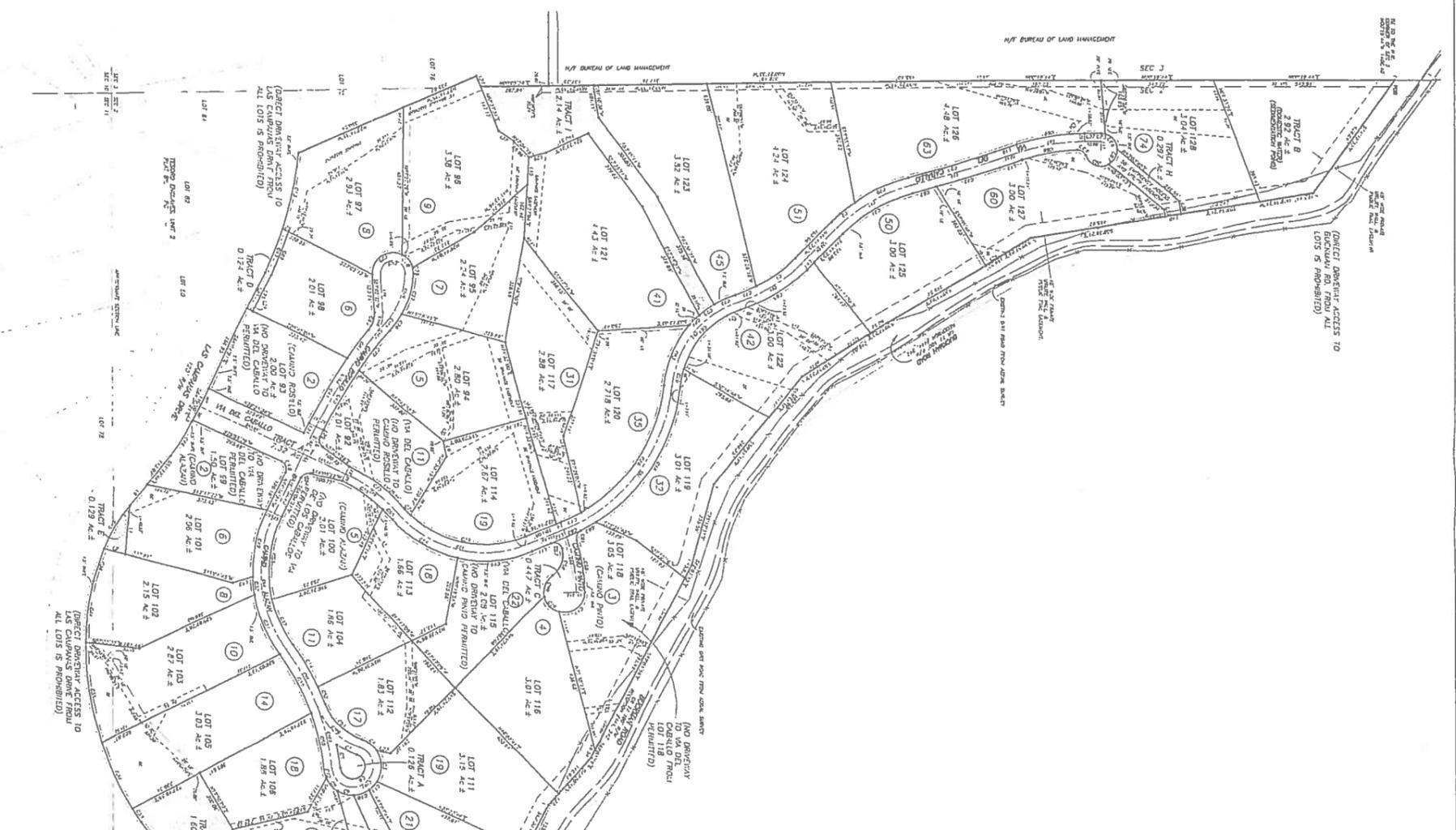
SHEET U3-3D



APPROXIMATE SECTION LINE

SEC 2  
SEC 10  
SEC 11

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	15.5637	475.00	132.04	131.81	N45.5804 W
C2	10.1521	525.00	93.67	93.85	S52.3645 E
C3	6.4245	875.00	58.47	58.13	S82.2727 W
C4	3.8014	875.00	58.13	52.07	S56.1410 W
C5	5.1953	765.00	71.23	71.21	S81.4240 W
C6	2.4509	375.00	160.84	63.35	N27.3103 E
C7	1.6324	231.57	67.56	67.71	N27.3103 E
C8	3.5228	875.00	54.08	53.22	N48.5628 E
C9	3.3109	875.00	50.78	50.08	N14.3839 E
C10	3.3104	875.00	50.71	50.00	N18.3297 W
C11	2.1207	875.00	35.47	35.23	N48.1402 W
C12	1.7445	875.00	27.13	27.02	N75.3009 E
C13	9.5510	1060.00	163.51	163.29	N76.4139 W
C14	11.1146	765.00	150.03	149.79	S59.2353 W
C15	35.1306	375.00	69.95	69.32	N04.2243 W
C16	6.4073	625.00	69.95	66.36	N46.3809 E
C17	1.0513	625.00	251.54	249.47	N48.0235 W
C18	23.3030	500.00	205.54	204.49	S37.4337 W
C19	23.3030	500.00	205.54	204.49	S37.4337 W
C20	11.3224	475.00	55.39	55.29	S78.0810 E
C21	22.5808	475.00	190.42	189.15	S33.1522 E
C22	2.1808	5025.00	201.91	201.90	N16.4724 W
C23	3.1047	4975.00	276.10	276.06	N16.2105 W
C24	21.4842	348.57	436.59	408.61	N13.3840 E
C25	23.0849	325.00	131.11	130.22	S42.5833 E
C26	5.4064	515.00	466.38	468.51	N56.5100 W
C27	27.3145	280.63	135.08	133.28	N24.3903 W
C28	47.0817	62.50	51.44	50.02	S51.0948 W
C29	120.3297	62.50	1.50	1.50	S37.4119 E
C30	16.2846	215.50	205.38	204.67	S67.0021 W
C31	26.1404	431.19	201.20	199.38	N67.0021 W
C32	11.1904	431.19	100.23	100.00	N87.0136 E
C33	2.5959	951.47	48.92	48.91	N57.5131 E
C34	1.1225	951.47	223.39	222.88	N65.2755 E
C35	10.1521	525.00	102.40	102.35	S72.3105 E
C36	21.1504	580.00	154.69	153.63	N65.2442 E
C37	27.3145	181.18	159.18	151.51	S35.0621 W
C38	67.1424	303.67	379.21	368.31	N12.2256 E
C39	87.1424	1281.16	213.03	212.29	S59.1832 E
C40	9.3138	1331.16	229.32	228.80	S59.0814 E
C41	8.9714	270.00	269.80	269.80	S54.3919 E
C42	6.0212	270.00	151.21	151.10	N46.6432 E
C43	1.2516	853.07	180.00	180.28	S83.3051 E
C44	1.2516	853.07	180.00	180.28	S83.3051 E
C45	16.4512	580.00	158.85	158.43	S59.1520 E
C46	16.4512	580.00	158.85	158.43	S59.1520 E
C47	16.4512	580.00	158.85	158.43	S59.1520 E
C48	60.0300	1060.00	141.25	141.44	N87.8412 W
C49	60.0300	23.00	38.22	35.38	S70.5519 W
C50	22.0311	411.19	166.26	165.23	S70.0210 E
C51	44.0622	176.67	176.22	176.22	S71.8111 W
C52	5.0703	164.67	161.42	166.33	N44.1511 E
C53	14.736	765.00	57.36	57.35	S67.0931 W
C54	35.5335	381.19	256.78	253.82	S83.3109 E
C55	28.0431	25.00	34.07	31.49	S50.0210 E
C56	5.1433	475.00	43.46	43.45	S46.5420 W
C57	3.6024	373.57	235.02	231.16	N31.3013 E
C58	9.6516	25.00	42.30	37.43	S76.1534 W
C59	70.0449	75.00	91.73	86.12	N70.1534 W
C60	66.0453	62.50	72.08	68.15	S88.1536 E
C61	16.4819	546.33	159.77	159.20	S80.5250 W
C62	60.3041	25.00	35.13	32.31	S67.9229 E
C63	4.3953	565.00	46.00	45.99	N24.3412 W
C64	5.2826	565.00	257.85	248.54	S29.3821 W
C65	53.444	225.00	257.85	248.54	S29.3821 W
C66	26.0612	525.00	239.18	237.12	N31.4120 W
C67	0.5239	5025.00	76.96	76.96	N15.1201 W
C68	17.5628	621.86	194.72	193.93	S08.5814 E
C69	17.5628	621.86	210.38	208.52	S08.5814 E
C70	19.4323	525.00	180.72	178.63	S24.3723 E
C71	8.2201	475.00	69.37	69.30	N22.4914 W
C72	12.4655	325.00	72.50	72.35	S25.0141 E
C73	7.1323	515.00	67.92	67.87	N62.0057 W
C74	4.3129	323.57	25.55	25.54	N47.1525 E
C75	23.3557	525.00	216.34	214.71	S37.4337 W
C76	78.0443	25.00	34.07	31.49	N76.5417 E
C77	6.4208	1281.16	149.87	149.78	S51.1159 E
C78	13.0105	250.63	63.26	63.62	N44.2108 W
C79	18.4909	62.50	18.35	18.29	S83.0901 W
C80	4.7243	75.00	58.28	55.43	N71.6311 W
C81	7.3653	1331.16	107.27	107.19	S51.4541 E
C82	7.3653	1080.00	141.34	141.24	N67.9181 W
C83	34.5612	325.00	198.17	195.12	S66.2618 E
C84	7.4318	325.00	43.80	44.49	S45.0631 E
C85	16.3604	50.00	14.49	14.44	S08.1803 W
C86	73.9221	50.00	64.15	59.63	S37.2045 W
C87	60.5526	50.00	53.17	50.20	N89.2652 E
C88	9.81316	50.00	88.59	76.17	N20.2739 E
C89	72.1302	25.00	31.51	29.47	S34.0756 W
C90	1.4543	720.00	22.14	22.14	S35.5122 W
C91	1.7045	720.00	131.83	131.55	S45.2641 W
C92	61.4006	540.00	581.21	553.56	N53.0419 W
C93	65.1608	300.00	341.75	323.83	S51.1618 E
C94	26.0512	500.00	227.73	226.83	N31.4120 W
C95	29.5944	500.00	261.62	256.64	S29.4510 E
C96	31.0427	5000.00	277.49	277.45	N16.2105 W
C97	17.5628	646.85	202.55	201.21	S08.5814 E
C98	62.0813	406.18	440.56	419.28	N84.5119 E
C99	15.3121	240.80	200.82	200.80	S61.3740 W
C100	45.0501	209.87	183.39	183.50	N44.1631 E
C101	24.5091	62.50	287.81	103.49	N48.1402 W
C102	15.0416	240.50	194.78	194.42	S78.5028 E
C103	14.2907	1306.16	330.82	328.84	S39.4948 E
C104	9.0513	100.00	13.86	13.61	N54.0251 W
C105	19.2446	255.63	82.13	81.72	N51.5827 W
C106	27.3445	255.63	123.05	121.88	N24.3803 W
C107	12.4123	37.50	120.78	121.88	S00.4207 E
C108	34.1220	100.00	59.85	59.86	N25.4808 W

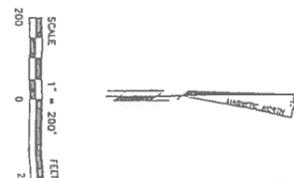


**LEGEND:**

- BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS
- ⊙ DENOTES RURAL ADDRESS
- ⊙ DENOTES FOUND OSBORNE BRASS CAP
- ⊙ DENOTES 1/2" REBAR OR AS SHOWN SET
- ⊙ DENOTES CALCULATED POINT NOT SET
- ⊙ DENOTES EXISTING FENCE FROM AERIAL SURVEY
- ⊙ DENOTES OPEN SPACE EASEMENT
- ⊙ DENOTES DRAINAGE EASEMENT
- ⊙ DENOTES OPEN SPACE EASEMENT
- ⊙ DENOTES UTILITY AND FENCE EASEMENT
- ⊙ DENOTES OPEN SPACE TRACTS

DEMONSTRATES BOUNDARY OF LOTS DEPT WITH THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT

THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.



LINE	BEARING	DIST
L1	N84.2024 W	152.66
L2	S15.0448 W	67.23
L3	S63.0619 W	100.00
L4	N22.1416 W	14.82
L5	S61.0421 E	6.35
L6	S51.1244 E	60.22
L7	N57.5011 E	55.12
L8	S60.4332 E	22.53
L9	S80.1843 W	44.84
L10	S66.2704 E	64.66
L11	S23.1416 E	62.33
L12	N32.1416 W	56.66
L13	S13.3209 E	22.81
L14	S13.3209 E	22.81
L15	N00.3830 W	23.00
L16	N00.3830 W	23.00
L17	N90.0000 W	23.00
L18	N17.3626 W	70.19
L19	S47.0212 W	123.24
L20	S64.0421 E	23.56
L21	N64.0421 W	33.83
L22	S47.5012 E	47.05
L23	S12.1835 W	41.65
L24	S26.4500 W	20.00
L25	S64.0421 E	128.12
L26	S27.0212 W	20.23
L27	N68.231 E	35.19
L28	N34.0229 E	56.10
L29	N14.2115 E	53.93
L30	S64.0421 E	127.83
L31	N66.2704 W	20.62
L32	N52.3359 W	45.10
L33	S12.5013 E	31.65
L34	S37.0814 W	25.67
L35	S27.0212 W	18.20
L36	S45.2842 E	54.65
L37	S00.0000 W	50.00
L38	N81.2039 E	40.08
L39	N81.2039 E	21.25
L40	S08.3221 E	50.00
L41	S44.4425 E	31.17
L42	N21.4509 E	58.15
L43	S01.4548 W	50.83
L44	S42.3200 E	50.83
L45	N57.5011 E	75.00
L46	S57.0949 E	50.00
L47	N57.5011 E	84.15
L48	N57.5011 E	51.20
L49	S64.0905 E	44.36
L50	S37.0812 W	118.94
L51	S48.3131 E	20.38
L52	S15.2733 E	63.25

**THE ESTANCIAS AT LAS CAMPANAS, UNIT 3**

SEE PREVIOUS SHEETS FOR COMPLETE LOT INFORMATION AND LARGER SCALE DRAWINGS.

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

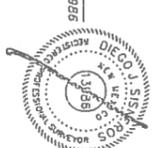
(FORNEPERRY TESORO ENCLAVES AT LAS CAMPANAS) A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE TOWNSHIP SECTION 2 & 11, BLOCK 214, PAGE 031, SANTA FE COUNTY, NEW MEXICO.

PURPOSE: TO CREATE 37 RESIDENTIAL LOTS FOR DEVELOPMENT, 2 RECREATION/FIELD TRACTS, 3 ROADWAY TRACTS AND 1 TRACT FOR DOMESTIC WATER SEWERAGE/STATION.

DAYSON SURVEYS, INC. PROFESSIONAL LAND SURVEYORS 2502 B. CAMINO ENTRADA SANTA FE, N.M. 87507 PLEF 476105 DATE: 1/15/20

**SHEET U3-3E**

**SHEET 5 OF 5**





MEMORANDUM

DATE: AUGUST 14, 2001  
TO: BOARD OF COUNTY COMMISSIONERS  
FROM: JOE CATANACH, DEVELOPMENT REVIEW SPECIALIST III  
VIA: ESTEVAN LOPEZ, LAND USE ADMINISTRATOR  
RE: TESORO ENCLAVES AT LAS CAMPANAS

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ISSUE:

On November 9, 2000 the EZC recommended preliminary plat/development plan approval and a variance of the minimum road standards and on June 14, 2001 the EZC recommended final approval. (refer to meeting minutes attached as exhibit).

Las Campanas Limited Partnership is requesting final plat/development plan approval for a 140 lot residential subdivision phase on 440 acres in accordance with the approved master plan, with a variance of the minimum road standards to permit finished road grades exceeding 3 percent for 100 feet from the intersection. The property is located off Las Campanas Drive.

SUMMARY:

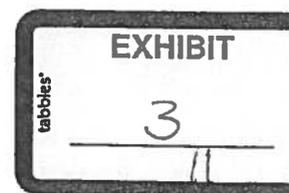
Please note that the BCC granted master plan approval in 1992 for 1,419 residential lots to be developed in phases (not including Estates I and II), two golf courses with club complex, tennis and equestrian center, and related accessory facilities on 3,549 acres.

The following subdivision phases have been granted final approval by the BCC:

- 1) Estates I - 142 lots {Subdivision previously approved in 1981 as
- 2) Estates II - 156 lots {Salva Tierra and Tierra De Oro}
- 3) Estates III - 181 lots
- 4) Estates IV - 99 lots
- 5) Estates V - 168 lots
- 6) Estates VI (Club Casitas) - 36 lots
- 7) Estates VII - 128 lots
- 8) Ranch Estates - 27 lots
- 9) Pueblos - 37 lots
- 10) Estates VIII - 104 lots
- 11) Los Santeros - 197 lots/units
- 12) Estancia Real - 12 lots

The proposed subdivision phase consists of 140 residential lots ranging in size from 1.5 acres to 7.5 acres with approximately 13 acres of multiple common open space areas and additional open space easements within the lots. The subdivision shall be developed in three units as follows:

Unit I = 30 lots



August 14, 2001  
Tesoro Enclaves  
Page Two

Unit II = 66 lots  
Unit III = 44 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 an extension to record the three unit sub-phases within 2.5 years.

ROADS/ACCESS:

Las Campanas Drive will be extended through the subdivision for primary access and just short of its connection back to Camino La Tierra (Buckman Rd.). Trailhead Dr. will also be extended off Las Campanas Dr. for secondary alternative access. The roads will have a paved asphalt surface and a public bicycle/pedestrian trail will be along Las Campanas Dr.

WATER/WASTEWATER:

The existing community water and sewer system will be utilized. A main house and guest house are proposed for each lot and subject to a water restriction of .50 acre foot. A minimum of 70 acre feet of water rights has been approved by the State Engineer to support this subdivision phase.

TERRAIN/LANDSCAPING/OPEN SPACE/ARCHAEOLOGY:

The property is not within a flood zone and development areas are in conformance with slope standards. Common centralized retention/detention ponds will control post development drainage, and on-lot ponds will be required if impervious surface improvements exceeds 11,000 sq. ft. Disturbed areas will be re-seeded and existing native landscaping will be preserved or transplanted.

Multiple open space areas consist of approximately 13 acres and there are additional open space easements within the lots for access to common areas and trails, and BLM property to the west. Significant drainage areas within Las Campanas have previously been designated as common open space, including small park/open space areas that have been platted within the various subdivision phases. Las Campanas does meet the minimum acreage requirements for common open space, which does not include the golf courses, and the golf cart paths are used for recreational walking by the homeowners. A public pedestrian/bicycle trail is being developed along Las Campanas Dr. and there is a public equestrian trail along the south perimeter of the 3500 acre tract.

There are no significant archeological sites within this subdivision phase.

HOMEOWNERS ASSOCIATION:

The homeowner documents address use and development of the lots, including water restrictions, solid waste removal, ownership and maintenance of the roads, common areas and facilities.

August 14, 2001  
Tesoro Enclaves  
Page Three

VARIANCE:

The applicant is requesting a variance to permit finished road grades exceeding 3 percent for 100 feet from the intersection approach.

The grades range from 3.1 percent to 6.5 percent for 17 intersections.

The applicant has submitted a letter responding to the variance criteria and providing the specific grade for each intersection. The EZC-EZA shall determine if the applicant has justified the variance criteria.

RECOMMENDED ACTION:

The proposed subdivision phase is in conformance with the approved master plan and the Extraterritorial Subdivision Regulations and the County Land Development Code. Staff considers the requested variance to be a minimum easing of the standards and is in agreement with the applicant's response to the variance criteria. The EZC recommended final plat/development plan approval subject to the following conditions.

1. Compliance with applicable review comments from the following:
  - a) State Engineer
  - b) State Environment Dept.
  - c) Soil & Water Dist.
  - d) State Highway Dept.
  - e) Santa Fe County Water Co.
  - f) County Hydrologist
  - g) County Development Review Director
  - h) County Fire Marshal
  - i) County Public Works
2. Final plat to include but not limited to the following:
  - a) Compliance with plat check list.
  - b) Conditional dedication of Las Campanas Dr. to County.
  - c) Approval of rural address and street names.
3. 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) Update property report to include Los Santeros subdivision phase.
  - b) Clarify discrepancies regarding number of lots for the various subdivision phases.
  - c) Submit County disclosure statement items.
4. Secondary access for Unit 3 shall be developed meeting minimum road standards, including the off-site section of Buckman Rd. connecting back to Las Campanas Dr.

August 14, 2001  
Tesoro Enclaves  
Page Four

5. Remaining balance of density as approved for Las Campanas master plan shall be established at 165 lots/units, this includes The Estancias pending final approval, and does not include guest houses which are based on available water rights. This balance may increase to 171 subject to verification and agreement with staff.
6. Utility plans to include electric, gas, and telephone.
7. Development plan sheet shall include note requiring on-lot ponds if impervious surface improvements exceed 11,000 sq. ft.
8. The three unit sub-phases shall be recorded within 2.5 years from the date of approval by the BCC.

FINAL CONDITIONS:

1. Prohibit direct driveway access to Las Campanas Dr. and Camino La Tierra/Buckman Rd.
2. Provide minimum recreational facilities (tables, benches) and address landscaping for a passive park area.
3. Development plan submittals shall include the following:
  - a) traffic sign plan
  - b) detail for hammer head cul-de-sac
4. Gate features along Las Campanas Dr. conflict with Master Plan Development Agreement and should be prohibited.
5. Submit solid waste fee in accordance with subdivision regulations.
7. 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.

ATTACHMENTS:

- A - Applicant's Letter/Report
- B - Review Letters/Correspondence
- C - Site Plan/Vicinity Map
- D - August/Nov. 2000 EZC Minutes
- E - June 2001 EZC Minutes

Harry B. Montoya  
Commissioner, District 1

Paul Owen  
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

August 18, 2003

Las Campanas de Santa Fe  
C/o Santa Fe Planning Group  
ATTN: Al Lilly  
P.O. Box 2482  
Santa Fe, NM 87502

Re: EZ CASE # S 00-4561 The Estancias at Las Campanas

Dear Mr. Lilly:

The Board of County Commissioners at its regularly scheduled meeting of August 12, 2003, met and acted upon the above referenced case.

The decision of the EZC was to grant approval of your request for the Preliminary and Final Plat and Development Plan Amendment for a 128 lot residential subdivision with and equestrian area on 432 acres, as well as approval of the variances requested to allow the approach to an intersection to exceed 3% grade for 100 linear feet at four locations subject to the following conditions:

County Conditions:

1. Compliance with the 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 Co.
  - f) County Hydrologist
  - g) County Development Review Director
  - h) County Fire Marshal
  - i) County Public Works
  
2. Final Plat to include but not limited to the following:
  - a) Compliance with plat check list
  - b) Conditional dedication of Las Campanas Drive to County
  - c) Approval of rural address and street names
  - d) Dedication of public trail along Buckhorn Road/Camino La Tierra

3. 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) Update property report to include Los Santeros subdivision phase.
  - b) Clarify discrepancies regarding number of lots for the various subdivision phases, and number of residential units occupied or under construction.
  - c) Submit County disclosure statement item
4. Secondary access for Unit 3 shall be developed meeting minimum road standards, including the off-site section of Buckman Road connecting back to Las Campanas Drive.
5. Remaining balance of density as approved for Las Campanas master plan shall be established at 177 lots/units, this includes The Estancias pending final recording, and does not include guest house which are based on available water rights. This balance may increase to 185 subject to verification and agreement with staff.
6. Utility plans to include electric, gas, and telephone.
7. Development plan sheet shall include note requiring on-lot ponds if impervious surface improvements exceed 11,000 sq. ft.
8. The three unit sub-phases shall be recorded within 18 months of approval by the BCC.
9. Prohibit direct driveway access to Las Campanas Drive and Camino La Tierra/Buckman Road.
10. Development plan submittals shall include the following:
  - a) traffic sign plan
  - b) detail for hammer head cul-de-sac
11. Submit solid waste fee in accordance with subdivision regulations.
12. 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.
13. Cui-de-sac/dead end roads shall not exceed 1,000 ft. in length.
14. A development plan for the Equestrian Community Facility and restaurant is subject to review and approval by staff and the CDRC.

15. Address water use for residential lots with main house, guest house, and horses, and submit updated water rights report.
16. Water use on this property will be restricted to 0.25 acre feet per year for the 18 cabin lots, 0.40 acre feet per year for the 87 estate lots with a house and guesthouse, and 0.50 acre feet per year for the 23 lots with house, guesthouse and stables. Water restrictive covenants shall be recorded with the plat.
17. The applicant shall comply with Santa Fe County's upcoming water harvesting ordinance.
18. The applicant shall comply with the County's upcoming landscape ordinance if it is adopted within 6 months of the BCC's final plat approval for The Estancias.

City Conditions:

1. The applicant will be required to submit a final development plan for the equestrian facility for CDRC review and approval.
2. The applicant's engineer shall obtain red-line comments from the City's Subdivision Engineer. Comments/redlines are primarily focused on temporary and permanent erosion control methods.
3. City staff road grade variance recommendation is based on the opinion of the County Fire Marshal.

This case is scheduled to be heard by the BCC on August 12, 2003.

If you have any questions regarding this matter, please do not hesitate to contact me at 986-6222.

Sincerely,



Vicki Lucero  
Development Review Supervisor

me. Thank you.

2700819

CHAIRMAN SULLIVAN: Any other discussion?

The motion to allow interpretation of the stipulation failed by majority [1-4] voice vote with Commissioner Duran casting the affirmative vote.

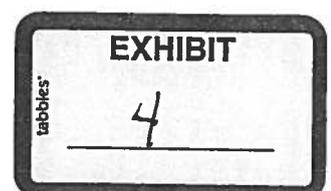
- XII. A. 3. EZ CASE # S 00-4561 The Estancias at Las Campanas. Las Campanas de Santa Fe (Mike Sanderson, Vice President) requests a final plat and development plan amendment for The Estancias at Las Campanas residential subdivision (formerly known as Tesoro Enclaves) for 128 lots and an equestrian area on 432 acres. This request also includes a variance of Section 3.5.4.g.2 of the Extraterritorial Subdivision Regulations to allow the approach to an intersection to exceed three percent grade for 100 linear feet at four locations. The property is located off Las Campanas Drive within Sections 10 & 15, Township 17 North, Range 8 East (5-Mile EZ District)

MS. LUCERO: On July 10, 2003 the EZC recommended approval of this request. In 1992, the BCC granted master plan approval for 1,419 residential lots to be developed in phases, two golf courses with club complexes, tennis and equestrian center, and related accessory facilities on 3,549 acres. The subdivision phases as listed in the staff report have been granted final approval by the BCC.

The proposed subdivision phase was granted final and the staff report actually says "preliminary" but they were granted final and development plan approval with a variance to the minimum road standards by the BCC on August 14, 2001. And that application was submitted under the name Tesoro Enclaves. The approval consisted of 140 residential lots to be completed in three units. The applicants are now requesting an amendment to the previous approval. This request includes a reduction in the number of lots from 140 to 128 and an equestrian area is also proposed which consists of horse stables, arenas, restaurants, community buildings, café, haybarn and parking area. Onsite limited horse stabling is proposed for 23 lots. A separate development plan will be required for the equestrian facility and restaurant.

The proposed subdivision will still be developed in three units as follows: Unit I, 25 lots; Unit II, 66 lots, the equestrian facility, café and restaurant; Unit III, 37 lots. The lots range in size from one acre to 4.9 acres and the community tract is 23 acres.

Variance: As part of this request the applicants are also requesting a variance of Section 3.5.4.g.2 of the Extraterritorial Subdivision Regulations to allow the approach to an intersection to exceed three percent grade for 100 linear feet at four locations, which are listed in the staff report. The applicant has submitted a letter responding to the variance



2700820

review criteria. The BCC shall determine if the applicant has justified the variance criteria.

Recommendation: The proposed subdivision phase is in conformance with the approved master plan and the Extraterritorial Subdivision Regulations and the County Land Development Code. Staff considers variances of up to five percent grade at intersections as a minimum variance. The previous approval included variances for seven intersections ranging from 3.1 percent to 6.5 percent. The decision of the EZC was to recommend approval of the request for a final plat and development plan amendment with the requested variances, subject to the following conditions. Mr. Chair, may I enter the conditions into the record with a modification to condition number five?

CHAIRMAN SULLIVAN: Okay. What's that modification?

MS. LUCERO: That modification would be that the Estancias, pending final recording, and does not include guest houses which are based on available water rights. This balance may increase to 185, subject to verification and agreement with staff. Staff conducted a preliminary study and came up with 183. The applicants have documentation of 185.

[The conditions are as follows:]

1. Compliance with the 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 Co.
  - f) County Hydrologist
  - g) County Development Review Director
  - h) County Fire Marshal
  - i) County Public Works
2. Final Plat to include but not limited to the following:
  - a) Compliance with plat check list
  - b) Conditional dedication of Las Campanas Drive to County
  - c) Approval of rural address and street names
  - d) Dedication of public trail along Buckman Road/Camino La Tierra
3. 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) Update property report to include Los Santeros subdivision phase.
  - b) Clarify discrepancies regarding number of lots for the various subdivision phases, and number of residential units occupied or under construction.
  - c) Submit County disclosure statement item
4. Secondary access for Unit 3 shall be developed meeting minimum road standards, including the off-site section of Buckman Road connecting back to Las Campanas Drive.

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5. Remaining balance of density as approved for Las Campanas master plan shall be established at 177 lots/units, this includes The Estancias pending final recording, and does not include guest house which are based on available water rights. This balance may increase to 185 subject to verification and agreement with staff.
6. Utility plans to include electric, gas, and telephone.
7. Development plan sheet shall include note requiring on-lot ponds if impervious surface improvements exceed 11,000 square feet
8. The three unit sub-phases shall be recorded within 18 months of approval by the BCC.
9. Prohibit direct driveway access to Las Campanas Drive and Camino La Tierra/Buckman Road.
10. Development plan submittals shall include the following:
  - a) traffic sign plan
  - b) detail for hammerhead cul-de-sac
11. Submit solid waste fee in accordance with subdivision regulations.
12. 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.
13. Cul-de-sac/dead end roads shall not exceed 1,000 ft. in length.
14. A development plan for the Equestrian Community Facility and restaurant is subject to review and approval by staff and the CDRC.
15. Address water use for residential lots with main house, guest house, and horses.

CHAIRMAN SULLIVAN: Okay. What's that modification?

MS. LUCERO: That modification would be that the Estancias, pending final recording, and does not include guest houses which are based on available water rights. This balance may increase to 185, subject to verification and agreement with staff. Staff conducted a preliminary study and came up with 183. The applicants have documentation of 185.

COMMISSIONER CAMPOS: Have you proved that?

MS. LUCERO: No, we haven't yet but as the condition reads it will be subject to verification. So we will do that.

CHAIRMAN SULLIVAN: Sure. That's fine to enter that. I had a question. I thought they were reducing the number of lots. Is this asking them to go back up to 183 or giving them that option?

MS. LUCERO: Mr. Chair, this actually --

CHAIRMAN SULLIVAN: Weren't they reducing the number of lots to put in an equestrian facility?

MS. LUCERO: Yes, they were. They were reducing it from 140 to 128 lots, which was what was previously approved for these under the name of Tesoro

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Enclaves.

CHAIRMAN SULLIVAN: Okay. And then this condition has to do with the balance of the density after this phase.

MS. LUCERO: Yes, that's correct.

CHAIRMAN SULLIVAN: Which you're saying is 177 but may increase to 183.

MS. LUCERO: Actually, to 185, Mr. Chair.

CHAIRMAN SULLIVAN: You're changing that to 185. That's all the lots that are left in all of Las Campanas?

MS. LUCERO: That's correct.

CHAIRMAN SULLIVAN: Okay. Other questions for Vicki from the Commission?

COMMISSIONER MONTOYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Montoya.

COMMISSIONER MONTOYA: Clarify, that's all the lots for Las Campanas or just for this phase?

MS. LUCERO: Mr. Chair, Commissioner Montoya, that's, I believe the 185 lots will max out what was approved in the original master plan for Las Campanas.

CHAIRMAN SULLIVAN: Better buy now.

COMMISSIONER MONTOYA: Who are you talking to?

CHAIRMAN SULLIVAN: Nobody up here, right? Well, they have a product that has sold, I guess. Other questions for Ms. Lucero?

COMMISSIONER CAMPOS: What about the golf courses? There are two of them out there. That's a problem, don't you think.

CHAIRMAN SULLIVAN: Commissioner Campos, do you have a comment?

COMMISSIONER CAMPOS: That was it.

CHAIRMAN SULLIVAN: That was a comment. Okay. Other questions of staff? Okay, is the applicant present?

[Duly sworn, Al Lilly testified as follows:]

AL LILLY: For the record, my name is Al Lilly, Santa Fe Planning Group at 109 St. Francis Drive. Vicki's done a good job of giving you an overview of what this project is about. I'd like to just re-emphasize that this is an amended development plan approval for a previously approved subdivision. That was Tesoro Enclaves. It was approved in August of 2001 by this Commission. Las Campanas was actually in the process of recording, moving forward with recording of Tesoro Enclaves. However, during the process of doing that, going through the redlines, sales and marketing said Hold on a second. We need to investigate other product for this area. What we don't need is more of the same product out in the northwest portion of Las Campanas.

That being said, we went back to the drawing boards, worked on new plans and have come forward with what we're calling the Estancias. It's exactly the same location as Tesoro

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Enclaves, it's the same land area. We are changing the name and we have a new vision for this portion of Las Campanas. And that vision is really a western ranch theme that we feel very excited about, something that we feel will make all the difference in the world in terms of moving forward with a new product and a new image for this portion of the community. What this ranch theme involves is larger lots, first of all. That was discussed. We're reducing the total number of lots from 140 to 128. We're also providing for onsite stable lots on 23 of the lots that border the BLM property. I think it's important to note the close proximity of this property to the BLM is real important in terms of how this actually works for an equestrian facility and how this all falls in place for this kind of a development.

We're also proposing an interconnecting trail system that will virtually connect or interconnect most all of the lots to the trail system and lead out to the BLM land. The project also calls for community amenities in the northwest corner of the property. This is in the very farthest portion of the property that's adjacent to the BLM land on two corners of the property and those amenities include barns, stables arenas, exercise pens as well as a restaurant community building as part of the overall recreation and equestrian facility. We're also providing for a change in the design standards. This is not going to have the same design standards as the rest of Las Campanas. This western ranch theme will involve a different style architecture. It will be something characterized as more similar to northern New Mexico style, blended with perhaps a Colorado look. It will have heavy timbers, stone, all blended together with the use of stucco, a mix of flat roofs as well as some pitched roofs. So I think it's an exciting architectural style and theme for this portion of the property and we feel it's what's needed to move forward in a positive manner for this community.

I'd like to also emphasize that although we are recommending some changes for this very most northwest corner of the property, most of the project stays exactly as it is and was approved as Tesoro Enclaves. If you look at the engineering plans, they virtually have not changed at all. There were volumes of prints that were submitted to the County for review. If you look at the Las Campanas Drive, it's exactly the same location. All the road alignments are the same, the cross sections, utilities, sewer, water, grading and drainage plans, all remain the same. So there's a minimal amount of change there. It's really the lot sizing and the amenity package that we're looking at on the corner of the property.

In going through the planning process there were several questions that were raised by staff, Commissioners, other interested parties. We had a meeting just yesterday with Vicki Lucero and Joe Catanach. They questioned the water budget. Wanted us to take another look at it, particularly with regard to the 23 stable lots and wanted to make provisions for additional water rights for those stable lots. I've just passed out to you a copy of that revised water budget. [Exhibit 3] I think if you look at it, that it's increased a little bit from the one that was included in the packet. The total water budget now for this portion of the development is 69.4 acre-feet. It's important to note that Tesoro Enclaves, which was already approved, was 70 acre-feet, so we're still underneath the water use that was approved for that project.

And that's primarily due to the reduction of the number of lots from 140 to 128. We also have a provision that disallows any guesthouses on 18 of the lots. These are the small

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ranch-cabin lots that are closest to the amenity of the equestrian facility.

There was also a question with regard to Las Campanas and what is Las Campanas doing for water conservation. Las Campanas has tried to be proactive in this area with regard to water catchment systems, and there's another section of the handout that I just passed out to you which is a portion of the design guidelines and covenants for the subdivision. [Exhibit 4] I think if you look at that you'll see that every lot in the subdivision, the landowners have a choice of three different options with regard to water catchment. There's the pumice system that they can use. There's also a bio-swale system, or cisterns and all these are different means of catching the water off the roof, holding it and directing it to the landscape to minimize the amount of outside water that's required to have a self-sustaining landscape on this area.

I also want to mention that every house in the subdivision will be required to have two water meters, one for inside use, one for external use. That is the current practice for Las Campanas now. These are monitored carefully. Anybody that uses an excessive amount of water is also fined heavily. So that's something that's very important to Las Campanas and they've been following through on that on a regular basis. I have to say that Las Campanas members have been very good about their own water conservation on their lots.

Las Campanas is also committed to utilizing these same water-saving techniques on the non-residential amenity package that we're talking about. We've actually hired a consultant to take a look at it. It's the Hydros Group, in terms of evaluating what savings we could realize by utilizing some of the water catchment systems on the non-residential buildings. They've taken a look at it and have given us a report back that on an average rainfall year that we should be able to realize a savings of at least 429,000 gallons per year, which is 1.52 acre-feet. So it's a substantial amount and we're willing to move forward in that direction with that plan.

There was also a question raised by Commissioner Sullivan with regard to the issue of the State Engineer, Office of the State Engineer's report questioning the proof of sustainable water supply for 100 years. I did pass out to him just a little handout that -- I'm sorry. That was on the amount that was used for the bond. But that was addressed in the same question. Las Campanas, number one, has purchased a permanent water supply and water rights for the entire master planned community well in excess of what's needed for the master planned community. We also have a letter from the hydrologist, John Schumacher stating that the Buckman wellfield will provide water and the demand that's currently there for at least 100 years. And also to ensure the 100-year supply, the County has required Las Campanas to bond to the cost of constructing the permanent water supply down to the Buckman for the diversion. All of this planned for providing the water supply for 100 years.

There was a question also asked by Commissioner Sullivan with regard to the increase in the bond. He questioned whether the current \$7.2 million bond was adequate. I did pass out a sheet to him with regard to that. I inquired of Las Campanas engineering what the issue was. They had their consultant look at it, respond in a letter form, saying there was actually, some of the confusion comes from the fact that the bond is only required for potable water. It's not required for the golf course irrigation. And a lot of the numbers that have been thrown about include both. The letter that you have in front of you, Commissioner Sullivan, does have two

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estimates on it, one for I believe \$5 million, one for I think \$6.9 million, that shows that we have a buffer and the bond of \$7.2 million that was part of the 1994 agreement appears to be adequate, based on that letter.

We are in agreement with all the conditions of approval that have been outlined by City staff and County staff. I think in viewing this case I think it's important to note that this is a previously approved subdivision. We're just making some minor changes to it and we actually have a lesser impact with regard to water use. Las Campanas remains committed to playing an active role as a partner with the County in solving the regional water problems and finally, City and County staff, as well as the EZC has recommended approval of this particular project, the Estancias. We hope you share in the support for this project. We're very excited about the new approach for a western ranch theme and we look for your support and approval this evening. Thank you.

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Anaya.

COMMISSIONER ANAYA: Al, I'm glad to see that you guys are working on water conservation issues. But one of the questions that I had, and I want to make sure that it's implemented is most of those homes, or all of those homes are on drip irrigation systems. Now, if they implement one of these items, and let's say it rains, one of these days, hopefully, and that water goes into that planting area, well, the next day or that same day or while it's raining, that irrigation system is going to turn on. And you mentioned in a previous meeting that they had some sensors. Now how are we -- that sense the dampness of the soil. Now how are we going to follow up on that and make sure that those things are implemented so that that doesn't happen? And when it does rain we are really conserving water and not having the irrigation system turn on.

MR. LILLY: That's obviously a concern and I don't know that there's any real answer to that, to tell you the truth. I think that part of that has to fall back on the private property owner, that they have a respect for the land, respect for the situation that we're in with regard to droughts. You're getting ready to implement your own County ordinance that's going to apply to just these exact type of concerns that you're expressing. If you have a cistern collection system the irrigation system will come out of that cistern the irrigation system will come out of that cistern. So that's a very good option, probably the preferable solution.

When you have these other types of systems when you're collecting water from the canales directing them off into an area or into the plant beds, the sensors, if people are using them, is a sensible way of working and it should work. And I don't know why people wouldn't want to take advantage of that. So I don't know why anybody would want to purposely not have a system that they've put in place not work. But obviously, you're always going to have a minority group that will avoid that type of situation and may not pay attention to it. But I think the majority of people will care about it and will follow through.

COMMISSIONER ANAYA: And maybe the cistern is the way to go and not tie it in to the regular water system. Those are just my concerns. I know a lot of the --

MR. LILLY: Cisterns are a good way of going. A natural way though is

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collecting the water from the canales and directing them into the plant areas through these man-made swales. And if you're using drought-tolerant plants, after the first year or two of having a drip irrigation system you should be able to turn that system off and they should be planned so they should be able to sustain themselves on an average rainfall year.

COMMISSIONER ANAYA: Thank you.

CHAIRMAN SULLIVAN: Other questions for Mr. Lilly?

COMMISSIONER MONTOYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Montoya.

COMMISSIONER MONTOYA: Mr. Lilly, are there any conditions that have been outlined here that you're in disagreement with?

MR. LILLY: We are in agreement with all the conditions as outlined. We discussed them at the EZC meeting. We changed one of them, I think that was a City condition and that was a minor change, and we are in agreement with the suggested revision with regard to the slope condition at the intersections for the variance to five percent. So we are in agreement.

COMMISSIONER MONTOYA: Thank you, Mr. Chair.

CHAIRMAN SULLIVAN: Mr. Lilly, I had a question on the landscaping guidelines. Although you have these different systems that you provide as options to the residents and given that this is going to be somewhat of a ranch theme now or I guess that's the best way to describe it, I'm assuming that in these guidelines, you still allow each unit to plant 1000 square feet of either bluegrass or fescue. If everyone did that, that would be 128,000 square feet of non-native grasses, which is about four acres of non-native grasses what would have to be watered. Wouldn't it be more appropriate, particularly with your ranch theme to simply require that native grasses like grama and other drought-tolerant grasses be used?

MR. LILLY: Perhaps that would be a good suggestion. Any non-native grass has to be located inside a yard wall. That's a requirement in the same design guidelines and covenants and as far as the amount of grass goes, it's a maximum of 1,000 square feet, that's the same condition that the City has for their maximum use. We further have that restriction of a maximum use of .5 acre-feet per lot. I suppose that gives the landowner an option to have a yard wall, to have a grass area inside and if that uses up their total allocation of the .5 acre-feet with their other uses on the property, then they can't plant anything else outside of the wall. So it just gives a little flexibility to the landowner.

I think 1,000 square feet, if you were to look at the various homes being built, it's probably in excess of what is actually happening out there. I think most of the people are opting for low maintenance and native vegetation.

CHAIRMAN SULLIVAN: Is Las Campanas monitoring these quarter and half-acre-foot usages?

MR. LILLY: All of those are submitted with the design review process and so yes, they are reviewed. As I mentioned, they can't happen outside of a yard wall. No one can build a yard wall without having design review approval. So I think there is a pretty good check on making sure that that amount is not exceeded.

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CHAIRMAN SULLIVAN: What I meant was are they monitoring the water use after the home is built?

MR. LILLY: Yes. There are meters, there are two meters for each home. There's an inside meter, a meter for inside use, potable water use. And there's an exterior use meter as well.

CHAIRMAN SULLIVAN: And the combination of those two can't exceed either a quarter or a half-acre-foot. Is that so?

MR. LILLY: That's correct.

CHAIRMAN SULLIVAN: And do they ever?

MR. LILLY: I think there have been some instances where they have. I don't have first hand knowledge of that but talking with Mike Sanderson from engineering, he mentioned that there have been a few instances and Las Campanas has come down on them hard with heavy fines. And it makes no difference whether they're a part-time resident or a full-time resident.

CHAIRMAN SULLIVAN: So in this approval, would there be any problem with just simply saying that, and staying with your theme that only native, drought-tolerant grasses be used, whether they're inside the wall or outside the wall. I've seen some very nice buffalo grama grass mixtures inside the walls that looked every bit as good as the fescue ones and don't take anywhere near as much water.

MR. LILLY: I agree. A blue grama grass lawn can look very nice, however, I think that this gives a little bit of flexibility to the landowner. We've capped the amount of water they can use. It gives them, like I say, the flexibility to choose between what they're looking for. If someone wants to have something a little more formal up close to the house and they loose out with regard to landscaping beyond the house or around the edge of the house then so be it. That's a choice that they can make on that.

CHAIRMAN SULLIVAN: I guess my thinking on that is that given the drought we've had the last two years we don't have a lot of flexibility on water use and certainly one of the easiest places to start with that is using drought-tolerant grasses.

MR. LILLY: I tell you what, we'd be willing to conform to the new ordinance that's coming up, which I assume we would have to anyway, for water catchment. If the County decides to eliminate any type of ornamental grasses, that would be the case. We would still have to conform to that.

CHAIRMAN SULLIVAN: This is an application for a revised master plan or an amended master plan or final?

MR. LILLY: It's an amended development plan.

CHAIRMAN SULLIVAN: So once this is approved, then my understanding, correct me if I'm wrong, is that they would be grandfathered from the ordinance. Is that correct, Mr. Ross?

MR. ROSS: I think you're correct unless they agreed otherwise.

CHAIRMAN SULLIVAN: Unless they agreed otherwise.

MR. ROSS: It sounds like they may be inclined to do so.

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MR. LILLY: Our preference would be to leave the flexibility there, if possible.

CHAIRMAN SULLIVAN: Sure. Our preference would be to save water.

MR. LILLY: Okay.

CHAIRMAN SULLIVAN: My preference. I won't speak for the Commission. My preference would be to save water. Another question I had, and you responded to it earlier, I'm not clear on this bond agreement. This was before my time and we have, Santa Fe County has a \$7.2 million bond. And as I understand it that's a bond that would provide for the construction, that is to say, if Las Campanas reneged, of apparently a portion of the intake structure of itself. The intake structure is estimated to cost \$12.5 million, but how would we construct a portion of it? Let's say Las Campanas, for whatever reason reneged, I understand that there's a ratio of potable to golf course usage, how would we build part of it? Am I interpreting that right?

MR. LILLY: I don't think this whole project could go forward unless you have a team effort happening here between the County, Las Campanas and the City, I suppose. That's my understanding. This isn't something -- there's two different ways of bringing the water up the hill from a diversion, but it's one diversion.

CHAIRMAN SULLIVAN: I understand that. But just in terms of the bond, let me ask another question first. This also assumes, and correct me if I'm wrong, but Las Campanas will build the conveyance pipeline and the water treatment plant. Is that the current understanding?

MR. LILLY: That's correct.

CHAIRMAN SULLIVAN: Okay. So it's building its own pipeline, its own conveyance pipeline and its own water treatment plant. And what the County's bond, what they required, was for a proportionate cost of the intake structure. They've computed that out to be \$12.5 million divided by 1000 acre-feet for residential and divided by 1800 acre-feet total, 800 for the golf course. So that was how they did the percentage. So is that how this works, what the County is bonding is just for that portion of the intake structure that would be built for domestic water?

MR. LILLY: That's my understanding. It's strictly the potable water. It's not any bonding for the irrigation for the golf course and that's the extent of the purpose of the bond.

CHAIRMAN SULLIVAN: But we couldn't get the water to the property unless we had the pipeline and the water treatment plant. Is that committed for in an agreement or something?

MR. LILLY: I'm actually not prepared to answer that. There are some other consultants here that could answer that if you'd like for them to step forward.

CHAIRMAN SULLIVAN: I think Commissioner Duran has -- could you help us out?

COMMISSIONER DURAN: I don't have an answer, just that are we going to be able to solve any bonding concern that you might have tonight?

CHAIRMAN SULLIVAN: I don't know. We have a bond. This is final

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development plan and I was just asking the question of whether we have an adequate bond to provide water to these units. That was the question. Maybe we could --

MR. LILLY: Mike Sanderson may be able to help us out with the answer.

[Duly sworn, Mike Sanderson testified as follows:]

MIKE SANDERSON: Mike Sanderson, [inaudible] Santa Fe. Basically, the \$12.5 million is we have a diversion that we're all working on with the City, with you as the County and Las Campanas. That diversion is in the river. It's basically a six-screen diversion and that six-screen diversion has a lift station pump independently for each one of those screens that are going to go there. It's sized for the total for what the County is looking for, what Las Campanas is looking for and what the City of Santa Fe is looking for. And basically, when we get into that -- and so that water delivers to a point that's very close to the river where the major pump stations would be installed and at that point is where the sediment would be taken out, the major sands and then at that point, there's two pipes in the pump stations that would at this point, per the EIS, deliver it up the hill. There's one pipe that would be going to the County and the City of Santa Fe, basically over by the MRC with three different pump stations, with two pump stations on the way to go to there with their own water treatment plant that would go out to the different locations.

At the same time, at that same location there's pump station, with three different pump stations going to Las Campanas to take care of our potable system and the golf course. And the bond itself that we have is to take care of the potable system of Las Campanas 100-year water system, so basically, it's one pipe and it's the pump stations that would go there and everything sized accordingly. And so the estimates that we have have the part of how many screens does Las Campanas need to be able to take care of their part. In that estimate, the pump stations and the things that would bring that water to Las Campanas and it's taking care of both ends. So we don't need a bond for the total because it was very clear in all the different agreements, that the irrigation, we get the right to bring that from the river but it wouldn't be a part of that bond.

CHAIRMAN SULLIVAN: So this Enclaves project would be built once the San Juan/Chama water is available and once you have that pump station in hand?

MR. SANDERSON: No. This project here could be built today and we've got the water rights set up and we've turned those over to the County. All we're saying is that the bond that we have for the water system is adequate at \$7.2 million. We'll be putting a separate bond up for infrastructure for this subdivision and it's completely different from that \$7.2 million.

CHAIRMAN SULLIVAN: Okay, so your intent is then to take water rights and move them somewhere to serve this?

MR. SANDERSON: Basically, that's what's happening. The water rights have already been moved and it's part of the plat of platting this over, it should be tied to that plat, the amount of water rights, the 69.4.

CHAIRMAN SULLIVAN: So you have enough water --

MR. SANDERSON: We have enough water --

CHAIRMAN SULLIVAN: Rights at the Buckman system.

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MR. SANDERSON: Right. And at the point where the diversion happens that would be moved over to the river to that diversion location on the Buckman side.

CHAIRMAN SULLIVAN: Because your rights for Buckman have some expiration dates. Is that right?

MR. SANDERSON: We have permanent water rights for the subdivision and all commercial.

CHAIRMAN SULLIVAN: So you wouldn't need to move them to the diversion.

MR. SANDERSON: They would be moved to the diversion at that point. But it's permanent water rights. It's not like the lease with the City of Albuquerque. There's a termination date on those.

CHAIRMAN SULLIVAN: These 128 units are going to get water from where? The Buckman wells?

MR. SANDERSON: It will be the Buckman wells at the beginning of the project. Whenever the diversion comes on line, they will be getting the water from the diversion.

CHAIRMAN SULLIVAN: And you'll move the water to the diversion. Let's say that the diversion didn't happen or it was substantially reduced for whatever reason, the silvery minnows or what have you. Would you then have the permanent ability to use the Buckman wells for this subdivision?

MR. SANDERSON: We do at this point, yes.

CHAIRMAN SULLIVAN: At this point. Okay. Other questions from the Commission for the applicant?

COMMISSIONER CAMPOS: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Campos.

COMMISSIONER CAMPOS: Mr. Lilly, I guess. You're proposing two residences per lot? Or a guesthome and a main residence?

MR. LILLY: There's a guest house and a main residence on every lot except for 18.

COMMISSIONER CAMPOS: What happens in the 18?

MR. LILLY: On those 18, those are one-acre lots. They're the lots that are closest to the equestrian facility. We have a completely different architectural concept for those. We refer to those as ranch-cabin sites, or lots. There will actually be little collections of buildings that will, like I say, have close proximity to the barn facility. People will be able to ride up to the homes, say for lunch or in the afternoon. They will not have guesthouses so we've reduced the amount of water us in those.

COMMISSIONER CAMPOS: Now, these are real guesthouses, I assume.

MR. LILLY: That's correct.

COMMISSIONER CAMPOS: They're not designed for permanent, full-time use. They will not be rentals.

MR. LILLY: I believe the covenants for Las Campanas does not allow for

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rentals. I can check that. One residence.

COMMISSIONER CAMPOS: Non-rentals?

MR. LILLY: Right.

COMMISSIONER CAMPOS: The guesthomes cannot be rented. Is that right?

MR. LILLY: I'm not aware of any provisions for rentals in Las Campanas.

COMMISSIONER CAMPOS: That allow it or disallow.

MR. LILLY: Like I say, I don't have any knowledge.

COMMISSIONER CAMPOS: You have no knowledge. So how would you find out?

MR. LILLY: I could request information on that.

COMMISSIONER CAMPOS: From the people you represent?

MR. LILLY: That's right.

COMMISSIONER CAMPOS: Now, you're asking for .5 acre-feet of water per lot, right?

MR. LILLY: That's correct.

COMMISSIONER CAMPOS: To supply the both the main home --

MR. LILLY: And a guesthome.

COMMISSIONER CAMPOS: So in the past the County, we have approved .25 for the main home and maybe .15 for the guesthome. Would that be a problem for you, for your clients?

MR. LILLY: I think it would be. First of all, the development agreement and the master plan for Las Campanas had provisions for .5 acre-feet per lot, allowing for a home and a guesthouse.

COMMISSIONER CAMPOS: Yes, but things change. Things have changed dramatically in the last three or four years here. This was approved years ago, I guess.

MR. LILLY: That's true. It was approved in 1992. Las Campanas has moved forward and purchased all the water rights, permanent water rights to make supply as per the agreement and they have that in place and that's what we're moving forward with.

COMMISSIONER CAMPOS: Thank you.

CHAIRMAN SULLIVAN: Any other questions for the applicant? Okay, if not, this is a public hearing --

COMMISSIONER DURAN: Oh, I guess I do have a question.

CHAIRMAN SULLIVAN: Commissioner Duran.

COMMISSIONER DURAN: Is there anything that would indicate that you actually need that .5? If we have other subdivisions that have main houses and guesthouses and they use .3 acre-feet of water, just because you have the right to use it -- we're all trying to conserve water here, what makes this project so special that you need half an acre-foot.

MR. LILLY: I think the design of these, first of all, we've gone to larger lots that normal. If you look at this, in reducing the total number of lots for the same acreage, we've gone to larger lots. We're proposing probably larger homes on these lots as a result of that. It's a ranch-type architecture which will mean you'll have more than one building. Some

2700832

outbuildings tied to it.

COMMISSIONER DURAN: Well, they're bigger houses, Al, but there's typically only two or three people living in them. There's a larger percentage of those homeowners that don't even live there full time. So I understand that you were previously approved with half an acre-foot but I kind of agree with Commissioner Campos that I don't understand the need for it just because you've got it before. It doesn't make much sense to me.

MR. SANDERSON: It's my understanding that it's been required from the County throughout the project and that's been pretty much a norm that on a per-structure basis, that the County is requiring us that we purchase the water rights for .25 for a house and .25 for a guesthouse. Are we looking at changing that requirement?

COMMISSIONER DURAN: Could be. I don't know.

MR. SANDERSON: That's a requirement that so far, every time that we come into a subdivision it's required that we purchase that amount of water for these residents.

CHAIRMAN SULLIVAN: You may have a refund. You may have some to sell on the open market I guess. That would be the other option. Okay, other questions for the applicant, Mr. Sanderson and Mr. Lilly?

MR. SANDERSON: And the answer back on the other one is the CC&Rs don't allow for rentals on the property.

CHAIRMAN SULLIVAN: The CC&Rs, explain what those are.

MR. SANDERSON: It's basically what -- the CC&Rs --

COMMISSIONER DURAN: The deed restrictions.

MR. SANDERSON: The deed restrictions.

CHAIRMAN SULLIVAN: The deed restrictions. Okay.

COMMISSIONER CAMPOS: The deed restrictions do what?

MR. SANDERSON: We're not allowed to have the rental property over there.

COMMISSIONER CAMPOS: It expressly states no rental property?

MR. SANDERSON: Right.

COMMISSIONER CAMPOS: And how do you enforce it?

COMMISSIONER DURAN: District court.

MR. SANDERSON: We really couldn't enforce it. We don't have a body. If we were aware of the rentals out there, we don't have a body that goes out there to be able to say, okay, you've got a rental here that we as Las Campanas wouldn't be renting that property.

COMMISSIONER CAMPOS: I understand that. It's a problem.

CHAIRMAN SULLIVAN: Other questions for the applicant. Okay, this is a public hearing. Do we have anyone in the audience who would like to speak in favor of or in opposition to the applicant's request? I don't see anyone. Okay. We're back to the Commission for deliberation or action. What's the wishes, gentlemen?

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Anaya.

COMMISSIONER ANAYA: I move for approval with the County conditions from the testimony that I've heard today.

2700833

COMMISSIONER MONTROYA: Second.

CHAIRMAN SULLIVAN: Okay, now we had some discussion. We're in discussion and I wanted to mention that we were talking about compliance with the new County water use and landscaping ordinances as they're developed in the future. The applicant, I think indicated an agreement to comply with those. Would that be a part of your motion, Commissioner Anaya?

COMMISSIONER ANAYA: Yes, sir.

CHAIRMAN SULLIVAN: The second? Yes. Further discussion?  
Commissioner Campos.

COMMISSIONER CAMPOS: Mr. Chair, the requirement that we reduce, maybe we need to consider a requirement that we reduce the .5 to let's say .4. If these are true guesthouses they don't need another .25. We need to reduce that to .4, just like we've been doing in other subdivisions.

CHAIRMAN SULLIVAN: Do we want to request the maker to amend that?

COMMISSIONER CAMPOS: As Commissioner Duran has stated, what makes you guys so special? Everybody else complies to that. So I would hope you guys would add that to your motion.

COMMISSIONER DURAN: Point four or point three?

COMMISSIONER CAMPOS: Whatever you think is right.

CHAIRMAN SULLIVAN: Commissioner Anaya, comments?

COMMISSIONER ANAYA: I guess maybe I want to hear from the applicant again and if you guys could really consider that. If you could run the lot on .4 acre-feet of water.

CHAIRMAN SULLIVAN: Mr. Lilly, would you like to comment on that?

COMMISSIONER ANAYA: I know that right now, they could go and build that subdivision that's already been approved and use the .70, but we want to try and work with you.

CHAIRMAN SULLIVAN: Would you like to comment in response to Commissioner Anaya?

MR. LILLY: Mike's just running some numbers right now.

CHAIRMAN SULLIVAN: Oh, he's crunching some numbers back there. All right, Commissioner Duran, while he's crunching.

COMMISSIONER DURAN: Al, while the crunching's going on, the horses -- we just approved a subdivision in Tesuque where they were given, they were able to prove half an acre-foot of water for the lots that had horses, that had barns on them. And the reason for that, one of the reasons for asking for that additional water was that they were going to have the horses on that site so they needed additional water for the horses. There won't be barn sites on these particular lots, will there? Won't there just be one facility for the horses?

MR. LILLY: On 23 of the lots, there will be barn sites. They'll be allowed two stalls each.

COMMISSIONER DURAN: Okay.

2700834

MR. LILLY: So if you approved -- was it two stalls on the one you're talking about, that was approved?

COMMISSIONER DURAN: I don't remember. It's actually just a barn site. It didn't designate or specify one or two or three or four.

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Anaya.

COMMISSIONER ANAYA: Al, I think that if you all implement the water conservation and you said you're going to work on it but if you really worked on it, I think it would work with the .4. That would mean .2 for each, for the house and the guesthouse. And the guesthouse people aren't there all the time. I don't know what the status is up there with the people that just come in the summers or come in the winters. I guess -- what have you come up with?

MR. LILLY: I would assume that on the 23 lots that have stables on it that we'd still be looking for a little bit more on those and realizing that you'll have two horses per lot. Hold on one second. We'll just see if we've got that number together.

CHAIRMAN SULLIVAN: How many horse stalls are there, Al, in the equestrian facility itself?

MR. LILLY: 122.

CHAIRMAN SULLIVAN: 122, in the equestrian facility.

COMMISSIONER DURAN: I don't think from a marketing point of view that .5, .4 is going to make a difference. How much did that save us?

COMMISSIONER ANAYA: How many gallons a year is that?

CHAIRMAN SULLIVAN: I hear the computer tapping back there. I've done my engineering. I just answer to how much water it is. That's all I know. While we're doing that, let me just also clarify with the staff, we have, Vicki, two ordinances going. One is the one we just approved title and general summary, which is for the water catchment, right? And the other is the landscaping ordinance, which was indicated it might take about four months or so to do. Am I correct on that? I just want to be clear on which ordinances we're requiring or they're agreeing to comply with.

JOE CATANACH (Review Division Director): Mr. Chair, what I believe, what I understood Penny to say is that they would, that the landscaping requirements having to do with water conservation, in working with -- there seems to be conflicts with fire protection requirements and landscaping requirements, that that could be part of the Code rewrite. I'm not sure I understood her to say that it would be part of the water harvesting ordinance or that it would come later. But Penny did address that as --

CHAIRMAN SULLIVAN: But the two things we're adding as a condition is that they comply with the future water harvesting ordinance and that they comply with the future landscaping ordinance. Is that correct? Is that what we're working on?

MR. CATANACH: What the applicant had agreed to was to comply with standards or guidelines having to do with amendments for water conservation, which would include landscaping.

2700835

CHAIRMAN SULLIVAN: Okay, I guess I need to clarify it when they come back that it would include the water harvesting also.

COMMISSIONER CAMPOS: And the landscaping.

CHAIRMAN SULLIVAN: And the landscaping. Commissioner Duran.

COMMISSIONER DURAN: I was just wondering, Vicki and Joe, when you start analyzing the data on what would be appropriate elements to this ordinance, there's a guy named Michael Sandrin who's been building houses for the last ten, fifteen years, and he builds kind of a wick system. So he catches all this water off of the roof and it goes into this pumice-filled -- is that what you have? Never mind. I should read the material.

CHAIRMAN SULLIVAN: Well, they just handed it out tonight but they're apparently allowed to use any one of these.

COMMISSIONER DURAN: Well, good. Great. Because I've seen it work and this house out in Eldorado that has it, you'd think that they are using tons of water and they barely use any.

MR. CATANACH: That's certainly what we hope to achieve.

CHAIRMAN SULLIVAN: I was just trying to make it clear specifically, what water conservation ordinances we're talking about and I think we're talking about two. One is water catchment and the other is a landscaping ordinance that you indicate will be a part of the Code rewrite.

MR. CATANACH: Or it could be coordinated with that.

CHAIRMAN SULLIVAN: Is the jury back, Mr. Lilly?

MR. LILLY: We've taken a look at it and feel that we can work with some reduction. What we'd like to propose is .25 for the cabin lots, .4 for all other lots, except for the ones that have stalls on the property and we'd like to make that the .5 acre-feet, which is lower than what we'd revised the estimate for you on the latest one that we met with Joe on. Prior to committing to that, however, we'd like to just ask the question of Joe whether we can do that, because it's our understanding that we need .25 acre-feet per dwelling. We don't want to be in conflict with the County ordinance, so we're willing to make that change providing we're not in conflict.

MR. CATANACH: The issue came up that in fact the County, back in '92 when the master plan came in from Las Campanas we were requiring a minimum allocation of .25 per residential unit but certainly things have changed, meaning that recognition that a guesthouse should be a guesthouse, part-time, temporary use and being that the Board of County Commissioners is who adopted the development agreement, it seems to me that then the Board of County Commissioners can make appropriate changes as things have evolved. I don't know if Steve has any comments on that but that's it right there. At one time, the County was requiring a minimum .25 per unit but things have certainly changed, especially in the last two years.

CHAIRMAN SULLIVAN: Al, let me get a clarification here. On your water budget, all 23 of the stable lots, according to your calculation, would only require .038 acre-feet anyway. That's .038, and that's for all of them. So if you divided that by 23 lots --

2700836

MR. LILLY: All 23 require .9 acre-feet.

CHAIRMAN SULLIVAN: Okay. Each one requires .038.

MR. LILLY: That's right.

CHAIRMAN SULLIVAN: Okay, so you're saying you're reducing, by agreeing to .5 as a maximum for the estate lots with stables, you're reducing it, but you're reducing it from .538 to .5, right?

MR. LILLY: That's right. Those are going to be larger lots, more of a ranch setting, next to the BLM and that's the reason why we're requesting that.

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Anaya.

COMMISSIONER ANAYA: So, Al, you said .25 acre-feet for the cabin lots?

MR. LILLY: That's right. For 18 lots.

COMMISSIONER ANAYA: The cabin lots, 18, okay. And then you said .4 acre-feet with the residence and guesthouse?

MR. LILLY: That's correct.

COMMISSIONER ANAYA: And then there was a third one?

MR. LILLY: Of the 110, you have 23 that we were looking at for .5 acre-feet. Those are the ones that have the stables on site.

CHAIRMAN SULLIVAN: Why would those need to go from .4 to .5 if each lot with the horses only requires .038 acre-feet? It seems like it would have to go to .438.

MR. LILLY: You could reason it that way. I'm not in conflict, I'm just saying --

CHAIRMAN SULLIVAN: Just adding the numbers, that's all.

MR. LILLY: We're looking at larger lots, larger buildings on those lots. There's 23 of them and we were looking to have .5 on those lots.

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Anaya.

COMMISSIONER ANAYA: I would agree to that and put that in my motion.

CHAIRMAN SULLIVAN: Okay, what are you agreeing to.

COMMISSIONER ANAYA: To 18 of the cabin lots would go to .25 acre-feet. The -- I don't know how many residences -- how many residences are there with --

CHAIRMAN SULLIVAN: 110.

COMMISSIONER ANAYA: 110 would go to .4, with residence and guesthouses. And 23 of the lots with the barn on them would go to .5 acre-feet.

MR. LILLY: Actually, what you need to do is to take away the 23 from the 110.

COMMISSIONER ANAYA: Okay.

MR. LILLY: So it's really 97.

COMMISSIONER ANAYA: So 97 would be at .4.

MR. LILLY: And then 23 would be at .5.

COMMISSIONER ANAYA: Okay.

MR. LILLY: And 18 would be at .25.

2700837

CHAIRMAN SULLIVAN: How about 87?

MR. LILLY: Is that better math?

COMMISSIONER ANAYA: 87?

CHAIRMAN SULLIVAN: It depends on which side of the calculator you're on.

MR. LILLY: We'll go with the 87.

CHAIRMAN SULLIVAN: Go with that? Yes. Okay, so we have an amended motion on the floor. Does the seconder agree?

COMMISSIONER MONTOYA: Yes.

CHAIRMAN SULLIVAN: Okay, we have an amended motion and second. Discussion on the amended motion, please? That's the same motion, it's just been revised with friendly amendments. Commissioner Campos.

COMMISSIONER CAMPOS: Have you gotten the clarification you wanted about the landscaping and the water harvesting ordinance that are yet to be adopted?

CHAIRMAN SULLIVAN: Let me clarify that. While you were calculating, Mr. Lilly, in terms of the water usage issue, I understand your client is agreeable, or are then agreeable to complying with the County's, we said water use ordinances. There's actually going to be two in my understanding. One is a water harvesting ordinance, which is going to be coming fairly quickly. Another will be a landscaping ordinance, which may be a part of our Code rewrite. Both of which deal with, or will deal with the use of water and types of landscape and so forth.

MR. LILLY: I'm certainly in favor of the intent of doing that. I guess I'd like to have a handle on what the time frame is for them. If this is something that's going to be six months to a year away, that would probably pose some problems for us. If it's something that's going to happen in the near future, I think it's something we can work with.

COMMISSIONER CAMPOS: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Campos.

COMMISSIONER CAMPOS: I think Penny Ellis indicated that landscaping may be further down the road than water harvesting, water harvesting being in the next few months but landscaping in four to five months. Does that work?

MR. LILLY: In how long?

COMMISSIONER CAMPOS: Four to five months.

MR. LILLY: And water harvesting was in --

COMMISSIONER CAMPOS: Shorter time.

CHAIRMAN SULLIVAN: Two to three months. We just did publish title and general summary tonight.

MR. LILLY: We're totally in favor of the water harvesting for sure. Let me check with the client on the landscaping. On the landscaping, I just don't know if it will happen as quick as before the five months. Does that sound reasonable?

COMMISSIONER DURAN: Mr. Chair, could I ask a legal point on this?

CHAIRMAN SULLIVAN: Commissioner Duran has a legal question, Mr.

2700838

Ross.

COMMISSIONER DURAN: Can we require the applicant -- he's agreed to the water catchment systems. That's on a pretty fast track but can we require them to hang in there and not do anything for six months until we adopt some new ordinance?

MR. ROSS: Well, he's indicated that might be a little bit of a difficulty for him but what you probably could do is to set a time limit. If we don't have our act together and have a landscape ordinance in five months or six months or whatever time you all agree to, then the requirement could dissipate of its own. It could just time out and you wouldn't have that requirement any more on that.

COMMISSIONER DURAN: So I have a question for you, Al. Is the infrastructure already in place for this development?

MR. LILLY: No, the infrastructure is not in place. However, what happens when you have a development as you know, we're ready to record the first phase of it and you've got sales information that goes with it and everything else and committing two buyers, it's difficult to do that if you're out there four or five months to a year. Right now I'm willing to absolutely commit to the water harvesting. I would be very hesitant to commit to something that could be out a half a year.

COMMISSIONER CAMPOS: What about the non-native grasses? Would you agree to that? That you would only use non-natives? Commissioner Sullivan suggested a certain mixture, grasses. You could agree to that today.

CHAIRMAN SULLIVAN: I would suggest that you put in your disclosure statement that native grasses are required or compliance with the new County landscape ordinance. So that you're advising -- that ordinance may allow a couple hundred feet of bluegrass. We don't know yet. We haven't reviewed it yet.

MR. LILLY: Let me discuss that with my clients. Can you give me a minute here?

CHAIRMAN SULLIVAN: Sure. Go back to your computer.

MR. LILLY: What we'd like to do is go ahead and agree to comply to the County ordinance, whatever that comes to. However, we'd prefer the quick cap of a certain period of time on it that you feel is reasonable.

COMMISSIONER CAMPOS: What about both?

CHAIRMAN SULLIVAN: How about if it's not in effect for six months? Does that make sense? Six months?

COMMISSIONER ANAYA: That sounds fair.

CHAIRMAN SULLIVAN: Is that an amendment to your motion?

CHAIRMAN SULLIVAN: Does the seconder agree?

COMMISSIONER MONTOYA: Yes, sir.

CHAIRMAN SULLIVAN: Okay, we have another, a new motion. Let me summarize if I can. Okay, first of all, I don't think we included staff conditions in the motion. Your motion included the staff --

COMMISSIONER ANAYA: Yes, I did.

2700839

CHAIRMAN SULLIVAN: You did. Okay. So that takes care of that. The amended staff conditions. And then in terms of lot usage, water usage, .25 acre-feet for cabin lots, for 87 estate lots, .4 acre-foot maximum. For 23 stable lots, .5 acre-feet maximum. Then with regard to an additional condition regarding water conservation requirements, are that the development will comply with the County's upcoming water catchment ordinance and, provided that it is in place or approved, let's say, within six months, with the County's upcoming landscaping ordinance.

MR. LILLY: Agreed.

CHAIRMAN SULLIVAN: Is everybody onboard with that? Okay.

The motion to approve EZ Case #S 00-4561 with the above noted conditions and amendments passed by unanimous [5-0] voice vote.

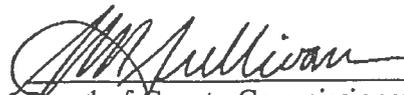
MR. LILLY: Thanks for your consideration.

CHAIRMAN SULLIVAN: You're welcome. Thank you, sir. Are there any other items.

### ADJOURNMENT

Chairman Sullivan declared this meeting adjourned at approximately 8:00 p.m.

Approved by:

  
\_\_\_\_\_  
Board of County Commissioners  
Jack Sullivan, Chairman

Respectfully submitted:

  
\_\_\_\_\_  
Karen Farrell, Commission Reporter

ATTEST TO:

  
\_\_\_\_\_  
REBECCA BUSTAMANTE  
SANTA FE COUNTY CLERK



THE BOARD OF COUNTY COMMISSIONERS OF  
SANTA FE COUNTY

RESOLUTION NO. 2011-193

A RESOLUTION

FINDING THE EXISTENCE OF SEVERE ECONOMIC CONDITIONS AND SUSPENDING ENFORCEMENT OF SPECIFIED PROVISIONS OF ARTICLE V OF THE LAND DEVELOPMENT CODE THAT CONCERN EXPIRATION OF MASTER PLANS, PRELIMINARY PLATS AND FINAL PLATS PURSUANT TO ORDINANCE NO. 2011-11.

WHEREAS, Article V, Sections 5.2.7, 5.3.6 and 5.4.6 of the Santa Fe County Land Development Code ("the Code") and the former Extraterritorial Zoning Ordinance contain expiration dates for certain development approvals such as master plans, preliminary plats and final plats;

WHEREAS, Article V, Sections 5.2.7, 5.3.6 and 5.4.6 require an applicant to apply for an extension of these approvals and precludes an extension should the approval expire;

WHEREAS, the national, state and local economies have experienced a severe downturn in recent years which has heavily affected the housing sector, and signs of an economic recovery are ambiguous at best; and

WHEREAS, pursuant to Ordinance No. 2011-11, the Board of County Commissioners ("the Board") 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.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Ordinance No. 2011-11, The enforcement of Article V, Sections 5.2.7, 5.3.6 and 5.4.6 and related policies and procedures of the Land Use Department whereby master plans, preliminary plats and final plats expire are hereby suspended until approval of a subsequent resolution of this Board for those developments located within the unincorporated lands of Santa Fe County and those areas within the extraterritorial planning and platting jurisdiction as described in NMSA 1978, Sections 3-20-5 (1965) and 3-21-2 (1965), so long as an order approving the specific suspension for the development in question is approved by the Board.

EXHIBIT

5

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APPROVED AS TO FORM:

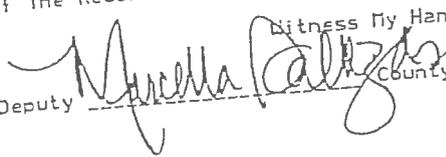
  
\_\_\_\_\_  
Stephen C. Ross, County Attorney

REC'D  
RECORDED  
12/16/2011

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss  
I Hereby Certify That This Instrument Was Filed for  
Record On The 16TH Day Of December, 2011 at 10:32:21 AM  
And Was Duly Recorded as Instrument # 1654502  
Of The Records Of Santa Fe County

BCC ORDINANCE  
PAGES: 2



Deputy  Witness My Hand And Seal Of Office  
Valerie Espinoza  
County Clerk, Santa Fe, NM

THE BOARD OF COUNTY COMMISSIONERS OF  
SANTA FE COUNTY

ORDINANCE NO. 2011-11

AN ORDINANCE SUSPENDING ON A CASE-BY-CASE BASIS PROVISIONS OF  
ARTICLE V OF THE LAND DEVELOPMENT CODE CONCERNING EXPIRATION OF  
MASTER PLANS, PRELIMINARY PLATS AND FINAL PLATS UPON A FINDING OF  
ECONOMIC NECESSITY

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE  
COUNTY OF SANTA FE:

Section 1. Suspension of Expiration. A new paragraph of Article V of the Santa Fe  
County Land Development Code is enacted, as follows:

The Board of County Commissioners may approve, by resolution, temporary retroactive  
suspension of enforcement of Article V, Sections 5.2.7, 5.3.6 and 5.4.6 of this Code  
concerning expiration of master plans, preliminary plans and final plats for any development  
located within the unincorporated lands of Santa Fe County and within the extraterritorial  
planning and platting jurisdiction as described in NMSA 1978, Sections 3-20-5 (1965) and  
3-21-2 (1965), upon a finding that severe economic conditions justify such a suspension  
either for a particular project or for a described class of projects. Any such resolution shall  
not suspend enforcement of Article V, Sections 5.2.7, 5.3.6 or 5.4.6 more than three (3)  
years, nor apply to a master plan, preliminary plan and final plat expiring more than three  
(3) years prior to the effective date of this ordinance, and such resolution may contain  
conditions that the Board deems appropriate to such approval. For purposes of this section  
"severe economic conditions" are present when the Conference Board Leading Economic  
Index® for the United States is less than 100 for any quarter, and for three years following  
any such event.

PASSED, APPROVED and ADOPTED THIS 13th DAY OF DECEMBER, 2011.

THE BOARD OF COUNTY COMMISSIONERS OF  
SANTA FE COUNTY

By: *Virginia Yigil*  
Virginia Yigil, Chair

ATTEST:  
*Valeria Espinoza*  
Valeria Espinoza, County Clerk



EXHIBIT

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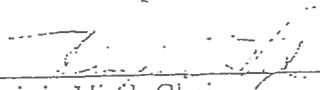
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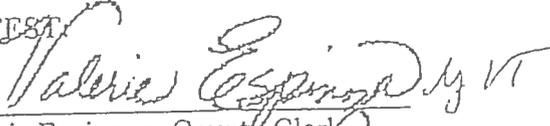
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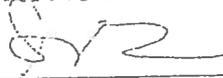
2. Any suspension of enforcement of Article V, Sections 5.2.7, 5.3.6 and 5.4.6 granted by the Board pursuant to paragraph 1 herein shall be valid for a period of two (2) years from the date suspension is authorized.

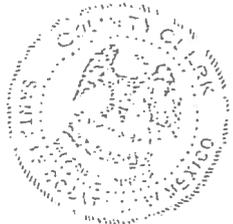
ADOPTED THIS 13th DAY OF DECEMBER, 2011.

THE BOARD OF COUNTY COMMISSIONERS OF  
SANTA FE COUNTY

By:   
Virginia Vigil, Chair

ATTEST:   
Valeria Espinoza, County Clerk

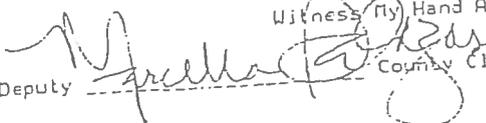
APPROVED AS TO FORM:  
  
Stephen C. Ross, County Attorney



COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

BCC RESOLUTIONS  
PAGES: 2

I Hereby Certify That This Instrument Was Filed for  
Record On The 16TH Day Of December, 2011 at 10:32:22 AM  
And Was Duly Recorded as Instrument # 1654503  
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office  
 Valerie Espinoza  
Deputy County Clerk, Santa Fe, NM



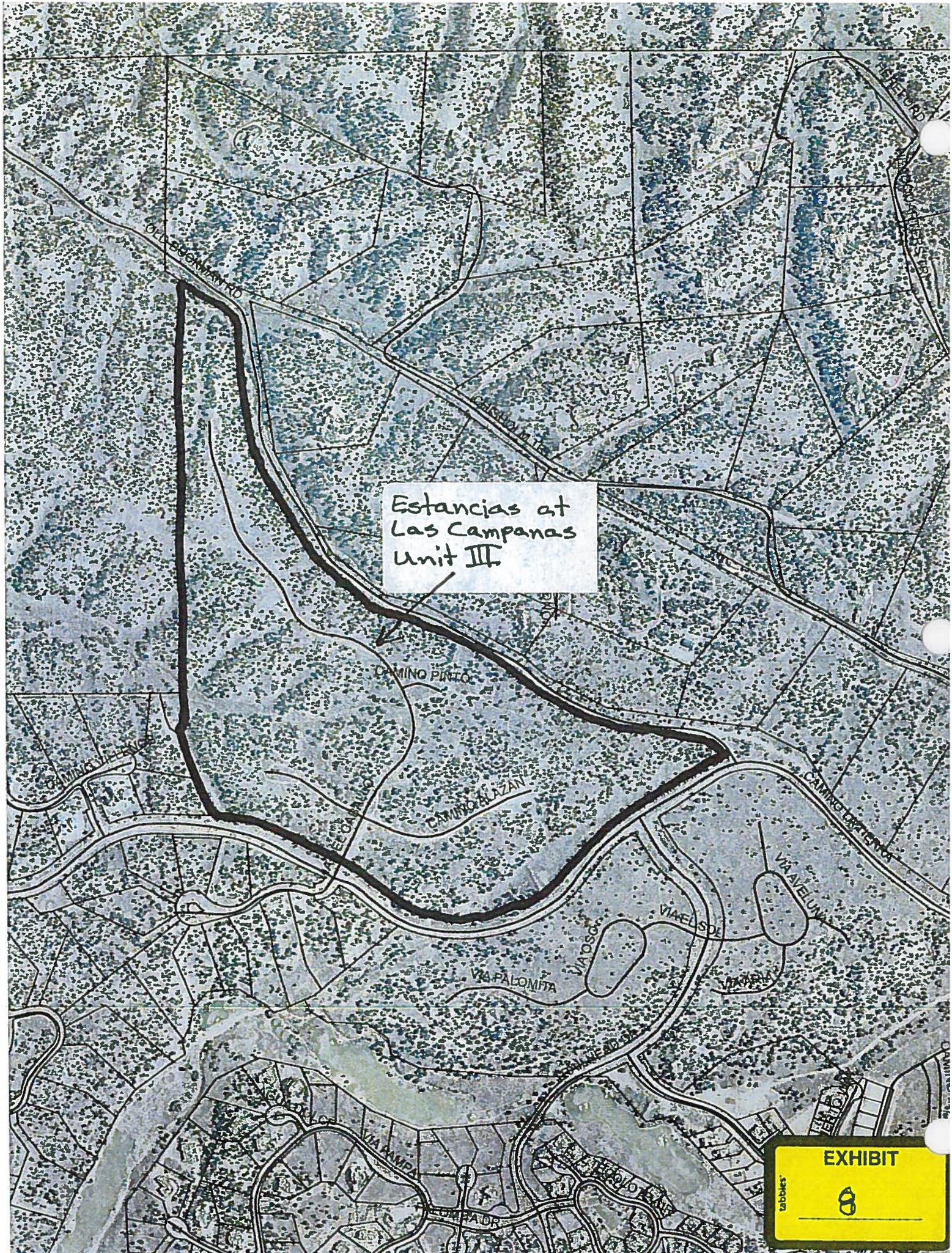
Las Estancias  
Unit III

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7

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Estancias at  
Las Campanas  
Unit III

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**EXHIBIT**

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