

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: October 27, 2015

TO: Board of County Commissioners

FROM: John M. Salazar, Development Review Specialist Sr. *JMS*

VIA: Katherine Miller, County Manager
Penny Ellis-Green, Growth Management Director *PEG*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF.: CDRC CASE # Z 15-5200 Spotlight RV Park Master Plan

ISSUE:

Rick Anaya, Applicant, requests Master Plan approval under Large Scale Residential to allow an RV park consisting of 54 RV spaces, 20 horse stalls, public bathroom/shower facilities and an existing residence on 11.57-acres.

The property is located at 16 Ella Dora Road, within Section 31, Township 10 North, Range 9 East, (Commission District 3).

Vicinity Map:



SUMMARY:

On September 17, 2015, the County Development Review Committee (CDRC) met and recommended denial of the Master Plan approval by a 3-1 vote (Exhibit 9 September 17, 2015 CDRC Minutes).

The Applicant requests Master Plan approval for an RV park consisting of 54 RV spaces, 20 horse stalls, public bathroom/shower facilities and an existing residence on 11.57-acres under Article III, Section 6 (Large Scale Residential Uses). Large Scale Residential Uses are allowed anywhere in the County provided the requirements of the Code are met.

The Applicant states that the proposed RV park will be designated as a transit park as opposed to a destination park. Transit parks typically have guests who stay no longer than three days, as a quick stop before their final destination. Each of the proposed 54 RV spaces are to be designed to provide access to water, power and sewage for RV owners along with a barbecue grill and a picnic table. Each space will be constructed using base coarse material and each space will be landscaped with one evergreen tree.

The Applicant is proposing to develop the proposed RV park in three phases. The first phase will consist of design and building the water, fire protection and sewage system with the appropriate connections for water and sewer for 21 RV spaces on the western end of the development. The existing residence will be converted into living quarters with an attached office for the park manager. The bathroom and laundry facilities along with 4 horse corrals and 4 tack sheds would be constructed in this first phase as well. The Applicant is estimating this phase to be completed within 12 months.

Phase two will consist of building 18 more RV spaces with water and power connections along with 4 more horse corrals and 4 tack sheds. This phase is estimated to be completed within 12 months as well.

Phase three will consist of the construction of the final 15 RV spaces with water and power connections along with construction of the remaining horse stalls and tack sheds. This phase is estimated to be constructed within 12 months with a total estimated time of 3 years to complete the entire development.

The owner acquired the property by Warranty Deed recorded as Instrument #1746490 in the Santa Fe County Clerk's records dated September 19, 2014. (Exhibit 8)

Notice requirements were met as per Article II § 2.4.2, of the Land Development Code. In advance of a hearing on the Application, the Applicant provided a certification of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for twenty-one days on the property, beginning on October 20, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on October 20, 2015, as evidenced by a copy of that legal notice contained in the record. Receipts for certified mailing of notices of the hearing were also contained in the record for all adjacent property owners (Exhibit 8).

The Application must develop under the requirements of Article III, § 6 (Large Scale Residential) of the Code (Exhibit 4), as well as Article V, § 5 (Master Plan Procedures) (Exhibit 5).

This Application was submitted on July 10, 2015.

Building and Development Services staff has reviewed this project for compliance with pertinent Code requirements and has found the following facts presented support the request for Master Plan approval: the Application is comprehensive in establishing the scope of the project; the proposed uses are in compliance with Article V, § 5 (Master Plan Procedures) of the Code; the Application satisfies the submittal requirements set forth in the Land Development Code.

The review comments from State Agencies and County staff have established that this Application, for Master Plan to allow an RV park consisting of 54 RV spaces, 20 horse stalls and public bathroom/shower facilities, is in compliance with: State requirements; Article V, § 5 (Master Plan Procedures) of the Code.

APPROVAL SOUGHT: Master Plan Approval to allow an RV park consisting of 54 RV spaces, 20 horse stalls, public bathroom/shower facilities and an existing residence on an 11.57-acre tract.

VARIANCE: None.

GROWTH MANAGEMENT AREA: SDA 1, Residential Estate (Existing lot next to Hwy 41 is proposed Rural Commercial)

HYDROLOGIC ZONE: Basin Hydrologic Zone, minimum lot size per Code is 2.5-acres per dwelling unit with signed and recorded water restrictions.

ACCESS AND TRAFFIC: Access for the proposed project is off Ella Dora Rd. via NM Hwy 41. NMDOT recommends approval of the development while Public Works cannot support the development stating that Ella Dora Road, in their opinion, is a cul-de-sac longer than 500 feet in length and would require a variance of Article V, § 8.2.1d of the Code. Growth Management Staff does not believe this is a dead end road as it demonstrates various loop road connections throughout the development. The Fire Prevention Division had no concerns regarding Ella Dora Road either as it loops. The Application in regards to access and traffic meets Code requirements for the request.

FIRE PROTECTION: Stanley Fire District. The Applicant proposes to install a 30,000 gallon water storage tank for fire suppression purposes. The Fire Prevention Division recommends approval. The Application in regards to fire protection meets Code requirements for the request.

WATER SUPPLY: Water will be provided through an existing on-site well. The Applicant has provided a geohydrology report from Rocky Mountain Geotech which states in the conclusion that the existing well on the property can produce 1.59-acre feet per year. The Applicant states that he is in the process of purchasing 5-acre feet of water rights in order to meet the water budget of 2.98-acre feet however this does not prove

availability for the proposed water budget. The County Hydrologist has issued an unfavorable opinion regarding the disparity between the actual water being pumped by the on-site well and the water required for the development. The Office of the State Engineer has not received an application at this time for a water right transfer and cannot provide a recommendation. The Application in regards to water supply does not meet Code requirements for Preliminary and Final Development Plan approval as the Applicant is required to design and construct a community water system for a Large Scale Residential development per Article VII, § 6 (Water Supply) of the Code. The Applicant shall be required to design and construct a community water system which will include a water availability assessment, a water quality and a water conservation report prior to development plan recordation.

LIQUID WASTE:

The Applicant is proposing a 2,700 gallon enclosed tank liquid waste dump station and 1,550 gallon septic tank with disposal field for the restroom, shower and office facilities. The Environment Department has not received an Application at this time for a community liquid waste system and cannot provide a recommendation. The Applicant shall be required to design and construct a community liquid waste system and will also be required to provide a State Environment Department approved discharge permit with the development plan application. This Application meets the Master Plan requirements for liquid waste disposal.

The Applicant estimates a peak day flow wastewater budget of 3,835 gallons per day. Article VII, § 2, Table 7.1 (Liquid Waste Disposal Requirements) requires a community liquid waste disposal system for Large Scale Residential developments with total project flows exceeding 2,000 gallons per day.

SOLID WASTE:

An enclosed metal dumpster to be emptied and transferred to a Santa Fe County Solid Waste collection facility by RV park staff. The Application meets the solid waste disposal requirements as outlined in Article III, § 6.3.1c.

TERRAIN MGMT:

The terrain slopes gently from the south and east to northwest of the property. The property contains slopes of 0-15 %, and the project is not located within a designated FEMA Special Flood Hazard Area. Storm water retention ponds are proposed to be located on the northern ends of each of the six rows of RV spaces but the submittal does not show a grading and drainage plan or calculations for the size of each retention pond. The Application does not conform to Article VII, § 3.4.3 (Grading and Clearing) nor with Ordinance No. 2008-10 (Flood Damage Prevention and Stormwater Management).

The Applicant shall submit drainage and grading plan with drainage calculations.

SIGNAGE AND LIGHTING:

The Applicant is proposing 18 lights throughout the RV Park. 15 lights are located throughout the RV parking spaces and 3 lights are located in the playground, office area and bathroom and shower area. The Application does not contain cut sheets which detail height and shielding for the proposed lighting plan. The Applicant shall provide lighting cut sheets that meet Code requirements prior to recordation of master plan.

The Applicant is proposing three 70 square foot, 17 foot tall pedestal signs to be located on the northeastern and southwestern property boundaries and in the middle of the northwestern boundary of the RV Park along NM Hwy 41. Article VII, § 7.13 allows one sign not to exceed 20 square feet in sign area for the permanent identification of the entrance. The maximum allowable sign height for a free standing sign located at the front of the property line is 5 feet. Sign height may be increased a maximum of 5 feet for each 25 feet the sign is set back from the property line. The Application in regards to signage does not meet Code requirements. The Applicant shall be required to submit a signage plan meeting Code requirements.

ADJACENT PROPERTY:

The site is bordered by residential property to the east, an 11.5-acre tract owned by the Applicant to the south, King Brothers Ranch to the west and agricultural land to the north.

PARKING:

Parking for RV's will be in five rows with each row containing 7 to 11 parking spaces for a total of 54 spaces.

LANDSCAPING:

The Applicant proposes one evergreen tree per RV parking space along with one additional tree and shrub plantings along the perimeter of the property and within the areas of the residence, shower/bath area, horse corals and feed/tack sheds. Ponding areas will be located at the end of each parking row. The Applicant also proposes to include an existing row of 45 evergreen trees located along the northern boundary of the property. The Applicant has not provided cistern details and needs to clarify the landscaping within the parking areas. This does not meet Code requirements. The Applicant shall comply with Ordinance No. 2003-6 for rain water harvesting and address redlines on the landscaping plan prior to recordation of the master plan.

ARCHEOLOGICAL:

The State of New Mexico Historic Preservation Division has stated that the property was surveyed for cultural resources in 1999. The survey was negative with no cultural properties or archaeological sites documented. The Application in regards

to archeological review meets Code requirements for the request.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
NMOSE	Incomplete/No Opinion
NMED	Incomplete/No Opinion
NMCAHPD	No Archaeological Concerns
NMDOT	Recommend Approval
County Fire	Recommend Approval
County Public Works	Does Not Support
County Utilities	Needs Additional Information

STAFF RECOMMENDATION: The CDRC recommends denial of the request for Master Plan.

Staff has reviewed this Application and has found the following facts support Staff's ability to recommend approval of the Application to the Board of County Commissioners: the submittal meets all requirements for Article V, § 5 (Master Plan Procedures).

Should the BCC approve the request for Master Plan, Staff recommends the following conditions:

1. The Applicant shall address all redline comments prior to recordation of the Master Plan.
2. The Applicant shall provide an approved discharge permit from NMED and an approved design of a community liquid waste system prior to development plan submittal.
3. The Applicant shall submit drainage and grading plan with ponding design and drainage calculations prior to development plan submittal.
4. The Applicant shall provide lighting cut sheets that meet Code requirements prior to development plan submittal.
5. The Applicant shall be required to submit a signage plan meeting Code requirements prior to development plan submittal.
6. The Applicant shall comply with Ordinance No. 2003-6 for rain water harvesting and address redlines on the landscaping plan prior to development plan submittal.
7. The Applicant shall provide proof of adequate water supply to meet the water budget for full build-out prior to development plan submittal. If the Applicant is unable to satisfy this condition, the Applicant must downsize the project to coincide with the amount of water available.

8. The Applicant shall provide an updated water budget to include a summer season of 120 days and a winter season of 245 days; an updated reference for the number of occupants per RV; specify if high efficiency washers will be used in the laundry facility and provide a reference for 18 gallons of water per load; and specifics clarifying which trees and shrubs in the landscape plan are existing and which will be new plantings prior to development plan submittal.
9. The Applicant shall be required to design and construct a community water system which will include a water availability assessment, a water quality and a water conservation report prior to development plan submittal.
10. The Applicant shall submit sufficient written documentation regarding the transfer of water fights from the Office of the State Engineer prior to development plan submittal.

EXHIBITS:

1. Applicants Report/ Proposed Plans
2. Agency Reviews and Comments
3. Aerial Photo of Property
4. Article III, § 6 (Large Scale Residential)
5. Article V, § 5 (Master Plan Procedures)
6. Article V, § 7 (Development Plan Requirements)
7. Warranty Deeds
8. Proof of Legal Notice
9. September 17, 2015 CDRC Minutes

JRA Equity LLC
Rick Anaya - Owner
137 22nd Avenue
Texas City, Texas 77590

July 6, 2015

Penny Ellis-Green - Director
Planning and Development Division
Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501

Re: RV Park located at #16 Ella Dora Road (South Santa Fe County)
Master Plan Application

Dear Ms. Ellis-Green:

This letter is being submitted on behalf of JRA Equity LLC, Rick Anaya – Owner, in application for Master Plan approval for a Recreational Vehicle (RV) Park located at #16 Ella Dora Road in South Santa Fe County for consideration by the County Development Review Committee (CDRC) and the Board of County Commissioners.

Project Summary

The subject property is a +/- 11.50 acre parcel located at #16 Ella Dora Road in South Santa Fe County. The property is located approximately 3 miles north of Interstate 40 adjacent to State Road 41 on the east side of the highway and approximately 7 miles south of the town of Stanley, New Mexico.

The property is currently divided up into 4 parcels as described below. All 4 parcels are owned by me.

Lands of Mary Ann Anaya being Tract 3 of the Lands of Bassett located in Section 31, T10N, R9E, N.M.P.M. Santa Fe County, New Mexico:

Tract 3-C (4.07 acres); Tract 3-B (2.50 acres); Tract 3-A (2.50 acres); Tract 3-A-1 (2.50 acres) and Tract 3-A-2 (2.50 acres).

There is an existing private water well that is located on the northeast corner of Tract 3-C. There is a 10 foot by 5 foot enclosure adjacent to the water well that houses the associated water pump



NBB-E

and control box equipment. The property contains an existing residential home located in Tract 3-A-2. It is envisioned that this residence will be used as a living quarters and office for the RV park manager. There is an approved septic tank system located to the southwest of the residence. The property also has access to natural gas from EMW Gas based in Estancia, New Mexico and electricity from Central New Mexico Electric based in Moriarty, New Mexico. All 4 tracts can be accessed from State Road 41 and Ella Dora Road.

Directly to the south and adjacent to the subject property is an 11.50 acre parcel of land that is owned by me. This property is not being considered as part of the RV Park Master Plan. Directly to the east and adjacent to the subject property is a residence, owned by Emilo and Sandra T. Directly to the north and adjacent to the property is a 300 acre parcel of irrigated land, owned by Tom & Jerry Ranches LLC. Directly to the west and across State Road 41 are several hundred acres of land owned by Mr. Sam King. The subject property contains a perimeter barbed wire fence on all 4 sides.

The RV Park will be designated as a "transit" park as opposed to a "destination" park. The difference being that a "transit" park is normally used by RV owners as an intermediary park on their way to their final destination. Normally these RV owners remain at a "transit" park no more than 3 days.

The RV Park will be designed to provide a "space" sufficient to handle the largest of recreational vehicles and will be constructed using a base coarse material. All 54 units (spaces) and the associated internal access roads within the subject property will be constructed from base coarse materials. It is not envisioned that asphalt pavement will be used on any part of the RV Park facility.

Each one of the 54 units will be designed and constructed to provide the RV owners with access to water, power and sewage (liquid waste dump station). The sewage system will also be designed and constructed in accordance with State and County environmental regulations. Solid waste will be collected using a metal dumpster located strategically within the RV Park. A water system will be designed and constructed to provide sufficient potable water to all 54 units. A 30,000 gallon water tank will be provided for fire protection.

Directly to the south and approximately 50 feet from the existing residence, a manufactured facility will be installed to provide laundry and unisex shower and bath facilities. Directly to the southeast of the existing residence and along the southern property boundary 20 horse stalls and the associated feed/tack shed facilities will be designed and built. A water harvesting system will be installed at the existing residence, unisex facility, horse stalls and feed/tack enclosures.

The RV Park will provide the appropriate Access and Traffic, Terrain Management, Landscaping, Lighting and Signage plans as requested by the Santa Fe County Planning and Development Division.

Based on our preliminary investigations, the subject property is not located in an area that would be considered as an Archaeological area by Santa Fe County.

Development Application (Appendix A).

Fire Application (Appendix A).

Santa Fe County Application Fees

To be determined by the Planning and Development Division upon submittal of the application and supporting documentation in Appendix A.

Warranty Deeds (Appendix B)

Project Address

#16 Ella Dora Road, Stanley, New Mexico 87056.

Survey Plat (Historic) (Appendix C)

The property is currently divided up into 4 parcels as described below (Appendix C). All 4 parcels are owned by me.

Lands of Mary Ann Anaya being Tract 3 of the Lands of Bassett located in Section 31, T10N, R9E, N.M.P.M. Santa Fe County, New Mexico:

Tract 3-C (4.07 acres); Tract 3-B (2.50 acres); Tract 3-A (2.50 acres); Tract 3-A-1 (2.50 acres) and Tract 3-A-2 (2.50 acres).

Property Tax Payments (Appendix D)

Attached are the most recent Santa Fe County property tax statements which indicate that the payment of property taxes on the subject properties are current.

Water Budget and Water Supply Plan (Appendix E)

The water budget for the subject property is estimated to be 2.49 acre-feet per year.

The property is currently served by an existing private well (permit No. E-09183). However, application was made to the New Mexico Office of State Engineer on July 2, 2015 to change the purpose of use from domestic to drinking and sanitary. The application was granted by NMOSE on July 2, 2015. In addition, a Change of Ownership was also filed with NMOSE.

The existing well does not currently have the water rights to support the water budget (2.49 acre-feet) for the 54 unit RV Park. However, 5 acre-feet of water rights located in the Estancia Basin will be purchased from Mr. Sam King prior to operating the RV Park. These additional water rights will be transferred to the existing water well on the subject property prior to start of operations.

Ms. Angela Cross, Staff Engineer, from the Drinking Water Bureau has been contacted in order to begin the application process for a public water system. There are several steps involved in the process, which includes a fully developed water system engineered and designed by a registered professional engineer from the State of New Mexico.

A 30,000 gallon water tank will be installed on the subject property in accordance with the Santa Fe County Fire Department. A meeting was held in late 2014 with Mr. Buster Patty, Fire Marshall, to describe the project and gather further details associated with the design and installation of the fire protection water tank. The Santa Fe County Fire Station is located approximately 7 miles to the north of the subject property near the town of Stanley, New Mexico. The Torrance County Fire Station is located approximately 3 miles to the south of the subject property in the City of Moriarty, New Mexico.

Landscaping and Water Harvesting Plan (Appendix F)

Each of the 54 RV spaces will contain one evergreen tree in addition to a bar-b-q grill and a picnic table. The perimeter of the RV Park will contain a barrier of vegetation which includes evergreen trees and shrubs. A complete description of the vegetation that will be considered for use is included in Appendix F. At the present time, a row of 45 evergreen trees, spaced at approximately 25 feet, exist along the northern boundary of the property. At the end of each of the 6 rows of RV spaces is a ponding area which will be designed as a catch basin for water run-off. In addition to the interior and perimeter trees and shrubs, additional trees and shrubs will be planted in strategic areas next to the residential home, unisex shower/bath and horse corals and feed/tack sheds. In order to supplement the water requirements for this vegetation, a water harvesting system will be designed and built in close proximity to the residential home, unisex shower/bath and horse corals and feed/tack sheds.

Open Space and Trails (Appendix F)

The RV Park will contain a minimum of 1 acre of open space which represents approximately 10% of the total area. A trail will be designed around the perimeter of the RV Park to accommodate clients who wish to exercise and/or walk their pets. Open space will be designated throughout the RV park as per the attached Master Plan.

Conceptual Signage and Lighting Plan (Appendix F)

The RV Park will contain a sufficient amount of lighting at each of the RV units and associated access roads. All lights are down-lit and shielded in accordance with Santa Fe County requirements. Signage will be installed in accordance with Santa Fe County regulations. It is envisioned that a RV Park sign will be installed at the entrance of the facility and will be no more than 10 feet long, 7 feet wide and 17 feet high at its highest point. The sign will be set back at least 10 feet from the property line parallel to State Road 41.

Proposed Utility Plan (Appendix F)

The RV Park will have access to natural gas from EMW Gas based in Estancia, New Mexico and electricity from Central New Mexico Electric based in Moriarty, New Mexico. Potable water will be provided from an existing private water well. A 2,700 gallon enclosed tank will be installed to accommodate a dump station and a 1,550 gallon septic tank and infiltration system will be installed to accommodate the unisex facility as shown in the Master Plan. A propane tank will be installed to accommodate clients on an as-required basis. It is also envisioned that at some point in the future, solar power will be installed at the residential home, unisex shower/bath facility, and/or feed/tack sheds.

The property has a variety of mature landscaping comprised of drought deciduous and evergreens, native grass/shrubs.

A 6,000 gallon concrete cistern (10 feet in diameter, 10 feet high) or equivalent system will be installed in the vicinity of the existing residence or laundry/shower/bath facility in order to accommodate one month's irrigation demand in accordance with the landscape water budget outlined below.

Non-Growing Season (7 months):

Trees: Qty: 100; GPW/Plant: 26.2; GPM: 2,261 GPY: 18,350
Shrubs: Qty: 100; GPW/Plant: 13.1; GPM: 1,307 GPY: 9,150

Growing Season (5 months):

Trees: Qty: 100; GPW/Plant: 67.5; GPM: 6,750 GPY: 33,750
Shrubs: Qty: 100; GPW/Plant: 22.5; GPM: 2,250 GPY: 11,250

Annual Budget: 72,500 Gallons

Average Monthly Requirement: 6,042 Gallons

The following roof surface areas will be used to harvest water into the above referenced cistern. However, due to the physical distances between roof structures, it will be necessary to have more than one cistern on the subject property.

Duplex:	3,000 square feet.
Horse Corals (24):	2,300 square feet
Tack Rooms (24)	2,400 square feet
Bath/Shower Facility:	800 square feet
Total:	8,500 square feet x 1.5 gallons/square foot = 12,750 gallons

Septic Permit and/or Liquid Waste Disposal Plan (Appendix G)

Based on discussions with the State of New Mexico Environmental Department, Ms. Melanie Sandoval, Environmental Scientist, District 1/EHB, the RV Park will require a 2,700 gallon enclosed tank (liquid waste dump station) and a 1,550 gallon (design criteria) septic system (3,000 gallon septic tank), including the associated infiltration system for the unisex facility.

Master Plan (Appendix H)

Master Plan approval is requested for a 54 unit RV Park. This park will be designated as a "transit" park as opposed to a "destination" park. The difference being that a "transit" park is normally used by RV owners as an intermediary park on their way to their final destination. Normally these RV owners remain at a "transit" park no more than 3 days.

The RV Park will be designed to provide a "space" sufficient to handle the largest of recreational vehicles and will be constructed using a base coarse material. All 54 units (spaces) and the associated access roads within the subject property will be constructed from base coarse materials. It is not envisioned that asphalt pavement will be used on any part of the RV Park facility.

Each one of the 54 units will be designed and constructed to provide the RV owners with access to water, power and sewage (liquid waste dump station). Solid waste will be collected using a metal dumpster located strategically within the RV Park. A water system, in conjunction with a fire protection storage tank equivalent to 30,000 gallons, will be designed and constructed to provide sufficient water to all 54 units. The sewage and solid waste system will also be designed and constructed in accordance with State and County environmental regulations.

Directly to the south and approximately 50 feet from the residential home it is envisioned that a manufactured facility will be installed to provide laundry and unisex shower and bath facilities.

Directly to the southeast of the existing residence and along the southern property boundary it is envisioned that 20 horse stalls and the associated feed/tack shed facilities will be designed and built.

The RV Park will provide the appropriate Access and Traffic, Terrain Management, Landscaping and Water Harvesting and Lighting and Signage plans as requested by the Santa Fe County Planning and Development Division.

Based on our preliminary investigations, the subject property is not located in an area that would be considered as an Archaeological area by Santa Fe County.

Vicinity Map (Appendix I)

From the City of Santa Fe, take Interstate 25 approximately 10 miles north to US 285. Travel approximately 7 miles east on US 285 to State Road 41. Travel approximately 25 miles south on State Road 41 to subject property. Subject property is located adjacent to State Road 41 (east side) on Ella Dora Road.

From the City of Albuquerque, take Interstate approximately 35 miles east to State Road 41. Take the Howard Covassas exit to access State Road 41. Travel approximately 3 miles north on State Road 41 to subject property. Subject property is located adjacent to State Road 41 (east side) on Ella Dora Road.

Existing Site Data (Appendix J)

There is an existing private water well that is located on the east corner of Tract 3-C. There is a 10 foot by 5 foot shed adjacent to the water well that houses the associated water pump and control box equipment.

The property contains an existing residential home. It is envisioned that this residence will be used as a living quarters and office for the RV park manager. There is an approved septic tank system located to the south of the residence.

The property also has access to natural gas from EMW Gas based in Estancia, New Mexico and electricity from Central New Mexico Electric based in Moriarty, New Mexico. All 4 tracts can be accessed from State Road 41 and Ella Dora Road.

Directly to the south and adjacent to the subject property is an 11.50 acre parcel of land that is owned by Rick Anaya. This property is not being considered as part of the RV Park Master Plan. Directly to the east and adjacent to the subject property is a residence. Directly to the north and adjacent to the property is a 300 acre parcel of irrigated land. Directly to the west and across State Road 41 are several hundred acres of land owned by the King Brothers.

The property contains a perimeter barbed wire fence on all 4 sides.

Geo-Hydrology Report (Appendix K)

A pump test was conducted by Sandia Well Services Inc., Mr. David Massey, located in Edgewood, New Mexico. The pump test data was given to Rocky Mountain Geotech, Mr. Dan Cravens, located in Cedar Crest, New Mexico. Rocky Mountain Geotech developed the geo-hydrological report for the subject property.

The geo-hydrology report is in the process of being completed by Mr. Cravens. Upon submittal of the Master Plan to Santa Fe County, Mr. Cravens will need to meet with a representative of the NMOSE in order to finalize this report.

Archaeological Report

Based on our preliminary investigations, the subject property is not located in an area that would be considered as an Archaeological area by Santa Fe County.

Traffic Impact Analysis (TIA) (Appendix L)

Recently, the New Mexico Department of Transportation (NMDOT) was contacted, Mr. Javier Martinez, to provide the appropriate information associated with the subject property. Upon submittal of the attached form, Mr. Martinez conducted his own investigation and determined that the 54 unit RV Park does not require a Traffic Impact Analysis (TIA) or any additional traffic improvements along State Road 41.

Terrain Management Plan (Appendix M)

The site's terrain slopes gently from the south and east to the northwest side of the subject property. In order to provide the requisite storm water retention ponding areas will be designed and built at the northern ends of each of the six rows of RV spaces. All disturbed areas, other than the RV Park units and access roads (base coarse material), will be re-vegetated.

Phasing Schedule

Upon approval of the Master Plan the following Phasing Schedule is anticipated:

Phase I: Design and build water, fire protection and sewage system (dump station, septic tank, and infiltration). Design and build 21 RV spaces (western end) and make the appropriate connections to water and power. Design and build unisex bathroom and laundry facilities. Design and build 4 horse corals and tack sheds. The above referenced project will take approximately 12 months to complete.

Phase II: Design and build 18 RV spaces (middle section) and make the appropriate connections to water and power. Design and build 4 horse corals and tack sheds. The above referenced project will take approximately 12 months to complete.

Phase III: Design and build 15 RV spaces (middle section) and make the appropriate connections to water and power. Design and build 4 horse corals and tack sheds. The above referenced project will take approximately 12 months to complete.

All 3 phases will include the appropriate landscaping, lighting, signage and water harvesting plans.

Solid Waste Enclosures and Removal Strategy

Solid waste will be collected using a metal dumpster located strategically within the RV Park. The solid waste will be physically hauled to an approved Santa Fe County solid waste collection facility.

Environmental Assessment

It is not anticipated that an RV Park of this nature will have any adverse effects to the environment once the facility is in full operation.

NBB-15

In support of this application, the following documentation is submitted herewith for your review and consideration. Please do not hesitate to contact me should you have any questions or require additional information.

Thank you for your consideration!

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Anaya", followed by a horizontal line.

JRA Equity LLC
Rick Anaya - Owner
Owner

Mobile: 832-277-8381
Email: rick.primetime@hotmail.com

WARRANTY DEED

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

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

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

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

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

with warranty covenants.

Witness My hand THIS and seal S this 13TH day of DECEMBER 2006

Mary Ann Anaya (Seal) _____ (Seal)
_____ (Seal) _____ (Seal)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

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

This instrument was acknowledged before me on December 13 2006
by Mary Ann Anaya

My commission expires: 6/29/07
(Seal) PUBLIC

Marie Garcia
NOTARY PUBLIC

ACKNOWLEDGEMENT FOR CORPORATION

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

WARRANTY DEED
PAGES: 2

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



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

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

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

SFC CLERK RECORDED 09/19/2014

Warranty Deed

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

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

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

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

UBB-18

SFC CLERK RORDED 09/19/2014

Dated: 9-17-14

Mark Basilio Anaya
Signature of Grantor

Mark Basilio Anaya
Name of Grantor

Mary Ann Anaya
Signature of Witness #1

MARY ANN ANAYA
Printed Name of Witness #1

Joseph R. Anaya
Signature of Witness #2

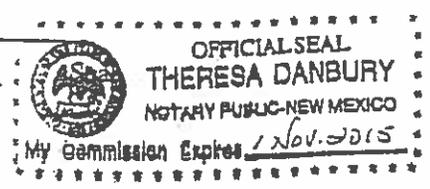
JOSEPH R. ANAYA
Printed Name of Witness #2

State of NEW MEXICO County of TORRANCE

On 17 SEPTEMBER 2014, the Grantor, MARK BASILIO ANAYA, personally came before me and, being duly sworn, did state, acknowledge and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Theresa Danbury
Notary Signature

Notary Public,
In and for the County of TORRANCE State of NEW MEXICO
My commission expires: 1 NOVEMBER 2015



Send all tax statements to Grantee.

18BB-19

WARRANTY DEED

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

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

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

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

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

with warranty covenants.

Witness my hand THIS and seal 5 this 13TH day of DECEMBER, 2006

Mary Ann Anaya (Seal) _____ (Seal)

_____ (Seal) _____ (Seal)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

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

This instrument was acknowledged before me on December 13, 2006

by Mary Ann Anaya
Maria P. Garcia (Seal) _____
NOTARY PUBLIC

ACKNOWLEDGEMENT FOR CORPORATION

WARRANTY DEED

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

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

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

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

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

with warranty covenants.

Witness my hand THIS and seal 5 this 13TH day of DECEMBER 2006

Mary Ann Anaya (Seal) _____ (Seal)

_____ (Seal) _____ (Seal)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

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

This instrument was acknowledged before me on December 13 2006

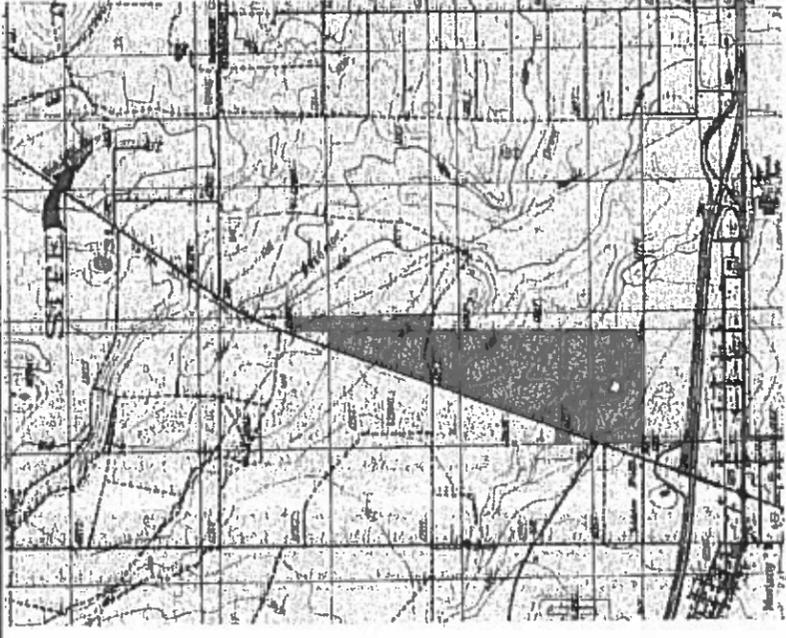
by Mary Ann Anaya

My commission expires: 6/29/07

Maria A. Garcia
NOTARY PUBLIC

ACKNOWLEDGEMENT FOR CORPORATION

FILED FOR RECORDING 12/14/2006



FAMILY TRANSFER LAND BEHIND OF THE LANDS OF
JOSEPH R. ANAYA
BEING TRACT 3-A-1 OF THE LANDS OF MARY ANN ANAYA
LOCATED IN SECTION 31, T.10N., R.9E., N.M.L.P.M.
SANTA FE COUNTY, NEW MEXICO
FEBRUARY, 2012

PURPOSE: THIS PLAT CREATES 2 RESIDENTIAL TRACTS.

OWNER:
R. ANAYA
2000 N. 78th PLACE #2003
SCOTTSDALE, AZ 85235

- SURVEY GENERAL NOTES**
1. THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT 3-A INTO 2 RESIDENTIAL TRACTS AS SHOWN HEREON.
 2. SURVEY WAS PERFORMED WITH 2-TURNABLE SMOO GPS RECEIVERS DURING THE MONTH OF NOVEMBER, 2011.
 3. BASIS OF SURVEY IS THE PLAT OF LANDS OF MARY ANN ANAYA, RECORDED 11 NOVEMBER, 2008, IN PLAT BOOK 636, PAGE 014. BASIS OF BEARINGS IS THE NORTHWEST CORNER OF TRACT 3-A AS SHOWN ON THAT PLAT (N 34-33'79" E 110.00' DIMENSION SHOWS PRESENT BEARINGS ARE FROM THAT CORNER). DIMENSIONS SHOWN IN PRESENT BEARINGS ARE FROM THAT CORNER.
 4. DIMENSIONS SHOWN IN PRESENT BEARINGS ARE FROM THAT CORNER.
 5. DIMENSIONS SHOWN IN PRESENT BEARINGS ARE FROM THAT CORNER.
 6. DIMENSIONS SHOWN IN PRESENT BEARINGS ARE FROM THAT CORNER.
 7. DIMENSIONS SHOWN IN PRESENT BEARINGS ARE FROM THAT CORNER.
 8. DIMENSIONS SHOWN IN PRESENT BEARINGS ARE FROM THAT CORNER.
 9. DIMENSIONS SHOWN IN PRESENT BEARINGS ARE FROM THAT CORNER.
 10. DIMENSIONS SHOWN IN PRESENT BEARINGS ARE FROM THAT CORNER.

745007

- 0 SET 5/8" x 16" REBAR AND YELLOW I.D. CAP STAMPED "CA PS 14405" ATTACHED 1/4" x 1/2" TAG STAMPED "CR PS 14405" (WITNESS CORNER)
- B FOUND 5/8" REBAR AND YELLOW I.D. CAP STAMPED "TRODEN 8667" ATTACHED 1/4" x 1/2" TAG STAMPED "CR PS 14405" (WITNESS CORNER)
- M FOUND 5/8" REBAR AND YELLOW I.D. CAP STAMPED "TRODEN 8667" ATTACHED 1/4" x 1/2" TAG STAMPED "CA PS 14405" (WITNESS CORNER)
- E FOUND 1/2" REBAR AND D. CAP STAMPED "PS 6446" TAGGED "TRODEN 8667" ATTACHED 1/4" x 1/2" TAG STAMPED "CA PS 14405"

- BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE EASEMENT
- BARBED WIRE FENCE
- CONCRETE
- COVERED DECK
- BUILDABLE AREA (ENTIRE TRACTS WITH THE EXCEPTION OF EASEMENTS)

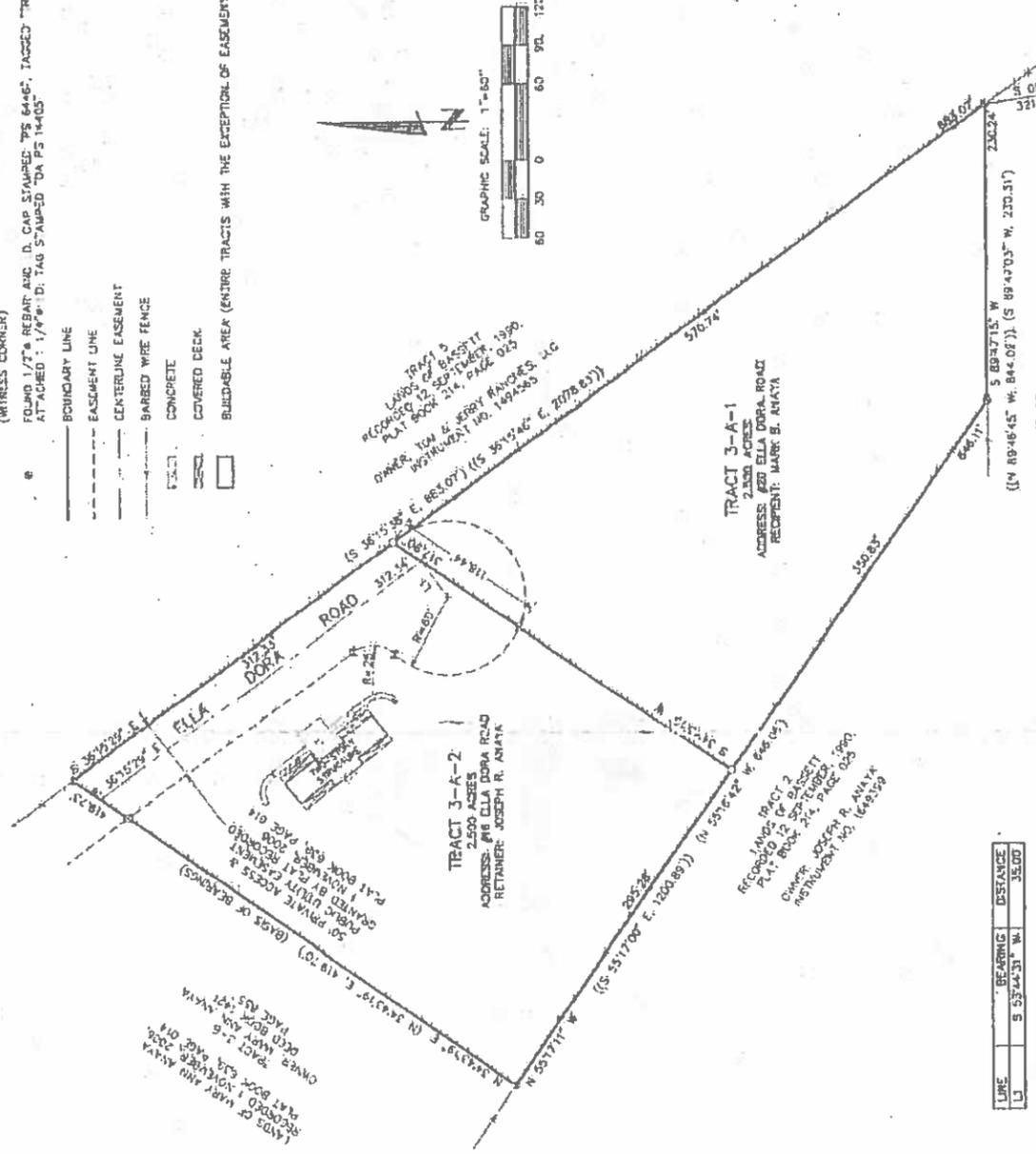
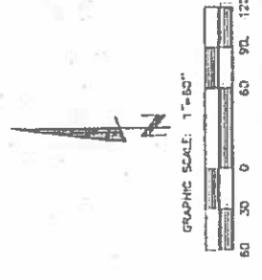
SANTA FE COUNTY APPROVAL

Mike Galant
SANTA FE COUNTY TRUSTEE ADDRESSING DATE 3-28-12

Kevin Johnson
COUNTY CLERK ADDRESSING DATE 3-28-12

12-3016
COUNTY DEVELOPMENT PERMIT NO.

1. THE LINES SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF SANTA FE COUNTY.
2. MAINTENANCE OF PRIVATE ACCESS, EASEMENTS, UTILITY EASEMENTS AND/OR PRIVATE ROADSWAYS IS NOT THE RESPONSIBILITY OF SANTA FE COUNTY, UNLESS INDICATED AND ACCEPTED FOR MAINTENANCE BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT AND THE BOARD OF COUNTY COMMISSIONERS.
3. THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS. ALL STANDARD COUNTY PERMITS AND FEES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY OF ANY KIND. IF DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL INSURED APPROPRIATE PERMITS IN FLOOD ZONE, TERRAIN MANAGEMENT, AND DRAINAGE ARE COMPLETED AND APPROVED.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FRM) COMMUNITY PANEL NO. 35048C0200 DATED JUNE 17, 2008, THIS PROPERTY LIES OUTSIDE THE LIMITS OF 100-YEAR (1% FLOODPLAIN, IN ZONE X. THIS DESIGNATION DOES NOT GUARANTEE THAT THE PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.
5. BUILDABLE AREAS ARE DESIGNATED HEREON. THE BUILDABLE AREAS INDICATED HAVE SIZES OF LESS THAN 15%.
6. THE TRACTS, PARCELS, AND/OR LOTS SHOWN HEREON LIE OUTSIDE THE URBAN WILD AND INTERFARE ZONE AS DEFINED BY THE SANTA FE COUNTY FIRE DEPARTMENT. FIRE SPRINKLERS AND/OR FIRE STORAGE MAY BE REQUIRED.
7. WATER USE AND/OR WELL WITHDRAWAL ON THESE TRACTS, PARCELS AND/OR LOTS IS RESTRICTED TO 0.25 ACRES PER DWELLING UNIT. ANNUAL WATER USE ON TRACTS 3-A-1 & 3-A-2 IS RESTRICTED TO 0.25 ACRES PER DWELLING UNIT.
8. THE SHARED WELL AGREEMENT REGARDING THESE TRACTS IS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED AS INSTRUMENT NO. 12-3016.



FREE COMMENT

THE UNDERSIGNED (OWNER) AND REPRESENTATIVE OF THE LANDS SHOWN HEREON OR THEIR AGENTS DO HEREBY ATTEST THAT THIS PLAT WAS PREPARED WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR WISHES AND DESIRES, AND DO FURTHER GRANT ANY RIGHT OF EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED OWNERS, FURTHER STATE THAT THE LAND BEING SUBDIVIDED HEREON WILL BE SUBDIVIDED IN ACCORDANCE WITH THE PLANNING AND PLATTING ACT.

JOSEPH R. ANAYA
STATE OF NEW MEXICO
COUNTY OF SANTA FE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 19, 2012
BY JOSEPH R. ANAYA
Notary Public
MY COMMISSION EXPIRES 1-1-2015
DATE 2/29/12

OFFICIAL SEAL
Lorena Masera
Notary Public
Santa Fe, New Mexico

CERTIFICATION
I, ROGER G. SCHLESSEL, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 4485, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY BY THE SURVEYOR, THAT IT IS BASED UPON THE ACTUAL SURVEY BY THE SURVEYOR, THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROGER G. SCHLESSEL
P.S. NO. 14405

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: JOSEPH R. ANAYA
SECTION: 31
T.10N., R.9E., N.M.L.P.M.
SANTA FE COUNTY, NEW MEXICO
UPC NO. 1-048-050-434-346

Open & Associates
1000 N. 11th St. Suite 100
Santa Fe, NM 87501
Phone: 505-833-1234
Fax: 505-833-1234
www.openand.com

RECORDED 11/15/11
FILED 11/15/11
SANTA FE COUNTY CLERK
3

ACCOUNT 910015937

NAME: ANAYA, JOSEPH RICHARD

**ADDRESS: 137 22ND AVENUE
TEXAS CITY, PR 77590 - 6020**

**PROPERTY USE: VAC
TAX DISTRICT: 8T**

**PROPERTY ADDRESS: #16 ELLA DORA ROAD, SECTION 31, T10N, R9E,
2.500 ACRES, TRACT 3-A
DEED BOOK and PAGE: 1421855
MAP CODE: 1-049-055-382-397
PENDING PAYMENT: CREDIT \$0.09**

NBB-24

ACCOUNT 99305097

NAME: ANAYA, JOSEPH RICHARD

**ADDRESS: 137 22ND AVE
TEXAS CITY, PR 77590 - 6020**

**PROPERTY USE: VAC
TAX DISTRICT: 8T**

**PROPERTY ADDRESS: #20 ELLA DORA ROAD, SECTION 31, T10N, R9E,
TRACT 3-A-1**

**DEED BOOK and PAGE:
MAP CODE: 1-049-055-450-334
PENDING PAYMENT: \$0.00**

Assessment Information

2014 Land and Improvement Values	
Land Value	\$13.830
Improvements	\$0
Personal Property	\$0
Alternate Value	\$0
Livestock Value	\$0
Exemptions	\$0
Total Full Value	\$13,830.0
Total Taxable Value	\$4,610.00
	* net value/3

ACCOUNT 910015938

NAME: ANAYA, JOSEPH RICHARD

**ADDRESS: 137 22ND AVE
TEXAS CITY, PR 77590 - 6020**

**PROPERTY USE: VAC
TAX DISTRICT: 8T**

**PROPERTY ADDRESS: #12 ELLA DORA ROAD, SECTION 31, T10N, R9E,
2.500 ACRES, TRACT 3-B
DEED BOOK and PAGE: 1421855
MAP CODE: 1-049-055-402-377
PENDING PAYMENT: \$0.00**

Assessment Information

2014 Land and Improvement Values	
Land Value	\$27.500
Improvements	\$0
Personal Property	\$0
Alternate Value	\$0
Livestock Value	\$0
Exemptions	\$0
Total Full Value	\$27.499.98
Total Taxable Value	\$9.166.66
	* net value/3

ACCOUNT 910015939

NAME: ANAYA, JOSEPH RICHARD

**ADDRESS: 137 22ND AVENUE
TEXAS CITY, PR 77590 - 6020**

**PROPERTY USE: VAC
TAX DISTRICT: 8T**

**PROPERTY ADDRESS: #6 ELLA DORA ROAD, SECTION 31, T10N, R9E,
4.070 ACRES, TRACT 3-C**

DEED BOOK and PAGE: 1421855

MAP CODE: 1-049-055-382-397

PENDING PAYMENT: \$0.00

Assessment Information

2014 Land and Improvement Values	
Land Value	\$32.210
Improvements	\$0
Personal Property	\$0
Alternate Value	\$0
Livestock Value	\$0
Exemptions	\$0
Total Full Value	\$32.209.98
Total Taxable Value	\$10.736.66
	* net value/3

NBB-27

Item		Total water use (AF)
RV WATER USE:		
Tollets (1.6 gal/flush x 6 flush/day)		
Showers (2.5 gpm x 4.8 minute)		
Faucets (estimated)		
Total RV Potable Demand	13	1.59
Other Park Water Uses:		
Common Bathroom		
Laundry (one load per RV/day; 18 gal/load)	9	0.48
		0.2
Landscaping Water Use	10	0.22
	3E	2.49

ANTICIPATED PEAK DAY FLOW WASTEWATER
 RV AT 100% OCCUPANCY
 LAUNDRY AT 25 LOADS
 DWELLING UNIT
 TOTAL

File No.

NEW MEXICO OFFICE OF THE STATE ENGINEER



APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS IN ACCORDANCE WITH SECTIONS 72-12-1.1, 72-12-1.2, OR 72-12-1.3 NEW MEXICO STATUTES



For fees, see State Engineer website: <http://www.ose.state.nm.us/>

1. APPLICANT(S)

Name: <u>Joseph R. Awana</u>	Name:
Contact or Agent: check here if Agent <input type="checkbox"/>	Contact or Agent: check here if Agent <input type="checkbox"/>
Mailing Address: <u>137. 22nd AVENUE</u>	Mailing Address:
City: <u>TEXAS CITY</u>	City:
State: <u>TEXAS</u> Zip Code: <u>77590</u>	State: Zip Code:
Phone: <input type="checkbox"/> Home <input checked="" type="checkbox"/> Cell Phone (Work): <u>832-277-8381</u>	Phone: <input type="checkbox"/> Home <input type="checkbox"/> Cell Phone (Work):
E-mail (optional): <u>RICK.PRINCE@HOTMAIL.COM</u>	E-mail (optional):

2. WELL LOCATION Required: Coordinate location must be New Mexico State Plane (NAD 83), UTM (NAD 83), or Lat/Long (WGS84). District II (Roswell) and District VII (Cimarron) customers, provide a PLSS location in addition to above.

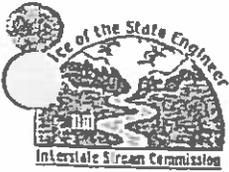
NM State Plane (NAD83) - In feet	NM West Zone <input type="checkbox"/> NM Central Zone <input type="checkbox"/> NM East Zone <input type="checkbox"/>	X (in feet): <u>567872</u> Y (in feet): <u>1472495</u>
UTM (NAD83) - In meters	UTM Zone 13N <input type="checkbox"/> UTM Zone 12N <input type="checkbox"/>	Easting (in meters): Northing (in meters):
Lat/Long (WGS84) - To 1/10 th of second	Latitude: deg min sec	
	Longitude: deg min sec	
Other Location Information (complete the below, if applicable):		
PLSS Quarters or Halves: <u>NE QUARTER NE, SW</u> Section: <u>31</u> Township: <u>10N</u> Range: <u>3E</u>		
County: <u>SANTA FE</u>		
Land Grant Name (if applicable):		
Lot No:	Block No:	Unit/Tract: <u>LANDS OF BASKETT</u>
Hydrographic Survey:	Map:	Tract: <u>3C</u>
Other description relating point of diversion to common landmarks, streets, or other:		
Point of Diversion is on Land Owned by (Required):		

FOR OSE INTERNAL USE Application for Permit, Form wr-01, Rev 6/14/12

File No.:	Trn No.:	Receipt No.:
Sub-basin:	POD No.:	Log Due Date:

NBR-29

NEW MEXICO OFFICE OF THE STATE ENGINEER



APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS IN ACCORDANCE WITH SECTIONS 72-12-1.1, 72-12-1.2, OR 72-12-1.3 NEW MEXICO STATUTES



For fees, see State Engineer website: <http://www.ose.state.nm.us/>

1. APPLICANT(S)

Name: <u>Joseph R. Awana</u>	Name:
Contact or Agent: <input type="checkbox"/> check here if Agent	Contact or Agent: <input type="checkbox"/> check here if Agent
Mailing Address: <u>137. 22nd AVENUE</u>	Mailing Address:
City: <u>TEXAS CITY</u>	City:
State: <u>TEXAS</u> Zip Code: <u>77590</u>	State: Zip Code:
Phone: <input type="checkbox"/> Home <input checked="" type="checkbox"/> Cell Phone (Work): <u>832-277-8381</u>	Phone: <input type="checkbox"/> Home <input type="checkbox"/> Cell Phone (Work):
E-mail (optional): <u>RICK.PRUNETMANE@HOTMAIL.COM</u>	E-mail (optional):

CELL LOCATION Required: Coordinate location must be New Mexico State Plane (NAD 83), UTM (NAD 83), or Lat/Long (WGS84). District II (Roswell) and District VII (Cimarron) customers, provide a PLSS location in addition to above.

NM State Plane (NAD83) - In feet	NM West Zone <input type="checkbox"/>	X (in feet): <u>567872</u> Y (in feet): <u>1472495</u>
	NM Central Zone <input type="checkbox"/>	
	NM East Zone <input type="checkbox"/>	
UTM (NAD83) - In meters	UTM Zone 13N <input type="checkbox"/>	Easting (in meters): Northing (in meters):
	UTM Zone 12N <input type="checkbox"/>	
Lat/Long (WGS84) - To 1/10 th of second	Latitude: deg min sec	
	Longitude: deg min sec	

Other Location Information (complete the below, if applicable):

PLSS Quarters or Halves: NE QUARTER NE, SW Section: 31 Township: 10N Range: 9E

County: SANTA FE

Land Grant Name (if applicable):

Lot No: Block No: Unit/Tract: Subdivision: LANDS OF BASSETT

Hydrographic Survey: Map: Tract: 3C

Other description relating point of diversion to common landmarks, streets, or other:

Point of Diversion is on Land Owned by (Required):

FOR OSE INTERNAL USE

Application for Permit, Form wr-01, Rev 6/14/12

File No.:	Tm No.:	Receipt No.:
Sub-basin:	POD No.:	Log Due Date:

3. PURPOSE OF USE

Domestic use for one household
 Livestock watering
 Domestic use for more than one household. Number of households _____
 Drinking and sanitary uses that are incidental to the operations of a governmental, commercial, or non-profit facility
 Prospecting, mining or drilling operations to discover or develop natural resources
 Construction of public works, highways and roads
 Domestic use for one household and livestock watering
 Domestic use for multiple households and livestock watering
 Domestic well to accompany a house or other dwelling unit constructed for sale

4. WELL INFORMATION

File Information: (If existing well, provide OSE no. & indicate below if well is to be replacement, repaired or deepened, or supplemental. If new well, leave blank, as OSE must assign no.)

OSE Well No.(If Existing) <u>E-09183</u>	New Well No. (provided by OSE)
Driller Name:	Driller License Number:
Approximate Depth of Well (feet):	Outside Diameter of Well Casing (inches):

<input type="checkbox"/> Replacement well (List all existing wells if more than one):	<input type="checkbox"/> Repair or Deepen: <input type="checkbox"/> Clean out well to original depth <input type="checkbox"/> Deepen well from _____ to _____ ft. <input type="checkbox"/> Other (Explain):	<input type="checkbox"/> Supplemental well (List OSE No. for all wells this will supplement):
--	--	--

ADDITIONAL STATEMENTS OR EXPLANATIONS

CHANGING PURPOSE OF USE FROM DOMESTIC TO DRINKING & SANITARY.

ACKNOWLEDGEMENT

I, We (name of applicant(s)), JOSEPH RICHARD ANGLIA

 Print Name(s)

affirm that the foregoing statements are true to the best of (my, our) knowledge and belief.

[Signature] _____
 Applicant Signature

_____ Applicant Signature

ACTION OF THE STATE ENGINEER (FOR OSE USE ONLY)

This application is approved subject to the attached general and specific conditions of approval.

Witness my hand and seal this _____ day of _____ 20 _____, for the State Engineer,

By: _____

 Signature Print

FOR OSE INTERNAL USE		Application for Permit, Form wr-01, Rev 6/14/12	
File No.:	Trn No.:	Receipt No.:	
Sub-basin:	POD No.:	Log Due Date:	

HCI-53958
\$77

DL

File Number: E 09183

NEW MEXICO STATE ENGINEER OFFICE
APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS
IN ACCORDANCE WITH SECTION 72-12-1 NEW MEXICO STATUTES

1. APPLICANT

Name: JOSEPH R ANAYA Work Phone: _____
Contact: _____ Home Phone: 8322278381
Address: 137 22ND AVE
City: TEXAS CITY State: TX Zip: 77590

2. LOCATION OF WELL (D thru I optional)

A. East 406627.3 meters, North 3878759.4 meters, UTM_Zone 13, Datum NAD83

B. X = 567872.0 feet, Y = 1472495.0 feet,
Coord System 21 - NAD 1927 SP FT NM Central
in the _____ Grant.
U.S.G.S Quad Map _____

C. Latitude _____ Longitude _____

D. NE 1/4 NE 1/4 SW 1/4 Section: 31 Township: 10N Range: 09E N.M.P.M.
in Santa Fe County
Other 3145 NM HWY 41

E. Lot No. _____ Block No. _____ of Unit/tract T3C of the
LANDS OF BASSETT Subdivision recorded in Santa Fe County.

F. Tract No. _____ Map No. _____ of the _____

G. Is this well within a municipality? _____ if yes, where? _____

H. Give State Engineer File Number if existing well E 09183POD1

I. On land owned by _____

3. USE OF WATER

SAN: Drinking and sanitary purposes and the irrigation of non-commercial trees, shrubs and lawns in conjunction with a commercial operation.

Log Due Date: _____
Form: wr-01

File Number: E 09183
Trn Number: 571180

NBB-32

NEW MEXICO STATE ENGINEER OFFICE
APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS
IN ACCORDANCE WITH SECTION 72-12-1 NEW MEXICO STATUTES

4. WELL INFORMATION (Change, Repair, Drill, Test, Supplement)

Name of well driller and driller license number:

Approximate depth 220 feet, Outside diameter of casing 5.00 inches.

Replacement well

Repair or Deepen:

Clean out well to original depth

Deepen well from _____ to _____ feet

Other _____

Supplemental well

5. ADDITIONAL STATEMENTS OR EXPLANATIONS

ACKNOWLEDGEMENT FOR NATURAL PERSONS

I, JOSEPH R. ANAYA affirm that the foregoing statements are true to
(Please Print)

the best of my knowledge and belief, By: _____

JKR
Signature

Signature

NEW MEXICO STATE ENGINEER OFFICE
APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS
IN ACCORDANCE WITH SECTION 72-12-1 NEW MEXICO STATUTES

GENERAL CONDITIONS OF APPROVAL (A thru P)

- 06-A The maximum amount of water that may be appropriated under this permit is 0.500 acre-feet in any year.
- 06-B The well shall be drilled by a driller licensed in the State of New Mexico in accordance with Section 72-12-12 New Mexico Statutes Annotated. A licensed driller shall not be required for the construction of a driven well; provided that the casing shall not exceed two and three-eighths (2 3/8) inches outside diameter (Section 72-12-12).
- 06-C Driller's well record must be filed with the State Engineer within 20 days after the well is drilled or driven. Well record forms will be provided by the State Engineer upon request.
- 06-D The casing shall not exceed 7 inches outside diameter except under specific conditions in which reasons satisfactory to the State Engineer are shown.
- 06-E To request a change to the use of water authorized under this permit, the permittee shall file an application with the State Engineer.
- 06-F An application for a new 72-12-1.1 domestic well permit where the proposed point of diversion is to be located on the same legal lot of record as an operational 72-12-1.1 domestic well shall be treated as an application for a supplemental well.
- 06-G If artesian water is encountered, all rules and regulations pertaining to the drilling and casing of artesian wells shall be complied with.
- 06-H The drilling of the well and amount and uses of water permitted are subject to such limitations as may be imposed by a court or by lawful municipal or county ordinance which are more restrictive than the conditions of this permit and applicable State Engineer regulations.
- 06-I The permittee shall utilize the highest and best technology available to ensure conservation of water to the maximum extent practical.

Log Desc: E 09183 POD1
Log Due Date: _____
Form: wr-01

File Number: E 09183
Trn Number: 571180

NEW MEXICO STATE ENGINEER OFFICE
APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS
IN ACCORDANCE WITH SECTION 72-12-1 NEW MEXICO STATUTES

GENERAL CONDITIONS OF APPROVAL (Continued)

- 06-J The well shall be set back a minimum of 50 ft. from an existing well of other ownership unless a variance has been granted by the State Engineer. The State Engineer may grant a variance for a replacement well or to allow for maximum spacing of the well from a source of groundwater contamination. The well shall be set back from potential sources of contamination in accordance with rules and regulations of the NM Environment Department.
- 06-K Pursuant to section 72-8-1 NMSA, the permittee shall allow the State Engineer and his representatives entry upon private property for the performance of their respective duties, including access to the well for meter reading and water level measurement.
- 06-L The permit is subject to cancellation for non-compliance with the conditions of approval or if otherwise not exercised in accordance with the terms of the permit.
- 06-M The right to divert water under this permit is subject to curtailment by priority administration as implemented by the State Engineer or a court.
- 06-N In the event of any change of ownership to this permit the new owner shall file a change of ownership form with the State Engineer in accordance with Section 72-1-2.1 NMSA.
- 06-O This well permit shall automatically expire unless the well is completed and the well record is filed with the State Engineer within one year of the date of issuance of the permit. It is the responsibility of the permit holder to ensure that the well record has been properly filed with the State Engineer.
- 06-P The well shall be constructed, maintained, and operated to prevent inter-aquifer exchange of water and to prevent loss of hydraulic head between geologic zones.
- 06-Q The State Engineer retains jurisdiction over this permit.

SPECIFIC CONDITIONS OF APPROVAL

- 06-SE All wells pertaining to this Permit shall be equipped with totalizing meters installed before the first branch of the discharge line from the wells and the installation shall be acceptable to the State Engineer; the Engineer shall be advised of the make, model, serial number, installation date, and initial

Trn Desc: E 09183 POD1

File Number: E 09183

Log Due Date: _____

Trn Number: 571180

Form: wr-01

page: 2

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NEW MEXICO STATE ENGINEER OFFICE
APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS
IN ACCORDANCE WITH SECTION 72-12-1 NEW MEXICO STATUTES

meter reading prior to appropriating water; pumping records shall be submitted to the District Supervisor for each calendar month on or before the 10th of Jan, Apr, Jul and Oct of each year

06-13 This permit authorizes the diversion of water for drinking and sanitary uses that are incidental to the operations of a governmental, commercial, or non-profit facility. The total diversion of water under this permit shall not exceed 0.500 acre-feet per year. Water may not be used under this type of permit for any commercial use such as the manufacture of a product, car wash, water bottling, concrete batching, or the irrigation of crops grown for commercial sale.

06-18 Any diversion of water made in excess of the authorized maximum diversion amount shall be repaid with twice the amount of the over-diversion during the following calendar year. Repayment shall be made by either: (a) reducing the diversion from the well that is the source of the over-diversion; or (b) acquiring or leasing a valid, existing consumptive use water right in an amount equal to the repayment amount and submitting to the State Engineer for his approval a plan for the proposed repayment.

SEE GENERAL CONDITIONS OF APPROVAL.

ACTION OF STATE ENGINEER

This application is approved for the use indicated, subject to all general conditions and to specific conditions listed above.

Witness my hand and seal this 02 day of Jul A.D., 2015

Tom Blaine, P.E., State Engineer

for Deborah Love
LORRIE M GALLGEOS

Trn Desc: E 09183 POD1
Log Due Date: _____
Form: wr-01

File Number: E 09183
Trn Number: 571180

Tom Blaine, P.E.
State Engineer



Albuquerque Office
5550 SAN ANTONIO DR., NE
ALBUQUERQUE, NM 87109

**STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER**

Trn Nbr: 571179
File Nbr: E 09183

Jul. 02, 2015

JOSEPH R ANAYA
137 22ND AVE
TEXAS CITY, TX 77590

Greetings:

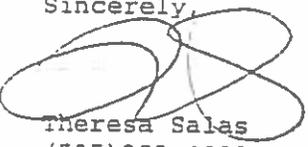
Enclosed is one original copy of a Change of Ownership of a Water Right submitted to this office for filing. This Change of Ownership is accepted for filing in accordance with Section 72-1-2.1, NMSA 1978 (1996 Supp.), effective May 15, 1996. The acceptance by the State Engineer Office does not constitute validation of the right claimed.

According to Section 72-1-2.1, NMSA 1978 (1996 Supp.), you must record this Change of Ownership with the clerk of the county in which the water is located. The filing shall be public notice of the existence and contents of the instruments so recorded.

The Conditions of Approval of your permit require that your well(s) be metered and that meter readings be submitted to this office in writing.

A form(s) have been enclosed for your convenience for submittal of meter readings. Please make copies of this form(s) for your use. If you have any questions, please feel free to contact us.

Sincerely,



Theresa Salas
(505) 383-4000

Enclosure

mtrown_req

NBB-37

HCI-53950
#77

File No. E09183



NEW MEXICO OFFICE OF THE STATE ENGINEER



CHANGE OF OWNERSHIP OF 72-12-1 PERMIT FOR (check one):

<input checked="" type="checkbox"/> Individual	<input type="checkbox"/> Corporation
--	--------------------------------------

1. OWNER OF RECORD (Seller)

Name: Mary Ann Anaya	Name:	
Phone: <input type="checkbox"/> Home <input type="checkbox"/> Cell	Phone: <input type="checkbox"/> Home <input type="checkbox"/> Cell	
Phone (Work):	Phone (Work):	
a. Owner of Record File No: E-09183	b. Sub-file No.:	c. Cause No.:

2. NEW OWNER (Buyer) Note: If more owners need to be listed, attach a separate sheet. Attached? Yes

Name: Joseph R Anaya	Name:	
Contact or Agent: <input type="checkbox"/> check here if Agent	Contact or Agent: <input checked="" type="checkbox"/> check here if Agent	
Mailing Address: 137 22 nd AVE	Mailing Address:	
City: Texas City	City:	
State: TX Zip Code: 77590	State: Zip Code:	
Phone: 832-277-8381 <input type="checkbox"/> Home <input checked="" type="checkbox"/> Cell	Phone: <input type="checkbox"/> Home <input type="checkbox"/> Cell	
Phone (Work):	Phone (Work):	
E-mail (optional):	E-mail (optional):	

STATE ENGINEER OFFICE
2015 JUL -2 PM 1:16

Required: Submit warranty deed(s) or other instrument(s) of conveyance properly recorded with the county clerk's office.

3. AMOUNT CONVEYED

Amount of Water (acre-feet per annum):

4. LIST ALL KNOWN POINT(S) OF DIVERSION (POD) FOR THE 72-12-1 PERMIT CONVEYED

OSE POD No.	Subdivision	Section	Township	Range
E-09183	Lands of Bassett, Tract 3-C	31	10N	09E

FOR OSE INTERNAL USE

Change of Ownership, Form wr-02d, Revised 8/25/11

File Number: E 09183	Trn Number: 571179
Trans Description (optional): COWNF	
Sub-Basin:	

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**STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER**

File Nbr: E 09183
Well File Nbr: E 09183 POD1

JOSEPH R ANAYA
137 22ND AVE
TEXAS CITY, TX 77590

1. WATER METER INFORMATION:

Well File Nbr: E 09183 POD1	Meter Rec Nbr: 9915
Serial Number:	Meter Make:
Number of Dials: 7	Multiplier: 1.0000
Unit of Measure: GALS	

2. METER READING INFORMATION:

Meter Reading: _____ Meter Reading Date: _____

3. COMMENTS:

Submitted by: _____

Instructions:

Meter readings shall be submitted to the District at the above address on or before the 10th of January, April, July, and October of each year for the 3 preceeding calendar months.

- Section 1. If meter has been replaced, complete all items in Section 1 for the new meter.
- Section 2. Please enter meter reading and the date of the reading;
- Section 3. Under comments, give any pertinent information concerning repair of meter and dates out of service, meter change out, etc.

** Please make copies of this form for submitting your meter readings.

mtrread

Hcl-37418
\$12500
S.F.

(P)

File Number: E 09183

NEW MEXICO STATE ENGINEER OFFICE
APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS
IN ACCORDANCE WITH SECTION 72-12-1 NEW MEXICO STATUTES

1. APPLICANT

Name: MARY ANN ANAYA Work Phone: _____
Contact: _____ Home Phone: 5056326024
Address: 120 LITTLE RANCH RD
City: STANLEY State: NM Zip: 87056

2. LOCATION OF WELL (E thru H optional)

A. NE 1/4 NE 1/4 SW 1/4 Section: 31 Township: 10N Range: 09E N.M.P.M.
in Santa Fe County

B. X = 567872.0 feet, Y = 1472495.0 feet,
Coord System 21 - NAD 1927 SP FT NM Central
in the _____ Grant.
U.S.G.S Quad Map _____

C. Latitude _____ Longitude _____

D. East _____ meters, North _____ meters, UTM_Zone __, Datum _____

E. Give State Engineer File Number if existing well _____

F. On land owned by _____ APPLICANT

G. Tract No. _____ Map No. _____ of the _____

H. Lot No. _____ Block No. _____ of Unit/tract T-3 of the
LANDS OF BASSETT Subdivision recorded in Santa Fe County.

I. Other 3145 NM HWY 41

3. USE OF WATER

DOM: One household, non-commercial trees, lawn and garden not to exceed a total of one acre.

METER REQUIRED
SEE CONDITION OF
APPRAISAL # SB, 1/14/10

Trn Desc: E 09183 POD1
Log Due Date: 02/27/2007
Form: wr-01

File Number: E 09183
Trn Number: 353021

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John R. D Antonio, Jr., P.E.
State Engineer



Albuquerque Office
121 TIJERAS NE, SUITE 2000
ALBUQUERQUE, NM 87102

**STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER**

Trn Nbr: 353021
File Nbr: E 09183
Well File Nbr: E 09183 POD1

Oct. 11, 2006

MARY ANN ANAYA
120 LITTLE RANCH RD
STANLEY, NM 87056

Greetings:

The well driller's record for the above numbered well has been received in this office indicating your well has been completed.

Your permit was granted with the condition that a meter be installed and meter readings submitted to this office.

Per Condition 5B, please advise this office within 30 days, on the attached form, of the make, model, serial number, date of installation, and initial reading of the meter prior to appropriation of the water.

If you have any questions, please feel free to contact us.

Sincerely,

A handwritten signature in cursive script that reads "Yvette Quintana".

Yvette Quintana
(505) 764-3888

Enclosure
cc: Santa Fe Office

wellcon5

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NEW MEXICO STATE ENGINEER OFFICE
APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS
IN ACCORDANCE WITH SECTION 72-12-1 NEW MEXICO STATUTES

ACTION OF STATE ENGINEER

This application is approved for the use indicated, subject to all general conditions and to specific conditions listed above.

Witness my hand and seal this 27 day of Feb A.D., 2006

John R. D Antonio, Jr., P.E., State Engineer

By: Sue Raffay

SUE RAFFAY

Trn Desc: E 09183 POD1
Log Due Date: 02/27/2007
Form: wr-01

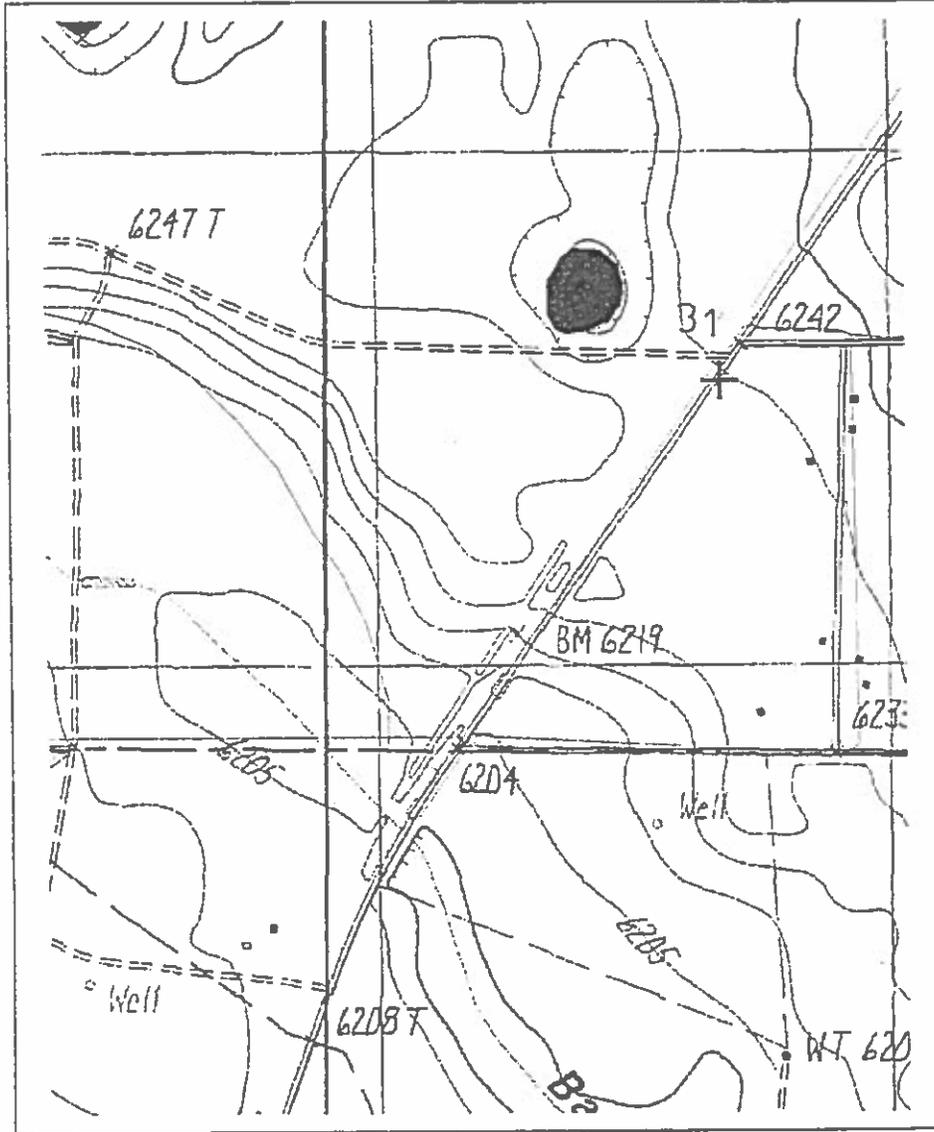
File Number: E 09183
Trn Number: 353021

page: 3

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NEW MEXICO OFFICE OF STATE ENGINEER

Locator Tool Report



WR File Number: E

Scale: 1:14,026

Northing/Easting: UTM83(92) (Meter): N: 3,878,759

E: 406,627

Northing/Easting: SPCS83(92) (Feet): N: 1,472,558

E: 1,708,114

GW Basin: Estancia

NBB-43

NEW MEXICO STATE ENGINEER OFFICE
APPLICATION FOR PERMIT TO USE UNDERGROUND WATERS
IN ACCORDANCE WITH SECTION 72-12-1 NEW MEXICO STATUTES

GENERAL CONDITIONS OF APPROVAL (A thru I)

- A The maximum amount of water that may be appropriated under this permit is 0.500 acre-feet in any year.
- B The well shall be drilled by a driller licensed in the State of New Mexico in accordance with Section 72-12-12 New Mexico Statutes Annotated. A licensed driller shall not be required for the construction of a driven well; provided, that the casing shall not exceed two and three-eighths (2 3/8) inches outside diameter (Section 72-12-12).
- C Driller's well record must be filed with the State Engineer within 10 days after the well is drilled or driven. Well record forms will be provided by the State Engineer upon request.
- D The casing shall not exceed 7 inches outside diameter except under specific conditions in which reasons satisfactory to the State Engineer are shown.
- E If the well under this permit is used at any time to serve more than one household or livestock in a commercial feed lot operation, or for drinking and sanitation purposes in conjunction with a commercial operation, the permittee shall notify the State Engineer Office in writing.
- F In the event this well is combined with other wells permitted under Section 72-12-1 New Mexico Statutes Annotated, the total outdoor use shall not exceed the irrigation of one acre of non-commercial trees, lawn, and garden, or the equivalent outside consumptive use, and the total appropriation for household and outdoor use from the entire water distribution system shall not exceed 0.500 acre-feet in any year.
- G If artesian water is encountered, all rules and regulations pertaining to the drilling and casing of artesian wells shall be complied with.
- H The amount and uses of water permitted under this Application are subject to such limitations as may be imposed by the courts or by lawful municipal and county ordinances which are more restrictive than applicable State Engineer Regulations and the conditions of this permit.

Trn Desc: E 09183 POD1
Log Due Date: 02/27/2007
Form: wr-01

File Number: E 09183
Trn Number: 353021

page: 1

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NEW MEXICO OFFICE OF THE STATE ENGINEER
WELL RECORD

1. OWNER OF WELL

Name: MARY ANN ANAYA Work Phone: _____
Contact: _____ Home Phone: 5058326024
Address: 120 LITTLE RANCH RD.
City: STANLEY State: NM Zip: 87056

2. LOCATION OF WELL (A, B, C, or D required, E or F if known)

A. NE 1/4 NE 1/4 SW 1/4 Section: 31 Township: 10N Range: 09E N.M.P.M. County: _____
in SANTA FE
B. X = 567872.0 feet, Y = 1472495.0 feet, N.M. Coordinate System
21 Zone in the _____ Grant.
U.S.G.S. Quad Map NAD 1927 SP FT NM CENTRAL
C. Latitude: _____ d _____ m _____ s Longitude: _____ d _____ m _____ s
D. East _____ (m), North _____ (m), UTM Zone 13, NAD _____ (27 or 83)
E. Tract No. _____, Map No. _____ of the _____ Hydrographic Survey
F. Lot No. _____, Block No. _____ of Unit/Tract T-3 of the
LANDS OF BASSETT Subdivision recorded in SANTA FE County.
G. Other: _____
H. Give State Engineer File Number if existing well: _____
I. On land owned by (required): APPLICANT

STATE ENGINEER OFFICE
ALBUQUERQUE, NEW MEXICO
NOV 3 3 11 14 06

3. DRILLING CONTRACTOR

License Number: WD-1500
Name: SANDIA WELL SERVICE INC. Work Phone: 5052813745
Agent: DAVID MASSEY Home Phone: _____
Mailing Address: P.O. BOX #) #*
City: EDGEWOOD. State: NM Zip: 87015

4. DRILLING RECORD

Drilling began: 4/7/06 ; Completed: 4/14/06 ; Type tools: AIR ROTARY ;
Size of hole: 6 1/2 in.; Total depth of well: 220 ft.;
Completed well is: SHALLOW (shallow, artesian);
Depth to water upon completion of well: 110 ft.

File Number: _____
Form: wr-20

Trn Number: 353021

**NEW MEXICO OFFICE OF THE STATE ENGINEER
WELL RECORD**

5. PRINCIPAL WATER-BEARING STRATA

Depth in Feet		Thickness in feet	Description of water-bearing formation	Estimated Yield (GPM)
From	To			
150	155	5	RED CLAY	30+

6. RECORD OF CASING

Diameter (inches)	Pounds per ft.	Threads per in.	Depth in Feet		Length (feet)	Type of Shoe	Perforations	
			Top	Bottom			From	To
5			+18	220	221 1/2	PVC CAP	160	180
							200	220

7. RECORD OF MUDDING AND CEMENTING

Depth in Feet		Hole Diameter	Sacks of mud	Cubic Feet of Cement	Method of Placement
From	To				

8. PLUGGING RECORD

Plugging Contractor: _____
 Address: _____
 Plugging Method: _____
 Date Well Plugged: _____
 Plugging approved by: _____
State Engineer Representative

No.	Depth in Feet		Cubic Feet of Cement
	Top	Bottom	
1			
2			
3			
4			
5			



FALSE INDIGO BUSH

Growth Rate:	Moderate
Mature Height:	6-10 feet
Water Requirements:	Moderate
Alkalinity Tolerance:	Moderate
Preferred Elevation:	3000 - 7000
Cold Hardiness:	Good-Excellent
Color:	green
Suggested Uses:	erosion control and wildlife plantings.
Pest Problems:	insect gall.



Tree Description: False indigo bush is a native shrub that grows in dense stands along streambanks, irrigation ditches, irrigated pastures, and the edges of woodlands. It has purple spire-like flowers that bloom from May to July. The nectar from the flowers attracts birds and butterflies. The leaves are pinnately compound with 11 to 15 leaflets per stem. The average width of the plant is 5 feet. It has medium calcium carbonate tolerance and low salinity tolerance. The optimum soil pH is 5.0 to 8.5. It is shade intolerant.

DOUGLAS-FIR

Growth Rate:	Moderate
Mature Height:	80+ feet
Water Requirements:	High
Alkalinity Tolerance:	Moderate
Preferred Elevation:	4500 - 10000
Cold Hardiness:	Excellent
Color:	It has dark green foliage.



NBB-50

Suggested Uses: reforestation (important timber species in western US), wildlife plantings, and Christmas trees.

Pest Problems: Douglas-fir tussock moth, spruce budworm, and wooly aphids.

Tree Description: A large, native tree with a dense, conical crown. The wood is one of the strongest of the soft woods. It has significant value to the wood products industry and is used extensively as a Christmas tree. This species can live for hundreds of years. It has moderate calcium carbonate tolerance and no salinity tolerance. The optimum soil pH is 5.0 to 7.5. It has intermediate shade tolerance. The width is between 20 and 30 feet.

PINON

Growth Rate: Slow

Mature Height: up to 40 feet

Water Requirements: Low

Alkalinity Tolerance: Moderate-High

Preferred Elevation: 3500 - 3500

Cold Hardiness: Good-Excellent

Color: It has green needles and dark bark.

Suggested Uses: Windbreaks, reforestation, and Christmas trees.

Pest Problems: Ips bark beetle, piñon needle scale, needle miner, twig beetle, and pitch moth.

Tree Description: The New Mexico state tree is an aromatic pine which grows across a wide variety of soils and does well under cultivation. It is popular for the edible nuts it produces. Under most conditions it is self-pollinating. It has high value for upland game and song birds. It is very drought tolerant, but slow growing. Has low calcium carbonate tolerance and medium salinity tolerance. Optimum soil pH is 6.5 to 8.5. The crown width is between 20 and 30 feet.

NEW MEXICO FORESTIERA

Growth Rate: Moderate

Mature Height: 8-10 feet

NBB-51

Water Requirements: Low

Alkalinity Tolerance: Moderate

Preferred Elevation: 4000 - 7500

Cold Hardiness: Good

Color: The small, yellow flowers on the female plants produce a small bluish-black berry

Suggested Uses: Wind breaks, wildlife plantings, and erosion control.

Pest Problems: no serious pests.

Tree Description: Also called NM Olive or Privet, this native shrub has a broad range in New Mexico. It is widely used by birds due to the small black olive-shaped fruit it produces. It forms a dense thicket or small tree and is excellent for controlling erosion. It has high calcium carbonate tolerance and medium salinity tolerance. Optimum soil pH is 7.0 to 8.5. It is shade intolerant. The width is between 8 and 12 feet.

ARIZONA CYPRESS

Growth Rate: Fast

Mature Height: 40-60 feet

Water Requirements: Low

Alkalinity Tolerance: Moderate-High

Preferred Elevation: 3000 - 8000

Cold Hardiness: Fair

Color: Foliage is pale green.

Suggested Uses: windbreaks, energy conservation plantings, and Christmas trees.

Pest Problems: western cedar borer, cypress bark beetle, and spider mites.

Tree Description: This native evergreen tree has a conical crown. It survives well in shallow, alkaline soils. It is a low maintenance tree once established. Its shape when young has

NBB-52

suggested to some to be used for Christmas trees. It is an excellent choice for windbreak plantings. Has high calcium carbonate tolerance and low salinity tolerance. The optimum soil pH is 6.1 to 7.9. It is shade tolerant. Crown width averages 20 feet.

LILAC

Growth Rate:	Moderate-Fast
Mature Height:	Up to 12 Feet
Water Requirements:	Moderate
Alkalinity Tolerance:	Moderate
Preferred Elevation:	4500 - 8000
Cold Hardiness:	Excellent
Color:	Green leaves and lavender flowers and sometimes white flowers
Suggested Uses:	windbreaks and wildlife plantings.
Pest Problems:	minor problems with lilac borer, and leaf miners.
Tree Description:	This violet fragrant flowered shrub grows across a wide variety of soils. Due to its growth habit, it is suitable in single or multi-row windbreaks and has high quality cover for wildlife. It has high calcium carbonate tolerance, low salinity tolerance, and has intermediate shade tolerance. The optimum soil ph is 5.8 to 7.8. The width is between 6 and 12 feet.

GAMBLE OAK

Growth Rate:	Moderate
Mature Height:	up to 30 feet
Water Requirements:	Moderate

Alkalinity Tolerance:

Moderate

Preferred Elevation:

5000 - 8500

Cold Hardiness:

Good-Excellent

Color:

foliage turns gold in the fall.

Suggested Uses:

reclamation, wood products, erosion control, and wildlife plantings.

Pest Problems:

no major pests.

Tree Description:

A native tree or large shrub recognized by the deeply lobed leaves, which are larger than those of other Southwestern oaks. This is the only common tree oak in northern New Mexico. It is considered as good browse for deer and other wildlife. It has high calcium carbonate tolerance and no salinity tolerance. The optimum soil pH is 6.5 to 8.0. It is shade intolerant. The width is between 12 and 20 feet.

NBB-54



FEATURES & SPECIFICATIONS

INTENDED USE — For walkways, plazas or pedestrian areas. Certain airborne contaminants can diminish integrity of acrylic. [Click here for Acrylic Environmental Compatibility table for suitable uses.](#)

CONSTRUCTION — Extruded one-piece aluminum, 0.125" wall thickness. Top cover is 0.156" wall cast aluminum. 42" overall height standard. Closed-cell EPDM gasketing is included.

Finish: Standard finish is dark bronze (DOB) polyester powder, electrostatically applied and oven-cured. Other colors available as options.

OPTICS — Hydroformed, fluted, anodized, aluminum upper reflector combined with spun aluminum, anodized, flared cone is standard. Cylindrical lower reflectors or cast-aluminum louvers also available. Lens is clear, seamless 100% virgin acrylic, 1/4" wall, flush fitting.

ELECTRICAL — High pressure sodium and metal halide are high-reactance, high-power-factor ballasts. Ballasts are 100% factory-tested for reliable operation. Electrical components are tray-mounted with quick-disconnect plug and are accessible through bottom of bollard.

Socket: Porcelain, vertically oriented, medium-base pulse-rated porcelain socket with copper alloy, nickel-plated shell and center contact.

INSTALLATION — Four 1/2" x 11" anchor bolts with double nuts and washers (shipped separately). 4-1/2" bolt circle template included.

LISTINGS — UL listed for wet locations. Listed and labeled to comply with Canadian standards (see Options).

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.lithonia.com/CustomersResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type

Architectural Bollard

KB6

6" Round
High Pressure Sodium
Metal Halide
Incandescent



KBA



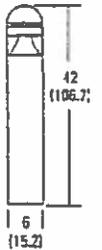
KBC



KBD



KBR



*Weight: 15.9-26.6 lbs. (7.2-12.1 kgs.)
*Weight as configured in example below.

All dimensions are inches (centimeters) unless otherwise specified.

Example: KBA6 355 R5 T20 SF LPI

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Series	Wattage	Reflector	Voltage	Ballast	Options	Finish	Lamp
KBA6	High pressure sodium	Standard flared cone	120	HID	Shipped installed in fixture	(blank) Dark bronze	LPI Lamp included
KBC6	355 ¹	R5 Type V distribution	208	(blank) Magnetic	SF Single fuse (120, 277, 347V; N/A TB)	DBL Black	L/LP Less lamp
KBD6	505	Optional cylindrical reflectors	240	Incandescent	DF Double fuse (208, 240V; N/A TB)	DMB Medium bronze	
KBR6	705	CYA Specular	277	(blank) None	H24 24" overall height	DNA Natural aluminum	
	Metal halide ²	CYB Black	347 ⁴		H30 30" overall height	DSS Sandstone	
	50M	CYG Gold	TB ⁵		H36 36" overall height	DGC Charcoal gray	
	70M	CYF Flat black			FD Festoon outlet	DSC Charcoal gray	
	Incandescent ^{3,4}				FG Ground-fault festoon outlet	Super Durable Finishes	
	I				XT Diode (incandescent only)	DOBXD Dark bronze	
					CSA Listed and labeled to comply with Canadian standards (120, 277, 347V only)	DBLXD Black	
					Shipped separately ⁶	DGCXD Charcoal gray	
					R6S Half-shield for 6" round	DHAXD Natural aluminum	
						DSSXD Sandstone	

Notes

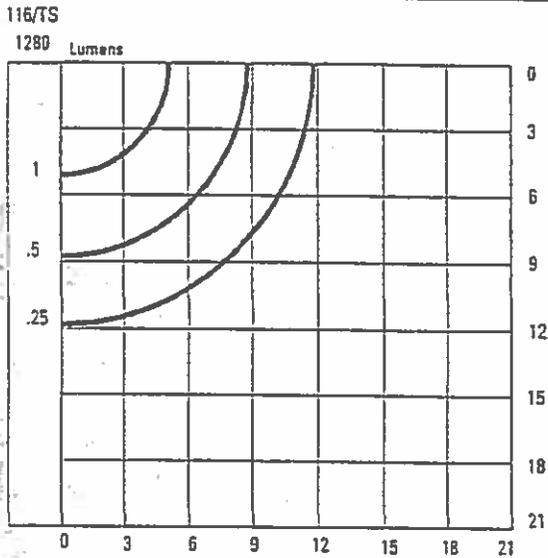
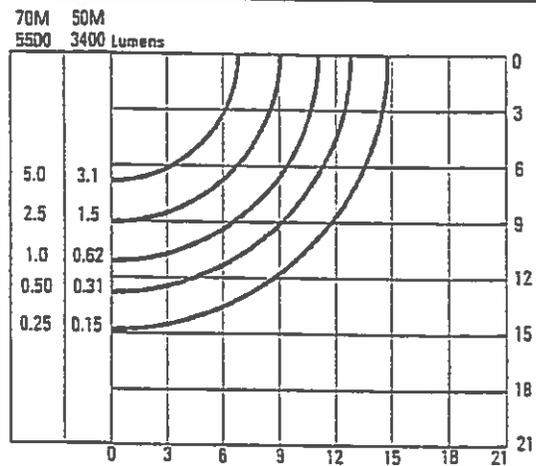
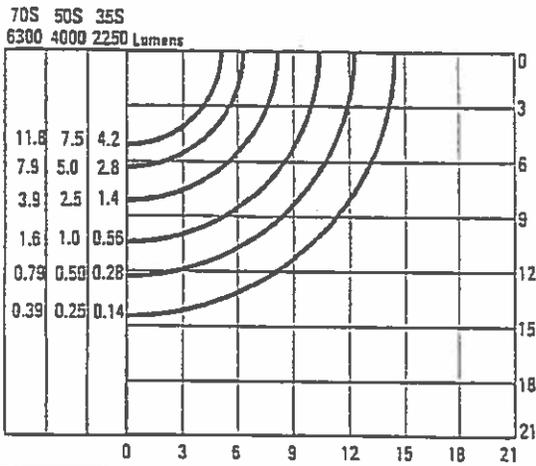
- 1 120V only.
- 2 Use coated lamp with metal halide sources.
- 3 115W/75 maximum. Not available with LPI.
- 4 347V available in 50W or 70W only.
- 5 Optional multi-tap ballast (120V, 208V, 240V, 277V; 120V, 277V, 347V in Canada).
- 6 May be ordered as an accessory. Must specify finish.
- 7 See www.lithonia.com/architectors for a additional color options.
- 8 Striping is available only on KBA6 or KBC6, and only in the colors listed.
- 9 Must be specified.

OUTDOOR

KB6-1A-S-1-Roll

NBB-55

KB6 6" Round Bollard



- Notes:
- 1 For electrical characteristics, consult outdoor technical data specification sheets on www.lithonia.com.
 - 2 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.
 - 3 Actual performance may differ as a result of end-user environment and application.



KB6-M-S-I-Round

OUTDOOR: One Lithonia Way, Smyers, GA 30012 Phone: 800-278-8041 Fax: 770-918-1209 www.lithonia.com © 2001-2014 Acuity Brands Lighting, Inc. All rights reserved. Rev. 03/05/2014

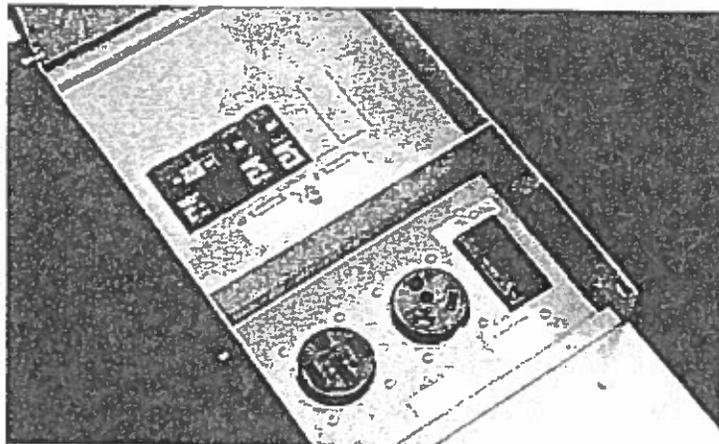
NBB-56

RV Pedestal

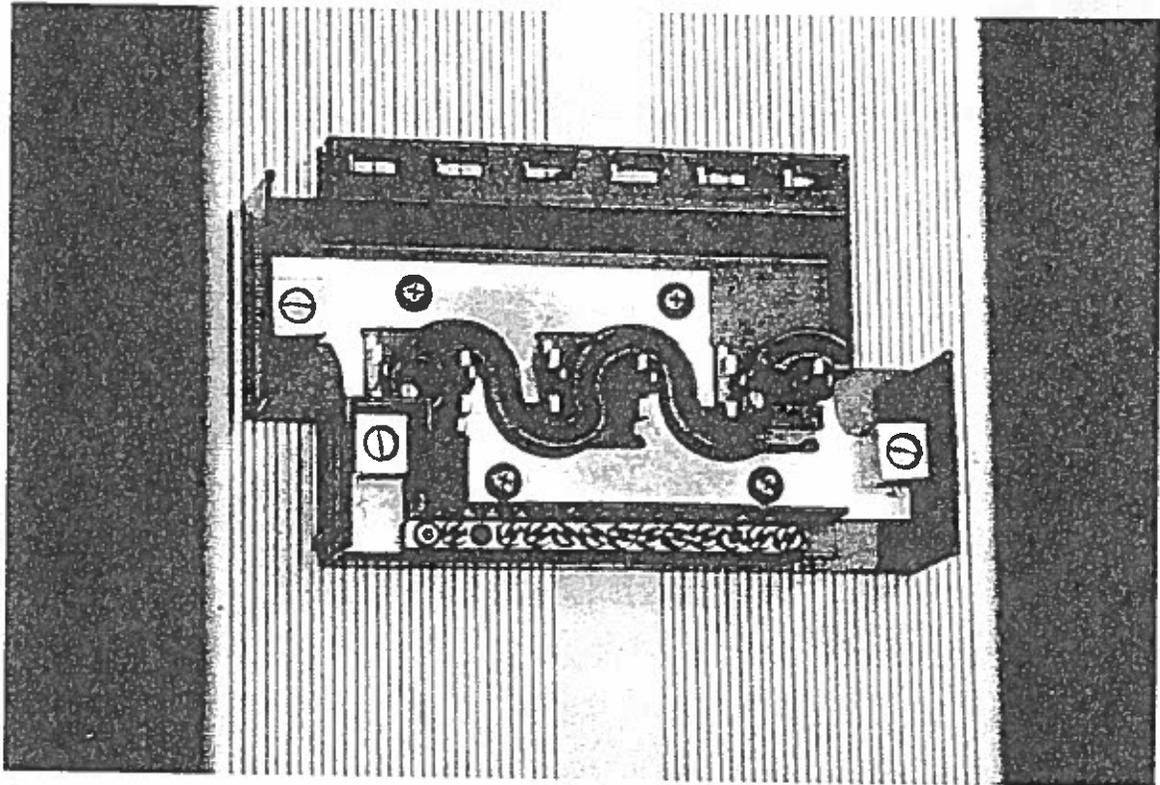
50, 30, 20 amp Back to Back Pedestal RV Power Outlet Box



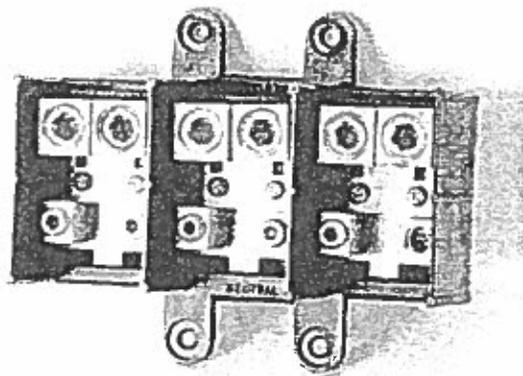
- Suitable for campground, RV and temporary service
- UL Listed
- NEMA type 3R rainproof enclosure for outdoor use
- One piece enclosures constructed from 16-ga. G90 galvanized steel
- All surfaces have electrostatic gray powder coated finish
- 120/240 volt single phase, 125 Amp
- Commercial quality receptacles
- 50 Amp (14-50R), 30 Amp (TT30R) and 20 Amp GFCI Weather Resistant Receptacle (5-20R2GFI)
- 3/4", 1" and 1.5" knockouts standard
- Loop feed lugs on all pedestals up to 350 MCM wire
- Tin plated copper stabs standard
- All units factory wired
- Square D HomeLine breakers
- All units standard with hub openings, closure plate included
- For overhead or underground connection
- Pedestals: Loop feed lugs provide for #6 wire thru 350 MCM wire
- Tamper proof seals standard on pedestals and meter units
- All 9" boxes are 9.125" wide



NBB-57



Interior



Pedestal Distribution Center Loop Feed Lug

NBB-58



Refurbished Low Profile Electric Meter for RV Power Outlet Box, 4 prong



RV Power Outlet Box Fluorescent Pagoda Light

Water and Cable Access Box for RV Pedestal



Sanitary Dumping Stations

Standards for Construction

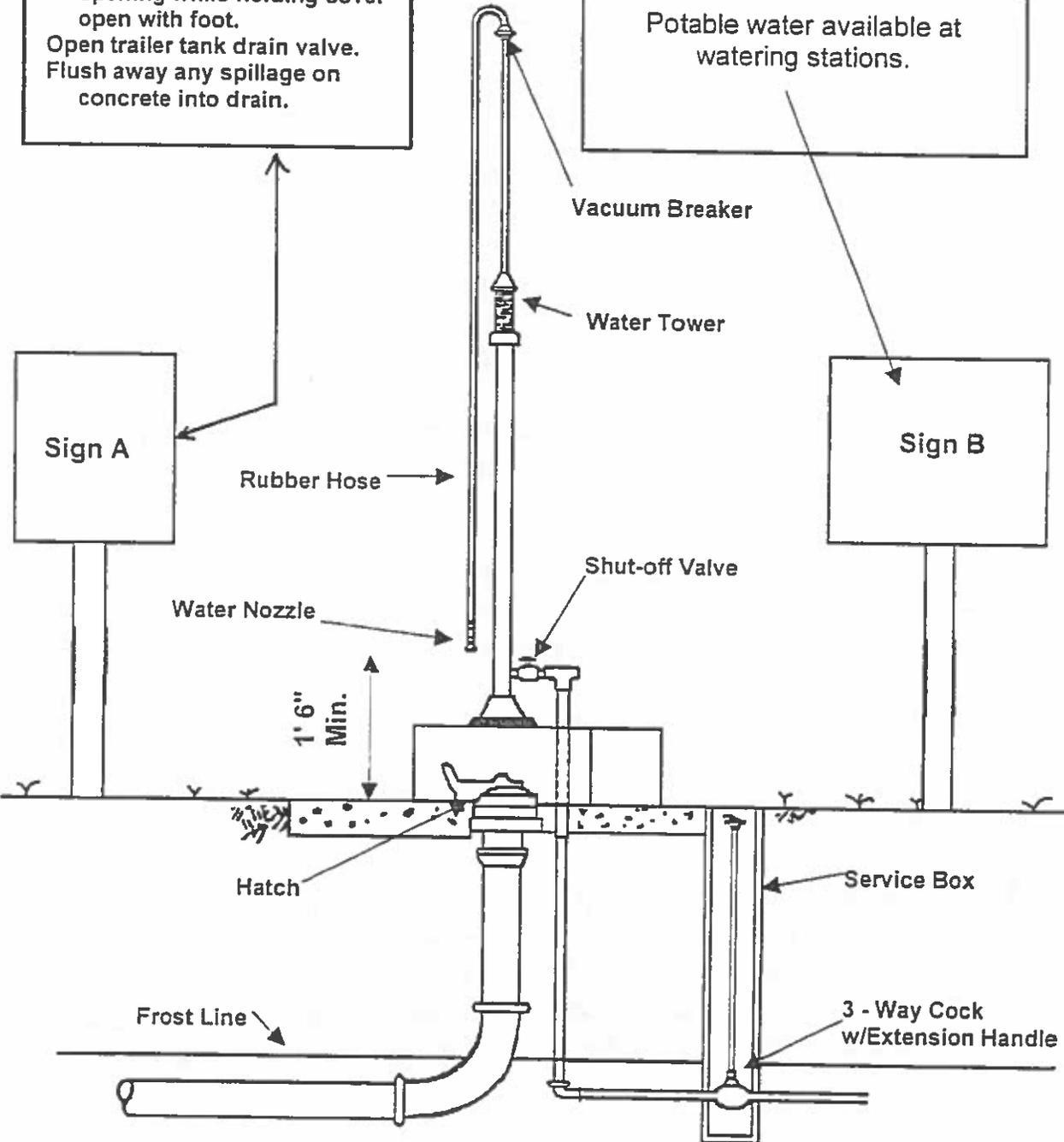
All recreational vehicle campgrounds, which do not possess sewer risers at each campsite, must provide a sanitary dumping station for the safe and efficient disposal of wastes from the holding tanks of recreational vehicles.

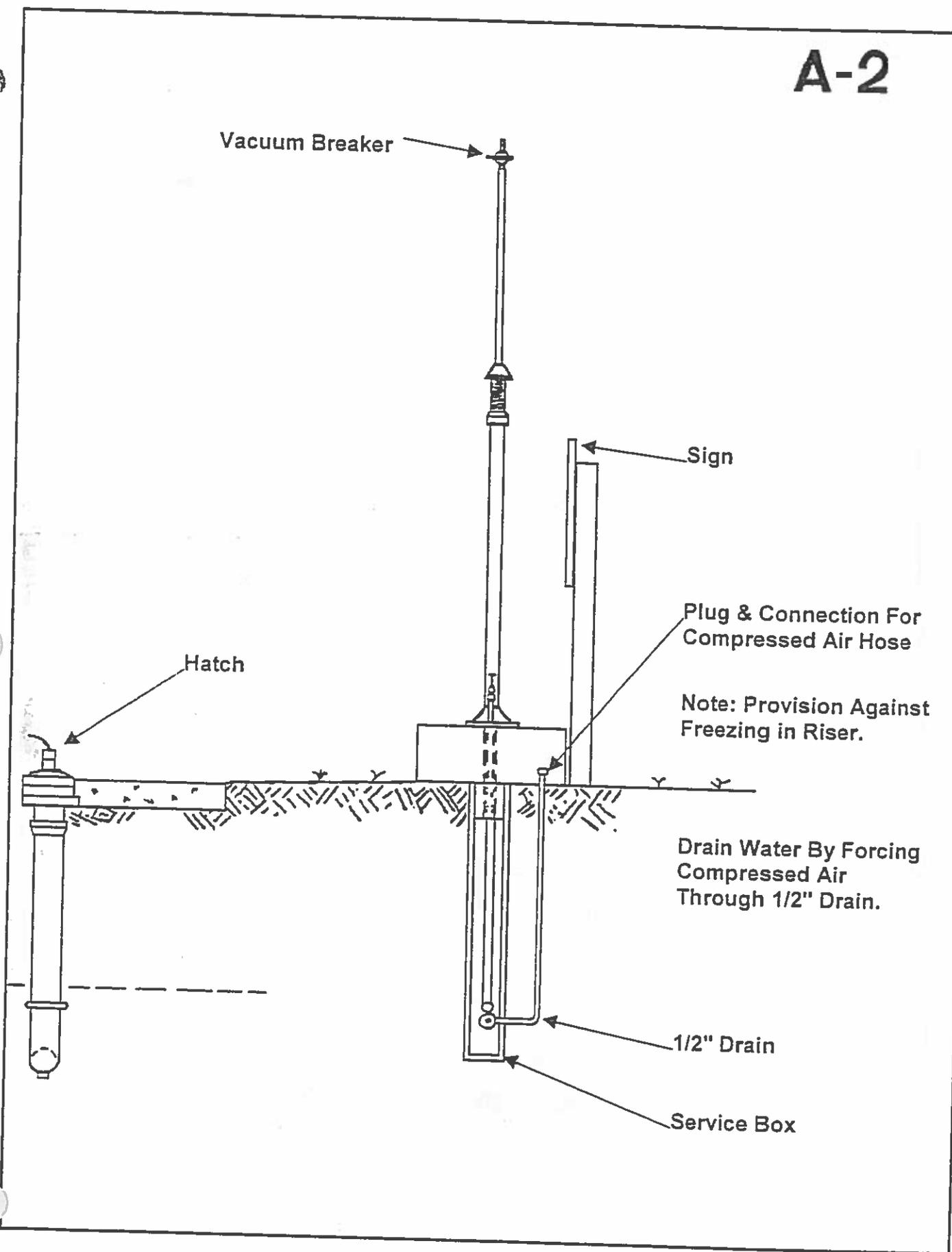
The sanitary dumping station must have the following features:

1. A sloped concrete apron with a drain at least 4 inches in diameter at the low point near the center of the pad.
2. A tight-fitting drain cover (to prevent the escape of odors) equipped with a foot operated attachment or similar device, to open the drain cover without directly contacting waste material.
3. An approved water outlet or hydrant adjacent to the dumping station for flushing down the drain pad after use.
4. An approved atmospheric vacuum breaker attached to the water outlet to prevent possible back-siphonage into the water supply system. The vacuum breaker must be installed downstream from the shutoff valve and at the highest point.
5. An adequate length of flexible hose for flushing the concrete apron and drain. A means must be provided to retract the hose when not in use so it does not contact the concrete pad or rest on the ground surface.
6. The sanitary dumping station must be located at least 100 feet from any water supply well. The dumping station and associated water outlet must be at least 50 feet from and campsite or potable water outlet. If possible, locate the dumping station at a pull over near the campground exit for ease of access and disposal without blocking traffic.
7. A sign must be posted at the sanitary dumping station stating that the adjacent water outlet is **"UNSAFE FOR DRINKING"**.
8. Water at the dumping station drain must discharge to an approved wastewater disposal system

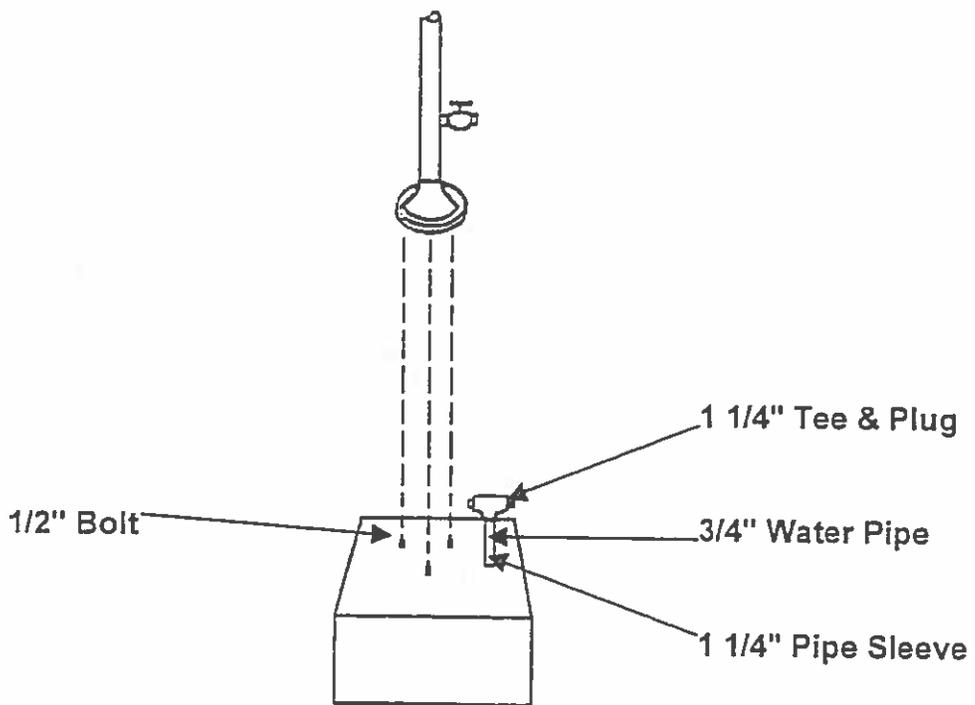
Trailers
Holding Tank Disposal
Instructions
Connect your hose to holding tank.
Place end securely in drain
opening while holding cover
open with foot.
Open trailer tank drain valve.
Flush away any spillage on
concrete into drain.

DANGER
UNSAFE WATER
Potable water available at
watering stations.

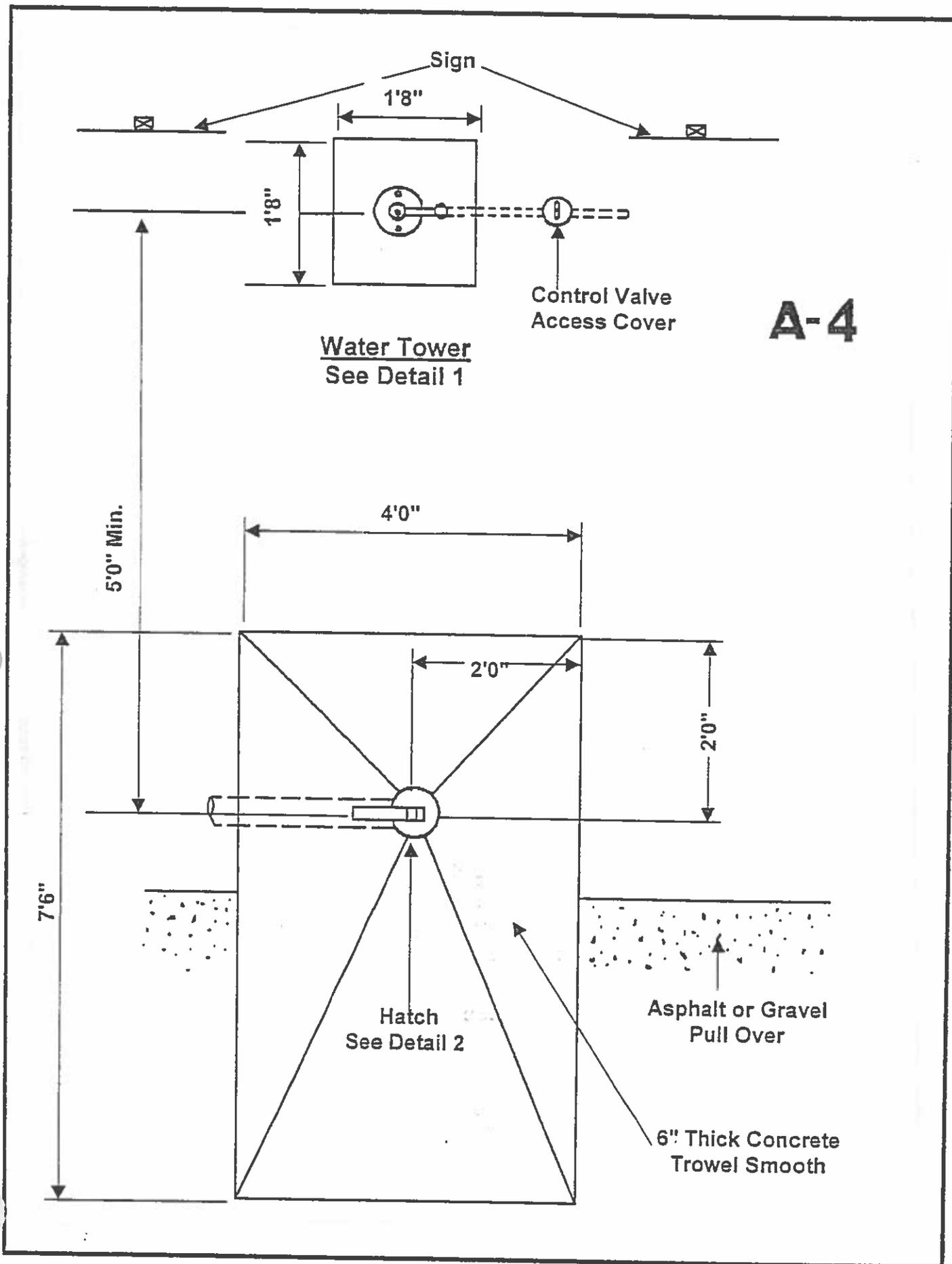




A-3



**Detail 1
No Scale**



A-4

Water Tower
See Detail 1

5'0" Min.

4'0"

2'0"

2'0"

7'6"

Hatch
See Detail 2

Asphalt or Gravel
Pull Over

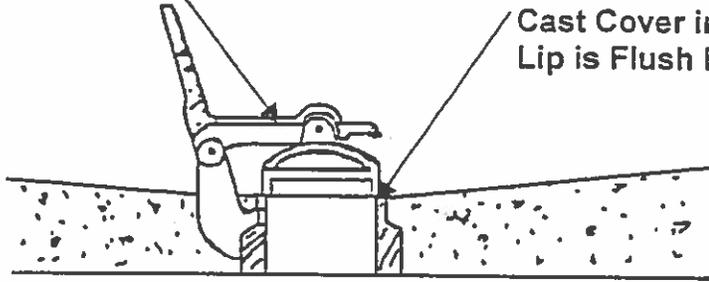
6" Thick Concrete
Trowel Smooth

NBB-64

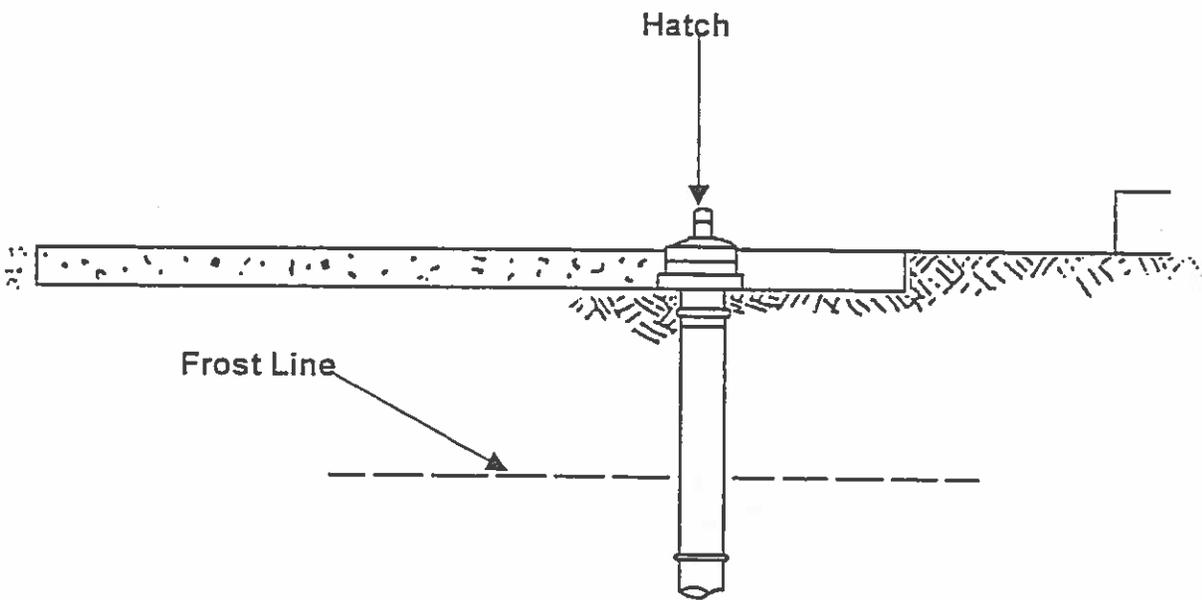
A-5

4" Self Closing Foot
Operated Cover

Cast Cover in Slab So
Lip is Flush For Wash



Detail 2
No Scale



NBB-65

B

Sanitary
Dumping
Station

Vacuum Breaker

4 X 4 Inch Post

Spring or Elastic

Dump Station
Water
Unsafe For
Consumption

Flexible Hose

Valve

Water Nozzle
Without Valve

Iron Pipe
1/2" - 3/4"

1'6" Min.

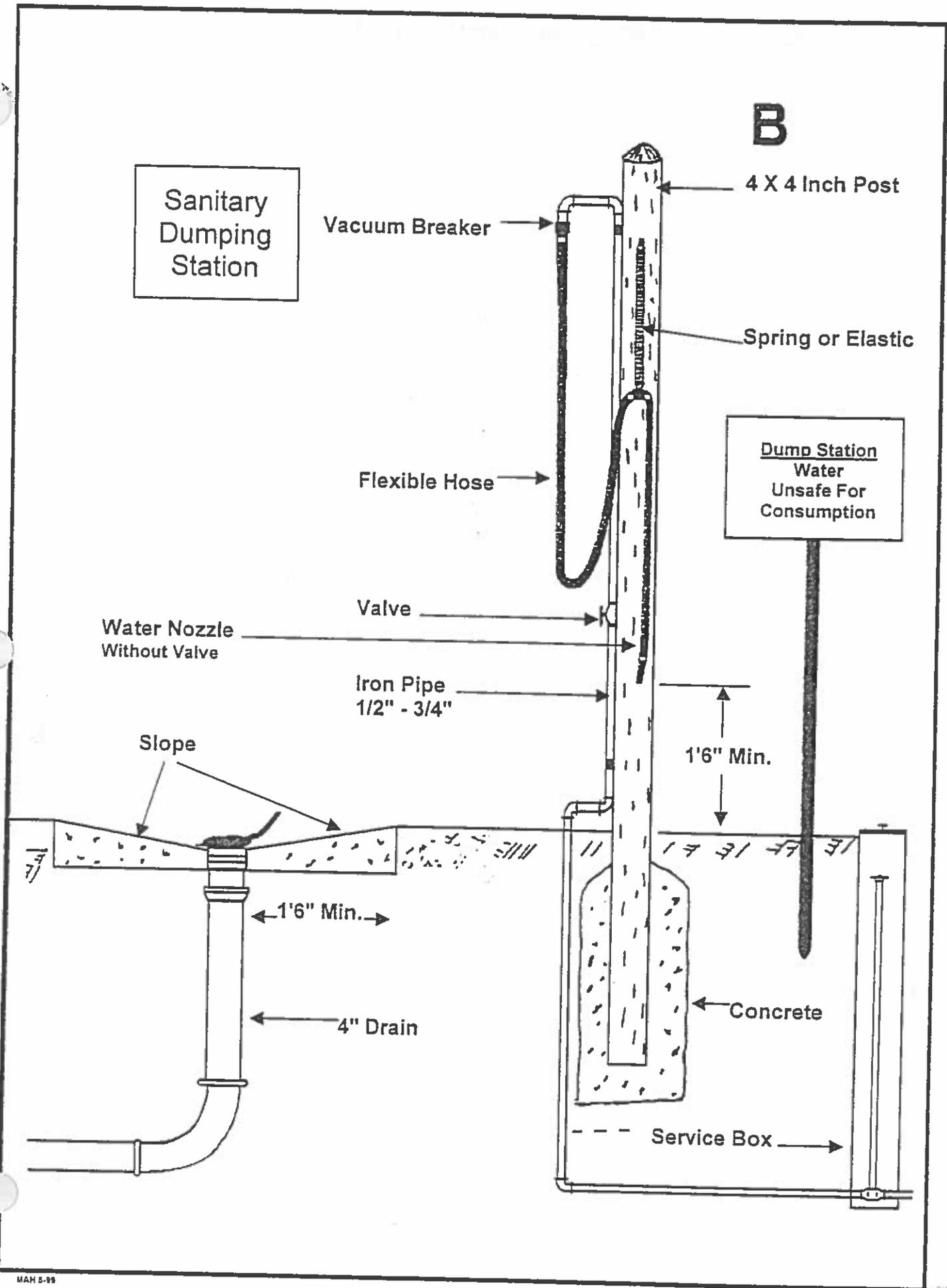
Slope

1'6" Min.

Concrete

4" Drain

Service Box



Camper Electrical Service Pole Requirements

When installing an electrical service pole for your camper, it must be in compliance with section 551 of the National Electrical Code. Also, requirements must be met with your local power company. (see power company document)

The electrical service for your camper cannot be permanently (or hardwired) to the service. It must use the listed plug that comes with your unit. Before any work is to be done, it is advisable to check with the local power company for location of your service pole and height of your service pole.

Each service must have a 15 or 20 amp GFI protected outlet installed and must have either a 30 amp 240 volt or a 50 amp 240 volt receptacle installed (see "J" on Figure 1).

The following diagram (Figure 1) shows a good illustration and gives good information regarding your service for your camper pole. Remember, we do not have requirements on the specifications of the pole used. Be sure to check with the local power company for that information. We would like to add that there are products and materials available through your local electrical supply house or home improvement store that the meter base, breakers and required receptacles are mounted in one housing; cutting down on expense and installation time. Check with them for product availability.

- *Pole must be in compliance with section 551 of the National Electrical Code*
- *Must also meet local power company requirements*
- *Must have GFI protected outlets installed*
- *Call the office at 919.496.2281 for any further questions*

DISCLAIMER

The information contained in the following pages was valid at the time of publication. Franklin County reserves the right to make changes and improvements at any time and without notice, and assumes no legal responsibility for damages incurred directly or indirectly as a result of errors, omissions or discrepancies in this document.

NBB-67

Figure 1

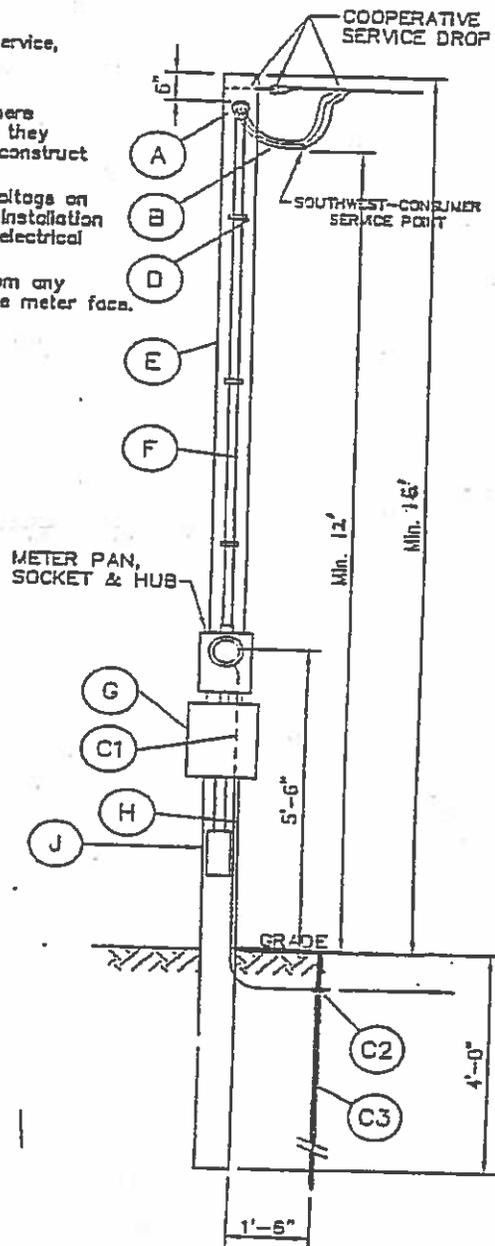
**POLE MOUNTED METER LOOP SPECIFICATIONS
PERMANENT OVERHEAD SERVICE
(Campers, RV, Etc.)**

GENERAL REQUIREMENTS:

1. Consumer is responsible for all equipment beyond the point of service, except the meter.
2. Consumer is responsible for load capacity including future loads.
3. This drawing is illustrative of generally acceptable standards. Where National, Local, City or Community codes are more restrictive, they shall govern. It shall be the responsibility of the member to construct and maintain the electrical service in a safe manner.
4. Electrical connections to mobile homes can produce hazardous voltages on the shell of the home, appliances or other metal parts if the installation is not done properly. Use qualified electrician and install the electrical service in accordance with the National Electric Code.
5. Meter pan height shall be 5'-6" above ground and face away from any structure to ensure that the meter reader will be able to see the meter face.

Legend:

- A) Weatherhead - (Minimum 1 1/2' clearance)
- B) Service entrance conductors,
- C1) Pole grounding conductor, copper only, bare.
- C2) Ground rod clamps: Acorn type below grade recommended
- C3) Ground rod 8' long, 1/2" dia. copperweld or 5/8" dia. galv.
- D) Conduit straps: Min. 3, galv.
- E) Pole: Min. 20' long, 5" dia. top, or 6"x6" min. square pole, pressure treated creosote, penta or CCA process only.
- F) Galvanized or Sch. 80 conduit and fittings only, 10' min.
- G) Service main disconnect: Circuit breaker
- H) Staples, 6" Max. Separation
- J) Watertight Receptacle, All receptacles must be receptacles GFCI protected.
- K) NO EXPOSED CONDUCTORS LEAVING PANEL III



NBB-68

E-mail address: filandros@live.com

APPLICATION FOR A LIQUID WASTE PERMIT OR REGISTRATION



DATE NAMED RECEIVED: _____
Call _____ to schedule an inspection a minimum of 2 working days prior to the inspection.
Permit Approved for (circle one): 1 2 3 4 5 6 Bedrooms Multiple dwellings _____ Other: _____

SYSTEM OWNER'S NAME: Last, First, MI Home Phone: Business Phone:
MAILING ADDRESS: Street/PO Box, City, State, Zip Code
SYSTEM LOCATION: Address, City, Zip, County - (if needed, attach directions)
SUBDIVISION UNIT/PIECE BLOCK LOT/TRACT
UNIFORM PROPERTY CODE:
TOWNSHIP RANGE SECTION QTR QTR LATTITUDE LONGITUDE ELEV
INSTALLER'S NAME & PHONE:
MAILING ADDRESS: Street/PO Box, City, State, Zip Code
CID License No./Class MM-1 MM-2 MS-1 MS-3 HUNTER/OWNER No.: 9065

D. Depth from Ground Surface to: Seasonal High Water Table, Dredrock, Caliche, Tight Clay, Gravel, Cobbles, Highly permeable soil
C. Soil Description: USDA Soil Class Methodology & Verification Submitted?
D. Domestic Water Source: On-site, Off-site, Private, Public, Shared

IV. SYSTEM DESIGN
A. Treatment Unit: Septic tank, Manufacturer: Tapia-Septic Tanks Q3, Capacity: 1250 + (2)
ATS (Advanced Treatment System)
B. Disinfection: Other (specify):
Manufacturer:
Voluntary ATS
Disposal System: Trench, Lincing Bed, Scoping Pit, Privy, Holding Tank, Elongated Bed, Wisconsin Mound, Vault, Lined Evapotranspiration (ET) Bed, Unlined ET Bed, Irrigation, Low pressure dosed, Drip

C. Minimum required absorption area:
AR x Q / 250 = 2500 SQ FT
(AIR - Application Rate), (Q - Design Flow)
Trench or Bed width = 3, Gravel depth below pipe = 160, n = 110
Total Trench or Bed Length = 5-500, Length of Trenches = (1) 500; (2) 500; (3) 500; (4) 500; (5) 500
Number of Overalls Units = 2500 SQFT
Proposed Absorption Area of System = 2500 SQFT
Depth from ground surface to bottom of absorption area = 4'

I. PERMIT APPLICATION (Instructions available on request)
Application is for: X New Permit, Registration - existing unpermitted system
Modification of an existing system, ATS ownership transfer
Existing Permit No. (if applicable):
II. WASTEWATER SOURCES & DESIGN FLOWS IN GALLONS PER DAY (gpd)
A. Proposed liquid waste system use and design flow:
Single family residence, no. of bedrooms, Multiple family units, no. of units, Seasonal residence, Commercial/Institutional (type): RV PARK (DUMP STA OTHER) 1550 gpd
Other (type): Fixtures units: 54, Yes No
B. Are there other sewage sources on this property?
TOTAL WASTEWATER FLOW ON PROPERTY: 4250 gpd
III. SITE INFORMATION
A. Lot Size: 2.5 Acres, Date of Record: 3-19-12, (Plot Date or Subdivision Date)
Ownership and lot size documentation attached: X Warranty deed, X Property tax receipt
Recorded survey, Recorded plat, Other, specify:

NMED Processing Number: _____

V. SITE PLAN: Attach plan, diagram or picture file of the lot and liquid waste system. Show setback distances from both the tank and disposal field to property lines, buildings, structures, wells, water lines, irrigation ditches, arroyos and surface waters within 200 feet of the system, and the direction of groundwater flow.

NMED Use: A plan, drawing or picture, including setback distances, in accordance with 20.7.3.302: _____ IS attached

VI. The foregoing information is correct and true to the best of my knowledge. I understand the issuing of this permit does not relieve me from the responsibility of complying with all applicable provisions of the New Mexico Plumbing Code and the New Mexico Liquid Waste Disposal and Treatment Regulations. Obtaining this permit does not relieve me from the responsibility of obtaining any permit required by state, city or county regulation or ordinance or other requirements of state or federal law.

Print Name Eliandra Anaya Date 6-30-15
Signature [Signature] Owner's Authorized Representative and Contractor

VII. NMED PERMIT TO CONSTRUCT (For Registrations, ATS Ownership Transfer, or Permitting of Existing Unpermitted Systems installed after February 1, 2002 skip this section and go to Section VIII):

A permit for CONSTRUCTION ONLY of the liquid waste disposal system described herein is hereby:
Granted _____ Denied _____ NMED Permit to Construct No. _____

Permit Conditions or Reasons for Denial: _____

NMED Representative _____ Date _____

NOTE: This permit may be canceled for failure to meet any condition specified: failure to complete the system within one year, for providing inaccurate or incomplete information, or for failure to notify NMED to schedule an inspection, a minimum of 2 working days prior to the inspection.
If you have questions call: _____

VIII. NMED FINAL APPROVAL TO OPERATE LIQUID WASTE SYSTEM:
The system described above: _____ was inspected by NMED _____ Contractor photo inspection authorized

NMED Inspection History _____ Date _____

A permit for operation of the liquid waste disposal system described herein is hereby:
Granted _____ Denied _____ NMED Permit to Operate No. _____

Conditions of Approval: _____

NMED Representative _____ Date _____

NBB-70

SPOTLIGHT RV PARK

Santa Fe County

MASTER PLAN / PRELIMINARY & FINAL DEVELOPMENT PLAN

INDEX OF SHEETS

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

OWNER:

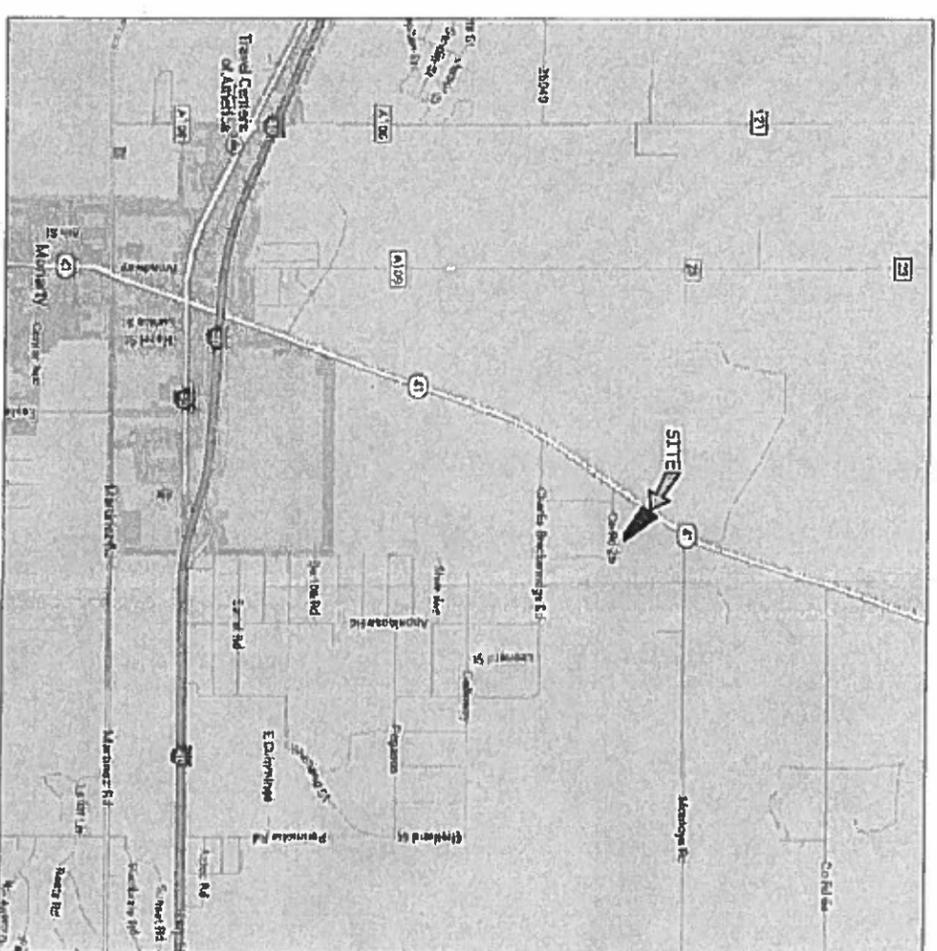
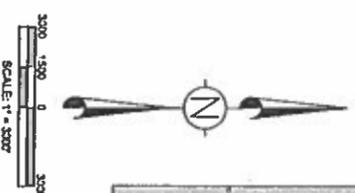
JRA EQUITY LLC
RICK ANAYA
5122 E. LIBBY STREET
SCOTTSDALE, AZ 85254
832.277.8381

DRAFTING:

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

SURVEYOR:

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



VICINITY MAP

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

JULY 2015

SHEET

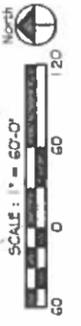
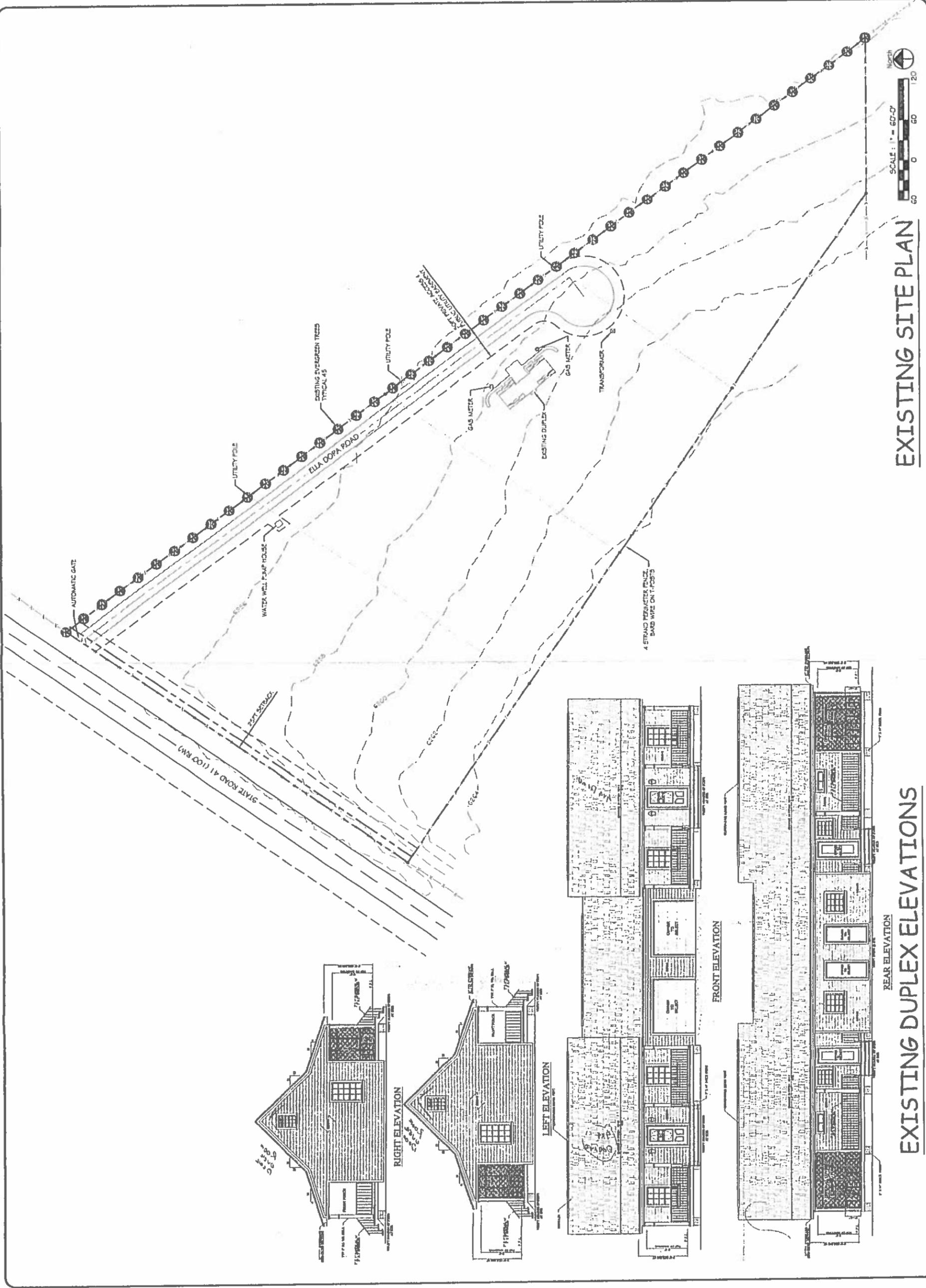
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REVISIONS BY	

MOONLIGHT
DRAWING
SERVICE
SANTA FE, NEW MEXICO
505-424-8769

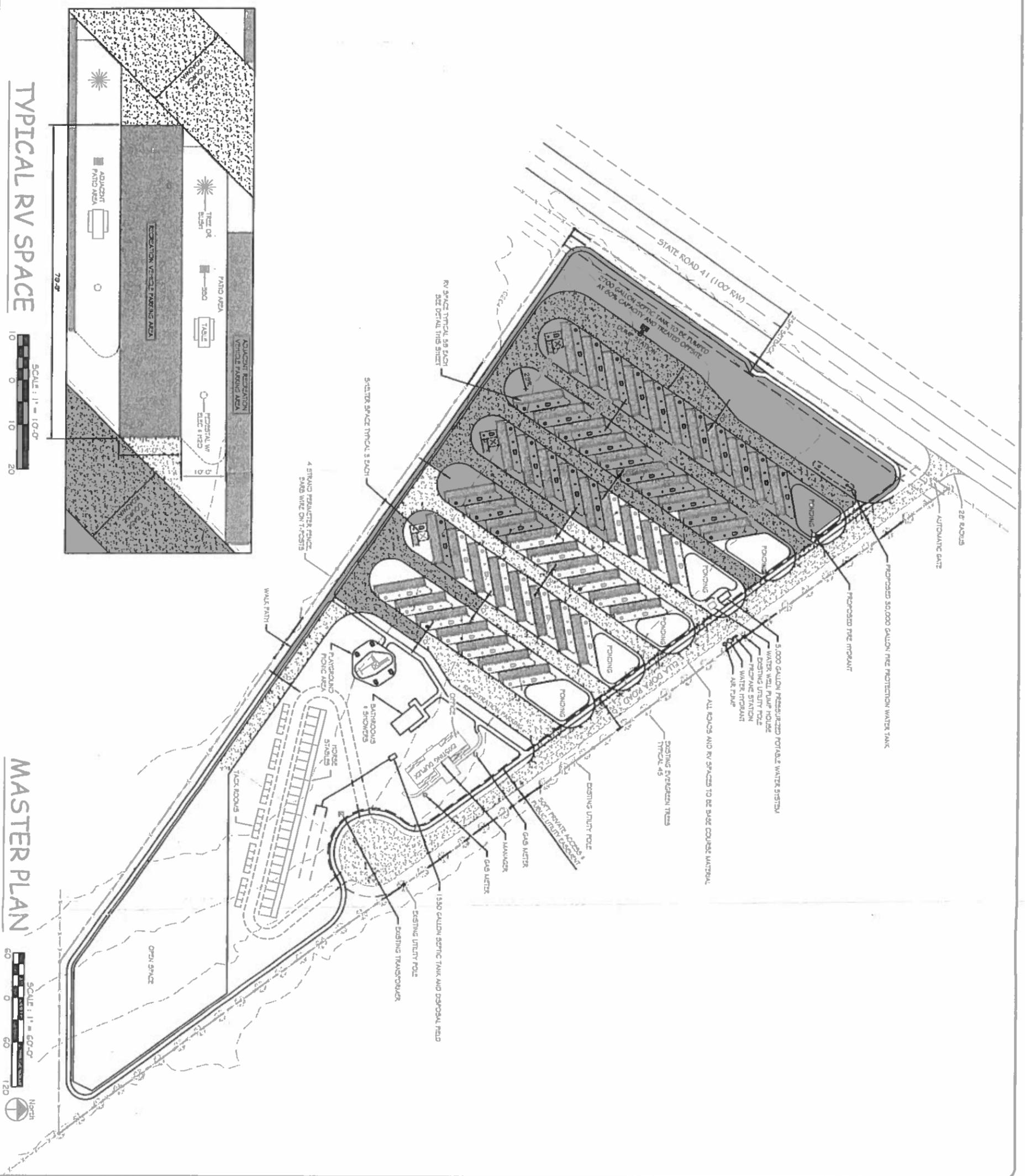
SPOTLIGHT RV PARK
MASTER PLAN / PRELIMINARY
& FINAL DEVELOPMENT PLAN
SANTA FE COUNTY, NEW MEXICO

DRAWN ML
CHECKED RA
DATE 7/6/11
SCALE AS SHOWN
SHEET 4



EXISTING SITE PLAN

EXISTING DUPLEX ELEVATIONS



TYPICAL RV SPACE



MASTER PLAN



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CHECKED	RA
DATE	7/8/15
SCALE	AS SHOWN
SHEET	5

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

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

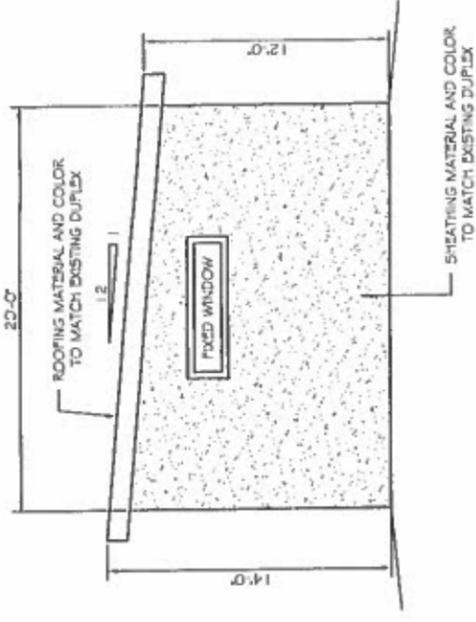
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REVISIONS	BY

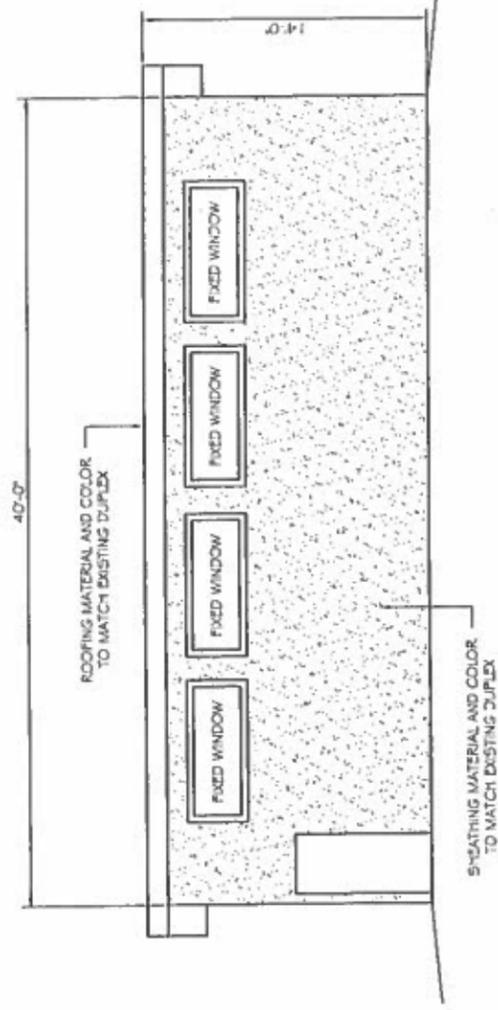
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 SANTA FE, NEW MEXICO
 505-426-8769

SPOTLIGHT RV PARK
 & FINAL DEVELOPMENT PLAN
 16 ELA DORA ROAD
 SANTA FE COUNTY, NEW MEXICO

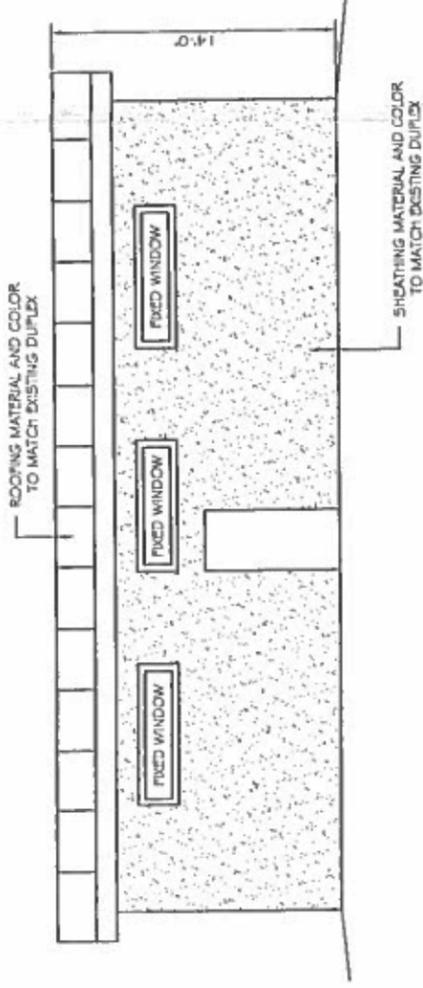
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DATE	7/16/11
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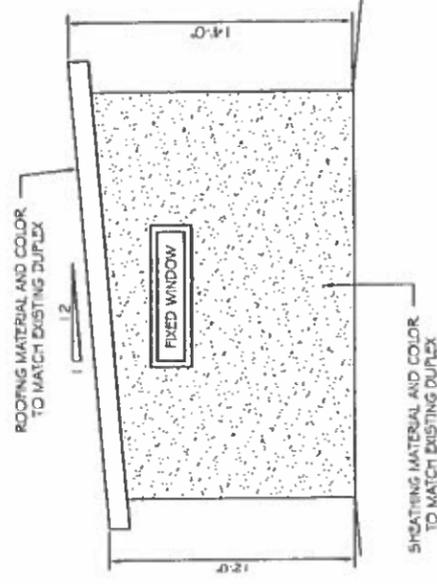
PROPOSED BATHROOM
EAST ELEVATION



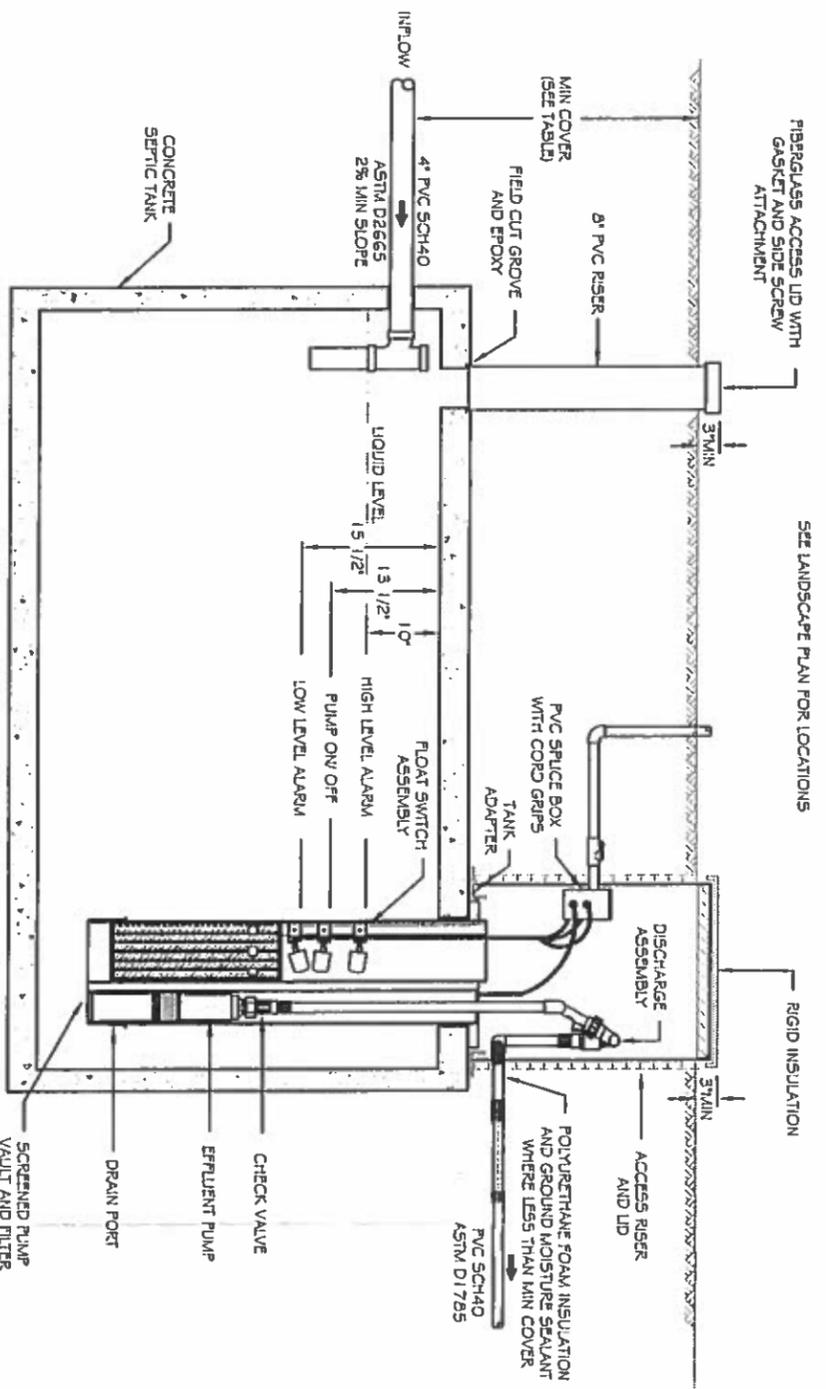
PROPOSED BATHROOM
SOUTH ELEVATION



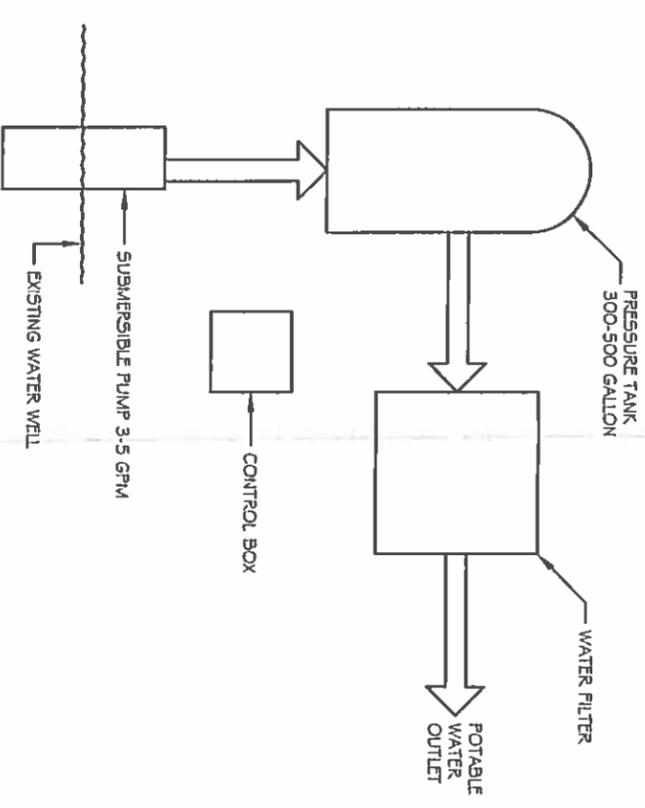
PROPOSED BATHROOM
NORTH ELEVATION



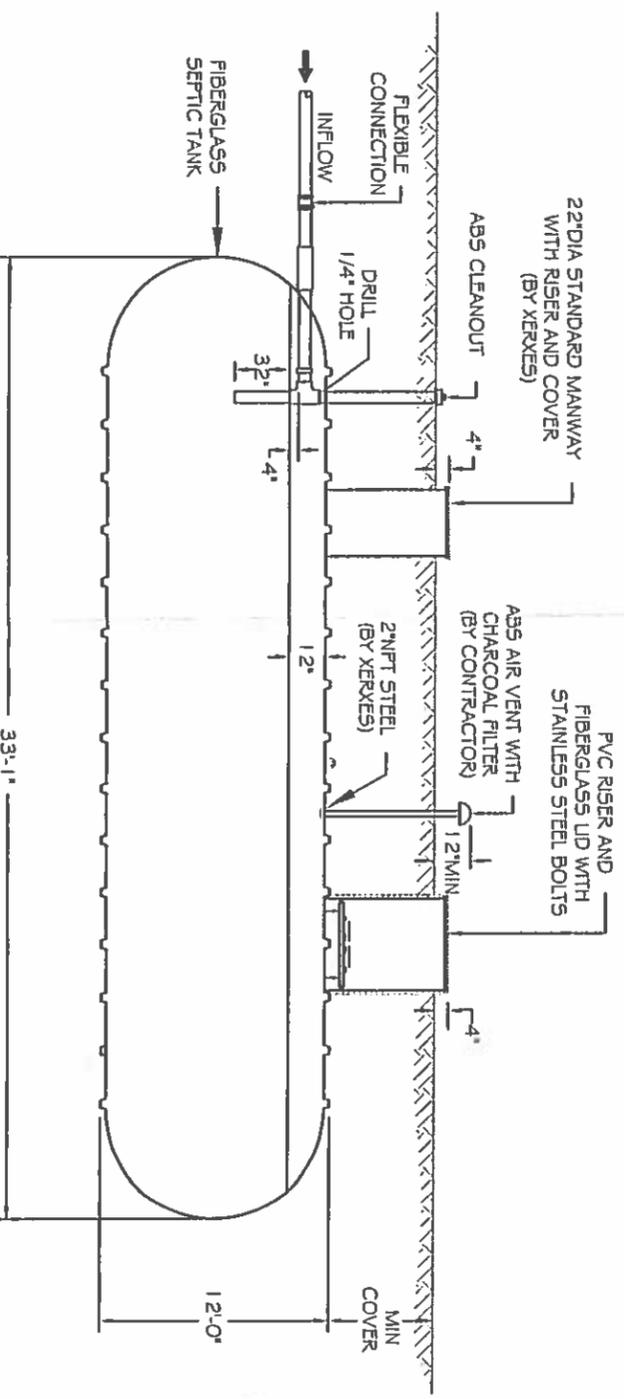
PROPOSED BATHROOM
WEST ELEVATION



TYPICAL WATER HARVESTING CISTERN



POTABLE WATER SUPPLY SCHEMATIC



30,000 GALLON FIRE PROTECTION TANK

REVISIONS	BY

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

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

DRAWN	
CHECKED	
DATE	7/6/15
SCALE	AS SHOWN
SHEET	7

REVISIONS	BY



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

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CHECKED	RAJ
DATE	7/6/11
SCALE	AS SHOWN
SHEET	9

PLANTING MATERIAL LIST

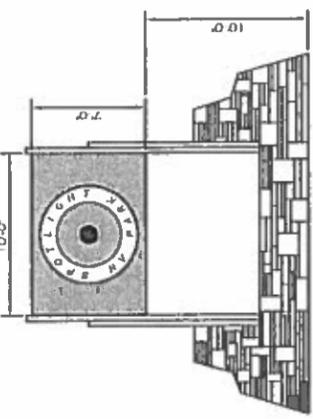
KEY	SYMBOL	COMMON NAME
A		FALSE INDIGO BUSH
B		DOUGLAS FIR
C		PINON
D		NEW MEXICO FORSTERIA
E		ARIZONA CYPRESS
F		LILAC
G		GAMBEL OAK

AS PER PLANTS OF THE SOUTHWEST: MATURE: PURPLE ASTER, UNCLEAN CORONIS, PLAINS CORONIS, CALIFORNIA FORTY, FRENCH BELLFLOWER, SKROCKET, BLUE FOX, PALE EVENING PRIMROSE, MOUNTAIN BELLFLOWER, MOUNTAIN BELLFLOWER, YELLOW PRINCE CORONIS, ROCK MOUNTAIN BELLFLOWER, MOUNTAIN BELLFLOWER, WESTERN BLUE PINE

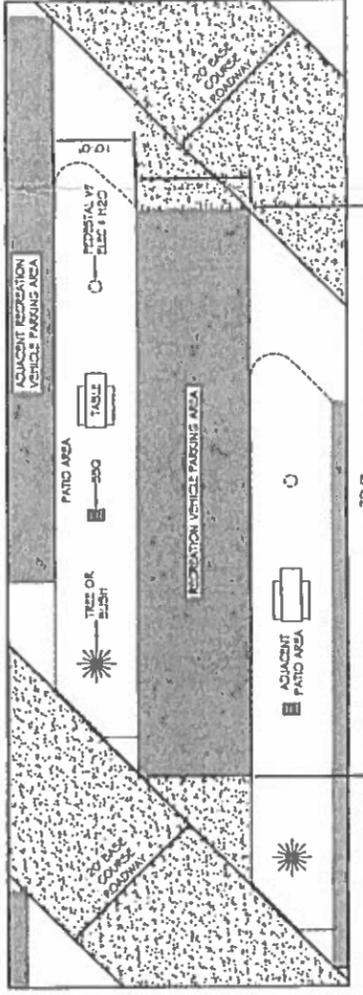
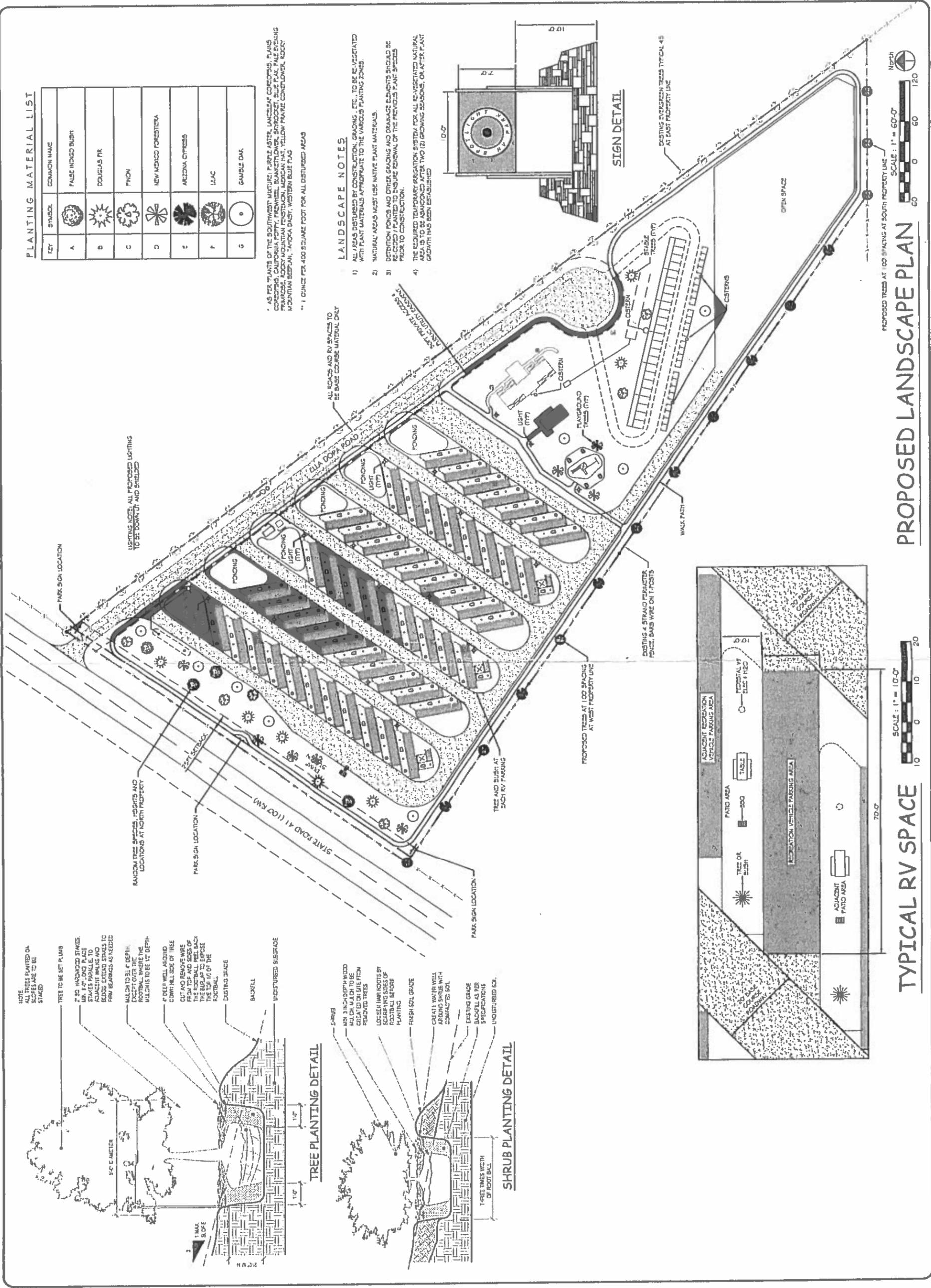
** 1 DUNCE PER 400 SQUARE FOOT FOR ALL DISTURBED AREAS

LANDSCAPE NOTES

- 1) ALL AREAS DISTURBED BY CONSTRUCTION, GRADING, ETC. TO BE REVEGETATED WITH PLANT MATERIALS APPROPRIATE TO THE VARIOUS PLANTING ZONES.
- 2) NATURAL AREAS MUST USE NATIVE PLANT MATERIALS.
- 3) DETENTION PONDS AND OTHER GRADING AND DRAINAGE ELEMENTS SHOULD BE RE-CED / PLANTED TO ENSURE FURNISH OF THE PREVIOUS PLANT SPECIES PRIOR TO CONSTRUCTION.
- 4) THE REQUIRED TEMPORARY IRRIGATION SYSTEM FOR ALL RE-VEGETATED NATURAL AREAS IS TO BE ABANDONED AFTER TWO (2) GROWING SEASONS, OR AFTER PLANT GROWTH HAS BEEN ESTABLISHED.

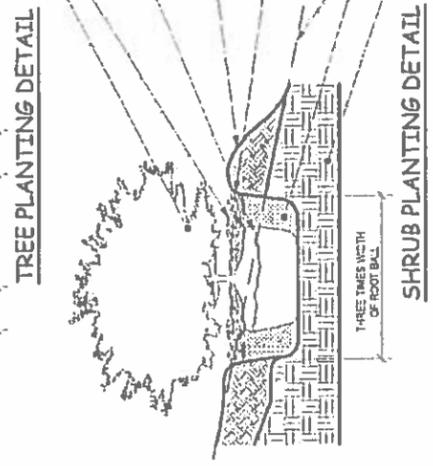
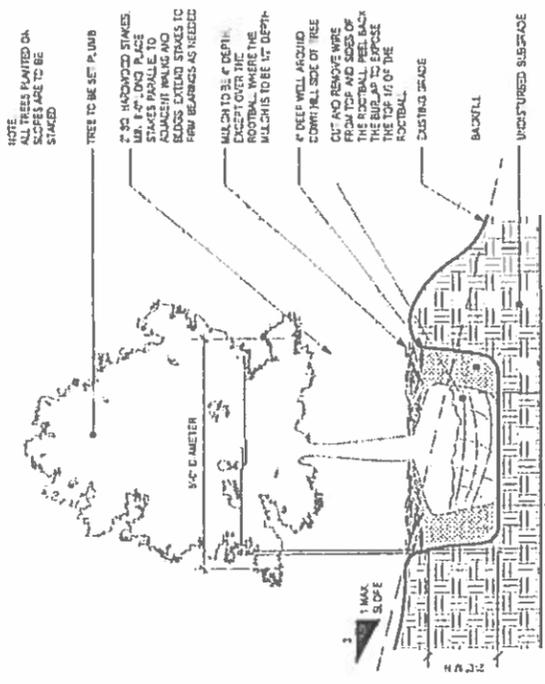


SIGN DETAIL



PROPOSED LANDSCAPE PLAN

TYPICAL RV SPACE



NOTE: TREES PLANTED ON SLOPES ARE TO BE STAKED

TREE TO BE SET P. UMB

2" X 2" HAWKWOOD STAKES WITH 1/4" GALV. P. UMB STAKES PERIODICALLY ADJACENT WALK AND BLOSS. EXTEND STAKES TO FIRM BEARINGS AS NEEDED

MULCH TO 3" DEPTH EXCEPT WHERE THE ROOTBALL WHERE THE MULCH IS TO BE 1" DEPTH

8" DEEP WELL AROUND CORNER SIDE OF TREE CUT AND REMOVE WIRE FROM TOP AND SIDES OF THE HOLE AND BELT BACK THE TOP 1/2" OF THE ROOTBALL

EXISTING GRADE

BACKFILL

UNDISTURBED SUBSURFACE

5" SHRUB

MIN. 3" IN DEPTH WOOD MULCH MULCH TO BE CREATED ON SITE FROM PRUNED TREES

LOOSEN 1/2" ROOTS BY SCARIFYING SIDES OF ROOTBALL BEFORE PLANTING

FRESH SOIL GRADE

CREATE WATER WELL AROUND SHRUB WITH COMPACTED SOIL

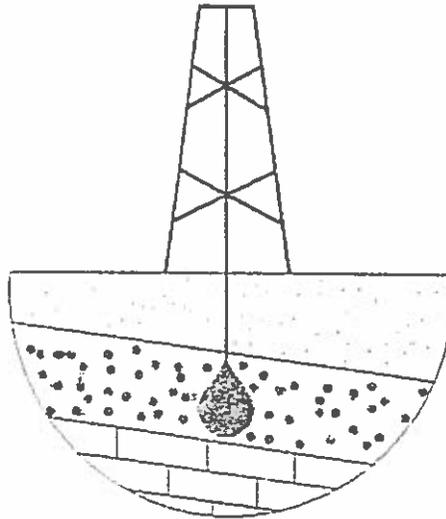
EXISTING GRADE

BACKFILL AS PER SPECIFICATIONS

UNDISTURBED EX.

THREE TIMES WIDTH OF ROOT BALL

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



Rocky Mountain Geotech

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

Introduction:

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

Site Geology:

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

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

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

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

Description of Aquifer:

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

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

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

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

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

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

Historic Water Level Changes:

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

On-site Well:

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

Lithology

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

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

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

Well Completion

The well was drilled and completed by Sandia Well Service Inc., to a total depth of 220 feet below ground surface (bgs) from March 7, 2006 to March 14, 2006. A 6½-inch diameter borehole was drilled via air rotary to 220 feet. 20-feet of steel surface casing was installed and sealed with bentonite. A 221½-feet of a 5-inch diameter PVC casing was installed and cemented with a bentonite seal. The borehole was then backfilled with washed pea gravel from the bottom of the hole to the surface. The gravel pack was disinfected by the addition of liquid chlorine during gravel pack. The depth to static water level after completion of the well was at 110-feet bgs.

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

24-Hour Constant Rate Drawdown Test

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

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

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

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

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

Water Consumption:

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

Water Quality:

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

100-Year Water Availability:

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

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

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

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

100 year water Availability - Groundwater Model

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

(Approximately 1-1.5 pages)

Model Construction

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

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

(Approximately 1.5 pages)

On-site and off-site pumping wells

IN PROGRESS

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

(Approximately 1.5 to 2 pages)

Model Validation and Aquifer Parameters

IN PROGRESS (Approximately 2 to 3 pages)

100 Year Pumping Effects (Section 7.7.3 of the SFCLDC)

IN PROGRESS

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

- Calculations
- Variables used
- Model outputs in a TABLE

(Approximately 1 to 2 pages)

Lowest Practical Pumping Level (Section 7.7.3 of the SFCLDC)

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

Water Conservation Report and Discloser Statement:

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

Conclusions:

IN PROGRESS

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

References:

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

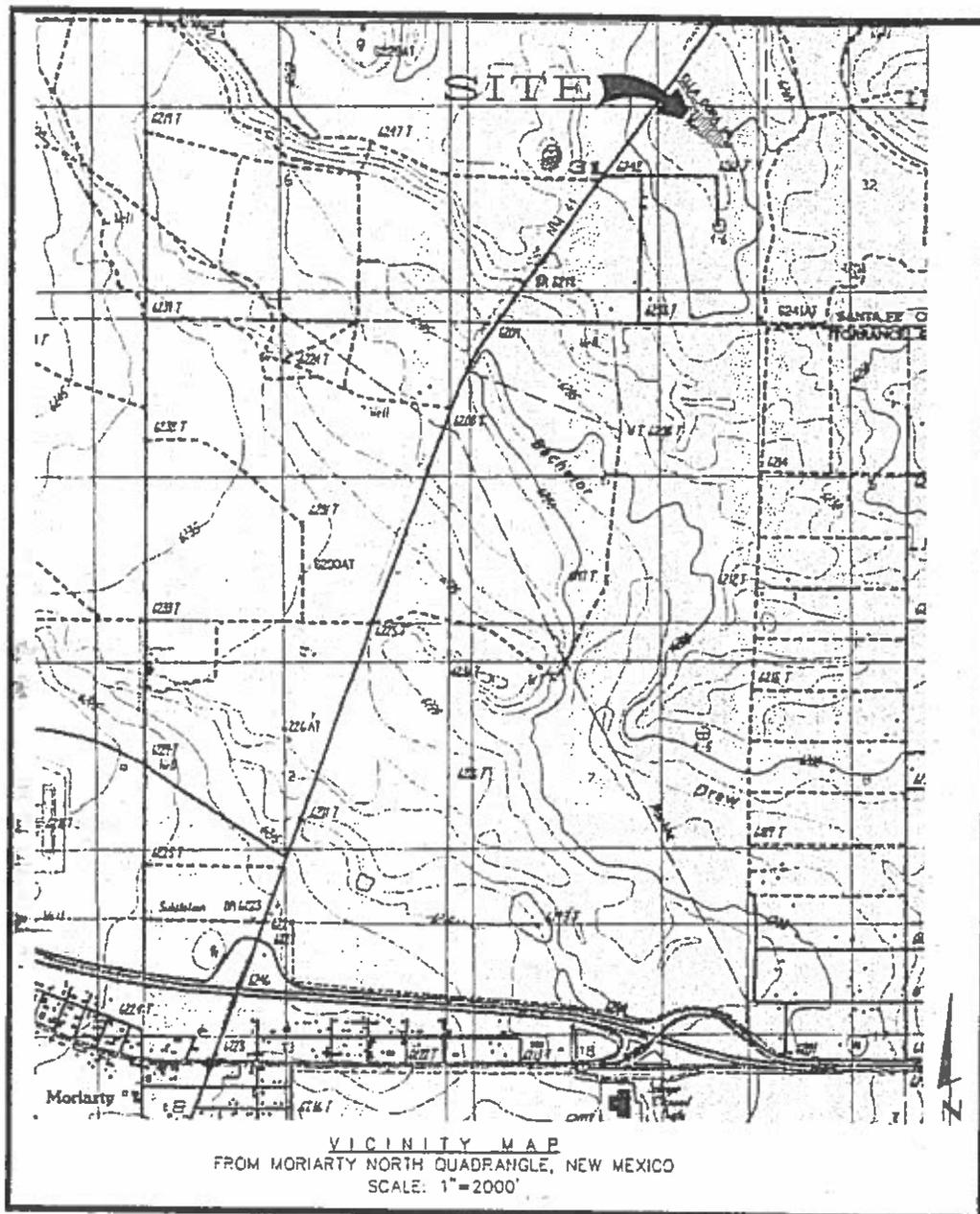


Figure 1: Site of interest, approximately 11.57 acres, outlined in Red, just east off of State Highway 41, 3 miles north of Moriarty, NM.

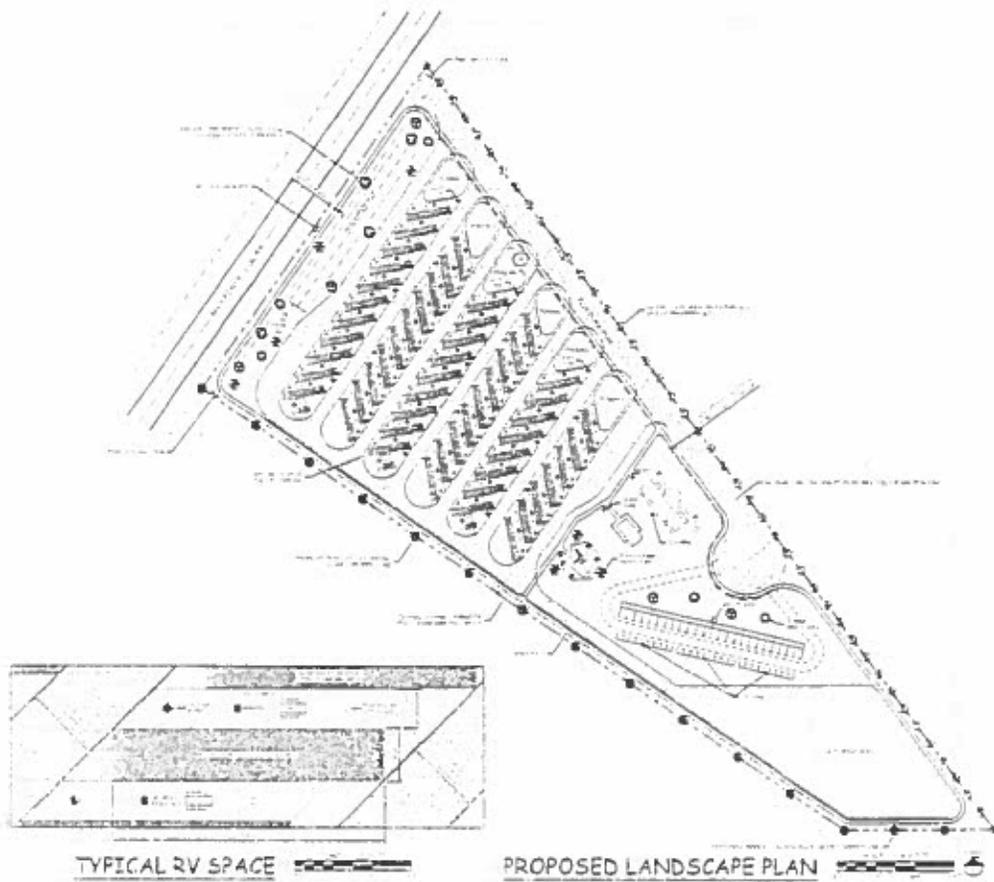


Figure 2: Entirety of proposed plan, including all 54 RV Spaces, dump station, bath/laundry house, and landscaping.

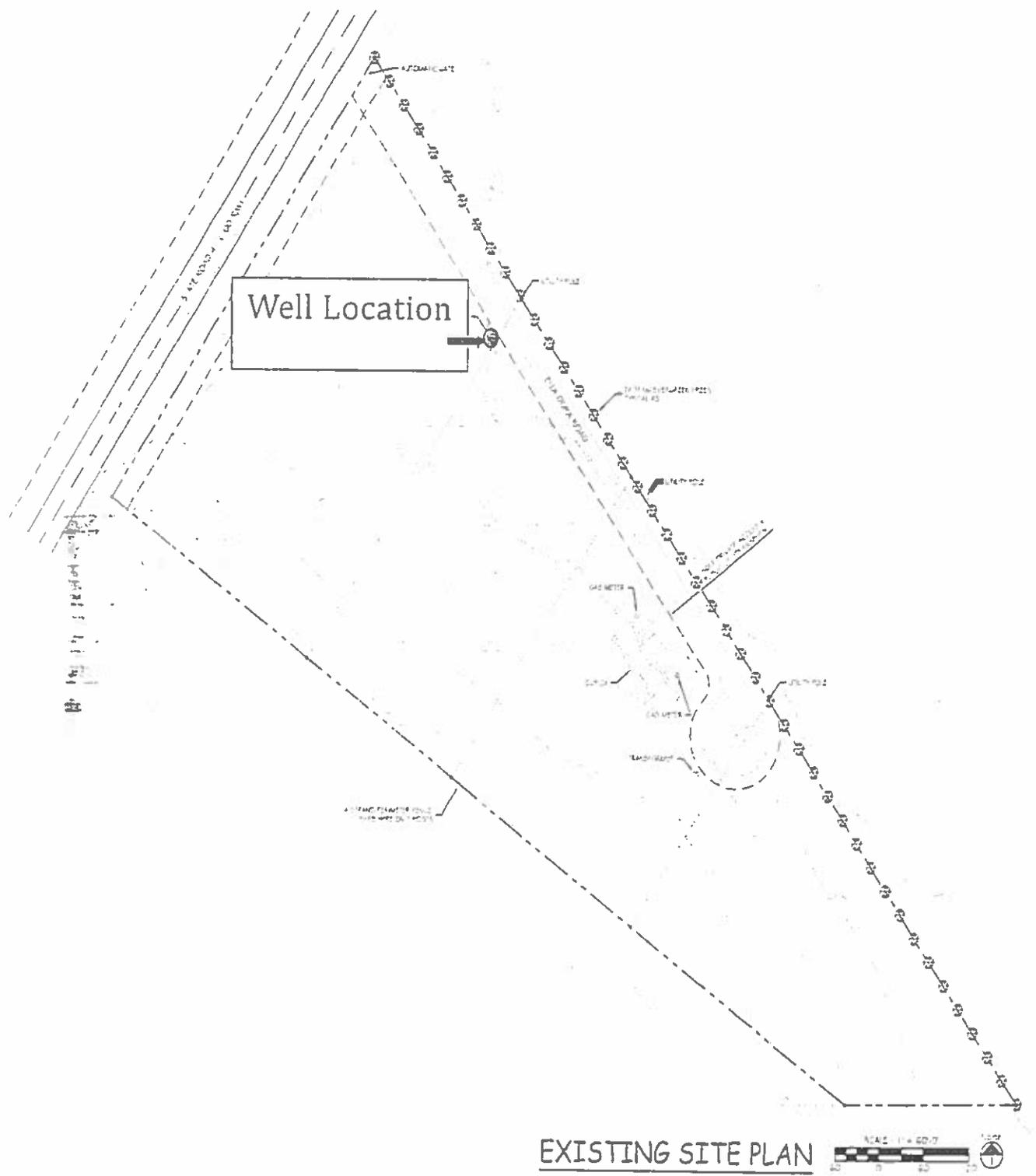
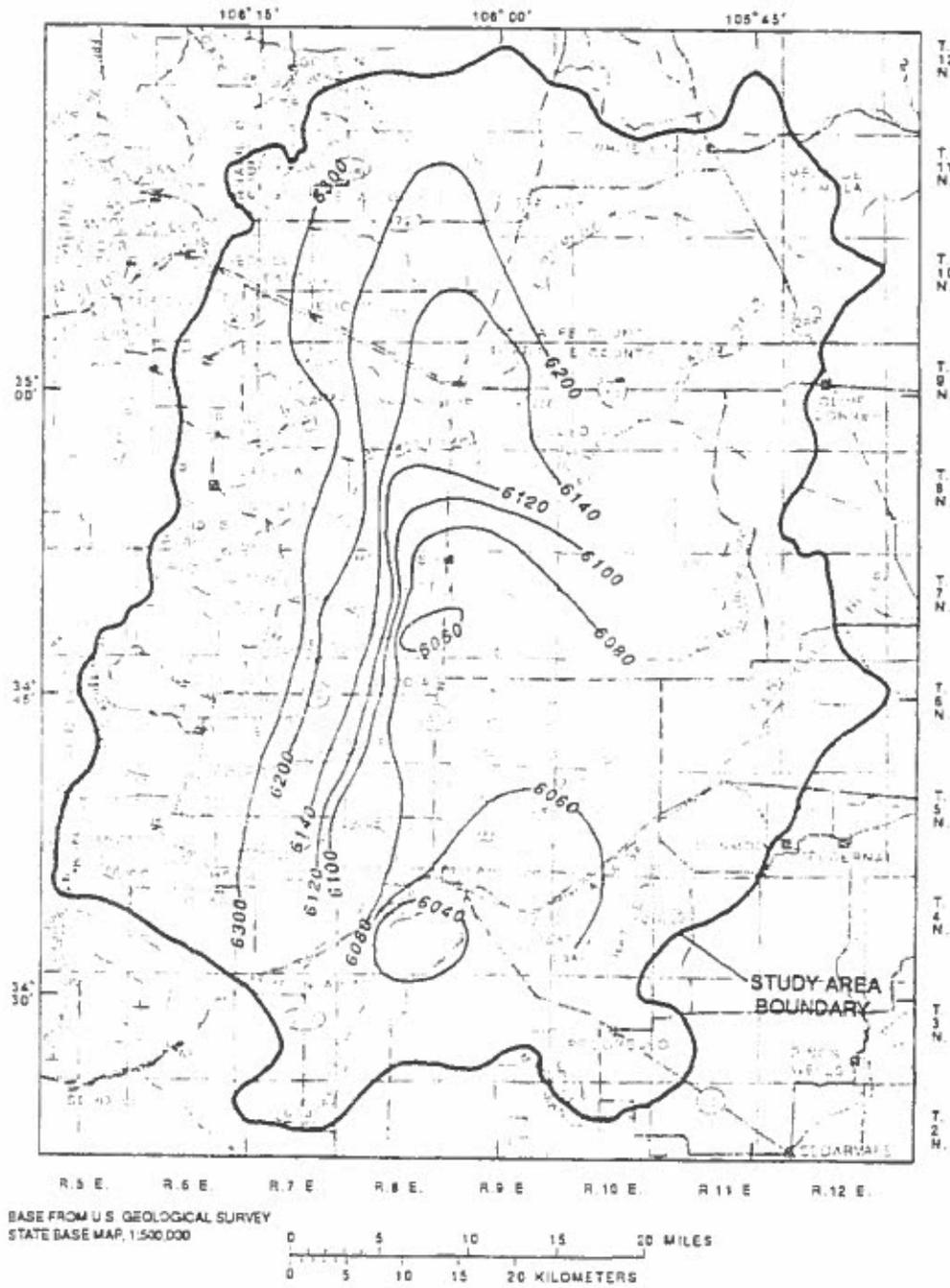


Figure 3: Location of well of proposed land development property highlighted in red.



EXPLANATION

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

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

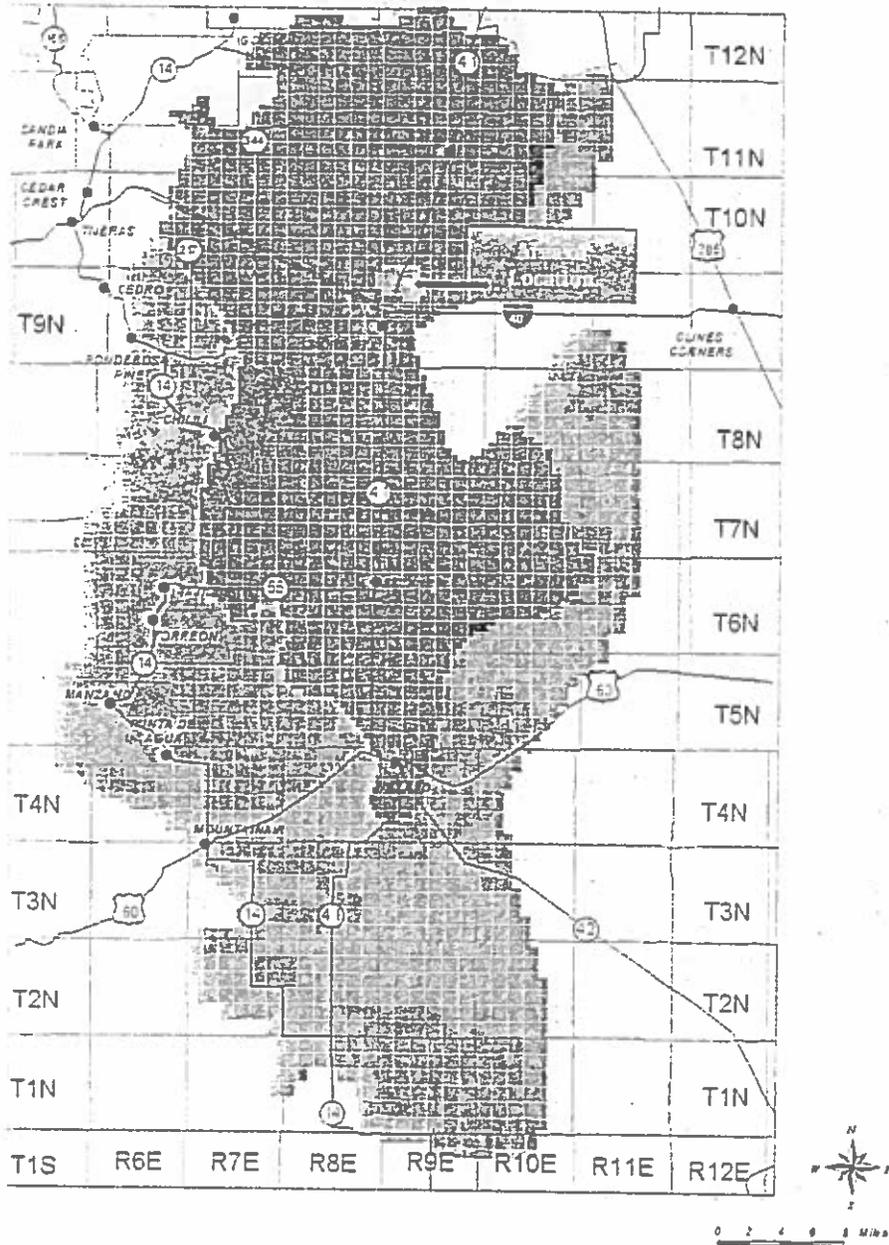


Figure 5: Estancia Water Planning Committee as prepared by the New Mexico State of Engineers Madera formation Aquifer. Red Cells indicate Rate of Drawdown greater than 1.5ft/yr.

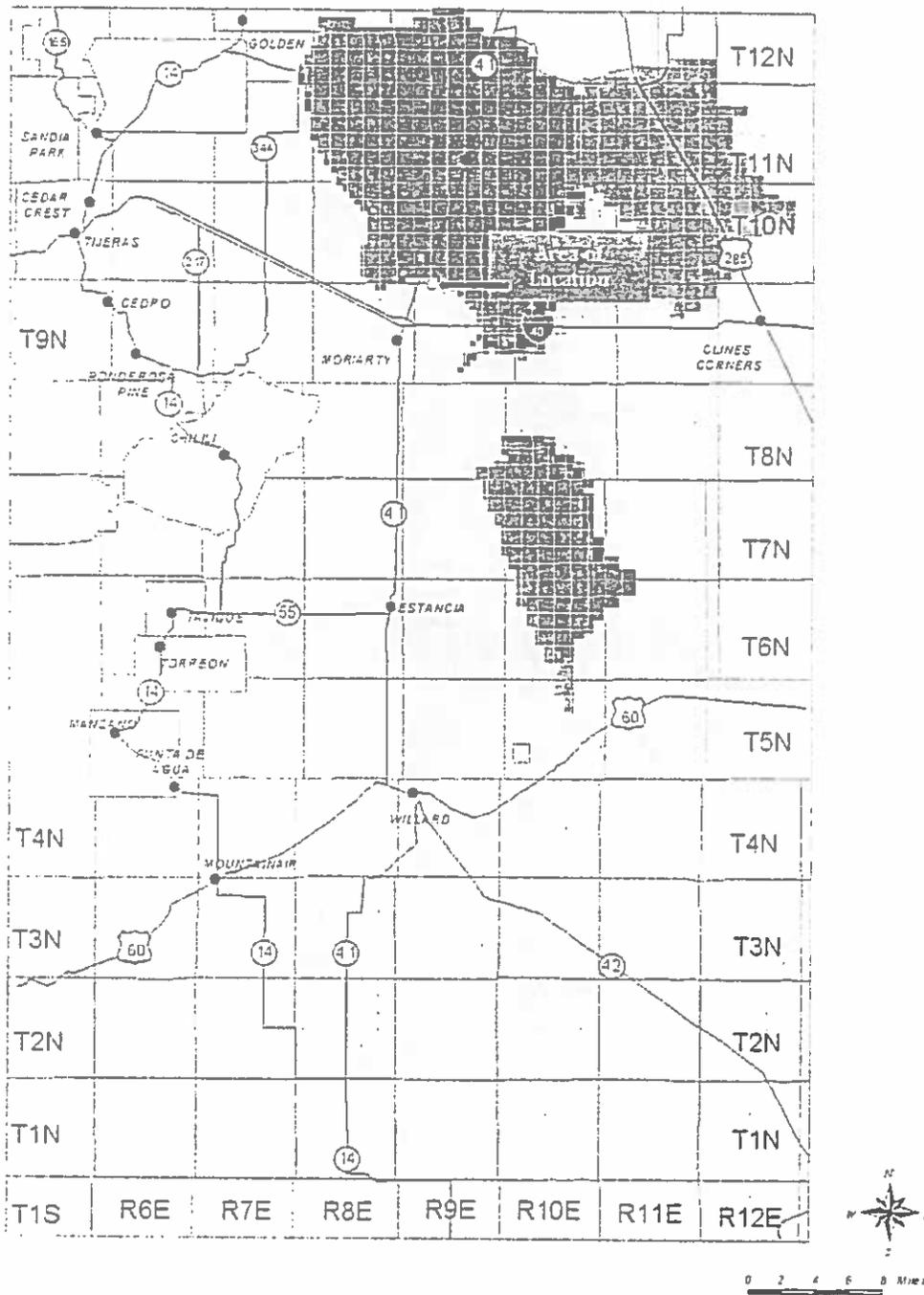


Figure 6: Estancia Water Planning Committee as prepared by the New Mexico State of Engineers San Andres Aquifer. Red Cells indicate rate of Drawdown is greater than 1.5ft/yr. Black cells indicate areas that have gone dry.

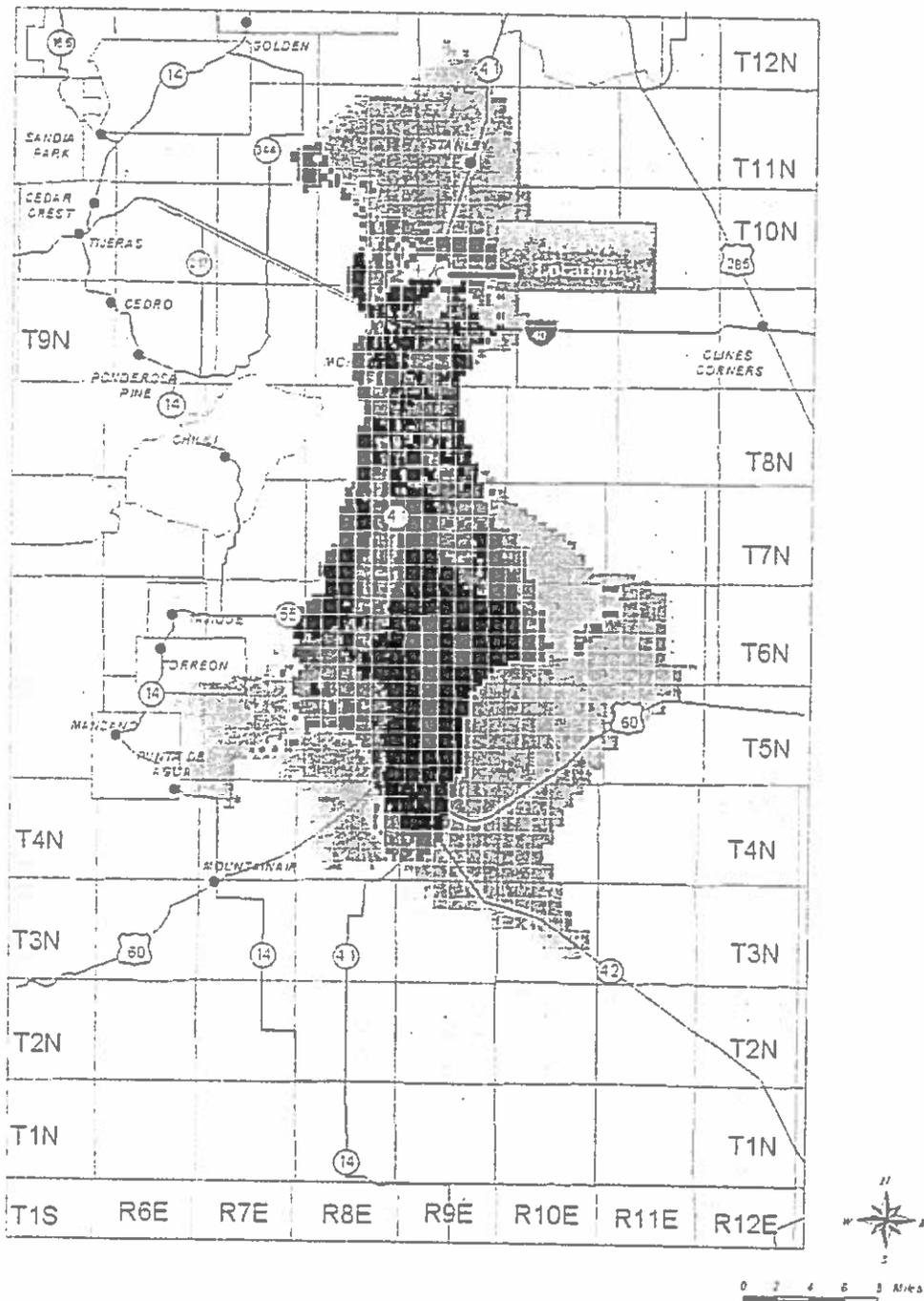


Figure 7: Estancia Water Planning Committee as prepared by the New Mexico State of Engineers Valley-fill Aquifer. Red cells indicate both a saturated thickness of less than or equal to 80ft and a rate of draw down greater than 1.5 ft/yr. Green cells indicate a saturated thickness of less than or equal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

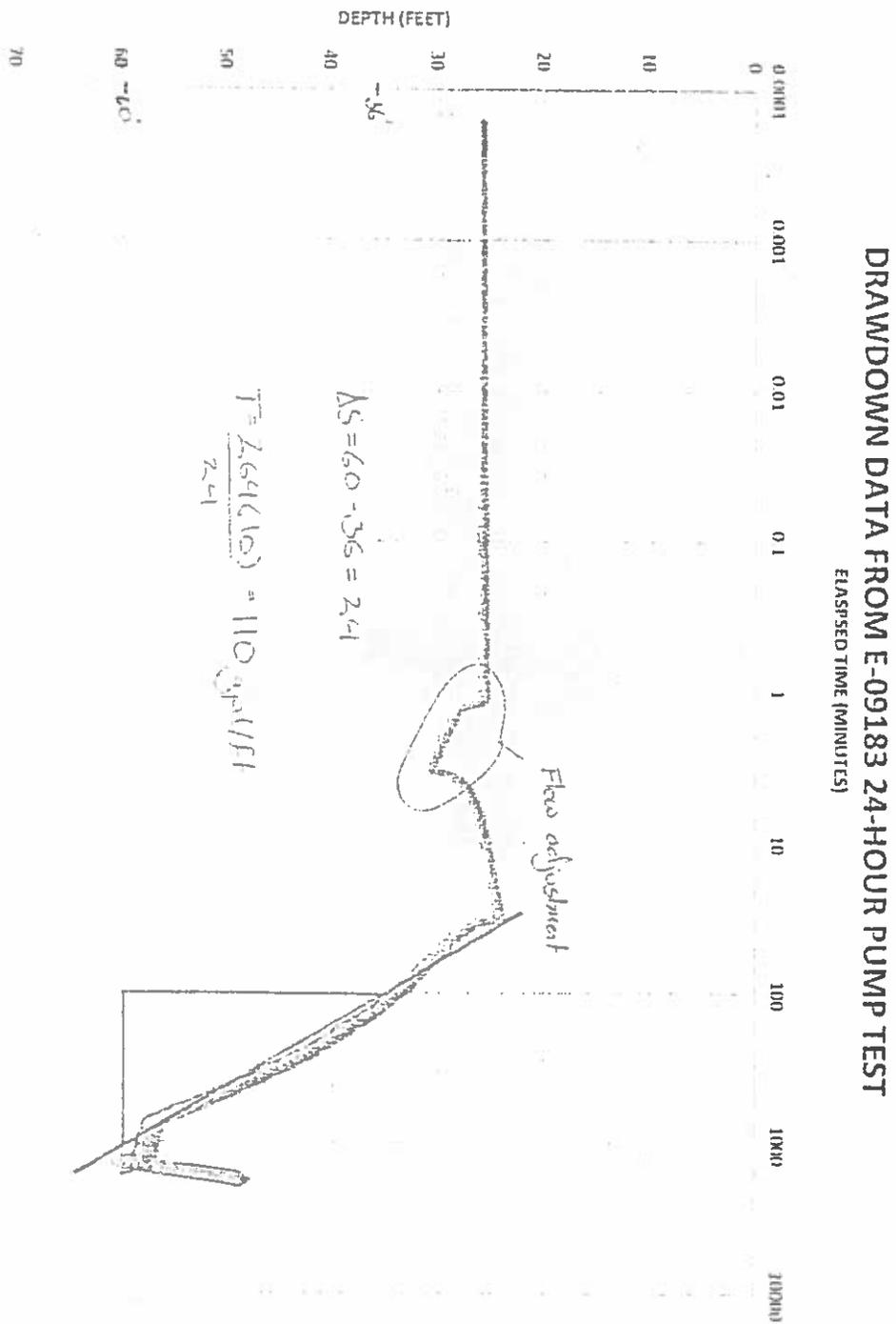


Figure 8: 24-Hour Constant Rate Draw down semi-logged curve from E-09813. Best-fit line is parallel to inflection corresponding to drawdown. Slope of line indicated under best-fit line.

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

PRELIMINARY POTABLE WATER BUDGET
FOR 54 UNIT RV PARK

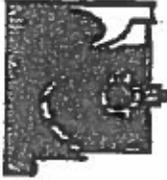
Item	Gals/Cap per Day	RV # of Occupants	Gallons Per Day	RVs Per Day	Summer Occupancy	Winter Occupancy	Summer water use (gallons)	Winter water use (gallons)	Total water use (gallons)	Total water use (AF)
RV WATER USE										
Toilets (1.2 gal/flush x 4 flush/day)	4.8	1	4.8	1						
Showers (2.8 gpm x 4.5 minute)	12.6	2	25.2	2	80 days	275 days				
Faucets (estimated)	8	1	8	1						
Total RV Potable Demand	25.4		38.0	54	84%	38%	184,944	332,809.75	517,753.73	1.59
Other Park Water Uses										
Common Restrooms	Assumed to be zero water use, as if folks used the common facility they won't be using their RV facilities, so it balances out									
Laundry (one load per RV/day 18 gallons)	18						36,237	101,192	137,429	0.48
Landscaping Water Use	500 gallons/day during summer 150 gallons/day in winter (not need a landscaping plan to determine)									
							45,000	27,500	72,500	0.22
									TOTAL WATER USE	1.48

winter		
weekend occupancy	70%	20%
weekday occupancy	25%	18%
Average Winter occupancy		38%
Summer		
weekend occupancy	100%	28%
weekday occupancy	50%	36%
Average Summer occupancy		84%

ANTICIPATED PEAK DAY FLOW WASTEWATER BUDGET
RV AT 100% OCCUPANCY 2,060
LAUNDRY AT 25 LOADS 625
DIVE (LWS UNIT) 250
TOTAL 2,935

Table 1

(WELL LOG FILES SAVED SEPARATELY AS PDF FILES.)



Site Threshold Assessment (STH)

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

District No. 5
Project No. _____

Permit Applicant

Applicant Name: JOSEPH R. ANAYA.

Date: 1-16-15

Business Name: SAME.

Business Address: 16 ELLA DOCK ROAD

City: STANLEY State: NM Zip Code: 87056

Site Description

Development Type

- Residential _____
- Retail _____
- Office _____
- Industrial _____
- Institutional _____
- Lodging _____
- Restaurant _____
- Convenience/Gas _____
- Other RV PARK

Site Information (Use in all that apply)

Building Size (SF)	<u>1,500 S.F.</u>	Dwelling Units	_____
Parcel Size (ac)	<u>11.5 AC</u>	Rooms	_____
Roadway Frontage (ft)	<u>~ 600 FT.</u>	Beds	_____
Parking Spaces	<u>54</u>	Students	_____
Employees	_____	Seats	_____
Other	_____	Fuel Pumps	_____
		Courts	_____
		Storage Units	_____

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

Existing Roadway Data

Highway No.:	<u>41</u>	Site Mile Post:	_____
Highway ADT:	<u>1,379</u>	Count Year:	<u>2013</u>
Number of Lanes (two-way):	<u>2</u>	Func. Class.:	<u>MJCL</u>

Trip Generation

ITE Trip Generation Land Use Category: 416 RV Park

AM Peak Hour Trips	Enter: <u>4</u>	Exit: <u>6</u>
PM Peak Hour Trips	Enter: <u>14</u>	Exit: <u>6</u>

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

Thresholds

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

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

FORM 5711

RV Park.

Janis G. Monty 1-16-15

February 2002

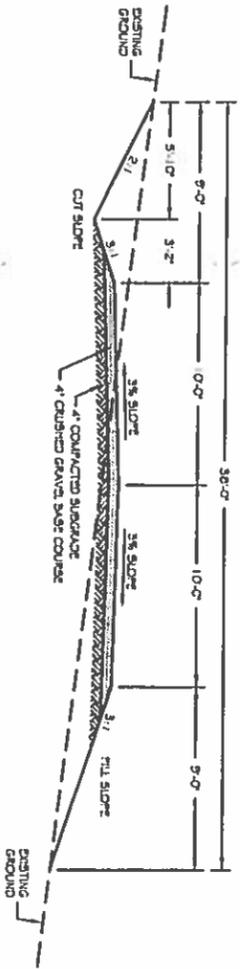
Summary of Trip Generation Calculation
 For 54 Occupied Camp Sites of Campground / RV Park
 January 16, 2015

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	0.00	0.00	1.00	0
7-9 AM Peak Hour Enter	0.09	0.00	1.00	4
7-9 AM Peak Hour Exit	0.12	0.00	1.00	5
7-9 AM Peak Hour Total	0.20	0.45	1.00	11
4-6 PM Peak Hour Enter	0.26	0.00	1.00	14
4-6 PM Peak Hour Exit	0.11	0.00	1.00	6
4-6 PM Peak Hour Total	0.37	0.60	1.00	20
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0

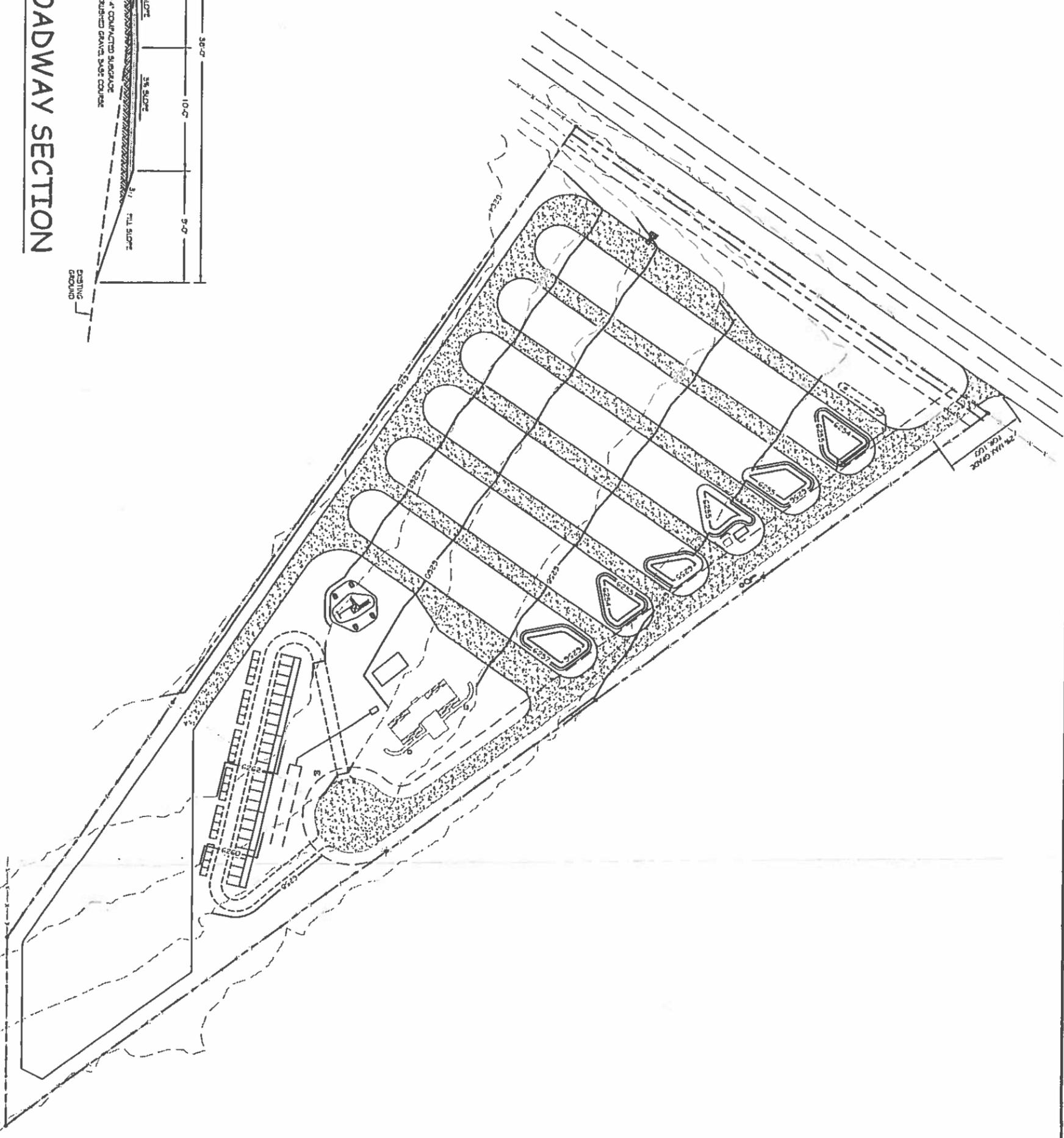
Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

TYPICAL ROADWAY SECTION



TERRIAN MANAGEMENT PLAN



177 GT

8	DRAWN
	ML
	CHECKED
	RA
	DATE
	7/6/15
	SCALE
	AS SHOWN
	SHEET

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

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

REVISIONS BY	



STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

Susana Martinez
Governor

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

August 13, 2015

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

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

Dear Mr. Larrañaga:

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

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

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

Sincerely,

Michelle M. Ensey
Archaeologist

Log: 101807



NBB-100



NEW MEXICO DEPARTMENT OF
TRANSPORTATION

July 27, 2015

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

RE: CDRC CASE# /Z/PDP/FDP 15-5200; Spotlight RV Park, Santa Fe County; Final
Development Plan Amendment

Dear Mr. Larranaga:

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

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

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

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

Sincerely

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

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

Susana Marti
Governor

Tom Church
Interim Cabinet Sec

Commissioners

Pete Rahn
Chairman
District 3

Ronald Schmeits
Commissioner
District 4

Dr. Kenneth Wh
Secretary
District 1

Robert R. Walla
Commissioner
District 2

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6

NBB-101



NEW MEXICO
ENVIRONMENT DEPARTMENT



SUSANA MARTINEZ
Governor
JOHN A. SANCHEZ
Lieutenant Governor

2540 Camino Edward Ortiz
Santa Fe, NM 87507
Phone (505) 827-1840 Fax (505) 827-1839
www.env.nm.gov

RYAN FLYNN
Cabinet Secretary
BUTCH TONGATE
Deputy Secretary

August 21, 2015

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

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

Dear Mr. Larrañaga:

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

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

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

Sincerely,

Bill Brown
Liquid Waste Specialist
New Mexico Environment Department

NBB-102



STATE OF NEW MEXICO

OFFICE OF THE STATE ENGINEER

CONCHA ORTIZ Y PINO BUILDING, 130 SOUTH CAPITOL, SANTA FE, NM 87501

TELEPHONE: (505) 827-6091

FAX: (505) 827-3806

TOM BLAINE, P.E.
STATE ENGINEER

July 28, 2015

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

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

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

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

Dear Mr. Larrañaga:

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

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

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

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

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

NBB-183

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

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

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

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

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

Sincerely,



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

cc: OSE Water Rights Division, Santa Fe Office

NBB-1051

MEMORANDUM

DATE: July 20, 2015

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

FROM: John Lovato, Terrain Management

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

FILE REF: CDRC CASE # MP/PDP/FDP 15-5200 / Spotlight RV Park

REVIEW SUMMARY

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

Terrain Management

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

Storm Drainage and Erosion Control:

The Applicant's proposal shows a proposed Terrain Management Plan but has no Grading and Drainage plan. Therefore, the proposal is not in conformance with Article VII, Section 3. and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

NBB-105

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

PUBLIC WORKS DIVISION
MEMORANDUM

Date: July 23, 2015

To: Jose Larranaga, Land Use Department

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

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

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

Access:

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

Conclusion:

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

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

NBB-106

Henry P. Roybal
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department

Fire Prevention Division

Official Submittal Review

Date	July 15, 2015		
Project Name	Spotlight RV Park		
Project Location	16 Ella Dora Road T10; R9; S31		
Description	Commercial RV Park, office and corrals	Case Manager	Jose Larranaga
Applicant Name	Joseph R. Anaya	County Case #	15-5200/Z/MP/PD
Applicant Address	120 Little Ranch Road Stanley, NM 87056	Fire District	Stanley
Applicant Phone	505-277-8381		

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

Project Status Approved Approved with Conditions Denial

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

Summary of Review

- Per submittal the roads will meet the minimum County standards for fire apparatus access roads... (page #2)
- A secondary entrance/egress to NM 41 may be required for emergency purposes. (page #2)
- Per submitted plans a 30,000-gallon cistern and draft hydrant will be installed, tested, approved and operable...(page #4)
- At the draft hydrant there shall be an approved turnout sufficient in size to accommodate emergency draft operations...(page #4)
- Prior to acceptance and upon completion of the permitted work, the Contractor/Owner shall call for and submit to a final inspection by this office for confirmation of compliance with the above requirements and applicable Codes. (page #5)

NBB-107

Fire Department Access

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

- **Fire Access Lanes**

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

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

- **Roadways/Driveways**

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

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

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

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

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

- **Street Signs/Rural Address**

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

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

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

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

- **Slope/Road Grade**

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

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

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

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

To prevent the possibility of emergency responders being locked out, all access gates shall be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System). Details and information are available through the Fire Prevention office.

Fire Protection Systems

- **Water Storage/Delivery Systems**

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

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

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

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

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

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

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

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

Hydrants

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

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

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

All hydrants shall have NST ports.

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

▪ Fire Extinguishers

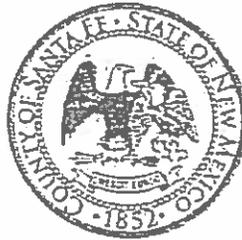
Article 10, Section 1002.1 General (1997 UFC) *Portable fire extinguishers shall be installed in occupancies and locations as set forth in this code and as required by the chief. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.*

NBB-110

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Elizabeth Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

TO: Jose Larranaga, Development Review Team Leader

FROM: Jerry Schoeppner, SFC Utilities 

THROUGH: Claudia I. Borchert, Utilities Director 

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

DATE: 9/2/2015

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

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

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

Section 6.4. Water Availability Assessment

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

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

NBB-111

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

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

Section 6.5 - Water Quality

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

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

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

Section 6.6 - Water Conservation

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

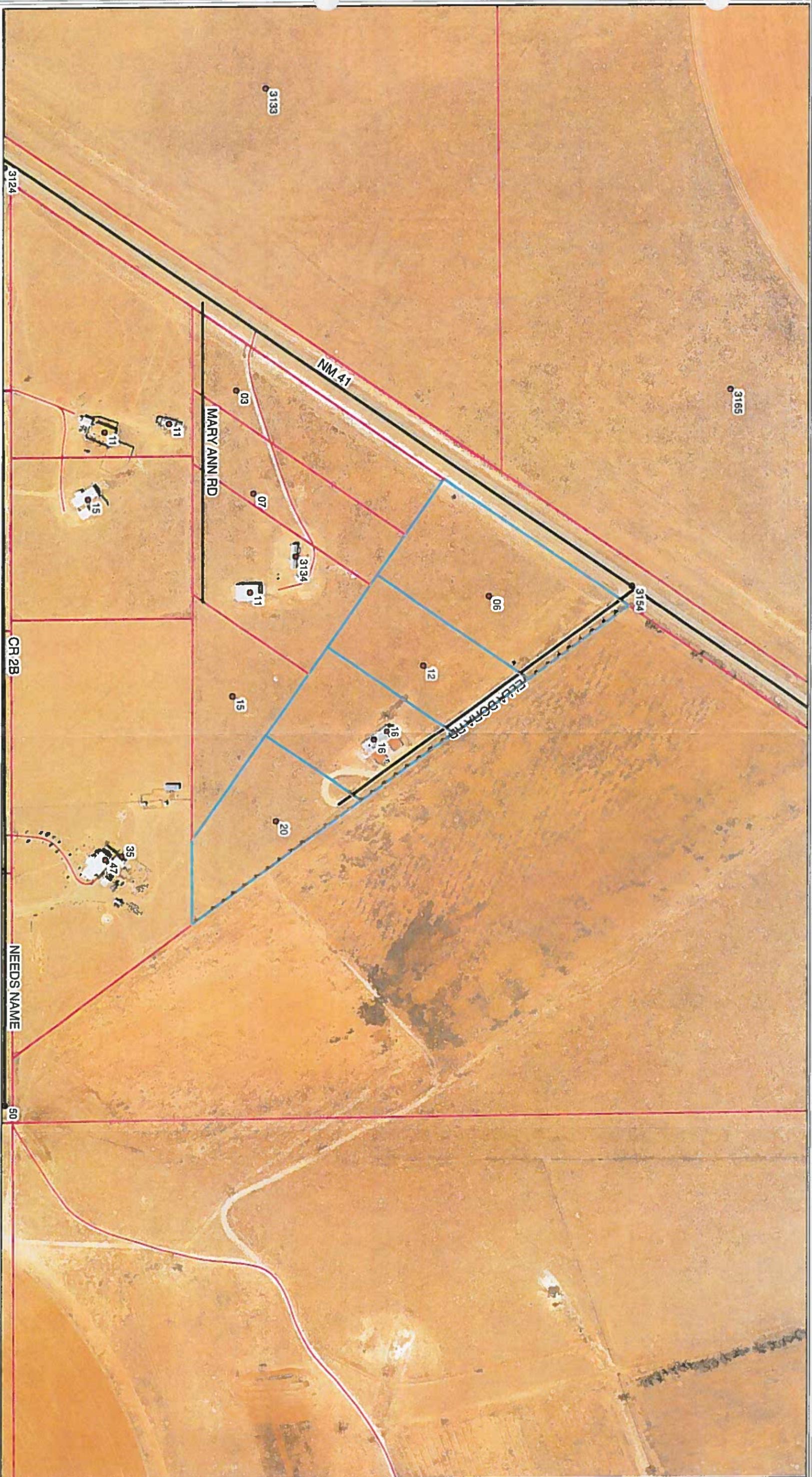
A water budget for full build out of the development was submitted for review. However, additional information is required in order to fully evaluate the water budget.

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

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

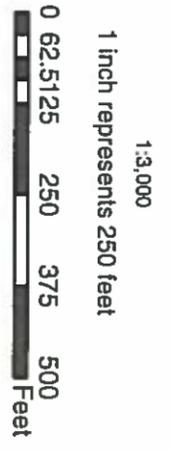
Based on this submittal, the applicant has not met the requirements of this Section. Please have the applicant submit additional information outlined above.

If you have any questions, please feel free to call me at 992-9871 or email at gerards@santafecountynm.gov



Legend

-  ROADS
-  DRIVEWAYS
-  PARCELS



NEEDS NAME

2014 Imagery
2 FOOT CONTOURS

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



September 9, 2015

NBS-114

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

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

SECTION 6 - LARGE SCALE RESIDENTIAL USES

6.1 Location

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

6.2 Uses

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



- 6.2.3c guest ranches
- 6.2.3d campgrounds for tents or campers

6.3 Standards

6.3.1 Required Improvements

The following improvements for large scale residential uses are required:

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

a. Streets

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

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

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

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

b. Water Supply and Liquid Waste Disposal

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

c. Solid Waste Disposal

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

d. Drainage Structures

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

e. Parks and Recreation

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

6.3.2 Performance Standard

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

6.3.3 Buffer Zones

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

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

6.3.4 Maximum Height

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

6.3.5 Parking

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

6.4 Submittals and Review

6.4.1 Submittals

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

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

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

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

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

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

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

6.4.2 Density Review

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

6.4.3 Special District Review

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

6.4.4 Environmental Review

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

6.4.5 Conformance to Building, Mechanical and Electrical Codes.

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

SECTION 7 - COMMUNITY SERVICE FACILITIES

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

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

4.8 Common Promotional Plans

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

SECTION 5 - PROCEDURES AND SUBMITTALS

5.1 Pre-application Procedures

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

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

5.2 Master Plan Procedure

5.2.1 Introduction and Description

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

5.2.2 Master Plan Submittals

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



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

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

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

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

5.2.3 Master Plan Review

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

5.2.4 Master Plan Approval

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

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

5.2.5 Filing of Approved Master Plan

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

5.2.6 Amendments and Future Phase Approvals

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

5.2.7 Expiration of Master Plan

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

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

5.3 Preliminary Plat Procedure

5.3.1 Introduction and Description

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

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

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

6.2 Additional Fees for Unusual Circumstances

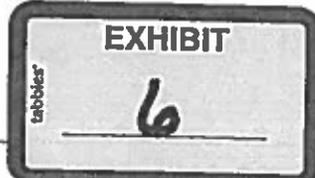
Where additional review by the County is required above and beyond normal review requirements due to complex, unforeseen, or unique circumstances relating to the proposed plan or plat, such as complex hydrological considerations, then the County may charge an additional review fee to defray the cost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

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

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

7.1.2 Information to be submitted

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



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

7.1.3 Review

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

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

7.1.4 Criteria for development plan phase approval

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

7.2 Final Development Plan

7.2.1 Submittals

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

7.2.2 Review

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

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

SECTION 8 - SUBDIVISION DESIGN STANDARDS

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

8.1 General Policy on Roads

8.1.1 General

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

WARRANTY DEED

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

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

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

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

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

OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY

with warranty covenants.

Witness My hand THIS and seal S this 13TH day of DECEMBER 2006

Mary Ann Anaya (Seal) _____ (Seal)

_____ (Seal) _____ (Seal)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

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

This instrument was acknowledged before me on December 13 2006

by Joseph Richard Anaya _____
My commission expires: 6/29/07 Jose Garcia
(SEAL) PUBLIC NOTARY PUBLIC



ACKNOWLEDGEMENT FOR CORPORATION

FOR RECORDER'S USE ONLY

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

WARRANTY DEED
PAGES: 2

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



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

Recording requested by: Mark Basilio Anava

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Joseph Richard Anava

Name Joseph Richard Anava

Address: 137 22nd Avenue

Address 137 22nd Avenue

City/State/Zip: Texas City, Texas 77590

City/State/Zip Texas City, Texas 77590

Property Tax Parcel/Account Number:

Warranty Deed

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

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

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

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

NBB-128

SFC CLERK F
CORDED 09/19/2014

SFC CLERK RECORDED 09/19/2014

Dated: 9-17-14

Mark Basilio Anaya
Signature of Grantor

Mark Basilio Anaya
Name of Grantor

Mary Ann Anaya
Signature of Witness #1

MARY ANN ANAYA
Printed Name of Witness #1

Joseph R. Anaya
Signature of Witness #2

JOSEPH R. ANAYA
Printed Name of Witness #2

State of NEW MEXICO County of TORRANCE

On 17 SEPTEMBER 2014, the Grantor, MARK BASILIO ANAYA

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

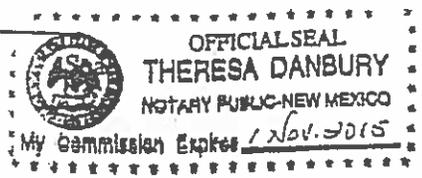
Theresa Danbury
Notary Signature

Notary Public,

In and for the County of TORRANCE State of NEW MEXICO

My commission expires: 1 NOVEMBER 2015

Send all tax statements to Grantee.



WARRANTY DEED

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

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

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

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

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

with warranty covenants.

Witness my hand THIS and seal 5 this 13TH day of DECEMBER, 2006

Mary Ann Anaya (Seal) _____ (Seal)

(Seal) _____ (Seal)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

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

This instrument was acknowledged before me on December 13, 2006

by Mary Ann Anaya
My commission expires: 6/29/07 Maria A. Garcia
(SEAL) _____ NOTARY PUBLIC

ACKNOWLEDGEMENT FOR CORPORATION
--- NBB-131

FILED 12/14/2006

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 Adult Signature Required \$ 0.00
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Postage \$0.49
 Total Postage and Fees \$5.74

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 Street and Apt. No., or PO Box No. **137 ECCLIO AVE.**
 City, State, ZIP+4® **TEXAS CITY, TX 77590**

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

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Postage \$0.49
 Total Postage and Fees \$6.74

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 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 0.00
 Adult Signature Required \$ 0.00
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Postage \$0.49
 Total Postage and Fees \$6.74

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 Street and Apt. No., or PO Box No. **Box 2670**
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 Return Receipt (hardcopy) \$ 1.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 0.00
 Adult Signature Required \$ 0.00
 Adult Signature Restricted Delivery \$ 0.00

Postage \$0.49
 Total Postage and Fees \$6.74

Sent To **TOM & JARLY RANCHES**
 Street and Apt. No., or PO Box No. **12437 CHALWOOD BL NE.**
 City, State, ZIP+4® **ALB., NM 87112**

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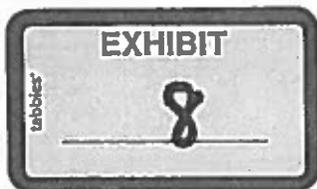
Certified Mail Fee \$3.45 0501 10
\$ 7.80

Extra Services & Fees (check box, add fees as appropriate):
 Return Receipt (hardcopy) \$ 1.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 0.00
 Adult Signature Required \$ 0.00
 Adult Signature Restricted Delivery \$ 0.00

Postage \$0.49
 Total Postage and Fees \$6.74

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

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



NBB-132

was not made of aware of the FEMA situation when he purchased the property and the legal papers were all in English.

There was no one present in the public to speak on this issue and the public hearing was closed.

Member Anaya moved to support staff recommendation and deny the variance on CDRC Case V 15-5060. Member Lopez seconded. Initially, the motion tied and then passed by majority [3-2] vote with Chair Katz voting. Members Lopez, Anaya and Katz voted for the motion to deny and Member Gonzales and Gray voted against.

Staff confirmed that the applicant was made aware of the issues in Spanish. Ms. Lucero said there are two members of Land Use staff with strong Spanish language skills and the applicant had the opportunity to meet with those staff members several times

- B. CDRC CASE # Z/P&FDP 14-5200 Spotlight RV Park Master Plan/ Preliminary/Final Development Plan: Rick Anaya, Applicant, requests Master Plan, Preliminary and Final Development Plan approval under Large Scale Residential to allow an RV park consisting of 54 RV spaces, 20 horse stalls, public bathroom/shower facilities and an existing residence on 11.57 acres. The property is located at 16 Ella Dora Road, within Section 31, Township 10 North, Range 9 East (Commission District 3)
[Exhibit 1: Utilities Revised Memorandum dated 9/15/15]

John Michael Salazar, case manager, presented the staff report as follows:

“Large Scale Residential Uses are allowed anywhere in the County provided the requirements of the Code are met. The Applicant states that the proposed RV park will be designated as a transit park as opposed to a destination park. Transit parks typically have guests who stay no longer than three days, as a quick stop before their final destination. Each of the proposed 54 RV spaces are to be designed to provide access to water, power and sewage for RV owners along with a barbecue grill and a picnic table. Each space will be constructed using base course material and each space will be landscaped with one evergreen tree.

“The Applicant is proposing to develop the proposed RV park in three phases. The first phase will consist of design and building the water, fire protection sewage system with the appropriate connections for water and sewer for 21 RV spaces on the western end of the development. The existing residence will be converted into living quarters with an attached office for the park manager. The bathroom and laundry facilities along with four horse corals and four tack sheds would be constructed in this first phase as well. The Applicant is estimating this phase to be completed within 12 months from permit issuance.



“Phase two will consist of building 18 more RV spaces with water and power connections along with 4 more horse corrals and 4 tack sheds. This phase is estimated to be completed within 12 months as well. Phase three will consist of the construction of the final 15 RV spaces with water and power connections along with construction of the remaining horse stalls and tack sheds. This phase is estimated to be constructed within 12 months with a total estimated time of three years to complete the entire development.”

Mr. Salazar stated that staff reviewed this application and has found the following facts support Staff’s inability to fully recommend approval of the Application to the County Development Review Committee: the submittal meets all requirements for Article V, § 5, Master Plan Procedures; however, the submittal does not meet the requirements of Article V, § 7, Development Plan Requirements, as the Application lacks an accurate water budget, proof of water availability, Environment Department approval for a discharge permit, the design of a community liquid waste system, the design of a community water system, drainage, grading and erosion control plans, cut sheets detailing the proposed lighting, and signs exceeding the amount allowed by Code.

Staff at this time cannot recommend approval for Preliminary and Final Development Plan, stated Mr. Salazar. He said staff can support the master plan and he requested two motions from the CDRC, one regarding the master plan and the second regarding the preliminary and final development plan.

He indicated that staff recommends Master Plan approval with the following conditions:

1. The Applicant shall address all redline comments prior to recordation of the Master Plan.
2. The Applicant shall submit an approved access permit from NMDOT prior to recordation of the Master Plan.

Mr. Salazar stated that staff recommends denial of the Preliminary and Final Development Plan; however, should the CDRC grant approval for Preliminary and Final Development Plan, Staff recommends the imposition of 12 conditions.

Mr. Salazar confirmed that the applicant will utilize an onsite well to the project. A request for the transfer of water rights has not occurred and there is no opinion from the OSE as they have not received any materials. He referred to the County Utilities’ memo.

Ms. Lucero said the applicant will be required to establish a community water system for the development.

Duly sworn, Mark Lopez, 5 Jay’s Lane, Santa Fe, agent for applicant Rick Anaya and stood for questions. Chair Katz noted that staff recommends against approval of the preliminary and final plan until water-related issues are resolved. Mr. Lopez said the applicant was aware of that recommendation.

Duly sworn, Sandra and Emilio Olivias, appeared in opposition of the request. Ms. Olivias said she lives 300 yards east of the proposed site. The area is residential and

they have lived there over 20 years. She expressed concern about the water table and noted there was livestock in the area.

Ms. Olivias said 54 RV spaces and 20 horse stalls on 11 acres was dense. There is a building on the property and this would threaten the rural characteristic of the area.

Mr. Olivias noted that the applicant has already subdivided the property and that began in 2012. He pointed out 54 trailers with two persons per trailer and the potential for 20 horses caused great concern for them.

There were no other speakers and Chair Katz closed the public hearing.

Chair Katz reminded the CDRC that staff has requested two motions: one dealing with the master plan and the second, the preliminary and final plat.

Member Anaya noted that the applicant states within the application that he will be purchasing water from Sam King. The Kings have a tremendous amount of water rights within the Estancia Valley, stated Member Anaya.

Chair Katz appreciated the potential for the water rights; however, the actual purchase of rights has not occurred. He further noted that according to the test results of the onsite well, it cannot produce adequate water for the development.

Member Lopez said he too would be more comfortable moving forward with this application if the water rights were purchased.

Member Gonzales moved to deny the entire application – preliminary and final development plan. Member Gray seconded. The motion passed by unanimous voice vote.

Recognizing staff requested two motions, Chair Katz requested separate action regarding the master plan zoning.

Member Gonzales moved to deny the master plan zoning. Member Lopez seconded. The motion passed by majority [3-1] with Member Gray voting against.

- C. **CDRC CASE # Z/V/S 10-5363 St. Francis South Master Plan Amendment and Variance.** Vegas Verdes, LLC, Applicant, JenkinsGavin Design and Development Inc., Agents, request a Master Plan Amendment to establish the maximum allowable residential density of 250 dwelling units and 760,000 square feet of non-residential development on 68.94. In order to obtain the density requested the Applicants are requesting a variance of Article III, Section 10 (Lot Size/Density Requirements) of the Santa Fe County Land Development Code, Ordinance No. 1996-10 (Code). The property is located on Rabbit Road, via St. Francis Drive, within Section 11, Township 16 North, Range 9 East (Commission District 4) [*Exhibit 2: Letter from Whaley & MacGregor opposing the request; Exhibit 3: Developer provided map of the site, master plan map, lot typical information, and SGMP designation*]



