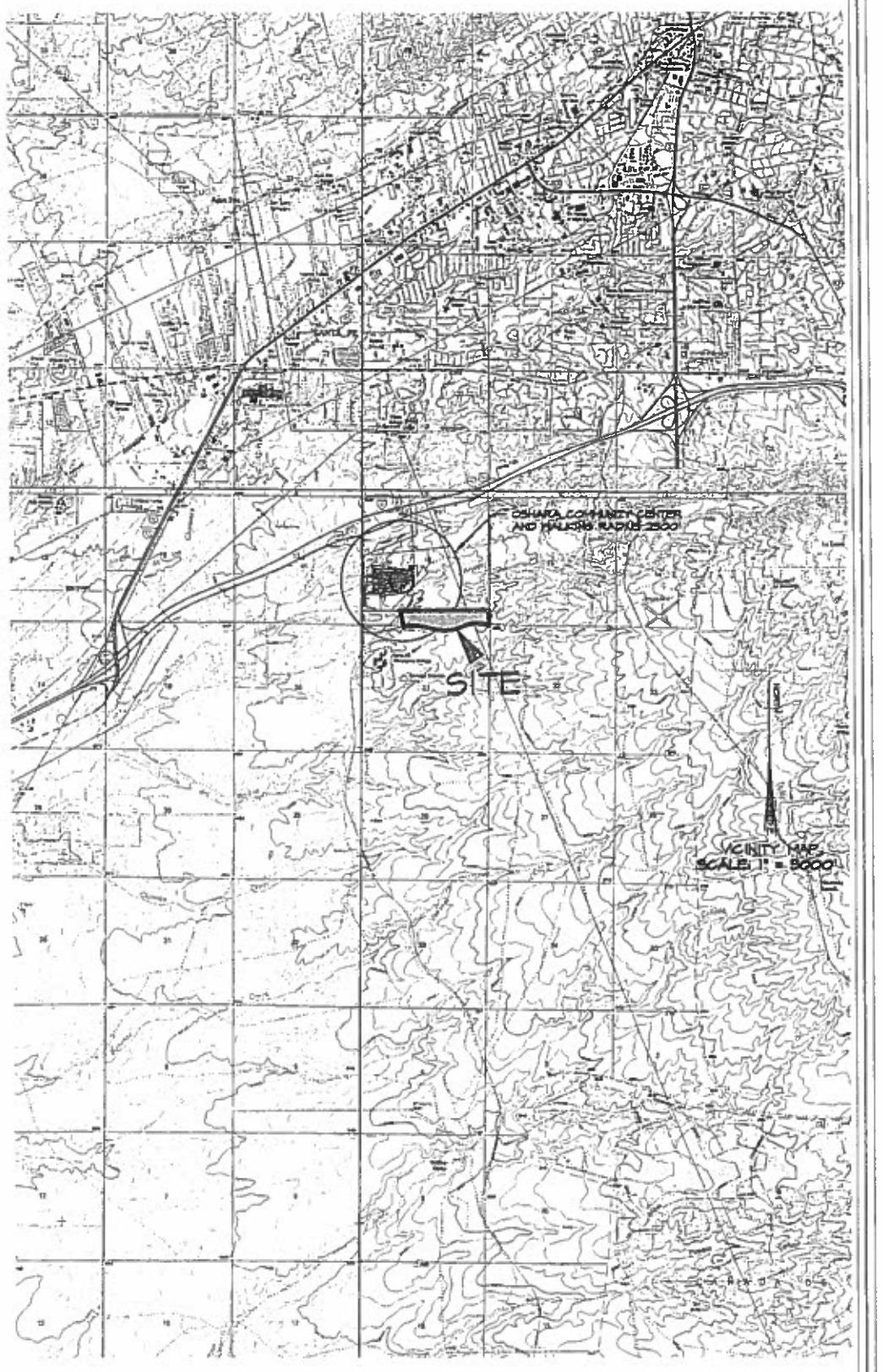


EXHIBIT
3

elevation
ELEVATION
MASTER PLAN

COLLEGE DRIVE, SANTA FE, NEW MEXICO
SECTIONS 16 and 21, T 16 N, R 9 E, N.M.P.M.

SHEET LIST

1. COVER SHEET
2. BOUNDARY SURVEY
3. TOPOGRAPHY
4. LAND USE TYPES
5. SLOPE ANALYSIS AND EXISTING CONDITIONS
6. MASTER PLAN
7. CONCEPTUAL FLOOR PLANS
8.-9. CONCEPTUAL BUILDING PLANS
10.-11. CONCEPTUAL BUILDING ELEVATIONS
12. CONCEPTUAL LIGHTING & SIGNAGE PLAN
13. LIGHTING DETAILS
13a. SIGNAGE DETAILS
14. CONCEPTUAL ROADWAY PLAN
15. CONCEPTUAL TERRAIN MANAGEMENT PLAN
16. CONCEPTUAL WATER AND FIRE PROTECTION PLAN
17. CONCEPTUAL SANITARY SEWER PLAN
18. CONCEPTUAL DRY UTILITY PLAN
19. CONCEPTUAL WATER HARVESTING PLAN
20. CONCEPTUAL OPEN SPACE PLAN

OWNER/DEVELOPER:
VENDURA RESIDENTIAL OPERATING, LLC.
6720 NORTH SCOTTSDALE ROAD, SUITE 109
SCOTTSDALE, AZ 85253

PLANNERS:
jenkinsgavin
DESIGN & DEVELOPMENT INC
130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501

CIVIL ENGINEER:
DESIGN ENGINUITY
1421 Luisa Street, Suite E, Santa Fe, New Mexico
(505) 989-7557

SURVEYOR:
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M. 87507
PH: (505) 471-6660

ARCHITECT/LANDSCAPE ARCHITECT:
TOD & ASSOCIATES, INC.
ARCHITECTURE • PLANNING •
4019 N. 44TH STREET
PHOENIX, ARIZONA 85018
(602) 952-8280 PHONE
(602) 952-8995 FAX
www.toddassoc.com

TRAFFIC ENGINEER:
CKS LLC
7 AVENIDA VISTA GRANDE, SUITE B7, #236
SANTA FE, NM 87508
(505) 989-4196

DECEMBER 02, 2013
REVISIONS

DATE	BY	DATE	BY
03/24/14	O.S.		

MASTER PLAN - ELEVATION

DBA-12

VICINITY MAP
NOT TO SCALE

REFERENCE DOCUMENTS

1. DEDICATION PLAT OF RICHARDS AVE. CORRIDOR, PREPARED BY TERRA ENGINEERING CONSULTANTS, DATED MAY, 1987.
2. DIVISIONS OF LANDS OF RANCHO VIEJO PARTNERSHIP RECORDED IN BOOK 210, PAGES 046-047, PREPARED BY SALVADOR VIGIL.
3. SUBDIVISION PLAT PREPARED FOR RANCHO VIEJO PARTNERSHIP, RECORDED IN BOOK 247, PAGE 031.
4. SUBDIVISION PLAT PREPARED FOR RANCH VIEJO PARTNERSHIP, RECORDED IN BOOK 230, PAGE 021.
5. LAND DIVISION PLAT RECORDED IN PLAT BOOK 352, PAGE 002.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THE THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THE SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS SHOWN AND TO EXISTING UTILITIES NOT SHOWN. OTHER EASEMENTS ARE GRANTED AS SHOWN. THIS SUBDIVISION CONTAINS 85.878 ACRES, MORE OR LESS. ROADWAYS SHOWN HEREON ARE DEDICATED TO THE COLLEGE HEIGHTS HOMEOWNERS ASSOCIATION AND GRANTED FOR PUBLIC USE FOR ACCESS AND UTILITIES.

TRACT A SHOWN HEREON WILL BE DEEDED TO THE COLLEGE HEIGHTS HOMEOWNERS ASSOCIATION FOR USE AS COMMON OPEN SPACE FOR THE BENEFIT OF THE COLLEGE HEIGHTS HOMEOWNERS.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE.

OWNER: RANCHO VIEJO DE SANTA FE, INC.

Robert B. Taunton
BY: ROBERT B. TAUNTON, VICE PRESIDENT

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY ROBERT B. TAUNTON
THIS 8th DAY OF November, 1998

[signature] July 30, 2000
NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

APPROVED BY [signature] 1-8-99
LAND USE ADMINISTRATOR DATE

CORRECT! 0422005

COUNTY DEVELOPMENT PERMIT NO. 96-1221

[signature] 12/31/98
COUNTY PUBLIC WORKS DATE

[signature] 12/01/98
COUNTY FIRE MARSHAL DATE

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY AT THEIR MEETING OF JUNE 9 1998

[signature]
V-CHAIRMAN COUNTY CLERK

APPROVED BY THE EXTRATERRITORIAL ZONING COMMISSION AT THEIR MEETING OF 2-12-98

Nancy B. Long
CHAIRMAN SECRETARY

TERRAIN MANAGEMENT REGULATIONS (ARTICLE VII, SEC 3.2 OF THE COUNTY LAND DEVELOPMENT CODE) SHALL BE COMPLIED WITH AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT

THIS PROPERTY LIES PRIMARILY WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 AND 500 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. PANEL 350069-0233B, DATED 11-4-88.
A PORTION OF LAND IN THE NORTHWEST CORNER OF THIS PROJECT LIES WITHIN ZONE AE, AREAS TO BE DETERMINED TO BE A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD ZONE SHOWN ON F.I.R.M. PANEL 350069-229B, DATED 11-4-83.

THESE LOTS ARE SUBJECT TO UTILIZING THE SANTA FE COMMUNITY COLLEGE SEWER SYSTEM. NO INDIVIDUAL WASTEWATER SYSTEMS SHALL BE ALLOWED. WATER USE IS RESTRICTED BY COVENANTS TO 0.25 AC/FT/YR (81,457 GALLONS PER YEAR) PER LOT.

NOTES:
1. TWO CENTRAL STORM WATER RETENTION PONDS MANAGE THE RUNOFF FROM THE SUBDIVISION. THE HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THESE PONDS.
2. PRIVATE ACCESS ROADS SHALL BE DEVELOPED IN COMPLIANCE WITH SECTIONS 3.5.2 F3 OF THE EXTRATERRITORIAL SUBDIVISION REGULATIONS.
3. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO APPLICABLE COUNTY AND EXTRATERRITORIAL REGULATIONS.
4. NATURAL DRAINAGE CHANNELS AND DRAINAGE EASEMENTS SHALL REMAIN FREE OF DEBRIS OR FILL MATERIAL THAT WOULD IMPEDE THE FLOW OF STORM WATER. NATURAL DRAINAGE EASEMENTS SHOWN ARE TO REMAIN IN THEIR NATURAL CONDITION.
5. DEVELOPMENT PERMITS FOR HOUSING CONSTRUCTION WILL NOT BE ISSUED UNTIL ALL ROAD AND FIRE PROTECTION INFRASTRUCTURE HAS BEEN COMPLETED OR AS OTHERWISE APPROVED BY THE COUNTY FIRE MARSHALL, [redacted]
6. ALL COMMON AND PRIVATE OPEN SPACES ARE SUBJECT TO DRAINAGE, PEDESTRIAN AND PUBLIC UTILITY EASEMENTS.
7. LOTS IN THIS SUBDIVISION SHALL BE REQUIRED TO CONNECT WITH THE WATER UTILITY SYSTEM OF THE SANTA FE WATER COMPANY. SEE COVENANTS AND RESTRICTIONS RECORDED IN THE RECORDS OF SANTA FE COUNTY AT BOOK 1614, PAGES 193-199
8. ALL GROUND DISTURBING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE ARCHAEOLOGICAL EASEMENT UNLESS APPROVAL IS GRANTED BY THE HISTORIC PRESERVATION OR COUNTY ARCHAEOLOGIST.
9. CULVERTS WILL BE INSTALLED AT ALL DRIVEWAYS.
10. PRIVATE WELLS ARE PROHIBITED WITHIN THIS SUBDIVISION.
11. NO FURTHER SUBDIVISION OF THESE LOTS IS PERMITTED. THIS DOES NOT PROHIBIT LOT LINE ADJUSTMENTS OR CONSOLIDATIONS.
12. NO GUEST HOUSES ARE PERMITTED.
13 LOTS ARE SUBJECT TO THE FOLLOWING EASEMENTS:
7.5' ALONG RIGHTS OF WAY FRONTAGE FOR UTILITIES.
AN EASEMENT FOR SLOPE CUTS AND FILLS ALONG RIGHTS OF WAY FOR CONSTRUCTION AND MAINTENANCE OF ROADS.
14. MAINTENANCE OF ROADS, DRAINAGE, STRUCTURES AND COMMON OPEN SPACE IS THE RESPONSIBILITY OF THE COLLEGE HEIGHTS HOMEOWNERS ASSOCIATION.
15. SHARED DRIVEWAYS ARE SUBJECT TO ACCESS AND UTILITY EASEMENTS FOR THE BENEFIT OF THE SUBJECT LOTS.
16. THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS SET FORTH IN THE DISCLOSURE STATEMENT RECORDED IN BOOK 1614, PAGE 190-192
17. THIS SUBDIVISION IS SUBJECT TO COVENANTS RECORDED IN BOOK 1614 PAGE 193-199
18. DIRECT DRIVEWAY ACCESS TO COLLEGE DRIVE IS PROHIBITED.
19. SHOULD THE ASSOCIATION FAIL TO PROPERLY MAINTAIN THE DRAINAGE PONDS, SANTA FE COUNTY IS GIVEN THE RIGHT BUT NOT THE OBLIGATION TO ENTER THE SUBDIVISION AND TAKE ANY MEASURES NEEDED TO REPAIR THE POND TO ENSURE PROPER STORM WATER MANAGEMENT AT THE EXPENSE OF THE ASSOCIATION.

U.S. West Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone service to the subdivision.

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

UTILITIES

[signature] 11-30-98
U.S. WEST COMMUNICATIONS DATE

[signature] 11-25-98
PUBLIC SERVICE CO. OF N.M. DATE

[signature] 11-25-98
GAS CO. OF N.M. DATE

[signature] 12-1-98
SANTA FE COUNTY WATER COMPANY DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 20th DAY OF APRIL, 1998, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

[signature]
GARY E. DAWSON, N.M.P.L.S. 7314

DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

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

[signature] DATE
CITY PLANNER 11-12-98 DATE

[signature] 6-18-99
COUNTY RURAL ADDRESSING DIRECTOR DATE

LEGEND

BEARINGS ARE REFERED TO THE N.M. STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.
DISTANCES ARE GROUND.
GROUND TO GRID SCALE FACTOR = 0.999598

● FND	DENOTES REBAR, OR AS SHOWN FOUND
●	DENOTES REBAR, OR AS SHOWN SET
○	DENOTES CALCULATED POINT NOT SET
⊚	DENOTES BRASS CAP FOUND
	DENOTES UTILITY POLE
	DENOTES OVERHEAD UTILITY LINE
	DENOTES FENCE
	DENOTES STREET ADDRESS
DE	DENOTES DRAINAGE EASEMENT
PAUE	DENOTES PRIVATE ACCESS & UTILITY EASEMENT (SEE TYPICAL COMMON DRIVEWAY EASEMENT DETAILS)
▭	DENOTES PRIVATE OPEN SPACE

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS

COUNTY OF SANTA FE 1086128 ss
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 15 day of JAN A.D. 1999 at 1:38 o'clock P m., and was duly recorded in book 422 page(s) 005-009 of the records of Santa Fe County.

Should Be 422

Witness my Hand and Seal of office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, N.M.

[signature]
Deputy

INDEXING INFORMATION FOR COUNTY CLERK

COLLEGE HEIGHTS PHASE 1

PLAT PREPARED FOR
RANCHO VIEJO DE SANTA FE, INC.
BEING A SUBDIVISION OF A PORTION OF LOT 1, RECORDED BOOK 352, PAGE 002
WITHIN
SECTION 21, T16N, R9E, NMPM
SANTA FE COUNTY, N.M.

SHEET 1 OF 2

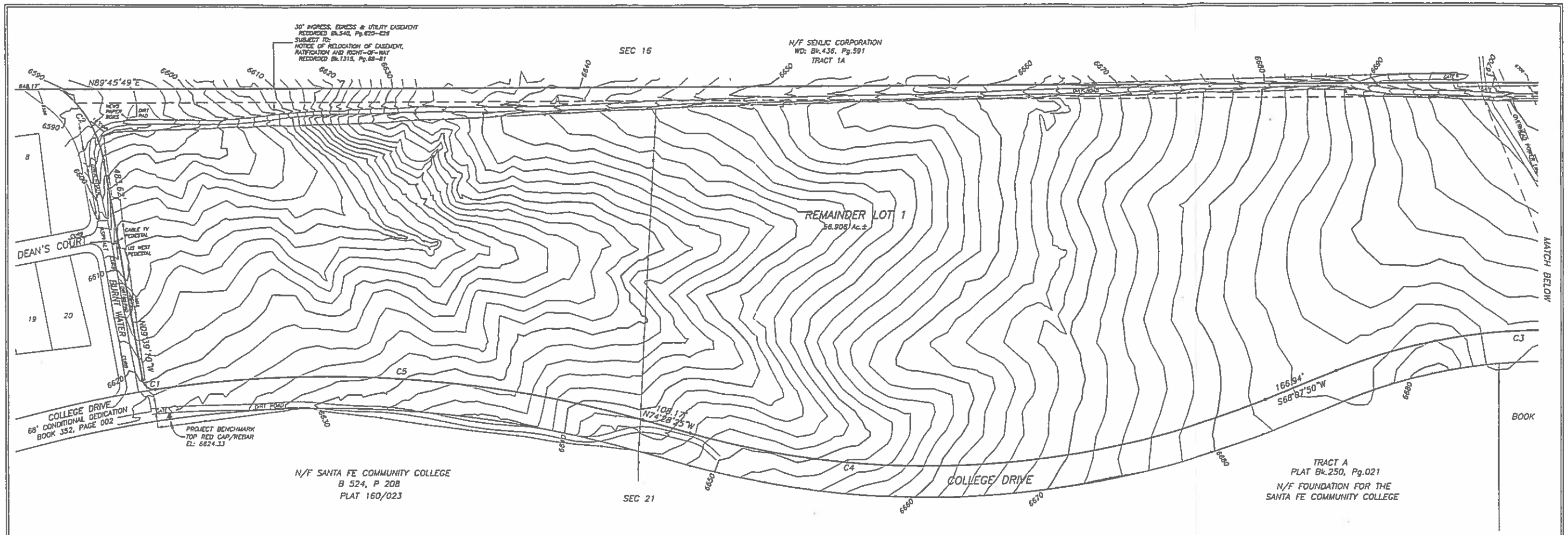
DBA-13

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2500 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 3078 DATE: 10-8-98

SCALE 1"=200'

SHEET 1-1

2



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	88°51'51"	25.00'	38.77'	35.00'	N54°05'06"W
C2	42°31'31"	250.00'	185.55'	181.32'	N30°54'56"W
C3	46°30'02"	1234.00'	1001.50'	974.24'	N88°37'09"W
C4	37°23'45"	1966.00'	1283.17'	1260.52'	S85°49'43"W
C5	24°02'37"	2554.00'	1071.76'	1063.91'	N86°29'43"W

NOTE:

THIS IS NOT A PROPERTY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.

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

UTILITY SYMBOLS SHOWN HEREON ARE LARGER THEN THERE ACTUAL SIZE FOR VIEWING PURPOSES

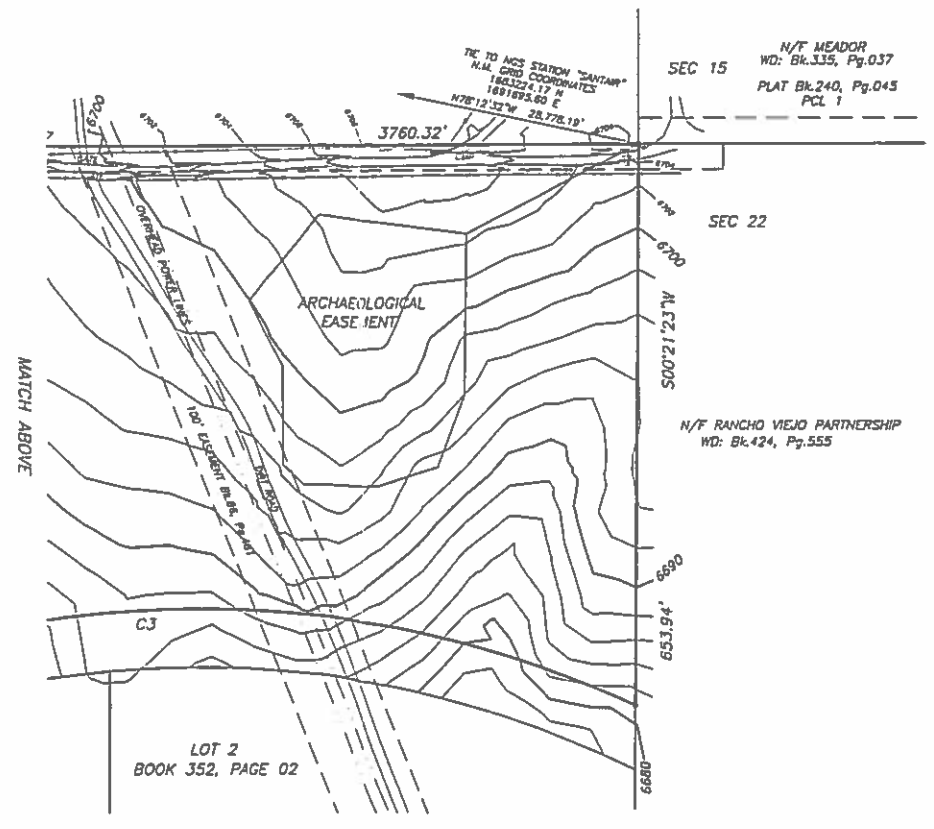
LEGEND:

BEARINGS ARE NEW MEXICO STATE PLAIN, CENTRAL ZONE. DISTANCES ARE GROUND AT 6800'ASL. GROUND TO GRID SCALE FACTOR = 0.99958

ELEVATIONS ARE NAVD88, DERIVED FROM GPS BASE STATION DAWSON2 ELEVATION=6572.376

- DENOTES FOUND PROPERTY CORNER
- DENOTES 2' CONTOUR INTERVAL
- DENOTES 10' CONTOUR INTERVAL
- DENOTES UTILITY PEDESTAL
- DENOTES FENCE

SCALE 1" = 100' FEET
100 0 100



SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS MAP IS A TRUE REPRESENTATION OF A TOPOGRAPHIC SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION IN JAN. OF 2013. THE SURVEY AND DRAWING ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE, AND MEET THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS IN NEW MEXICO.

EDWARD M. TRUJILLO, N.M.P.L.S. #12352

EDWARD M. TRUJILLO NEW MEXICO 12352 REGISTERED PROFESSIONAL SURVEYOR

TOPOGRAPHIC MAP

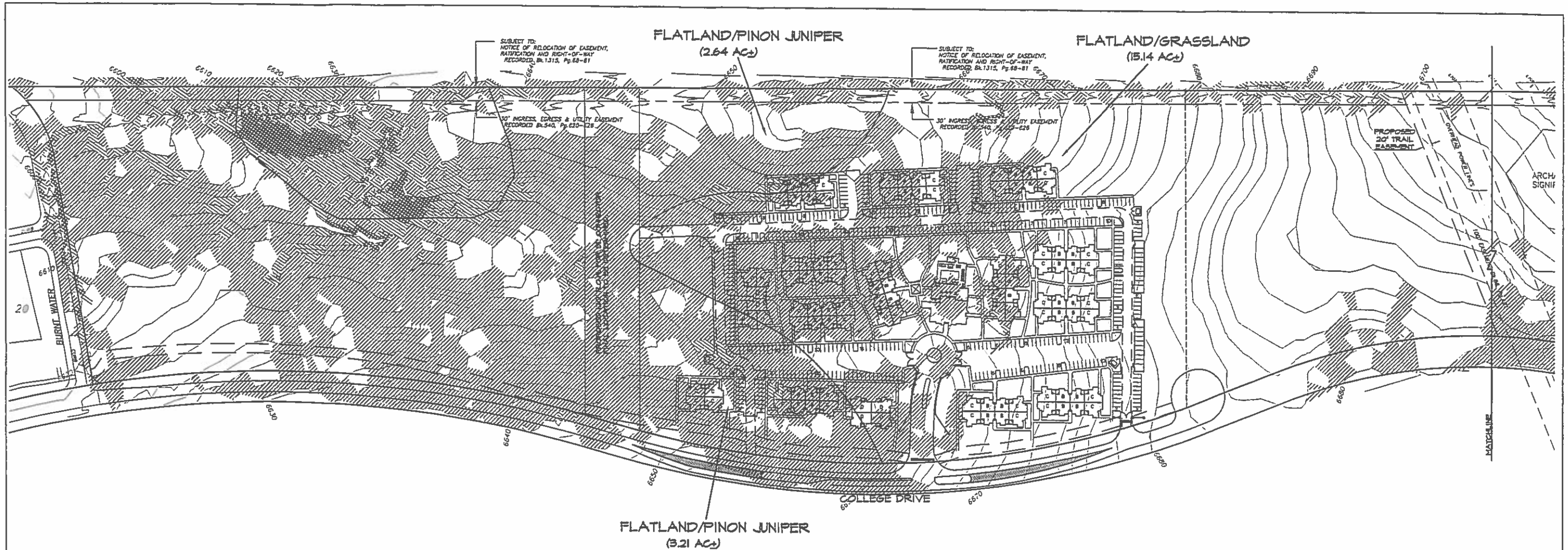
OF

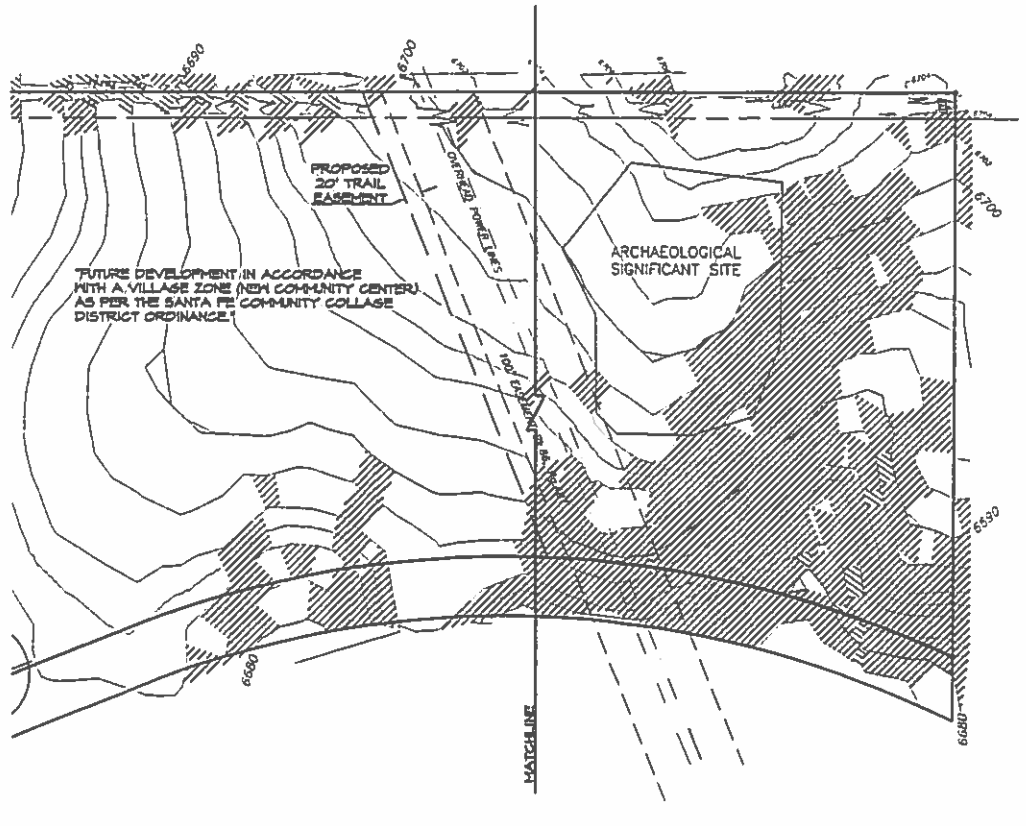
COLLEGE HEIGHTS REMAINDER LOT 1

RECORDED IN PLAT BOOK 422, PAGE 05-07
WITHIN SECTION 21, T.16N., R.9E., N.M.P.M.
COUNTY OF SANTA FE, N.M.

OBA-14

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502B CAMINO ENTRADA
SANTA FE, N.M. 87507
FILE# 9175\TOPO DATE: 01\18\13





SLOPE LEGEND

- 0-5% SLOPE
- 5%-10% SLOPE USING 2' CONTOUR INTERVAL
- 10% -15% SLOPE USING 2' CONTOUR INTERVAL
- 15% AND GREATER SLOPE USING 2' CONTOUR INTERVAL

SEE SHEET 3 FOR SOURCE OF TOPOGRAPHY SHOWN HEREON.

LANDSCAPE TYPE

FLATLAND/PINON JUNIPER	15.14 ACRES
FLATLAND/GRASS LAND	5.85 ACRES

ZONING ALLOWANCE

3.5 DU/ACRE (MINIMUM):	20.4 DU MINIMUM
3.5 DU/ACRE (MINIMUM):	45.4 DU MINIMUM

MINIMUM TOTAL - 65.8 DWELLINGS UNITS
MAXIMUM TOTAL NOT DEFINED

NORTH

1"=100'

REVISIONS

DATE	BY
03/24/14	OG

DESIGN ENGINUITY

1451 Lotus Street, Suite C, Santa Fe, New Mexico
505) 994-9951

ELEVATION
MASTER PLAN

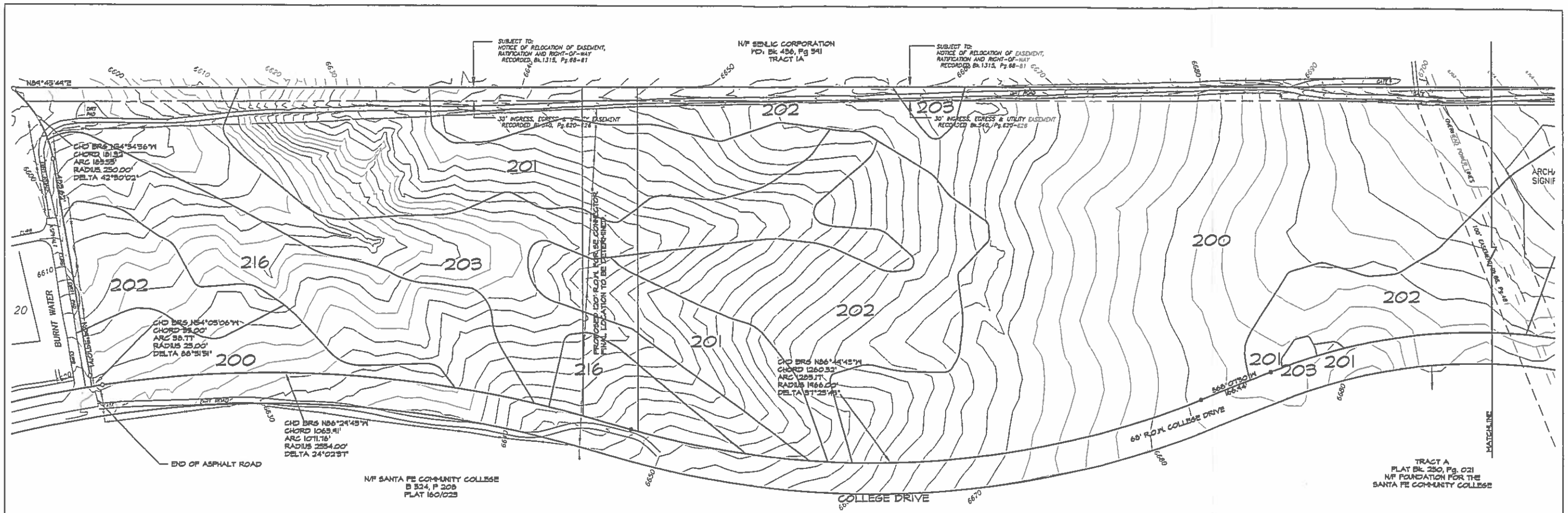
LAND TYPE ANALYSIS

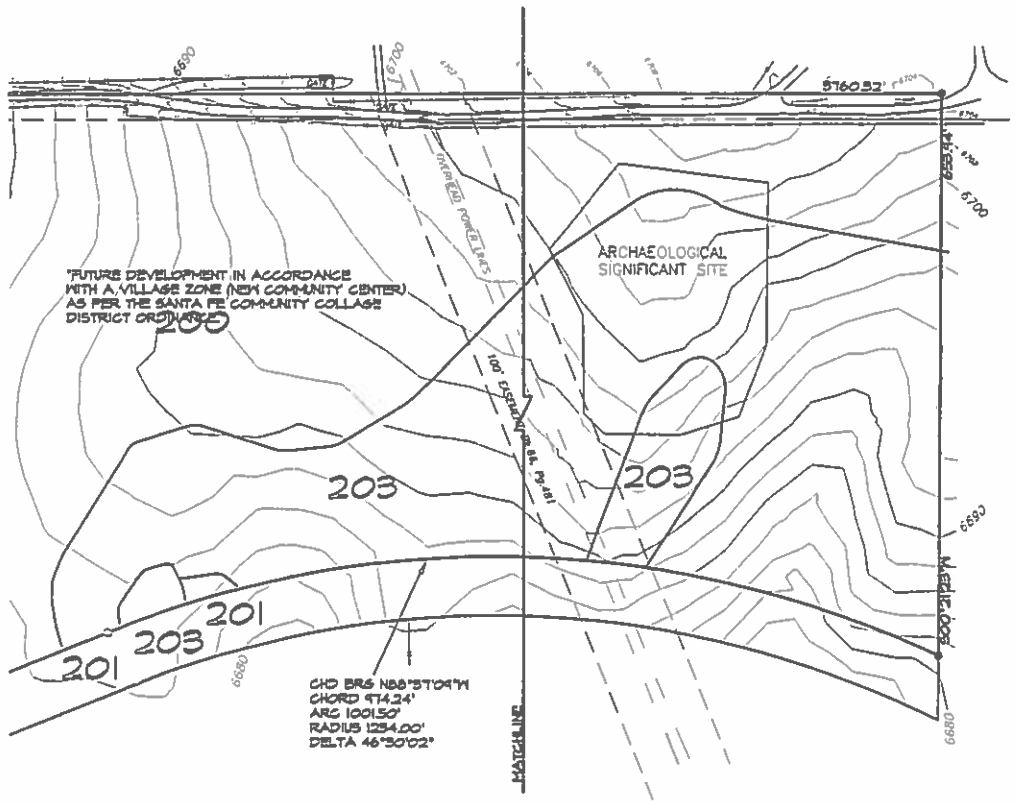
SCALE	DWG NO	DATE
1"=100'		12/02/2013

DRAWN BY / APPROVED BY

SHEET 4

OBA-15





SLOPE LEGEND

- 0-20% SLOPE
- 20%-30% SLOPE USING 1' CONTOUR INTERVAL
- 30% AND GREATER SLOPE USING 5' CONTOUR INTERVAL

SEE SHEET 3 FOR SOURCE OF TOPOGRAPHY SHOWN HEREON.

THERE ARE NO 30% SLOPES ON THIS PROJECT.

SOIL DATA

200 - PREDAWN LOAM - LOAM AND CLAY LOAM, WELL-DRAINED, MODERATE FROST HEAVE POTENTIAL, PLASTIC INDEX OF 28, MODERATE SHRINK-SWELL POTENTIAL, ALLUVIUM DERIVED FROM GRANITE, GNEISS, SCHIST, LOESS AND VOLCANIC ASH.

201 - TANOAN-ENCANTADO COMPLEX - VERY GRAVELLY SANDY LOAM AND LOAM. SOMEWHAT EXCESSIVELY DRAINED, MODERATE FROST HEAVE POTENTIAL, PLASTIC INDEX OF 10, LOW-MODERATE SHRINK-SWELL POTENTIAL, ALLUVIUM DERIVED FROM GRANITE, GNEISS, SCHIST, LOESS OVER RESIDUM WEATHERED FROM BASALTIC TUFF OR GRANITIC SANDSTONE.

202 - ALIRE LOAM - LOAM AND CLAY LOAM, WELL-DRAINED, MODERATE FROST HEAVE POTENTIAL, PLASTIC INDEX OF 24, MODERATE SHRINK-SWELL POTENTIAL, ALLUVIUM DERIVED FROM GRANITE, GNEISS, SCHIST, LOESS AND VOLCANIC ASH

203 - BUCKHORSE-ALTAZANO COMPLEX - COARSE SANDY LOAM AND GRAVELLY SANDY LOAM, WELL-DRAINED, MODERATE FROST HEAVE POTENTIAL, PLASTIC INDEX OF 10, LOW-MODERATE SHRINK-SWELL POTENTIAL, SLOPE ALLUVIUM DERIVED FROM GRANITE, GNEISS, SCHIST, GRANITIC SANDSTONE, FANGLOMERATE AND MUDSTONE.

216 - DONDIEGO LOAM - LAM WITH GRAVELLY SANDY LOAM AT DEPTHS OF 60" OR MORE, WELL-DRAINED, MODERATE FROST HEAVE POTENTIAL, PLASTIC INDEX OF 24, MODERATE SHRINK-SWELL POTENTIAL, ALLUVIUM DERIVED FROM GRANITE, GNEISS, SCHIST AND LOESS.

DESCRIPTIONS TAKEN FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE'S SOIL WEB SOIL SURVEY FOR SANTA FE COUNTY AREA DONE IN MAY 2009
http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

REVISIONS

DATE	BY
03/24/14	OG

NORTH
1"=100'

DESIGN ENGINUITY
4851 Lona Street, Suite C, Santa Fe, New Mexico
(505) 591-1951

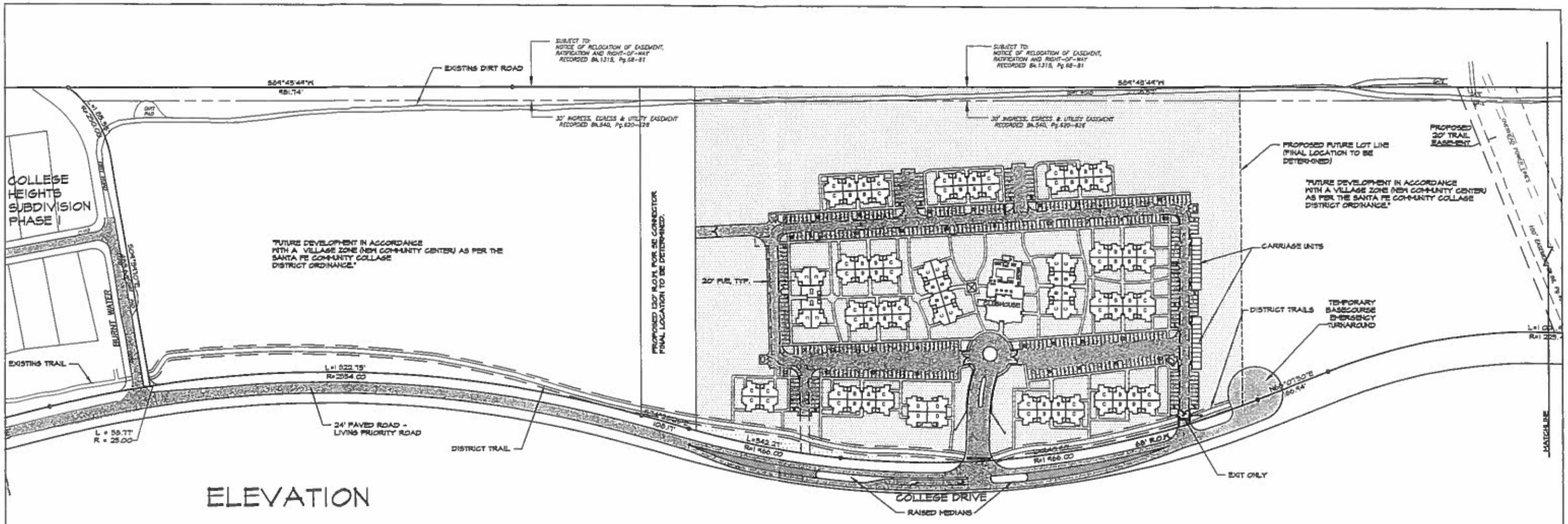
ELEVATION
MASTER PLAN

SLOPE ANALYSIS AND EXISTING CONDITIONS

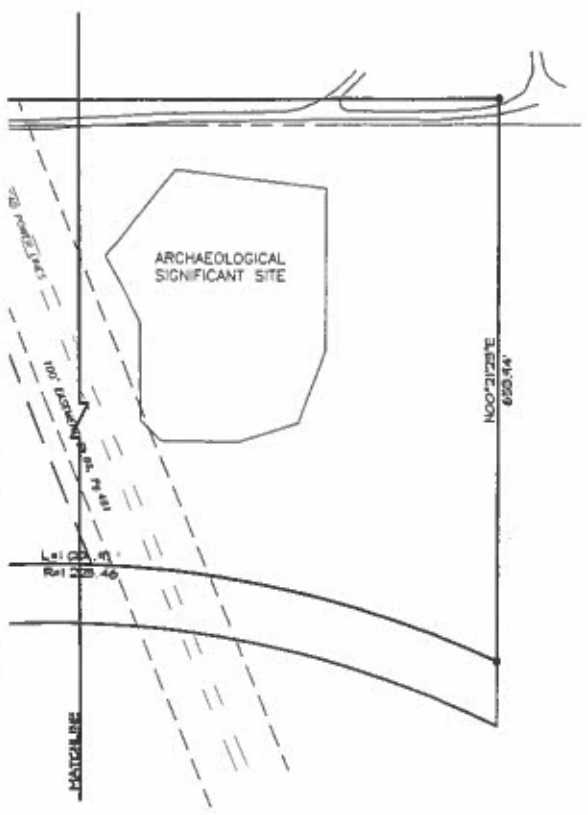
SCALE	DWG NO.	DATE
1"=100'		12/02/2013
DRAWN BY / APPROVED BY		SHEET NO. 5

DBA-14

C:\DWG PROJECTS (DECKLES & PAPER)\vendors plans\2014-03-24 vendors plans.dwg, 3/25/2014 10:51:41 AM, HP Designjet T7100 24in PAPER



ELEVATION



SITE DATA

PROJECT AREA:

• 214 UNIT APARTMENT	22.00 AC±
BUILDING FOOTPRINT	120,005 SQUARE FEET
LOT COVERAGE STRUCTURES	12.5%
FLOOR AREA RATIO	0.24
MAXIMUM BUILDING HEIGHT	36 FEET
GROSS FLOOR AREA (DOES NOT INCLUDE COURTYARDS OR PORTALES)	231,948 SQUARE FEET
PARKING/DRIVE LANES	252,089 SQUARE FEET
ON-SITE PARKING	430 SPACES
OPEN SPACE	15 AC± 68%

AMENITIES: RAINWATER HARVESTING, FITNESS CENTER, CLUBHOUSE, POOL, AND CHILDREN'S PLAY AREA

ALL PARKING & ROADWAYS WILL BE SURFACED WITH ASPHALT
COUNTY WATER SERVICE
RANCHO VIEJO UTILITIES SEWER SERVICE

• ZONING: VILLAGE ZONE NEW COMMUNITY CENTER PER THE SF COMMUNITY COLLEGE DISTRICT ORDINANCE

APPROVALS

Approved by the County Development Review Committee; at their meeting of _____

Chairperson _____ Date

Approved by the Board of County Commissioners at their meeting of _____

Chairperson _____ Date

Attested by

County Clerk _____ Date

County Development Permit No. 13-_____

Approved by

County Land Use Administrator _____ Date

Approved by

County Fire Marshal _____ Date

Approved by

County Public Works Director _____ Date

Santa Fe County, New Mexico Dedication Affidavit and Purpose

Know all persons by these present that the undersigned owners has caused this Master Plan Amendment to be prepared. All that appears on this plan is made with the free consent and in accordance with the desires of the undersigned owners. This development lies within the planning jurisdiction of the County of Santa Fe, New Mexico.

Owner

_____
VEDURA RESIDENTIAL OPERATINS, LLC.
_____
_____

This instrument was acknowledge before me by

_____ this _____ day of _____, 20__.
Notary Public_____
My Commission Expires on_____

LEGEND

- COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- PROJECT PERIMETER

STATE OF NEW MEXICO)ss
COUNTY OF SANTA FE)ss

I hereby certify that this instrument was filed for record on the _____ day of _____ A.D., 20 __, at _____ o'clock _____ M., and was duly recorded in Book _____, Page _____ of the records of Santa Fe County.

Witness my hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, NM

_____
Deputy

NORTH
0 1"=100'

REVISIONS

DATE	BY
03/24/14	OG

DESIGN ENGINUITY

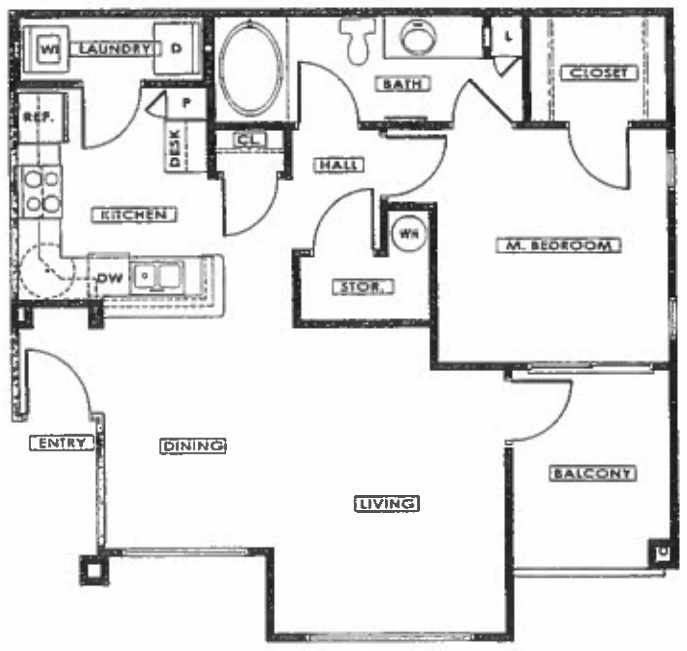
ELEVATION

MASTER PLAN

SCALE	DWG NO	DATE
1"=100'		12/02/2015

DRAWN BY / APPROVED BY | SHEET NO

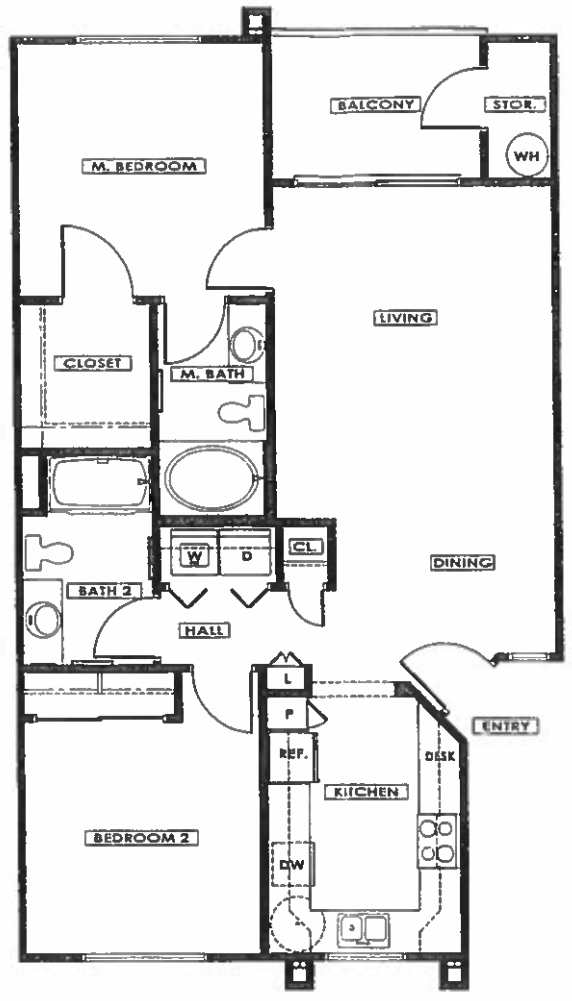
OBA-17



LIVABLE:	739 S.F.
STORAGE:	23 S.F.
TOTAL:	762 S.F.
PATIO:	72 S.F.

1 BEDROOM UNIT PLAN

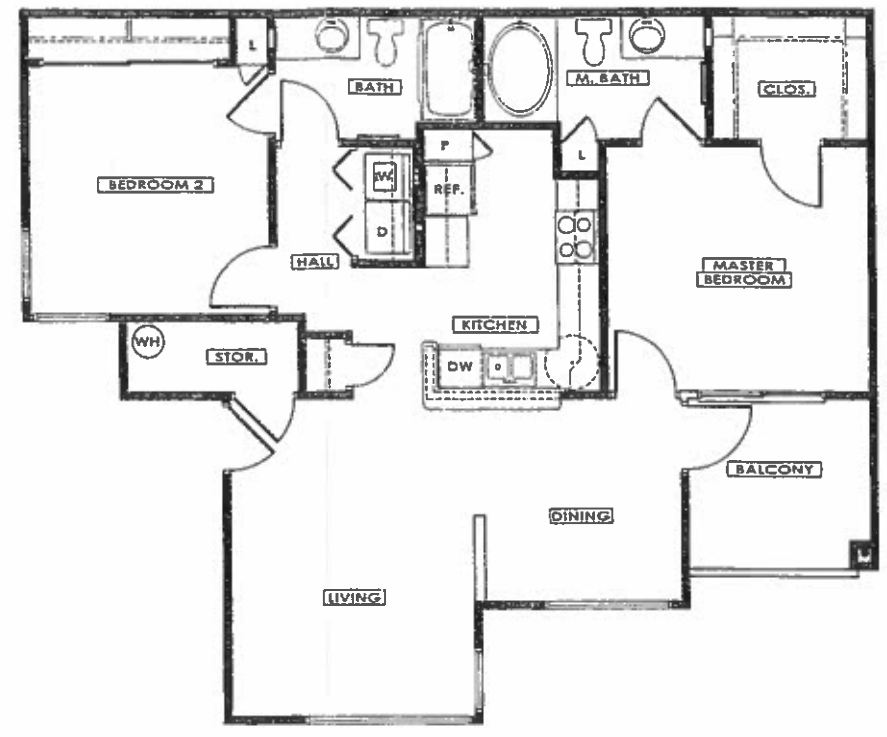
SCALE: 1/4" = 1'-0"



LIVABLE:	973 S.F.
STORAGE:	20 S.F.
TOTAL:	993 S.F.
PATIO:	79 S.F.

2 BEDROOM UNIT PLAN

SCALE: 1/4" = 1'-0"



LIVABLE:	981 S.F.
STORAGE:	23 S.F.
TOTAL:	1004 S.F.
PATIO:	77 S.F.

2 BEDROOM UNIT PLAN

SCALE: 1/4" = 1'-0"

STATE OF NEW MEXICO
GARY D. TODD
NO 2197
REGISTERED ARCHITECT
12/3/13

Elevation

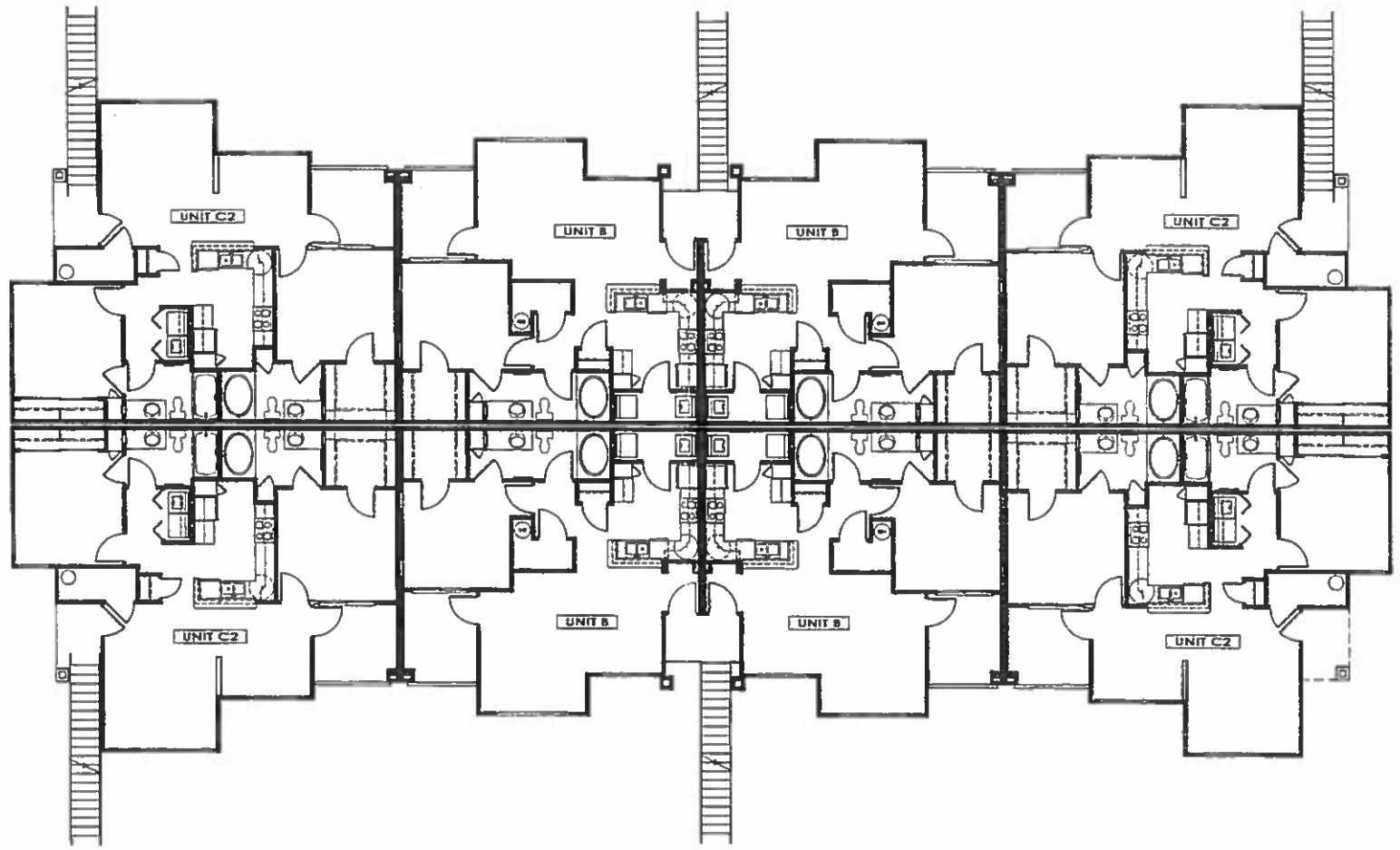
Santa Fe, New Mexico

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.912.8280p www.toddassoc.com

Project No. 12-2041-01 Date 12-06-13

7

OBA-18



FIRST FLOOR BUILDING PLAN

SCALE: 1/8" = 1'-0"

STATE OF NEW MEXICO
GARY D. TODD
NO. 2197
REGISTERED ARCHITECT

12/9/13

Elevation

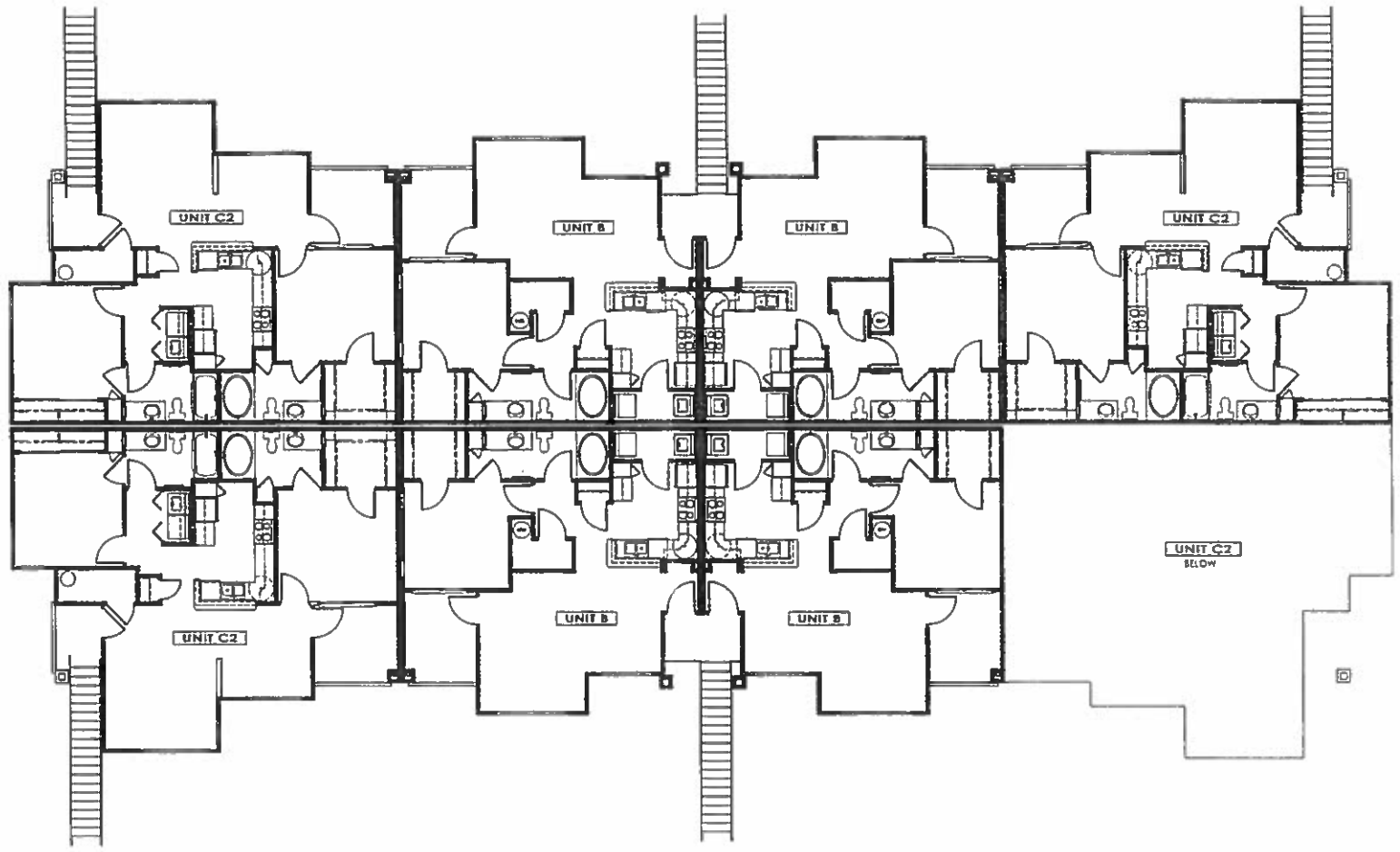
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

Santa Fe, New Mexico

Project No. 12-2041-01 Date 12-06-13

8

OBA-19



SECOND FLOOR BUILDING PLAN

SCALE: 1/8" = 1'-0"

STATE OF NEW MEXICO
GARY D. TODD
NO. 2197
REGISTERED ARCHITECT
12/3/13

Elevation

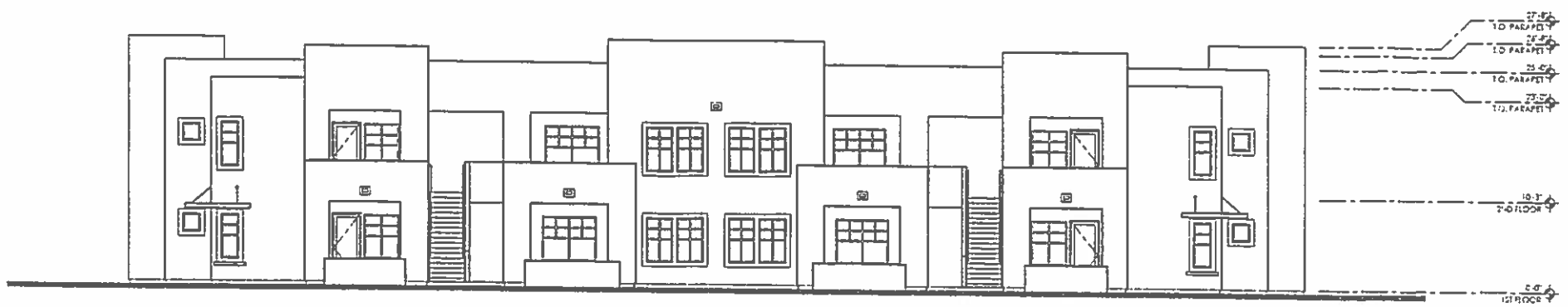
Santa Fe, New Mexico

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

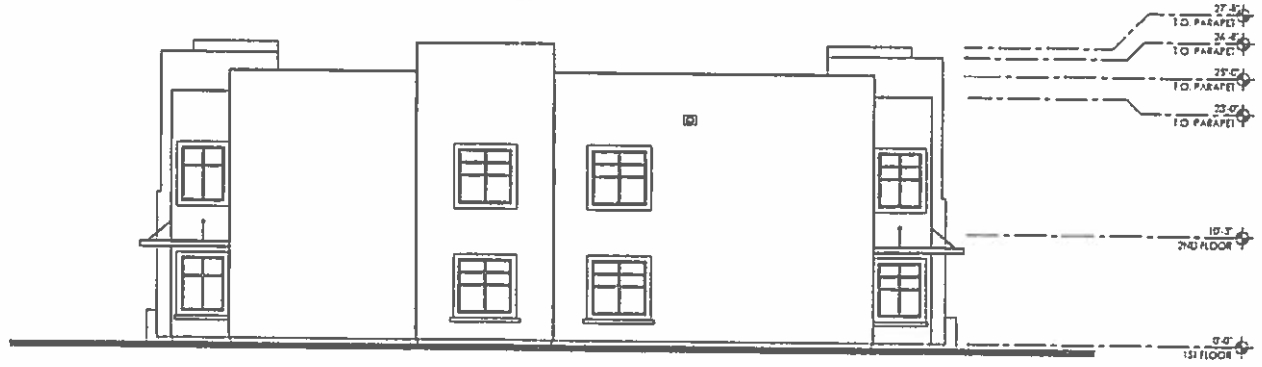
Project No. 12-2041-01 Date 12-06-13

9

OBA-20



FRONT ELEVATION
TYPICAL GARDEN BUILDING 1/8"=1'-0"



SIDE ELEVATION
TYPICAL GARDEN BUILDING 1/8"=1'-0"

CONCEPTUAL BUILDING ELEVATIONS

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

STATE OF NEW MEXICO
GARY D. TODD
NO. 2197
REGISTERED ARCHITECT
12/3/13

Elevation

Santa Fe, New Mexico

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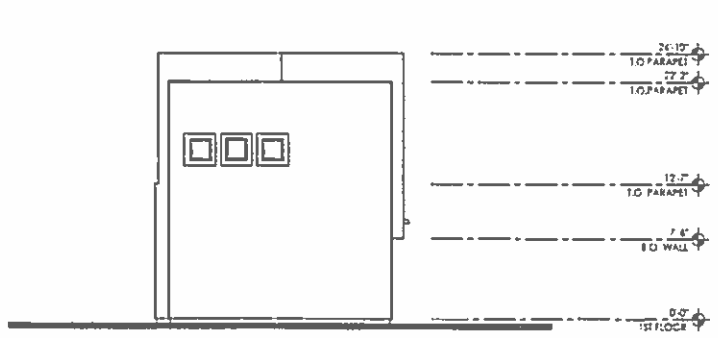
602.952.8280p www.toddassoc.com

Project No. 12-2041-01 Date 12-06-13

10

DBA-21

FRONT ELEVATION
TYPICAL CARRIAGE BUILDING 1/8"=1'-0"



SIDE ELEVATION
TYPICAL CARRIAGE BUILDING

CONCEPTUAL BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

STATE OF NEW MEXICO
GARY D. TODD
NO. 2197
REGISTERED ARCHITECT
12/3/13

Elevation

Santa Fe, New Mexico

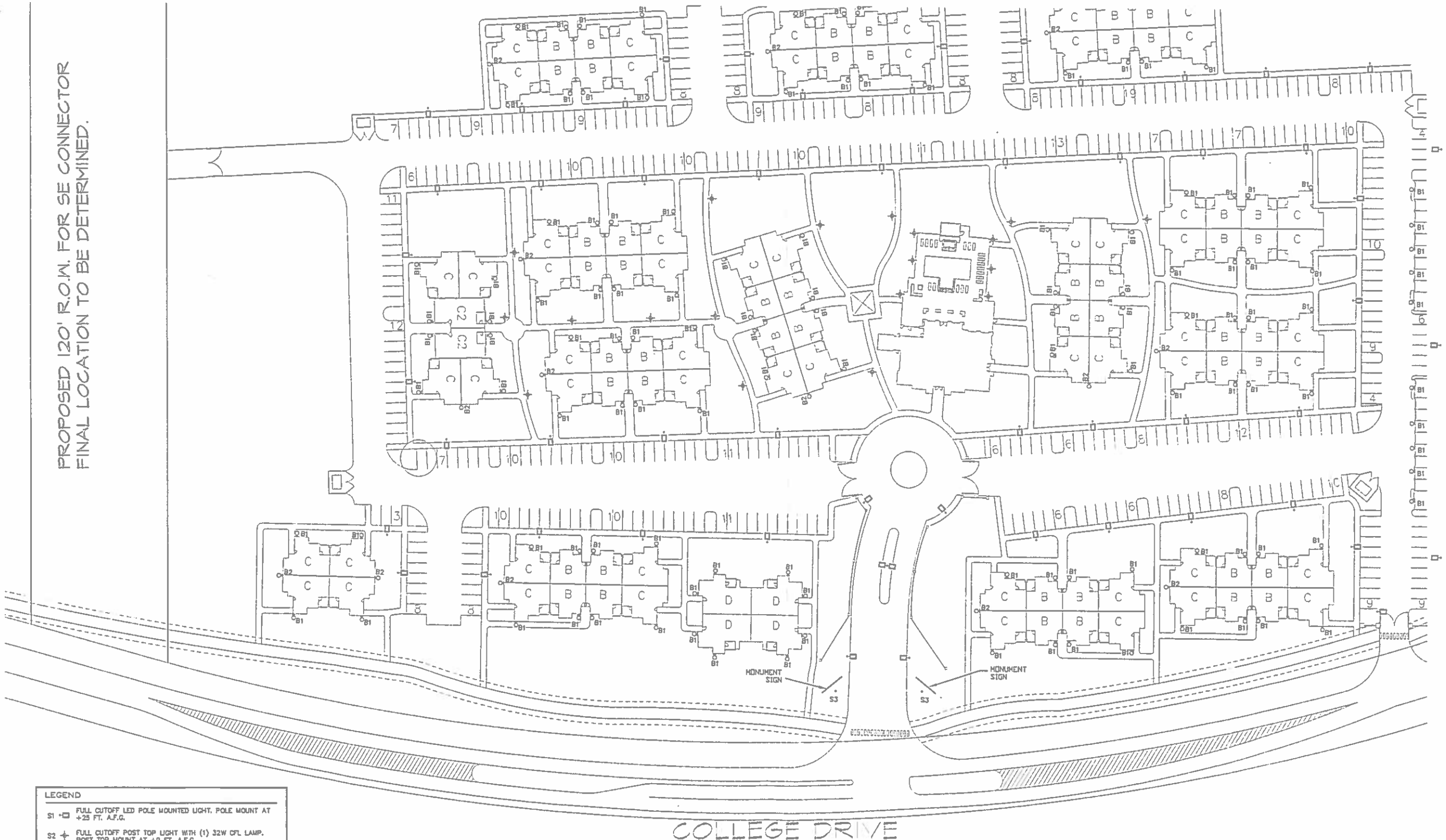
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

Project No. 12-2041-01 Date 12-06-13

11

OBA-22

PROPOSED 120' R.O.W. FOR SE CONNECTOR
FINAL LOCATION TO BE DETERMINED.



LEGEND

S1	FULL CUTOFF LED POLE MOUNTED LIGHT. POLE MOUNT AT +25 FT. A.F.G.
S2	FULL CUTOFF POST TOP LIGHT WITH (1) 32W CFL LAMP. POST TOP MOUNT AT +9 FT. A.F.G.
S3	GROUND MOUNTED SIGN LIGHT WITH (1) 32W T8 LAMP AND GLARE SHIELD.
B1	FULL CUTOFF WALL SCONCE WITH (1) 13W CFL TWISTED MED. BASE BULB. WALL MOUNT AT +7 FT. A.F.F.
B2	FULL CUTOFF WALL MOUNTED LIGHT WITH (1) 42W CFL LAMP. WALL MOUNT AT +12 FT. A.F.F.

PRELIMINARY SITE LIGHTING PLAN

SCALE: 1" = 40' - 0"

SEE SHEET 13 FOR LIGHTING CUT SHEETS

OBA - 23

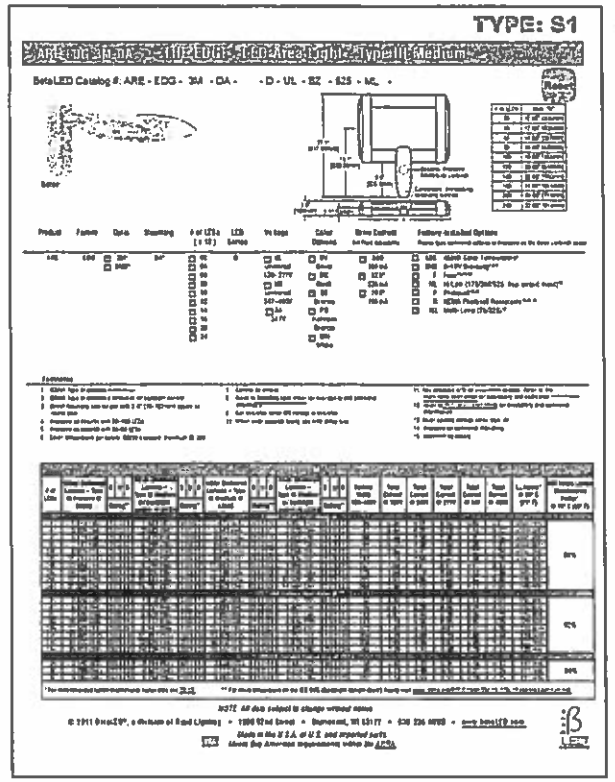
ELEVATION

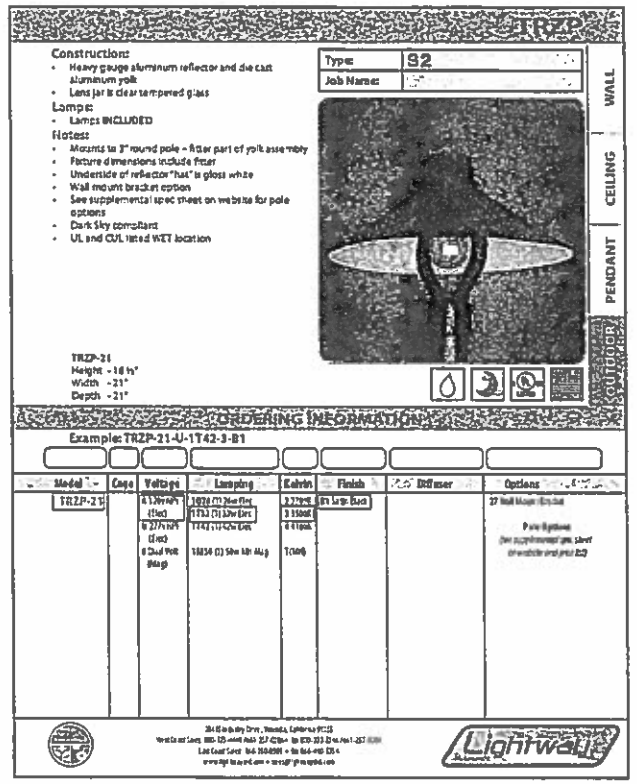
SANTA FE, NEW MEXICO

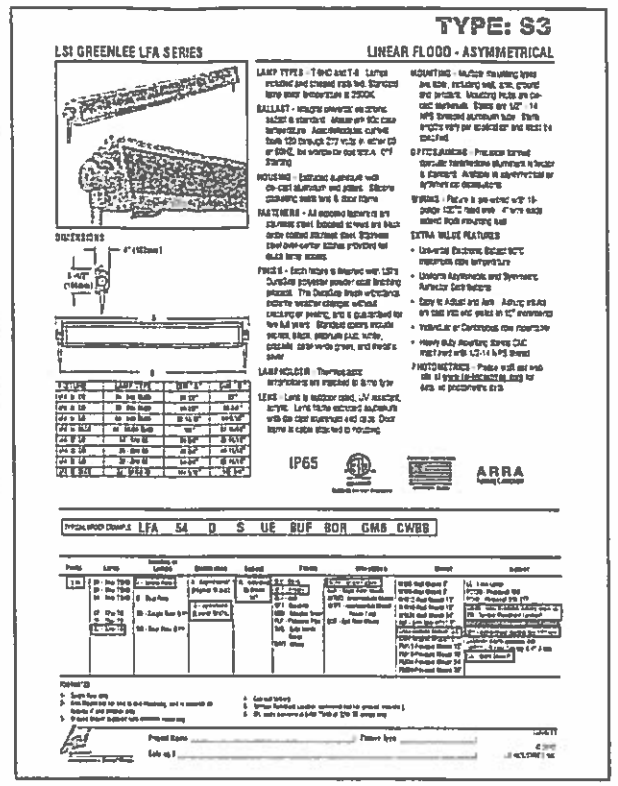
12

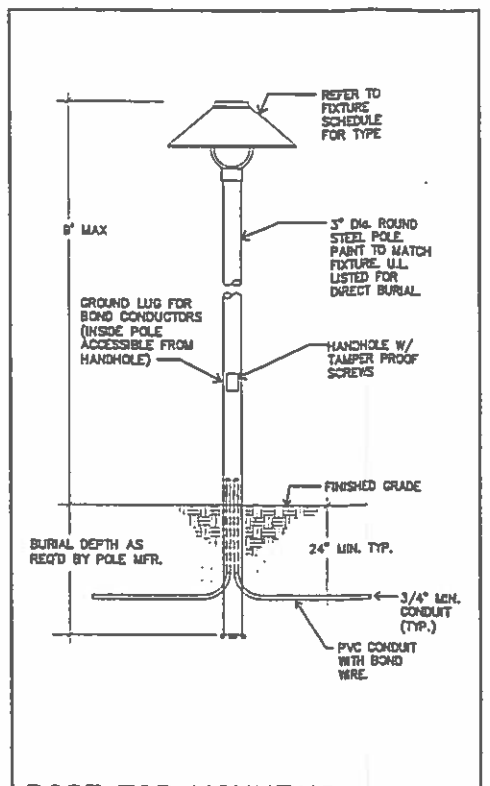
Sheet of

C:\DWG PROJECTS (backups & plots)\Vendura.dwg\From JenkinsGavin\2014-03-12_13-257_E-1.1.dwg, 2/12/2014 2:14:09 PM, HP Designjet T770ps 24in HPGL2







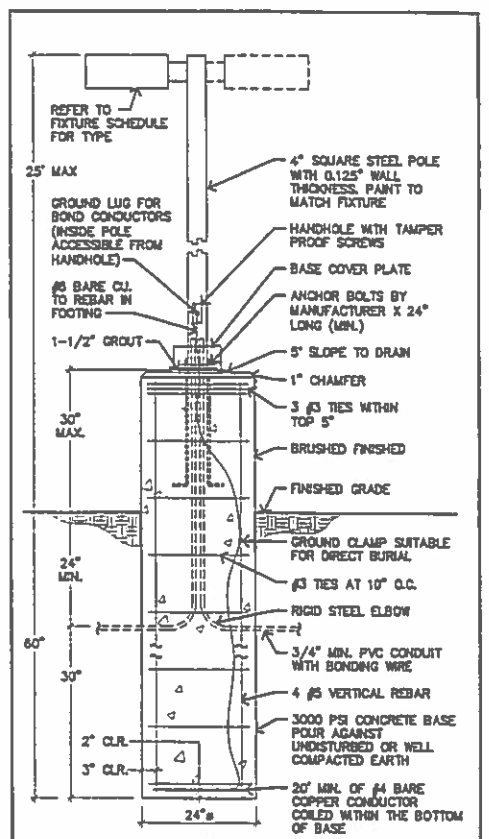


POST TOP MOUNTING DETAIL ②

TYPICAL FOR FIXTURE TYPE 'S2'. N.T.S.

NOTES

1. POLE SHALL BE 11'-0" TOTAL LENGTH OR AS REQUIRED BY POLE MANUFACTURER.
2. LIGHT POLE IN DIRECT CONTACT WITH EARTH OR CONCRETE SHALL BE DIPPED IN PROTECTIVE COATING INSIDE, OUTSIDE AS PER MANUFACTURE'S MATERIAL & SPECIFICATIONS AND WRAPPED WITH TAPE, SCOTCH #51, HALF LAPPED.
3. GENERAL CONTRACTOR TO PROVIDE POLE BASE DESIGN SEALED BY REGISTERED ARIZONA STRUCTURAL ENGINEER. REFER TO STRUCTURAL DRAWINGS FOR POLE BASE DETAIL.

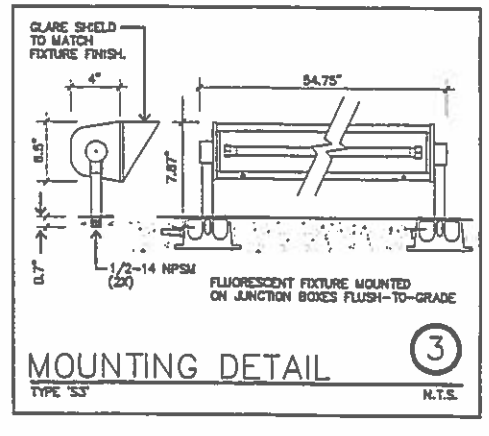


POLE MOUNTING DETAIL ①

TYPICAL FOR FIXTURE TYPE 'S1' N.T.S.

NOTES

1. E.P.A. RATINGS AND SOIL CONDITIONS SHALL BE COORDINATED WITH POLE AND FIXTURE ASSEMBLY.
2. GENERAL CONTRACTOR TO PROVIDE POLE BASE DESIGN SEALED BY REGISTERED ARIZONA STRUCTURAL ENGINEER. REFER TO STRUCTURAL DRAWING SHEET S3.0 DETAIL #113 FOR CAISSON LIGHT POLE SUPPORT DETAIL.



MOUNTING DETAIL ③

TYPE 'S3' N.T.S.

OBA-24

NP ENGINEERING INC.
4115 N. 15TH AVE.
PHOENIX, AZ 85015
PH: (602) 265-1559 FAX: (602) 265-1605

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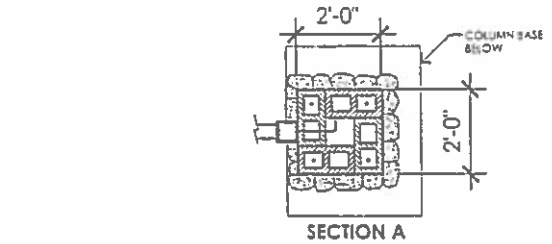
ELEVATION
SANTA FE, NEW MEXICO

NP Proj. No:	13-267
Project Manager:	--
Drawn by:	NPE
Date:	12/05/13

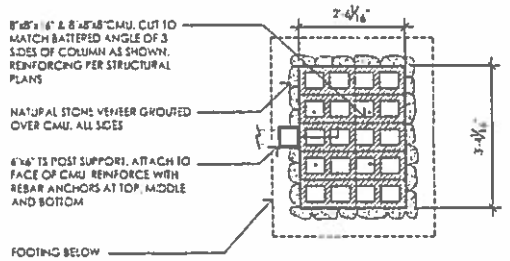
13

Sheet of

C:\DWG PROJECTS (backups & plots)\Revisions\dwg\From Jennings\Sheet\2014-03-12_13-267_E2.1.dwg, 3/12/2014 2:14:48 PM, HP Designjet T770ps 24in HPGL2



SECTION A



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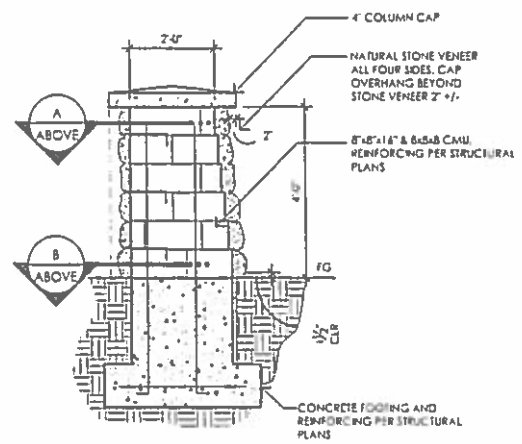

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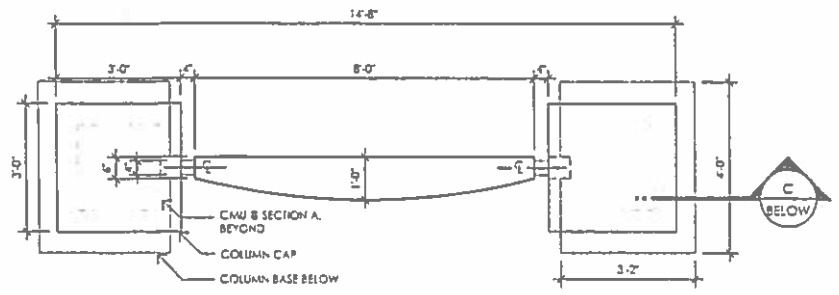
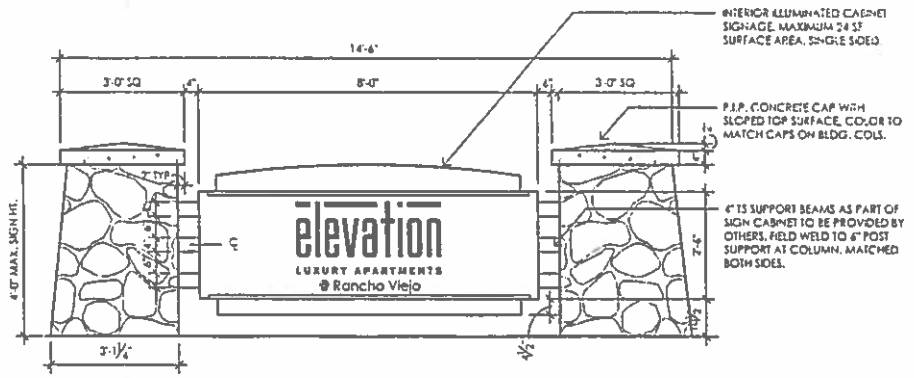


PLAN



ELEVATION

(1) MONUMENT SIGN

1/2" = 1'

CONCEPTUAL SIGNAGE

SCALE: 1/8" = 1'-0"

STATE OF NEW MEXICO
GARY D TODD
NO. 2197
REGISTERED ARCHITECT
12/3/13

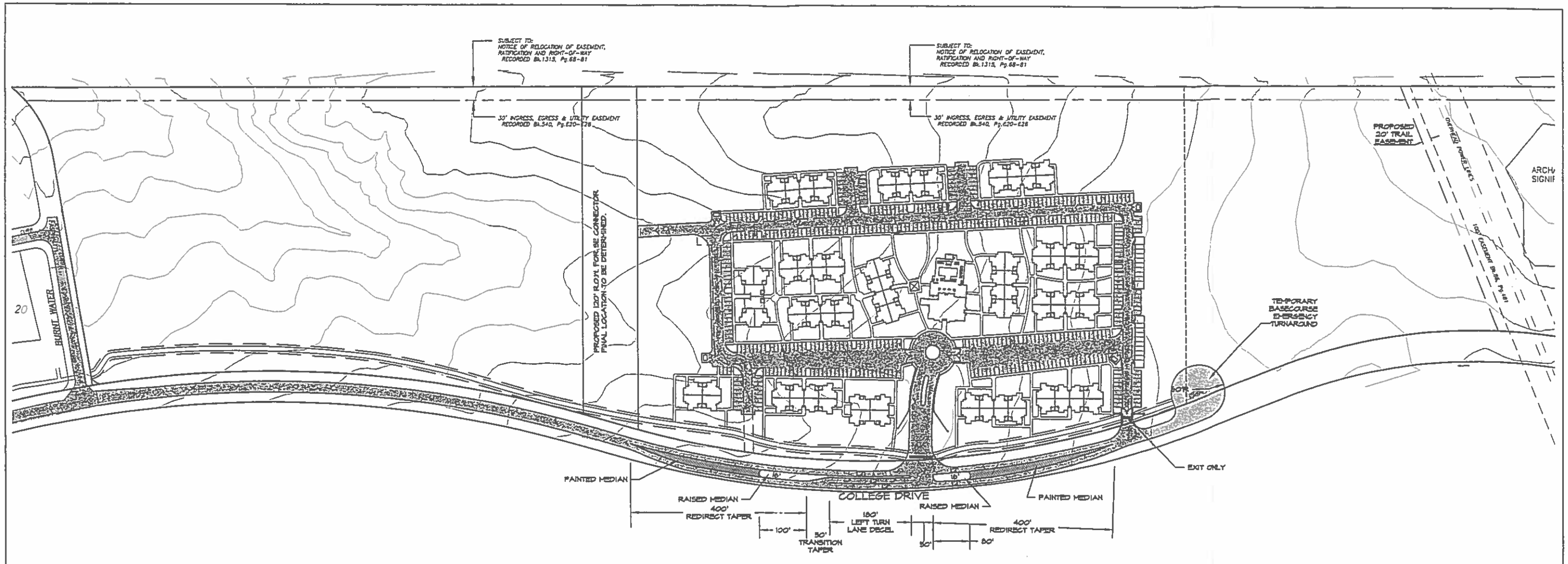
Elevation

Santa Fe, New Mexico

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8250p www.toddassoc.com

Project No. 12-2041-01 Date 12-06-13

13a
OBA-25



COLLEGE DRIVE
NTS

REVISIONS

DATE	BY
03/24/14	OG

NORTH

1"=100'

DESIGN ENGINUITY

1431 Lena Street, Suite E, Santa Fe, New Mexico
505) 991-9557

ELEVATION
MASTER PLAN

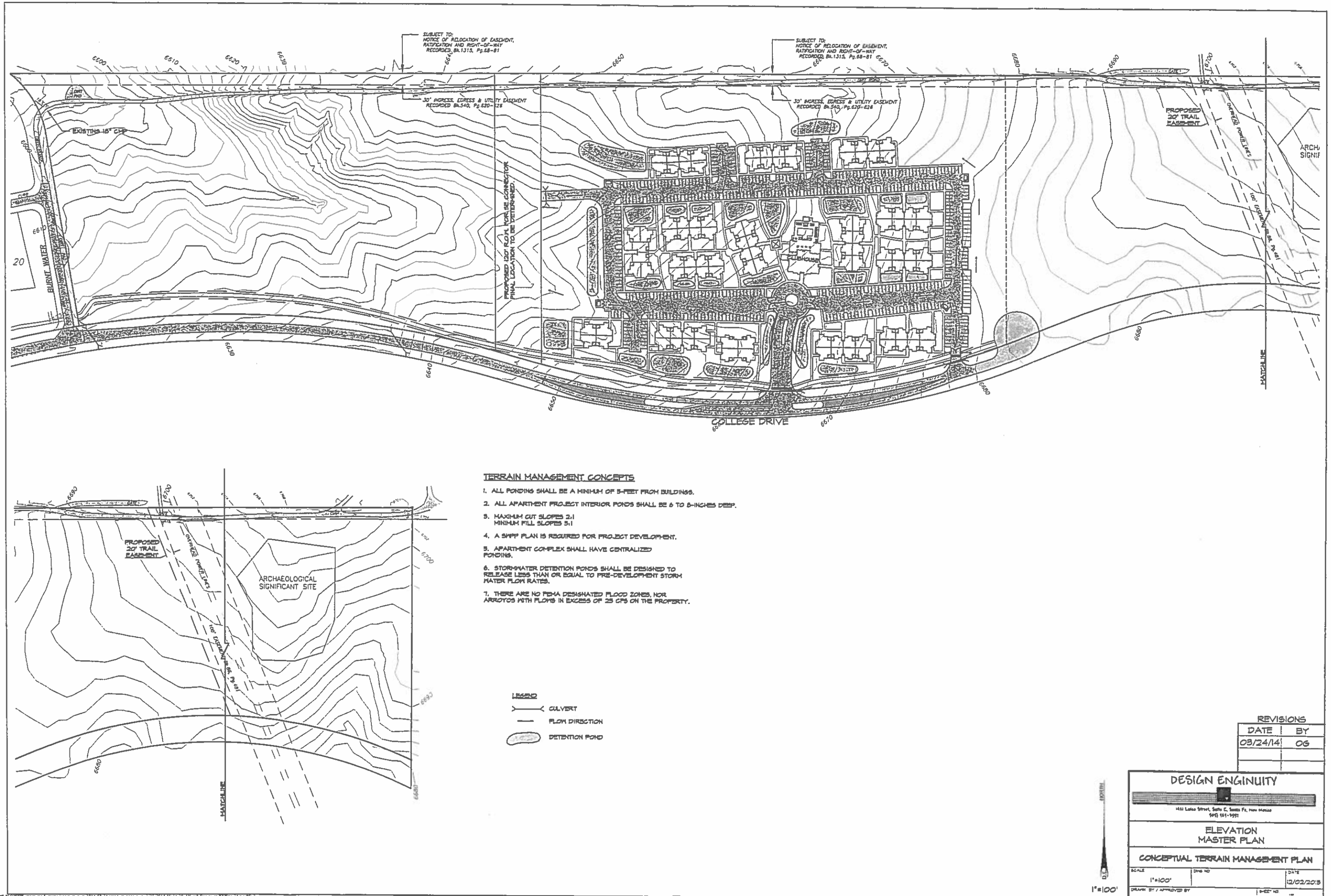
CONCEPTUAL ROADWAY PLAN

SCALE	DWG NO.	DATE
1"=100'		12/02/2013

DRAWN BY / APPROVED BY

NO. 14

OBA - 26



TERRAIN MANAGEMENT CONCEPTS

1. ALL PONDING SHALL BE A MINIMUM OF 5-FEET FROM BUILDINGS.
2. ALL APARTMENT PROJECT INTERIOR PONDS SHALL BE 6 TO 8-INCHES DEEP.
3. MAXIMUM CUT SLOPES 2:1
   MINIMUM FILL SLOPES 5:1
4. A SWPP PLAN IS REQUIRED FOR PROJECT DEVELOPMENT.
5. APARTMENT COMPLEX SHALL HAVE CENTRALIZED PONDING.
6. STORMWATER DETENTION PONDS SHALL BE DESIGNED TO RELEASE LESS THAN OR EQUAL TO PRE-DEVELOPMENT STORM WATER FLOW RATES.
7. THERE ARE NO FEMA DESIGNATED FLOOD ZONES, NOR ARROYOS WITH FLOWS IN EXCESS OF 25 CFS ON THE PROPERTY.

REVISIONS

DATE	BY
03/24/14	OG

DESIGN ENGINUITY

1451 Lakes Street, Suite C, Santa Fe, New Mexico
(505) 951-9997

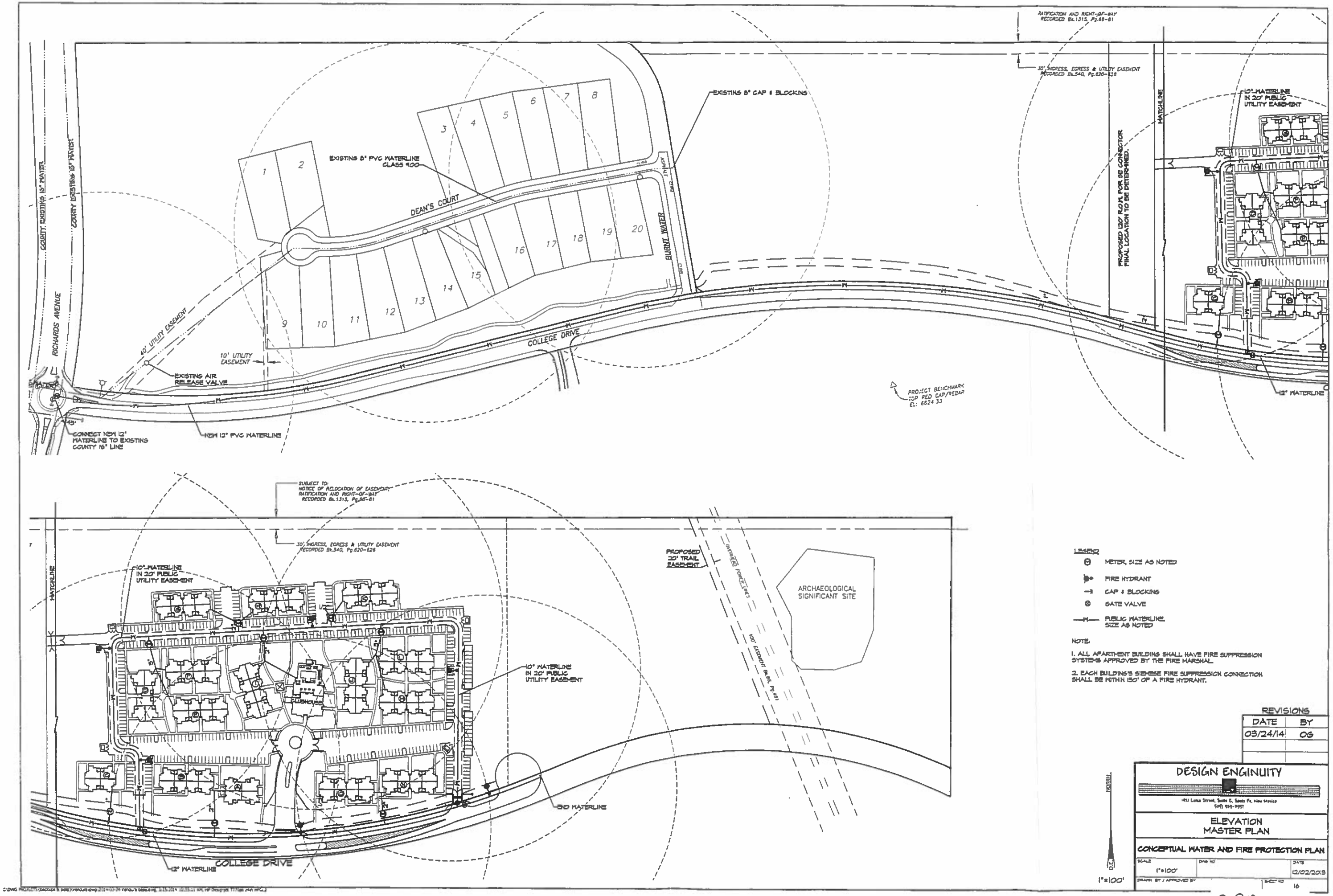
ELEVATION
MASTER PLAN

CONCEPTUAL TERRAIN MANAGEMENT PLAN

SCALE	DWG NO	DATE
1"=100'		12/02/2015

DRAWN BY / APPROVED BY | SHEET NO.

ORA-27



LEGEND

- METER, SIZE AS NOTED
- FIRE HYDRANT
- CAP & BLOCKING
- GATE VALVE
- PUBLIC WATERLINE, SIZE AS NOTED

NOTE:

1. ALL APARTMENT BUILDING SHALL HAVE FIRE SUPPRESSION SYSTEMS APPROVED BY THE FIRE MARSHAL.
2. EACH BUILDING'S SIEMESE FIRE SUPPRESSION CONNECTION SHALL BE WITHIN 150' OF A FIRE HYDRANT.

REVISIONS

DATE	BY
03/24/14	OG

DESIGN ENGINUITY

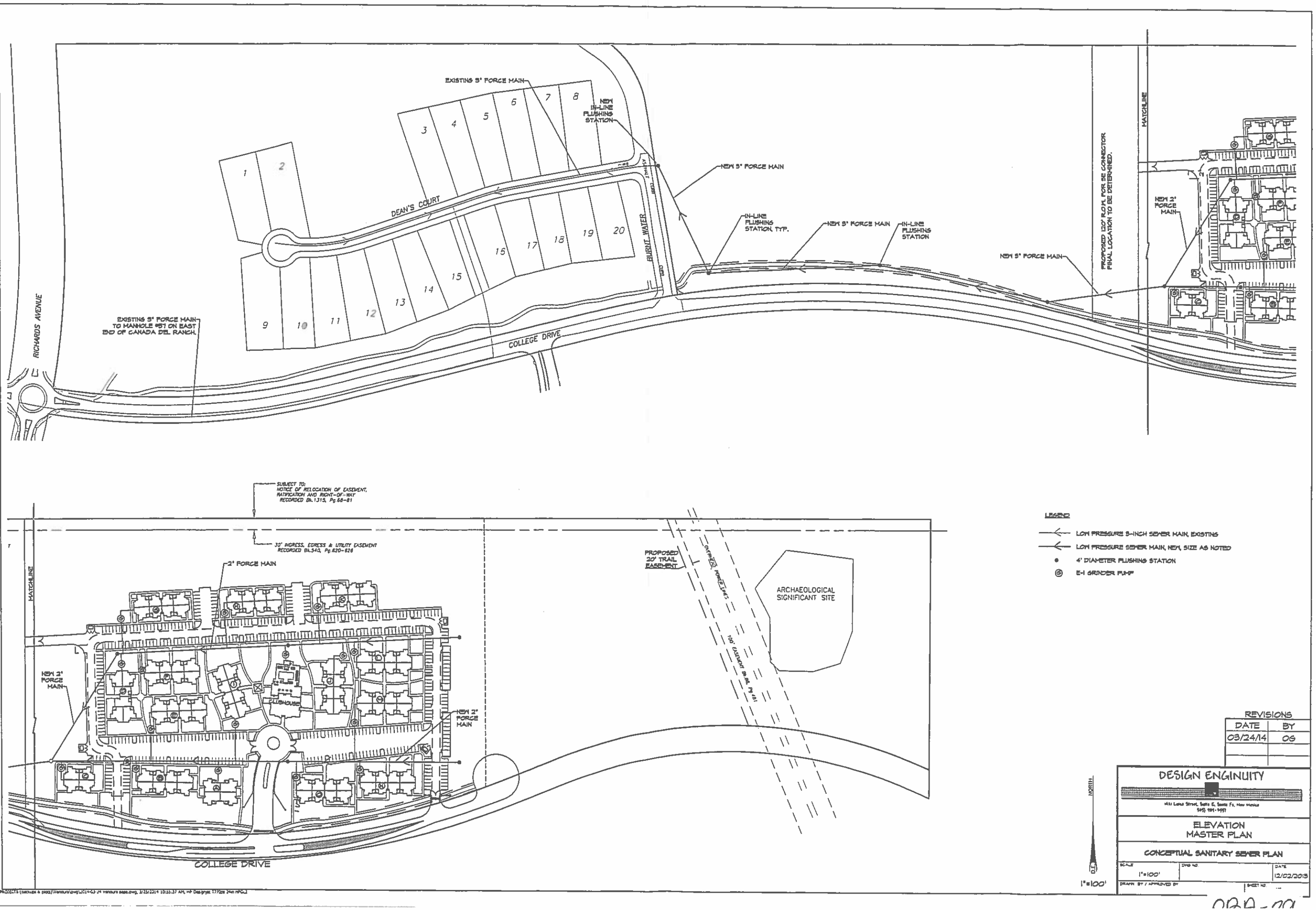
1421 Luisa Street, Suite E, Santa Fe, New Mexico
505) 989-7957

ELEVATION MASTER PLAN

CONCEPTUAL WATER AND FIRE PROTECTION PLAN

SCALE	DWG NO	DATE
1"=100'		12/02/2013
DRAWN BY / APPROVED BY		SHEET NO 16

OBA-28



REVISIONS

DATE	BY
03/24/14	OG

DESIGN ENGINUITY

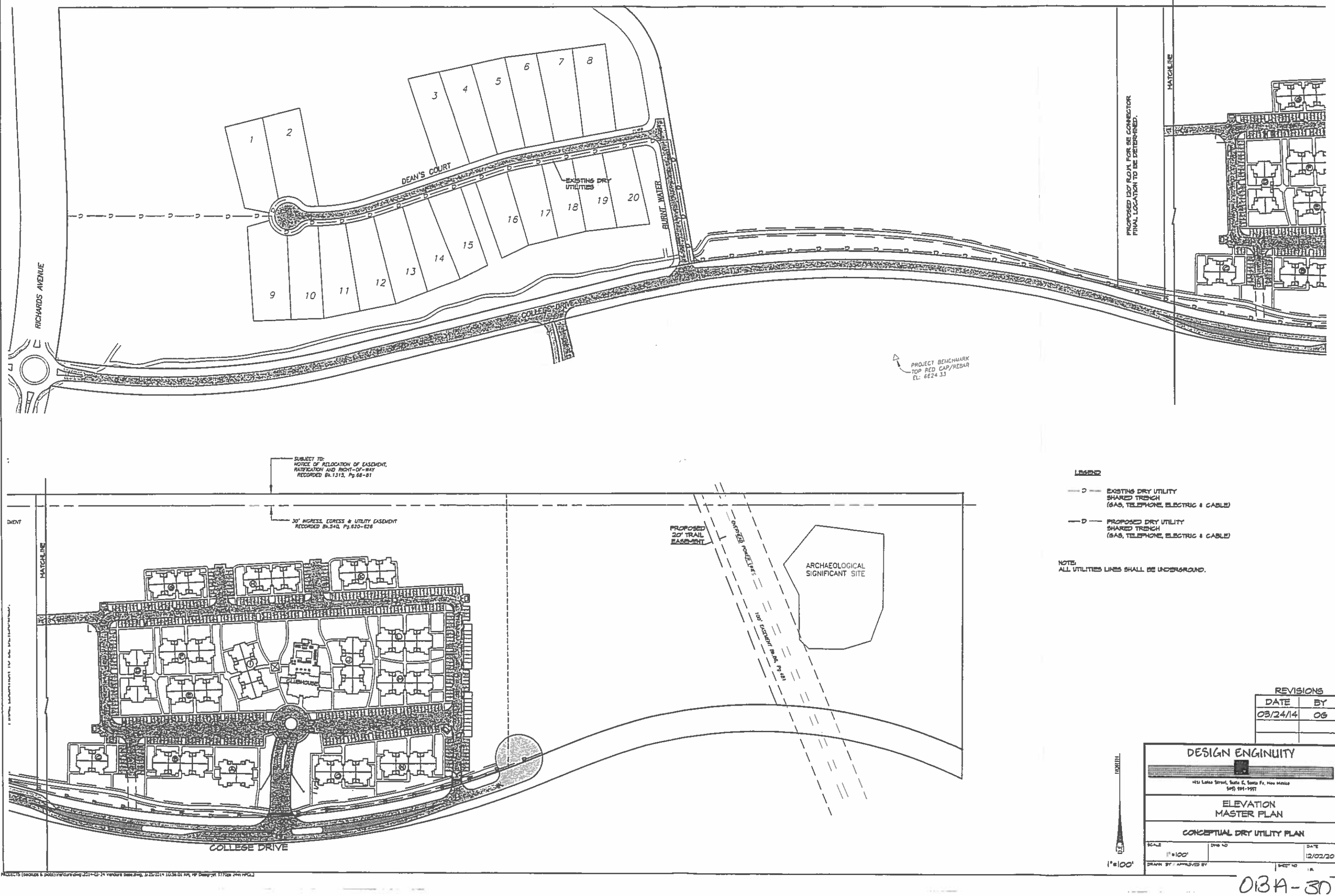
ELEVATION MASTER PLAN

CONCEPTUAL SANITARY SEWER PLAN

SCALE	DWG NO.	DATE
1"=100'		12/02/2013

DRAWN BY / APPROVED BY

SHEET NO.



REVISIONS

DATE	BY
03/24/14	OG

DESIGN ENGINUITY

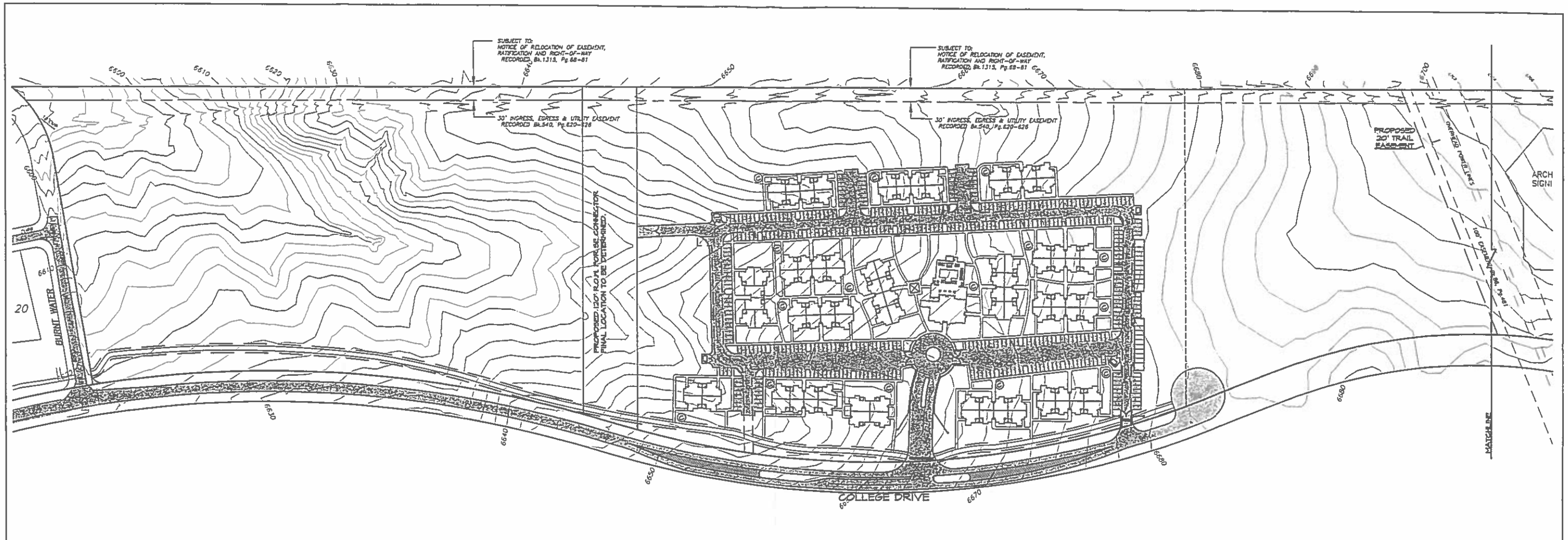
ELEVATION MASTER PLAN

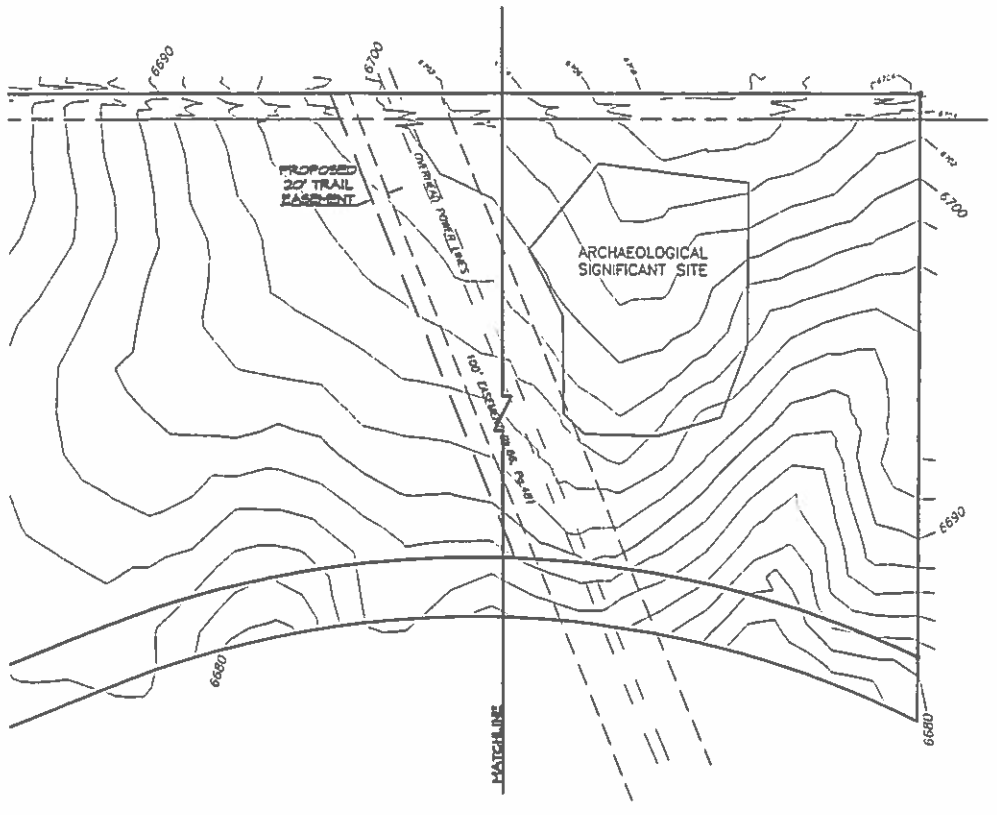
CONCEPTUAL DRY UTILITY PLAN

SCALE	DWG NO	DATE
1"=100'		12/02/2013

DRAWN BY / APPROVED BY | SHEET NO

013A-30





WATER HARVESTING PLAN

WATER HARVESTING PLANS IN COMPLIANCE WITH SANTA FE COUNTY ORDINANCE 2005-6 SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATION.

THE APARTMENT COMPLEX SHALL HAVE A CISTERN SYSTEM FEEDING ALL THE LANDSCAPING. SUCH SYSTEM SHALL BE SIZED TO HOLD 1.5 GALLONS PER SQUARE FOOT OF ROOFED AREA OR HOLD A MONTH'S WORTH OF LANDSCAPE WATER.

© POSSIBLE CISTERN LOCATION

REVISIONS

DATE	BY
03/24/14	OG

NORTH

1"=100'

DESIGN ENGINUITY

Mill Lakes Street, Suite E, Santa Fe, New Mexico
(505) 991-9997

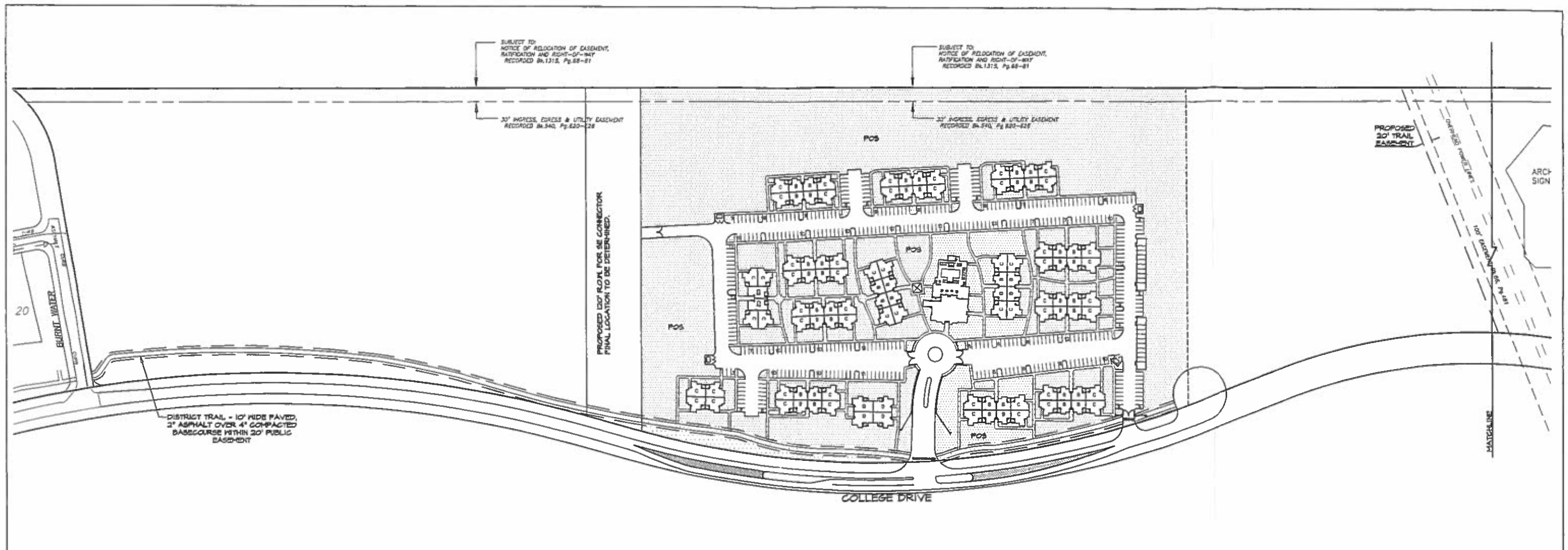
ELEVATION
MASTER PLAN

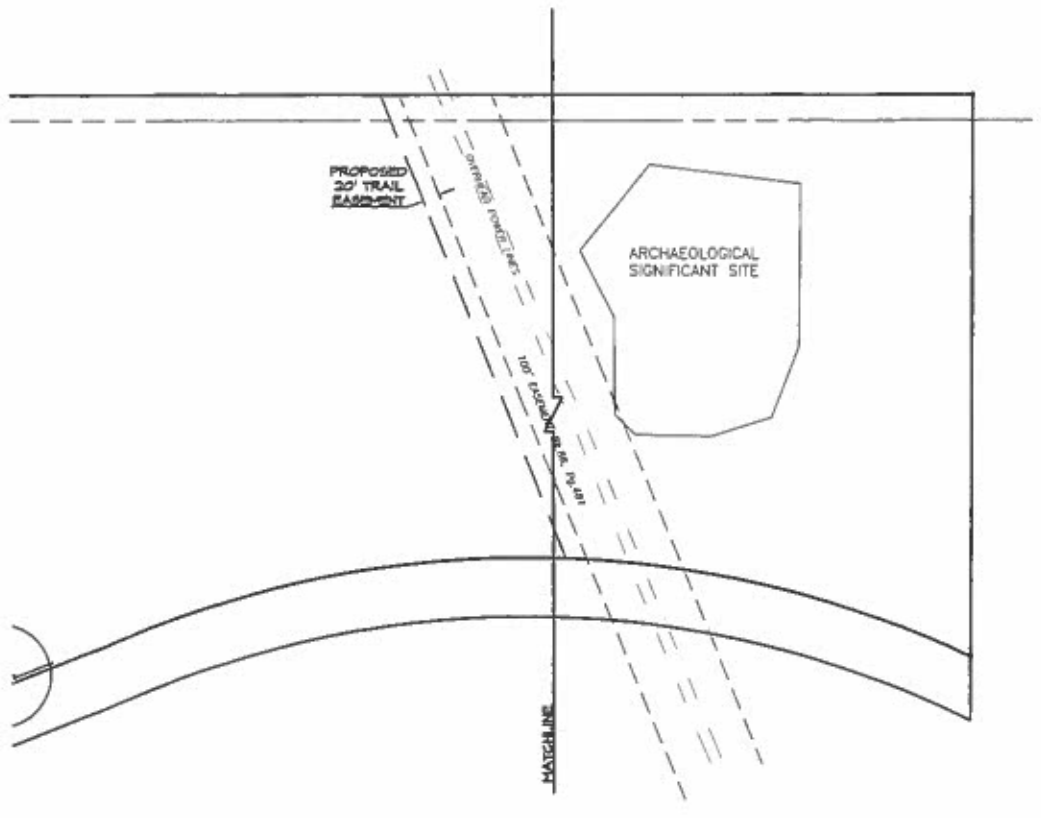
CONCEPTUAL WATER HARVESTING PLAN

SCALE	DWG NO.	DATE
1"=100'		12/02/2013

DRAWN BY / APPROVED BY | SHEET NO.

DBA-31





LEGEND

COMMON OPEN SPACE
= 54,673 SF

PRIVATE OPEN SPACE
= 618,905 SF

TOTAL OPEN SPACE
ON 22 ACRES APARTMENT SITE
IS 15 ACRES OR 68%

NOTES:
1. TRAIL LOCATION SHOWN ARE APPROXIMATE.
2. TRAILS SHALL BE MAINTAINED BY ASSOCIATION PER COVENANTS.

NORTH

1"=100'

REVISIONS

DATE	BY
03/24/14	OG

DESIGN ENGINUITY

451 Lena Street, Suite C, Santa Fe, New Mexico
(505) 984-9997

ELEVATION
MASTER PLAN

CONCEPTUAL OPEN SPACE PLAN

SCALE	DWG NO	DATE
1"=100'		12/02/2013
DRAWN BY / APPROVED BY		SHEET NO 20

DRA-R2

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ELEVATION AT RANCHO VIEJO

LANDSCAPE CONCEPT PLAN

OBA - 33

STATE OF NEW MEXICO

OFFICE OF THE STATE ENGINEER

SANTA FE

Scott A. Verhines, P.E.
State Engineer

February 26, 2014

CONCHA ORTIZ Y PINO BLDG.
POST OFFICE BOX 25102
130 SOUTH CAPITOL
SANTA FE, NEW MEXICO 87504-5102
(505) 827-6091
FAX: (505) 827-3806

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: Elevation at Rancho Viejo Master Plan Resubmittal

Dear Mr. Larrañaga:

On February 5, 2014, the Office of the State Engineer (OSE) received a request to re-evaluate the proposal for the *Elevation at Rancho Viejo Master Plan* (also known as the College North Master Plan).

This office reviewed and provided comments for the Elevation at Rancho Viejo Master Plan on January 10, 2014. For details, please refer to this letter.

The new document submitted to this office is the *Water Utilities Service Availability Analysis*.

The proposal provides an outline for the creation of three lots which consist of the development of a 214-unit apartment complex on Lot 1-B and 10 single family residences on Lot 1-A. Lot 1-C will be reserved for a future single/multi-family development. The applicant is seeking to amend the College North Master Plan and would like to relocate the 214-unit apartment complex project from the west end of the property to the eastside of the property in response to neighbor concerns. The property is located on the intersection of College Drive and Richards Avenue within Section 21, Township 16 North, Range 9 East. The proposed water supply is to be provided by Santa Fe County Utilities.

This proposal was reviewed pursuant to the Santa Fe County Land Development Code (Code) and the New Mexico Subdivision Act.

This submittal responds to the comment that the Water Utilities Service Availability Analysis was not included in the last submittal [illegible]plied. This Analysis has now been

EXHIBIT
4

ORN - 311

provided. It should be noted that this Analysis does not fulfill the ready and willing letter from the utility that is required by Section 6.4.4(a) of the Code.

All other comments from NMOSE's previous January 10, 2014 letter still apply.

Article VII, Section 6.1 of the Code allows the Santa F 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 Elevation at Rancho Viejo Master Plan.

If you have any questions, please call Kenneth Richard at 505-827-3838.

Sincerely,

Molly L. Magnuson

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

cc: OSE Water Rights Division, Santa Fe Office

ORA-35

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

January 10, 2014

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 # MIS 13-5380 Elevation at Rancho Viejo Master Plan Amendment

Dear Mr. Larrañaga:

I am writing in response to your request for review and comment on the above referenced master plan amendment, received at the Historic Preservation Division (HPD) on December 12, 2013.

I have reviewed our records and the subject property was surveyed by an archaeological consultant in 1995. One archaeological site, LA 110168 was documented during that survey. This site is eligible for listing in the National Register of Historic Places and the State Register of Cultural Properties. Because the site is eligible, it has been placed in a non-disturbance easement on the preliminary plat.

Because the site was documented in 1995, we recommend that an archaeologist verify the site location and boundaries to ensure that the non-disturbance easement is in the correct location and is of sufficient size to protect the site. There have been other situations in which sites were incorrectly located on the plat and easements placed on sites that were larger than needed. In addition, the preliminary plat should include the archaeological site number, LA 110168 for future reference.

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

Sincerely,

Michelle M. Ensey

Log: 98391

OBA-36

Jose Larranaga

From: Hall, John, NMENV <john.hall@state.nm.us>
Sent: Thursday, March 06, 2014 11:23 AM
To: Jose Larranaga
Subject: Rancho Viejo Plan Review

Jose, This didn't make it to you on my last email try.

Mr. Larra and Mr. Romero,

NMED Ground Water Quality Bureau (GWQB) has reviewed your information concerning the revision to the master plan at Rancho Viejo received by NMED on December 13, 2013. Based on this review NMED has determined that the changes fit within the current conditions of Rancho Viejo's Ground Water Discharge Permit and that no further permitting action is required by GWQB based on this master plan amendment.

If you have any questions, Please contact me.

John Hall
Underground Injection Control Coordinator
New Mexico Environment Dept--Ground Water Quality Bureau
(505) 827-1049

ORM-37

January 21, 2014

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

Re: Elevation at Rancho Viejo

Dear Mr. Archuleta:

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

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

Sincerely,

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

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

OBA-38

New Mexico DEPARTMENT OF
TRANSPORTATION

March 5, 2014

Mr. Jose E. Larrañaga
Commercial Development Case Manager
P.O. Box 276
Santa Fe, NM 87504-0276

Re: CRDC Case #MIS 13-5380 Elevation at Rancho Viejo Master Plan

Dear Mr. Larrañaga:

Traffic staff reviewed the Development Report for the above referenced project in Santa Fe County, NM. It is apparent from the Traffic Impact Assessment that impacts from the development will be minimal to the state roadway system. No further action is required.

If you have any questions, please feel free to call me at 505-995-7800.

Sincerely,

Javier A. Martinez, P.E.
District Traffic Engineer, District 5

Susana Martinez
Governor

Tom Church
Cabinet Secretary

Commissioners

Pete K. Rahn
Chairman
District 3

Ronald Schmeits
Vice Chairman
District 4

Dr. Kenneth White
Secretary
District 1

Robert R. Wallach
Commissioner
District 2

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6

District Five | 7315 Cerrillos Road | Santa Fe, NM 87502

OBA-39

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3

Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Katherine Miller
County Manager

PUBLIC WORKS DIVISION
MEMORANDUM

Date: April 7, 2014

To: Jose Larranaga, Land Use Department

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

Re: CDRC CASE # MIS 13-5380 Elevations at Rancho Viejo Master Plan Amendment.

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 referenced project is located within the Community College District located within Santa Fe County Zoning Jurisdiction and is situated on the east of Richards Avenue, northeast of College Drive/Burnt Water Road intersection, approximately one mile south of Interstate 25. The applicant is requesting an amendment to the College North Master Plan to allow multi-family residential community.

Access:
The applicant is proposing to construct three accesses; the first proposed access is off the Southeast Connector Road and two accesses off of College Drive. The proposed access on the Southeast Connector is being proposed as a gated entrance; the two accesses on College Drive will serve a 214-unit apartment complex. The applicant provided Santa Fe County with a Traffic Impact Analysis prepared by CKS LLC., dated December 2013. The purpose of this study is to assess the traffic impacts the proposed project may have on essential intersections within the area and identify any necessary street improvements to these intersections. Santa Fe County conducted a study on the existing conditions of the roundabout located at Richards and College Drive. Santa Fe County has determined that at present the roundabout is operating at an unacceptable Level of Service. It has been determined that a southbound slip lane would bring this roundabout to an acceptable Level of Service. Santa Fe County has initiated the placing of this project on the Capital Improvements Projects list.

Conclusion:
Santa Fe County has been in the process of conducting a northeast and southeast corridor and alignment study since January 2012, at present a preferred southeast connector alignment has been identified, however, the final location has yet to be determined. It is staffs opinion that they can support the project with the following conditions;

- The Southeast Connector will operate as a Minor Arterial Roadway, therefore, "No Direct" access unto to the Southeast Connector will be allowed.

- The applicant shall be responsible for the construction of College Drive from the existing termini Burnt Water Road, should the project Elevations at Rancho Viejo be constructed prior to the Southeast Connector being constructed.

- Should the project Elevations at Rancho Viejo be constructed prior to the construction of the Southeast Connecter, the applicant shall conduct at Traffic Analysis using the data provided for the slip lane on Richards Avenue to determine the amount of units which can be approved without causing an unacceptable level Service on the Richards/College Drive Roundabout.

- Applicant shall update their Traffic Impact Analysis once Santa Fe County's traffic data for the location study becomes publicly available, to determine if any off-site improvements are warranted.

- Applicant shall keep in mind that the geometry of the intersection at the Southeast Connector and College Drive has not been determined. There is a possibility that a Traffic Circle could be required at this intersection, which would require a minimum of one hundred five (105') foot radiuses from the intersection's center line.

- Applicant shall install left-turn deceleration lane for College Drive at the main driveway.

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3

Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department

Fire Prevention Division

Official Development Review

Date	02/21/2014		
Project Name	Univest Rancho Viejo – Vedura Residential Operating, LLC		
Project Location	College Drive @ New Purposed Road (SE connector), Santa Fe, New Mexico 87508		
Description	College North Master Plan	**Case Manager**	Jose Larranaga
Applicant Name	Agent: Jenkins/Gavin	**County Case #**	MIS 13-5380
Applicant Address	130 Grant Ave, Suite 101 Santa Fe, New Mexico 87501	**Fire District**	La Cienega
Applicant Phone	505-930-6149		

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:

Fire Department Access
The proposed access for the new SE Connector shall be in place and maintained as the third egress access for the complex. If this is unattainable then another egress access point shall be opened.

Final Status

Recommendation for Rancho Viejo Master Plan amendment approval with the above conditions applied.

Renee Nix, Inspector
Renee Nix
Code Enforcement Official

2-21-14
Date

Through: David Sperling, Chief

File: UnivestRanchoViejo/022114/LC
Cy: Buster Patty, Fire Marshal
Case Manager, Jose Larranaga
Applicant
District Chief La Cienega

OBA-42

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3

Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department

Fire Prevention Division

Official Development Review

Date	12/31/2013		
Project Name	Univest Rancho Viejo – Vedura Residential Operating, LLC		
Project Location	College Drive @ Burnt Water Road, Santa Fe, New Mexico 87508		
Description	College North Master Plan in accordance w.CCD zoning.	**Case Manager**	Jose Larranaga
Applicant Name	Agent: Jenkins/Gavin	**County Case #**	13-5380
Applicant Address	130 Grant Ave, Suite 101 Santa Fe, New Mexico 87501	**Fire District**	La Cienega
Applicant Phone	505-930-6149		

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

- This Master plan amendment request only applies to Lots 1-B and 1-C. Lot 1-B, 214 unit apartments and 1-C is reserved for future single and or multi-family development.
- Cul-de-sacs shall be a minimum 50' radius. SFC Land Use Code, Article V, Section 8.2.1d, (cul-de sacs over 250' in length). Maximum size for an island in a cul-de-sac shall be 20' diameter. Page 2.
- Lot 1-A Fire Hydrant in the east cul-de-sac shall be relocated to be placed between lot 8 and lot 9.

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

EXHIBIT 43

- **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.*

No off-site parking shall be allowed and shall be marked accordingly as approved by the Fire Marshal.

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

Roadways/Driveways

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

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

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

Maximum size for an island in a cul-de-sac shall be 20' diameter with a minimum of a 40' driving surface.

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

Street Signs/Rural Address

Section 901.4.4 Premises Identification (1997 UFC) *Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.*
Section 901.4.5 Street or Road Signs. (1997 UFC) *When required by the Chief, streets and roads shall be identified with approved signs.*

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

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

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

Slope/Road Grade

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

The maximum approved slope of the driveway access/egress shall not exceed 11%.

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

Restricted Access/Gates/Security Systems

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

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

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

All 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).

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

Fire Protection Systems

The design of the system shall be accordingly sized and constructed to accommodate for the required application of commercial/residential fire suppression sprinkler systems, on both the public utility side of the meter as well as the private property yard lines.

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

The Developer, Homeowners and/or the Homeowners Association shall be responsible to maintain, in an approved working order, the water system for the duration of the subdivision/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

Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.
Section 903.4.2 Required Installations. (1997 UFC) *The location, number and type of the fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved.*

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.

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within five hundred feet (500') as measured along the access route. All buildings with automatic fire protection systems there fire department connections shall be within 150' of a fire hydrant. Additional hydrants and/or relocation of existing fire hydrants shown within the submittal packet may be required.

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.

Supply lines shall be capable of delivering a minimum of 1,000 gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system. Final design shall be approved by the Fire Marshal.

All hydrants shall have NST ports, as per the County thread boundary agreement.

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

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

Automatic Fire Protection/Suppression

Automatic Fire Protection Sprinkler systems shall be required as per 1997 Uniform Fire, Article 10 Section1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe.

All Automatic Fire Protection systems shall be developed by a firm certified to perform and design such systems. Copies of sprinkler system design shall be submitted to the Fire Prevention Division for review and acceptance prior to construction. Systems will not be approved unless final inspection test is witnessed by the Santa Fe County Fire Department. Fire sprinklers systems shall meet all requirements of NFPA 13 Standard for the Installation of Sprinkler Systems. The required system riser shall meet the requirements of the NFPA 13 1996.

Locations of all Fire Department Connections (FDC's) shall be determined and approved prior to the start of construction on the system. All FDC's shall have ports in National standard thread. All FDC's shall be located within 150' of a fire hydrant location.

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

The requirement for fire protection sprinkler systems shall be recorded on the plat and in the covenants at the time of filing or as otherwise directed by the County Fire or Land Use Department.

The developer shall notify the water utility company or Co-op supplying this project of the requirements for the installation of automatic fire suppression sprinkler system(s).

Fire Alarm/Notification Systems

Automatic Fire Protection Alarm systems may be required as per 1997 Uniform Fire Code, Article 10 Section 1007.2.1.1 and the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe. Required Fire Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code, for given type of structure and/or occupancy use. Said requirements will be applied as necessary as more project information becomes available to this office during the following approval process.

Unless the building is occupied on a continual 24-hour basis, the sprinkler system shall be electrically monitored by an approved central station, remote station or proprietary monitoring station.

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

Fire Extinguishers

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

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

Life Safety

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

General Requirements/Comments

Inspections/Acceptance Tests

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

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

Permits

As required

Final Status

Recommendation for Master Amend Development Plan approval with the above conditions applied.

Renee Nix, Inspector

Renee Nix
Code Enforcement Official

1-15-2014
Date

Through: David Sperling, Chief

File: UnivestRanchoViejo 123113 LC

Cy: Buster Patty, Fire Marshal
Case Manager, Jose Larranaga
Applicant
District Chief La Cienega
File

 OBA-48

Daniel "Danny" Mayfield
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

January 22, 2014

Mr. Jose Larranaga
Commercial Development Case Manager
Santa Fe County Land Use Department
102 Grant Ave
Santa Fe, NM 87504

RE: CDRC CASE #MIS 13-5380 Elevation at Rancho Viejo Master Plan Amendment

Dear Jose,

This letter is in response to your request for a review of the Elevation at Rancho Viejo Master Plan Amendment, dated December 02, 2013.

The Water Utilities Service Availability Analysis submitted January 30, 2013, stands as of today and the Master Plan Amendment does not affect our initial water service availability.

Please note that through the Annexation process the City of SF 16-inch concrete water line has become part of Santa Fe County Utilities infrastructure.

Respectfully,

Paul Casaus
Utilities Engineering Associate
Santa Fe County Utilities Department

Santa Fe County
Open Space & Trails

MEMORANDUM

DATE: February 18, 2014

TO: Jose Larrañaga, Development Review Team Leader

FROM: Lisa Roach, Open Space and Trails Planner
Planning Division, Growth Management Department

VIA: Robert Griego, Planning Division Manager, Growth Management Department

RE: **CDRC CASE #MIS 13-5380 Elevation at Rancho Viejo Master Plan Amendment**

I have reviewed the case submittal for technical accuracy and for compliance with the Land Development Code and Ordinance 2000-12 (Community College District), and I have determined that the proposal meets all County requirements for Open Space and Trails, including minimum 50% open space and accommodation of planned district trails running E-W along College Drive and NW-SE along a utility easement on the eastern end of the property.

OBA-50

Daniel "Danny" Mayfield
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: January 28, 2014

TO: Jose Larranaga, Development Review Team Leader

FROM: Mathew Martinez, Development Review Specialist

VIA: Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: CDRC CASE # MIS/13-5380 Elevation at Rancho Viejo and Summary Review Subdivision

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REVIEW SUMMARY
ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The Referenced Project has been reviewed for compliance with the Santa Fe County Land Development Code and Ordinance # 2000-12 (Regulations for the Community College District). The request for Master Plan Amendment, and Summary Review Subdivision, creating three lots: Lot 1-A (12.70 acres), Lot 1-B (22.00acres), and Lot C-1 (22.21 acres) on a 56.91 acre property located north of Collage Drive and east of Burnt Water Road.

PARKING:

At time of Development Plan submittal the Applicant shall comply with all parking requirements within Ordinance # 2000-12 Section C., and Article III, Section 9 (Parking Requirements). The parking element of this Application complies with Article V, Section 5 (Master Plan Procedures).

ARCHITECTURAL:

The Applicant has submitted Conceptual Building Elevations. The Applicant shall comply with the height requirements set fourth within the Institutional Campus Zone which is 36 feet for up to 25% of the building footprint. The Applicant shall provide scaled building elevations for all proposed structures at the time of Development Plan submittal. The Architectural element of this Application complies with Article V, Section 5 (Master Plan Procedures).

SIGNAGE:

The Applicant has submitted a Conceptual Signage Plan showing two Monument Signs at the entrance of the Development. As per Article VIII, Section 7.13, only one permanent Identification sign shall be permitted and sign area shall not exceed 20 square feet in size. The Applicant shall comply with all signage requirements within Article VIII, (Sign Regulations) at time of Development Plan Submittal. The lighting element of this Application complies with Article V, Section 5 (Master Plan Procedures).

LIGHTING:

The Applicant has submitted a Conceptual Lighting Plan showing pole mounted lights at 25 feet in height. All pole mounted lighting shall not exceed 24 feet in height. All lighting within the CCD shall be shielded. The Applicant shall comply with all outdoor lighting requirements within Article VIII, Section 4.4.4 h at time of Development Plan submittal. The Lighting element of this Application complies with Article V, Section 5 (Master Plan Procedures).

Due to the nature of the comments contained herein, additional comments may be forthcoming upon receipt of the required information.

MEMORANDUM

DATE: March 3, 2014

TO: Jose Larranaga, Development Review Team Leader

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 13-5380 Elevation at Rancho Viejo

REVIEW SUMMARY

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code, Ordinance No. 2000-12 Community College District, and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance. The request is for Master Plan Amendment, to allow the creation of a 214 unit apartment complex on 56.91 acres

Terrain Management

The site has 0-20% percent slopes with minor 15%-30% isolated occurrences. The property is not located within a designated FEMA 100 Year flood zone and is located in Firm Panel 35049c0526E dated December 4, 2012 and located in Zone X.

Storm Drainage and Erosion Control:

The Applicant's proposal shows existing topography, natural drainage, and proposed locations for ponding. The Application meets Master Plan requirements of Santa Fe County Land Development Code, Ordinance No. 2000-12 Community College District, and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

EXHIBIT 53

Harry B. Montoya
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Michael D. Anaya
Commissioner, District 3

Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

January 30, 2013

Oralynn Guerrerortiz, PE.
Design Enginuity
1421 Luisa St., Suite E
Santa Fe, NM 87505

RE: Water Utilities Service Availability Analysis for Vedura Subdivision and Apartments

Dear Ms. Guerrerortiz,

This is in response to your inquiry about Water utilities service availability for the property in reference. Please be aware that any statement we make hereby will refer solely to the Vedura project as described in your written inquiry dated January 7, 2013. If either the property location or the development is modified in the future, before it is executed, this letter will be automatically invalidated and you would have to request a new analysis from the Santa Fe County Utilities (SFCU).

Development Concept

You have indicated that you would like to add Water utility service to the existing facility located within Township 16N, Range 9E, Section 21. This proposed project would be located north of College Drive and east of Deans Court, and it would entail domestic water supply and fire protection. This property is located within Sustainable Development Area 1 (SDA1) and is in Commission District 5.

Existing Water Infrastructure

The site is located at the bottom of Pressure Zone 6 and, at the present time, a 16-inch concrete line under the east shoulder of Richards Avenue is available to provide adequate flows and pressures to the subject site and proposed development. This line is currently under City jurisdiction, but it is earmarked for transfer to the County in the near future, in compliance with the requirements of the 2008 City-County Annexation Agreement. Service to the proposed development would be contingent upon the developer/applicant installing the necessary water infrastructure, as described below and as illustrated on the enclosed map. The internal infrastructure for the project, including a large size service meter for the apartments and individual meters for the single family homes, including fire suppression will also be the responsibility of the developer.

Existing Public Wastewater Infrastructure

The property is within the service area of Ranchland Utilities sanitary wastewater management system, and the availability of service must be closely coordinated with them. Because all private community wastewater systems in the County must be designed and built in compliance with public sewer system standards, SFCU will verify such compliance on the concept, design and construction of the system.

102 Grant Avenue • P.O. Box 276 • Santa Fe, N 95-2732 • FAX: 505-986-6206

EXHIBIT 5 tabbies

OBA-54

Relevant Future Public Improvements

The Santa Fe County Utilities anticipates that the development will be served from a network that will be initially connected to the existing Richards Avenue line through a new master meter installed by the applicant, and eventually connected to the SFCU line known as IZL57NNE, which extends east of Richards Avenue along the eastward projection of Avenida del Sur. Your initial connection and eastward 4000' extension along College Drive alignment, known as IZL56NNE, to the easternmost property corner of the subject parcel will be the primary condition of service for the proposed development. In addition to the installation of the master meter on Richards Ave, the existing 8" County water line serving Deans Court will need to be disconnected and reconnected downstream of the master meter. The southbound line segment known as TL6N necessary to connect to IZL57NNE will in the future be someone else's responsibility. A more detailed description of the necessary improvements is shown on the attached map. We anticipate that the infrastructure transfer required by the agreement mentioned above will take a good part of 2013 to be complete.

Design and Construction Requirements

All facilities shall be designed by a professional engineer duly licensed in New Mexico at the applicant's expense, in compliance with all applicable standards of practice, local, state and federal codes/regulations and policies, including those adopted by the SFCU. The design shall be reviewed and accepted by Santa Fe County and a Line Extension Water Service Agreement must be executed prior to any construction. SFCU will issue a Notice to Proceed once these requirements are met.

Public lines prescribed to serve this proposed development shall be installed within legally defined public utility easements properly dedicated to the County by the developer at the developer's expense. Construction shall be performed by a utility contractor properly licensed in New Mexico at the applicant's expense, upon receiving all applicable construction permits, right of way use authorizations, and upon having met all applicable pre-construction requirements.

The County will accept the project and adopt it as part of its infrastructure for operations and maintenance, upon verification that all requirements have been met to the County's satisfaction, and in compliance with the County-approved engineering design including the submission by the applicant and acceptance by SFCU of the following documents: (1) one original set of as-constructed drawings signed and sealed by a NM licensed engineer, including any change orders approved during construction and; (2) Engineer's certificate of the construction having been completed in compliance with all requirements of the approved design documents.

Financing

The applicant will be responsible for the cost of all necessary improvements, up to and including the master meter, meter vaults and boxes and settings. Our policies have changed in the sense that here are no water right transfer requirements for developers who want to receive services form SFCU. However, if your client has a pre-existing water service agreement with the County; connection fees may be reduced accordingly.

SFCU will reimburse the developer for the difference in cost between an 8" line necessary for this project and the required 12" extension along College Ave only.

We look forward to working with you to the best of our technical ability as provided by applicable laws, for the successful completion of your project. Please call me at 505-992-3046, if you have any questions regarding this letter.

102 Grant Avenue • P.O. Box 276 • Santa Fe, New Mexico 87504-0276 • 505-995-2732 • FAX: 505-986-6206
www.santafecounty.org

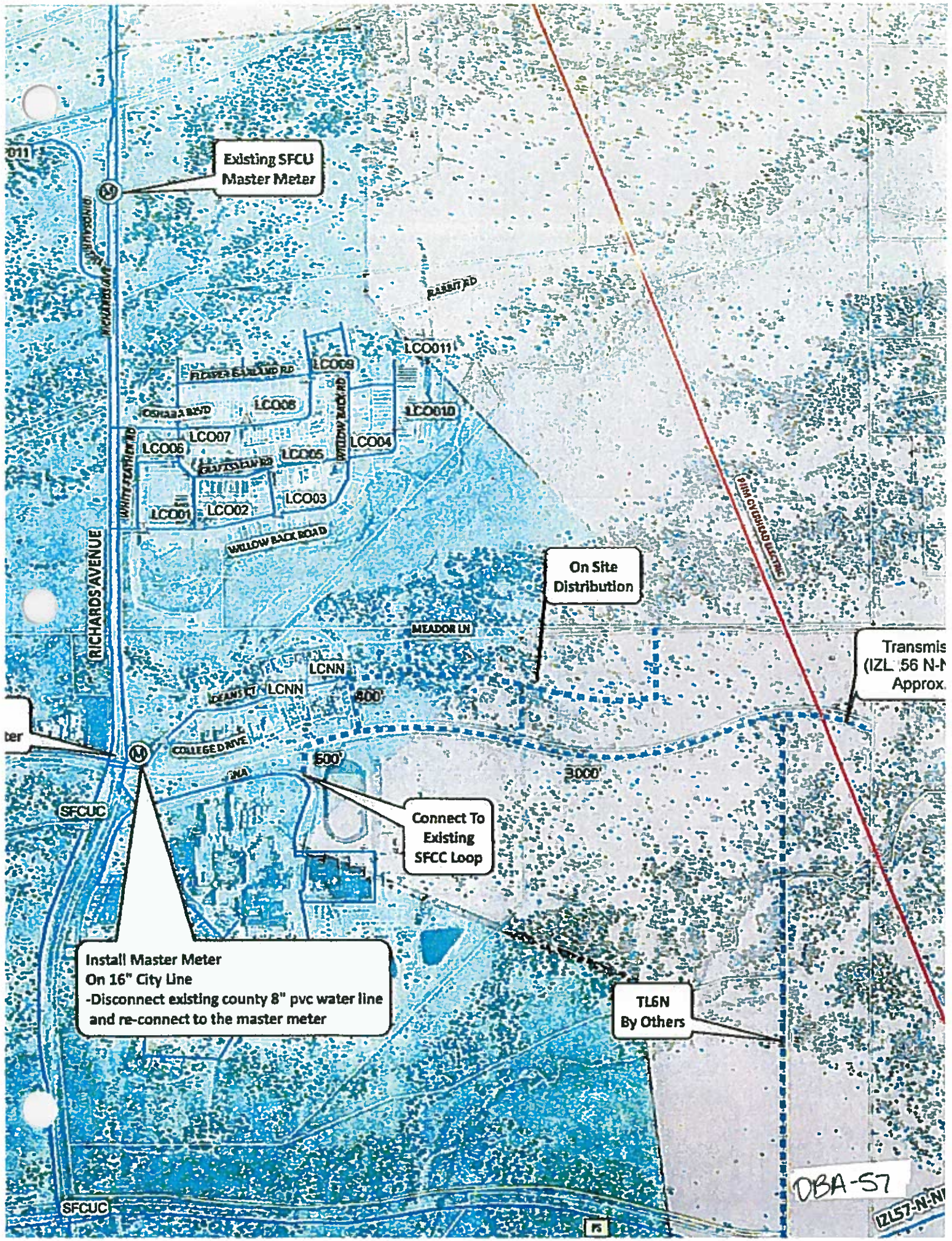
Respectfully,

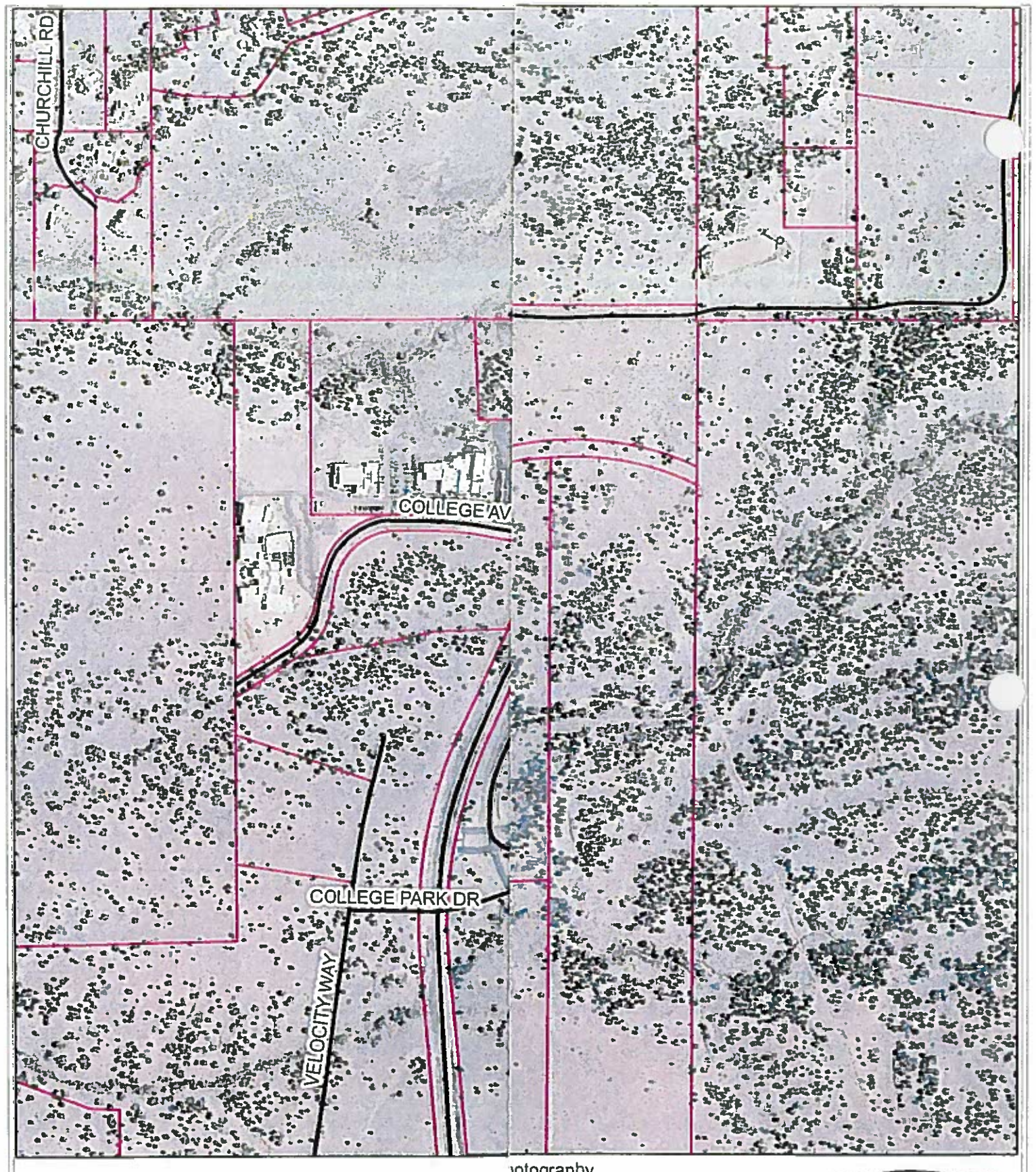
Richard Silva
Infrastructure Manager
Santa Fe County Utilities Department

CC: Patricio Guerrerortiz PE, Santa Fe County Utilities Department Director

102 Grant Avenue • P.O. Box 276 • Santa Fe, New Mexico 87504-0276 • 505-995-2732 • FAX: 505-986-6206
www.santafecounty.org

OBA-56


Existing SFCU
Master Meter
RABBIT RD
LCO011
LCO009
LCO008
LCO010
LCO007
LCO006
LCO005
LCO004
LCO003
LCO001
LCO002
WILLOW BACK ROAD
WHITE FEATHER RD
RICHARDS AVENUE
On Site
Distribution
MEADOR LN
LCNN
LCNN
800'
COLLEGE DRIVE
500'
3000'
SFCUC
Connect To
Existing
SFCC Loop
Install Master Meter
On 16" City Line
-Disconnect existing county 8" pvc water line
and re-connect to the master meter
TL6N
By Others
SFCUC
DBA-57



hotography
NTOURS

Legend

ROADS

Parcels

EXHIBIT

6

or reference only.
umes no liability for
he use of these data.
esponsible for
a accuracy.

SANTA FE COUNTY

March 4, 2014

CBA-58

Ranchland Utility Company, Inc.

5 Bisbee Court, Suite 106; Santa Fe, NM 87508
Telephone (505) 428-2256

December 10, 2013

Jose Larrañaga, Commercial Development Case Manager
Santa Fe County Development Services
102 Grant Avenue
Santa Fe, NM 87501

RE: Elevation at Rancho Viejo
College North Master Plan Amendment

Dear Jose:

This letter is to confirm that Ranchland Utility Company, Inc. is willing and able to provide sanitary sewer service to all phases of the above referenced project.

Please feel free to call or e-mail me with any questions.

Sincerely,

Warren Thompson, President
Ranchland Utility Company, Inc.

EXHIBIT 7

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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.

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5.3.4 Public Hearings on Preliminary Plats

The proposed preliminary plat shall be reviewed by the County Development Review Committee and the Board according to the procedures set forth in Article II, Sections 2.3.2, 2.4 and 2.6 of this Code.

5.3.5 Preliminary Plat Approval

a. Approval or conditional approval of a preliminary plat shall constitute approval of the proposed subdivision design and layout submitted on the preliminary plat, and shall be used as a guide to the preparation of the final plat.

b. The Board shall not approve the preliminary plat if the subdivider cannot reasonably demonstrate that he or she can fulfill the requirements of the Code, the New Mexico Subdivision Act and the subdivider's disclosure statement.

c. Action. Unless the applicant has agreed to a tabling, within thirty (30) working days after the Board's public hearing, the Board shall approve, approve with conditions, or disapprove the preliminary plat at a public meeting, the date, time, and place of which shall be announced publicly at the conclusion of the public hearing.

5.3.6 Expiration of Preliminary Plat

a. Expiration. An approved or conditionally approved preliminary plat shall expire twenty-four (24) months after its approval or conditional approval. Prior to the expiration of the preliminary plat, the subdivider may request, from the Board, an extension of the preliminary plat for a period of time not exceeding thirty-six (36) months.

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

c. Expiration effect. The expiration of the approved or conditionally approved preliminary plat shall terminate all proceedings on the subdivision, and no final plat shall be filed without first processing a new preliminary plat.

5.4 Final Plat Procedure

5.4.1 Introduction and Description.

5.4.1a Final 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. Following approval or conditional approval of a preliminary plat, and before the expiration of the plat, the subdivider may prepare a final plat in substantial conformity with the approved or conditionally approved preliminary plat. At the discretion of the Code Administrator, preliminary and final plats may be reviewed for approval simultaneously. Final plats for subdivisions proposed to be phased shall be submitted as indicated on the phasing schedule submitted with the master plan as specified in Section 5.2 above. The final plat shall comply with the New Mexico Subdivision Act and these regulations.

5.4.1b Application and Fees. A subdivider shall prepare a final plat and supporting documentation in accordance with the requirements provided in these regulations. Final plat submittal is initiated by completing an application on a form available

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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.

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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.

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EXHIBIT 2

LAND USE TABLE

Adopted 12/11/00

1846087A

USE CATEGORY	VILLAGE ZONES: New Community Center	Neighborhood Center	Neighborhoods (optional)**	Fringe Zone	OTHER ZONES: Rural Zone	Employment Center Zone	Institutional Campus Zone	Open Space *	Village Separators *
ELIGIBLE USES									
Residential and Residential Accessory									
Bed and Breakfast (6 units max.)	x	x	x	x	x				
Group Homes and Shelters	x	x	x		x	x	x		
Guest Houses and secondary dwellings	x	x	x	x	x	x	x		
Home Day Care (12 or fewer children)	x	x	x	x	x	x	x		
Home Occupations	x	x	x	x	x	x	x		
Live / Work Dwellings	x	x	x	x	x	x	x		
Residential, dormitories	x	x			x		x		
Residential, Limited Multifamily (4units max.)	x	x	x	x	x	x	x		
Residential, Mulitfamily (over 4 units)	x	x	x			x	x		
Residential, Single family	x	x	x	x	x	x	x		
Retirement Homes/Assisted Living	x	x		S			x		
Studios	x	x	x	x	x	x	x		
Civic/Public/Institutional									
Auditoria, Community Theatres, Museums	x	x				S	x		
Cemeteries			x	x	x			S	S
Churches/Religious Institutions	x	x	x	x	x	x	x		
Day Care (more than 12 children)	x	x	S	x	x	x	x		
Hospitals						S	S		
Nursing Homes	x	x		S			x		
Private Club/Lodges	x	x		S			S		
Public Buildings	x	x				x	x		
Recreational areas, play fields & facilities, including school fields	x	x	x		x	S	x	S	S
Recreational buildings, public indoor	x	x	S	S			x		
Schools: Colleges, Univerities, Vocational	x	x					x		
Schools: K-6, Public	x	x	x	S			x		
Schools: Middle or High, Public ***	x	x	S				x		
Schools: Private	x	x	x	S	S	S	x		
Commercial/Industrial									
Automotive sales/Auto, truck or RV dealerships	S					S			
Automotive services/ Car Washes	S	S				x			
Automotive services/ Gas stations	S	S				S			
Automotive services/ repair shops	S	S				x			
Banks/Financial Institutions	x	x				x	x		
Business & Personal Services	x	x				x	x		
Campgrounds, RV parks				x	x				
Construction supplies & yards	x	x				x			
Distribution facilities	S					S			
Greenhouses/Plant nurseries		x		x	x	x			
Guest Ranches, Resorts	x	x		S	x				
Health Clubs	x	x				x	x		
Hotel, motel, inns, Bed & Breakfast (over 6 units)	x	S				x			
Indoor Recreational Centers	x	S					S		
Industrial, Light & crafts manufacture	S	S			S	x			

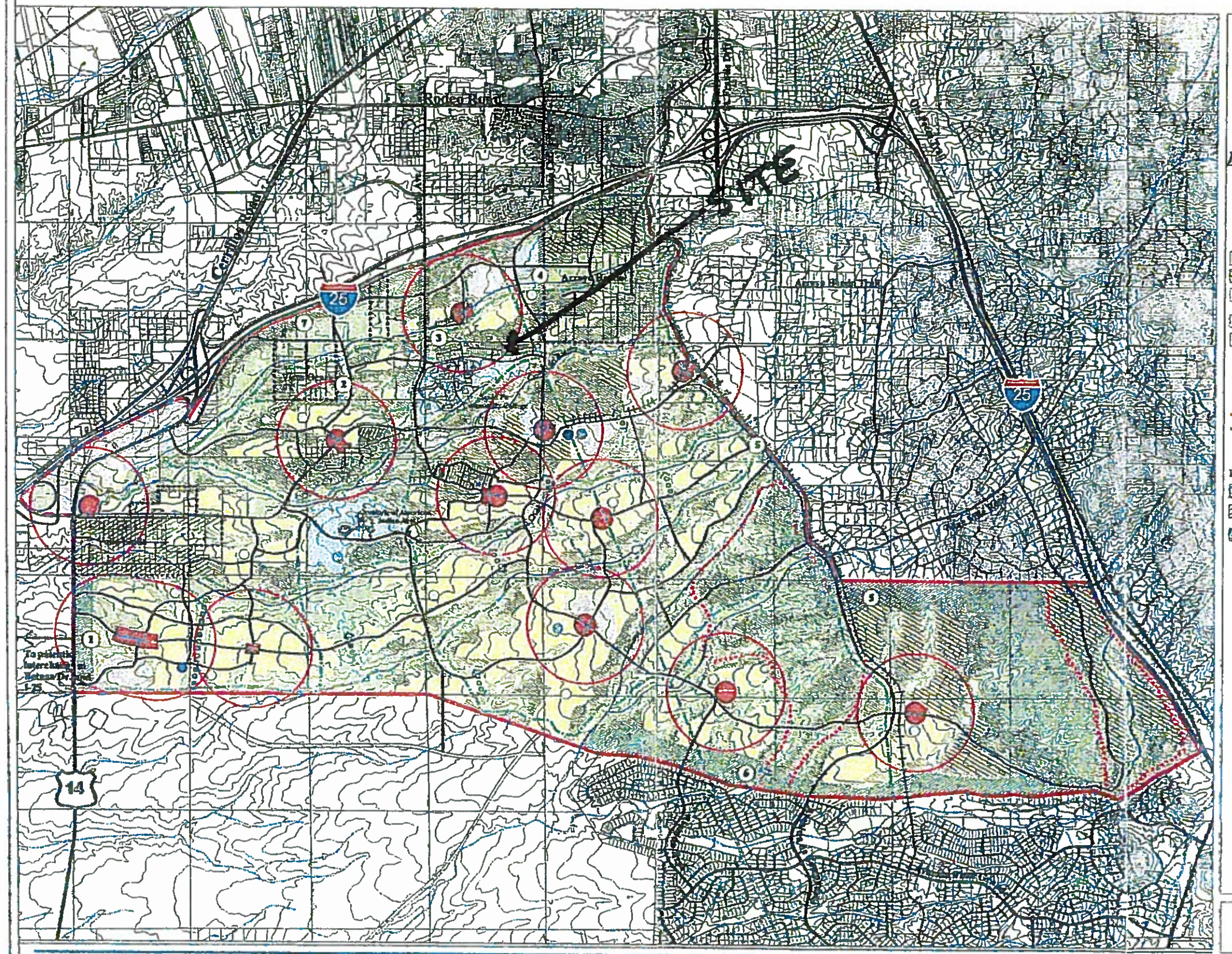
x= uses eligible in zone

S= special use

EXHIBIT 21 tabbies

OBA-94

filed at 1846062



Land Use Zoning Map

Legend

- Community College District Boundary
- Major Drainages
- Existing Rail Road
- Proposed Rail Road
- Village Zones
- Flatland/ Pinon Juniper
- Employment Campuses and Centers
- Institutional Campuses
- Arroyo Corridors and Open Space
- Roads - Proposed & Existing
- Village Separators
- District Trails Proposed Alignments
- Rural Zones
- Existing Neighborhood Zones
- New Community Centers & Walking Radii

Fringe Zones:

- Hillsides/ Pinon Juniper
- Hillsides/ Grasslands

Buffer Areas:

1. Highway 14 buffer
2. Vista Ocasa buffer
3. Richards Ave. / 285 ft. both sides
4. Arroyo Hondo West buffer
5. Nine Mile buffer
6. El Dorado buffer
7. I-25/ I-25 Highway Corridor Refer to Highway Corridor Plan

- Elementary Schools
- Middle Schools
- High Schools

Approved by Board of County Commissioners: October 31, 2000
Approved by Extra-Territorial Zoning Authority: November 1, 2000
As amended by SCCRTA on December 18, 2000

INFORMATION PRESENTED ON THIS MAP IS AN APPROXIMATE REPRESENTATION OF SANTA FE COUNTY AND SHOULD NOT BE USED FOR BOUNDARY INTERPRETATION OR ANY USE OF THESE MAPS WHICH MAY REQUIRE SURVEY ACCURACY. SURVEYS SHOULD BE PERFORMED FOR CONSTRUCTION AND/OR ACCURACY BASED APPLICATIONS.

Santa Fe Community College District

EXHIBIT 13

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(8) proposed architectural treatment;
(9) The Buildable Area and the No Build Area(s) on each lot shall be clearly indicated by shading, pattern or comparable graphic method (see Article VII, Section 3.4.1 for Buildable Area Performance Standards.)

(b) The site plan shall respond to Section 4.4.3 Site Planning Standards for driveway access, building placement, parking lot location and terrain management.

4) Development Plan Report
The development plan report shall include all submittals pursuant to this Article III, Section 4 of the Code.

5) Traffic Generation Report
a) The amount of traffic generated by the development shall not at any time impede traffic flow, or cause public roads to operate at over capacity.
b) If a fair and substantial showing is made that the development will increase the burden on inadequate public roads, utilities or other services, the use may be denied, or the developer may be required to undertake the full cost of improvements to the public road or other services in order to meet the test of adequacy.
c) A traffic report shall be prepared, signed and sealed by a registered New Mexico professional engineer, or other qualified professional as determined by the Code Administrator. Report contents shall be based upon existing traffic conditions in relation to existing road capacity and level-of-service (LOS); a projection of traffic to be generated by the development; and recommendations for mitigating any negative effects to existing road capacity which may occur as a result of new development. Where applicable, the International Traffic Engineers (ITE) Trip Generation Report 1987, 4th Ed. shall be used as a reference in calculating traffic projections. Copies of the ITE Trip Generation Report are available in the Land Use Administrators Office.

History. 1980 Comp. 1980-6. Section 4.4.1 Submittals was amended by County Ordinance 1990-11, to clarify and make additions to the submittals required of the applicant for non-residential use zoning.

4.4.2 Environmental Performance Standards

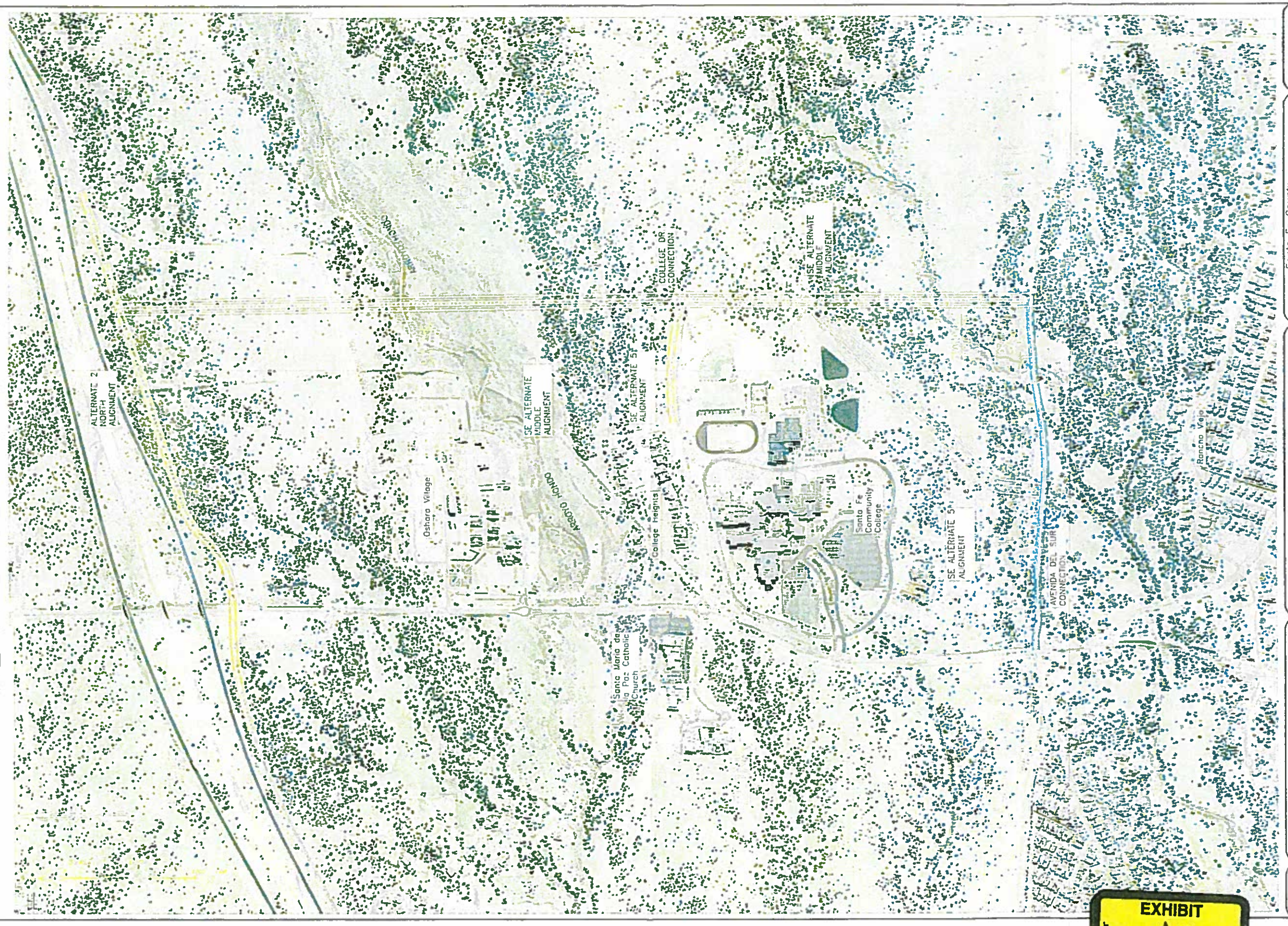
The proposed development shall utilize standard techniques available in order to minimize noise, vibration, smoke and other particulate matter, odorous matter, toxic or noxious matter; radiation hazards; fire and explosive hazards, or electromagnetic interference. The Code Administrator may refer an application to the New Mexico Environment Department for comment concerning the performance standards. If it is determined that the development will create any dangerous, injurious, noxious or otherwise objectionable condition, noise or vibration; smoke, dust, odor, or other form of air pollution, electrical or other disturbance, glare or heat, in a manner which causes a significant adverse impact to the adjacent areas, a plan shall be submitted which states how such conditions will be mitigated.

History. 1980 Comp. 1980-6. Section 4.4.2 was amended by County Ordinance 1990-11. This Section was previously 4.4.3.

EXHIBIT 14

OBA-606

NE AND SE ALTERNATIVES



SANTA FE CORRIDOR STUDY
PHASE 1-A ALTERNATES

ALTERNATE-BASE - NE AND SE ALTS

NO	DATE	BY
1		
2		
3		

Santa Fe County
Santa Fe County

occam
Consulting Engineers, Inc.

JOB NO. E-0752-01
DATE January 2014
SHEET NO. 15

EXHIBIT
tabbies 15

OBA-67

DECLARATION OF DE-ANNEXATION

This Declaration of De-Annexation (this "Declaration") is made by Univest-Rancho Viejo, LLC, a New Mexico limited liability company (the "Declarant").

BACKGROUND RECITALS

A. Declarant is the Successor in interest to Rancho Viejo de Santa Fe, Inc., a New Mexico corporation, as described in the Assignment and Assumption of Declarant's Rights recorded December 22, 2012 as Instrument No. 1621127, records of Santa Fe County, where Rancho Viejo de Santa Fe, Inc., is the Assignor and Univest-Rancho Viejo, LLC, is the Assignee.

B. Declarant reserved the right to De-Annex certain portions of the property subject to the First Amended and Restated Declaration Covenants, Conditions and Restrictions and for the Village at Rancho Viejo recorded November 2, 1998 in Book 1560, pages 354-391, records of Santa Fe County, New Mexico (the "First Amended and Restated Declaration").

C. This reservation is created by Article 6, Section 6.5 of the First Amended and Restated Declaration and reads as follows:

> 6.5 De-Annexation. Notwithstanding any other provisions of this Declaration, Declarant shall have the right from time to time, at its sole option and without the consent of any other Person, (except as provided in this Section 6.5), to delete from the Property and remove from the effect of this Declaration one or more portions of the Property, provided, however, that: (a) a portion of the Property may not be so deleted and removed unless at the time of such deletion and removal such portion is owned by Declarant or Declarant executes and Records an instrument approving such deletion and removal. Declarant may exercise its rights under this Section 6.5 by executing and Recording an instrument which identifies the portion of the Property to be so deleted and removed and which is executed by each owner of such portion (if other than Declarant), and the deletion and removal of such portion of the Property shall be effective upon the later of: (i) the date such instrument is Recorded; or (ii) the effective date specified in such instrument, if any, whereupon the portion of the Property so deleted and removed shall thereafter for all purposes be deemed not a part of the Property and not subject to this Declaration, and the owner(s) thereof (or of interests therein) shall not be Owners or Members or have any other rights or obligations hereunder except as members of the general public. No such deletion and removal of a portion of the Property shall act to release such portion from the lien for Assessments or other charges hereunder which have accrued prior to the effective date of such deletion and removal, but all such Assessments or other charges shall be appropriately prorated to the effective date of such deletion and removal, and no Assessments or other charges shall thereafter accrue hereunder with respect to the portion of the Property so deleted and removed. Each portion of the Property deleted and removed pursuant to this Section 6.5 shall thereafter be deemed to be a part of the Annexable Property unless otherwise expressly provided to the contrary in the instrument Recorded by Declarant to effect such deletion and removal.

SFC CLERK RECORDED 03/20/2014

EXHIBIT 16

OBA-68

D. Declarant owns the property identified as Remainder Lot 1 on the plat of survey entitled, "College Heights Phase 1", filed for record on August 13, 1999 in Plat Book 422, pages 5-7, records of Santa Fe County, New Mexico (the "Property") and attached as Exhibit A to this Declaration.

DECLARATION

Declarant removes and deletes the Property described on Exhibit A from being subject to the covenants and restrictions described above. Further, Declarant declares that upon the recordation of this Declaration in the records of the Santa Fe County Clerk, Santa Fe County, New Mexico, the Property is hereby De-Annexed and no longer subject to the First Amended and Restated Declaration or to any subsequent amendments to the First Amended and Restated Declaration.

Dated: March 20, 2014

Univest-Rancho Viejo, LLC
a New Mexico limited liability company

By: _____
Warren Thompson, its Manager

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on March 20 2014 by Warren Thompson, Manager of Univest-Rancho Viejo, LLC, a New Mexico limited liability company.

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

_____
Notary Public
My commission expires: 4-9-14

OFFICIAL SEAL
Lindsay E. Alspach
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4-9-16

DECLARATION
OUNTY OF SANTA FE)
TATE OF NEW MEXICO) ss
PAGES: 4

Hereby Certify That This Instrument Was Filed for
ecord On The 20TH Day Of March, 2014 at 11:32:59 AM
nd Was Duly Recorded as Instrument # 1732480
f The Records Of Santa Fe County

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

OBA-69

1732480 Page: 3 of 4 03/20/2014 11:32:59 AM

SFC CLERK RECORDED 03/20/2014

OBA-70

EXHIBIT A
Plat Book 422, page 5

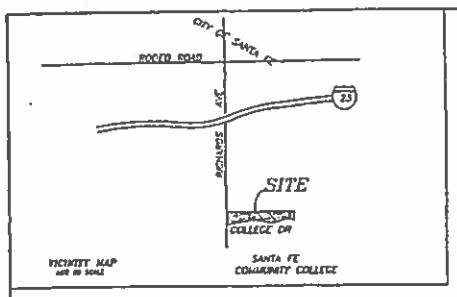
SFC CLERK RECORDED 03/29/2014

422/5-7

COLLEGE HEIGHTS PHASE 1

PLAT PREPARED FOR
RANCHO VIEJO DE SANTA FE, INC.
BEING A SUBDIVISION OF A PORTION OF
LOT 1, RECORDED BOOK 352, PAGE 002
WITHIN
SECTION 21, T16N, R9E, NMPM
SANTA FE COUNTY, N.M.

SHEET 1 OF 2



REFERENCE DOCUMENTS

1. SUBDIVISION PLAT OF RICHARDS AVE. CORRIDOR, PREPARED BY TIERRA ENGINEERING CONSULTANTS, DATED MAY 1987.
2. SUBDIVISION OF LANDS OF RANCHO VIEJO PARTNERSHIP RECORDED IN BOOK 310, PAGES 846-847, PREPARED BY SWANSON MCE.
3. SUBDIVISION PLAT PREPARED FOR RANCHO VIEJO PARTNERSHIP, RECORDED IN BOOK 317, PAGE 831.
4. SUBDIVISION PLAT PREPARED FOR RANCHO VIEJO PARTNERSHIP, RECORDED IN BOOK 336, PAGE 021.
5. LAND DIVISION PLAT RECORDED IN PLAT BOOK 332, PAGE 002.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THE SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS SHOWN AND TO EXISTING UTILITIES NOT SHOWN. OTHER EASEMENTS ARE GRANTED AS SHOWN. THIS SUBDIVISION CONTAINS 58.898 ACRES, MORE OR LESS. ROADWAYS SHOWN HEREON ARE DEDICATED TO THE COLLEGE HEIGHTS HOMEOWNERS ASSOCIATION AND GRANTED FOR PUBLIC USE FOR ACCESS AND UTILITIES.

TRACT A SHOWN HEREON WILL BE DEEDED TO THE COLLEGE HEIGHTS HOMEOWNERS ASSOCIATION FOR USE AS COMMON OPEN SPACE FOR THE BENEFIT OF THE COLLEGE HEIGHTS HOMEOWNERS.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE.

OWNER: RANCHO VIEJO DE SANTA FE, INC.

BY: ROBERT ABRAMSON, VICE PRESIDENT

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY ROBERT B. ABRAMSON
THIS 24th DAY OF December, 1998

NOTARY PUBLIC _____ MY COMMISSION EXPIRES July 30 2000

OFFICIAL SEAL
Barbara A. Cordz
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 7-30-2000

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

APPROVED BY: _____ LAND USE ADMINISTRATOR DATE: 1/6/99

COUNTY DEVELOPMENT PERMIT NO. 98-1221 0422005

_____ DATE: 12/31/98
COUNTY PUBLIC WORKS

_____ DATE: 1/6/99
COUNTY FIRE MARSHAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY AT THEIR MEETING OF JUNE 9, 1998

_____ COUNTY CLERK

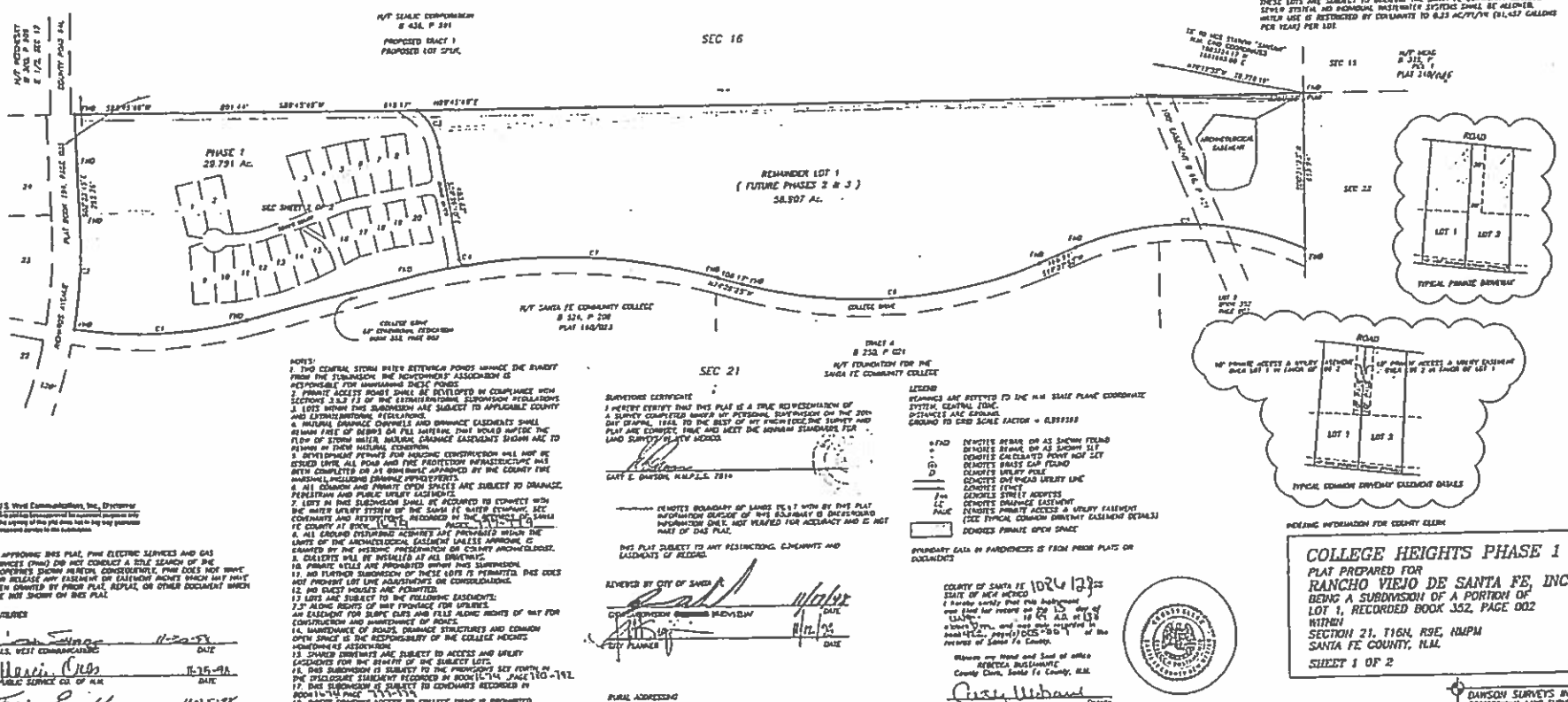
APPROVED BY THE EXTRATERRITORIAL ZONING COMMISSION AT THEIR MEETING OF 1-12-99

_____ SECRETARY

TERRAIN MANAGEMENT REGULATIONS (ARTICLE VII, SEC 3.3 OF THE COUNTY LAND DEVELOPMENT CODE) SHALL BE COMPLIED WITH AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT

THIS PROPERTY LIES PRIMARILY WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 AND 500 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. PANEL 350049-0225B, DATED 11-4-88
A PORTION OF LAND IN THE NORTHWEST CORNER OF THIS PROJECT LIES WITHIN ZONE AE, AREAS TO BE DETERMINED TO BE A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD ZONE SHOWN ON F.I.R.M. PANEL 350049-0250B, DATED 11-4-88.

THESE LOTS ARE SUBJECT TO SERVICING THE SANTA FE COMMUNITY COLLEGE SEWER STATION AND INDIVIDUAL WASTEWATER SYSTEMS SHALL BE ALLOWED. WATER USE IS RESTRICTED BY COVENANTS TO 0.25 AC/FT/YR (81,457 GALLONS PER YEAR) PER LOT.



NOTES:

1. TWO CENTRAL STORM WATER RETENTION PONDS MANAGE THE RUNOFF FROM THE SUBDIVISION. THE HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THESE PONDS.
2. PRIVATE ACCESS ROADS SHALL BE DEVELOPED IN COMPLIANCE WITH SECTIONS 3.3.3 (3) OF THE EXISTING SUBDIVISION REGULATIONS.
3. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO APPLICABLE COUNTY AND EXTRATERRITORIAL REGULATIONS.
4. NATURAL DRAINAGE CHANNELS AND DRAINAGE EASEMENTS SHALL REMAIN FREE OF DEBRIS OR FILL MATERIAL THAT WOULD IMPEDE THE FLOW OF STORM WATER. NATURAL DRAINAGE EASEMENTS SHOWN ARE TO REMAIN IN THEIR NATURAL CONDITION.
5. DEVELOPMENT PERMITS FOR HOUSING CONSTRUCTION WILL NOT BE ISSUED UNTIL ALL ROAD AND FIRE PROTECTION INFRASTRUCTURE HAS BEEN COMPLETED OR AS OTHERWISE APPROVED BY THE COUNTY FIRE MARSHALL, INCLUDING DRAINAGE IMPROVEMENTS.
6. ALL COMMON AND PRIVATE OPEN SPACES ARE SUBJECT TO DRAINAGE, PEDESTRIAN AND PUBLIC UTILITY EASEMENTS.
7. LOTS IN THIS SUBDIVISION SHALL BE REQUIRED TO CONNECT WITH THE WATER UTILITY SYSTEM OF THE SANTA FE WATER SYSTEM. SEE COVENANTS AND RESTRICTIONS RECORDED IN THE RECORDS OF SANTA FE COUNTY AT BOOK 1674 PAGES 1172-1179.
8. ALL GROUND DISTURBING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE ARCHAEOLOGICAL EASEMENT UNLESS APPROVAL IS GRANTED BY THE HISTORIC PRESERVATION OR COUNTY ARCHAEOLOGIST.
9. CULVERTS WILL BE INSTALLED AT ALL DRIVEWAYS.
10. PRIVATE WELLS ARE PROHIBITED WITHIN THIS SUBDIVISION.
11. NO FURTHER SUBDIVISION OF THESE LOTS IS PERMITTED. THIS DOES NOT PREVENT LOT LINE ADJUSTMENTS OR CONSOLIDATIONS.
12. NO GUEST HOUSES ARE PERMITTED.
13. LOTS ARE SUBJECT TO THE FOLLOWING EASEMENTS:
7.5' ALONG RIGHTS OF WAY FRONTAGE FOR UTILITIES.
AN EASEMENT FOR SLOPE CUTS AND FILL ALONG RIGHTS OF WAY FOR CONSTRUCTION AND MAINTENANCE OF ROADS.
14. MAINTENANCE OF ROADS, DRAINAGE STRUCTURES AND COMMON OPEN SPACE IS THE RESPONSIBILITY OF THE COLLEGE HEIGHTS HOMEOWNERS ASSOCIATION.
15. SHARED DRIVEWAYS ARE SUBJECT TO ACCESS AND UTILITY EASEMENTS FOR THE BENEFIT OF THE SUBJECT LOTS.
16. THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS SET FORTH IN THE DISCLOSURE STATEMENT RECORDED IN BOOK 1674 PAGE 1180-1182.
17. THIS SUBDIVISION IS SUBJECT TO COVENANTS RECORDED IN BOOK 1674 PAGE 1172-1179.
18. DIRECT DRIVEWAY ACCESS TO COLLEGE DRIVE IS PROHIBITED.
19. SHOULD THE ASSOCIATION FAIL TO PROPERLY MAINTAIN THE DRAINAGE PONDS, SANTA FE COUNTY IS GIVEN THE RIGHT BUT NOT THE OBLIGATION TO ENTER THE SUBDIVISION AND TAKE ANY MEASURES DEEMED TO REPAIR THE PONDS TO ENSURE PROPER STORM WATER MANAGEMENT AT THE EXPENSE OF THE ASSOCIATION.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 20th DAY OF APRIL, 1998, TO THE BEST OF MY KNOWLEDGE THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY L. DAWSON, N.M.P.L.S. 7844

(NOTE: BOUNDARY OF LANDS DESCRIBED WITH BY THIS PLAT INFORMATION SHOWN OF THIS ALIGNMENT IS DESCRIBED INFORMATION ONLY. NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

THIS PLAT SUBJECT TO ANY RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD.

REVIEWED BY CITY OF SANTA FE

_____ DATE 11/4/98
CONSTRUCTION SERVICES DIVISION

_____ DATE 11/4/98
CITY PLANNER

RURAL ADDRESSING

_____ DATE 6-16-99
COUNTY RURAL ADDRESSING COORDINATOR

LEGEND

BEARINGS ARE REFERRED TO THE N.M. STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.
DISTANCES ARE GROUND.
GROUND TO GRID SCALE FACTOR = 0.999588

- ●FND DENOTES REBAR OR AS SHOWN FOUND
- ○ DENOTES REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- (D) DENOTES PINCH CAP FOUND
- D DENOTES UTILITY POLE
- DENOTES OVERHEAD UTILITY LINE
- DENOTES FENCE
- /00 DENOTES STREET ADDRESS
- DE DENOTES DRAINAGE EASEMENT
- PAUE DENOTES PRIVATE ACCESS & UTILITY EASEMENT (SEE TYPICAL COMMON DRIVEWAY EASEMENT DETAILS)
- DENOTES PRIVATE OPEN SPACE

BOUNDARY DATA IN PARENTHESES IS FROM PRIOR PLATS OR DOCUMENTS

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 25 day of JANUARY A.D. at 13:0 o'clock PM and was duly recorded in Book 352 Page(s) 002 - 003 of the records of Santa Fe County.

Witness my Hand and Seal of office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, N.M.

_____ Deputy

RECORDING INFORMATION FOR COUNTY CLERK

U.S. West Communications, Inc., Disclaimer
This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone service to the subdivision.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE AND RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

UTILITIES

_____ 11-20-98
U.S. WEST COMMUNICATIONS DATE

_____ 11-25-98
PUBLIC SERVICE CO. OF N.M. DATE

_____ 11-25-98
GAS CO. OF N.M. DATE

_____ 12-1-98
SANTA FE COUNTY WATER COMPANY DATE

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2700 CAMINO ENTRADA
SANTA FE, N.M.
FILE 3019 DATE: 10-8-98

SHEET 1-1

OBA-71

DECLARATION OF COVENANTS AND RESTRICTIONS

This Declaration of Covenants and Restrictions is made this 18th day of May, 1999, by Rancho Viejo de Santa Fe, Inc., a New Mexico Corporation.

1674777

RECITALS

WHEREAS, Rancho Viejo de Santa Fe, Inc., a New Mexico corporation (hereinafter referred to as the "Declarant") is the owner of the real property described in Exhibit A attached hereto (hereinafter referred to as College Heights);

WHEREAS, Declarant is also the owner of The Village at Rancho Viejo as shown on the certain subdivision plat and lot line adjustment plat recorded in the records of Santa Fe County Clerk at Plat Book 389-390, Pages 049-008, as Document No. 1031147, and at Plat Book 389, Page 010-011, as Document No. 1029907 (hereinafter referred to as "Units 1 and 2 of the Village");

WHEREAS, Declarant has subjected Units 1 and 2 of the Village to that certain Declaration of Restrictive Covenants as recorded in Book 1560, Pages 354-391, as Document No.1560354 (the "Covenants"); and

WHEREAS, Declarant wishes to subject College Heights to the Covenants by this Declaration and include College Heights within the jurisdiction of the Rancho Viejo Master Association.

DECLARATION

Now, therefore, Declarant hereby declares that the real property described in Exhibit A attached hereto known as College Heights shall be held, sold, transferred, conveyed, occupied and used subject to the covenants, and Declarant shall hereafter record a separate and individual tract declaration concerning the development of the lots within College Heights.

CERTIFICATION

OBA-72

RANCHO VIEJO DE SANTA FE, INC

Robert G. Taunton

Robert Taunton, Vice President

ACKNOWLEDGMENT 1674778

STATE OF NEW MEXICO)
)ss
SANTA FE COUNTY)

The foregoing instrument was acknowledged before me by Robert Taunton, Vice President, Rancho Viejo de Santa Fe, Inc., a New Mexico corporation on this 26 day of May, 1999

OFFICIAL SEAL
Joyce M. Martinez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/2/01

Joyce M. Martinez

Notary Public

My commission expires:
August 2, 2001

EXHIBIT A

1674779

COLLEGE HEIGHTS – 86.7 ACRES

Lot 1 as shown on the Land Division plat recorded in the records of Santa Fe County Clerk at Plat Book 352, Page 002, as Document No. 968-719.

COUNTY CLERK
REBECCA BUSTAMANTE
SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE
STATE OF NEW MEXICO 108(A) SS 129
[illegible] instrument was filed
on the [illegible] 13 day of Aug A.D.
19 99 at 139 o'clock PM
and was duly recorded in book 1674
page 777-779 of the records of
Santa Fe County.
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.
[signature]
Deputy

OBA-74

COUNTY OF SANTA FE }ss
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the ___ day of ___, 19__ A.D. at ___ o'clock ___ , and was duly recorded in book ___, page(s) ___ of the records of Santa Fe County

Witness my Hand and Seal of office
JONA G ARMIJO
County Clerk, Santa Fe County, N.M.

Deputy

LIST OF ADJOINERS				
#	OWNER	BK/PAGE	LOT	PLAT
13	BOGS	865/624	G-2	227/027
14	GREENE	871/001	G-1	227/027
15	PV CONSTR	95/219		225/021
16	McCOLLOW	912/056	TR E	220/017
17	DAVIS	842/543	TR F	220/017
18	WOODY	1215/451	TR A	160/043
19	JENNINGS	683/460	TR B	160/043
20	GIOVANDO	225/318		
21	RANCHO VIEJO	424/555	TR 3	247/031
22	RANCHO VIEJO	424/555	TR 4	247/031
23	P.C. CHURCH	930/440	TR 2	247/031

REFERENCE DOCUMENTS

1. DEDICATION PLAT RICHARDS AVENUE CORRIDOR, PREPARED BY TIERRA ENGINEERING CONSULTANTS, DATED MAY 1987.
2. DIVISIONS OF LANDS OF RANCHO VIEJO PARTNERSHIP, RECORDED IN BOOK 210, PAGES 046-047 BY SALVADOR VIGIL.
3. SUBDIVISION PLAT PREPARED FOR RANCHO VIEJO PARTNERSHIP, RECORDED BOOK 247, PAGE 031.
4. SUBDIVISION PLAT PREPARED FOR RANCHO VIEJO, RECORDED IN BOOK 250, PAGE 021.

EXCEPT AS SHOWN HEREON, THIS PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 AND 500 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M PANEL 350069-0229B, DATED 11-4-88

THERE ARE NUMEROUS RANCH ACCESS ROADS & TRAILS WITHIN THIS PROPERTY THAT ARE NOT SHOWN ON THIS PLAT

LINE	BEARING	DISTANCE
L1	N54°14'43"E	641.53'
L2	N54°14'43"E	255.57'
L3	N56°14'35"E	310.85'
L4	S00°07'40"E	111.65'
L5	N83°36'54"E	648.81'
L6	N87°36'09"E	692.30'
L7	S85°59'47"E	131.83'
L8	N57°17'37"E	307.53'
L9	N79°53'30"E	391.91'
L10	N77°02'07"E	168.37'
L11	N95°01'39"E	307.52'
L12	S24°41'08"W	399.39'
L13	S87°33'53"E	60.24'
L14	S05°39'07"E	380.94'
L15	N84°20'53"E	253.00'
L16	S74°35'56"E	513.27'
L17	S68°07'30"W	166.94'
L18	N74°28'25"W	108.17'
L19	N02°23'45"W	452.51'
L20	N04°43'41"E	269.60'
L33	S24°41'08"W	399.39'
L34	S87°33'53"E	60.24'
L35	N87°28'47"E	398.38'
L36	N67°31'54"E	291.72'
L37	N85°26'54"E	454.75'
L38	S87°45'43"W	60.04'
L39	S87°45'43"W	60.04'
L40	N02°23'45"W	457.04'
L42	S02°23'45"E	454.77'
L43	S24°41'08"W	399.39'

PART OF APPROVED RANCHO VIEJO
MASTER PLAN RECORDED IN BOOK 183, PAGE 048

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING
C4	01°58'00"	1960.00	67.28	67.27	S23°42'08"W
C5	29°25'00"	1970.00	1011.43	1000.36	S09°58'38"W
C6	10°07'43"	3000.00	530.34	529.65	N87°24'44"E
C7	15°50'30"	3000.00	829.47	826.83	N86°33'21"E
C8	26°25'59"	3500.00	1614.70	1600.42	S58°08'55"E
C9	15°57'13"	2300.00	640.42	638.35	S82°54'32"E
C10	16°51'01"	1200.00	352.91	351.64	S76°33'21"W
C11	37°23'45"	2000.00	1305.36	1282.32	S86°49'43"W
C12	29°40'27"	2520.00	1305.14	1290.63	N87°18'35"W
C13	23°18'16"	1842.00	749.22	744.06	S87°30'17"W
C14	13°22'18"	2080.00	485.43	484.33	N04°17'24"E
C15	05°32'07"	1776.45	171.62	171.55	S70°04'27"W
C16	21°13'58"	1600.53	593.13	589.74	S83°27'30"W
C17	43°35'53"	950.00	722.88	705.57	N64°07'35"W
C18	14°35'40"	950.00	241.99	241.33	N49°37'28"W
C19	13°42'35"	2080.00	497.71	496.52	S17°49'51"W
C20	29°25'00"	1650.00	849.82	839.42	S09°58'38"W
C21	25°06'53"	1960.00	859.14	852.28	N10°09'42"E
C22	27°04'53"	2020.00	954.78	945.91	S11°04'42"W
C23	29°25'00"	1910.00	980.63	969.89	S09°58'38"W

In approv[illegible] [illegible], PNM Electric Services and Gas S[illegible] [illegible] Title Search of th[illegible] [illegible] [illegible]quently, PNM [illegible] [illegible]y easement or easement rights which may have been granted by prior plat, replat, or other document which are not shown on this plat.

UTILITIES

James E. Cibrin 10-10-96
SANTA FE COUNTY WATER COMPANY DATE

[signature] 10-11-96
U.S. WEST COMMUNICATIONS DATE

[signature] 10-10-96
PUBLIC SERVICE CO OF N.M. DATE

[signature] 10-10-96
GAS CO OF N.M. DATE

LEGEND

BEARINGS ARE REFERRED TO THE N M STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE DISTANCES SHOWN ARE GROUND
GROUND TO GRID SCALE FACTOR = 0.999558

- ● DENOTES REBAR, OR AS SHOWN FOUND
- ○ DENOTES REBAR, OR AS SHOWN SET
- ○ DENOTES CALCULATED POINT NOT SET
- ◉ DENOTES BRASS CAP FOUND
- DENOTES UTILITY POLE
- DENOTES OVERHEAD UTILITY LINE
- DENOTES FENCE
- DENOTES UTILITY METER/VALVE/ETC.
- DENOTES TELEPHONE LINE MARKER
- DENOTES FIBER OPTIC LINE MARKER
- DENOTES THE PERIMETER OF THE LANDS DELT WITH BY THIS PLAT. INFORMATION OUTSIDE THIS LINE IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND NOT PART OF THIS PLAT.

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD

0352002

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THE SAID DIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS SHOWN AND TO EXISTING UTILITIES NOT SHOWN. OTHER EASEMENTS ARE GRANTED AS SHOWN. THIS DIVISION CONTAINS 635.292 ACRES, MORE OR LESS. PORTIONS OF RICHARDS AVENUE HAVE BEEN PREVIOUSLY DEDICATED TO THE COUNTY. COLLEGE AVE. SHOWN HEREON IS SUBJECT TO A CONDITIONAL RIGHT-OF-WAY DEDICATION TO THE COUNTY OF SANTA FE. SUCH DEDICATION TO COMPLY WITH SECTION 3.8.3.B OF THE SANTA FE EXTRATERRITORIAL SUBDIVISION REGULATIONS.

THIS DIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE, N.M.

OWNER(S)
RANCHO VIEJO, A LIMITED PARTNERSHIP

L.E. Meyer
BY: L.E. MEYER, GENERAL PARTNER

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY L.E. MEYER
THIS 21st DAY OF NOVEMBER ,1996

[signature] 8 August 1997
NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL
Joyce M. Martinez
NOTARY PUBLIC
STATE OF NEW MEXICO
8-2-97

OWNER(S)
SANTA FE COMMUNITY COLLEGE

[signature]
BY: CHAIR OF SANTA FE COMMUNITY COLLEGE BOARD, YOLANDA NUNEZ

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY YOLANDA NUNEZ
THIS 21st DAY OF November ,1996

[signature] 1-24-2000
NOTARY PUBLIC MY COMMISSION EXPIRES

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

APPROVED BY [signature] 12-19-96
LAND USE ADMINISTRATOR DATE

COUNTY DEVELOPMENT PERMIT NO 96-3478

PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOIL RATING ON THIS PROPERTY IS DESIGNATED AS BEING MODERATE-SEVERE REGARDING LIMITATIONS TO SEPTIC TANKS. POTENTIAL BUYERS/SELLERS OF THIS PROPERTY SHOULD INQUIRE WITH THE NEW MEXICO ENVIRONMENT DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATE SYSTEM IS REQUIRED.

SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE THE CONSTRUCTION OF THE PRIVATE EASEMENT(S) OR ROAD(S) AS SHOWN. PRIOR TO THE CONSTRUCTION OF SAID PRIVATE EASEMENT(S) OR ROAD(S) IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE ADMINISTRATOR.

MAINTENANCE OF PRIVATE ROADS AND EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER/USER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 21th DAY OF AUGUST 1996. TO THE BEST OF MY KNOWLEDGE THE SURVEY AND PLAT ARE CORRECT, TRUE AND AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

[signature]
GARY E. DAWSON, N.M.P.L.S. 7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK

LAND DIVISION AND CONDITIONAL ROAD DEDICATION
RANCHO VIEJO DE SANTA FE
WITHIN SECTIONS 20 AND 21, T16N, R9E, NMPM
SANTA FE COUNTY, N.M.

COUNTY OF SANTA FE 968155/19
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 19 day of Dec A.D 19 96 at 3:19 o'clock P m and was duly recorded in book 352 page 002 of the records of Santa Fe County
Witness my Hand and Seal of Office
County Clerk, Santa Fe County, N.M.
[signature] Deputy

SCALE 1"=600' FEET
600 0 600

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2500 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 3078 DATE: 8-29-96

OBA-75

Glen Smerage, 127 East Chili Line Road, under oath, stated that it was less than a month ago the proponents were asking for 650 high-density residential units plus other things. In the interim, this phase has been scaled back to a single commercial development. He said this strikes him as a typical developer scheme to piecemeal things. The entire project area is 65+ acres of raw land and it should be treated as a whole. He said a comprehensive view is needed to make sure it is harmonious and these different uses relate functionally and architecturally.

There were no other speakers on this case.

Member Katz said he shared the sentiments of the last speaker and was concerned that the project lacked cohesiveness.

Ms. Lucero said the project received master plan approval in 2010 and that overall conceptual plan is within the CDRC member packets. The mixed-use master plan was approved for multi-family, commercial and light industrial. Today's request is to create four parcels in Phase 1. When the site is ready for construction, the applicant will have to return to the CDRC with a development plan.

Member Katz observed that the overall plan allows for virtually anything less a nuclear plant. Ms. Lucero concurred it was an extensive use list that has been approved by the BCC.

Member Gonzales said the request appears to be an economical step necessary for the developer to get the project rolling.

Member Gonzales moved to approve the request and the motion failed for lack of a second.

Member Martin asked if the CDRC could pass a case onto the BCC without recommendation. Ms. Brown responded that is the CDRC's role to make a recommendation to the BCC and encouraged them to craft a recommendation.

Member Katz said he was uncomfortable with the lack of information regarding this phase of the development. He appreciated the fact that sub-developers would be coming forward but the application lacked information and his concern was inconsistent development.

Member Katz moved to deny the application Member Martin seconded and the motion passed by majority [3-2] voice vote with Members Katz, Martin and Booth voting for and Members Drobnis and Gonzales against. .

D. <u>CDRC CASE # Z 13-5380 Elevation</u>. Vedura Residential Operating, LLC, Applicant, JenkinsGavin, Agents, request Master Plan approval in conformance with the Community College District Ordinance to allow a

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multi-family residential community consisting of 214 residential units on 22 ± acres. The site is located on the north side of College Drive and east of Burnt Water Road within the Community College District, within Section 21, Township 16 North, Range 9 East, Commission District 5

Mr. Larrañaga presented the staff report as follows:

"This case was on the March 20, 2014, CDRC Agenda as a Master Plan Amendment to the College North Master Plan. This case was tabled from the Agenda at the request of the Applicant. During the review process staff determined that the College North Master Plan had expired. The College North Master Plan, which allowed for 73 single family lots on 90.75 acres, was approved by the Extraterritorial Zoning Authority in 1997 and Phase I of the Master Plan was developed in 1999 as a 20 lot subdivision known as the College Heights Subdivision on 33.84 ± acres.

"Article V, Section 5.2.7 Expiration of Master Plan states: "approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board; Master Plan approvals may be renewed and extended for additional two year periods by the Board at the request of the developer; 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".

"The Applicant is requesting Master Plan approval in conformance with the Community College District Ordinance. The CCDO was adopted on December 11, 2000. The CCDO Land Use Zoning Map designates this site as a Village Zone within a New Community Center which allows for multifamily residential use. The Master Plan would allow a 214 unit multifamily residential apartment community on a 22 ± acre site, which is defined as an eligible use in the CCDO Land Use Table. Density allowed in this area is a minimum of 3.5 dwelling units per acre. The Applicant is proposing approximately 9.7 dwelling units per acre and is in conformance with the CCDO.

"The Applicant has refined their plans to relocate the proposed site of the apartments in accordance with the alignment of the proposed Southeast connector. The exact alignment of the Southeast Connector has not been established therefore the actual building site of the apartments may change to coincide with the alignment once it is finalized by the County.

"Article V, Section 5.2.1.b states: "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 sub-divider 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".

Mr. Larrañaga said the application was submitted on December 6, 2013 and revised on March 26, 2014. Building and Development Services staff have reviewed this project for compliance with pertinent Code requirements and have found that the facts presented support this request: the Application is comprehensive in establishing the scope of the project; the Master Plan conforms to the eligible use and density allowed under a New Community Center; the Application satisfies the submittal requirements set forth in the Land Development Code.

Staff recommends conditional approval for a Master Plan in conformance with the Community College District Ordinance to allow a multi-family residential community consisting of 214 residential units on 22 ± acres subject to the following staff conditions:

1. The Applicants shall comply with all review agency comments and conditions, as per Article V, § 7.1.3.c. Conditions shall be noted on the recorded Master Plan.
2. Master Plan with appropriate signatures shall be recorded with the County Clerk, as per Article V, § 5.2.5.
3. A revised Traffic Impact Analysis, showing current road conditions, shall be submitted based on the Southeast Connector at Preliminary Development Plan. Article lll, § 4.4.1.5.c

An email in opposition to the development was distributed by staff [*Exhibit 2*].

Jennifer Jenkins, previously sworn, introduced Colleen Gavin with JenkinsGavin Design and Development and Oralynn Guerrerortiz the project civil engineer who were duly sworn.

Ms. Jenkins used a slide presentation that located the 22-acre site, identified that the site within a village zone within the Community College District, noted that residential multi-family is a permissible use in all of the village zones, highlighted the preferred alignment for the proposed new north south minor arterial intended to relieve traffic and congestion on Richards Avenue and serve the Community College District, delineated that in accordance with the Community College District requirements the proposal has 50 percent open space, significant landscaping, pedestrian walkways, collects stormwater for landscape irrigation, has residential amenities, and a proposed donation of property for right-of-way, and illustrated the schematics for utility hookups, etc.

Ms. Jenkins mentioned the amendments to the plan have occurred in working with Santa Fe County staff. She said they have been working closely with staff regarding timing of the southeast connector's 2016 construction schedule. This multi-family project will be constructed in phases and the southeast connector and this project will be running in parallel time paths.

Ms. Jenkins said Vedura Residential builds, manages and operates luxury apartment communities throughout the southwest and she showed a series of slides of completed projects with pools, fitness facilities, interiors, etc. This is not student housing

for Santa Fe Community College nor is the college involved in the project. This is a market sector, market rate apartment community that is at the high-end spectrum of apartment living. The apartments will rent from $900 to $1,400 monthly and emphasized these are professionally run properties with clear occupancy rules.

Ms. Jenkins said this area is designated as the primary growth area in Santa Fe County and it is an economic development issue. Stating she serves as the chair of the Regional Development Corporation Board whose sole mission is economic development in northern New Mexico, she stressed that a diverse range of housing options is critical to attracting employers to Santa Fe County. Santa Fe Community College is one of the largest employers in the state and La Entrada Commerce Park is a designated employment center in the Community College District. This project will provide a necessary housing option and she emphasized that is exactly why the Community College District Ordinance permits and encourages multi-housing. Speaking from her own expertise, Ms. Jenkins said this type of project is necessary for the success of Santa Fe County.

Ms. Jenkins referred to a letter in the CDRC packets from attorney Chris Graeser on behalf of the College Heights neighbors and addressed the issues he brought up. She offered to expedite the plat and deed the property prior to going before the BCC. This is not a rezoning, the property is already zoned. Citing the CCDO, "…all properties are zoned for the uses allowed in the Land Use Table." In response to another point Mr. Graeser brought up about the restrictive covenants for Rancho Viejo, Ms. Jenkins said the subject property has been de-annexed and provided a Declaration of De-annexation [*Exhibit 2*], dated March 20, 2014.

With a site map, Ms. Jenkins identified her neighborhood, the two existing apartment communities, the transitioning development and assured the Committee that property values have not been negatively impacted nor the quality of life by the apartments. A community like Elevation can be in harmony with its surroundings.

Chair Drobnis apologized to the public but said the CDRC will lack a quorum at 6 p.m. Member Martin has an engagement and will leave at 6 p.m. and Member Katz is recusing himself from this case because he is related to an attorney involved.

Ms. Brown encouraged the CDRC to continue the meeting until that time and carry the issue over to the next meeting.

Member Booth said she would have liked to have had the Declaration of De-annexation earlier than this evening. She said the date of the document concerned her. Ms. Jenkins said it is atypical in a project of this size, Rancho Viejo, for undeveloped tracts to be annexed into an association. When it was brought to the attention of the developer, the de-annexation occurred. She said they recognized they were part of Rancho Viejo in terms of the full master plan.

For the record, Member Katz said it was appropriate that he recuse himself from this case. He has a close relative who represents a party in the matter.

A gentleman from the audience stood and announced they were not asking Member Katz to recuse himself. The Chair responded that that was Member Katz' decision.

There were approximately 25 individuals wishing to speak and Chair Drobnis advised the public that the speakers would be limited to two-minutes.

Duly sworn, Al Padilla, 8 Dean's Court, a native of Santa Fe said he was in total opposition to this development. He acknowledged the eloquence of Ms. Jenkins' presentation but said it was not based in reality. The project will impact the community. He said the apartments Ms. Jenkins referred to in her neighborhood had been there long before she arrived.

Previously sworn, Glen Smerage of Rancho Viejo said his eight compelling arguments for denying this proposal were contained in the CDRC packet. The degradation of neighborhoods that occurs with off campus student housing was of great concern. Many good projects are conceived and built and subsequently degraded and even destroyed by the creators. Rancho Viejo is a 13-year-old community built out on virgin ranch land. He urged the CDRC to read his letter. The County has a poor track record in the placement of commercial activities within a residential area.

Mr. Smerage requested that the CDRC deny this proposal and send a recommendation to the BCC that they amend the CCDO and the Sustainable Land Use Code to better protect the community.

Duly sworn, Jerry Wells, Dean's Court, said he worked with the Community College and Santa Fe County to develop a roundabout on Richards Avenue. College Drive has issues and one is that the Richards and College Drive roundabout is rated as a failure. Santa Fe Community College north exit is a traffic hazard. He spoke of the traffic issues and the problems in the event of a wild fire.

Duly sworn, Randy Kretchmer of Dean's Court said he has attended every meeting made available for the community to provide input on this project. He said there were hundreds in attendance. He likened this project to a professional ball game where after the first quarter the referees announce a rule change. He said the project was ramrodded down the throats of the area residents and there have been no sincere recognition of the residents' concerns.

Mr. Kretchmer said this evening was the first they heard of the de-annexation. He read a letter from the Rancho Viejo North Community Association Board of Directors [*Exhibit 3*] expressing their opposition and reasons for opposition to the development and requests the denial of the master plan amendment.

Duly sworn, Chris Schatzman said the commute on Richards Road continues to get worse. Rabbit Road continues to worsen and is exceedingly dangerous. He said Rabbit Road should be addressed before bringing more traffic to Richards Road. The recent de-annexation was "suspicious" and the neighbors have not been given the opportunity to review it. Mr. Schatzman said he was a professional commercial real

estate lender and financed many apartment complexes. During those years he saw many failed apartment projects that as markets changed the actual use and rent schedules changed. This project fails to take that factor into account.

Previously sworn, Ken Vellon asked whether the developer would be paying for the repaving of College Drive and pay for the road improvements to reach the southwest connector; who pays for that?

Ms. Jenkins said the portion of College Drive up to the west side of the southeast connector is the County's project. Everything on the east side connector along the frontage of the apartment community is the burden of the developer. If access is needed to the apartment community prior to the County getting to that point, then the developer will construct that portion on the west side of the southwest connector.

Duly sworn, Susan McGrew, Dean's Court, said the agent's claim that this parcel was de-annexed does not fit with the fact the area residents bought their homes based on the diagram showing 53 individual homes there. She read Vedura's mission statement, "…our company's strategy is simple: never pay more than replacement cost. We buy below replacement cost when markets dip. We build as markets improve and we sell at the peaks." The residents have no way of knowing who the ultimate owner will be and whether the maintenance and upkeep will occur.

Ms. McGrew suggested Vedura and Mr. Thompson find an appropriate area in Rancho Viejo to build the apartment complex.

Duly sworn, native Santa Fean, David Vigil, Dean's Court, said he recently purchased his property in Rancho Viejo and the covenants state the subject area is designated for single-family homes governed by their same rules. This proposal completely diverges from what the covenants state and what residents were sold. He said he was a proud to be a resident of Santa Fe County and as an internal customer of Rancho Viejo he expects more and is opposed to the proposal.

Duly sworn, Pat Perrin, Dean's Court said most of Rancho Viejo opposes this complex and provided staff with signatures attesting to that opposition. She said approving this application is piecemeal zoning and may be grounds for a lawsuit. Without the southeast connector a ground fire would make this complex a deathtrap. Ms. Perrir said this project is inappropriately sited in the middle of a covenanted controlled community.

If approved, the Rancho Viejo North Community Homeowners Association loses more than $50,000 annually on maintenance fees. And the Association will still have to maintain roads used by the apartment complex. She understood this project had two phases; where is the second phase?

Chair Drobnis apologized that the time was up. He said this item will be first on next month's agenda.

V. APPROVAL OF MINUTES: April 17, 2014

Member Martin moved to approve the April minutes. Member Booth seconded and the motion passed by unanimous [7-0] voice vote.

VI. CONSENT CALENDAR: Final Order

A. CDRC CASE #A 14-5030 Maurilio & Amanda Calderon Appeal: **Maurilio and Amanda Calderon, Applicants, are appealing the Land Use Administrator's decision to deny a home occupation business registration for a welding business located on 2.48 acres. The property is located at 8 Ernesto Road, off of Rabbit Road, within Section 10, Township 16 North, Range 10 East (Commission District 4)**

Referring to item 10, Member Katz recommended it read: "In addition to Appellant, five members of the public spoke in opposition of the Appeal testifying that they heard noise and smelled fumes from the welding business and alleging that this type of use…" Also, number 15 should be corrected to numbered 11.

Member Anaya moved to approve the final order as amended. Member Martin seconded and the motion passed by unanimous [7-0] voice vote.

VII. OLD BUSINESS

A CDRC CASE # Z 13-5380 Elevation. **Vedura Residential Operating, LLC, Applicant, JenkinsGavin, Agents, request Master Plan approval in conformance with the Community College District Ordinance to allow a multi-family residential community consisting of 214 residential units on 22 ± acres. The site is located on the north side of College Drive and east of Burnt Water Road within the Community College District, within Section 21, Township 16 North, Range 9 East, (Commission District 5)**

[*Exhibit 1: Opponents' counsel letter, Graeser & McQueen, to Jose Larrañaga; Exhibit 2: College North Master Plan schematic and Community College District Plan Table 5; Exhibit 3: March 20, 2014 Santa Fe County Clerk Recorded Declaration of De-Annexation; Exhibit 4: May 13, 2014 Department of Cultural Affairs HPD memo confirming non-disturbance easement for LA 110168; Exhibit 5: CC&Rs by Rancho Viejo for College Heights; Exhibit 6: Santa Fe County Sustainable Growth Management Plan 2.2.4.5 Land Use Compatibility section: Exhibit 7: Six emails and letters opposing the development; Exhibit 8: NM ED Surface Water Quality Bureau compliance evaluation inspection regarding NPDES permit, EPA data, discharge monitoring information; Exhibit 8: Rancho Viejo North Community Association, Inc. letter opposing the development; Exhibit 9: Eunice Vellon letter*]

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Stating his nephew represents one of the parties in this matter, Member Katz recused himself from this case.

Chair Drobnis reminded the members that this case was heard at the last meeting until a quorum was lost.

Mr. Larrañaga provided an update on the case stating that on April 17, 2014 staff presented this case to the CDRC and the applicants' agent, JenkinsGavin, presented the development and the public offered testimony. Upon request, Mr. Larrañaga presented his staff report as follows:

"This case was on the March 20, 2014 CDRC agenda as a Master Plan Amendment to the College North Master Plan. This case was tabled from the agenda at the request of the Applicant. During the review process staff determined that the College North Master Plan had expired. The College North Master Plan, which allowed for 73 single-family lots on 90.75 acres, was approved by the Extraterritorial Zoning Authority in 1997 and Phase I of the Master Plan was developed in 1999 as a 20-lot subdivision known as the College Heights Subdivision on 33.84 ± acres.

"Article V, Section 5.2.7 Expiration of Master Plan states: 'Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board; Master Plan approvals may be renewed and extended for additional two-year periods by the Board at the request of the developer; 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.'

"The Applicant is requesting Master Plan approval in conformance with the Community College District Ordinance. The CCDO was adopted on December 11, 2000. The CCDO Land Use Zoning Map designates this site as a Village Zone within a New Community Center which allows for multifamily residential use. The Master Plan would allow a 214-unit multifamily residential apartment community on a 22 ± acre site, which is defined as an eligible use in the CCDO Land Use Table. Density allowed in this area is a minimum of 3.5 dwelling units per acre. The Applicant is proposing approximately 9.7 dwelling units per acre and is in conformance with the CCDO.

"The Applicant has refined their plans to relocate the proposed site of the apartments in accordance with the alignment of the proposed southeast connector. The exact alignment of the southeast connector has not been established therefore the actual building site of the apartments may change to coincide with the alignment once it is finalized by the County.

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"Article V, Section 5.2.1.b states: '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 sub-divider 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.'"

Mr. Larrañaga said the application was submitted on December 6, 2013 and revised on March 26, 2014. Building and Development Services staff have reviewed this project for compliance with pertinent Code requirements and have found that the facts presented support this request: the Application is comprehensive in establishing the scope of the project; the Master Plan conforms to the eligible use and density allowed under a New Community Center; the Application satisfies the submittal requirements set forth in the Land Development Code.

Staff recommends conditional approval for a Master Plan in conformance with the Community College District Ordinance to allow a multi-family residential community consisting of 214 residential units on 22 ± acres subject to the following staff conditions:

1. The Applicants shall comply with all review agency comments and conditions, as per Article V, § 7.1.3.c. Conditions shall be noted on the recorded Master Plan.
2. Master Plan with appropriate signatures shall be recorded with the County Clerk, as per Article V, § 5.2.5.
3. A revised Traffic Impact Analysis, showing current road conditions, shall be submitted based on the Southeast Connector at Preliminary Development Plan. Article III, § 4.4.1.5.c

Mr. Larrañaga referred to Exhibit 4 which indicated the archaeological report was revised and that there were no outstanding archaeological issues on the site.

In response to a series of questions regarding which policies govern the property, staff offered the following information: the master plan in question was approved prior to the adoption of the College District and the entire Rancho Viejo Master Plan. The zoning map of the new Sustainable Plan designates this property and the entire Community College District being within the planned development district and under the Community College District Ordinance; those regulations are not changing. Originally the property was allowed 73 single-family lots on 95.75 acres. The phasing called for 20 lots on 33 acres. The apartments are proposed on 22 acres. This area has a minimum of 3.5 dwelling units per acre. The applicant must comply with the open space requirements established in the Community College District Ordinance and they will utilize County water and the Rancho Viejo sewer utility.

In regards to traffic, Mr. Larrañaga said if the southeast connector is built Elevations will access directly off the extension of College Drive which will connect to a roundabout to the southeast connector. If the southeast connector has not been built when Elevations comes in for final development approval, a new traffic impact analysis will be required to determine improvements.

Chair Drobnis invited the public interested in speaking to stand and be sworn in. He advised those individuals that there will be a two-minute time limit and in the event there is a representative for a number of people the time limit can be extended. In order to run an efficient meeting, he asked that the audience be respectful and not clap.

Randy Crutcher, 12A Dean's Court, College Heights, duly sworn, said he was speaking on behalf of the 20 homeowners who received notice. The plan was originally for over 440 apartments units as proposed by Rancho Viejo developer Warren Thompson. Now it is a 200+ unit complex on a parcel "just recently" de-annexed from Rancho Viejo and is being sold to an Arizona company which has no knowledge of the promises and commitments made to the adjacent homeowners via the covenants that run with the land.

Mr. Crutcher noted that the County staff and community members spent thousands of hours on community planning to achieve good development: "That's not what is happening here." Dropping a high density apartment complex into a vacant field without master planning is spot zoning. When this property was approved for master plan zoning in 1997 there was a condition of covenants. This property was not only part of Rancho Viejo North but also had to pay dues to support the HOA, trails and open space. He referred to Exhibit 2 which depicted the 73 homes.

Mr. Crutcher said Warren Thompson is trying to "pull a fast one" and void all the promises and history on this property.

Al Padilla, 8 Dean's Court, under oath, asked the CDRC to consider the scenario if the developer of Eldorado or Casa Solano decided unilaterally to withdraw property from the chartered association and build high-density apartments. "Promises made must be promises kept," stated Mr. Padilla. He noted that the Rancho Viejo developments were well represented in the development of the Community College District plan. The recorded College Heights plat shows single-family homes and disclosed as such in all documents for all the property owners in College Heights. In fact, that was still in the disclosure papers as of 2013.

Mr. Padilla urged the CDRC to reject this piecemeal planning.

Evelyn Spiker, 7A Dean's Court, under oath, stated she is a homeowner in Rancho Viejo and has served on the architectural review committee for 10 years. She said she believes in enforcement of the covenants and restrictions. The proposal before the CDRC is an egreous deviation from any adherence to the CC&Rs that are part of the community. Ms. Spiker, a realtor, said all homeowners were presented with and agreed to the CC&Rs when they purchased their property. She mentioned the developer's de-annexation of property dated March 2014 states that the property is no longer subject to any covenants and restrictions. She suggested it was not that simple and according to the declaration of covenants and restrictions *[Exhibit 5]* the covenants shall run with the land upon sale or transfer.

Ms. Spiker said there were hundreds of signatures in opposition to this proposal as well as a letter from the HOA Board *[Exhibit 8]*.

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Duly sworn, David Vigil, 6A Dean's Court, discussed the wastewater infrastructure for the neighborhood and questioned whether an additional 200+ units can be adequately handled by the 10 year old system. One of the closing documents states that any future development in the area will need to tie into the Rancho Viejo utilities and he was concerned about the capacity.

Mr. Vigil referred to the NM ED Surface Water Quality Bureau report and asked the CDRC to review that document carefully because deficiencies were cited. *[See Exhibit 8]*

Mr. Lopez, 18 Dean's Court, duly sworn, said his concems revolve around traffic. The project should be postponed until the southeast connector is built. The anticipated design period of the connector is 2017 and 2018/2019 is the actual construction period. Elevation's project is premature and should be tabled until the design is complete and adequate funding secured.

Karin Lubin, 12A Dean's Court, under oath strongly recommended that the CDRC deny the apartment complex. She said this board needs to set strong parameters for developments. She said the Fire Marshal and staff are very concerned about fire emergency in getting to the units or guiding an evacuation. She said without the southeast connector in place this development depends entirely on guessing and that is not good development. Richards is the only true exit and entrance.

Bruce Krasnow, 3B Dean's Court, under oath, thanked the CDRC for their service to the community. He said he understood growth and the economy but growth needs to happen in a fashion that makes sense. He summarized the history of the project that started in November 2012 when the area residents received an invitation from JenkinsGavin to discuss a pending amendment to the master plan. At the second meeting in 2013, the project was scaled back and at a third meeting Mr. Thompson offered to work with the neighborhood; however, this parcel was exempt from the entire process. Since then the property has been de-annexed. He asked the CDRC to reject the project.

Gayle Evezich, 6B Dean's Court, under oath, said she respectfully requested that the CDRC reject the proposal. The proposal of 214 apartments at the eastern end of the 57 acres was planned and platted for 50 single family homes in 1997 by Rancho Viejo and Warren Thompson. She said this proposal changes monthly and the current proposal places the complex ¼ mile east of Burnt Water without the 10 home buffer zones. Ms. Evezich said contrary to the assertion at the last meeting that the neighbors on College Drive requested the most recent move, they did not.

Ms. Evezich said they are unequivocally opposed to this development in this area. She said there is a lack of transition space between Burnt Water and the proposed complex. This is piecemeal development going against the grain of the Sustainable Growth Management Plan.

James Shuba, 9A Dean's Court, under oath said he was present to appeal to the CDRC members' hearts. He said this proposal affects one of the biggest financial decisions he and his neighbors have made. He said he and his wife fell in love with Santa

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Fe and finding Dean's Court affordable have moved here for retirement. He said that the Community College District does not need an apartment complex.

Lance Tunick, under oath, 14B Dean's Court, said there are many government planners in this proposal and it is the CDRC's job to pull together those recommendations and make a decision that serves the public interest. Spot zoning should not be allowed. The lack of credibility of the developer and Univest has been established by the de-annexation which contravenes all of the promises that were made. He said infrastructure must be in place in advance of any construction. "Don't make us suffer through Richards Avenue, the sequel."

Under oath, Sue Stein of Rancho Viejo, said she was speaking for five individuals who were present and stood at the podium while Ms. Stein provided her testimony. Ms. Stein recalled that last month when Ms. Jenkins presented the proposal she referred to "the County" throughout. The County, stated Ms. Stein, is not an abstract entity. "It is the men, women and children who live, shop, own businesses and homes…attend our schools…pay taxes in and to the County of Santa Fe. It's the people who are sitting here tonight." The community wants to be heard. The applicant and their agent do not speak for the community. The applicant is in Arizona and according to their website is interested in maximizing their return on investment. Contrary to what the agent said, the applicant does not always maintain ownership and manage the projects they develop. Decisions are made on their bottom line. Ms. Stein said the community is interested in the community because it is their community.

Ms. Stein mentioned the changes to the complex did not address the community's concerns as reported by the agent. The residents of Rancho Viejo have been unequivocally and consistently opposed to this project "in all its changing forms." There are much better locations for apartments in terms of public transportation, local shopping, employment and wider roads.

She said the apartments are not consistent with the planned development and will result in the devaluation of the environment. Ms. Stein said the plot directly east of the application is designated as multi-family development. She reviewed the proposed rents for the apartments noting that the complex would not be allowed to discriminate and a three-bedroom apartment could house six individuals paying $225 monthly. The applicant's assertion that these would not be college apartments does not alter the fact that they would be used for out-of-town college students.

Ms. Stein mentioned a proposal on Rabbit Road and St. Francis that will include 650 dwelling units and 760,000 square feet of non-residential space. Adding that traffic to the proposed apartments makes the traffic congestion concern real. She said none of the traffic issues are adequately addressed because the whole picture is never developed and small increments of the proposals are presented piecemeal. "Somebody needs to look at all the projects…and evaluate."

Development has to be done responsibly and must have benefit to the residents of the county present and future. Ms. Stein asked that the CDRC act as the community's voice and reject the application.

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Chair Drobnis requested and received the names and addresses of the four individuals Ms. Stein spoke for.

Under oath, David Burrell, Chili Line Road, said this proposal is clearly a rezoning strategy and he asked that the CDRC reject the proposal. He said he and his wife vehemently oppose this project. The master plan should be honored. Mr. Burrell commented that he had never heard of the de-annexation until the last meeting.

Richard Carson, under oath, stated that this de-annexation will set a precedent. He said he is a retired academic and has been around college students most of his life. One of the reasons he retired to Santa Fe is the community and he supports his neighbors on Dean's Court. He mentioned that the college where he taught started as a small community college and grew into a huge college and the homes were razed for apartment complexes.

Vicki Schneider, Rancho Viejo, under oath thanked the CDRC for listening to the community. She said her community supports smart development. Even though the agent for the applicant assured the CDRC at the last meeting that Vedura was the best of management, however, according to their website Vedura will in all likelihood sell the apartments. The buyer is an unknown. The great unknown of this property puts the stability, security and property value of the neighborhood at risk. She suggested Mr. Thompson find a more appropriate location in Rancho Viejo.

Clare Easterwood, 9B Dean's Court, under oath, said she has lived all over Santa Fe and reviewed the covenants, disclosures and asked what was going to be built on the parcel in question. The answer was single-family homes and that was less than 18 months ago. Ms. Easterwood said she feels bamboozled by the developer. She said she hoped the CDRC denies the project.

Beth Detwiler, Oshara Village HOA president, under oath, said on behalf of Oshara Village residents, owners and the HOA she asked that the project be postponed until both the northeast and southeast connectors have been constructed and are functional. She said Oshara does not have a traffic problem, "we have a continuing traffic crisis and adding thousands more cars into the mix is going to make it much worse."

Terry Buell, duly sworn of Rancho Viejo, said she moved there because it was marketed as energy efficient and in concert with nature. She said that was important to her and she has a conservation lot on Chili Lane. Ms. Buell said she makes her living as a HERS rater to make sure new construction is green. This area needs to do more on conservation and an apartment complex with a swimming pool is not efficient.

That concluded the public hearing.

Chair Drobnis asked about open space and trails in the community and one of the previous speaker stated that the HOA dues pay for the maintenance of the trails.

DBA-88

Approximately 50 percent of the HOA fees go to the landscape, open space and trail maintenance. Another individual said the open space has been traded off at will by the developer. It was added that Rancho Viejo is the first and only community in Santa Fe County that has FireWise certification.

The applicant's agent was invited back to the podium to address any comments.

Jennifer Jenkins, Colleen Gavin and Oralynn Guerrerortiz the project civil engineer were duly sworn.

Ms. Jenkins clarified that this is a request for master plan. As required by the Community College District Ordinance projects must submit a master plan prior to moving forward. She confirmed there was a master plan on this property that expired. The CCDO is designated as Santa Fe County's highest priority area for growth. The property is already zoned, stated Ms. Jenkins and designated in the CCD plans as a village zone with a minimum density of 3.5 dwellings per acre. The proposal is for 9.5+ dwellings per acre. The Sustainable Land Development Code has multi-family density established at 20 dwelling units per acre. The developer is providing 50+ percent open space on the 22 acres in compliance with the CCDO.

The Sustainable Land Development Code does not modify the CCD. An approval of this master plan does not grant permission for anything other than the submittal of a development plan. With respect to the southeast connector, Ms. Jenkins said they are running on a tight parallel path with the connector.

Ms. Jenkins stressed that multi-family residential housing is a necessary part of the housing spectrum. The largest employer in Santa Fe County is the Community College and this proposal provides housing options to make Santa Fe County economically viable.

Oralynn Guerrerortiz, under oath, stated that the 3-inch force main that serves Dean's Court is adequate to also handle the apartment complex. The connection can be modified to College Drive. The Rancho Viejo wastewater treatment plant was recently inspected and issues were which will be addressed. There was nothing in the report indicating anything inherently wrong with the plant.

Ms. Jenkins reviewed the pedestrian trails and noted there is a bus route that runs to the college. She offered to explore an expansion of that route.

Member Booth expressed concern about the piecemealing of the project.

Member Anaya said he understood the area residents not wanting this complex in their area but the project will bring services to all of Santa Fe County. He did not believe it would devalue area property and moved to approve the project with staff conditions. The motion failed without a second.

Speaking with 38 years of experience in real estate, Member Gonzales moved to recommend denial of CDRC Case Z 13-5380. Member Martin seconded.

EXHIBIT 89

Member Martin appreciated the County staff work on this project and thanked the audience and the applicant for their patience. She said the project's land use compatibility was troublesome to her. The Sustainable Land Development Code speaks to insuring compatibility, provides predictability and security by protecting property values and public and private investments in property improvements. It also mentions adequate transportation network capacity which is a serious issue. Further, she mentioned in *Albuquerque Commons versus City of Albuquerque* the court found that property owners have a right to rely on zoning classifications.

The motion passed by majority [5-1] voice vote with Member Anaya voting against. [Member Katz recused himself.]

VIII. New Business

A. **CDRC CASE # V 14-5080 Jason Mohamed Variance. Jason Mohamed, Applicant, Kristofer C. Knutson (Knutson Law LLC), Agent, request a variance of Article III, Section 10 (Lot Size Requirements) of the Land Development Code to allow two dwelling units on 2.5 Acres. The property is located at 11 Virginia Lane, within Section 24, Township 15 North, Range 8 East (Commission District 5)**

Member Katz rejoined the committee.

Mr. Romero presented the case as follows:

"The Applicant requests a variance of Article III, Section 10, Lot Size Requirements, of the Land Development Code to allow two dwelling units on 2.5 acres. The subject lot was created in 1984 via Family Transfer and is recognized as a legal lot of record. Currently there are two homes and two accessory structures on the property. The two accessory structures consist of a well house and stables.

"On January 30, 2014, the Building and Development Services Division received a complaint that the Applicant had moved a manufactured home onto the property without a Development Permit from Santa Fe County. On February 6, 2014, Code Enforcement conducted an inspection on the property and issued the Applicant a Notice of Violation for Unpermitted Development.

"The Applicant states that he is requesting a variance in order to move his elderly mother into the second home to help provide assisted living for her. Currently, the Applicant, along with his family including his mother, all reside in the main residence. The manufactured home that was illegally placed on the property is vacant and not connected to any utilities."

EXHIBIT 90

See CCD on page 3.

March 5, 2014

Ms. Liz Stefanics,
County Commissioner, District 5
P.O. Box 720
Cerrillos, New Mexico 87010

Re: Proposed Apartment Development within Rancho Viejo behind the Santa Fe Community College on College Drive, called "Elevation at Rancho Viejo." Project on the County Development Review Committee (CDRC) for March 20. Presentation by Jenkins and Gavin to the Rancho Viejo Community at the Santa Fe Community College on March 10 at 5:30 p.m. (Jemez Rooms).

Dear Commissioner Stefanics:

It is our understanding that you prefer email, but we could not send the attached list of more than 300 signatures opposing this project, easily by that means. **(See Attachment A.)**

Last year, we were told in three meetings that this proposed apartment complex was to be built in two phases on an extension of quiet College Drive, which borders the College on the North, to ultimately total an estimated 400 units. These apartments represent a huge departure from Rancho Viejo's design and concept.

This year, the major change appears to be starting the project with 200 units 1/4th of a mile further over from our mail boxes on Burnt Water Road. (Later, they would finish the apartments right up to Burnt Water road.)

Past SF Community College President Ana Guzman, invited us to a community meeting and surprised us with the information that the complex would be filled with students--most likely foreign students.

Although it is billed as a luxury development with club house and pool, we view it as a potential "party palace" in our quiet neighborhood. (The club house and pool are a further irritant because our developer Univest promised Rancho Viejo residents a Club and a pool but never built them.) And the college has a huge pool only yards away.

Further complicating the situation, according to Jenkins Gavin--the local Public Relations firm fronting this development--this property is in the process of sale to Vedura Residential, 6720 Scottsdale Road, Suite 109, Scottsdale, AZ 85253. Bruce Hart is the main partner involved, according to Warren Thompson of Univest.

This land is currently Master Planned by the County for 60 single family residences which is far more appropriate for this neighborhood and in line with

EXHIBIT 20

OBA-91

what we were promised when we bought our homes.

This project would certainly lower the property values on Dean's Court. Rancho Viejo developers (Univest, and others) sold housing in Rancho Viejo with the assurance that it would be occupied by homeowners and governed by covenants and associations. A sale of this parcel should not change the contract under which we purchased homes.

We oppose apartments in this neighborhood because of loss of views due to the heights of this complex, traffic, noise, headlights which eliminate our night sky concept, the lack of the completed Southeast Connector (which in the event of a ground fire virtually traps us on College Drive--there is only one way in and out), the traffic impact on Richards, and the fact it presents the perfect site for potential drug and criminal problems.

We are reviewing the traffic impact study paid for by the developers and we are aghast at the findings. We have traffic experts among us and they find this study deeply flawed.

We have discussed that the ideal place for apartments, would be next door to our new Fire Station. The Station represents some law enforcement and such a complex would have immediate access to Route 14 as well as be walking distance to college, reducing the traffic impact on Richards. It would be some distance from our single family homes. It would be more likely to attract a variety of residents rather than just students.

We do not oppose student housing constructed on the College and supervised by the College.

We control our residents through homeowners associations. Apartment dwellers have no such associations. Young students can quickly bring down the condition of apartment structures since they do not understand maintenance. Once this project is developed, we know it will be immediately sold and possibly not well managed. One look at the police blotter for the apartment complexes on Airport Road, is enough to cause deep concern.

While respecting Univest's right to sell or develop this particular parcel, we do not endorse any changes to the Master Plan to permit apartments on College Drive because this kind of density is a far fetched deviation from our community plan.

Sincerely,

Concerned Residents for Smart Development
concernedrvhos@gmail.com
99 Via Orilla Dorado,
Santa Fe, NM 87508

OBA-92

cc: Penny Ellis-Green, Growth Management Administrator, County of Santa Fe, P.O. Box 276, Santa Fe, NM 87504-0276

Dan Drobnis, Chair of the County Development Review Committee and District 5 Representative, 102 Grant Ave., Santa Fe, 87501-2061

Petition to the County Board of Supervisors regarding a proposed Rancho Viejo Community apartment complex on College Drive

--Whereas those who now own homes in the Rancho Viejo Community purchased their homes with the understanding that Rancho Viejo would be a community of homeowners and,

--Whereas the residents of Rancho Viejo have a voice and accountability through homeowners associations and,

--Whereas Rancho Viejo is dedicated to the concept of preserving the nighttime sky and an apartment complex would have to be well lighted for security and,

--Whereas the roads, streets and infrastructure of the Rancho Viejo community are not sufficiently developed to support dense populations and,

--Whereas crime has been high in Santa Fe apartment complex areas,

Those signed below oppose revisions to the Master Plan to insert apartment buildings into or next to existing developed Rancho Viejo community homes.

Name	Address
PAUL WRENN	163 E CHILI LINE RD, SANTA FE, NM 87506
ELEANOR O. BOVÉ	922 ACEQUIA MADRE SANTA FE 87501
[illegible]	922 ACEQUIA MADRE, SANTA FE 87501
[illegible]	54 VIA PUNTO NUEVO SF 87508
[illegible]	54 VIA PUNTO NUEVO SF 87508
[illegible]	42 Johnson Mesa 87508
[illegible]	7 Rocky Slope Dr. SF 87508
[illegible]	50 Victorio Peak SF 87508
[illegible]	50 Victorio Peak SF 87508
[illegible]	5 CALLE AGUA CLARA, SF NM 87508
[illegible]	#5 Calle Agua Clara

OBA-94

Petition to the County Board of Supervisors regarding a proposed Rancho Viejo Community apartment complex on College Drive

--Whereas those who now own homes in the Rancho Viejo Community purchased their homes with the understanding that Rancho Viejo would be a community of homeowners and,

--Whereas the residents of Rancho Viejo have a voice and accountability through homeowners associations and,

--Whereas Rancho Viejo is dedicated to the concept of preserving the nighttime sky and an apartment complex would have to be well lighted for security and,

--Whereas the roads, streets and infrastructure of the Rancho Viejo community are not sufficiently developed to support dense populations and,

--Whereas crime has been high in Santa Fe apartment complex areas,

Those signed below oppose revisions to the Master Plan to insert apartment buildings into or next to existing developed Rancho Viejo community homes.

Name	Address
Susan McGrew	3B Deans Ct., SF, NM 87508
Pat E. Perkins	10 Deans Ct. SF NM 87508
Richard L. Young	1 Canfilon Ct 87508
Elizabeth Kerr	6555 S. Richards Ave
James Kerr	6555 S. Richards Ave
Mark A. Gallagher	1 Mustang Pl. Santa Fe 87508
Paul Wilson	163 E Chili Line Rd, Santa Fe, NM 87508
Randall Schutz	6 Shiprock Peak, SF, NM 87508
Juanita L DeBoer	27 E Chili Line Rd
Richard DeBoer	" " " " "
Ken Crandall	4 Whitewater ct

OBA-95

AGAINST

[illegible] Weill	9- Galling Peak Rd
Linda Williams	4 Purple Crow Pl.
Rosalie Lopez	2 Shiprock Peak
Tom O'Brien	3 Firehearth Pl.
Marguerite Hatch	4 Fajada Wash
John Hatch	4 Fajada Wash
Lisa Louch	38 Devoys Peak St
Larry Wright	83 Johnson Mesa
DON SOFCHALK	11 Wethers Peak
Patricia Morianty	3 Big Bear Place
Dennis Green	42 Johnson Mesa
BARBARA MILLER	45 JOHNSON MESA
Laura Corbin	42 Johnson Mesa
JORDAN MILLER	45 JOHNSON MESA
VAN E. Liming	51-D Cañada del Rancho
Maggie Liming	51-D Cañada del Rancho
Hip McCoy	3 Conestoga Trail
Peggy McCoy	3 Conestoga Trail
Paula Daniel	40 E. Chile Lane
Hanna R. Fernández	4 Eagle Peak
Yakima Fernandez	" " "
Satanka Fernandez	" " "
Gilda Fitzpatrick	3 Corte Patricia

OBA-96

AGAINST

ROBERT & ELAINE CARSON	175 E. CHILI LINE RD.
Mary Kay Barlton	3 Bucking Horse Ct.
Randy Cantcher	12A Deans Ct
Karin Lebin	12A Deans Ct
Eric Margolis	15 Reeds Peak
[illegible]	2 Cimarron Ridge Rd.
Steven Moriarty	3 Big Bear NM 87508
[illegible]	4 BASKET MAKER
[illegible]	22 Cumbres Pass
Frederick P. Wright	32 E Chili Line Rd
M Heuch	12 Enmedio Pl.
Richard Byrne	4 Shannan Ct
Barbara Aram	5 Pagari 40 Peak
Kenneth Aram	5 Pagarito Peak
Deborah [illegible] Harmon	2 Broken Rock Place
Barbara Anderson Heath	76 Canada del Rancho
Carla Beene	2 Conestoga
Gary Beene	2 Conestoga Trail
David & DeeDee Vigil	6 A Deans Ct
Jack [illegible]	5 Softwynd
Pat Gioia	5 Softwynd
Sandra L Slogeris	15A W Chili Line Rd
ROBERT J ANDREOTTI	15A W CHILI LINE

AGAINST

TIM SCHRIMPF	9 ANGEL PEAK
Bob Hassel	22 Grasslands Trl
JAN MARTINEZ	22 GRASSLANDS TRAIL
Dimitri Mihalas	15 Withers Peak
Anke Mihalas	15 Withers Peak
TIM MANNINEN	23 VICTORIA PEAK
Ellie Jensen	43 A Cerrada Del Rancho
Mary J. Hatala	4 Julia Court
Mark Fuller	2 Mule Deer Road
LAIGHTON P MCCULLOCH	3 CIMARRON PASS
JANICE MCCULLOCH	3 CIMARRON PASS
Charles O'Donnell	2B Deans Ct
Karen O'Donnell	2B Deans Ct
Cathy Doren	6 Broken Rock Pl.
MANFRED LAENDLE	7B DEAN CT
Jeanne Schulz	34 Cerrada del Rancho
Sandy Lemon	11 Softwynd Drive
Dennis Harlman	15 E. Chili Line
Donna Harlman	15 E. Chili Line
LAURA TRUJILLO	6 CAPITAL PK.
Betty Knowtel	3 Well Tank Rd
Raul Lujan	2A Deans Ct
Del Del Vigil	4A Deans Ct

[illegible]	[illegible]
Florence Wright	32 E [illegible] Rd
[illegible]	[illegible]
[illegible]	2 Pin Cushion Pl
[illegible]	9 B Deanes Ct
[illegible]	9 B Deanes Ct
Leo Duncan	12 Prairie Crest Dr
Nancy Duncan	12 Prairie Crest Dr
Robert Duran	3 Socorro Ct
Adeline C Younger	1 Balada Pl
Lillian Turner	2 Arroyo Canyon Dr
Diane Brown	7 Spirit Run Pl
Mary McElroy	19 Fairrock Rd
[illegible]	15 [illegible] Pass
Walter / Peggy Eddy	27 E Saddleback Mesa
Cherryl Busch	5 Reeds Peak
Paul Lehman	7 Reeds Peak
Angela Lehman	7 Reeds Peak
Karen Lankford	2 Hunters Pass
Kelly Sisneros	2 Hunters Pass
Kathleen Sigil	Dean's Court
[illegible]	99 Via Orilla Sonoda
[illegible] McKinney	[illegible]

OBA-99

[illegible]	
Joseph P. Kelley	4 Conestoga TRL
Dorothy A. Kelley	"
Kathleen A. Murgia	29 Brilliant Sky Dr
Eddie Hironaka	5 Avenida Oso Ct
Teiko Hironaka	5 Avenida Oso Ct
Rosemary Stronk	41 Victoria Peak
Elizabeth Martin	26 Devoys Peak
[illegible]	7 Sobradore DR
Kay Greene	14 Cañada del Rancho
Joseph Gonzales	6 Eagle Peak
Alexis Gonzales	6 Eagle Peak
[illegible]	15 Entrada Place
[illegible]	7 Saffron Ct
[illegible]	
Paula Doane	83 Johnson Mesa
[illegible]	57 Via Sotgrade
Susan Mayes	116 Mesa Pino
Steven Mayes	116 Mesa Pino
Susie Knights	7 Gray Hawk
Karl Johnsen	↓
David Gorcyca	8 Prairie Crest Dr
Diane Gorcyca	8 Prairie Crest Dr

OBA-100

AGAINST

Charles McKnight	6 Blue Wing Place
Beth Detaille	11 Craftsman Rd
Diamant Padilla	215 E Chili Line Rd
PEDRO PADILLA	215 E. Chili Line Rd
Maria Pope	4 Bear Mountain
Rodger Pope	4 Bear Mountain
[illegible]	8 [illegible] Pass
[illegible]	10 [illegible] Mtn
Richard Furlanetto	6 Redondo Peak
Christine Furlanetto	6 Redondo Peak
Nancy Uvalle	17 Firerock Rd.
Iván Ordóñez	81 Cañada del Rancho
Linda Rundell	11 Well Tank Rd
Thomas Leming Thos O. Leming	4 Sobradora Dr.
~~[illegible]~~ LINDA KONEN	26 PANTHER PEAK
DOUG KONEN	26 PANTHER PEAK
[illegible]	14 [illegible]
[illegible]	15 [illegible]
[illegible]	[illegible] Pass
[illegible]	[illegible]
[illegible]	7 [illegible]
[illegible]	81 [illegible] Mesa
[illegible]	81 [illegible] Mesa

Anji Estrellas	11 Bajada Place
Laurie Parker	2 Poppy Place
Julie GOOD	14 PANTHER PEAK
Kate Barbee	14 Panther Peak
[illegible]	130 E Chili Line Rd
Sylvie Romero	130 E Chili Line Rd
Kristin Chancellor	41 E. Chili Line Rd,
LISA GULOTTA	4 GRAYHAWK Place 87508
BETH HUNDLEY	1 COYOTE WASH
Barbara Mahon	26 Reads Peak S.F. 87508 505-501-3610
Amy Milder	1 Coyote Wash 87508
Henry Freund	1 Reeds Peak 87508
Patricia L. Williams	169 E. Chili Rd 87508
Elton E Brown	161 E Chili Rd 87508
Lisa K. Rawlings	78 Johnson Mesa Santa Fe, NM 87508
J Peppell-Combes	2 Sobradora Dr. Santa Fe, NM 87508
J. H Combes	"
[illegible] (Loren Testa)	6 Horse Peak, 87508
Carmen Lopez	47 Victorio Peak
Clinton Coffman	2 ALEGRE PASS
[illegible]	18 Cimarron Pass
[illegible]	2A Deans Ct.
[illegible]	4B Deans Ct

OBA-102

Lee Morgan	29 Brilliant Sky Dr.
Frank Dickson	2 Big Bear
Robert J Karas	181 E. Chili Line Rd
KAI QU	8 Bajada place
Karen Donovan	155 Rancho Viejo Blvd
DARLENE FRAZIER	9 ANGEL PEAK
JORDAN MILLER	45 JOHNSON MESA
BARBARA MILLER	45 JOHNSON MESA
marianne Tenenbaum	4 BLUE WING PLACE
Deborah Senters	15 Prairie Crest
Bill Senters	15 Prairie Crest
Patricia Padilla	18 Prairie Crest
[illegible]	3 RED THORN PL
[illegible]	14A Deans Ct.
[illegible]	39 E Chile Line Road
TERI BUHL	219 E. CHILI LINE RD.
[illegible]	6 CAPITAL PEAK
Kenneth Vellon	Kenneth.Vellon@WFADVISORS.com
Robert Correia	joslyabob@earthlink.net
[illegible]	18A [illegible]
FRANCISCO LOPEZ	FLopez3951@AOL.com 18 B DEANS CT. SF 870-3131
STEPHEN HUNT	19A DEANS CT, SF, NM 87508

Rancho Viejo Against Apartment Complex Petition

Paula Doane	83 Johnson Mesa
Rosalie Lopez	2 Shiprock Peak
Charles Brown	83 Via Orilla Dorado
Janita Steve Paul	2 Gallina Peak
Steven & Patricia Moriarty	3 Big Bear Pl
Sigurding Young	Cebolla Mesa
Philomena Teeley	1 Woodflower PL
Gary Nelson	1 Woodflower PL
Dennis Hoffman	15E Chili Line Rd
Grace Dona Hoffman	15E Chili Line Rd.
David Yates	8 West Saddleback Mesa
John Hatch	4 Fajada Wash, S.F. 87508
Mary + Bernie Paiz	25 Reeds Peak 87508
Patricia Berent	79 Calle Agua Clara
Diane Williams	73 Calle Agua Clara
Cathy Doren	6 Broken Rock Pl.
[illegible]	3 [illegible] Pass
Sara Kennedy	16 Bear MTN
Jim Kennedy	"
Helena van Heuningen	4 WINDSTONE R
[illegible] LaRocca	112 Via Orilla Dorado
NORD PETERSEN	4 WINDSTONE RD.
Robert Duran	3 Socorro Ct.

OBA-104

Rancho Viejo Against Apartment Complex Petition

Jennie Velm	95 Via Orilla Dorado
Jaime Schneider	99 Via Orilla Dorado
Inga Mattson	144 Rancho Viejo Blvd
Sara Haring	102 Via Orilla Dorado
Mary Hilbert	9 PASEO LUNA BIANCA
Robert Bavis	87 Via Orilla Dorado
Cail Bavis	87 Via Orilla Dorado.
John Hatch	4 Fajada Wash, Rhos Viejo
Mimi Hatch	" " "
Martin Katz	30 Arroyo Ridge Road.
Janet Paul	2 Gallina Peak
Steve Paul	"
Linda McIlroy	14 Cimarron Pass
Glen Smerage	181 E Chili Line Rd. 87508
Bruce Blair	1 Paseo Luna Blanca 87508
Joane Peppiatt-Combes	2 Sobradora Dr.
Jim Peppiatt-Combes	"
Adeline YOUNGER	1 Bajada Place
JOHN & INGER SEITZ	34 SOBRADORA DR.
James & Elizabeth Kerr	6555 S. Richards Ave
LINDA WILLIAMS	4 PURPLE CROW PLACE
Tom O'Brien	3 Firehearth Place
LARRY Wright	83 Johnson Mesa
[illegible]	4B Canada del Rancho

OBA-105

Rancho Viejo Against Apartment Complex Petition

Lorraine Reitano	58 Johnson Mesa 87508
Margaret Brazeh	3 Crows View PL
James Fay	57 E. Chili Line
Julie Ferrara-Clarke	74 Johnson Mesa
Stephen Clarke	74 Johnson Mesa
Marianne Gingrich	219 E. Chili Line Rd.
Peri Buhl	219 E. CHILI LINE RD.
[illegible]	6 Sidradora Dr
Kristin Chancellor	211 E. Chili Line Rd
Steve Chancellor	211 E. Chili Line Rd
Terri Mannerein	23 Victorio Peak
Anna Bacc	30 Canada del Rancho
[illegible]	30 Canada del Rancho
Robert J Kares	181 E. Chili Line Rd
Judy T. Kares	181 E. Chili Line Rd.
[illegible]	19 Grassland Tr
Thayne Cooper	131 E. Chili Line Rd
Martin Katz	30 Arroyo Ridge Road
[illegible]	30 ARROYO RIDGE RD

OBA-106

Petition to the County Board of Supervisors regarding a proposed Rancho Viejo Community apartment complex on College Drive

--Whereas those who now own homes in the Rancho Viejo Community purchased their homes with the understanding that Rancho Viejo would be a community of homeowners and,

--Whereas the residents of Rancho Viejo have a voice and accountability through homeowners associations and,

--Whereas Rancho Viejo is dedicated to the concept of preserving the nighttime sky and an apartment complex would have to be well lighted for security and,

--Whereas the roads, streets and infrastructure of the Rancho Viejo community are not sufficiently developed to support dense populations and,

--Whereas crime has been high in Santa Fe apartment complex areas,

Those signed below oppose revisions to the Master Plan to insert apartment buildings into or next to existing developed Rancho Viejo community homes.

Name	Address
Rhonda G. Williams	46 Camino Dimitrio, SF NM 87508
Linda Moon	34 Vista Precioso, SF NM 87507
Sue Wittman	1286 Chestnut, SF NM 87507
[illegible]	1600 Ben Har Dr 87507
[illegible]	409 Canyon Rd Santa Fe 87501
[illegible]	4621 Cactus Flower Santa 87507
[illegible]	203 Calle San Simon SF 87505
[illegible]	203 Calle San Simon Santa Fe, NM 87505
[illegible]	151 Gonzales Rd #18 87501
[illegible]	1109 Don Gaspar Ln SF NM

OBA-107

Robert Krovtil	3 Wall Tank Road
Gary Lee Nelson	1 Woodflower Place

OBA-108

Rancho Viejo Apartment Complex Petition

Petition to the County Board of Supervisors regarding a proposed Rancho Viejo Community apartment complex on College Drive

--Whereas those who now own homes in the Rancho Viejo Community purchased their homes with the understanding that Rancho Viejo would be a community of homeowners and,

--Whereas the residents of Rancho Viejo have a voice and accountability through homeowners associations and,

--Whereas Rancho Viejo is dedicated to the concept of preserving the nighttime sky and an apartment complex would have to be well lighted for security and,

--Whereas the roads, streets and infrastructure of the Rancho Viejo community are not sufficiently developed to support dense populations and,

--Whereas crime has been high in Santa Fe apartment complex areas,

Those signed below oppose revisions to the Master Plan to insert apartment buildings into or next to existing developed Rancho Viejo community homes.

Name	Address
[illegible]	2508 Camino San Patricio, SF 87505
Debbie V [illegible]	8 Sandia, Santa Fe 87508
Earl Calleson	3704 Valmora Road SF 87505
[illegible]	1896 Lorca Dr. 87505
Rick Reynolds	50 Cibola Cir. 87505
[illegible]	35 Llaviride Dr. 87506
[illegible]	723 Gonzales Rd, Santa Fe 87501
Angela Ortega	1600 Ben Hur Dr. SF NM 87507
Rachelle D. Zamora	2903 Corte del Potro SF NM 87505
[illegible]	112 San Salvador Ln, SF NM 87501
Martha [illegible]	33AB South Fork SF NM 87508

OBA-109

AGAINST

Cyne Hilley	5 Jimsonweed Ct SF 87508
Stanley Rosen	7 Fire Heath PL 87508
Peter Gould	18 Cibolita Peak, pgouldlaw@gmail.com
Marsha Drennon	3 Julia Court
[illegible]	38 Echeline Road
Frank Dickson	2 Big Bear Pl.
[illegible]	9A Dennis Ct S.F.
Jean Shuler	9A Dennis Ct
Tim MANNINEN	23 VICTORIO PEAK
Steve Lord	1 Alegre Pass
Barbara Bottom	"
NANCY ARMSTRONG	2 PIN CUSHION PL

March 7, 2014

Jerry & Carol Wells
14A Deans Court
Santa Fe, NM 87508

County Land Use Administrator
P. O. Box 276
Santa Fe, NM 87504-0276

Dear Sir or Madam:

This letter is in response to Legal notice #96592 published in the Santa Fe New Mexico on February 27, 2014 regarding a public hearing on an amendment to the College Master Plan on 56.91 acres for the development of an multifamily residential community.

As we will be unable to attend the hearing on the 20th day of March 2014 we are writing to voice our concerns and objections to this development.

Univest-Rancho Viejo proposed this development over a year ago at which time we voiced our objections to this development as it would substantially increase traffic on College Drive and it was a change in the original design of the neighborhood from single family housing to multifamily rental housing. The original proposal submitted by Univest-Rancho Viejo was to build two multifamily rental housing units in two phases each development consisting of approximately 240 housing units. The proposal was marketed as a "Luxury" apartment complex.

After receiving considerable opposition to these plans, Univest-Rancho Viejo altered their plans and presented a proposal very similar to the current proposal. Once again the Community voiced opposition to this plan.

At a meeting in the fall of 2013 a meeting was held to establish a Community/Developer joint task force for purposes of addressing many of the issues voiced in our opposition to this development. At the end of the meeting we were informed that this proposed development was not included in this new joint task force as the College Drive property was being sold to Vedura Residential Operating LLC.

We are now told that this sale has not been completed and it appears that Univest-Rancho Viejo is a partner in the proposal.

Our original opposition to this development has not been resolved. Our issues are the increase in traffic on College Drive, the change from single family owner occupied homes to multifamily rental units.

We do not believe these rental units will be "Luxury" apartments as it is quite evident that they are intended as student housing for SFCC.

Our concerns with student housing is the fact that College students do not maintain the property, have late night parties and are constantly traveling back and forth to social events, work, school, friends houses etc. We have rented to College students in a College town and know the ramifications of renting to College students.

The traffic study presented assumes that the traffic on College Drive will not increase significantly. It is unknown how many automobiles the study assumes for each apartments but I would expect no fewer than at least two per unit and considering the residents would in all likelihood be students, I would expect some units would have up to four automobiles per unit.

The multifamily rental housing is proposed assuming the South East Connector runs west of the proposed site. As the developer probably is working with the county to make that happen, it may relieve some of the traffic concems, but not as many as the traffic study seems to imply.

The multifamily rental housing is only a short distance from a significant archaeological site. Knowing young adolescent children tend to wonder off to explore unoccupied areas of the surrounding areas to the homes, I would expect this site is at risk.

The proposal as submitted leaves open the question of the second multifamily rental units and would in fact increase traffic substantially above the projections.

It may be noted that the round about at Richards and College Drive is rated as a failure. While it is true the South East Connector may help the rating on this roundabout, it would still be rated at a failure or near failure rating with the rental units.

As a homeowner in College Heights, I must follow the covenants established by the Rancho Viejo Homeowners associations. These covenants protect homeowners rights, rights which the multifamily rental units will not be required to follow.

We live in a natural dry land environment which is highly flammable and easily destroyed by wildfires, unplanned pedestrian, bike and off road vehicle trails.

As a final issue, we find it unreasonable for multifamily housing to be allowed a swimming pool when residents of Rancho Viejo are not allowed to have swimming pools and which saves our valuable water resources. The pool would make the multifamily rental units for College students even more attractive for late night parties with significant use of alcohol and drugs.

We ask that you require this section of land be developed as originally platted in the Master Plan and as presented to the residents of College Heights at the time they purchased their single family homes.

Sincerely,

Jerry Wells

Carol Wells

CC: Liz Stefanics, Commissioner

Jose Larranaga

From: Dennis & Dona Hoilman <hoilmanhouse@yahoo.com>
Sent: Tuesday, March 11, 2014 11:54 AM
To: Jose Larranaga
Subject: Re: Proposed Apartment Development in Rancho Viejo

15 East Chili Line Rd
Santa Fe, NM 87508
Email: hoilmanhouse@yahoo.com
Phone: 505 473-2205

Dear Mr. Larranaga,

Thank you for returning our call so promptly. We appreciate your efficiency and courtesy very much and are glad to know that you are the proper and expected person to whom we should address our objections to the proposed development of an apartment complex in Rancho Viejo.

This proposed development would require changes to the Rancho Viejo master plan; we most strongly object to any changes at all in the original plan, and especially to the proposed construction of an apartment complex on College Drive just north of Santa Fe Community College.

We bought our house on the promise that the Rancho Viejo Master Plan would be honored permanently. Now the developers are seeking to void the original plan and build a commercial apartment rental complex in our community. Doing so will inevitably change the nature of Rancho Viejo, lowering our property values, further clogging our already too congested traffic access (a major problem already), creating serious security concerns, polluting our land and night sky, playing hovoc with our beloved views, ultimately depleting our water supply and over-stressing our sewers leading to increased assessments for all residents of Rancho Viejo.

Of additional concern to residents of Rancho Viejo is the proposed sale of this development property to a Scottsdale firm which has a dismal record as far as maintaining its developments and its commitment to the communities which those developments disrupt.

But whether this sale materializes or not, the proposed changes in the master plan provide absolutely NO BENEFITS for current residents--only an intolerable degradation of the community and life style that we presently enjoy and that were prime factors in our choice of Rancho Viejo as a place in which to live.

The only motivation for the proposed changes is corporate greed, and all residents of Rancho Viejo will be the victims should the Development Board and/or the County Commission approve them. We have heard rumors that this is a "done deal," but hope that this is NOT THE CASE.

OBA - 114

Sincerely,

Drs. Dennis R. and Grace Dona Hoilman

OBA-115

TO: COUNTY DEVELOPMENT REVIEW COMMITTEE (CDRC)

RE: Proposed Apartment Development within Rancho Viejo behind the Santa Fe Community College on College Drive, called "Elevation at Rancho Viejo". This project is currently on the County Development Review Committee (CDRC) agenda for your March 20, 2014 meeting.

March 11, 2014

Dear Commissioner Stefanics:

Univest, the current owners of Rancho Viejo have, for some time now, proposed to build a more than 400-plus unit apartment complex in the College Heights area of Rancho Viejo (just north of the Santa Fe Community College campus).

All of the many hundreds of individuals and families who have bought our homes here in the Rancho Viejo community, bought them with the specific developer promises that this was to be a carefully planned community of individual family homes. The "Elevation at Rancho Viejo" proposal, on its most basic level, is a total violation of the original representations made to all of us when we purchased our homes here.

The large Rancho Viejo community can only be accessed by using one of three, narrow two-lane roads: Rancho Viejo Blvd., Richards Avenue and Rabbit Road (which cuts through the Oshara Village community and comes out again on Richards Avenue). Rancho Viejo Blvd. is a narrow, twisting, unlit two-lane road with no shoulders and only a couple of tiny pull-off areas. Richards Avenue is also a two-lane road, and will always be only a two-lane road as it is crossed by the two I-25 bridges and the Railrunner Bridge (preventing any future road widening).

Last Summer, many of us attended a presentation of a roadway and traffic study that was commissioned by Santa Fe County, in conjunction with the New Mexico Department of Transportation and the Federal Highway Administration. At the beginning of this presentation by Occam Consulting Engineers, one of the very first statements made by the presenters was (quote), "Richards Avenue is MAXed out". There are, as you know, proposals being considered by the County to create "connector" roads in and out of Rancho Viejo which supposedly will allow more traffic, but all that these connectors will accomplish is to shunt vehicles from one portion of these MAXed out roads to other areas farther down these same roads.

Although Univest (owners of Ranch Viejo) have originally made this apartment development proposal, we have since learned that Univest now proposes to sell this idea and land to an Arizona developer: Bruce Hart, Vedura Residential, 6720 Scottsdale Road, Suite 109, Scottsdale, Arizona 85253. This effort is being fronted by Jenkins Gavin, a local Public Relations/Design firm. Vedura's business model is to build apartment complexes at the lowest possible cost, and move on. They have no stake or interest in this community other than the money that they will reap from it. Although this development is being represented as a "luxury" development, the previous President of Santa Fe Community College, Ana Guzman, announced in a public meeting that this complex will be filled with students! If we want to know what kind of neighbors apartment complexes have brought to Santa Fe previously, all we need do is look at the Santa Fe Police blotters in relation to all of the apartment complexes currently on Airport Road.

- We have paid a premium to live in a planned community, governed by covenants and homeowner associations. This proposed development is a blatant violation of the representations originally made to us, and such a development will be under no obligation to be bound by any such governance.
- The traffic studies commissioned by Santa Fe County, the New Mexico Department of Transportation and the Federal Highway Administration have clearly proven that the roads which access Rancho Viejo are already totally inadequate. Knowing that many individuals and families own more than one vehicle it is absurd to believe that the roads here can possibly accommodate the addition of many hundreds more vehicles that would be a part of a 400-plus unit apartment development. The proposed future "connector" roads do not offer a solution, they simply serve to shunt traffic from one part of an over-crowded roadway to another part of the same roadway.
- Approving "Elevation at Rancho Viejo" or any other similar development will permanently and adversely alter the entire Rancho Viejo community by creating destruction of valuable wild-land and animal habitat, unimaginable and permanent traffic congestion, major pollution (in many forms), significant risk of additional crime, and emergency entrance and exit access issues.

This proposal is only driven by financial greed. It does not represent any perceived or real need of this community. It is being driven by people who have no interest in the well-being of people in this community, as well as a possible developer who does not even live in this State, and I urge that this proposal (or anything vaguely resembling it) be permanently rejected.

OBA-117

Respectfully,

Bruce Blair

1 Paseo Luna Blanca

Santa Fe, New Mexico

(La Entrada – Rancho Viejo)

cc:

Penny Ellis-Green at www.santafecountynm.gov/growth_management

Jose Larranaga-Case Manager at joselarra@santafecountynm.gov

Eunice Vicki at concernedrvhos@gmail.com

OBA-118

Jose Larranaga

From: jan@hassel-usa.com
Sent: Tuesday, March 11, 2014 11:57 AM
To: Penny Ellis-Green; Jose Larranaga
Subject: Master Plan change proposed for Rancho Viejo

March 11, 2014

Penny Ellis-Green, Growth Management Administrator

Julia Valdez, Constituent Services Liaison District 5

Santa Fe County – via email

Re: Proposed Apartment Development within Rancho Viejo behind the Santa Fe Community College on College Drive, called "Elevation at Rancho Viejo." Project on the County Development Review Committee (CDRC) for March 20.

Dear Ms. Ellis-Green and Ms. Valdez:

Last year my husband and I attended meetings regarding the proposed apartment complex referenced above. As residents of Rancho Viejo for ten years, we continue to be very concerned about the negative impact these apartments would have to our property values and the enjoyment of our home and our neighborhood.

We believe that the current master plan for the community should remain in place. It is what we agreed to when we purchased our home. It was well planned and does not seem to warrant amendment, except to bring Vedura Residential, who plans to purchase the new property, a financial opportunity. This Arizona company does not have a stake in our community or a long-term incentive to maintain the community quality over time. We believe the complex will become mostly student apartments, which is significantly different from the single family dwellings approved in the current Master Plan.

We believe the traffic study purchased by the developers that indicated the new plans would not adversely impact traffic was seriously flawed. Since there is only one road in and out of the area, more traffic compounds the traffic snarl one can easily witness every day at 5:00 and could represent a serious hazard in the event of a fire.

OBA-119

We realize the Board must be fair and impartial in their decision and that the developer has the right to develop the parcel in question, but believe that following the current Master Plan without changing it is the fairest approach for all interested parties. The developer has other property that would be much more suitable for such a complex without impacting an established neighborhood.

Thank you for taking our concerns into account.

Sincerely,

Jan Martinez and Bob Hassel

22 Grasslands Trail

Santa Fe, NM 87508

OBA-120

Jose Larranaga

From: Penny Ellis-Green
Sent: Tuesday, March 11, 2014 10:57 AM
To: Jose Larranaga
Subject: FW: Proposed change to rancho viejo master plan (CRDC hearing March 20)

From: lance tunick [mailto:tunlck@vsci.net]
Sent: Tuesday, March 11, 2014 9:42 AM
To: Jose Larranaga; Penny Ellis-Green; Liz Stefanics
Subject: Proposed change to rancho viejo master plan (CRDC hearing March 20)

Greetings:
I am writing to express my strong opinion as regards an issue to be heard next Thursday, March 20 before the County Development Review Committee -- changes to the Rancho Viejo Master Plan.

The land owner and developer are together seeking a change to the Master Plan in order to build an apartment development within Rancho Viejo behind the Santa Fe Community College on College Drive, called "Elevation at Rancho Viejo." This land is currently platted and recorded with the county for a small number of single family residences.

I am not writing to express my total opposition to the project. Rather, I am writing to do my best to see that the project, if approved, is done in a sensible and neighborhood-sensitive fashion. The mess of Oshara Village and Richards Avenue must never be repeated. The Rancho Viejo owner, Univest, displays virtually no concern for aesthetics and community issues (I can only imagine that money is their sole driving force). This means that government must be extremely mindful of the rights of Rancho Viejo residents and of the quality of life impacts that development inevitably has.

If the Master Plan amendment were eventually approved, there **MUST BE CONDITIONS attached to the change**; these conditions must include:

- Limitation on the usage of the parcel of land east of Burnt Water Road and west of the proposed apartment site. This land should be open space. Otherwise, we will be back before the CRDC in the near future with someone wanting to put more apartments on this small parcel.
- Limitations to protect vistas (height limits)
- VERY careful traffic control (stops sign, speed bumps, limitations on heavy truck traffic)
- Tree planting, wall construction and other measures along College Drive to reduce noise pollution in the existing College Heights neighborhood
- Meaningful light pollution ordinances and ENFORCEMENT of same.

Rancho Viejo has strictly-enforced covenants designed to improve quality of life. The proposed apartment complex cannot be permitted to do an end-run around these restrictions.

MOST IMPORTANTLY, however, permitting construction of this apartment development to start *before* the Southeast Connector road is completed would be a frightening case of putting the cart before the horse. Construction traffic, noise, dust etc. on Richards and College Drive would be horrendous if all construction vehicles had to use those roads in order to go to and from the construction site. Richards is already a nightmare. That the developers wish to start construction sooner rather than later is simply a consideration which must bow to the reasonable needs of the community. Build the Connector road first.

OBA - 121

And as regards the Southeast connector:
--surely we have learned from the traffic mess that is called Richards Avenue that poor planning leads to lousy roads; and that a plethora of sign pollution does not solve the problem;
-- from what I have seen and heard (from the developer), there is no planned turn-off from the Southeast Connector directly into the Community College. Rather, all CC traffic would exit the Connector at College Drive and enter the CC through the existing North Entrance. This is insane. A condition to approval must be a CC turn-off leading directly into the CC from the East. The proposed pathway for the Connector is only 100 yards from the parking lots at the CC. It is hard to imagine any financial or political excuse that could justify not requiring such a CC turn-off on the Connector.

Thank you for this opportunity to express my views.
Sincerely,

Lance Tunick
14-B Deans Court
Santa Fe NM 87508
Cell -- +505 570 1845

OBA- 122

Jose Larranaga

From: Penny Ellis-Green
Sent: Tuesday, March 11, 2014 10:57 AM
To: Jose Larranaga
Subject: FW: REJECT MPA 13-5380

From: Gary Lee Nelson [mailto:gnelson@oberlin.edu]
Sent: Tuesday, March 11, 2014 9:09 AM
To: Penny Ellis-Green
Subject: REJECT MPA 13-5380

Dear commissioner Stefanics,

As a homeowner in Rancho Viejo North and a conscientious voter in Santa Fe County, I am writing to express my STRONGEST OPPOSITION to MPA 13-5380 that will come before you on March 20.

The Univest plans for a 400+ multi-story high-density apartment complex in College Park will simply destroy the residential character of that neighborhood and Rancho Viejo as a whole. It will cost us millions in lost property value that will eventually be reflected in county tax revenues.

In particular, it will increase the already too-dense traffic on Richards Avenue. There have been traffic studies contending that traffic Richards Avenue will be fine but SFCC anticipates a doubling of enrollment in the near future and Univest is planning a high-density "employment center" on the corner of Richards Avenue and Avenida del Sur. Do the studies take these plans and the inevitable increase in traffic flow into consideration?

There are alternative sites for the apartment complex and the employment center within the extensive property holdings of Univest. There is land is near Route 14 where a large number of commercial enterprises already exist. This location is convenient to I-25 and Route 599 so that the increased traffic can be handled from all directions NSEW without additional cost for roads. It is also convenient to the new and proposed commercial development of Cerrillos Road as it approaches I-25.

The new fire station is nearby this alternate site. Has the commission considered the increased cost of additional staff and equipment that would be needed in either plan?

The proposed NS connector will not provide such access in the proposed plan. People from the east might use the connector via Rabbit Road but Richards Avenue will remain the most convenient route for all other directions. Furthermore, the connector does not include new entrances to SFCC that would draw traffic away from existing entrances from Richards.

What about disaster evacuation routes? The alternate site is already close to 599. That would leave Richards Avenue for Rancho Viejo residents to escape wildfires and flooding.

What about crime? Bringing more people into Rancho Viejo will inevitably increase crimes of opportunity.

What about water? Yeah, what about water?

OBA-123

I urge you to reject this poorly-conceived proposal. Send it back to Univest with your strongest opinion that plans for the apartment complex and the employment center be reconsidered and revised in the interest of all concerned – Univest, SFCC, Rancho Viejo residents and, most of all, the county as a whole.

Gary Lee Nelson

1 Woodflower Place

Rancho Viejo

Santa Fe County, NM 87508

440.522.4278

OBA-124

Jose Larranaga

From: Penny Ellis-Green
Sent: Tuesday, March 11, 2014 10:57 AM
To: Jose Larranaga
Subject: FW: Opposition to Master Plan in Rancho Viejo/Univest

From: Chad Gasper [mailto:CGasper@SantaFeCF.org]
Sent: Tuesday, March 11, 2014 9:13 AM
To: Penny Ellis-Green
Subject: Opposition to Master Plan in Rancho Viejo/Univest

Per Julia Valdez, Commissioner Stefanic's liaison, I am forwarding my concerns to you concerning the changes in the master plan of Rancho Viejo by Univest – I plan to attend the meeting but wanted to voice my concerns in writing as well.

Thank you for your time.

Chad Arthur Gasper
Development and Donor Services Associate
Santa Fe Community Foundation
501 Halona St
Santa Fe, NM 87505

(505) 988-9715 Ext. 7020

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SANTA FE COMMUNITY FOUNDATION

From: Julia Valdez [mailto:javaldez@co.santa-fe.nm.us]
Sent: Tuesday, March 11, 2014 9:06 AM
To: Chad Gasper
Subject: RE: Opposition to Master Plan in Rancho Viejo/Univest

Mr. Gasper,

OBA-125