

Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

DATE: July 31, 2018

TO: Board of County Commissioners

FROM: Jose E. Larrañaga, Development Review Team Leader

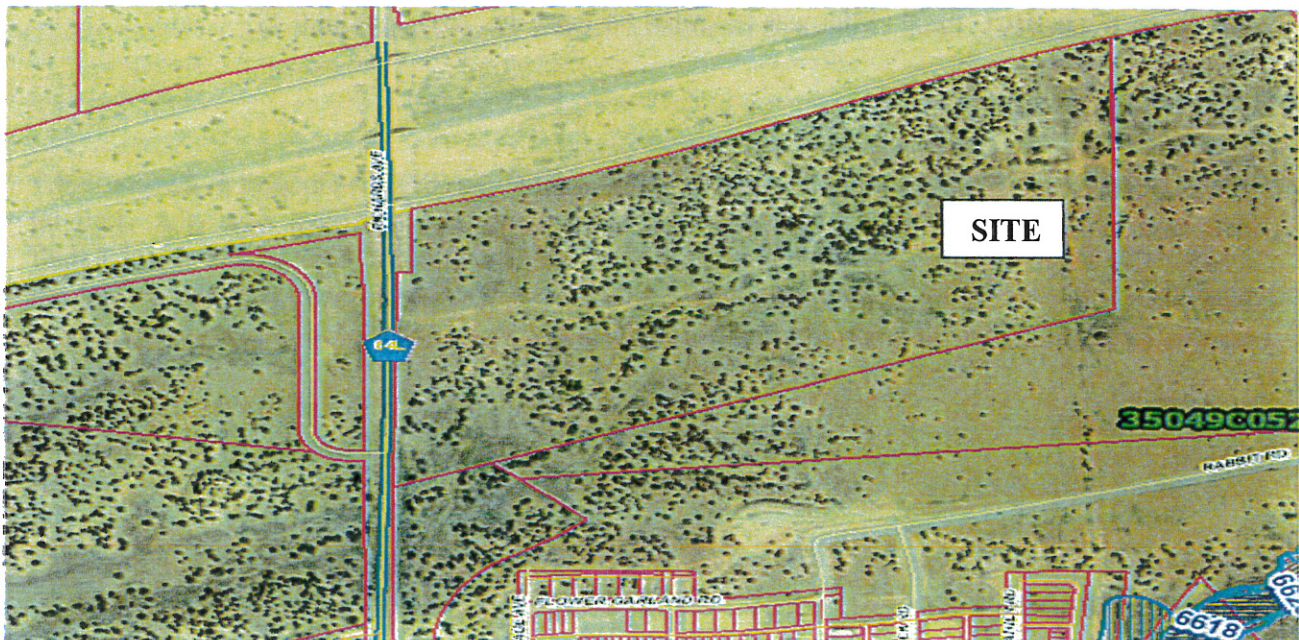
VIA: Katherine Miller, County Manager
Penny Ellis-Green, Growth Management Director
Vicki Lucero, Building and Development Services Manager

FILE REF.: BCC Case # SLTE 18-5010 Saleh Phase 1 Plat Extension

ISSUE:

Senemar, LLC, Applicant, Design Enginuity, Agent, request an extension of the recording of an approved Preliminary and Final Plat. Saleh Phase 1 creates 3 commercial lots on 24 ± acres. The property is located on the south side of I-25 and east of Richards Avenue, within Section 16, Township 16 North, Range 9 East (Commission District 5).

Vicinity Map:



HISTORY:

On April 14, 2015, the Board of County Commissioners (BCC) approved a Master Plan for the Saleh development to allow a Phased Mixed Use Development on a 64 acre \pm site. The approval included a variance of Santa Fe County Ordinance No. 2000-12, the Community College District Ordinance (CCDO), Section 6.E.3.c, which amended the Code (Ordinance No. 1996-10) in order to allow a no-outlet roadway to exceed 300 feet and a variance of the CCDO, Section 6.7, Road Design Standards, to allow deviation from design standards required of a Living Priority Road.

The uses allowed by the approved Master Plan for Phase 1, consisting of 24.16 acres, includes the following: 13.55 acres of Open Space which includes passive space, parks, plaza (.33 acres), trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies (maximum 20 horses), and cemeteries; Neighborhood Center consisting of 7.39 acres which includes cemeteries/funeral homes (maximum 5 acre cemetery and 10,000 square foot funeral home) and churches/religious institutions (maximum seating for 125 persons); and an Employment Center consisting of 1.82 acres which includes air-conditioned storage facility with allowable caretaker unit (single building with a common entrance to all units, maximum 60,000 square feet) and RV and boat storage facility.

The use list for Phase 2, consisting of 35.68 acres, includes the following: 16.13 acres of Open Space which includes passive space, parks, plaza (.33 acres), playground (.25 acres), trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies and cemeteries; Employment Center consisting of 18.97 acres which includes apartments, condos or townhomes, shopping center, hotel, restaurants, and office/retail.

On January 12, 2016, the Board of County Commissioners (BCC) approved a request for a Master Plan Amendment to allow 12 commercial lots on a 64 \pm acre site, to increase the amount of seating allowed in the church/religious institution use (from 125 seats to 400 seats), and for Preliminary and Final Plat and Development Plan to create 3 commercial lots on 24 \pm acres, for Saleh Phase 1. The BCC Final Order was recorded on April 13, 2016. (Exhibit 1)

SUMMARY:

Ordinance No. 2016-9, the Sustainable Land Development Code (SLDC) Chapter 5, Section 5.8.7 (Expiration of Final Plat) states: "Any approved or conditionally approved final plat, shall be recorded within twenty-four (24) months after its approval or conditional approval or the plat shall expire. Prior to the expiration of the final plat, the subdivider may request, from the Board, an extension of the final plat for a period of time not exceeding thirty-six (36) months." (Exhibit 3)

The Applicant requests an extension of the recording of the approved Preliminary and Final Plat for Saleh Phase 1, in accordance with Section 5.8.7 of Ordinance 2016-9, the Sustainable Land Development Code (SLDC).

The Applicant states, "we request a three (3) year extension of the recording of Saleh Phase-1 Plat, due to construction delays of the Northeast Connector which are not in the developer's control." (Exhibit 2)

Saleh Phase 1 and 2 was subject to utilizing the City of Santa Fe Water Utility. The City is unable to continue water service to the County from the Richards East Connection that supports the service for the proposed development. As a result, the County Utility is able to provide service with a point of connection from the Rancho Viejo Tank being required. Also due to increased demand for wastewater services from multiple developments in the adjacent areas, including failing sewer systems similar to the on-site wastewater facility proposed for Saleh Phase 1, the County intends to provide wastewater services to this area in the near future. (Exhibit 8)

The Applicant acquired the property by warranty deed recorded as Instrument #1403256 in the Santa Fe County Clerk's records dated November 28, 2005.

Design Enginuity is authorized by the Applicant to pursue the request for an extension of the recording of the approved Preliminary and Final Plat for Saleh Phase 1 as evidenced by a copy of the written authorization contained in the record. (Exhibit 4)

Notice requirements were met as per Section 4.6.3., General Notice of Application Requiring a Public Hearing, of the SLDC. In advance of a hearing on the application, the applicant provided an affidavit of posting of notice of the hearing, confirming that public notice posting regarding the application was made for fifteen days on the property, beginning on July 24, 2018. Additionally, notice of hearing was published in the Santa Fe New Mexican on July 24, 2018, as evidenced by a copy of that notice contained in the record. Notice of the hearing was sent to owners of land within 500' of the subject property and a list of persons sent a mailing is contained in the record. (Exhibit 5)

This Application was submitted on February 7, 2018.

STAFF RECOMMENDATION: Staff recommends approval of the request for a three (3) year time extension, starting April 14, 2018 and expiring April 13, 2021, of the recording of Preliminary and Final Plat, to create 3 commercial lots on 24 ± acres, for Saleh Phase 1, subject to the following previously imposed conditions:

Previously imposed Conditions:

1. The Applicants shall comply with all review agency comments and conditions, conditions shall be noted on the recorded Plat and Development Plan. (Exhibit 6)
2. The Partial Assignment of the Water Contract must be conveyed to the Applicant prior to recordation of the Final Plat.
3. The County shall not execute the Water Delivery Agreement until the Applicant pays all outstanding

Service Charges due under the Water Contract that are attributable to the 10% interest created by the Partial Assignment. The Applicant shall pay all such charges and enter into the Water Delivery Agreement before recordation of the Final Plat for Phase 1 in the records of the Santa Fe County Clerk.

SFCU shall not provide water service to Saleh unless and until the Applicant and the County enter into a Water Delivering and Line Extension Agreement ("Water Delivery Agreement), the Applicant designs, constructs and dedicates to the County all required infrastructure in accordance with SFCU specifications, the County accepts the dedication, and water delivery is scheduled for Saleh in accordance with Resolution 2006-57.

Due to changes in water and wastewater service these two previously imposed conditions should be removed and replaced with new conditions # 9 and #10.

4. Applicant must incorporate the 8 recommended technical review conditions (SFCU) onto the plat for Phase 1, as written in the November 3, 2015 letter from SFCU. (Exhibit 7)

Saleh shall seek to have the wastewater connected to the City or other wastewater treatment facility. Saleh shall connect to a community waste water system for Phase 2 and shall abandon and remove the Phase 1 septic system. Any on-site wastewater facility shall be permitted by and come under the regulation of the New Mexico Environmental Department or the Water Quality Control Commission Regulations, as appropriate.

5. Preliminary and Final Plat and Development Plan for Saleh Phase 1 with appropriate signatures shall be recorded with the County Clerk.
6. The Applicant shall submit a financial guarantee, in sufficient amount to assure completion of all required improvements prior to Final Plat recordation of Phase 1.

The situation has changed in relation to water, waste water, and roads, staff recommends the following additional Conditions be Imposed:

7. Saleh Phase 1 and 2 shall take access via the northeast connector utilizing two access points (Saleh Avenue and North Willow Back Road).

8. The Preliminary and Final Plat for Saleh Phase 1 shall not be recorded until such time that the northeast connector is under construction and no permits will be issued until the northeast connector is operational.
9. Saleh shall connect to the County water utility. Saleh shall be responsible for all design and construction costs associated with water connection. An approved water delivery agreement shall be submitted and all conditions of that agreement shall be complied with prior to final plat recordation. (Amending Previously imposed Condition # 4)
10. Saleh shall connect to the County's wastewater utility. Saleh shall be responsible for all design and construction costs associated with wastewater connection. A wastewater collection agreement shall be submitted and all conditions of that agreement shall be complied with prior to final plat recordation (Amending Previously imposed Condition # 6)
11. The Applicant shall grant a 120 foot wide road easement along the northern portion of the property for construction of the N.E. Connector.
12. The Applicant shall be responsible for the design and construction of any intersections tying into the N.E. Connector, subject to approval by the County Public Works Department. These intersections may require additional easement.

EXHIBITS:

1. Final Order and Recorded Amended Master Plan
2. Applicants Request
3. Chapter 5, Section 5.8.7
4. Authorization
5. Legal Notice
6. Master Plan review agency comments and conditions
7. SFCU Water/Sewer Availability Assessment (1/13/15)
8. May 11, 2018 SFCU Letter
9. Proposed Subdivision Plat for Saleh Phase 1

NB-5

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

**CDRC CASE # ZA/S 14-5491 SALEH
MASTER PLAN AMENDMENT, PRELIMINARY AND FINAL PLAT AND
DEVELOPMENT PLAN
SENEMAR, LLC, APPLICANT
DESIGN ENGINUITY, AGENT**

ORDER

THIS MATTER came before the Board of County Commissioners for the County of Santa Fe (Board) for hearing on January 12, 2016, on a request by Senemar, LLC (Applicant) for a Master Plan Amendment to allow 12 commercial lots on a 64 ± acre site and to increase the amount of seating allowed in the church/religious institution use. The Applicant also requests Preliminary and Final Plat and Development Plan approval to create 3 commercial lots on 24 ± acres, for Saleh Phase 1. The Board, having reviewed the Application, supplemental materials, staff report, and having conducted a public hearing on the request, finds that the Application is well-taken and should be granted, and makes the following findings of fact and conclusions of law:

1. The Applicant requested a Master Plan Amendment to allow 12 commercial lots on a 64 ± acre site and to increase the amount of seating allowed in the church/religious institution use. Additionally, the Applicant requests Preliminary and Final Plat approval, to create 3 commercial lots on 24 ± acres, and Final Development Plan for Saleh Phase 1, in conformance with Santa Fe County Land Development Code, Ordinance No. 1996-10 (Code) as amended by Santa Fe County Ordinance 2000-12, the Community College District Ordinance (CCDO).

SFC CLERK RECORDED 84/13/2816



NB-6

2. The Property is located on the south side of I-25 and east of Richards Avenue, within the Community College District, within Section 16, Township 16 North, Range 9 East, Commission District 5.

3. The owner acquired the Property by warranty deed recorded on November 28, 2005, as Instrument #1403256 in the record of the Santa Fe County Clerk. Design Enginuity is authorized by the Applicant to pursue the request for a Master Plan Amendment to the existing Master Plan for a Phased Mixed Use Development on a 64 acre \pm site, Preliminary and Final Plat, and Final Development Plan approval for Saleh Phase 1, as evidenced by a copy of the written authorization contained in the record.

4. On November 19, 2015, the County Development Review Committee (CDRC) recommended approval (5-1) of the request for a Master Plan Amendment to allow 12 commercial lots on a 64 \pm acre site, to increase the amount of seating allowed in the church/religious institution use, and for Preliminary and Final Plat and Development Plan for Saleh Phase 1 to create 3 commercial lots on 24 \pm acres.

5. Notice requirements were met as per Article II Section 2.4.2, of the Code. In advance of a hearing on the Application, the Applicant provided a certification of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for twenty-one days on the property, beginning on December 22, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on December 22, 2015, as evidenced by a copy of that legal notice contained in the record. Receipts for certified mailing of notices of the hearing were also contained in the record for all adjacent property owners.

6. On April 14, 2015, the Board approved a Master Plan to allow a Phased Mixed Use Development on a 64 acre \pm site. The approval included a variance of Santa Fe County Ordinance No. 2000-12, the Community College District Ordinance (CCDO), Section 6.E.3.c, which amends the Code to allow a no-outlet roadway to exceed 300 feet and a variance of the CCDO, Section 6.7, Road Design Standards, to allow deviation from design standards required of a Living Priority Road.

7. The uses allowed by the approved Master Plan for Phase 1, consisting of 24.16 acres, includes the following: 13.55 acres of Open Space which includes passive space, parks, plaza, trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies (maximum 20 horses), and cemeteries; 7.39 acres of Neighborhood Center which includes cemeteries/funeral homes (maximum 5 acre cemetery and 10,000 square foot funeral home) and churches/religious institutions (maximum seating for 125 persons); and 1.82 acres of Employment Center which includes an air-conditioned storage facility with allowable caretaker unit (single building with a common entrance to all units, maximum 60,000 square feet) and an RV and boat storage facility.

8. The Master Plan Amendment will allow up to 12 lots to be created and will increase the seating for the church from 125 seats to 400 seats.

9. The Preliminary and Final Plat will create 3 commercial lots on 24 \pm acres, and Final Development Plan for Saleh Phase 1. The 3 commercial lots include 14.16 acres (58%) of open space and 2 roadways, which include wet and dry utilities installed in the roadways. There will be a 200 to 700 foot setback between the

commercial lots and Richard's Avenue. Saleh Avenue will be paved with curb and gutter and parking permitted along the street.

10. The applicable requirements under the Code as amended by the CCDO which govern this request are:

a. CCDO, Section 4.B.1.b states:

All lands within the Community College District are zoned for the uses allowed in the Land Use Table. The purpose of the Master Plan is to establish the extent and scope of the project including, without limitation, the uses for the project, the site specific information to determine the relationship between the landscape types, the zones and the project, and the relationship of its phases and multiple components with adjacent environment and its overall needs for services and infrastructure.

b. Article V, Section 5.2.1.b of the Code 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.

c. Article V, Section 5.2.6.a, Amendments and Future Phase Approvals, of the Code states:

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.

d. Article V, Section 5.3.1c, Conformance with Master Plan and Preliminary Development Plan, of the Code states:

A preliminary plat may be submitted for only a phase or portion of the entire project so long as it conforms to the approved master plan and preliminary development plan submitted pursuant to Sections 5.2 and 7 of this Section, respectively.

e. Article V, Section 5.4.1a of the Code states:

...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.

11. The following facts support the request for a Master Plan Amendment, Preliminary and Final Plat approval, and Development Plan approval for Saleh Phase 1. The Application established the extent and scope of the project including: the uses for the project, the zones of the project, specific information regarding the relationship between the landscape types, the relationship of the project's phases the interaction of the phases with the adjacent environment, and the project's overall needs for services and infrastructure. The Application is in conformance with the Santa Fe Growth Management Plan as amended by the Community College District Plan. The Application established the viability of the project to function at each completed phase. The Application established conformance to the CCDO in regards to roads and trails, community facilities, design and construction standards, and open space standards. The Applicant's proposed Master Plan Amendment conforms to the eligible uses allowed under a Neighborhood Center and Employment Center. The Application satisfies the submittal requirements set forth in the CCDO, Section 4.B.2, Submittals, and the Code's submittal requirements.

12. The review comments from the following State Agencies: New Mexico Department of Transportation (NMDOT), New Mexico Environmental Department

(NMED), New Mexico Historic Preservation Department (SHPO), and the Office of the State Engineer (OSE), as well as, County staff have established that that the Application is in compliance with State requirements, CCDO requirements, and Code requirements.

13. At public hearing before the Board on January 12, 2016, staff recommended approval for a Master Plan Amendment to allow 12 commercial lots on a 64 ± acre site and increase the amount of seating allowed in the church/religious institution use; Preliminary Plat, Final Plat, and Development Plan approval for Saleh Phase 1 to create 3 commercial lots on 24 ± acres, subject to the following conditions recommended by both staff and the CDRC:

- 1) The Applicant shall comply with all review agency comments and conditions as per Article V, Section 7.1.3.c. Conditions shall be noted on the recorded Master Plan Amendment, Plat and Development Plan.
- 2) The Partial Assignment of the Water Contract must be conveyed to the Applicant prior to recordation of the Final Plat.
- 3) The County shall not execute the Water Delivery Agreement until the Applicant pays all outstanding Service Charges due under the Water Contract that are attributable to the 10% interest created by the Partial Assignment. The Applicant shall pay all such charges and enter into the Water Delivery Agreement before recordation of the Final Plat for Phase 1 in the records of the Santa Fe County Clerk.
- 4) SFCU shall not provide water service to Saleh unless and until the Applicant and the County enter into a Water Delivering and Line Extension Agreement ("Water Delivery Agreement"), the Applicant designs, constructs and dedicates to the County all required infrastructure in accordance with SFCU specifications, the County accepts the dedication, and water delivery is scheduled for Saleh in accordance with Resolution 2006-57.
- 5) Applicant must incorporate the 8 recommended technical review conditions onto the plat for Phase 1, as written in the November 3, 2015, letter from SFCU.

SFC CLERK RECORDED 84/13/2016

- 6) Saleh shall seek to have the wastewater connected to the City or other wastewater treatment facility. Saleh shall connect to a community waste water system for Phase 2 and shall abandon and remove the Phase 1 septic system. Any on-site wastewater facility shall be permitted by and come under the regulation of the New Mexico Environmental Department or the Water Quality Control Commission Regulations, as appropriate.
- 7) Preliminary and Final Plat and Development Plan for Saleh Phase 1 with appropriate signatures shall be recorded with the County Clerk, as per Article V, Section 5.4.5.
- 8) The Applicant shall submit a financial guarantee, in sufficient amount to assure completion of all required improvements prior to Final Plat recordation of Phase 1, as per Article V, Section 9.9.
- 9) Master Plan Amendment with appropriate signatures shall be recorded with the County Clerk, as per Article V, Section 5.2.5.
 - a) Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board (Article V, Section 5.2.7).

14. Oralynn Guerrerortiz, Agent, spoke in favor of the Application and addressed all questions and concerns raised by the Board.

15. At the public hearing no one spoke either in favor or opposition to the Application.

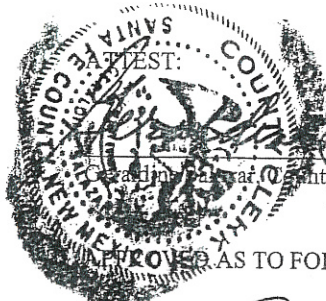
WHEREFORE the Board of County Commissioners for the County of Santa Fe hereby approves the request for a Master Plan Amendment to allow 12 commercial lots on a 64 ± acre site and increase the amount of seating allowed in the church/religious institution use; Preliminary and Final Plat and Development Plan approval for Saleh Phase 1 to create 3 commercial lots on 24 ± acres. The motion to approve the Application passed by a unanimous 5-0 vote.

IT IS SO ORDERED

This Order was approved by the Board of County Commissioners for the County of Santa Fe
on this 12th day of April, 2016

The Board of County Commissioners for the County of Santa Fe

By: Miguel M. Chavez
Miguel M. Chavez, Chairperson



Geraldine Salazar
Geraldine Salazar, County Clerk

APPROVED AS TO FORM:

Gregory S. Shaffer
Gregory S. Shaffer, County Attorney

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
I Hereby Certify That This Instrument Was Filed for
Record On The 13TH Day Of April, 2016 at 01:14:24 PM
and Was Duly Recorded as Instrument # 1791096
of The Records Of Santa Fe County

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



SFC CLERK RECORDED 04/13/2016

DESIGN ENGINEUITY



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PO Box 2758 Santa Fe, New Mexico 87504
(505) 989-3551 FAX (505) 989-4740
E-mail oralynn@designenginuity.biz

February 2, 2018

Santa Fe County Board of County Commissioners
Hand Delivered

RE: Saleh Phase 1 - Final Plat Extension Request

Dear Commissioners,

As the agent for the Saleh project located in the Community College District, we respectfully request a 3-year extension of the recording of Saleh Phase 1 Plat due to construction delays of the Northeast Connector which are not in the developer's control. Saleh is a mixed use project located at the southeast intersection of Dinosaur Trail and I-25. The project received Master Plan approval by the BCC in January 2016 (Attachment A). The project is to be accessed off the Northeast Connector. There are provisions to allow a temporary access off Richard's Avenue until the Northeast Connector is installed, but those plans call for about \$200,000 of improvements, including traffic signal improvements, that will be removed when the Northeast Connector is installed. The Developer would prefer not to install improvements that will be demolished and delay project development to coordinate better with the opening of the Northeast Connector. We understand that project, while delayed, is still a high priority with the County and will likely be under construction within the next 2 years.

Sincerely,

Oralynn Guerrerortiz, PE



NB-15

1. the final plat approval application has been received and deemed complete;
2. the final plat substantially conforms to the preliminary plat and all conditions and requirements are complied with;
3. the final plat and all documents required are in a form acceptable for recording with the County Clerk;
4. the development and subdivision improvement agreements have been signed and notarized and are otherwise fully executed; and
5. the administrative and final plat fees have been deposited with the Administrator, together with proper security.

5.8.6.4. Conditions. The Board may introduce conditions or mitigation requirements not a part of the preliminary plat only upon finding that:

1. key elements of the application were incorrect and the approval relied on the incorrect facts;
2. there is a change in state or federal law; or
3. approval of the final plat will create conditions substantially affecting the public health, welfare or safety.

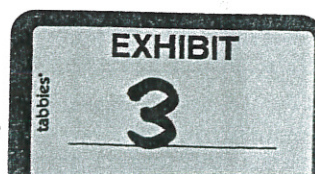
5.8.6.5. Scope of Approval. Approval of the final plat by the Board shall not be deemed to constitute acceptance of any offer of dedication, or deposit of any deed or grant of easement until all improvements have been constructed and satisfactorily completed by the developer in accordance with the development order approving the final plat, the approved construction plans and any development or subdivision improvement agreement entered into.

5.8.6.6. Denial of Final Plat. A denial of a final plat by the Board shall be accompanied by a finding identifying the requirements that have not been met.

→ **5.8.7. Expiration of Final Plat.** Any approved or conditionally approved final plat, shall be recorded within twenty-four (24) months after its approval or conditional approval or the plat shall expire. Prior to the expiration of the final plat, the subdivider may request, from the Board, an extension of the final plat for a period of time not exceeding thirty-six (36) months.

5.8.8. Recording. Upon approval of a final plat, the final plat, subdivision covenants, disclosure statement, and any other relevant document(s) shall be recorded in the office of the County Clerk. The original Mylar drawing, together with related documents, shall be dated and signed by the Board Chair, the Administrator, Rural Addressing, Fire Marshal, appropriate utility companies, and other appropriate signatures. The County Clerk shall not accept for filing any final plat subject to the New Mexico Subdivision Act that has not been approved as provided in the Subdivision Act and the SLDC. Whenever separate documents are to be recorded concurrently with the final plat, the county clerk shall cross-reference such documents.

5.8.9. Expiration period. Where no expiration period is provided for in a development order or development agreement, all approvals of development orders or voluntary development agreements shall expire after:



AUTHORIZATION OF AGENT

TO: All applicable Government Agencies.

This will serve as confirmation that the undersigned owner hereby appoints **Oralynn Guerrerortiz of Design Enginuity** as its authorized agent concerning all city, county, and governmental agency applications including but not limited to permitting applications for the property known as Saleh, located in Section 16, Township 16 North, Range 9 East, in Santa Fe County, New Mexico.

Esmail Haidari

Managing Member of Senemar, LLC



Date: Feb 02, 2018



AIR-17

SANTA FE NEW MEXICAN

Ad Proof / Order Confirmation / Invoice

Account Number

1184

Ad Order Number

0000232835

DESIGN ENGINEUTY, LLC

LEGAL # 84621

BCC Case # SLTE 18-
5010 Saleh Phase 1
Plat Extension

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held to consider a request by Senemar, LLC for an extension of the recording of an approved Preliminary and Final Plat. Saleh Phase 1 creates 3 commercial lots on 24 +/- acres. The property is located on the south side of I-25 and east of Richards Avenue, within Section 16, Township 16 North, Range 9 East (Commission District 5).

A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico August 14, 2018 at 5:00 p.m. on a petition to the Board of County Commissioners.

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

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

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

Pub.: July 24, 2018



NB-18