

To be sent First Class Mail to all property owners within 500 ft. (excluding right of ways) of subject property and any Community Organizations and/or Registered Organizations recognized by the County, within the geographic area in which the development is proposed. Mailings must be sent out on or prior to **July 24, 2018**. A list of persons sent a mailing shall be provided to the Administrator prior to the public hearing.

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

Dear Property Owner:

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 \pm 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).

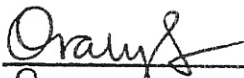
A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico on the 14th day of August 2018, at 5 p.m. on a petition to the Board of County Commissioners.

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, N.M. 87504-0276; or presented in person at the hearing.

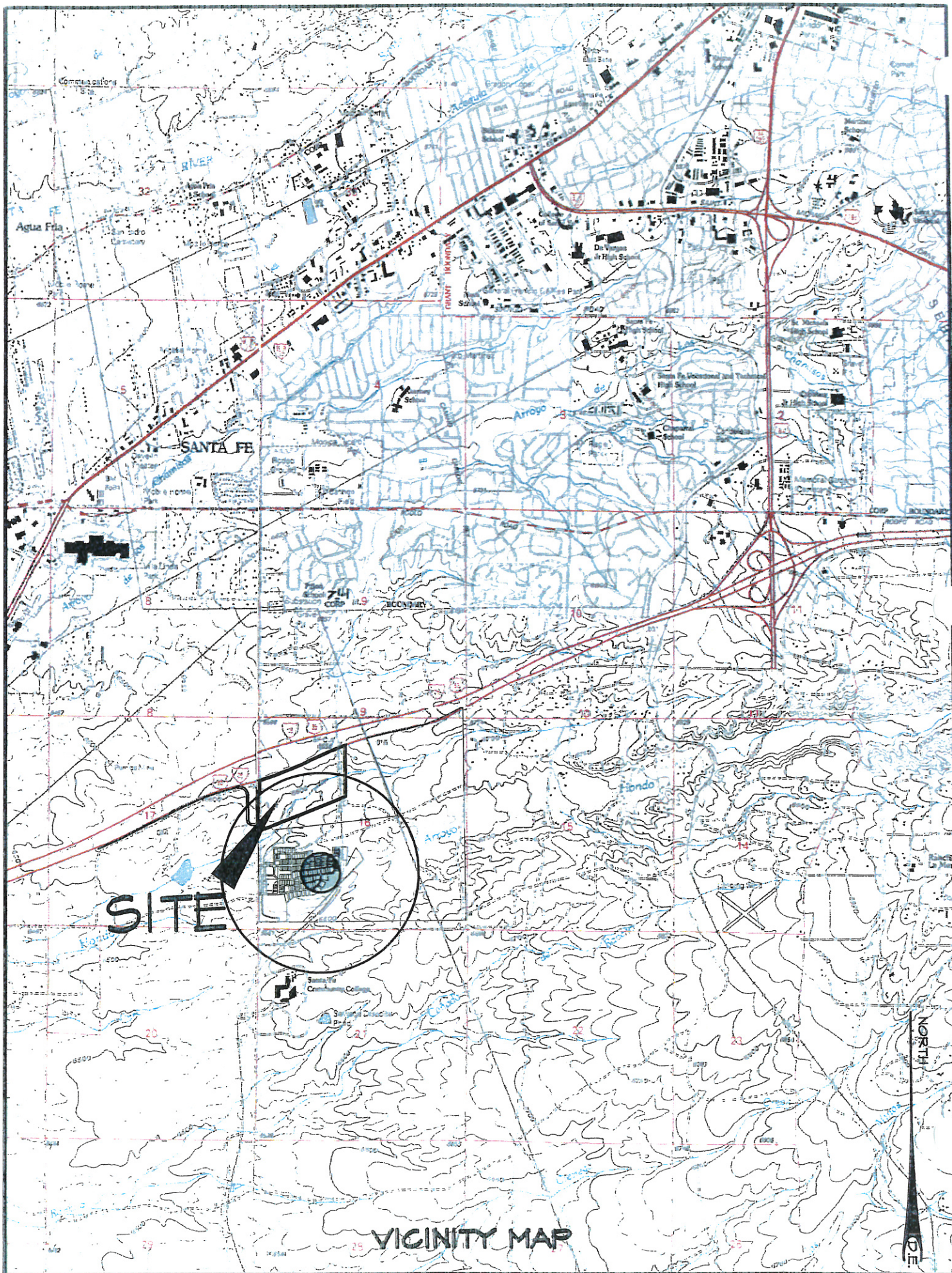
Sincerely:



Orallynn Guerrenortiz, Design Engineer, agent for Senemar
(505) 670-7605

Encl: Vicinity Map

NB-19



SITE

VICINITY MAP

NORTH
DE

NEW MEXICO LAND CONSERVANCY
5430 RICHARDS AVE
SANTA FE, NM 87508

PETCHESKY, JANE WING
5430 RICHARDS AVE
SANTA FE, NM 87508

EAKIN, D W & H H TRICKEY
8220 SAN PEDRO DR NE #500
ALBUQUERQUE, NM 87113

NEW MEXICO LAND CONSERVANCY
5430 RICHARDS AVE
SANTA FE, NM 87508

HOMEWISE INC
1301 SILER RD
SANTA FE, NM 87507

OSHARA VILLAGE LLC
4 WILLOW BACK RD
SANTA FE, NM 87508

G E RICHARDS PROPERTY LLC
400 RABBIT RD, SUITE 200
SANTA FE, NM 87501

SEBESTA, RONALD E REAL ESTATE
PO BOX 22100
SANTA FE, NM 87502

LUJAN, WILLIAM E SR & JANET
4029 BROWN DR
TINKER AFB, OK 73145-9142

SERNA, LOREN A & LORI L
PO BOX 5572
SANTA FE, NM 87502-5572

SEBESTA, RON & NINA
109 MEJOR LADO
SANTA FE, NM 87508-2307

LUCERO, KATHRYN LOVATO
2824 PUEBLO JACONA
SANTA FE, NM 87507

CATANACH, MICHAEL H & COLLEEN
3417 CALLE VIEJO
SANTA FE, NM 87507

BRANSFORD, GILBERT J & CHRIS D
4245 MENFORD LANE
SANTA FE, NM 87507

GALLEGOS, P PATRICK & DORIS M
3270 OJOS DE JO
SANTA FE, NM 87507

BUSTAMANTE, ALEX
3254 OJOS DE JO
SANTA FE, NM 87507

PADILLA, TROY A & REBECCA ANAYA-
PADILLA
3210 A OJOS DE JO
SANTA FE, NM 87507

PADILLA, ADRIAN E & JENNIFER C
3210 OJO DE JO # B
SANTA FE, NM 87507

MARQUEZ, WILLIAM & ROMANA L
3210 OJO DE JO # B
SANTA FE, NM 87507

MACIAS, LEOPOLDO III & ESTELA MACIAS
3049 PUEBLO PUYE
SANTA FE, NM 87507

CAMARENA, ALFONSO & GABRIELA I
3053 PUEBLO PUYE
SANTA FE, NM 87507

SINGLEY, MICHAEL & LAUREN
3061 PUEBLO PUYE
SANTA FE, NM 87507

VIGIL, LISA & ROBERT M
3052 PUEBLO PUYE
SANTA FE, NM 87507

GOLDBERG, MARIA LUISA S
3060 PUEBLO PUYE
SANTA FE, NM 87507

MCKENNA, JOHN JR & JACQUELYN
73 FORD LN
COLCHESTER, VT 05446

SANTA FE GATEWAY ALLIANCE RO
C/O KATHERINE BILTON
131 E. CHILI LINE RD
SANTA FE, NM 87508

TURQUOISE TRAIL HOA RO
C/O KAREN YANK
PO BOX 23775
SANTA FE, NM 87502

CAMPOS CONEJOS HOA RO
C/O RICHARD ROTTO
48 CAMINO MARQUITA
SANTA FE, NM 87508

NB-21

CERTIFICATION OF POSTING

I hereby certify that the public notice posting regarding an extension of the recording of an approved Preliminary and Final Plat for Saleh Phase 1, **BCC Case # SLTE 18-5010 Saleh Phase 1 Plat Extension** was posted for 15 days on the property beginning the 24th, day of July, 2018. **

Chad D. Lopez 7-24-18
Signature

*Photo of posting taken from a public road must be provided with affidavit.

****PLEASE NOTE:** Public notice is to be posted on the most visible part of the property. Improper legal notice will result in re-posting for an additional 15 days. It is the Applicant's responsibility to ensure that the notice is on the property for the full 15 days. Posted notice shall be removed no later than seven (7) days after a final decision has been made on the application.

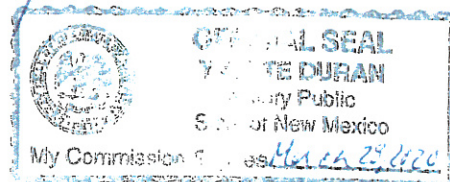
STATE OF NEW MEXICO }
COUNTY OF SANTA FE }

The foregoing instrument was acknowledged before me this 24th day of July, 2018, By Charlie Bonneau.

Yvette Duran
Notary Public

My Commission Expires:

March 28, 2020



NB-22



NB-23

ARCHAEOLOGIC:

An archaeological survey report, prepared by Feliz Colbri in January 1997, was submitted and reviewed by the State Historic Preservation Division (HPD). HPD states "LA 116033, a portion of the New Mexico Central Railroad grade, is eligible for listing on the State and National Registers at the local levels in the area of transportation. The LA 116033 is present within the proposed subdivision. The Application illustrates the railroad grade as a designated trail and is within an open space easement. As long as the railroad grade is maintained as a trail, retains the appearance of a railroad grade, and remains in an open space easement, this office has no concerns."

ACCESS AND TRAFFIC:

A Preliminary Traffic Report was submitted for the development. Traffic impacts will be limited during the first phase. The second phase will be tied to the development of the Northeast Connector. Prior to proceeding with Phase 2, the traffic impacts will be analyzed to determine if additional improvements are warranted.

Phase 1 will temporarily take access directly off Richards Avenue, at the intersection of Richards Avenue/Dinosaur Trail. The existing 3-way traffic signal will be modified to a 4-way signal. Phase 2 will take access via the northeast connector utilizing two access points (Saleh Avenue and North Willow Back Road). The temporary road (extension of Dinosaur Trail) will be abandoned and reclaimed upon completion of the northeast connector and Saleh Avenue and North Willow Back Road as part of the Phase 2 development. Public Works has reviewed the Application and supports this project subject to the following condition: according to the AM peak hour trip generation for Phase 1, as submitted by Design Engineuity, 18 vehicles are entering the proposed development. According to the N.M.D.O.T. State Access Management Manual this amount of traffic warrants left turn and right turn deceleration lanes on Richards Avenue.

New Mexico Department of Transportation reviewed the Application and determined that this development will not impact any State Transportation System.

FIRE PROTECTION:

La Cienega Fire District: Santa Fe County will provide the water source for fire protection; fire hydrants shall be located within the site; six fire hydrants are proposed to be located on the site: Cul-de-sacs shall be a minimum 50' radius; automatic fire prevention sprinkler systems shall be required;



NB-24

shall comply with Article 1, § 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.

WATER SUPPLY:

Phase 1 water budget is 2.5 acre feet. Saleh has 3 acre-feet available under the assigned First Amended Initial Customer Contract for Commitment of Water Service (dated November 10, 1994 "Water Contract"), subject to fulfilling the terms and conditions of the water contract. Phase 2 preliminary estimated water demand is 68 acre feet. Resolution No. 2006-57 requires a 20% add on which brings the water use to 84 a/f/y. This will require a contract/water commitment approved by the BCC.

Santa Fe County Utilities (SFCU) is ready, willing and able to provide water service to this development subject to the following conditions being met prior to Preliminary Development Plan: in order for Saleh to use the 3 acre-feet available under the assigned First Amended Initial Customer Contract for Commitment of Water Service (dated November 10, 1994 "Water Contract"), Esmail Haidair shall fulfill the terms and conditions of the water contract; Saleh shall provide water rights for any portion of the project's total water budget that exceeds the commitment in the Water Contract. The project will be required to annually report total development water usage to SFCU and provide SFCU with additional water rights if the 5-year rolling average usage exceeds the approved estimated budget; in accordance to Resolution No. 2006-57 "adopting a Santa Fe County Water Resource Department Line Extension and Water Service Policy" or any subsequent water development policy, Saleh's water requirements (e.g. New Water Delivery) will need to be approved by the Board of County Commissioners. Per Resolution 2006-57, Section IX.C, such approval may require justification for a water budget that exceeds 35 acre-feet/year; Saleh shall enter into a water service agreement with SFCU, which will define Saleh's and SFCU's commitments and obligations and specify requirements, like connection locations, hydraulic analyses, water infrastructure design approval process, cost allocation, metering requirements, construction standards, inspections, easement dedications, and acceptance; Saleh shall obtain a letter from the City of Santa Fe Water Division (City) that identifies what, if any, additional water utility infrastructure is needed in order to supply the proposed total 84.312 acre-feet/year

demand through the City system; Saleh shall construct and dedicate all water infrastructure identified by the City's water utility hydraulic modeling.

The Office of the State Engineer (OSE) reviewed the Application and stated that the development is not formally covered under the New Mexico Subdivision Act and the OSE declines to provide an opinion at this time.

LIQUID WASTE:

The CCDO requires that the development be served by a community sewer system. The Code defines a Community Liquid Waste Disposal System as a system that will treat more than 2,000 gallons of liquid waste per day. A private collection system and treatment plant is defined as a Community Liquid Waste Disposal System in the Code.

At full build out of the first phase a total of 691 gallons per day (gpd) of wastewater will be generated. Each lot will tie into a sewer system that will flow into a single wastewater treatment system. In Phase 1, this treatment system will be a conventional septic tank and leach field regulated by the New Mexico Environment Department. This system will be owned and maintained by the Saleh Owners Association. At Phase 2 development wastewater generated by Phases I and 2 will be conveyed to a private wastewater treatment system to be developed in the southwest corner of the project. The conventional septic tank and leach field utilized by Phase 1 will be abandoned and the site reclaimed as per New Mexico Environment Department requirements. The construction of the wastewater system will be phased. Alternatively a connection could be constructed to the Oshara Village wastewater collection system or the Ranchland Utilities (Rancho Viejo's) wastewater collection system.

Santa Fe County Utilities (SFCU) does not have utility wastewater service available to Saleh at this point. For Phase 2, SFCU recommends that Saleh seek to have its wastewater connected to the City or other wastewater treatment facility. If an on-site wastewater facility is utilized it shall be permitted by and come under the regulation of the New Mexico Environmental Department or the Water Quality Control Commission Regulations, as appropriate.

New Mexico Environment Department reviewed the Application and stated the following: individual septic systems to be adequately sized and permitted; abandonment

of all septic systems be done properly, according to established regulations.

SOLID WASTE:

The development will have a series of dumpsters that will be screened and gated. Weekly collection of waste will be contracted with a local waste collection company. The solid waste, for each use of the development, will be evaluated at Final Development Plan.

**FLOODPLAIN &
TERRAIN MANAGEMENT:**

Terrain Management for Saleh has been reviewed for compliance with the Land Development Code, Ordinance No. 2000-12 Community College District, and Ordinance 2008-10 (Flood Damage Prevention and Stormwater Management). The site contains slopes less than 15% with minimal 30% slopes. The majority of 15%-30% slopes are dedicated to open space. The Plan complies with the Land Development Code requirements and Ordinance No. 2008-10 (Flood Damage Prevention and Stormwater Management).

The site is not located within a 100 year FEMA Special Flood Hazard Area. The project proposes 5 ponding locations for proposed road disturbances and each lot will provide ponding for onsite drainage. The project complies with the Land Development Code, Ordinance No. 2000-12 Community College District, and Ordinance No. 2008-10, (Flood Damage Prevention and Stormwater Management).

SIGNAGE AND LIGHTING:

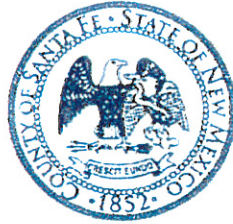
The Applicant proposes one monument sign not to exceed 150 square feet in sign area. The Application conceptually illustrates the placement and dimensions of the proposed sign, therefore the Application meets the requirement set forth in Article VIII, § 7.14 (Sign Regulations).

The Applicant has proposed to keep lighting minimal along the streets and trails. It is anticipated only 2 LED street lamps will be installed in Phase 2, both on the street next to parks and both with cut off shades. The covenants shall state that the Saleh lot owners are responsible for maintenance and electric bills associated with the street lamps. Lighting will be regulated by the project covenants which will require cut off LED lighting for anything taller than 8 feet. The Applicant shall provide scaled height dimensions for the pole mounted lights. The Applicant shall provide cut sheets for illumination of signage. The Applicant has not provided lighting detail. Additional information and submittals are

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

SANTA FE COUNTY UTILITIES

January 13, 2015

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

RE: WATER/SEWER AVAILABILITY ASSESSMENT, CDRC CASE # Z 14-5490 SALEH MASTER PLAN

Dear Mrs. Guerrerortiz:

I understand that you are the representative of Senemar, LLC, the developing entity of Saleh. In response to our email correspondences (10/14/2014 and 10/15/2014) and a December 11, 2014, Santa Fe County Growth Management Department's request for master plan development review, this letter identifies that Santa Fe County Utilities (SFCU) is ready, willing, and able to provide water to the Saleh project with the requirements specified herein. While Santa Fe County Utilities (SFCU) does not provide wastewater service in the development's area, SFCU does recommend that Saleh seek to use the collection and treatment systems of neighboring wastewater systems.

The Saleh project is under development at the southeast corner of I-25 and Richards Ave. The Saleh development plan proposes mixed uses. The first phase includes a church, funeral home, cemetery, horse stables, and storage facility, with an estimated water budget of 2.46 acre-feet/year. The second phase, slated to be constructed upon completion of the NE connector, will include a mixed commercial district, potentially including medical offices, a hotel, restaurants, business offices, and retail shops and is estimated to require a water budget of 67.8 acre-feet/year. The total water budget for the project, including the 20% add-on required by Resolution No. 2006-57 is 84.312 acre-foot/year. The project may use a current 3 acre-feet Water Contract of Esmail Haidair, which was originally granted to Greer Enterprises, Inc., and then assigned to Taurus Group, Inc.

Please be aware that any statements made herein refer solely to the parcel and development concept you have described in your written inquiry and appurtenant documentation you submitted. If the parcel location or development concept is modified, or the construction conditions are modified in the future, this letter will be automatically invalidated, unless otherwise indicated in writing by SFCU.

• Physical: 424 NM 599 Santa Fe, NM 87507
• Fax (505) 992-9870

NM 87504 • Phone (505) 992-9870
gov



NB-28

Water Availability Assessment

SFCU is ready, willing, and able to provide water service to Saleh, as long as the following requirements are met before final plat approval:

- 1) In order for Saleh to use the 3 acre-feet available under the assigned First Amended Initial Customer Contract for Commitment of Water Service (dated November 10, 1994; "Water Contract"), Esmail Haidair shall fulfill the terms and conditions of the Water Contract. In particular, the Water Contract obligates Saleh to a service charge of \$92/month per acre-foot. SFCU will need to work with Esmail Haidair to assess how much, if any of the payments have been made since the Water Contract was assigned to 11/15/2005.
- 2) Saleh shall provide water rights for any portion of the project's total water budget that exceeds the commitment in the Water Contract. The project will be required to annually report total development water usage to SFCU and provide SFCU with additional water rights if the 5-year rolling average usage exceeds the approved estimated budget.
- 3) In accordance to Resolution No. 2006-57 "Adopting a Santa Fe County Water Resource Department Line Extension and Water Service Policy" or any subsequent water development policy, Saleh's water requirements (e.g. New Water Delivery) will need to be approved by the Board of County Commissioners. Per Resolution No. 2006-57, Section IX.C, such approval may require justification for a water budget that exceeds 35 acre-feet/year.
- 4) Saleh shall enter into a Water Service Agreement with SFCU, which will define Saleh's and SFCU's commitments and obligations and specify requirements, like connection locations, hydraulic analyses, water infrastructure design approval process, cost allocation, metering requirements, construction standards, inspections, easement dedications, and acceptance.
- 5) Saleh shall obtain a letter from the City of Santa Fe Water Division (City) that identifies what, if any, additional water utility infrastructure is needed in order to supply the proposed total 84.312 acre-foot/year demand through the City system.
- 6) Saleh shall construct and dedicate all water infrastructure identified by the City's water utility hydraulic modeling.

SFCU has a 16-inch transmission line approximately 200 feet from the proposed property boundary. For water service, SFCU will likely have Saleh connect to the existing this 16-inch transmission line and extend the line from its existing location through and to the furthest property development boundary. Other options for a connection may exist, which we can discuss with you in the future. Saleh will be required to meet all other conditions in Resolution No. 2006-57, Resolution No. 2012-88, and all other SFCU water-related ordinances and resolutions.

Sewer Service

SFCU does not have utility wastewater service available to Saleh at this point. I understand that Phase 1 of the development will use on-lot conventional wastewater systems. For Phase 2, SFCU highly recommends that Saleh seek to have its wastewater connected to the City or other wastewater treatment facility. Saleh may opt to develop its own wastewater treatment system, which would need to be permitted by and come under

the regulation of the New Mexico Environment Department pursuant to the Liquid Waste Disposal and Treatment Regulations (20.7.3 NMAC) or the Water Quality Control Commission Regulations (20.6.2 NMAC), as appropriate. SFCU would not be involved with the ownership, operation or maintenance of private systems. However, if you ultimately connect to the City's sewer system, the customers would be SFCU customers and the County may (or may not) accept the infrastructure as public facilities.

Conditions of Master Plan Approval:

- 1) Applicant must submit the sewer service design to SFCU for review before final plat approval.
- 2) The applicant is responsible for the design and construction of this project in its entirety and pays for all costs associated with the wastewater system. Santa Fe County is not responsible for any costs incurred in order to ensure compliance with the County's ordinances or other applicable rules and regulations.
- 3) If SFCU is willing and able to provide sewer collection, treatment and disposal services for this area at some point in the future, your development (including future private owners) would be required to decommission an existing wastewater collection and treatments systems and connect to SFCU sanitary sewer system at the developments expense. County ownership/maintenance of the system stops at the sewer collection line where the customer's sewer connects.

We look forward to working with you toward the successful completion of this project. Please contact SFCU Associate Engineer Paul Casaus at (505) 986-6364 or contact me at 992-9872 if you have any questions and or concerns.

Respectfully,



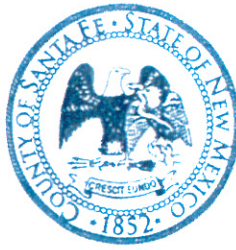
Claudia Borchert, Director
Santa Fe County Utilities Division

CC: Vicki Lucero, Building and Development Manager, Santa Fe County Growth Management Department (via email to: vlucero@santafecountynm.gov)
Jose Larranga, Development Review Team Leader (via email to: joselarra@santafecountynm.gov)
Greg Shaffer, Santa Fe County Attorney (via email to gshaffer@santafecountynm.gov)
Nick Schiavo, Public Utilities Director, City of Santa Fe (via email to: naschiavo@ci.santa-fe.nm.us)

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: May 11, 2018

TO: Jose Larranaga, Santa Fe County Land Use Department

FROM: Ted Chlastawa, Utility Engineer, Utilities

VIA: John Dupuis, Utilities Director

RE: SLTE 18-5010 Saleh Phase 1 Final Plat Extension

Summary: The enclosed information submitted to us has been reviewed and direction on how the applicant should proceed is provided below with suggested changes to the conditions of approval.

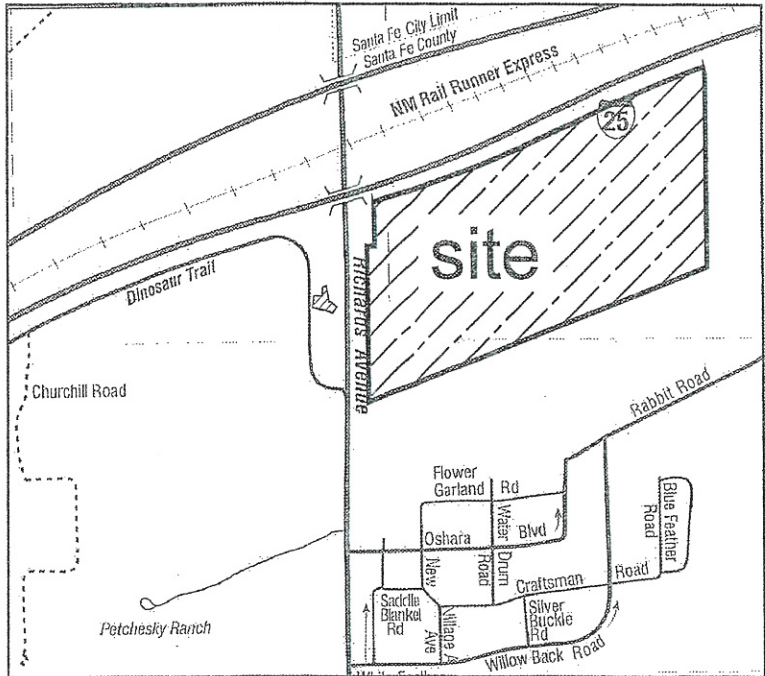
Details:

Since the time we have reviewed this in 2016 and the initial application was approved the circumstances have changed. The City of Santa Fe 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 a point of connection from the Rancho Viejo Tank is 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. Based on the changes SFCU recommends that the condition of approval number four and six be changed to:

4. SFCU shall not provide water service to Saleh unless and until the Applicant and the County enter into an Amended Water Line Extension and Water Delivery Agreement ("Water Delivery Agreement") to provide water service for Saleh Phase 1 and 2 with a point of connection from the Rancho Viejo Tank, 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.

6. Saleh shall connect to the County's wastewater utility. Before recordation of the Final Plat for Phase 1 the Water Delivery Agreement shall be amended to include the design, construction, and dedication to the County of all required infrastructure in accordance with SFCU specifications, and payment for any upsize costs the County incurs to accommodate the wastewater services required for the development.





VICINITY MAP (NTS)

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. NEW MEXICO GAS COMPANY for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
3. CENTURY LINK for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. CABLE TV for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.
5. SANTA FE COUNTY UTILITIES DIVISION for the installation, maintenance, and service of such lines and other related equipment and facilities reasonably necessary to provide services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

UTILITIES APPROVAL

NEW MEXICO GAS COMPANY	DATE
PNM ELECTRIC SERVICES	DATE
CENTURY LINK	DATE
COMCAST	DATE

SALEH PHASE 1 SUBDIVISION DEDICATION AND AFFIDAVIT

Know all persons by this presents that Senemar, LLC, a New Mexico Limited Liability Corporation, as the owner (the "Owner") of the lands shown on this subdivision plat (the "Plat") which are located within Santa Fe County, New Mexico, hereby consent to platting of lands as shown hereon and further consent to subdivision of lands to create commercial lots as shown hereon. This subdivision is named and shall be known as Saleh Phase 1 (the "Subdivision"). All that appears on this plat is made with the free consent and in accordance with the desires of the Owner.

Grants of Easements:

Utility Easements. The utility companies identified hereon, and their successors in interest are granted easements as shown hereon and within 10 feet of the Saleh Avenue right-of-way for the construction, maintenance, repair and operation of utilities in providing utility service to the Subdivision.

Open Space Reservation. Tracts _____ and _____ are hereby reserved for use as open space, recreational facilities, stables, a cemetery, trails, drainage, drainage facilities, landscaping, liquid waste sewer mains, reclaimed water lines and infiltration galleries and use by the Association and such other parties as the Owner may grant easements to for their use and enjoyment. The members of the Association are hereby granted the right to use these Tracts subject to the Declaration of Restrictive Covenants for Saleh, recorded on _____, in the records of the Santa Fe County Clerk, under Instrument No. _____, the By-laws of the Association, and any rules and regulations adopted by the Association.

Grant of Trail Easements. The public trail easements shown within Tract _____ are hereby granted for public use, subject to the rules and regulations adopted by the Association.

Grant of Drainage Easements. Drainage easements are granted as shown for the purpose of maintaining the flow of storm waters. Such easements are granted to the Association, its members and to the adjoining lot owners whose surface drainage naturally flows through such easements. The Association is responsible for maintaining all drainage structures and easements.

Excavation Easements. Excavation easements for cut and fill slopes for all roadway improvements and drainage structures are hereby granted to the Association and reserved by Owner, for the placement, construction, maintenance, repair and replacement of roadways and roadway appurtenances including easements for road retaining walls, cut and fill slopes, drainage improvements, which easements will vary in width as construction and maintenance requires. Any roadway improvements cut or fill slopes and drainage improvements installed or constructed by Owner within the boundary of any lots or tracts shown hereon are deemed to be within the easement granted hereby.

Jurisdiction. This subdivision lies within the planning and platting jurisdiction of the County of Santa Fe, New Mexico.

OWNER

SENEMAR, LLC
A New Mexico Corporation

Esmail Haidari, Managing Member

The foregoing was sworn, acknowledged and subscribed before me by Esmail Haidari Managing Member of Senemar, LLC, a New Mexico Corporation, on behalf of the corporation, this _____ day of _____, 2016.

Notary Public

My commission expires: _____

SPECIAL BUILDING PERMIT CONDITIONS

1. THESE LOTS ARE SUBJECT TO UTILIZING THE SANTA FE COUNTY WATER SYSTEM. INDIVIDUAL WELLS ARE NOT PERMITTED.
2. THESE LOTS ARE SUBJECT TO USING THE SALEH SEWER SYSTEM. NO INDIVIDUAL WASTEWATER SYSTEM SHALL BE ALLOWED.
3. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR DEVELOPMENT PERMIT.
4. INDIVIDUAL LOT DETENTION PONDS ARE REQUIRED.

SURVEYORS CERTIFICATE

I, RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECTION ON SEPT. 8TH, 2015; THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A. CHATROOP N.M.P.L.S. #11011

COUNTY APPROVALS

County Development Permit No. _____

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

Chairperson _____ Date _____

Attested by _____ Date _____
County Clerk

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

Chairperson _____ Date _____

Approved by _____ Date _____
County Land Use Administrator

Approved by _____ Date _____
County Fire Marshal

Approved by _____ Date _____
County Public Works Director

Approved by _____ Date _____
County Utilities Director

Approved by _____ Date _____
County Rural Addressing Director

Acknowledged by _____ Date _____
County Treasure

PURPOSE: THE PLAT CREATES 3 COMMERCIAL LOTS, 2 OPEN SPACE LOTS, 1 ROAD RIGHT-OF-WAY LOT AND A REMAINDER LOT.

NOTES AND CONDITIONS

1. Maintenance of access road, sidewalks, ramps, wastewater lines and facilities, parks, trails, open space and drainage structures to be the responsibility of the Association.
2. The sewer lines, treatment facilities and infiltration gallery within the road, park and open space tracts shall be maintained by the Association. Trails, landscaping and recreational facilities installed by the Owner or the Association, within the open space (this includes the parks) shall be maintained by the Association.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No 35049C0526E, Dated 12/4/12, this property lies in Zone X.
4. The approval of this plat does not constitute the approval of any further development including building permits. All standard County permits and fees must be in place prior to commencement of construction activity of any kind. Development permits for building construction will not be issued until required improvements for roads, fire protection, terrain management, and drainage are completed and approved.
5. These lots must be connected to the private sewer system installed by the Owner. Sanitary sewer individual service lines within the lots shall be the responsibility of the lot owner to construct and maintain.
6. No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Fire Marshal and the access roads are deemed passable by the Fire Marshal.
7. All outdoor lighting shall be shielded.
8. All utility lines shall be underground.
9. All lots are subject to a 10-Foot utility easement adjacent to Saleh Avenue right-of-way.
10. Buildings may not be within designated utility or drainage easements. There are no minimum building setbacks.
11. This plat is subject to that certain Declaration of Restrictive Covenants for Saleh, filed in the Office of the County Clerk and recorded as Instrument No. _____.
12. The Saleh Disclosure Statement is filed in the Office of the County Clerk and recorded as Instrument No. _____.
13. Water use on these lots is restricted by the Declaration of Restrictive Covenants for Saleh, recorded as Instrument No. _____.
14. Lot owners shall comply with County Rainwater Harvesting requirements.
15. Wastewater treatment facility related buildings and Association owned landscaping tool sheds are the only buildings permitted in Open Space.

SUBDIVISION
PLAT FOR
PHASE 1
OF

SALEH SUBDIVISION

LYING WITHIN SECTION 16, T.16N., R.9E., N.M.P.M., COUNTY OF SANTA FE, NM.

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)
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 _____ of the records of
page _____ Santa Fe County.
Witness my Hand and Seal of Office
Corroline Salazar
County Clerk, Santa Fe County, N.M.

Deputy

RICK CHATROOP
LAND SURVEYOR

REGISTRATION NO. 11011
RAIL RD. CERRILLOS, NM. 87010

FOR THE COUNTY CLERK
1-094-120-249

T.16N., R.9E., N.M.P.M., COUNTY OF



NB-32

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	24.13	77.00	N76°40'33"E	24.03	17°57'05"
C2	265.19	513.77	N52°54'48"E	262.25	29°34'25"
C3	105.92	513.77	N32°13'13"E	105.74	11°48'45"
C4	190.73	1078.38	N16°09'57"E	190.48	10°08'01"
C5	120.23	299.39	S28°40'59"W	119.42	23°00'31"
C6	240.43	1057.64	N11°05'56"W	239.91	13°01'29"
C7	137.44	225.77	S24°33'32"E	135.33	34°52'46"
C8	20.70	225.28	S44°37'50"E	20.70	5°15'55"
C9	20.01	225.28	S49°48'27"E	20.00	5°05'18"
C10	101.29	225.28	S65°13'54"E	100.44	25°45'37"
C11	43.55	1549.95	S80°55'08"E	43.55	1°36'36"
C12	203.12	1549.95	S85°28'41"E	202.98	7°30'31"
C13	235.65	1493.95	S84°42'49"E	235.40	9°02'15"
C14	249.93	1113.64	N11°05'06"W	249.41	12°51'32"
C15	102.22	159.77	S24°45'01"E	100.68	34°29'49"
C16	107.77	159.28	S60°14'10"E	105.95	36°28'36"
C17	296.63	284.24	S48°56'14"W	283.35	59°47'36"
C18	6.03	1098.38	N11°18'46"E	6.03	0°18'53"
C19	111.15	279.39	S28°47'22"W	110.42	22°47'42"
C20	68.08	883.13	N08°51'54"E	68.06	4°25'01"
C21	137.69	883.13	N15°32'24"E	137.55	8°56'00"
C22	248.24	983.13	N14°40'02"E	247.58	14°28'02"

LINE TABLE		
LINE	LENGTH	BEARING
L1	105.58	N85°39'06"E
L2	86.54	N25°17'16"E
L3	15.90	S13°48'21"E
L4	19.08	S75°45'02"E
L5	2.41	S75°45'02"E
L6	57.92	S75°45'02"E
L7	56.00	S80°46'03"W
L8	48.68	S75°45'02"E
L9	18.88	S13°48'21"E
L10	29.81	S75°45'02"E
L11	56.21	N71°16'16"E
L12	13.12	N21°27'32"E
L13	37.26	N21°27'32"E
L14	12.78	S71°51'39"E
L15	21.13	S74°43'41"E
L16	41.23	S21°27'32"W

LEGEND AND NOTES

- △ RIGHT OF WAY RAIL - STATION AS NOTED
- DENOTES POINT FOUND SMITH & WILLIAMSON CAP
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES PHASE LINE
- DENOTES EASEMENT LINE
- DENOTES CENTERLINE
- DENOTES FENCELINE

N/F TRACT 2-A N/F G E RICHARDS PROPERTY LLC PLAT BK. 626, PGS. 1-3

REMAINDER
FUTURE PHASE 2
39.63 AC. ±

SUBDIVISION PLAT FOR PHASE 1 OF SALEH SUBDIVISION

LYING WITHIN SECTION 16, T.16N., R.9E., N.M.P.M., COUNTY OF SANTA FE, NM.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: SENEMAR, LLC UPC# 1-051-094-120-249
LOCATION: LYING WITHIN SECTION 16, T.16N., R.9E., N.M.P.M., COUNTY OF SANTA FE, NM.

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)
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 _____ of the records of
page _____ of Santa Fe County.
Witness my Hand and Seal of Office
Geraldine Salazar
County Clerk, Santa Fe County, N.M.
Deputy

NB-33
38
SHEET 2

