

**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

**DATE:** November 24, 2015

**TO:** Board of County Commissioners

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

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

**FILE REF.:** CDRC CASE # S 15-5310 Cienda Partners (Las Terrazas Phase III) Preliminary Plat, Final Plat, and Development Plan Amendment

**ISSUE:**

Cienda Partners, Applicant, Scott Hoeft, Agent, requests a Preliminary Plat, Final Plat, and Development Plan Amendment to sub-phase the previously approved Las Terrazas Unit III residential subdivision (46 lots on 43.63 acres) into two phases. Sub-phase 3A will consist of 24 residential lots and Sub-phase 3B will consist of 22 lots.

The property is located along Paseo Las Terrazas, off of Trailhead Drive and Las Campanas Drive within Sections 2, 11 and 12, Township 17 North, Range 8 East (Commission District 2).

**VICINITY MAP:**



## SUMMARY:

On November 19, 2015, the County Development Review Committee (CDRC) met and unanimously recommended approval of a Preliminary Plat, Final Plat and Development Plan Amendment to sub-phase the previously approved Las Terrazas Unit III residential subdivision (46 lots) into two (2) phases. Sub-phase 3A will consist of 24 lots and Sub-phase 3B will consist of 22 lots on 46.43 acres (November 19, 2015, CDRC Meeting Minutes, Exhibit 8).

On December 11, 2001, the Board of County Commissioners (BCC) granted Preliminary and Final Plat and Development Plan approval for the areas known as Black Mesa, Mesa del Oro and Las Terrazas (formerly known as The Estancias at Las Campanas) consisting of 125 lots on 161-acres (December 11, 2001, BCC Minutes, Exhibit 4).

In 2004, this project received a 2-year extension to maintain the original approvals. Black Mesa and Mesa del Oro received administrative approval for an extension in 2008, and were expected to be recorded by 2010.

Black Mesa was Unit I, which consisted of 25 lots. Mesa del Oro was Unit II, which consisted of 23 lots and Las Terrazas was Unit III which consists of 77 lots. Of the 77 lots in Las Terrazas, 31 lots have been completed and 11 homes have been constructed leaving 46 approved undeveloped lots. The major infrastructure including Camino La Tierra and Buckman Road as well as Trailhead Drive were completed and approved in 2007 (Exhibit 6).

Phase I of Las Terrazas (Unit III) consisting of 19 lots, was recorded on June 14, 2006. Phase II of Las Terrazas (Unit III) consisting of 12 lots, was recorded on November 13, 2007. Phase III of Las Terrazas (Unit III) consisting of the remaining 46 lots remains undeveloped and has yet to be recorded.

On May 14, 2013, the BCC granted a 24-month time extension for the areas known as Black Mesa, Mesa del Oro and Las Terrazas Unit III (May 14, 2013, BCC Minutes, Exhibit 5). Black Mesa, Mesa del Oro and Phase 3 of Las Terrazas Unit III have not been developed.

On June 15, 2015, the Land Use Administrator granted another time extension under Resolution No. 2014-129 (A Resolution Finding the Existence of Severe Economic Conditions and Authorizing the Suspension of the Enforcement of Specified Provisions of Article V of the Land Development Code that Concerns Expiration of Master Plans and Final Plats Pursuant to Ordinance No. 2011-11) that rendered the approval valid until December 31, 2016.

Currently, the Applicant is requesting a Preliminary Plat, Final Plat, and Development Plan Amendment to sub-phase the previously approved Las Terrazas Unit III subdivision into two (2) sub-phases. Sub-phase 3A (24-lots) and Sub-phase 3B (22-lots). Las Terrazas Unit III consists of 46 lots on 43.63-acres and was previously approved to be completed in one phase (Exhibit 1).

The Applicant states, "This adjustment of two sub-phases will make it more financially palpable for Cienda Partners and a partner home-builder to move forward with the construction of the balance of the Las Terrazas subdivision. It is anticipated that construction of Sub-phase 3A will commence

in the Spring/Summer of 2016, with subsequent series of lots in Sub-phase 3B to commence within 2-years.” (Exhibit 2)

At the time the original approval was granted, the subject property was located in the 5-mile Extraterritorial Zoning District and therefore under the jurisdiction of the Extraterritorial Subdivision Regulations (ESR).

With the elimination of the Extraterritorial Zoning District in 2009, this development now falls under the regulations of the Santa Fe County Land Development Code, Ordinance No. 1996-10 (Code). The following are the applicable sections of the Code.

Article V, Section 4.5, Staging/Phasing of the Code states:

For large scale developments and large subdivisions, the County Development Review Committee and Board may grant approval of an initial development stage only; and further, the County Development Review Committee may set criteria for development of the first stage as a condition for approval of subsequent stages. However, a subdivider may propose, and the County Development Review Committee and Board may approve, a phasing schedule which permits flexibility in the sequential development of the various stages as to timing and order of development.

Article V, Section 5.3.6.b, Phased Development, of the Code states:

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 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.

Notice requirements were met as per Article II Section 2.4.2, of the Code. In advance of the hearing on the Application, the Applicant provided a certification of posting of the hearing, confirming that the public notice posting regarding the Application was made for twenty-one (21) days on the property beginning on October 29, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on October 29, 2015, as evidenced by a copy of that legal notice contained in the record. Receipts for certified mailing of notice of the hearing were also contained in the record for all adjacent property owners (Exhibit 7).

**This Application was submitted on October 9, 2015.**

**Building and Development Services staff has reviewed this Application for compliance with pertinent Code requirements and finds that the Application is in compliance with the Code criteria through the facts presented, which support this request.**

**APPROVAL SOUGHT:** Approval of a Preliminary Plat, Final Plat, and Development Plan Amendment to sub-phase the previously approved Las

Terrazas Unit III residential subdivision (46 lots on 43.63 acres) into two sub-phases. Sub-phase 3A consisting of 24 lots and Sub-phase 3B consisting of 22 lots.

**GROWTH MANAGEMENT AREA:**

El Centro, SDA-2

**HYDROLOGIC ZONE:**

The development is located in the Basin Hydrologic Zone where the minimum lot size is 10-acres per dwelling unit. Lot size can be reduced to 2.5 acres per dwelling unit with signed and recorded water restrictions.

**FIRE PROTECTION:**

Agua Fria Fire District – Fire hydrants will be placed so that the furthest buildable portion of a parcel shall be within one thousand (1,000) feet (Exhibit 3).

The Santa Fe County Fire Prevention Division has reviewed the Application and supports the project for a Preliminary Plat, Final Plat and Development Plan amendment with the following conditions:

- The driving surface of Paseo Las Terrazas shall have a minimum width of 24-feet, which meets the requirements of the Santa Fe County Fire Prevention Division.
- The driving surface of the cul-de-sac at the end of Trasera Court shall have a minimum width of 20-feet and a 50-foot radius.

**WATER SUPPLY:**

Las Campanas Water System

**LIQUID WASTE:**

Las Campanas Liquid Waste System

**AGENCY REVIEW:**

<u>Agency</u>	<u>Recommendation</u>
SFC Fire	Approval with Conditions

**STAFF RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat, Final Plat, and Development Plan Amendment to sub-phase the previously approved Las Terrazas Unit III residential subdivision (46 lots on 46.63 acres) into two sub-phases. Sub-phase 3A consisting of 24 lots and Sub-phase 3B consisting of 22 lots subject to the following conditions:

1. The driving surface of Paseo Las Terrazas shall have a minimum width of 24-feet, which meets the requirements of the Santa Fe County Fire Department.

2. The driving surface of the cul-de-sac at the end of Trasera Court shall have a minimum width of 20-feet and a 50-foot radius.

**EXHIBITS:**

1. Letter of request
2. Site Plans
3. Review Comment
4. December 11, 2001 BCC Meeting Minutes
5. May 14, 2013, BCC Meeting Minutes
6. Aerial Photo of Site and Surrounding Areas
7. Legal Notice
8. November 19, 2015, CDRC Meeting Minutes
9. Letter of Opposition



# SANTA FE PLANNING GROUP, INC.

P.O. Box 2482

Santa Fe, NM 87504

505.983.1134; 505.983.4884 fax

October 02, 2015

Vicente Archuleta  
Case Manager  
Santa Fe County Land Use Department  
PO Box 276, Santa Fe, New Mexico 87504-0276

Re: Las Terrazas, Phase III  
Previous Case #: MIS 15-3029  
Preliminary Plat, Final Plat and Development Plan Amendment  
Request to Sub-phase Phase III of Las Terrazas into 3a and 3b

Dear Mr. Archuleta:

Cienda Partners, applicant, Scott Hoefft, agent, respectfully requests to divide Phase III of the previously approved Las Terrazas subdivision into two smaller phases (3a and 3b). Phase III of Las Terrazas has been approved for 46 lots. It is proposed that the 46 lots are divided into two smaller phases of 24 lots and 22 lots.

<u>Las Terrazas</u>		
Phase I	19 lots	Lots Completed / Homes Built
Phase II	12 lots	Lots Completed / Homes Built
Phase III	46 lots	
-3a	24 lots	
-3b	22 lots	

## Case History

On December 11, 2001, the BCC granted Preliminary and Final Plat and Development Plan approval for 125 lots on 161-acres. In 2004, the project received an extension to maintain the original approvals. On June 14, 2006, Las Terrazas Phase 1 consisting of 19 lots was recorded and Phase II consisting of 12 lots was recorded. In December 2011, the case was extended via the 2011-193 and 2011-11 Ordinances that defined economic necessity and hardship. In May 2013 the BCC approved a 24-month time extension for this case, and most recently in June 2015 the BCC extended it again pending an economic recovery. The Final Plat and Development Plan will expire December 31, 2016.

Thirty-one (31) lots are completed in Phase I and Phase II, and eleven (11) homes are constructed. Phase III remains undeveloped. It is proposed that this adjustment to two phases will make it more financially palpable for Cienda Partners and a partner home-builder to move forward with the construction of the balance of the Las Terrazas subdivision. It is anticipated that construction of Phase 3a will commence in the Spring/Summer of 2016, with the subsequent series of lots in Phase 3b to commence within 2-years.



Please schedule this project for review at the **November 19, 2015** meeting of the CDRC followed by the BCC. If you have questions or require additional information, please do not hesitate to call me at 412.0309 or email: [scotthoefl@hotmail.com](mailto:scotthoefl@hotmail.com).

Sincerely,

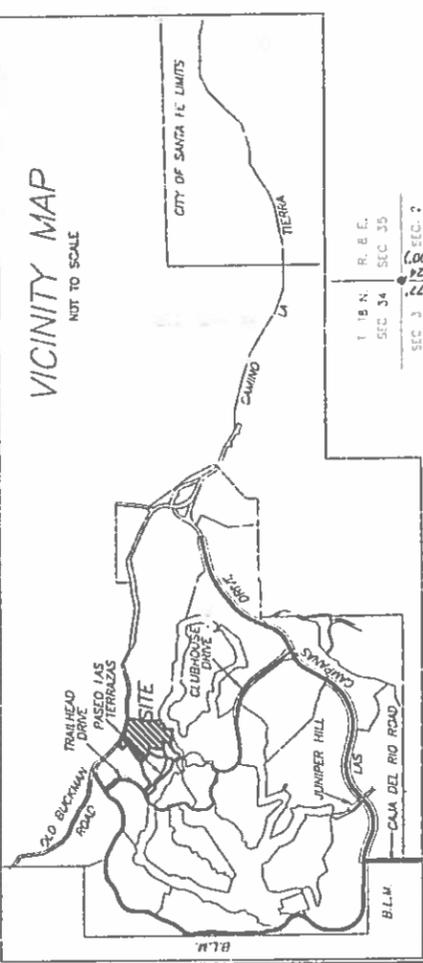


Scott Hoefl  
Partner

**Attachments:**

- Warranty Deed (on file with previous application Case #MIS 15-3029)
- Plat of Record (on file with previous application Case #MIS 15-3029)
- Proposed Plat and Phasing (3 full size sets / 1 reduced)
- Application Fees: \$600





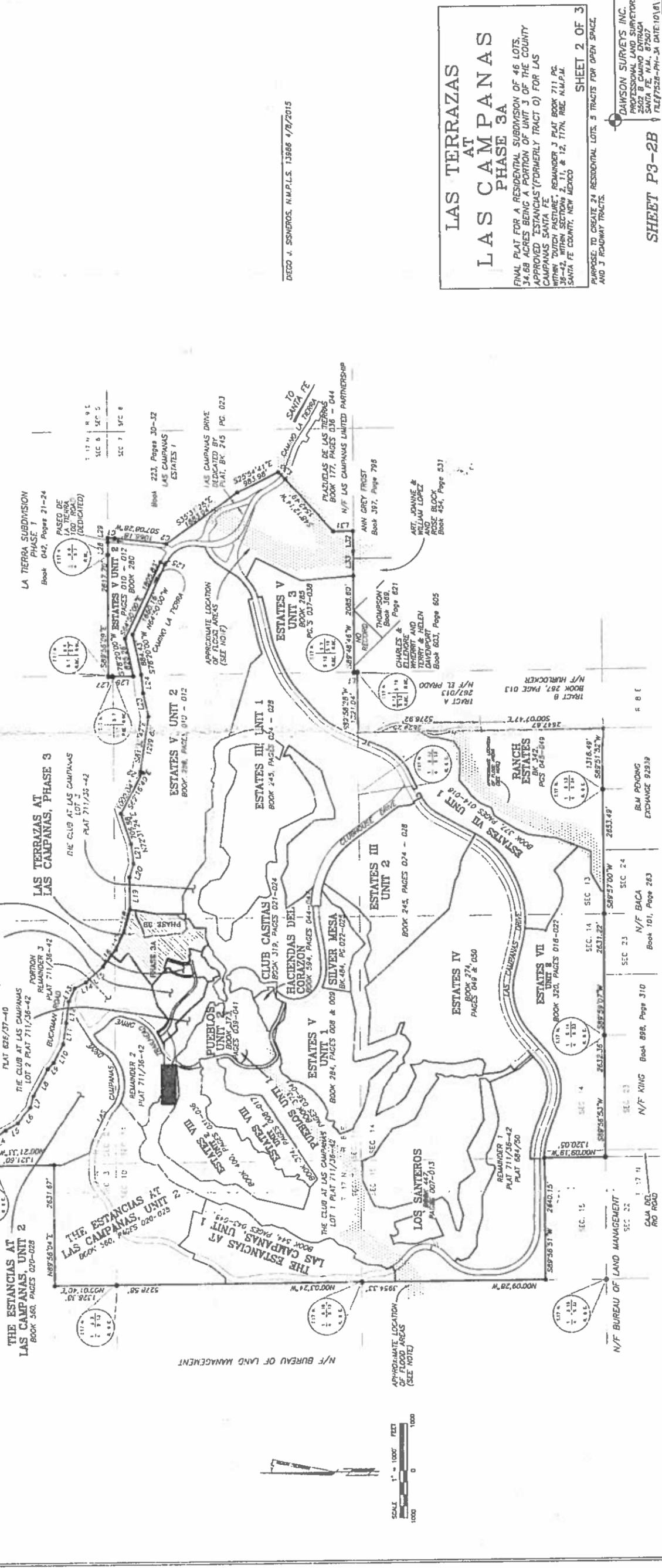
**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	07°10'48"	1740.00	155.39	155.39	S03°13'04"W
C2	09°39'04"	292.96	50.18	50.18	S11°40'39"W

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S00°08'55"E	71.80
L2	S54°12'32"E	426.04
L3	S08°39'21"E	871.38
L4	S30°57'02"E	508.74
L5	S30°57'02"E	308.55
L6	S50°51'37"E	430.55
L7	S75°12'37"E	255.59
L8	S82°03'59"E	663.65
L9	S47°50'12"E	193.74
L10	S52°30'45"E	443.35
L11	S81°32'17"E	472.63
L12	S82°35'39"E	462.43
L13	S64°33'05"E	302.66
L14	S26°30'06"E	274.40
L15	S43°16'09"E	502.16
L16	S51°59'03"E	447.65
L17	S64°42'26"E	441.61
L18	S75°13'12"E	489.71
L19	N89°20'59"E	694.13
L20	S71°23'21"E	263.47
L21	N82°42'01"E	410.09
L22	N28°10'13"E	49.48
L23	N78°13'45"E	532.21
L24	N84°10'25"E	593.19
L25	N25°10'00"E	109.60
L26	N00°01'59"E	447.98
L27	N00°13'14"W	90.27
L28	S09°39'57"E	279.81
L29	S09°39'57"E	100.00
L30	S44°17'34"W	212.54
L31	S00°04'28"E	425.00
L32	S09°35'34"W	442.57
L33	S09°48'46"W	528.34

**LEGEND:**  
 BEARINGS ARE GRID NEW MEXICO STATE PLANE CENTRAL ZONE, NAD 83.  
 THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.  
 \* DENOTES REBAR 1/2" DIA' L57011 OR AS SHOWN FOUND



DECO J. SISNEROS, N.M.P.L.S. 13886 4/8/2015

**LAS TERRAZAS AT LAS CAMPANAS PHASE 3A**  
 FINAL PLAT FOR A RESIDENTIAL SUBDIVISION OF 46 LOTS, 34.68 ACRES BEING A PORTION OF UNIT 3 OF THE COUNTY APPROVED ESTANCIAS (FORMERLY TRACT O) FOR LAS CAMPANAS SANTA FE, REMAINDER 3 PLAT BOOK 711 PG. 36-42, WITHIN SECTIONS 2, 11, & 12, 177N, R1E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO

PURPOSE: TO CREATE 24 RESIDENTIAL LOTS, 5 TRACTS FOR OPEN SPACE AND 3 ROADWAY TRACTS.  
 SHEET 2 OF 3  
 DAWSON SURVEYS INC.  
 PROFESSIONAL LAND SURVEYORS  
 2502 B CAMINO ENTRADA  
 SANTA FE, N.M., 87507  
 T 505-825-7528 PH-3A DATE:10/18/15



DESCRIPTION OF LAS TERRAZAS AT LAS CAMPANAS PHASE 3

ALL THAT PORTION OF "REMANOYER 3" OF SECTIONS 2, 11 AND 12, T17N, R1E, N1/4M, COUNTY OF SANTA FE, NEW MEXICO, RECORDED IN PLAT BOOK 711 ON PAGE 36-42, WHICH PORTION MAY BE DESCRIBED AS FOLLOWS:

Beginning at a point which lies S86°04'30"W, 5067.75 feet from the northeast corner of the said Section 12:

- THENCE N27°31'41"E, 326.34 FEET; THENCE N56°13'41"E, 554.86 FEET; THENCE N49°28'17"W, 259.87 FEET; THENCE N39°00'59"E, 240.78 FEET; THENCE S84°42'26"E, 441.61 FEET; THENCE S75°11'12"E, 489.71 FEET; THENCE S09°18'04"W, 982.51 FEET; THENCE S00°28'28"W, 615.08 FEET; THENCE N90°00'00"W, 111.37 FEET; THENCE S00°08'57"W, 67.15 FEET; THENCE S39°21'37"W, 239.86 FEET; THENCE S00°00'00"W, 240.49 FEET; THENCE N90°00'00"W, 225.22 FEET; THENCE S89°41'50"W, 147.68 FEET; THENCE N20°12'47"W, 71.58 FEET; THENCE S46°17'24"W, 15.53 FEET; THENCE N43°28'02"W, 28.21 FEET; THENCE S46°45'26"W, 26.79 FEET; THENCE S48°23'07"W, 6.00 FEET; THENCE N43°56'35"W, 9.10 FEET; THENCE S46°08'09"W, 6.44 FEET; THENCE N44°24'52"W, 21.92 FEET; THENCE S45°20'34"W, 6.67 FEET; THENCE N42°49'19"W, 16.28 FEET; THENCE N69°15'58"W, 25.91 FEET; THENCE S03°51'28"E, 148.29 FEET; THENCE N12°31'49"E, 124.78 FEET; THENCE S00°00'00"W, 124.78 FEET; THENCE CIRCUMFERENCE 17.37 FEET ON A CURVE HAVING A RADIUS OF 49.00 FEET AND A CHORD OF N20°29'22"W, 17.28 FEET; THENCE N12°45'10"W, 136.54 FEET; THENCE S76°14'50"W, 41.00 FEET; THENCE S76°14'50"W, 125.02 FEET; THENCE S84°42'26"E, 441.61 FEET; THENCE CHORD OF S80°01'01"W, 23.91 FEET; THENCE CIRCUMFERENCE 214.31 FEET ON A CURVE HAVING A RADIUS OF 378.50 FEET AND A CHORD OF N00°00'51"E, 211.45 FEET; THENCE N12°32'37"E, 284.52 FEET; THENCE CIRCUMFERENCE 240.10 FEET ON A CURVE HAVING A RADIUS OF 1,100.00 FEET AND A CHORD OF N18°28'09"E, 12.15 FEET; THENCE N62°20'49"W, 208.83 FEET; THENCE S46°10'25"W, 50.12 FEET; THENCE N49°38'56"W, 475.30 FEET;

MORE OR LESS TO THE POINT OF COMMENCEMENT CONTAINING ALLIES AGREED, MORE OR LESS, AS SHOWN ABOVE COMPLETELY HEREOF.

FLOOD ZONE NOTES

LAS TERRAZAS LIES WITHIN ZONE X, AREAS OUTSIDE THE 0.2% CHANCE FLOODPLAIN ZONE AS SHOWN ON F.I.R.M. PANELS OUTSIDE OF LAS TERRAZAS INDICATES SPECIAL HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS GRAPHICALLY DEPICTED FROM F.I.R.M. PANEL 3504-B04-000 DATED JUN. 17, 2008.

REFERENCE DOCUMENTS & NOTES

CORRECTED GENERAL WARRANTY DEED LAS CAMPANAS LIMITED PARTNERSHIP TO LAS CAMPANAS LAND HOLDINGS, INST. #1687856 SURVEY PLAT OF DUTCH PASTURE PREPARED FOR LAS CAMPANAS DE SANTA FE, PREPARED BY DAWSON & ASSOCIATES, RECORDED AS PLAT BOOK 244 PAGE 017. ALL OTHER REFERENCE DOCUMENTS USED ARE AS SHOWN HEREOF.

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

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 16th DAY OF DECEMBER, 2014, TO THE BEST OF MY KNOWLEDGE THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO.

DECO J. SISKIERS, N.M.P.L.S. 13986 4/78/2015

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

APPROVED BY COUNTY LAND USE ADMINISTRATOR COUNTY RURAL ADDRESSING DATE COUNTY DEVELOPMENT PERMIT NO

THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS. LAS TERRAZAS, SHOWN HEREOF, LIES OUTSIDE THE 100 YEAR FLOOD PLAIN ZONE "X" ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP PANEL NO. 350069-0175B. EXISTING NATURAL DRAINAGEWAYS WILL NOT BE MODIFIED OR IMPROVED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST. DEVELOPMENT SHALL NOT IMPROVE HISTORIC FLOW RATES OR PATTERNS TO OR FROM THESE LOTS. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FLOOD AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.

THE PARCELS AS PLATTED HEREOF ARE SUBJECT TO ARTICLE VI, SECTION 3 OF THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF ANY DEVELOPMENT. THE APPROVED BUILDING PERMIT SHALL BE POSTED ON-SITE. APPROVED BUILDING PLANS SHALL BE ON-SITE DURING CONSTRUCTION.

GENERAL NOTES

- 1. THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND EASEMENTS AND EASEMENTS FOR LAS CAMPANAS SANTA FE RECORDED IN BOOK 712, PAGE 241-259 OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY (THE "MASTER COVANTS") AS AMENDED, AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAS TERRAZAS AT LAS CAMPANAS PHASE 3 RECORDED AS INST. # OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY (THE "VILLAGE COVANTS") AND THE DESIGN GUIDELINES PROVIDED FOR THEM (THE "DESIGN GUIDELINES"). THIS PLAT IS ALSO SUBJECT TO THE SANTA FE COUNTY DISCLOSURE STATEMENT RECORDED AS INST. # OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY. 2. LAS TERRAZAS LIES WITHIN ZONE X, AREAS OUTSIDE THE 0.2% CHANCE FLOODPLAIN ZONE AS SHOWN ON F.I.R.M. PANEL 3504-B04-000, DATED JUN. 17, 2008. 3. ALL EXISTING DRAINAGE CHANNELS WITHIN THESE LOTS ARE TO REMAIN IN THEIR NATURAL STATE UNLESS A CHANGE IN THE DRAINAGE CHANNELS IS NECESSARY TO MAINTAIN THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS. 4. BUILDING SETBACKS AND DRIVEWAY LOCATIONS ARE SUBJECT TO THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS AND TO THE VILLAGE COVANTS AND THE DESIGN GUIDELINES. 5. FURTHER DIMENSION OF THESE LOTS IS PROHIBITED. 6. AT THE TIME OF BUILDING PERMIT A CURB OF MINIMUM 18 INCH DIAMETER IS TO BE INSTALLED. IF THERE IS A BORROW DRIFT AT THE DRAINAGE, BY THE LOT OWNER. 7. NO GUEST HOUSES ARE ALLOWED ON THESE LOTS. 8. THESE LOTS ARE SUBJECT TO A 1.4 ACRE FOOT PER YEAR WATER USE RESTRICTION. 9. THE DRILLING OF WATER WELLS BY THE LOT OWNERS IS PROHIBITED. 10. CENTRALIZED STORM WATER DETENTION HAS BEEN PROVIDED FOR HARD SURFACE LOT DEVELOPMENT ON THESE LOTS. LOT OWNERS WILL BE REQUIRED TO OBTAIN AN ON-SITE INCREASED STORM WATER RUNOFF CAUSED BY THEIR IMPROVEMENTS OVER 7,500 SQ. FT. DETENTION POND HAVE BEEN CONSTRUCTED TO MITIGATE THE INCREASED STORM WATER RUNOFF CAUSED BY THE ROADS. A TEMPORARY 20 FOOT WIDE CONSTRUCTION EASEMENT IS HEREBY PROVIDED ON EITHER SIDE OF AND WHICH SHALL BE CONCURRENT WITH NO OVERLAY EACH OF THE EASEMENTS DESIGNATED AS "UTILITY EASEMENT", "DRAINAGE AND UTILITY EASEMENT", OR ACCESS AND UTILITY EASEMENT AS SHOWN HEREOF. 11. SANITARY SEWER HOUSE SERVICE LINES WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO CONSTRUCT AND MAINTAIN. THE OWNER RESERVES THE RIGHT TO ACCESS CLEAN OUT LOCATIONS ADJACENT TO THE PROPERTY FRONTS AND CLEAN OUTS DESIGNED TO EXTEND BEYOND THE DESIGNATED DRAINAGE AND UTILITY EASEMENTS. 12. NO BUILDING PERMITS WILL BE ISSUED UNTIL EASEMENTS, FIRE PROTECTION, AND ALL WEATHER ROADS HAVE BEEN COMPLETED AS APPROVED BY THE OFFICE OF THE COUNTY FIRE MARSHAL AND THE LAND USE ADMINISTRATOR. 13. VISIBILITY TRIANGLES AT INTERSECTIONS SHALL BE SHOWN ON THE STANDARD COUNTY OF SANTA FE DETAILS CONTAINED IN THE ENGINEERING DRAWINGS. NO CONSTRUCTION ABOVE 3' AND BELOW 9' IS ALLOWED IN THESE TRIANGLES. 14. THE DEVELOPER AGREES TO GRANT UTILITY EASEMENTS FOR UTILITIES ACROSS THE GOLF COURSE AT THE TIME THESE PROPERTIES ARE PLATTED. 15. CONSTRUCTION OF SWIMMING POOLS ON THESE LOTS SHALL COMPLY WITH CURRENT REGULATIONS OF THE SANTA FE COUNTY DEVELOPMENT CODE THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. A SWIMMING POOL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT REGULATIONS PREVIOUSLY IMPOSED FOR MASTER PLAN APPROVED REGARDING DROUGHT CONDITIONS. 16. THE LAS CAMPANAS MASTER ASSOCIATION SHALL ACCEPT THE DEDICATION OF THE ROADS SUBJECT TO THEIR APPROVAL OF THE COMPLETED CONSTRUCTION. 17. THESE LOTS ARE SUBJECT TO S.F. COUNTY ORDINANCE #2003-6, AN ORDINANCE AMENDING ORDINANCE #1996-10 OF THE S.F. COUNTY LAND DEVELOPMENT CODE ARTICLE II, SEC. 4.4.1 AND ARTICLE II, SEC. 2.4.1, REQUIRING RAIN WATER CATCHMENT SYSTEMS FOR ALL COMMERCIAL AND RESIDENTIAL DEVELOPMENT.

COUNTY OF SANTA FE STATE OF NEW MEXICO I hereby certify that this instrument was filed for record on this day of 20 A.D. at o'clock P.M. and was duly received in records of Santa Fe County. Witnesses my hand and Seal of office County Clerk, Santa Fe County, N.M.

Deputy

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THOSE LANDS WITHIN SANTA FE COUNTY, NEW MEXICO, CONTAINING AN AREA OF 8.95 ACRES, MORE OR LESS, HAVE CAUSED THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND THAT SAID SUBDIVISION IS NAMED AND SHALL BE KNOWN AS "LAS TERRAZAS AT LAS CAMPANAS PHASE 3B". ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

UTILITY COMPANIES ARE HEREBY GRANTED EASEMENTS AS SHOWN HEREOF FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT.

NEW MEXICO GAS COMPANY IS HEREBY GRANTED EASEMENTS AS SHOWN FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF GAS LINES AND EQUIPMENT NECESSARY TO PROVIDE NATURAL GAS SERVICE TO THE LOTS SHOWN ON THIS PLAT. THE EASEMENTS INCLUDE THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF WHATEVER CHARACTER AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF THE COMPANY AND TO REPAIR, REPLACE, REBUILD, RECONSTRUCT, MAINTAIN, IMPROVE, MODIFY, CONSTRUCT, OR WORK POOL, DETONING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

THE LAS CAMPANAS MASTER ASSOCIATION IS GRANTED EASEMENTS AS SHOWN HEREOF FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF WALLS INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT.

TRACT P TO BE A GATED EMERGENCY ACCESS ONLY WILL BE DEDICATED TO THE LAS CAMPANAS MASTER ASSOCIATION. THESE STREETS ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE, EXCEPT FOR EMERGENCY TYPE VEHICLES. PURSUANT TO THE VILLAGE COVANTS, THE LAS CAMPANAS MASTER ASSOCIATION HAS THE AUTHORITY TO DEDICATE THE PRIVATE STREETS TO THE PUBLIC USE OF THE LAS CAMPANAS MASTER ASSOCIATION. THE MAINTENANCE OF THESE PRIVATE STREETS IS THE RESPONSIBILITY OF THE LAS CAMPANAS MASTER ASSOCIATION.

OPEN SPACES DESIGNATED AS TRACTS K, L, AND M WILL BE DEDICATED TO THE LAS CAMPANAS MASTER ASSOCIATION FOR COMMUNITY/RECREATIONAL USE. THESE TRACTS ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENTS. MAINTENANCE OF THESE OPEN SPACES WILL BE DONE BY THE LAS CAMPANAS MASTER ASSOCIATION.

DRAINAGE EASEMENTS ARE GRANTED AS SHOWN FOR THE PURPOSE OF MAINTAINING THE FLOW OF STORM WATERS. SUCH EASEMENTS ARE GRANTED TO THE LAS CAMPANAS MASTER ASSOCIATION AND TO THE ADJOINING LOT OWNERS WHOSE SURFACE DRAINAGE FLOWS THROUGH SUCH EASEMENTS. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

LOTS 59 THROUGH 62 ARE HEREBY GRANTED A SHARED DRIVEWAY ACCESS EASEMENT DESIGNATED AS "26' ALI". ACROSS OPEN SPACE TRACT K FOR PAVEMENT AND EGRESS.

AT THIS TIME WATER SERVICE IS PROVIDED BY THE LAS CAMPANAS WATER AND SEWER COOPERATIVE, A NEW MEXICO COOPERATIVE ASSOCIATION. THE WATER SYSTEM IS HEREBY DEDICATED TO THE COOPERATIVE BY INST. #1686800. ALL NON-EXCLUSIVE EASEMENTS HAVE BEEN PREVIOUSLY DEDICATED TO THE COOPERATIVE BY INST. #1686800.

AT THIS TIME LIQUID WASTE DISPOSAL IS PROVIDED BY THE LAS CAMPANAS WATER AND SEWER COOPERATIVE, A NEW MEXICO COOPERATIVE ASSOCIATION. SANITARY SERVICES ARE HEREBY DEDICATED TO THIS COOPERATIVE FOR OPERATION AND MAINTENANCE. ALL NON-EXCLUSIVE EASEMENTS HAVE BEEN PREVIOUSLY DEDICATED TO THE COOPERATIVE BY INST. #1686855.

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

BY: ALAN BOB, ITS PRESIDENT STATE OF NEW MEXICO COUNTY OF SANTA FE THE FOREGOING WAS SHOWN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY ALAN BOB, PRESIDENT OF LAS CAMPANAS LAND HOLDINGS THIS DAY OF 20

NOTARY PUBLIC MY COMMISSION EXPIRES

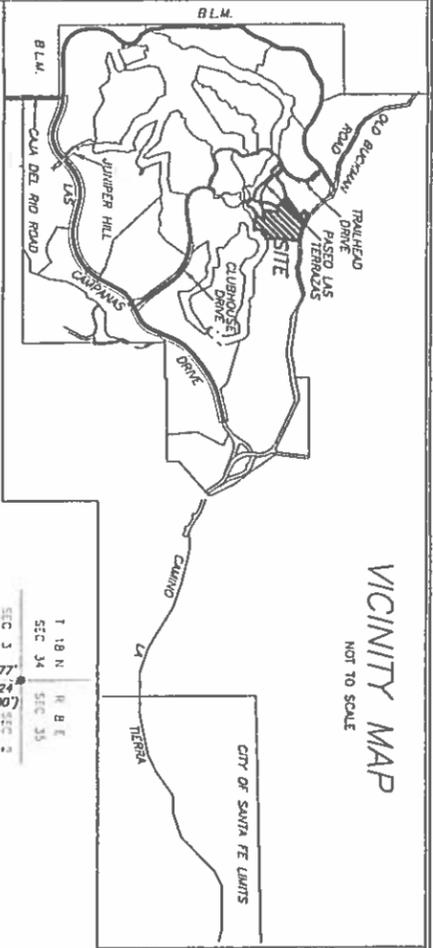
LAS CAMPANAS MASTER ASSOCIATION BY: STATE OF NEW MEXICO COUNTY OF SANTA FE THE FOREGOING WAS SHOWN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY OF THE LAS CAMPANAS MASTER ASSOCIATION THIS DAY OF 20

NOTARY PUBLIC MY COMMISSION EXPIRES

LAS TERRAZAS AT LAS CAMPANAS PHASE 3B FINAL PLAT FOR A RESIDENTIAL SUBDIVISION OF 22 LOTS, 8.95 ACRES BEING A PORTION OF UNIT 3 OF THE COUNTY APPROVED ESTANCIAS (FORMERLY TRACT D) FOR LAS CAMPANAS SANTA FE REMANOYER 3 PLAT BOOK 711, PG. 36-42, COUNTY OF SANTA FE, N.M. & 12, T17N, R1E, N1/4M, SANTA FE COUNTY, NEW MEXICO

PURPOSE TO CREATE 22 RESIDENTIAL LOTS, 4 TRACTS FOR OPEN SPACE SHEET 1 OF 3

DAWSON SURVEYS INC. PROFESSIONAL LAND SURVEYORS 2302 B CAMINO ENTRADA SANTA FE, N.M., 87507 FILE#328/PH-3B DATE:10/16/15 SHEET P3-2A



**CURVE TABLE**

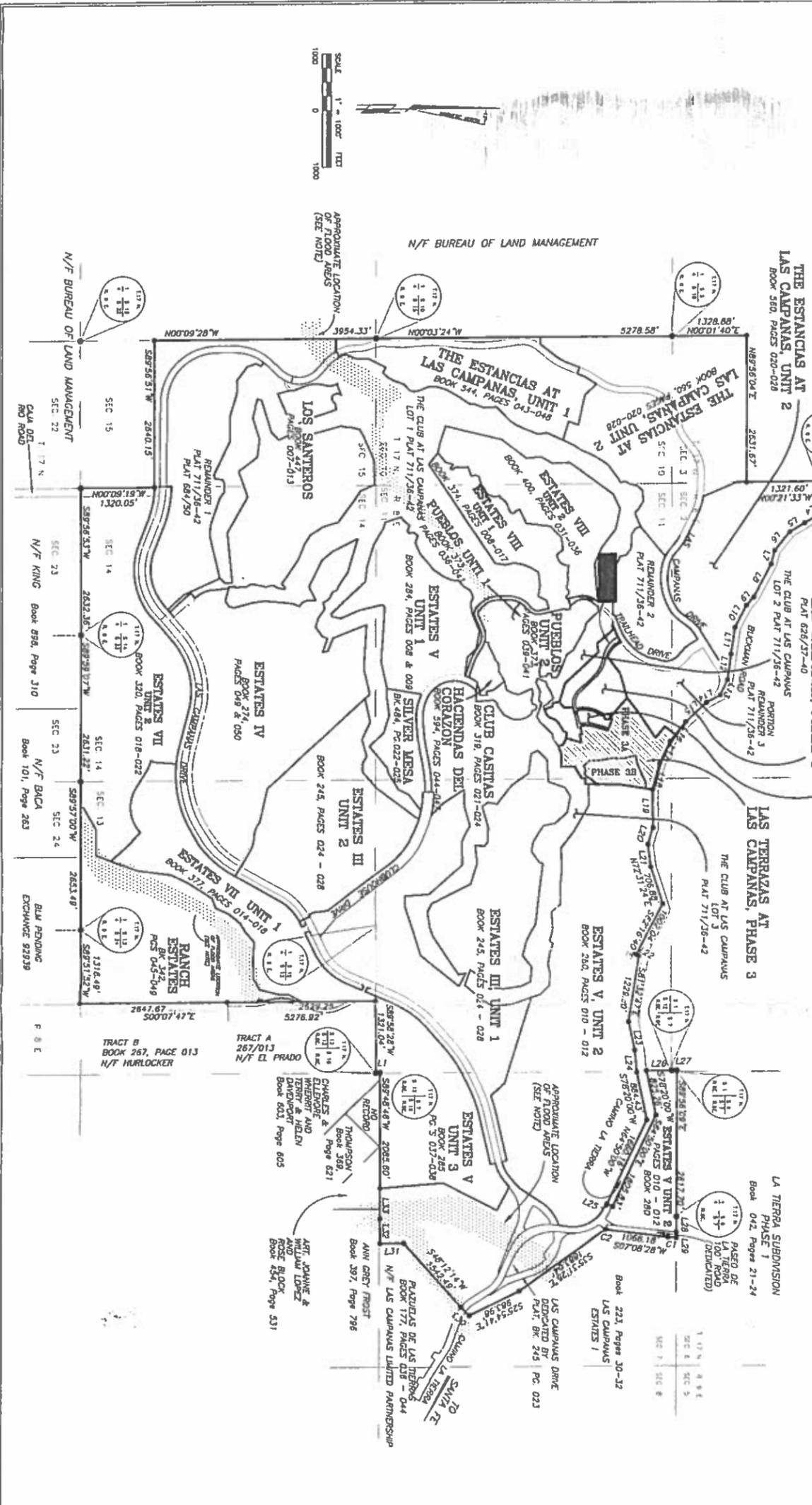
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	07°10'48"	1240.00	155.39	155.29	S03°11'04"W
C2	02°39'04"	2973.66	50.18	50.13	S11°40'30"W

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S07°08'45"E	71.60
L2	S44°12'12"E	436.04
L3	S08°18'21"E	871.38
L4	S10°28'02"E	508.74
L5	S10°28'21"E	508.43
L6	S10°28'21"E	430.45
L7	S28°12'17"E	253.59
L8	S62°03'56"E	663.45
L9	S47°50'12"E	181.74
L10	S62°30'43"E	443.18
L11	S87°13'17"E	432.43
L12	S82°13'16"E	102.65
L13	S64°11'05"E	324.40
L14	S26°10'06"E	502.18
L15	S43°16'09"E	497.45
L16	S51°58'03"E	441.61
L17	S54°42'28"E	448.71
L18	S75°13'12"E	488.17
L19	S89°20'45"E	684.11
L20	S71°21'21"E	281.27
L21	S82°30'01"E	49.42
L22	N28°10'13"E	49.42
L23	N28°13'43"E	432.37
L24	N84°10'23"E	181.19
L25	N25°10'02"E	108.60
L26	N00°01'52"E	442.88
L27	N00°13'14"W	80.27
L28	S89°48'47"E	238.81
L29	S89°49'57"E	420.81
L30	S44°17'14"E	212.00
L31	S09°04'26"E	423.50
L32	S89°43'43"E	442.17
L33	S89°48'48"W	528.34

PHASE 3B

**LEGEND:**  
 BEARINGS ARE GRID NEW MEXICO STATE PLANE CENTRAL ZONE, NAD 83 SYSTEM.  
 DENOTES REBAR W/ CAP ESTD14 OR AS SHOWN FOUND  
 THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.



DATED: J. SERRANOS, N.M.P.L.S. 13866 4/8/2015

**LAS TERRAZAS AT LAS CAMPANAS PHASE 3B**  
 FINAL PLAT FOR A RESIDENTIAL SUBDIVISION OF 22 LOTS, 8.95 ACRES BEING A PORTION OF UNIT 3 OF THE COUNTY APPROVED ESTANCIAS (FORMERLY TRACT O) FOR LAS CAMPANAS SANTA FE REMAINDER 3 PLAT BOOK 711 AC WITH DITCH RESTRICTIONS, 2177'N, RBL, N.M.P.L.S. SANTA FE COUNTY, NEW MEXICO  
 SHEET 2 OF 3

**LAS TERRAZAS AT LAS CAMPANAS PHASE 3B**  
 SHEET P3-2B  
 DAWSON SURVEY'S, INC.  
 PROFESSIONAL LAND SURVEYORS  
 2502 B CAMINO ENTRADA  
 SANTA FE, N.M., 87507  
 FILE#128174-38 DATE:10/01/15



Henry P. Raybal  
 Commissioner, District 1

Miguel Chavez  
 Commissioner, District 2

Robert A. Anaya  
 Commissioner, District 3



Kathy Holian  
 Commissioner, District 4

Liz Stefanics  
 Commissioner, District 5

Katherine Miller  
 County Manager

## Santa Fe County Fire Department Fire Prevention Division

### Official Submittal Review

Date	10/22/2015		
Project Name	Las Terrazas, Phase III Plat Amendment		
Project Location	Camino La Tierra to Las Campanas Dr		
Description	Prelim & Final Plan	Case Manager	V. Archuleta
Applicant Name	Cienda Partners LLC	County Case #	S15-5310
Applicant Address	218 Camino La Tierra Santa Fe, NM 87506	Fire District	Agua Fria
Applicant Phone	505-412-0309		
Review Type	Commercial <input type="checkbox"/>	Residential <input checked="" type="checkbox"/>	Sprinklers <input type="checkbox"/>
	Master Plan <input type="checkbox"/>	Preliminary <input checked="" type="checkbox"/>	Final <input checked="" type="checkbox"/>
	Wildland <input checked="" type="checkbox"/>	Variance <input type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>
		Inspection <input type="checkbox"/>	Lot Split <input type="checkbox"/>
Project Status	Approved <input checked="" type="checkbox"/>	Approved with Conditions <input type="checkbox"/>	Denial <input type="checkbox"/>

**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

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

- Fire Access Lanes**

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



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

- **Roadways/Driveways**

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

Roads shall meet the minimum County standards of 20' for fire apparatus access roads within this type of proposed development. Driveways, turnouts and turnarounds shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate and driveway width shall be 14' 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.*

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

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

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

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

## Fire Protection Systems

- **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.*

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within one thousand feet (1,000') as measured along the access route from hydrant no. AFLC013.

Supply lines shall be capable of delivering a minimum of 500 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.

- **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.*

## Urban-Wildland Interface

*SFC Ordinance 2001-11, Urban Wildland Interface Code*

This subdivision's location is rated within a "Moderate Wildland-Urban Hazard Area" and shall comply with all applicable regulations within the SFC Ordinance 2001-11 / EZA 2001-04 as applicable for the Urban Wildland Interface Code governing such areas.

- **Building Materials**

Buildings and structures located within urban wildland interface areas, not including accessory structures, shall be constructed in accordance with the Fire Code, the Building Code and the Urban Wildland Interface Code.

- **Location/Addressing/Access**

Per SFC 2001-11/EZA 2001-04, addressing shall comply with Santa Fe County Rural addressing requirements.

- **Vegetation Management**  
Optional.

It is recommended that the development also have a vegetation management plan to establish fire-safe areas and to minimize the threat and occurrence of fire in the urban wildland interface areas. Assistance in details and information are available through the Fire Prevention Division.

### **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.

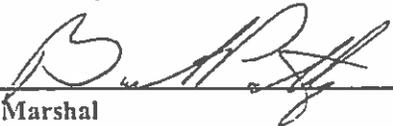
- **Permits**

As required

### **Final Status**

Recommendation for Preliminary/Final Development Plan approval with the above conditions applied.

**Buster Patty**

  
\_\_\_\_\_  
Fire Marshal

10-22-15  
Date

Through: David Sperling, Chief

File: DevRev/Agua Fria/Las Terrazas, Phase III Plat Amendment/10.22.15

Cy: V. Archuleta, Land Use  
Applicant  
File

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give to someone; there's criteria that need to be followed.

MR. DUPUIS: We understand that, sir and we intend to prove that he has sufficient water rights for that property.

CHAIRMAN DURAN: I'd rather see him subdivide it than have a mining operation there.

MR. DUPUIS: He probably would too sir.

CHAIRMAN DURAN: But again, he still has to prove adequate water to not only this Commission, but to his community.

MR. DUPUIS: We understand, sir. Thank you very.

CHAIRMAN DURAN: Thank you. Is there anyone else out there that would like to address the Commission? Okay, this ends the first hearing on the San Pedro Community Plan.

- XI. A. 4. **EZ CASE #S 01-4110** - The Estancias at Las Campanas. Las Campanas Limited Partnership (Michael Baird, Vice President), Applicant is Requesting Final Plat/Development Plan Approval for a Subdivision Phase Consisting of 85 Residential Lots and Master Plat Approval for 40 Residential Lots on a Total of 161 Acres, with a Variance of the Minimum Road Standards to Permit Finished Road Grades Exceeding Three Percent for 100 Feet From the Intersection. The Property is Located off Camino La Tierra/Las Campanas Drive within the Five Mile Extraterritorial District, Section 2 and 11, Township 17 North, Range 8 East

JOE CATANACH (Review Specialist): Thank you, Mr. Chairman, Commissioners. On May 10, 2001 the EZC recommended preliminary plat/development plan approval and a variance of the minimum road standards. On September 13, 2001, the EZC recommended final approval. As stated, it's a request for 85 residential lots, master plat approval for 40 residential lots, a total of 161 acres. Request for variance of road standards having to do with finished road grades at intersections. My staff report outlines the master plan approval for 1,419 lots on 3,549 acres. My staff outlines the various phases that have been approved by the Board.

The proposed lot sizes range in size from .33 acre to 3.2 acres with 15.7 acres of multiple common open space/park area. The two tracts that are being requested for master plat are two tracts consisting of 9.3 acres and 12.8 acres, being submitted for master plat, which provides flexibility for the seller and buyer to select a lot and road layout based on market demand and conditions. The master plat indicates a general lot/building and road layout, however, the specific platting of the lots and access roads would be accomplished by administrative review and approval.



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Please note that on March 13, 2001 the BCC granted authorization to proceed with a master plat for a portion of this subdivision phase. The subdivision will be developed in sub-phases as follows: Unit 1 = 29 lots; Unit 2 = 29 lots; Unit 3 = 27 lots; Tract A master plat = 16 lots; and, Tract B master plat = 24 lots. Please note that the subdivision regulations require that final plats be recorded within 18 months from the date of approval by the BCC, otherwise the approval becomes null and void unless an extension of time is granted by the BCC. The applicant has requested a one-year extension in order to record the three unit sub-phases within 2.5 years from the date of final approval by the BCC.

The staff report addresses roads and access, water and wastewater, terrain, landscaping, open space, archeology, homeowners association. The requested variance of the minimum road standards is to permit finished road grades exceeding 3 percent for 100 feet from the intersection. The proposed road grades range between 4 and 5 percent for four intersections. The applicant has responded to the variance criteria.

Recommended action: the proposed subdivision phase is in conformance with the approved master plan, the Extraterritorial Subdivision Regulations and the County Land Development Code. Staff considers the requested variance to be a minimum easing of the standards. The EZC recommended final approval with the listed conditions. And if I could—the applicant is in agreement with the conditions, my understanding, Mr. Chairman.

[The conditions are as follows:]

1. Compliance with applicable review comments from the following:
  - a) State Engineer
  - b) State Environment Dept.
  - c) Soil & Water District.
  - d) State Highway Dept.
  - e) Santa Fe County Water Utility
  - f) County Hydrologist
  - g) County Technical Review Div.
  - h) County Fire Marshal
  - i) County Public Works.
  - j) Santa Fe Public School District.
2. The three unit sub-phases shall be recorded within 2 years, 6 months from the date of final approval by the BCC.
3. Final plat to include but shall not be limited to the following:
  - a) Compliance with plat check list.
  - b) Reference common drainage ponds and maximum impervious surface allowed before on-lot ponds are required.
  - c) Note prohibiting direct driveway access to Las Campanas Dr. and Camino La Tierra.
  - d) Lot 9 shall have direct access to a road meeting minimum standards(38 foot easement with a 20 foot roadway)

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- e) Cross reference for disclosure statement/property report.
- f) Approval of street names and rural addressing.
- g) Specify that guest houses are prohibited for the master plat lots.
- h) Minimum 10-foot setback along Camino la Tierra and Las Campanas Drive.
4. Submit solid waste fee in accordance with subdivision regulations.
5. Submit engineers cost estimate and acceptable financial surety for completion of required improvements as approved by staff. Upon completion, submit certification by registered engineer that improvements have been completed in conformance with approved development plans.
6. Provide recreational facilities (tables, benches) and landscaping within passive park areas.
7. Final homeowner documents (covenants, by-laws, articles of incorporation, disclosure statement) subject to approval by staff, and shall include but not be limited to the following:
  - a) Water restrictions of .50 acre-feet per lot and .25 acre-feet for master plat lots with conservation measures.
  - b) Disclosure regarding possible additional assessment to property owners for replacement water system in the event that lease for Buckman facilities terminates and possible additional assessment to property owners in the event that lease of Albuquerque water rights terminates for golf course irrigation.
8. Camino La Tierra improvements from Trailhead Drive to Paseo de la Tierra shall be completed to a minimum base course standard as part of The Estancias, Unit 1. Construction of Trailhead Drive connection with Las Campanas Dr./Camino La Tierra shall be completed no later than development of The Estancias, Unit 2(or Tesoro Enclaves, Unit 2 whichever comes first), and completion of Camino La Tierra to a paved road standard as part of Estancias, Unit 2.
9. Road sections for Camino La Tierra to include continuation of Las Campanas Drive trail.
10. Submit plat for dedication of Camino La Tierra right-of-way to County.
11. Submit traffic sign plan.
12. Remaining balance of density as approved in master plan shall be established at 165 lots/units, this includes The Enclaves pending final approval, and not including guest houses which are based on available water rights. This balance may increase to 171 subject to verification and agreement with staff.

CHAIRMAN DURAN: Any questions of Joe?

COMMISSIONER SULLIVAN: Mr. Chairman.

CHAIRMAN DURAN: Commissioner Sullivan.

COMMISSIONER SULLIVAN: Two questions, Mr. Catanach. The first is that the EZC put on a condition about a disclosure regarding possible assessment for a replacement of the water system upon termination of the Albuquerque water contract. And

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they wanted that as part of the disclosure. I guess the applicant responded saying that wasn't necessary because the developer has entered into a transfer agreement, transferring all of the club amenities, which I assume includes the golf course, to the club at Las Campanas and the club members have to understand that they may be eligible, or they may be required to purchase water rights in the future if Albuquerque doesn't renew its lease.

Has there been a review of that letter by our legal staff? Where do we stand on that issue?

MR. KOPELMAN: Mr. Chairman, Commissioner Sullivan, my understanding, I did review the letter. My understanding is that the property owners, the people who buy these lots are not obligated in any way to maintain the golf course. They have the option, I believe of buying in and becoming a member of the club at Las Campanas and if they do that, they assume that risk. But my understanding is that merely be virtue of buying a lot that they don't take on any obligation, responsibility, or get any of the benefits of being a member of the golf course. That was my understanding from looking at that.

COMMISSIONER SULLIVAN: So you're comfortable then that that disclosure is not required in the HUD documents.

MR. KOPELMAN: Mr. Chairman, Commissioner Sullivan, that's correct.  
Yes.

COMMISSIONER SULLIVAN: And then, Mr. Catanach, EZC condition 7b is not in the conditions that you entered into the record, is that correct?

MR. CATANACH: Mr. Chairman, Commissioner Sullivan, the discussion I had with Steve and we had with Mickey Baird was that seven—if in fact only club members would incur any liability or responsibility of termination of Albuquerque lease water rights, 7b is stating just that. Then the disclosure should be to club members, that all club facility expenses, including operation and maintenance and replacement water rights in the event that the lease for Albuquerque water rights terminates for golf course irrigation. So that disclosure is actually part of the club membership documentation.

COMMISSIONER SULLIVAN: So it's not a part of staff conditions.

MR. CATANACH: It's a part of the staff conditions, but only to the extent that it's disclosed to club members, which the applicant is—the documentation that the applicant submitted to us does indicate that that is being disclosed to club members.

COMMISSIONER SULLIVAN: I don't see it in the staff conditions.

MR. CATANACH: It's 7b, the second part of the 7b condition.

COMMISSIONER SULLIVAN: Okay. The second part. And disclosure to club members that all club facility expenses including operation and maintenance and replacement water rights in the event that the lease of Albuquerque water rights terminates for golf course irrigation. Okay, so that requires the disclosure to club members. The first part requires the disclosure to lot owners regarding no additional assessment to property owners for a replacement water system in the event that lease for Buckman facilities terminates.

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So what you're saying there is you want a positive disclosure stating what Las Campanas has stated in its letter.

MR. CATANACH: That's correct. If Las Campanas is saying that there's no additional assessment then go ahead and say it.

COMMISSIONER SULLIVAN: Okay. And then conditions 3g and 7a, which were also added by the Extraterritorial Zoning Commission. Are those in the staff conditions? Three-g says guesthouses are prohibited except where specifically allowed by acquisition of water allocation.

MR. CATANACH: Commissioner Sullivan, 3g I believe addresses that. Three-g states that guesthouses are prohibited for the master plat lots because the master plat lots only have the quarter acre-foot allocation.

COMMISSIONER SULLIVAN: Okay, and then the last one is 7a, Water restrictions at a quarter acre-foot per lot with conservation measures except for lots where guesthouses are allowed at .5 acre-feet.

MR. CATANACH: Yes, sir, Commissioner Sullivan. Again, 7a states that water restrictions of .5 acre-foot per lot and .25 acre for the master plat lots with conservation measures.

COMMISSIONER SULLIVAN: Okay. And then the last question I had is they're also asking for a variance in addition to time, on the grades, the road grades where they intersect with main roads. I think asking that they be over three percent. Is that correct?

MR. CATANACH: Yes, Commissioner, that's correct.

COMMISSIONER SULLIVAN: Are these situations where the subdivision roads come up to the main road or come down to the main road?

MR. CATANACH: Commissioner Sullivan, I'm not certain whether they're uphill grades or downhill grades at these particular intersections.

COMMISSIONER SULLIVAN: Maybe someone from Las Campanas can answer that.

CHAIRMAN DURAN: Please state your name for the record, sir.

[Duly sworn, Mike Sanderson testified as follows:]

MIKE SANDERSON: Mike Sanderson, 25 Corn Maiden, Santa Fe. I'm not sure—I'm pretty sure. I'd have to look at the plans to verify that but I'm pretty sure that the major road is usually depressed as we go into our subdivisions. Trailhead Drive, which would be the major variances of the entrances is usually more of a depressed road that's usually at a lower elevation than the subdivision roads as you go to them.

COMMISSIONER SULLIVAN: Okay, the only concern I would have without knowing where they are on the lots, it's a little difficult to articulate but where we're increasing the grades, we generally need to increase the sight distance on the intersecting roads because we're at an angle that makes it more difficult for the vehicle to detect the oncoming vehicles. So usually something has to be done either topographically or with vegetation to increase the sight distance. Are we in that kind of situation on these

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intersections?

MR. SANDERSON: There shouldn't be a problem with sight distances. I don't see that as a conflict at all.

COMMISSIONER SULLIVAN: It would only be a problem if there's vegetation and you're talking about reducing these grades, or increasing these grades so you don't have to do as much earth moving.

MR. SANDERSON: Right, and trying to be able to keep everything as close to natural as we can, is pretty much how we've built the project.

COMMISSIONER SULLIVAN: That would be my only—and I guess we can't resolve it because we don't have information would be the issues of increasing these grades. Is there a maximum to which these grades will go?

MR. SANDERSON: If I'm not mistaken it's four percent.

MR. CATANACH: In the submittal, Commissioner, these road grades are between four and five percent.

COMMISSIONER SULLIVAN: So the maximum is five percent and the staff requirement is three percent. Or the ordinance requirement is three percent.

MR. CATANACH: Yes, Commissioner.

COMMISSIONER SULLIVAN: And is the staff comfortable that we don't have any sight distance problems with these steeper grades.

MR. CATANACH: I have had discussion with James Lujan, with County Public Works and it's also, it also has been common to allow grades to go two percent above the standard and we have had no problems, Commissioner Sullivan. Including sight distance.

COMMISSIONER SULLIVAN: So you're comfortable, sight distance, drainage, that this does not constitute a safety hazard.

MR. CATANACH: Yes, Commissioner Sullivan, that's correct.

COMMISSIONER SULLIVAN: Thank you.

CHAIRMAN DURAN: Okay, is the applicant here? Do you have anything you'd like to say?

MR. SANDERSON: No. We will accept the conditions per the staff report.

CHAIRMAN DURAN: Okay. Any questions of the applicant? This is a public hearing. Is there anyone out there that would like to speak for or against this proposal? If not, what's the pleasure of the Board?

COMMISSIONER CAMPOS: Mr. Chairman.

CHAIRMAN DURAN: Commissioner Campos.

COMMISSIONER CAMPOS: I have a quick question of Mr. Catanach. Mr. Catanach, a few months ago, I think we heard this—have we heard this before at the BCC or is the first time?

MR. CATANACH: This is the first time.

COMMISSIONER CAMPOS: Okay. There was another case or cases

2055989

involving Las Campanas and we discussed at that time, or at least I raised the issue of the adequacy of the disclosure statement and I think you said that you were going to look into whether there was any problems that you perceived and how to correct them if there were problems. I can't remember the case but it's been a few months.

MR. CATANACH: I do recall that you brought up an issue, Commissioner Campos, regarding disclosure. I believe it would have been for the last or the last two subdivision phases, either Silver Mesa or Tesoro Enclaves. I can't remember the specific question or comment that you had on disclosure though.

COMMISSIONER CAMPOS: Okay. I felt we were going to get some feedback and I just realized that we hadn't received any comment. So maybe we'll have to talk about it some other time

CHAIRMAN DURAN: Okay. What's the pleasure of the Board?

COMMISSIONER SULLIVAN: Move for approval, Mr. Chairman.

CHAIRMAN DURAN: With staff's conditions?

COMMISSIONER SULLIVAN: With staff's conditions, which I believe include a one-year time extension. Is that what's being requested, Mr. Catanach?

MR. CATANACH: Yes, Commissioner Sullivan. That's correct and condition number 2 would address that.

COMMISSIONER SULLIVAN: And is there any limit to these time extensions or can they go on for as long as the Commission wants?

MR. CATANACH: I think certainly that's up to the discretion of the Board, and certainly staff looks at certain things. If conditions have changed, if ordinances have changed, the staff would want to certainly have some discussion on whether it's appropriate to extend something if conditions have changed or ordinances.

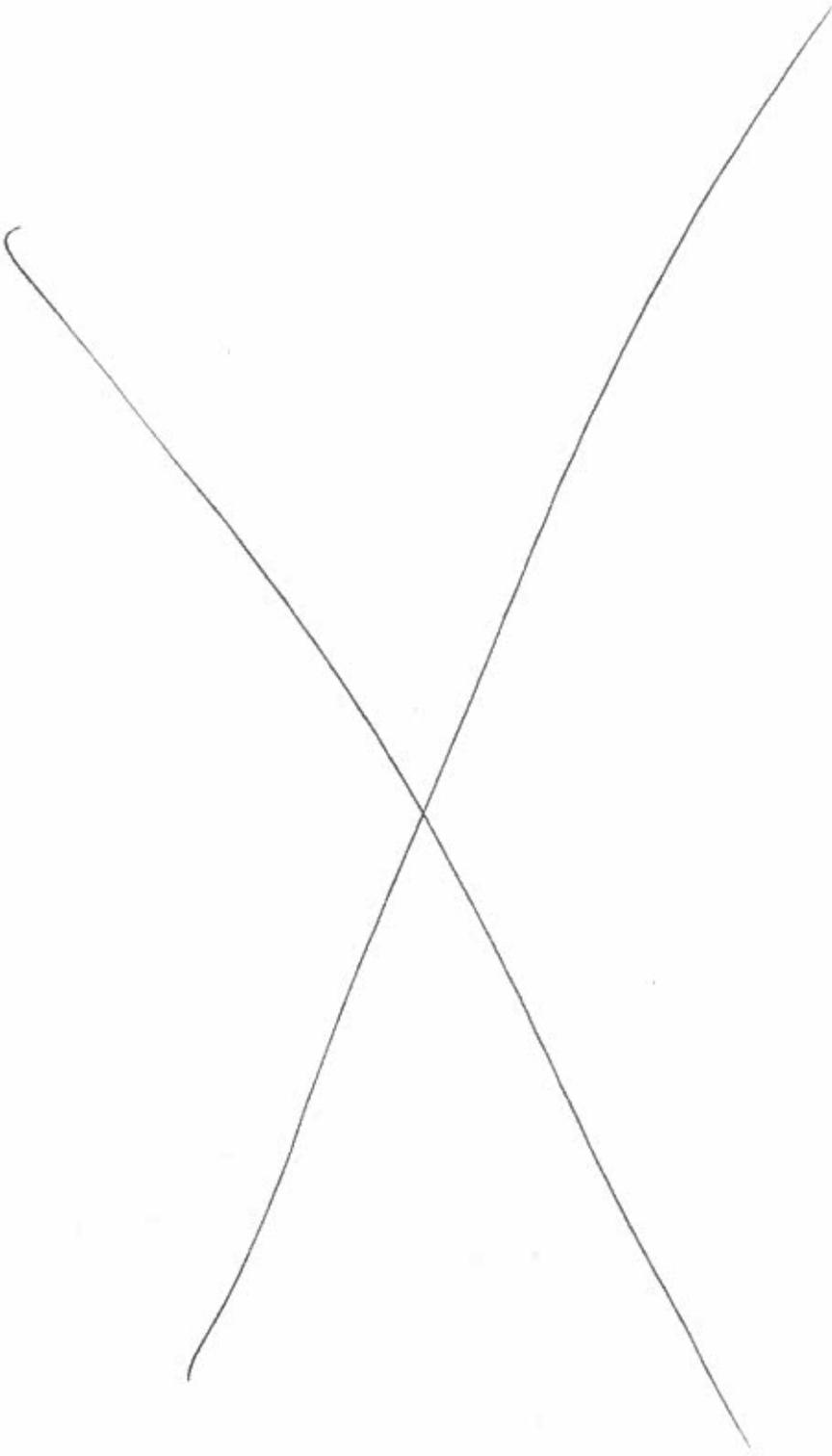
COMMISSIONER SULLIVAN: But in this case the ordinances are the same as they were at the time of approval.

MR. CATANACH: Yes, Commissioner Sullivan. Yes, sir.

CHAIRMAN DURAN: I'll second it. Any further discussion? Those in favor signify by saying "aye." [Unanimous] Opposed? Motion carries.

- ~~XI. A. 7. EZ CASE #S 96-4341 - Aldea de Santa Fe. Aldea, LLC (Arthur Fields), Applicant is Requesting a Time-Extension for the Final Plat/Development Approval Granted by the BCC for Phase 1-B Consisting of 100 Residential Lots. The Property is Located West of the City Limits and North of State Road 599 within the Two Mile Extraterritorial District, Section 20, Township 17 North, Range 9 East~~

~~MR. CATANACH: Thank you, Mr. Chairman. On December 14, 1999, the BCC granted final plat/development plan approval for Phase 1 of a mixed-use~~



BCC CLERK RECORDED 05/14/2013

- XVII. A. 3. BCC CASE # MIS 13-5020 Las Campanas Time Extension formerly Estancias at Las Campanas Cienda Partners, Applicant, Scott Hoeft, Agent, Request a 24-Month Time Extension of the Previously Approved Final Plat Approval for the Areas Known as Black Mesa (25 Lots), Mesa del Oro (23 Lots) and Las Terrazas Phase III (46 Lots), Formerly Known as Estancias at Las Campanas Which Consisted of 125 Lots on 161 Acres (31 Lots Have Been Developed). The Property is Located Along Paseo Las Terrazas, off of Trailhead Drive and Las Campanas Drive within Sections 2, 11 and 12, Township 17 North, Range 8 East (Commission District 2)

VICENTE ARCHULETA (Case Manager): It should be clarified that this case is separate from the existing Estancias subdivision which was approved in 2003. Las Campanas ownership on occasion changed the marketing names of the projects in order to suit the needs of the development. These names are now inconsistent with the names of the project at the time of approval. This case is now known as Black Mesa, Mesa del Oro and Las Terrazas Phase III.

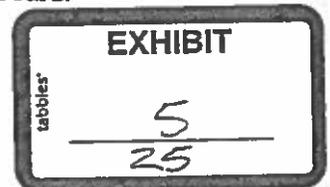
On December 11, 2001, the BCC granted Preliminary and Final Plat and Development Plan approval for 125 lots on 161-acres. In 2004, this project received an extension to maintain the original approvals. Black Mesa and Mesa del Oro received an extension in 2008 and were expected to be recorded within two years from 2008 or 2010.

Black Mesa is Unit I which consists of 25 lots. Mesa del Oro is Unit II, which consists of 23 lots and Las Terrazas is Unit III which consists of 77 lots. Of the 77 lots in Las Terrazas, 31 homes have been constructed leaving 46 approved undeveloped lots. The major infrastructure including Camino La Tierra and Buckman Road as well as Trailhead Drive were completed and approved in 2007. Las Terrazas Phase I consists of 19 lots and was recorded on June 14, 2006 and Las Terrazas Phase II consists of 12 lots and was recorded on November 13, 2007, both of which have been developed. Las Terrazas Phase III consisting of the remaining 46 undeveloped lots expired in 2009.

The Applicant states: "As you can see from the milestones noted, we have been very diligent in keeping the approved subdivisions of Las Campanas active, either through extension, infrastructure completion, Buckman Direct Diversion or even completing lots."

At the time these approvals were granted, the subject property was located in the 5-mile Extraterritorial Zoning District and therefore under the jurisdiction of the Extraterritorial Subdivision Regulations. With the elimination of the Extraterritorial Zoning District in 2009, this development now falls under the regulations of the County Land Development Code.

Article V, Section 5.4.6 of the Code states, "An approved or conditionally approved Final Plat, approved after July 1, 1996 shall be recorded within 24 months after its approval or conditional approval or the plat shall expire. Upon request by the subdivider, an additional period of no more than 36 months may be added to the expiration date by the Board."



SFC CLERK RECORDED 05/12/2013

On December 13, 2011, the Board of County Commissioners adopted Resolution 2011-193 which found the existence of severe economic conditions and suspended enforcement of specified provisions of Article V of the Land Development Code that concern expiration of Master Plans, Preliminary Plats and Final Plats.

On December 13, 2011, the Board of County Commissioners also adopted Ordinance 2011-11, which states "the Board of County Commissioners may suspend provisions of Article V, Sections 5.2.7, 5.3.6, and 5.4.6 of the Code upon a finding of economic necessity, which is defined in terms of a score of 100 or less on the Conference Board's Leading Economic Index for the United States for any quarter, and for three years following any such event, and the Board recognizes that these conditions are present and desires to temporarily suspend the enforcement of those sections of Article V that set forth expiration of Master Plans Preliminary Plats and Final Plats for two years pending an economic recovery.

At time of the Plat expiration (December 2009) for the Black Mesa, Mesa del Oro and Las Terrazas Subdivisions, the Conference Board's Leading Economic Index score was approximately 101.6. As of April of 2013 the LEI was 94.7.

The Applicants request a 24-month time extension that would render the Final Plat approval valid until May 14, 2015 and that should be - that's correct, May 14<sup>th</sup> two years from today.

Staff recommendations: approval for a 24 month time extension of the final plat for the Black Mesa, Mesa de Oro and Las Terrazas Phase III at Las Campanas Subdivision. I stand for questions.

CHAIR HOLIAN: Thank you any questions for staff?

COMMISSIONER ANAYA: Madam Chair.

CHAIR HOLIAN: Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, Vicente, this extension is consistent with requests for extension that the Commission has been seeing for quite some time now, correct?

MR. ARCHULETA: Madam Chair, Commissioner Anaya, that's correct.

COMMISSIONER ANAYA: And all of those extensions that we've had prior have been granted, correct?

MR. ARCHULETA: Madam Chair, Commissioner Anaya, that's correct.

COMMISSIONER ANAYA: Thanks, Madam Chair.

CHAIR HOLIAN: Is the applicant here?

[Duly sworn, Scott Hoeft testified as follows:]

SCOTT HOEFT: Scott Hoeft, Santa Fe Planning Group. I do not have a presentation this evening, I stand for questions.

CHAIR HOLIAN: Thank you, Mr. Hoeft. Are there any questions for the applicant? I have one. I noted that the preliminary and final plat and development plan approval was granted in 2001 and so which was quite a long time ago. What do the developers have in mind at this point, for the next 24 months?

MR. HOEFT: From this point heading forward?

CHAIR HOLIAN: Uh huh.

MR. HOEFT: We're looking to try and get started on these final areas. We've just been waiting for the market to rebound and to find a comfortable time to bring

more lots on the market. Right now bringing more lots on the market isn't exactly comfortable. We're looking for a developer as well who is willing take down some of those lots and put structures on those lots.

CHAIR HOLIAN: Okay. Thank you, Mr. Hoeft. This is a public hearing is there anyone here who would like speak on this case either in favor or in opposition to it. Seeing none, the public hearing is closed. Are there any further questions for staff or the applicant? Seeing none, is there a motion.

COMMISSIONER CHAVEZ: Thank you, Madam Chair. I'm going to make a motion to approve the BCC Case MIS 13-5020 Las Campanas time extension and I guess one more for the three different subdivisions is appropriate.

MS. ELLIS-GREEN: Madam Chair, Commissioner Chavez, yes.

CHAIR HOLIAN: Okay, we have a motion do we have a second?

COMMISSIONER ANAYA: Second.

CHAIR HOLIAN: Motion and second. All those in favor signify by saying "aye."

The motion passed by unanimous [3-0] voice vote. Commissioner Mayfield was not present for this action.

- XVII. A. 4. **BCC CASE # MIS 13-5021 Las Campanas Time Extension**  
(formerly Tesoro Enclaves) Cienda Partners, Applicant, Scott Hoeft, Agent, Request a 24-Month Time Extension of the Previously Approved Final Plat for the Area Known as the Estancias Phase III (Formerly Tesoro Enclaves) Consisting of 37 Lots of the 128 Lot Residential Subdivision on 432 Acres. The Property is Located Off of Las Campanas Drive within Sections 2 and 11 Township 17 North, Range 8 East (Commission District 2)

~~MR. ARCHULETA: Madam Chair, this case is identical to the previous one just a different area of the subdivision. Do you want me to go ahead and read the summary?~~

~~CHAIR HOLIAN: Penny, do we need the summary read into the record?~~

~~MS. ELLIS-GREEN: Madam Chair, I believe we can enter the report into the record.~~

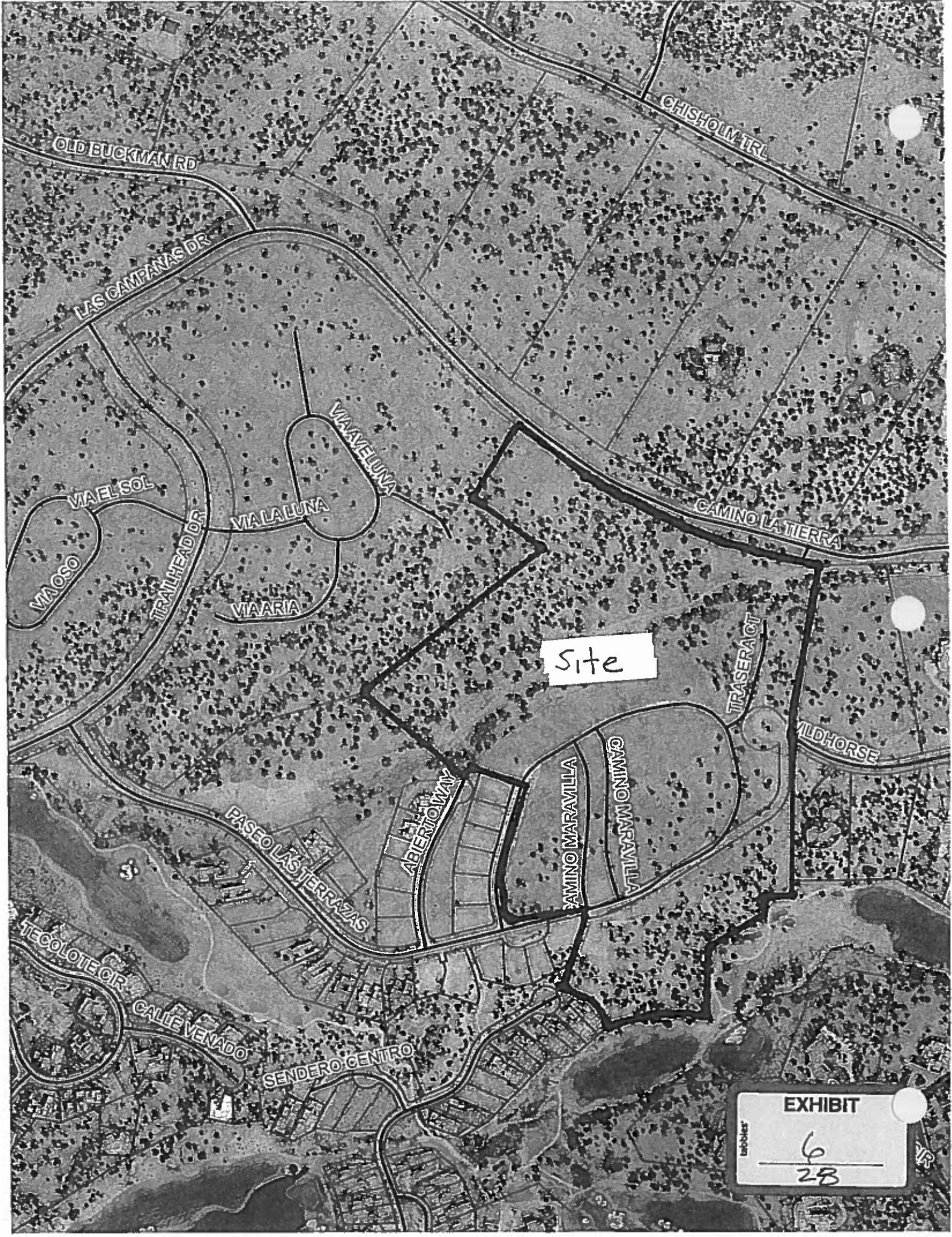
~~CHAIR HOLIAN: Okay, please enter the report into the record then.~~

The report is as follows:

~~On August 14, 2001, the BCC granted Preliminary and Final Plat and Development Plan approval of the Estancias at Las Campanas (formerly Tesoro Enclaves) for a 128 lot residential subdivision on 432-acres.~~

~~On September 12, 2003, the Estancias went back to the BCC for plat approval and was redesigned for 128 residential lots in three phases of development. Estancias Phase I consists of 24 lots, which was recorded in 2003 and Estancias Phase II consisting of 67 lots, was~~

2013/05/14/08 08:12:00 AM



Site

EXHIBIT  
6  
28



Legal # 80291

**NOTICE OF PUBLIC HEARING**

CDRC CASE #z 15-5310

Notice is hereby given that a public hearing will be held to consider a request by Cienda Partners. Applicant, Scott Hoeft, agent, requests Preliminary and Final Plat and Development Plan Amendment to sub-phase the previously approved Las Terrazas Phase III Residential subdivision (46 lots on 43.63 acres) into two phases. Sub-phase 3A will consist of 24 residential lots and Sub-phase 3B will consist of 22 lots.

The property is located

Continued...

ed along Paseo Las Terrazas, off of Trailhead Drive and Las Companas Drive within Sections 2, 11 and 12, Township 17 North, Range 8 East (Commission District 2).

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 19th day of November, 2015, at 4 p.m. on a petition to the County Development Review Committee and on the 8th day of December, 2015 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 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.

Please forward affidavit of publication to the County Land Use Administrator, P.O. Box 276, Santa Fe New Mexico 87504-0276.

Published in The Santa Fe New Mexican on October 29, 2015.

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**SANTA FE, NM 87501**

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 366 Las Campanas Dr.  
 Santa Fe, NM 87506  
 Attn: Kim Visser

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- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.
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The Las Campanas Master Association  
 366 Las Campanas Dr.  
 Santa Fe, NM 87506  
 Attn: Kim Yisser

**COMPLETE THIS SECTION ON DELIVERY**

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 B. Received by (Printed Name)  Addressee  
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 If YES, enter delivery address below:  No



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- 1. Article Addressed to:

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 5900 Indian School Rd. NE  
 Albuquerque, NM 87110

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<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Mail Restricted Delivery	

Domestic Return Receipt

L-2111

CERTIFICATION OF POSTING

I herby certify that the public notice posting regarding Land Development  
Case # 15-5310 was posted for 15 days on the property beginning

The 29 day of OCT, 2015. \*\*  
→ NOV 14, 2015

[Signature]  
Signature

\*Photo of posting must be provided with certification

\*\*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.

STATE OF NEW MEXICO }  
  }  
COUNTY OF SANTA FE }

The foregoing instrument was acknowledged before me this 9th day of  
November, 2015, By Scott Heft.

[Signature]  
Notary Public

My Commission Expires:  
7-22-19

 OFFICIAL SEAL  
Jerry Segura  
NOTARY PUBLIC-State of New Mexico  
My Commission Expires 7-22-19

To be sent Certified Mail return receipt requested to all property owners within 100 ft. (excluding right of ways) of subject property and all appropriate Neighborhood Associations by October 29, 2015.

CDRC CASE # Z 15-5310

Dear Property Owner:

Notice is hereby given that a public hearing will be held to consider a request by Cienda Partners, Applicant, Scott Hoeft, agent, requests Preliminary and Final Plat and Development Plan Amendment to sub-phase the previously approved Las Terrazas Phase III residential subdivision (46 lots on 43.63 acres) into two phases. Sub-phase 3A will consist of 24 residential lots and Sub-phase 3B will consist of 22 lots.

The property is located along Paseo Las Terrazas, off of Trailhead Drive and Las Campanas Drive within Sections 2, 11 and 12, Township 17 North, Range 8 East (Commission District 2).

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 19<sup>th</sup> day of November, 2015, at 4 p.m. on a petition to the County Development Review Committee and on the 8<sup>th</sup> day of December, 2015 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 Commission taking action.

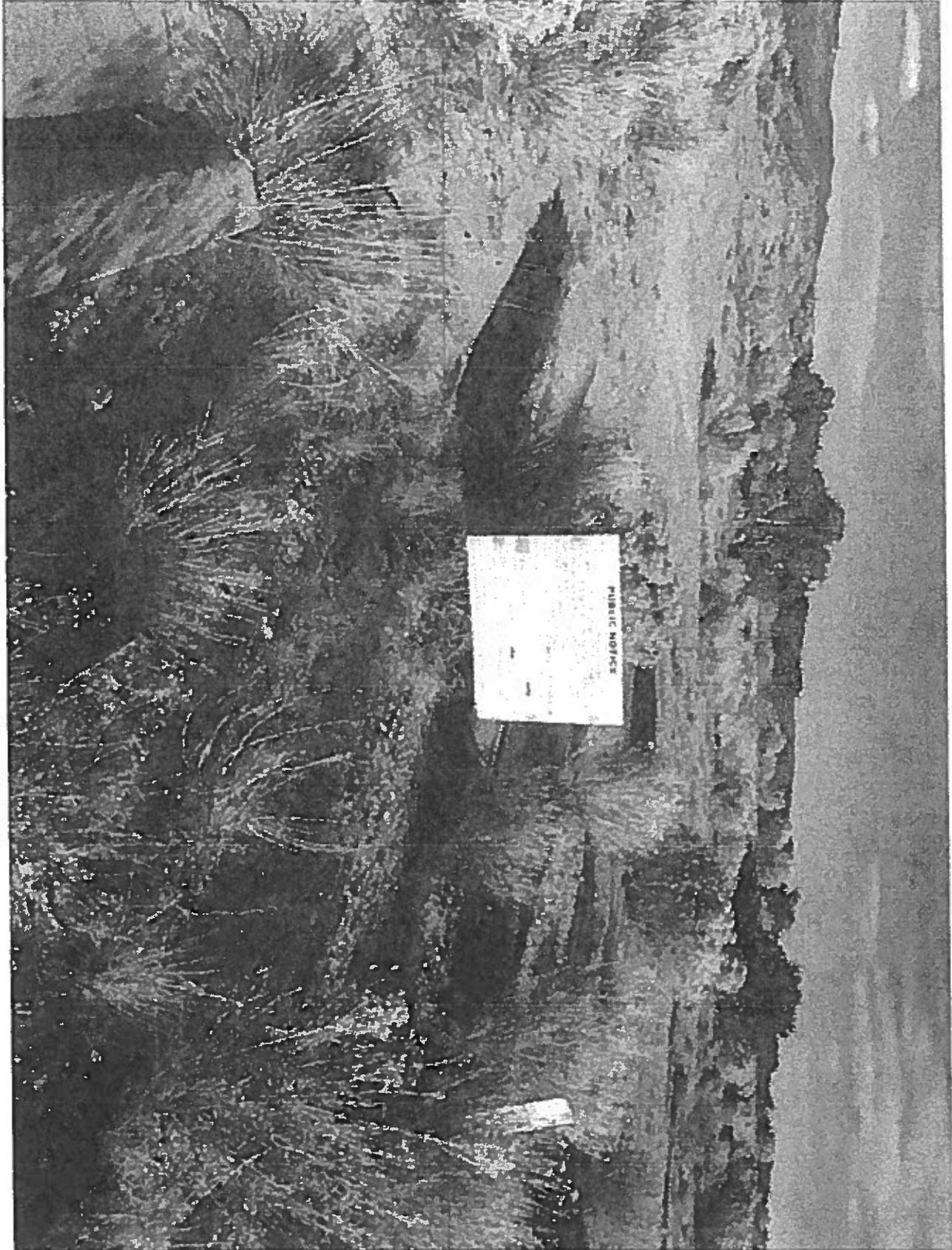
All comments, questions and objections to the proposal may be submitted to the County Land use Administrator in writing to P.O. Box 276, Santa Fe, N.M. 87504-0276; or presented in person at the hearing.

Sincerely:

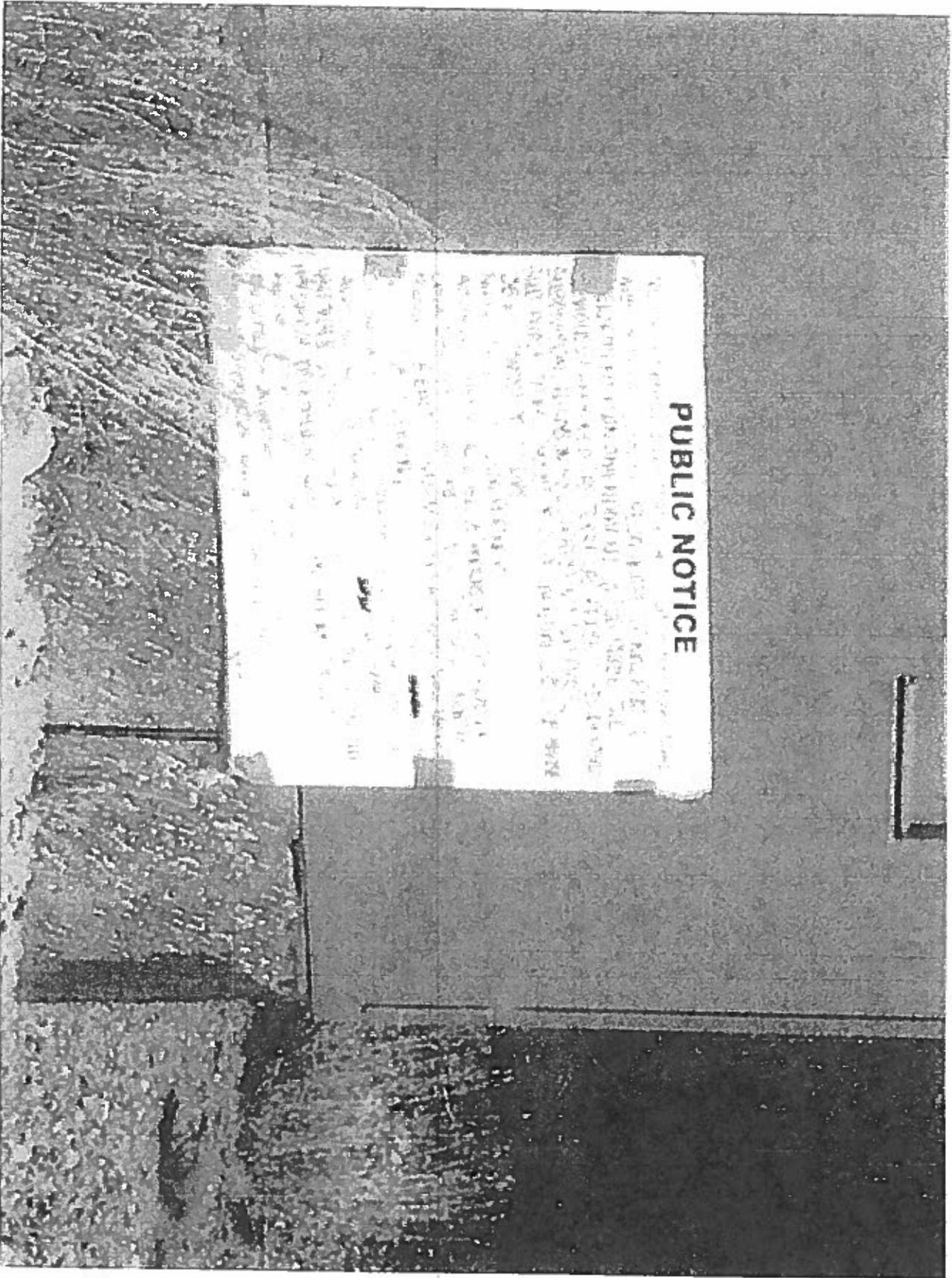
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Encl: Vicinity Map





27 111



**PUBLIC NOTICE**

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*CB 11*

**F. CDRC CASE # S 15-5310 Cienda Partners (Las Terrazas Phase III) Preliminary Plat, Final Plat, and Development Plan Amendment**  
**Cienda Partners, Applicant, Scott Hoefft, Agent, requests a Preliminary Plat, Final Plat, and Development Plan Amendment to sub-phase the previously approved Las Terrazas Unit III residential subdivision (46 lots on 43.63 acres) into two phases. Sub-phase 3A will consist of 24 residential lots and Sub-phase 3B will consist of 22 lots. The property is located along Paseo Las Terrazas, off of Trailhead Drive and Las Campanas Drive within Sections 2, 11 and 12, Township 17 North, Range 8 East (Commission District 2)**

Mr. Archuleta read the caption and presented the staff report as follows:

“On December 11, 2001, the Board of County Commissioners granted Preliminary and Final Plat and Development Plan approval for the areas known as Black Mesa, Mesa del Oro and Las Terrazas consisting of 125 lots on 161-acres

“In 2004, this project received a 2-year extension to maintain the original approvals. Black Mesa and Mesa del Oro received administrative approval for an extension in 2008 and were expected to be recorded by 2010.

“On June 15, 2015, the Land Use Administrator granted another time extension under Resolution No. 2014-129 that rendered the approval valid until December 31, 2016.

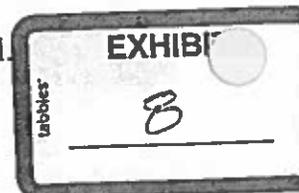
“Currently, the Applicants is requesting Preliminary Plat, Final Plat, and Development Plan Amendment to sub-phase the previously approved Las Terrazas Unit III subdivision into two sub-phases: sub-phase 3A and sub-phase 3B). Las Terrazas Unit III consists of 46 lots on 43.63-acres and was previously approved to be completed in one phase.

Mr. Archuleta said that staff recommends approval of the Preliminary Plat, Final Plat, and Development Plan Amendment to sub-phase the previously approved Las Terrazas Unit III residential subdivision (46 lots on 46.63 acres) into two sub-phases. Sub-phase 3A consisting of 24 lots and Sub-phase 3B consisting of 22 lots subject to the following conditions:

1. The driving surface of Paseo Las Terrazas shall have a minimum width of 24-feet, which meets the requirements of the Santa Fe County Fire Department.
2. The driving surface of the cul-de-sac at the end of Trasera Court shall have a minimum width of 20-feet and a 50-foot radius.

Duly sworn, Scott Hoefft, Santa Fe Planning Group, said this same type of request came before the CDRC for the Estancia Subdivision within Las Campanas. The logic to the request is that developers require smaller phasing segments to develop.

Mr. Hoefft said they concur with the staff report and conditions of approval.



There were no questions of the applicant or other speakers on this case and the public hearing was closed.

Member Anaya moved to approve CDRC Case S 15-5310 Cienda Partners as recommended by staff with conditions. His motion was seconded by Ms. Martin and passed by unanimous [6-0] voice vote.

- G. CDRC CASE # ZA/S 14-5491 Saleh Senemar, LLC, Applicant, Design Enginuity, Agent, request 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 to create 3 commercial lots on 24 + acres, for Saleh Phase 1. 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)**  
*[Exhibit 4: Saleh presentation]*

Mr. Larrañaga read the case caption and presented the staff report as follows:

“On April 14, 2015, the Board of County Commissioners approved a Master Plan to allow a Phased Mixed Use Development on a 64 acre + site. The approval included a variance of Santa Fe County Ordinance No. 2000-12, the Community College District Ordinance, Section 6.E.3.c, which amends the Santa Fe County Land Development Code, Ordinance No. 1996-10 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 approved Master Plan defines the boundaries of the landscape types and thereby determines the configuration of the various zones on the Master Plan, taking into consideration the flatlands, hillsides, pinion/junipers, grasslands and arroyos of the CCDO Land Use Map and Land Systems Map. The Master Plan includes 7.4 acres of Neighborhood Center, 21.4 acres of Employment Center and 32.1 acres of Open Space. The remaining 3.1 acres consists of a road right-of-way.

“The Applicant requests a Master Plan Amendment to allow 12 commercial lots on the 64 + acre site and to increase the amount of seating allowed in the church/religious institution use.

“The Applicant states: ‘we are requesting a Master Plan Amendment to clarify that up to 12 lots will be created within the Saleh project. In addition there is a need for a medium size church in our community. With the original Master Plan

RE: CDRC CASE #Z 15-5310

NOV 20 REC'D

ALLAN & BENITA HALITZER

November 16, 2015

16024 TREBBIO WAY, NAPLES, FL 34110-2702

RE: LAS CAMPANAS, LOT 677, 146 WILDHORSE, SANTA FE, NM

County Land Use Administrator

County Land Use Administration

P.O. Box 276

Santa Fe, NM 87504-0276

We are stating our objection to the extreme "density" of the proposed construction for the Las Terrazas.

The proposed building lots bordering our property are extremely smaller than others in Las Terrazas and will obscure the best view from our building site. It will lower the value of our estate property and others on Wild Horse.

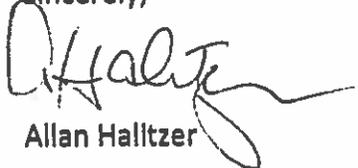
We would propose that some adjustments be made to the planning. For Example:

\*The lots may be excavated in way to be lower than our view

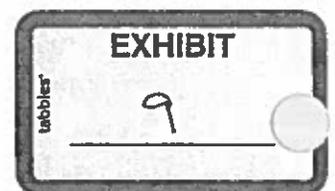
\*A meaningful attractive border be built between the Las Terrazas & the Wildhorse Estates.

We would appreciate our concerns being considered in reviewing this matter.

Sincerely,

  
Allan Halitzer

  
Benita Halitzer



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