

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: May 26, 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 *WD*

FILE REF.: CDRC CASE # S 15-5050 Cienda Partners (Estancias Unit 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 Estancias Unit III residential subdivision (37 lots on 117 acres) into two phases. Phase 1 will consist of 23 lots and Phase 2 will consist of 14 lots.

The property is located within the Las Campanas Subdivision, north of Las Campanas Drive at the Caja del Rio Intersection, within Sections 2 and 11, Township 17 North, Range 8 East (Commission District 2).

VICINITY MAP:



SUMMARY:

On April 16, 2015, the County Development Review Committee (CDRC) met and recommended approval of the request for a Preliminary Plat, Final Plat, and Development Plan Amendment to sub-phase the previously approved Estancias Unit III residential subdivision into two (2) phases by a unanimous vote of 6-0 (Exhibit 4, April 16, 2015 CDRC Minutes).

The chronological history of the project is as follows:

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

On August 12, 2003, the BCC approved a Final Plat and Development Plan Amendment that was redesigned for 128 residential lots in three phases of development. Estancias Unit I consists of 24 lots, recorded in 2003, and Estancias Unit II consisting of 67 lots, recorded in 2004 (Exhibit 5, August 12, 2003 BCC Minutes). Unit I and Unit II homes have been completed. While, Unit III needed to be recorded by 2009.

On May 14, 2013, the BCC granted a 24-month time extension for Unit III of the Estancias at Las Campanas which consists of the remaining 37 lots (Exhibit 6, May 14, 2013 BCC Minutes).

Currently, the Applicants requests Preliminary Plat, Final Plat, and Development Plan Amendment to sub-phase the previously approved Estancias Unit III subdivision into two (2) phases. The Estancias Unit III consists of 37 lots on 117-acres and was approved to be completed in one phase. The proposed Phase 1 consists of 23 lots and Phase 2 consists of the remaining 14 lots. There are no other proposed changes to the subdivision.

The Applicant states, "This adjustment of two phases will make it more financially palpable for Cienda Partners to move forward with the construction of the Estancias III subdivision this Spring/Summer, with the subsequent series of lots in Phase 2 to commence within 2-years.."

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).

Article V, Section 4.5 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 May 19, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on May 19, 2015, as evidenced by a copy of that legal notice contained in the record.

This Application was submitted on February 6, 2015.

Growth Management staff has reviewed this Application for compliance with pertinent Code requirements and finds the project is in compliance with County Code criteria for this type of request.

APPROVAL SOUGHT: Approval of Preliminary Plat, Final Plat, and Development Plan Amendment to sub-phase the previously approved Estancias Unit III residential subdivision (37 lots on 117 acres) into two phases. Phase 1 to consist of 23 lots and Phase 2 to consist of 14 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 .

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
SFC Public Works	Approval

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat, Final Plat, and Development Plan Amendment to sub-phase the previously approved Estancias Unit III residential subdivision (37 lots on 117 acres) into two phases. Phase 1 consisting of 23 lots and Phase 2 consisting of 14 lots subject to the following conditions:

1. The driving surface of the turnarounds at the end of the Camino Rosillo and Camino Alazon shall have a minimum width of 26-feet and a 50-foot radius which meets the requirements of the Santa Fe County Fire Department.
2. The driving surface of the cul-de-sac at the end of Via Del Caballo 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. April 16, 2015 CDRC Meeting Minutes
5. August 12, 2003 BCC Meeting Minutes
6. May 14, 2013 BCC Meeting Minutes
7. Aerial Photo of Site and Surrounding Areas

SANTA FE PLANNING GROUP, INC.

P.O. Box 2482

Santa Fe, NM 87504

505.983.1134; 505.983.4884 fax

February 06, 2015

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

Re: The Estancias Unit III – Las Campanas
Request to Phase Project
Previous Case #: MIS 13-5021

Dear Mr. Archuleta:

Cienda Partners, applicant, Scott Hoeft, agent, respectfully requests to sub-phase the previously approved Estancias Unit III subdivision into two phases. The Estancias Unit III subdivision consists of 37 lots on 117-acres and was approved as one phase. The proposed plat, attached for your review, demonstrates two phases of development: Phase 1 will feature 23 lots; Phase 2 will feature 14 lots for a total of 37 lots. It is proposed that this adjustment to two phases will make it more financially palatable for Cienda Partners to move forward with the construction of the Estancias Unit III subdivision this Spring/Summer, with the subsequent series of lots in Phase 2 to commence within 2-years.

Estancias Unit III was previously approved by the BCC for a 2-year time extension in May 2013. It is set to expire in May 2015. The early phases of the subdivision have commenced, major infrastructure improvements have been completed, lots have been sold, and homes constructed. Preliminary and Final Plat and Development Plan approval of the Estancias at Las Campanas was approved on August 14, 2001. In 2003, the Estancias were redesigned for 128 residential in three phases of development. Unit I consisted of 24 lots and Unit II consisted of 67 lots. Both phases (Unit I & Unit II) have been recorded and homes completed. Other improvements have included the completion of Buckman Road, Las Campanas Drive/Camino La Tierra, and Trailhead Drive. Approximately 71% of the lots of the Estancias subdivision are complete and all of the major offsite infrastructure is complete.

Please schedule this project for review at the **March 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: scotthoeft@hotmail.com.



NBF-5

Sincerely,


Scott Hoeft
Partner

Attachments:

- Warranty Deed
- Plat of Record
- Proposed Plat and Phasing
- Application Fees: \$600

COUNTY APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, OF SANTA FE COUNTY AT THEIR MEETING OF _____ 20__

CHAIRMAN

APPROVED BY

SANTA FE COUNTY FIRE MARSHALL

SANTA FE COUNTY PUBLIC WORKS

SANTA FE COUNTY WATER UTILITY

UTILITY COMPANIES

IN APPROVING THIS PLAT, PUBLIC UTILITY COMPANIES (P.U.C.) DO NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. THE P.U.C. DOES NOT HAVE THE AUTHORITY TO RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLY, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

PUBLIC SERVICE CO. OF N.M.

N.M. GAS CO.

CENTURY-LINK DISCLAIMER
THE PLAT IS NOT GUARANTEED FOR EASEMENT PURPOSES ONLY. THE PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICES TO THE LOT.

CENTURY-LINK

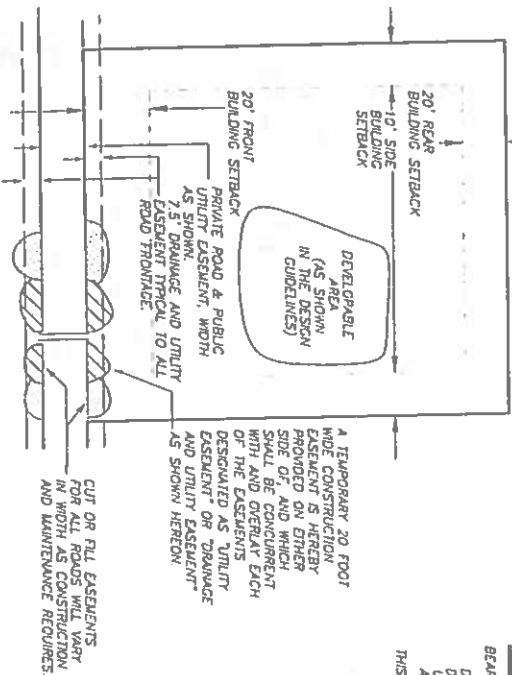
LAS CAMPANAS HOMEOWNERS WATER COOPERATIVE

LAS CAMPANAS SINKER COOPERATIVE

REFERENCE DOCUMENTS

AERIAL MAPPING FROM FLIGHT OF FEB. 7th 2000
PERFORMED BY THOMAS R. MANN AND ASSOCIATES FROM
GROUND CONTROL PROVIDED BY DAMSON SURVEYS INC.
ALL OTHER REFERENCE DOCUMENTS ARE AS SHOWN HEREON

TYPICAL EASEMENT DETAILS



LEGEND

BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS
DE DENOTES DRAINAGE EASEMENT
DU DENOTES DRAINAGE AND UTILITY EASEMENT
UE DENOTES UTILITY EASEMENT
AE DENOTES ACCESS AND UTILITY EASEMENT
THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

FLOOD ZONE:

THESE PROPERTIES LIE WITHIN OTHER AREAS ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL 3504920400D, DATED JUNE 17, 2008

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

LANDS SHOWN HEREON LIE OUTSIDE THE 100 YEAR FLOOD PLAIN IN ZONE "X" ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP PANEL NO. 3504920400D.

EXISTING NATURAL DRAINAGEWAYS WILL NOT BE MODIFIED OR IMPERED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR. ANY PROPOSED DRAINAGEWAY SHALL NOT IMPROVE EXISTING FLOW PATTERNS OR PATTERNS TO OR FROM THESE LOTS.

THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.

THE PARCELS AS PLATTED HEREON ARE SUBJECT TO ARTICLE 19, SECTION 3 OF THE SANTA FE COUNTY TERRITORIAL MANAGEMENT REGULATIONS AT THE TIME OF ANY DEVELOPMENT.

GENERAL NOTES

1. THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND EASEMENT RIGHTS AND EASEMENTS FOR LAS CAMPANAS LOTS RECORDED IN BOOK 732, PAGES 241-249 OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY (THE "MASTER COV'S"), AS AMENDED, AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE ESTADOS AT LAS CAMPANAS RECORDED IN BOOK 2887, PAGES 920-979 OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY (THE "VILLAGE COV'S"). THIS PLAT IS ALSO SUBJECT TO THE COUNTY DISCLOSED STATEMENT RECORDED IN BOOK 732, PAGES 241-249 OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY.

2. THESE PROPERTIES LIE WITHIN OTHER AREAS ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL 3504920400D, DATED JUNE 17, 2008.

3. ALL EXISTING DRAINAGE CHANNELS WITHIN THESE LOTS ARE TO REMAIN IN THEIR NATURAL STATE EXCEPT FOR CROSSINGS AND FOR DIMENSIONS APPROVED BY THE DESIGN REVIEW COMMITTEE OF THE MASTER ASSOCIATION. MAINTENANCE OF THESE DRAINAGE CHANNELS IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

4. BUILDING SITES AND DRIVEWAY LOCATIONS ARE SUBJECT TO THE SANTA FE COUNTY TERRITORIAL MANAGEMENT REGULATIONS AND TO THE VILLAGE COV'S AND THE DESIGN GUIDELINES.

5. FURTHER DIVISION OF THESE LOTS IS PROHIBITED.

6. AT THE TIME OF BUILDING PERMIT A CURET OF MINIMUM 18 INCH DIAETER IS TO BE INSTALLED AT THE BOTTOM DITCH AT THE DRIVEWAY BY THE LOT OWNER.

7. ONE CURET HOUSE IS ALLOWED ON EACH LOT. STUBS, CORNERS AND TURN-OUTS ARE PERMITTED ON LOTS 96, 108 & 111.

8. ALL LOTS ARE SUBJECT TO A 0.4 ACRE FOOT PER YEAR WATER USE RESTRICTION EXCEPT FOR LOTS 96, 108 & 111, WHICH ARE SUBJECT TO A 0.5 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 LAND SURFACE LOT DEVELOPMENT UP TO 11,000 SQ. FT. LOT AREA. ANY DEVELOPMENT EXCEEDING THIS LIMIT SHALL BE REQUIRED TO DETAIN THE ON-SITE EXCESS STORM WATER RUNOFF CAUSED BY THEIR LOT IMPROVEMENTS OVER 11,000 SQ. FT.

11. A TEMPORARY 20 FOOT WIDE CONSTRUCTION EASEMENT IS HEREBY PROVIDED ON EITHER SIDE OF THE LOT AND WHICH SHALL BE CONCURRENT WITH AND OVERLAY EACH OF THE EASEMENTS DESIGNATED AS "UTILITY EASEMENT", "DRAINAGE AND UTILITY EASEMENT", OR ACCESS AND UTILITY EASEMENT AS SHOWN HEREON.

12. SANITARY SEWER HOUSE SERVICE LINES WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO CONSTRUCT TO THE ROADWAY TROTTERS AND CLEAN OUTS DESIGNED TO EXTEND BEYOND THE DESIGNATED DRAINAGE AND UTILITY EASEMENTS.

13. NO BUILDING PERMITS WILL BE ISSUED UNTIL DRAINAGE, TREE PROTECTION, AND ALL WEATHER ROADS HAVE BEEN COMPLETED AS APPROVED BY THE OFFICE OF THE COUNTY FIRE MARSHAL AND THE LAND USE ADMINISTRATION.

14. VISIBILITY TRIANGLES AT INTERSECTIONS R.O.W. ARE SHOWN ON THE STANDARD CITY OF SANTA FE DETAILS CONTAINED IN THE ENGINEERING DRAWINGS. NO CONSTRUCTION ABOVE "J" IS ALLOWED IN THESE TRIANGLES.

15. THE DEVELOPER AGREES TO GRANT UTILITY EASEMENTS FOR UTILITIES ACROSS THE CUL-DE-SAC AT THE TIME THOSE PROPERTIES ARE PLATTED.

16. CONSTRUCTION OF SWIMMING POOLS ON THESE LOTS SHALL COMPLY WITH CURRENT REGULATIONS OF THE SANTA FE COUNTY LAND DEVELOPMENT CODES THAT ARE IN EFFECT AT THE TIME A DEVELOPMENT PERMIT IS REQUESTED FOR SWIMMING POOL CONSTRUCTION. THIS INCLUDES REGULATIONS REGARDING SWIMMING POOLS DURING PERIODS OF DROUGHT AND CONDITIONS PREVIOUSLY IMPOSED REGARDING DROUGHT CONDITIONS.

17. THE LAS CAMPANAS MASTER ASSOCIATION SHALL ACCEPT THE DEDICATION OF THE ROADS SUBJECT TO THEIR APPROVAL OF THE COMPLETED CONSTRUCTION.

18. LAS CAMPANAS LAND HOLDINGS LLC, HEREBY RETAINS EASEMENTS AS SHOWN ALONG THE WEST BOUNDARY OF THE SUBDIVISION FOR THE CONSTRUCTION & MAINTENANCE OF FENCES AND PRIVATE UTILITIES AND ALONG THE NORTHERLY BOUNDARY ABUTTING BUCKMAN ROAD FOR THE CONSTRUCTION & MAINTENANCE OF WALLS, PRIVATE UTILITIES AND PRIVATE TRAIL.

19. RESERVATION DEVELOPMENT ON THESE LOTS WILL BECOME SUBJECT TO A PROPOSED SANTA FE COUNTY LANDSCAPE ORDINANCE IF ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS BY FEBRUARY 12, 2004.

20. THESE LOTS ARE SUBJECT TO S.F. COUNTY ORDINANCE #2003-6, AN ORDINANCE AMENDING ORDINANCE #1996-10 OF THE S.F. COUNTY AND DESIGNATING THE LAND AS COMMERCIAL AND RESIDENTIAL DEVELOPMENT.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE DAY OF FEBRUARY, 2004, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO. AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO.

DIEGO J. SANCHEZ, N.M.P.L.S. 13986

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THOSE LANDS LYING WITHIN SANTA FE COUNTY, NEW MEXICO, CONTAINING AN AREA OF 53.43 ACRES, MORE OR LESS, HAVE CAUSED THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND THAT SAID SUBDIVISION IS MADE AND SHALL BE KNOWN AS THE ESTADOS AT LAS CAMPANAS, UNIT 3, PHASE 1. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

THE UTILITY COMPANIES ARE GRANTED EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND OPERATION OF UTILITIES. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

ROADS SHOWN HEREON AS TRACTS 4-7 WILL BE DEEDED TO THE LAS CAMPANAS MASTER ASSOCIATION. THESE TRACTS HAVE NOT BE DEEDED TO THE PUBLIC FOR ITS USE EXCEPT FOR EMERGENCY TYPE VEHICLES PURSUANT TO THE VILLAGE COV'S. THE LAS CAMPANAS MASTER ASSOCIATION HAS THE AUTHORITY TO DEDICATE THE PRIVATE STREETS TO THE PUBLIC, SUBJECT TO ACCEPTANCE BY SANTA FE COUNTY. THE MAINTENANCE OF THESE PRIVATE STREETS IS THE RESPONSIBILITY OF THE LAS CAMPANAS MASTER ASSOCIATION.

THE 50' EMERGENCY ACCESS ROAD SHOWN HEREON AS TRACT 8 WILL BE DEEDED TO THE LAS CAMPANAS MASTER ASSOCIATION. ACCESS IS GRANTED TO THE PUBLIC, FOR EMERGENCY TYPE VEHICLES ONLY. TRACT 8 IS SUBJECT TO DRAINAGE, UTILITY AND PRIVATE FENCED-IN AND FENCED-IN TRAIL EASEMENTS.

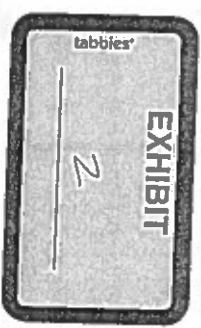
DRAINAGE EASEMENTS ARE GRANTED AS SHOWN FOR THE PURPOSE OF MAINTAINING THE FLOW OF STORM WATERS. SUCH EASEMENTS ARE GRANTED TO THE LAS CAMPANAS MASTER ASSOCIATION AND TO THE ADJOINING LOT OWNERS WHOSE SURFACE DRAINAGE FLOWS THROUGH SUCH EASEMENTS. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY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

OPEN SPACE SHOWN HEREON AS TRACT 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE, NEW MEXICO
LAS CAMPANAS LAND HOLDINGS, LLC.

BY _____
ALAN BOX, TRS.
STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING WAS SIGNED, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY ALAN BOX, _____, OF LAS CAMPANAS LAND HOLDINGS TRACT 3, ROADWAY TRACTS AND 1 TRACT FOR DOMESTIC WATER SEWERAGE/PARK POND.
DAY OF _____, 20__

NOTARY PUBLIC MY COMMISSION EXPIRES



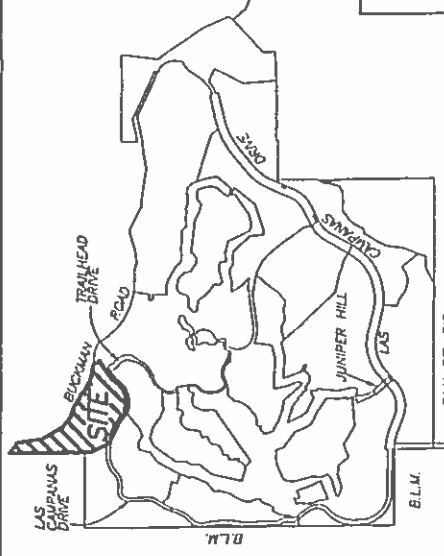
THE ESTANCIAS AT LAS CAMPANAS, UNIT 3, PHASE 1

(FORMERLY TESORO ENCANTAS AT LAS CAMPANAS)
A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE DUTCH PASTURE, PLAT BOOK 244, PAGE 607 WITHIN SECTIONS 2 & 11, 117th, R.R., N.M.P.M. SANTA FE COUNTY, NEW MEXICO
PURPOSE: TO CREATE 37 RESIDENTIAL LOTS FOR DEVELOPMENT, 7 RECREATION/PARK TRACT, 3 ROADWAY TRACTS AND 1 TRACT FOR DOMESTIC WATER SEWERAGE/PARK POND.

NBF-7
SHEET U3-3A
DAMSON SURVEYS INC.
2802 B CAMINO ENRIQUE 87507
SANTA FE, NM 87507
DATE 2/04/15

NOT TO SCALE

NOT TO SCALE



CURVE	DELTA
C1	0710
C2	0939

LINE TABLE

LINE	BEARING	DISTANCE	(PRIOR PLATS)
L1	S50°08'45"E	71.80	S07°08'55"E 71.80
L2	S54°10'21"E	428.04	S54°10'21"E 349.23
L3	S54°12'32"E		S59°27'21"E 62.76
L4	S32°57'02"E	508.74	S30°56'47"E 508.80
L5	S32°57'23"E	306.53	S30°57'31"E 305.38
L6	S50°51'37"E	430.85	S50°51'20"E 430.70
L7	S72°12'37"E	245.50	S75°12'20"E 245.37
L8	S62°03'59"E	663.65	S62°03'42"E 663.37
L9	S47°50'12"E	193.74	S47°47'40"E 193.95
L10	S62°30'45"E	443.35	S62°28'13"E 443.94
L11	S81°32'17"E	472.63	S81°35'14"E 472.86
L12	S82°45'59"E	402.66	S82°34'22"E 402.70
L13	S64°33'08"E	274.40	S64°35'12"E 274.30
L14	S72°04'06"E	302.40	S72°07'46"E 302.28
L15	S43°16'09"E	502.16	S43°15'31"E 502.28
L16	S51°59'03"E	447.65	S51°59'01"E 447.71
L17	S44°42'26"E	441.61	S44°42'26"E 441.80
L18	S75°13'12"E	499.71	S75°12'10"E 488.76
L19	N80°20'59"E	694.13	N80°22'28"E 694.58
L20	S71°23'21"E	283.47	S71°20'54"E 283.50
L21	N45°32'01"E	410.09	N45°32'07"E 410.09
L22	N28°10'15"E	49.48	N28°10'24"E 50.00
L23	N78°15'43"E	532.21	N78°14'44"E 533.15
L24	N84°10'25"E	393.19	
L25	N25°10'00"E	108.60	
L26	N00°01'59"E	447.98	
L27	N00°13'14"E	90.27	
L28	S89°59'57"E	278.81	N00°15'45"E 90.27
L29	S89°59'57"E	100.00	S79°57'27"E 278.81
L30	S44°17'34"W	212.54	N89°57'27"E 100.00
L31	S00°04'26"E	425.00	
L32	S49°55'34"W	442.57	S00°04'26"E 425.00
L33	S59°48'16"W	526.34	S49°55'34"W 442.57

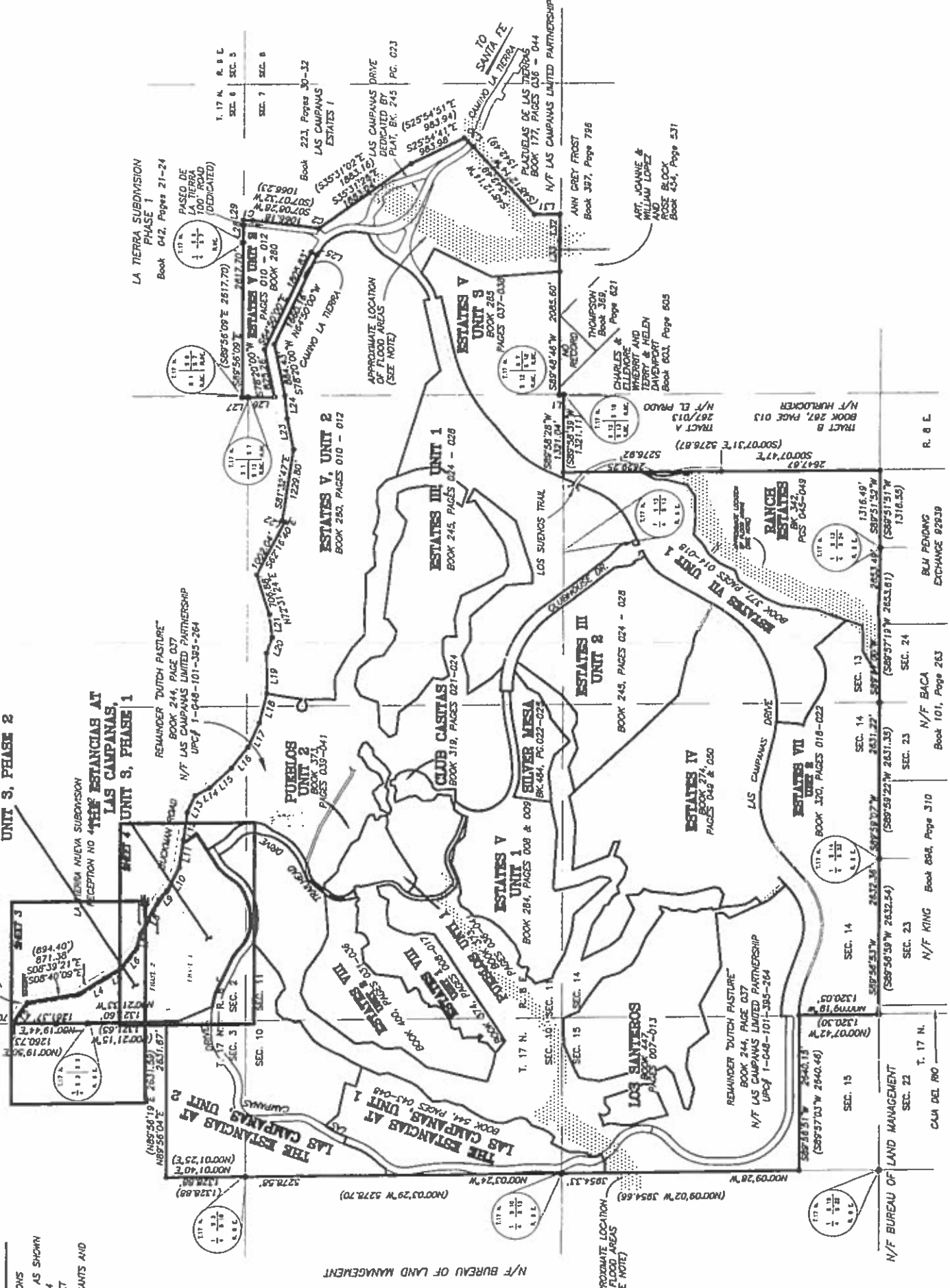
THE ESTANCIAS AT
LAS CAMPANAS,
UNIT 3, PEARL 2

NO 4 THE ESTANCIAS AT
LAS CAMPANAS,
UNIT 3, PHASE 1

BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS

- DENOTES FOUND USGLO BRASS CAP AS SHOWN
- DENOTES FOUND REBAR NUTPL 2014
- DENOTES CALCULATED POINT NOT SET

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



ILLINOIS COUNTY CREDIT

THE ESTANCIAS AT
LAS CAMPANAS,
UNIT 3, PHASE 1

(FORMERLY TESORO ENCLAVES AT LAS CAMPANAS)
A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.1 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE "DUTCH PASTURE", PLAT BOOK 244, PAGE 037 WITHIN SECTIONS 2 & 11, T17N, R1E, N14PM. SANTA FE COUNTY, NEW MEXICO.

SANTA FE COUNTY, NEW MEXICO

PURPOSE: TO CREATE 37 RESIDENTIAL LOTS FOR DEVELOPMENT, 7 RECREATION TRACT, 3 ROADWAY TRACTS AND 1 TRACT FOR DOMESTIC WATER SEDIMENTATION POND.

SHEET 2 OF 2

ABF-8
SHEET U3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2302 B CAMINO ENTRADA
SANTA FE, NEW MEXICO, 87507
FILE#9613942 DATE: 2/20/15

LOT PHASING PLAN
SEE SHEET 4 OF 3 FOR 1"=100' SCALE DRAWING OF PHASE 1

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	154.37°	475.00'	132.04'	111.61'	N41°58'04"W
C2	101.51°	535.00'	88.97'	81.65'	N41°58'04"W
C3	64.72°	87.50'	88.47'	81.37'	S58°27'22"W
C4	38.01°	87.50'	58.13'	52.07'	S58°27'22"W
C5	51.83°	765.50'	21.23'	581°42'40"W	
C6	245.09°	37.50'	160.84'	63.35'	N48°12'01"E
C7	161.52°	374.67'	62.95'	62.71'	N47°31'03"E
C8	159.22°	87.50'	54.08'	53.22'	N45°56'28"E
C9	111.00°	87.50'	50.28'	50.08'	N44°38'19"E
C10	111.00°	87.50'	50.21'	50.00'	N46°12'57"W
C11	217.20°	87.50'	15.47'	35.23'	N45°44'02"W
C12	174.45°	87.50'	22.13'	22.02'	N45°10'09"E
C13	174.45°	1068.00'	163.51'	163.28'	N45°10'09"E
C14	111.46°	765.50'	150.03'	148.78'	S58°23'53"W
C15	104.10°	373.97'	438.89'	228.13'	N42°42'43"W
C16	64.01°	62.50'	69.95'	66.36'	N46°38'08"E
C17	108.13°	62.50'	114.79'	89.32'	N48°02'15"W
C18	25.30°	565.00'	291.54'	249.47'	N45°07'48"W
C19	23.35°	500.00'	205.84'	204.48'	S37°43'17"W
C20	11.32°	225.00'	55.39'	57.87'	S37°08'10"E
C21	22.58°	475.00'	150.47'	149.15'	S37°15'24"E
C22	218.00°	4025.00'	201.81'	201.80'	N16°17'24"W
C23	310.47°	4975.00'	276.10'	276.06'	N16°21'05"W
C24	71.45°	348.57'	436.59'	408.61'	N1°53'40"E
C25	210.64°	325.00'	131.11'	130.22'	S42°56'33"E
C26	54.06°	515.00'	486.38'	468.51'	N46°51'00"W
C27	27.34°	280.63'	135.08'	133.78'	N74°39'03"W
C28	47.08°	62.50'	51.44'	50.00'	S51°09'48"W
C29	120.32°	62.50'	131.50'	108.55'	S32°41'19"E
C30	162.64°	715.50'	205.38'	204.67'	S52°00'23"W
C31	26.44°	431.19'	201.20'	199.38'	N47°09'07"E
C32	171.04°	431.19'	100.21'	100.00'	N47°10'36"E
C33	2.58°	833.47'	49.87'	49.81'	N57°13'13"E
C34	172.45°	833.47'	223.39'	222.88'	N55°22'53"E
C35	161.54°	833.47'	309.50'	309.14'	N48°12'14"E
C36	107.01°	539.00'	102.48'	102.35'	S27°31'03"E
C37	215.04°	381.18'	154.89'	151.63'	S45°24'12"E
C38	182.12°	425.00'	192.18'	151.83'	N45°00'21"E
C39	87.14°	353.57'	379.31'	358.31'	N11°42'36"E
C40	87.14°	1281.16'	213.01'	212.79'	S49°18'32"E
C41	87.14°	1311.16'	229.32'	228.04'	S49°08'14"E
C42	62.10°	720.00'	74.80'	79.76'	S44°38'39"W
C43	16.08°	480.00'	191.73'	191.10'	N46°41'52"E
C44	11.25°	853.47'	180.06'	188.75'	S43°30'51"E
C45	16.08°	539.00'	136.93'	156.43'	S45°12'01"E
C46	12.51°	560.00'	125.69'	128.43'	N47°38'33"W
C47	7.39°	1050.00'	141.75'	141.64'	N67°54'12"W
C48	80°00'00"	25.00'	39.27'	35.36'	S70°54'39"W
C49	22°03'31"	431.18'	165.26'	165.23'	S73°07'07"E
C50	14°08'31"	715.50'	176.67'	176.22'	S77°18'11"W
C51	50°05'01"	184.67'	181.42'	156.33'	N44°15'51"E
C52	41°7'38"	765.50'	52.35'	92.35'	S67°09'33"W
C53	38°33'35"	381.19'	258.76'	253.82'	S43°31'09"E
C54	78°04'37"	25.00'	34.07'	31.49'	S29°02'00"E
C55	51°43'37"	475.00'	43.46'	43.45'	S46°54'20"W
C56	36°02'46"	373.57'	235.02'	231.16'	N31°30'13"E
C57	9°36'12"	25.00'	42.30'	37.43'	S26°13'53"E
C58	70°04'49"	25.00'	81.73'	66.12'	N70°15'14"W
C59	65°04'33"	62.50'	72.08'	68.15'	S68°15'16"E
C60	16°45'18"	546.33'	159.77'	159.20'	S60°57'30"W
C61	40°30'41"	238.00'	38.13'	32.31'	S63°09'29"E
C62	43°32'53"	569.00'	38.00'	35.89'	N42°33'12"E
C63	47°38'28"	569.00'	38.00'	35.89'	N42°33'12"E
C64	53°43'44"	278.00'	257.86'	246.54'	S45°30'08"E
C65	26°06'12"	523.00'	239.18'	232.12'	N41°41'20"W
C66	21°34'46"	523.00'	186.35'	184.12'	S76°33'07"W
C67	0°32'39"	5025.00'	78.96'	76.96'	N18°12'01"W
C68	17°36'28"	621.86'	194.12'	193.83'	S68°58'14"E
C69	17°36'28"	621.86'	210.38'	209.92'	S68°58'14"E
C70	18°43'23"	526.00'	180.77'	178.83'	S74°37'23"E
C71	6°22'01"	474.00'	69.37'	69.30'	N47°49'14"E
C72	12°45'55"	326.00'	72.50'	72.35'	S26°01'41"E
C73	7°33'23"	518.00'	67.82'	67.82'	N47°00'52"E
C74	4°11'28"	323.57'	25.45'	26.54'	N47°15'52"E
C75	2°35'37"	528.00'	216.24'	214.71'	S37°43'17"E
C76	78°24'43"	25.00'	34.07'	31.49'	N75°43'17"E
C77	6°42'08"	1281.16'	149.82'	149.78'	S51°11'59"E
C78	1°30'10"	280.63'	63.76'	63.62'	N45°21'04"W
C79	16°49'08"	62.50'	18.35'	18.28'	S47°09'01"W
C80	43°22'33"	25.00'	36.78'	35.43'	N71°16'31"W
C81	43°16'33"	1331.16'	102.22'	102.19'	S51°33'41"E
C82	27°38'33"	1090.00'	141.34'	141.24'	N67°49'18"E
C83	34°36'12"	325.00'	108.17'	105.12'	S45°06'11"E
C84	7°43'18"	125.00'	43.80'	43.77'	S45°06'11"E
C85	16°36'04"	50.00'	14.49'	14.44'	S45°06'11"E
C86	32°28'21"	50.00'	64.13'	59.82'	S58°20'45"W
C87	60°55'16"	50.00'	53.17'	50.00'	N58°28'52"E
C88	89°13'36"	50.00'	68.38'	76.17'	N60°17'19"E
C89	72°11'02"	25.00'	31.51'	28.47'	S34°07'56"W
C90	14°45'43"	720.00'	22.14'	22.14'	S35°11'22"E
C91	12°04'53"	720.00'	151.83'	151.55'	S45°36'41"W
C92	61°40'06"	540.00'	341.21'	353.56'	N45°30'19"W
C93	65°16'09"	500.00'	341.29'	323.57'	S51°16'18"E
C94	26°08'12"	500.00'	222.78'	225.83'	N31°41'20"W
C95	28°58'44"	500.00'	261.62'	258.61'	S75°45'03"E
C96	31°04'27"	500.00'	272.48'	272.45'	N16°21'05"W
C97	17°56'29"	646.86'	202.55'	201.23'	S06°58'14"E
C98	62°08'39"	406.19'	440.56'	418.28'	N45°32'40"W
C99	1°31'21"	740.50'	200.62'	200.00'	N44°15'51"E
C100	50°08'01"	209.67'	183.28'	177.50'	N45°15'31"E
C101	24°50'16"	62.49'	267.81'	105.48'	N48°12'01"E
C102	15°04'16"	740.50'	184.22'	184.22'	S35°50'28"W
C103	14°29'07"	1306.16'	330.22'	329.34'	S35°49'48"E
C104	8°09'13"	100.00'	15.86'	15.84'	N45°07'31"W
C105	18°24'56"	235.63'	82.13'	81.77'	N41°38'27"W
C106	22°14'45"	235.63'	123.05'	121.86'	N42°43'03"W
C107	184°11'23"	37.50'	120.78'	24.93'	S07°43'07"E
C108	34°17'20"	100.00'	59.65'	58.89'	N45°49'08"W



LINE	BEARING	DIST
L1	N48°30'24"W	152.68'
L2	S15°04'48"W	62.23'
L3	S45°06'18"W	100.00'
L4	N27°14'18"W	14.92'
L5	S81°04'21"E	6.35'
L6	S81°12'44"E	80.72'
L7	N87°50'11"E	55.12'
L8	S60°43'32"E	22.53'
L9	S60°19'43"W	47.84'
L10	S66°27'04"E	84.56'
L11	S62°14'16"E	62.33'
L12	N72°16'16"W	52.66'
L13	N17°56'28"W	70.49'
L14	S13°32'01"E	77.81'
L15	N00°39'30"W	25.00'
L16	N00°39'30"W	37.50'
L17	N60°00'00"W	25.00'
L18	N17°56'28"W	70.49'
L19	S87°02'12"W	123.24'
L20	S64°04'21"E	23.56'
L21	N64°04'21"W	33.83'
L22	S47°50'12"E	47.09'
L23	S12°18'53"W	41.65'
L24	S56°45'00"W	20.00'
L25	S64°04'21"E	128.12'
L26	S27°02'12"W	20.23'
L27	N48°27'31"E	15.18'
L28	N14°02'20"E	56.10'
L29	S14°21'15"E	53.93'
L30	S64°04'21"E	172.83'
L31	N66°27'04"W	20.62'
L32	N62°33'59"W	45.10'
L33	S17°50'13"E	31.65'
L34	S37°09'14"W	18.50'
L35	S77°07'48"W	18.50'
L36	S15°28'42"E	54.65'
L37	S00°00'00"W	50.00'
L38	N01°20'39"E	40.00'
L39	N01°20'39"E	21.25'
L40	S06°39'21"E	50.00'
L41	S44°44'28"E	31.17'
L42	N71°45'09"E	58.15'
L43	S01°45'48"W	45.82'
L44	S42°32'00"E	50.83'
L45	N67°50'11"E	25.00'
L46	S12°09'49"E	50.00'
L47	N62°50'11"E	84.15'
L48	N62°50'11"E	51.20'
L49	S64°08'05"E	44.36'
L50	S12°08'12"W	118.94'
L51	S48°11'11"E	20.34'
L52	S10°22'53"E	63.25'

DIEGO J. SISENEROS, N.M.P.L.S. 13586

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

THE ESTANCIAS AT
LAS CAMPANAS,
UNIT 3, PHASE 1

(FORMERLY TESORO ENCLAVES AT LAS CAMPANAS)
A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16
ACRES BEING A PORTION OF PHASE 1 OF THE COUNTY
APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE
DUTCH PASTURE, PLAT BOOK 244, PAGE 037
SANTA FE COUNTY, NEW MEXICO

SHEET 3 OF 4

NBF-9
SHEET 03-3C

DAWSON SURVEYS INC.
2502 S. SHAW BLVD. SUITE 200
SANTA FE, NEW MEXICO 87507
DATE: 2/04/15

LEGEND:

- BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS
- F DENOTES FOUND USCG BRASS CAP
 - DENOTES FOUND REBAR
 - DENOTES 1/2" REBAR OR 1/2" SURVEY SET
 - DENOTES CALCULATED POINT NOT SET
 - DENOTES EXISTING FENCE FROM AERIAL SURVEY
 - DE DENOTES DRAINAGE EASEMENT
 - DE DENOTES PRIVATE UTILITY EASEMENT
 - DE DENOTES UTILITY EASEMENT
 - DE DENOTES DRAINAGE AND UTILITY EASEMENT
 - DE DENOTES UTILITY AND FENCE EASEMENT
 - DENOTES OPEN SPACE TRACTS
 - DENOTES PROPOSED TRACTS
 - DENOTES APPROXIMATE LOCATION OF PROPOSED TRACTS
 - DENOTES RURAL ADDRESS
 - DENOTES BOUNDARY OF LANDS DEALT WITH
 - THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS FOR INFORMATION ONLY AND IS NOT PART OF THIS PLAT
 - THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD

SCALE 1" = 100' FEET

DIEGO J. SERRANO, N.M.P.L.S. 13986

(DIRECT DRIVEWAY ACCESS TO OLD BUCKHAW RD. FROM ALL LOTS IS PROHIBITED)

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

THE ESTANCIAS AT LAS CAMPANAS, UNIT 3, PHASE 1

(FORMERLY TESORO ENCLAVES AT LAS CAMPANAS) A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE "DUTCH PASTURE", PLAT BOOK 244, PAGE 137 WITHIN SECTIONS 2 & 11, T17N, R9E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO

SHEET 4 OF 4

PURPOSE: TO CREATE 37 RESIDENTIAL LOTS FOR DEVELOPMENT, 7 RECREATION/PARK TRACTS, 3 ROADWAY TRACTS AND 1 TRACT FOR DOMESTIC WATER SEDIMENTATION POND.

NBF-10

SHEET U3-3D

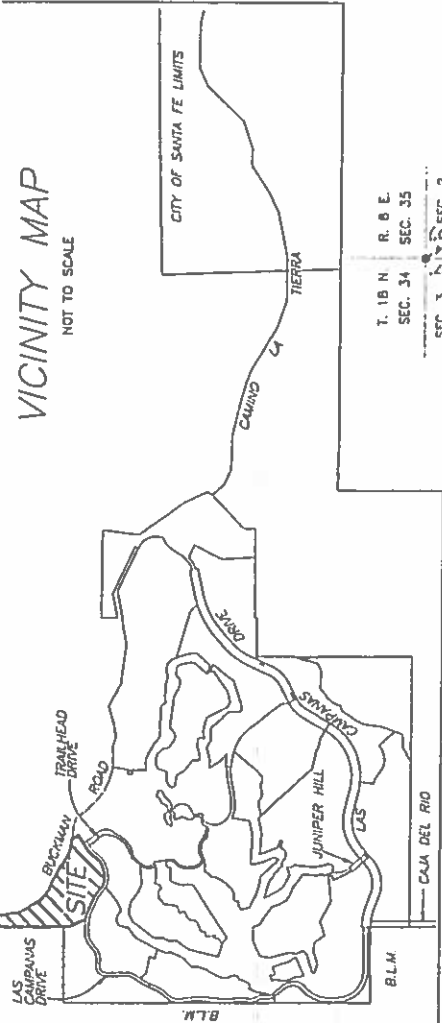
APPROXIMATE SECTION LINE

SEC 3 SEC 2
SEC 10 SEC 11

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENRIQUE, 87507
SANTA FE, NEW MEXICO
FILE#9613PH2 DATE: 2/04/15

VICINITY MAP

NOT TO SCALE

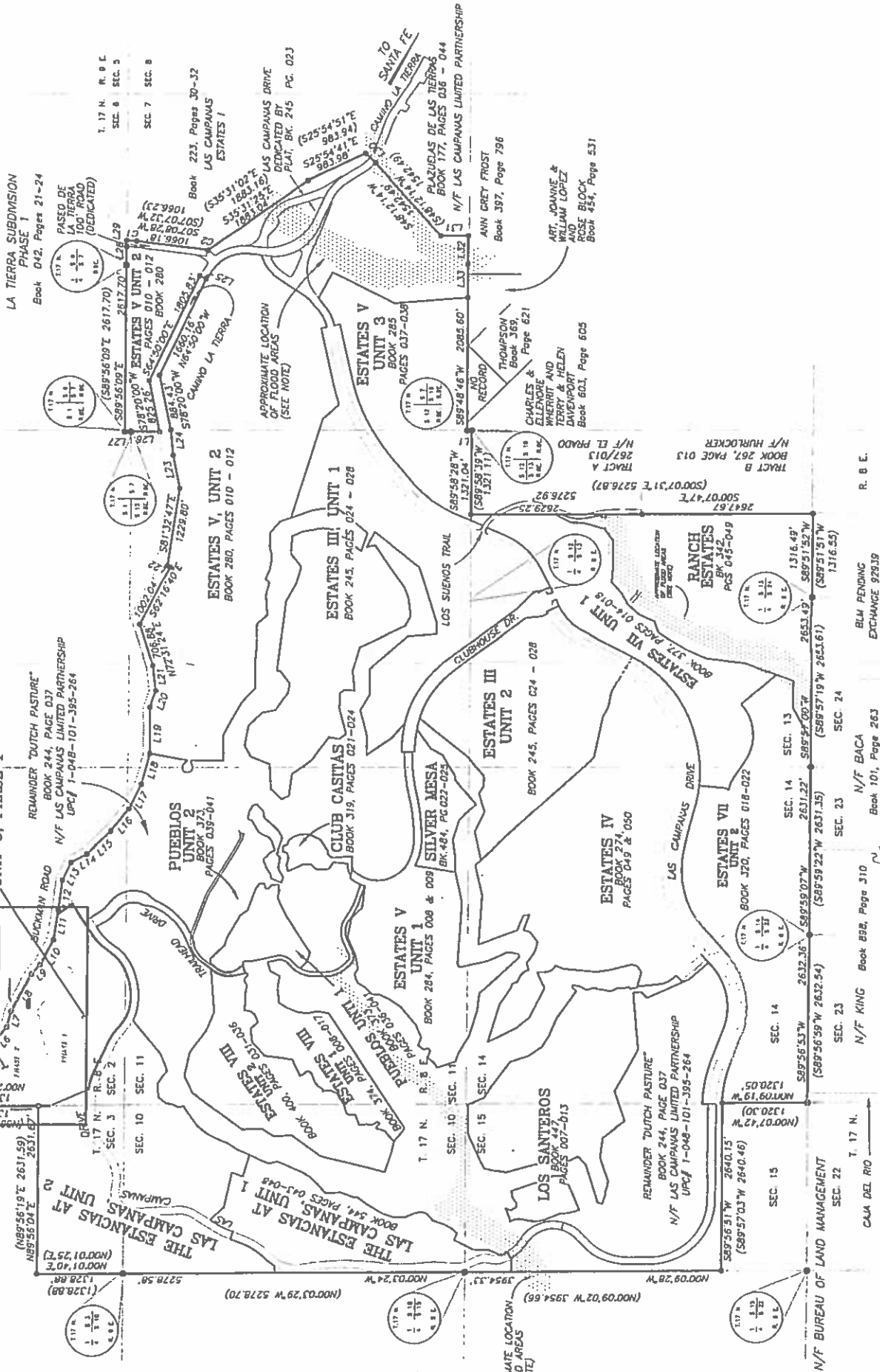


LEGEND:

- BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS
 - DENOTES FOUND USGLO BRASS CAP AS SHOWN
 - DENOTES FOUND REBAR NHP/L 7014
 - DENOTES CALCULATED POINT NOT SET
- THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

LINE TABLE

LINE	BEARING	DISTANCE	(PRIOR PLATS)
L1	S00°08'55"E	71.80'	S00°08'55"E 71.80'
L2	S54°12'32"E	426.04'	S54°12'32"E 426.04'
L3	S59°27'21"E	62.76'	S59°27'21"E 62.76'
L4	S30°37'02"E	508.74'	S30°37'02"E 508.74'
L5	S30°37'23"E	306.55'	S30°37'23"E 306.55'
L6	S50°51'37"E	430.83'	S50°51'37"E 430.83'
L7	S75°12'37"E	255.59'	S75°12'37"E 255.59'
L8	S62°03'59"E	663.63'	S62°03'59"E 663.63'
L9	S47°50'12"E	183.74'	S47°50'12"E 183.74'
L10	S62°30'45"E	443.35'	S62°30'45"E 443.35'
L11	S81°32'17"E	472.63'	S81°32'17"E 472.63'
L12	S62°35'19"E	482.43'	S62°35'19"E 482.43'
L13	S64°33'05"E	302.66'	S64°33'05"E 302.66'
L14	S78°30'06"E	274.40'	S78°30'06"E 274.40'
L15	S43°16'08"E	502.16'	S43°16'08"E 502.16'
L16	S81°39'03"E	447.65'	S81°39'03"E 447.65'
L17	S64°42'26"E	441.67'	S64°42'26"E 441.67'
L18	S75°13'12"E	488.71'	S75°13'12"E 488.71'
L19	S89°20'59"E	694.13'	S89°20'59"E 694.13'
L20	S71°23'21"E	283.30'	S71°23'21"E 283.30'
L21	S82°52'01"E	410.09'	S82°52'01"E 410.09'
L22	N28°10'13"E	49.48'	N28°10'13"E 49.48'
L23	N78°13'45"E	532.21'	N78°13'45"E 532.21'
L24	N84°10'25"E	393.19'	N84°10'25"E 393.19'
L25	N25°10'00"E	109.60'	N25°10'00"E 109.60'
L26	N00°01'59"E	447.98'	N00°01'59"E 447.98'
L27	N00°13'14"W	90.27'	N00°13'14"W 90.27'
L28	S89°59'57"E	279.81'	S89°59'57"E 279.81'
L29	S89°59'57"E	100.00'	S89°59'57"E 100.00'
L30	S44°17'34"W	212.54'	S44°17'34"W 212.54'
L31	S00°04'26"E	425.00'	S00°04'26"E 425.00'
L32	S89°55'34"W	442.57'	S89°55'34"W 442.57'
L33	S89°48'46"W	528.34'	S89°48'46"W 528.34'



SCALE 1" = 1000' FEET

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

THE ESTANCIAS AT LAS CAMPANAS, UNIT 3, PHASE 2

(FORMERLY TESORO ENCLAVES AT LAS CAMPANAS) A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE DUTCH PASTURE, PLAT BOOK 244, PAGE 037 WITHIN SECTIONS 2 & 11, T17N, R8E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO

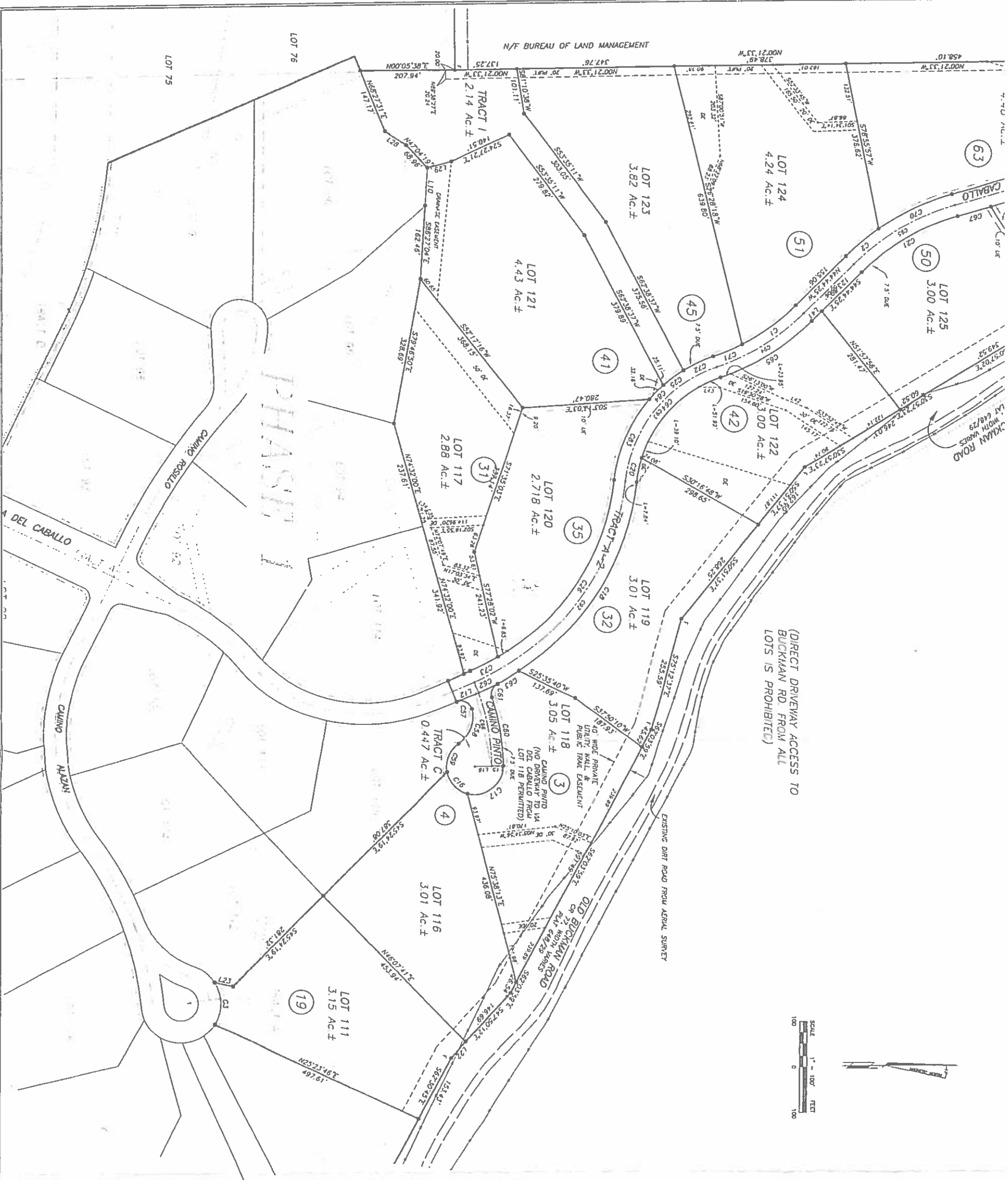
PURPOSE: TO CREATE 37 RESIDENTIAL LOTS FOR DEVELOPMENT, 7 RECREATION/PARK TRACT, 3 ROADWAY TRACTS AND 1 TRACT FOR DOMESTIC WATER SEDIMENTATION POND.

DAWSON SURVEYS INC. PROFESSIONAL LAND SURVEYORS 5502 B CAMINO ENTRADA SANTA FE, NEW MEXICO, 87507 FILE#1613P12 DATE: 2/23/15

NBF-12

SHEET U3-3B

SHEET 2 OF 4



- LEGEND:**
- BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS
 - DENOTES FOUND USDO BRASS CAP
 - DENOTES FOUND REBAR MARKS 7014
 - DENOTES FOUND REBAR MARKS 7014
 - DENOTES CALCULATED POINT NOT SET
 - DENOTES EXISTING FENCE FROM AERIAL SURVEY
 - DE DENOTES PRIMAVERA EASEMENT
 - PUE DENOTES PRIVATE UTILITY EASEMENT
 - UE DENOTES UTILITY EASEMENT
 - DUE DENOTES UTILITY AND FENCE EASEMENT
 - DENOTES OPEN SPACE TRACTS
 - DENOTES APPROXIMATE LOCATION OF PROPOSED TRAIL
 - DENOTES RURAL ADDRESS
 - DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION AND IS NOT PART OF THIS PLAT.
 - THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD.

DIEGO J. SANCHEZ, N.M.P.L.S. 13996

SEE CURVE AND LINE TABLES ON SHEET 4 OF 4

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

**THE ESTANCIAS AT
LAS CAMPANAS,
UNIT 3, PHASE 2**

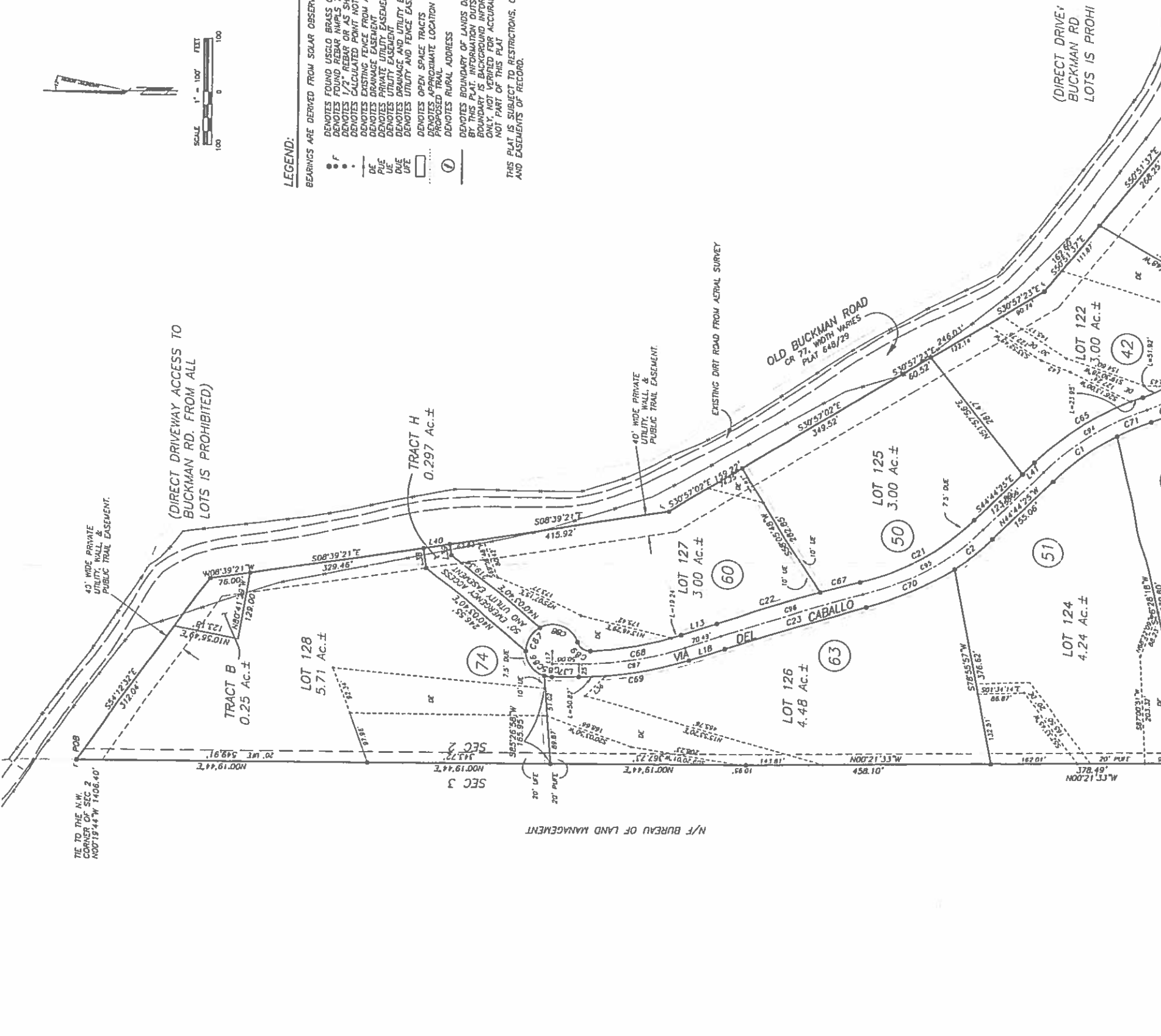
(FORMERLY TESORO ENCLAVES AT LAS CAMPANAS)
A RESIDENTIAL SUBDIVISION OF 37 LOTS & 11 TRACTS, 117.16
ACRES BEING A PORTION OF PHASE IV OF THE COUNTY
APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE
"DUTCH PASTURE", PLAT BOOK 344, PAGE 437
SANTA FE COUNTY, NEW MEXICO

SHEET 3 OF 4

PURPOSE: TO CREATE 37 RESIDENTIAL LOTS FOR DEVELOPMENT, 7 RECREATION/PARK
TRACT, 3 ROADWAY TRACTS AND 1 TRACT FOR DOMESTIC WATER SEDIMENTATION
POND.

NBF-13
SHEET U3-3D
DAWSON SURVEYS, INC.
PROFESSIONAL LAND SURVEYORS
SANTA FE COUNTY, NEW MEXICO
DATE: 2/03/15

CURVE	DELTA	RADIUS	ARC	CHORD	CHD. BRC.
C1	15°55'37"	478.00'	132.04'	131.81'	N34°58'04"W
C2	10°15'21"	525.00'	93.97'	93.65'	S39°38'45"E
C3	64°24'35"	81.50'	89.47'	93.37'	S89°27'27"W
C4	38°01'40"	81.50'	58.13'	57.07'	S38°14'10"W
C5	5°19'53"	755.50'	71.23'	71.21'	S81°42'40"W
C6	245°08'16"	31.59'	160.04'	63.35'	N68°12'01"E
C7	16°35'26"	234.67'	67.85'	67.71'	N27°31'01"E
C8	35°22'28"	87.59'	54.08'	53.22'	N48°56'28"E
C9	33°13'08"	87.59'	50.78'	50.08'	N14°38'39"E
C10	33°10'04"	87.59'	50.71'	50.00'	N16°32'57"W
C11	23°12'07"	87.59'	35.47'	35.23'	N46°44'02"W
C12	17°44'35"	87.59'	27.13'	27.02'	N76°41'39"W
C13	8°55'10"	1060.00'	163.51'	163.29'	N76°30'09"E
C14	11°13'46"	765.50'	150.03'	149.79'	S59°23'43"W
C15	35°43'06"	374.57'	232.89'	229.13'	N04°22'43"W
C16	64°07'38"	62.50'	69.95'	66.36'	N46°38'08"E
C17	105°13'49"	62.50'	114.79'	89.32'	N35°02'55"W
C18	25°30'30"	555.00'	251.54'	249.47'	N45°07'49"W
C19	2°35'57"	500.00'	205.94'	204.49'	S37°43'37"W
C20	11°32'24"	275.00'	55.39'	55.29'	S70°08'10"E
C21	22°58'08"	475.00'	180.45'	169.15'	S33°15'22"E
C22	2°18'08"	5025.00'	201.91'	201.90'	N16°47'24"W
C23	3°10'47"	4925.00'	276.10'	276.06'	N16°21'05"W
C24	21°45'52"	348.57'	436.59'	408.61'	N13°38'40"E
C25	23°06'48"	325.00'	131.11'	130.22'	S47°56'13"E
C26	54°05'43"	515.00'	486.38'	468.51'	N56°51'00"W
C27	27°34'45"	280.63'	135.08'	133.28'	N74°39'03"W
C28	47°09'17"	82.50'	51.44'	50.00'	S51°05'48"W
C29	17°02'32"	62.50'	131.50'	109.63'	S37°41'18"W
C30	16°25'46"	215.50'	205.34'	204.67'	S92°02'23"W
C31	26°44'04"	431.19'	201.20'	199.38'	N87°09'02"E
C32	3°19'09"	431.19'	201.20'	200.23'	N87°10'36"E
C33	2°59'59"	853.47'	42.92'	49.91'	N57°15'13"E
C34	1°25'28"	853.47'	223.39'	222.88'	N65°27'55"E
C35	16°31'54"	553.47'	308.50'	308.14'	N81°28'34"E
C36	10°30'18"	595.00'	102.49'	102.35'	S72°33'05"E
C37	22°15'04"	381.19'	184.69'	153.63'	N65°24'32"E
C38	16°21'24"	475.00'	157.18'	151.43'	S35°06'21"W
C39	67°14'24"	323.57'	379.73'	356.31'	N11°22'55"E
C40	6°31'38"	1281.16'	213.03'	212.79'	S59°16'32"E
C41	6°52'14"	1331.16'	228.32'	229.04'	S59°08'14"E
C42	6°21'02"	720.00'	79.80'	79.76'	S54°39'39"W
C43	18°06'43"	490.00'	151.23'	151.10'	N46°41'52"E
C44	11°25'16"	853.47'	190.06'	189.75'	S83°30'51"E
C45	16°05'12"	559.00'	156.43'	155.95'	S59°15'20"E
C46	12°31'37"	560.00'	125.69'	125.43'	N57°38'33"W
C47	7°39'42"	1060.00'	141.75'	141.64'	N67°54'12"W
C48	9°02'00"	25.00'	39.92'	35.36'	S70°55'39"W
C49	22°03'31"	431.19'	166.26'	165.23'	S75°02'07"E
C50	14°08'51"	215.50'	176.72'	176.22'	S77°18'11"W
C51	5°05'01"	184.67'	161.42'	156.13'	N44°15'51"E
C52	4°17'36"	265.50'	97.36'	92.35'	S67°09'13"W
C53	30°53'35"	381.19'	258.76'	243.92'	S63°33'10"E
C54	28°04'43"	25.00'	34.07'	31.49'	S45°02'00"E
C55	5°14'13"	475.00'	43.66'	43.46'	S45°02'00"E
C56	35°02'46"	323.57'	235.02'	231.16'	N31°30'13"E
C57	86°45'17"	25.00'	27.30'	27.43'	S20°12'53"W
C58	65°04'53"	25.00'	61.73'	66.15'	S68°15'36"E
C59	16°45'17"	546.33'	159.77'	159.20'	S92°52'50"W
C60	16°45'17"	25.00'	33.13'	32.31'	S67°09'29"E
C61	2°39'53"	565.00'	48.00'	45.99'	N24°34'12"W
C62	5°28'28"	565.00'	53.88'	53.86'	N28°38'21"W
C63	53°43'44"	275.00'	297.88'	249.44'	S45°30'06"E
C64	26°08'12"	525.00'	239.18'	232.12'	N31°41'20"W
C65	21°34'46"	521.33'	196.35'	195.19'	S78°33'07"W
C66	17°56'28"	621.86'	194.72'	183.83'	S08°59'14"E
C67	17°56'28"	621.86'	210.38'	209.52'	S08°58'14"E
C68	19°43'23"	525.00'	180.72'	179.83'	S24°32'23"E
C69	19°43'23"	525.00'	69.37'	69.30'	N22°49'14"W
C70	12°46'55"	325.00'	72.35'	72.35'	S29°01'41"E
C71	6°22'01"	515.00'	67.92'	67.87'	N26°00'57"W
C72	7°33'23"	323.57'	25.55'	24.34'	N47°15'52"E
C73	21°35'52"	525.00'	216.24'	214.71'	S3743'17"W
C74	4°31'28"	25.00'	34.07'	31.49'	N76°53'17"E
C75	21°35'52"	525.00'	149.78'	149.78'	S51°11'19"E
C76	70°04'43"	25.00'	149.78'	149.78'	N54°21'08"W
C77	6°42'08"	1281.16'	63.76'	63.62'	N54°21'08"W
C78	16°49'04"	62.50'	18.15'	18.20'	S53°09'01"W
C79	13°01'05"	280.63'	54.78'	54.78'	N71°16'51"W
C80	4°36'53"	25.00'	102.72'	102.19'	S51°53'41"E
C81	14°45'11"	1060.00'	141.44'	141.44'	N87°49'18"W
C82	7°29'53"	1060.00'	198.17'	198.12'	S45°06'16"E
C83	54°56'12"	325.00'	43.80'	43.77'	S45°06'16"E
C84	74°31'18"	325.00'	14.49'	14.44'	S08°18'03"W
C85	15°30'19"	30.00'	64.13'	59.82'	S53°20'45"W
C86	72°28'21"	30.00'	53.17'	50.70'	N59°28'52"W
C87	62°55'26"	30.00'	66.59'	76.17'	N20°37'39"E
C88	19°13'36"	30.00'	22.14'	22.14'	S34°07'56"W
C89	1°49'43"	720.00'	151.55'	151.55'	S45°26'41"W
C90	17°04'55"	720.00'	581.21'	553.36'	N53°04'19"W
C91	61°40'06"	540.00'	341.25'	323.97'	S51°16'18"E
C92	65°16'08"	300.00'	227.79'	225.83'	N31°41'20"W
C93	26°06'12"	500.00'	227.79'	225.83'	S28°43'03"E
C94	28°58'44"	500.00'	261.62'	256.64'	N1621'05"W
C95	3°10'47"	5000.00'	277.49'	277.45'	N1621'05"W
C96	17°56'29"	646.88'	202.65'	201.73'	S08°58'14"E
C97	62°08'39"	406.19'	440.56'	419.78'	N28°58'14"E
C98	15°31'21"	740.50'	200.67'	200.00'	S61°32'40"W
C99	50°05'01"	209.67'	163.28'	172.50'	N44°18'31"E
C100	245°09'16"	62.59'	267.81'	105.49'	N38°12'31"W
C101	13°04'16"	1904.16'	330.22'	329.44'	S26°30'29"W
C102	14°29'07"	1904.16'	330.22'	329.44'	N42°07'51"W
C103	8°05'13"	100.00'	15.66'	15.66'	N51°39'27"W
C104	16°24'46"	255.63'	62.13'	61.77'	N51°39'27"W
C105	16°24'46"	255.63'	123.05'	121.85'	N74°39'03"W
C106	16°43'23"	27.50'	140.78'	140.78'	S08°42'07"E
C107	16°43'23"	27.50'	59.65'	59.65'	N75°49'08"W
C108	14°17'20"	100.00'			



LINE	BEARING	DIST
L1	N84°20'24"W	157.68'
L2	S15°04'48"W	67.21'
L3	S61°06'19"W	100.00'
L4	N27°14'16"W	14.92'
L5	S6°04'21"E	6.35'
L6	S51°12'44"E	68.22'
L7	N5°50'11"E	55.17'
L8	S60°43'32"E	22.53'
L9	S65°19'43"W	47.84'
L10	S65°27'04"E	84.56'
L11	S27°14'16"W	62.33'
L12	N27°14'16"W	62.69'
L13	S17°58'28"E	70.49'
L14	S13°32'01"E	77.91'
L15	N00°39'30"W	25.00'
L16	N00°39'30"W	37.50'
L17	N90°00'00"W	25.00'
L18	N17°58'28"W	70.49'
L19	S87°02'12"W	123.74'
L20	S64°04'21"E	23.56'
L21	N64°04'21"W	31.83'
L22	S47°50'12"E	47.03'
L23	S12°18'45"W	41.65'
L24	S28°43'00"W	20.00'
L25	S64°04'21"E	128.12'
L26	S27°02'12"W	20.23'
L27	N68°22'11"E	35.18'
L28	N31°02'29"E	56.10'
L29	S14°21'15"E	53.91'
L30	S64°04'21"E	127.83'
L31	N68°22'04"W	20.63'
L32	N52°31'59"W	48.10'
L33	S12°59'13"E	31.65'
L34	S12°59'13"E	25.07'
L35	S72°02'49"W	18.20'
L36	S45°28'42"E	34.63'
L37	S00°00'00"W	50.00'
L38	N81°20'39"E	40.08'
L39	N81°20'39"E	21.25'
L40	S08°39'21"E	50.00'
L41	S44°44'25"E	31.17'
L42	N71°45'09"E	58.15'
L43	S01°45'48"W	45.29'
L44	S49°32'00"E	50.83'
L45	N57°50'11"E	25.00'
L46	S37°09'49"E	50.00'
L47	N57°50'11"E	84.15'
L48	N57°50'11"E	51.70'
L49	S64°09'05"E	44.36'
L50	S37°08'12"W	118.94'
L51	S34°31'31"E	20.39'
L52	S15°27'53"E	63.25'

LEGEND:

BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS

● F DENOTES FOUND USGLD BRASS CAP

○ DENOTES FOUND REBAR NPLS 7014

○ DENOTES FOUND REBAR NPLS 7014 SET

○ DENOTES CALCULATED POINT NOT SET

DE DENOTES EXISTING FENCE FROM AERIAL SURVEY

DE DENOTES DRAINAGE EASEMENT

PLU DENOTES PRIVATE UTILITY EASEMENT

UE DENOTES UTILITY EASEMENT

UE DENOTES DRAINAGE AND UTILITY EASEMENT

UE DENOTES UTILITY AND FENCE EASEMENT

○ DENOTES OPEN SPACE TRACTS

○ DENOTES APPROXIMATE LOCATION OF PROPOSED TRAIL

○ DENOTES RURAL ADDRESS

○ DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION AND NOT PART OF THIS PLAT.

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

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SHEET 4 OF 4

DAWSON SURVEYS, INC. PROFESSIONAL LAND SURVEYORS 2502 B CAMINO ENRIQUETA SANTA FE, NEW MEXICO, 87507 FILE#9613P42 DATE: 2/03/15

DECO J. SIVEROS, N.M.P.L.S. 13986

SCALE 1" = 100' FEET

(DIRECT DRIVEWAY ACCESS TO BUCKMAN RD. FROM ALL LOTS IS PROHIBITED)

(DIRECT DRIVEWAY ACCESS TO BUCKMAN RD. FROM ALL LOTS IS PROHIBITED)

OLD BUCKMAN ROAD CR 77, 700' WIDE W/RES PLAT 648/29

EXISTING DIRT ROAD FROM AERIAL SURVEY

40' WIDE PRIVATE UTILITY WALL & PUBLIC TRAIL EASEMENT

LOT 128 5.71 Ac. ±

TRACT B 0.25 Ac. ±

TRACT H 0.297 Ac. ±

LOT 127 3.00 Ac. ±

LOT 125 3.00 Ac. ±

LOT 126 4.48 Ac. ±

LOT 124 4.24 Ac. ±

LOT 122 3.00 Ac. ±

LOT 121 3.00 Ac. ±

LOT 120 3.00 Ac. ±

LOT 119 3.00 Ac. ±

LOT 118 3.00 Ac. ±

LOT 117 3.00 Ac. ±

LOT 116 3.00 Ac. ±

LOT 115 3.00 Ac. ±

LOT 114 3.00 Ac. ±

LOT 113 3.00 Ac. ±

LOT 112 3.00 Ac. ±

LOT 111 3.00 Ac. ±

LOT 110 3.00 Ac. ±

LOT 109 3.00 Ac. ±

LOT 108 3.00 Ac. ±

LOT 107 3.00 Ac. ±

LOT 106 3.00 Ac. ±

LOT 105 3.00 Ac. ±

LOT 104 3.00 Ac. ±

LOT 103 3.00 Ac. ±

LOT 102 3.00 Ac. ±

LOT 101 3.00 Ac. ±

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LOT 96 3.00 Ac. ±

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LOT 92 3.00 Ac. ±

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LOT 90 3.00 Ac. ±

LOT 89 3.00 Ac. ±

LOT 88 3.00 Ac. ±

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LOT 49 3.00 Ac. ±

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LOT 47 3.00 Ac. ±

LOT 46 3.00 Ac. ±

LOT 45 3.00 Ac. ±

LOT 44 3.00 Ac. ±

LOT 43 3.00 Ac. ±

LOT 42 3.00 Ac. ±

LOT 41 3.00 Ac. ±

LOT 40 3.00 Ac. ±

LOT 39 3.00 Ac. ±

LOT 38 3.00 Ac. ±

LOT 37 3.00 Ac. ±

LOT 36 3.00 Ac. ±

LOT 35 3.00 Ac. ±

LOT 34 3.00 Ac. ±

LOT 33 3.00 Ac. ±

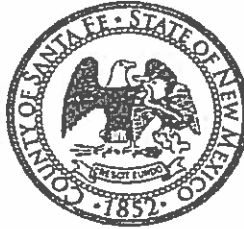
LOT 32 3.00 Ac. ±

<

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Katherine Miller
County Manager

PUBLIC WORKS DIVISION MEMORANDUM

Date: March 18, 2015

To: Vicente Archuleta, Development Review Team Leader, Land Use Department

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

Re: CASE # S 15-5050 Estancias Unit III (Las Campanas) Plat Amendment.

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of Article V (Subdivision Design Standards) and Section 8.1 (General Policy on Roads). The referenced project is located within the Las Campanas Subdivision located within Santa Fe County Zoning Jurisdiction and is situated west of Old Buckman Road / Camino La Tierra Intersection, northwest of Las Campanas Drive / Via De Las Yeguas intersection, approximately five and one half miles (5.5) northwest of Veterans' Memorial Highway / Camino La Tierra Intersection. The applicant is requesting to sub-phase a previously approved Estancias Unit III into two phases. Estancia at Las Campanas was previously approved on August 14, 2001, for Preliminary and Final Development Plat and Development Plan approval to allow a 128 residential community of Estancias at Las Campanas three phases, on approximately a 117 acre tract.

Access:

The applicant is proposing to sub-phase an approved phase of a subdivision into two phases. Phase I will consist of 23 lots and Phase II will consist of 14 lots for a total of 37 lots. The access to this subdivision has not changed from the previously approved Plat.

Conclusion:

Public Works has reviewed the applicant's submittal and feels that staff can support the above mentioned project.



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Henry P. Roybal
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Submittal Review

Date	3/5/2015		
Project Name	The Estancias Unit III		
Project Location	Via del Caballo, Camino Rosillo, Camino Alazan		
Description	Plat Amendment	Case Manager	V. Archuleta
Applicant Name	Cienda Partners & Scott Hoeft	County Case #	S 15-5050
Applicant Address		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 type="checkbox"/>	Final <input type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <input type="checkbox"/>	
		Hydrant Acceptance <input type="checkbox"/>	Inspection <input type="checkbox"/>
			Lot Split <input type="checkbox"/>
Project Status	Approved <input type="checkbox"/>	Approved with Conditions <input checked="" 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 (*Note underlined items*):

Summary of Review

- Turnaround widths and radiuses. (*page #2*)

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

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

The driveways 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.*

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

Fire Protection Systems

- **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.

Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation.

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.

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

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 Development Plan approval with the above conditions applied.

Buster Patty


Fire Marshal

3-5-15
Date

Through: David Sperling, Chief

File: DevRev'Agua Fria/The Estancias Unit III/3.5.15

Cy: V. Archuleta, Land Use
Applicant
File

3. Further Division of either tract is prohibited; this shall be noted on the plat. (As per Article III, § 10)
4. The Applicant shall comply with all Fire Prevention Division requirements at time of Plat Review (As per 1997 Fire Code and NFPA Life Safety Code).

Mr. Dalton said the minimum lot size in the area is 2.5 acres per dwelling unit. The applicant would be required to have 5 acres to conduct an administrative family transfer.

Previously sworn, Artemio Franco, agent for the applicant, stated that they want to pass the property to their children.

Duly sworn, Sylvia Raybon, a neighbor, said her only concern was water and asked whether there would be a shared well.

Mr. Dalton said while shared wells are encouraged by Santa Fe County he was unsure of the Applicant's intent. A condition could be added.

Mr. Franco said the Applicant was willing to drill an additional well if required.

Deputy County Attorney Brown confirmed that Artemio Franco was given power of attorney for the Applicant.

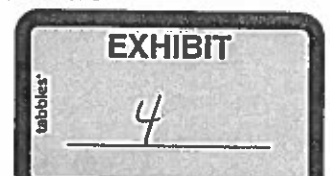
Member Booth moved to deny CDRC Case V 15-5031. Member Martinez seconded and the motion passed by majority [5-1] voice vote with Member Gonzales voting against.

F. BCC CASE # S 15-5050 Cienda Partners (Estancias Unit III) Preliminary and Final Plat and Development Plan Amendment.
Cienda Partners, Applicant, Scott Hoeft, Agent, requests a Preliminary and Final Plat and Development Plan Amendment to sub-phase the previously approved Estancias Unit III residential subdivision (37 lots on 117 acres) into two phases. Phase 1 will consist of 23 lots and Phase 2 will consist of 14 lots. The property is located within the Las Campanas Subdivision, north of Las Campanas Drive at the Caja del Rio Intersection, within Sections 2 and 11, Township 17 North, Range 8 East (Commission District 2)

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

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

"On August 12, 2003, the BCC approved a Final Plat and Development Plan which was redesigned for 128 residential lots in three phases of development. Estancias Unit I consists of 24 lots, which was recorded in 2003, and Estancias



Unit II consisting of 67 lots, was recorded in 2004. Homes have been completed on Unit I and Unit II. Unit III would have needed to be recorded by 2009.

“On May 14, 2013, the BCC granted a 24-month time extension for Unit III of the Estancias at Las Campanas consisting of the remaining 37 lots.

“The Applicants now request a Preliminary and Final Plat and Development Plan Amendment to sub-phase the previously approved Estancias Unit III subdivision into two phases. The Estancias Unit III consists of 37 lots on 117 acres and was approved to be completed in one phase. Phase 1 consists of 23 lots and Phase 2 will consist of the remaining 14 lots. No other changes to the subdivision are proposed.

“The Applicant states this adjustment of two phases will make it more financially palatable for Cienda Partners to move forward with the construction of the Estancias III subdivision this Spring/Summer, with the subsequent series of lots in Phase 2 to commence within two years.

“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 Regulation . With the elimination of the Extraterritorial Zoning District in 2009, this development now falls under the regulations of Ordinance No. 1996-10, the Santa Fe County Land Development Code.”

Mr. Dalton stated that staff recommends approval of the Preliminary and Final Plat and Development Plan amendment to subphase the Estancias Units III residential subdivision which is 37 lots on 117 acres into two phases: Phase I with 23 lots and Phase II with 14 lots subject to the following conditions:

1. The turnarounds at the end of the Camino Rosillo and Camino Alazon shall have a minimum driving surface of 26 feet wide with a 50- foot radius to meet requirements and dimensions of the Santa Fe County Fire Department.
2. The cul-de-sac at the end of Via del Caballo shall have a minimum driving surface of 20 feet wide with a 50-foot radius.

Scott Hoeft, Santa Fe Planning Group, duly sworn, said the intent of the application is to move forward with the final phase of Estancias in Las Campanas in a phasing plan. He said they agreed with the staff report and the conditions.

There was no public present to speak and that portion of the hearing was closed.

Member Anaya moved to approve CDRC #S 15-5050 preliminary and Final Plat and Development Plan Amendment with staff recommendations. The motion was seconded by Member Booth and passed by unanimous [6-0] voice vote.

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me. Thank you.

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~~CHAIRMAN SULLIVAN: Any other discussion?~~

~~The motion to allow interpretation of the stipulation failed by majority [1-4] voice vote with Commissioner Duran casting the affirmative vote.~~

- XII. A. 3. EZ CASE # S 00-4561 The Estancias at Las Campanas. Las Campanas de Santa Fe (Mike Sanderson, Vice President) requests a final plat and development plan amendment for The Estancias at Las Campanas residential subdivision (formerly known as Tesoro Enclaves) for 128 lots and an equestrian area on 432 acres. This request also includes a variance of Section 3.5.4.g.2 of the Extraterritorial Subdivision Regulations to allow the approach to an intersection to exceed three percent grade for 100 linear feet at four locations. The property is located off Las Campanas Drive within Sections 10 & 15, Township 17 North, Range 8 East (5-Mile EZ District)

MS. LUCERO: On July 10, 2003 the EZC recommended approval of this request. In 1992, the BCC granted master plan approval for 1,419 residential lots to be developed in phases, two golf courses with club complexes, tennis and equestrian center, and related accessory facilities on 3,549 acres. The subdivision phases as listed in the staff report have been granted final approval by the BCC.

The proposed subdivision phase was granted final and the staff report actually says "preliminary" but they were granted final and development plan approval with a variance to the minimum road standards by the BCC on August 14, 2001. And that application was submitted under the name Tesoro Enclaves. The approval consisted of 140 residential lots to be completed in three units. The applicants are now requesting an amendment to the previous approval. This request includes a reduction in the number of lots from 140 to 128 and an equestrian area is also proposed which consists of horse stables, arenas, restaurants, community buildings, café, haybarn and parking area. Onsite limited horse stabling is proposed for 23 lots. A separate development plan will be required for the equestrian facility and restaurant.

The proposed subdivision will still be developed in three units as follows: Unit I, 25 lots; Unit II, 66 lots, the equestrian facility, café and restaurant; Unit III, 37 lots. The lots range in size from one acre to 4.9 acres and the community tract is 23 acres.

Variance: As part of this request the applicants are also requesting a variance of Section 3.5.4.g.2 of the Extraterritorial Subdivision Regulations to allow the approach to an intersection to exceed three percent grade for 100 linear feet at four locations, which are listed in the staff report. The applicant has submitted a letter responding to the variance



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review criteria. The BCC shall determine if the applicant has justified the variance criteria.

Recommendation: The proposed subdivision phase is in conformance with the approved master plan and the Extraterritorial Subdivision Regulations and the County Land Development Code. Staff considers variances of up to five percent grade at intersections as a minimum variance. The previous approval included variances for seven intersections ranging from 3.1 percent to 6.5 percent. The decision of the EZC was to recommend approval of the request for a final plat and development plan amendment with the requested variances, subject to the following conditions. Mr. Chair, may I enter the conditions into the record with a modification to condition number five?

CHAIRMAN SULLIVAN: Okay. What's that modification?

MS. LUCERO: That modification would be that the Estancias, pending final recording, and does not include guest houses which are based on available water rights. This balance may increase to 185, subject to verification and agreement with staff. Staff conducted a preliminary study and came up with 183. The applicants have documentation of 185.

[The conditions are as follows:]

1. Compliance with the 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 Co.
 - f) County Hydrologist
 - g) County Development Review Director
 - h) County Fire Marshal
 - i) County Public Works
2. Final Plat to include but not limited to the following:
 - a) Compliance with plat check list
 - b) Conditional dedication of Las Campanas Drive to County
 - c) Approval of rural address and street names
 - d) Dedication of public trail along Buckman Road/Camino La Tierra
3. 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) Update property report to include Los Santeros subdivision phase.
 - b) Clarify discrepancies regarding number of lots for the various subdivision phases, and number of residential units occupied or under construction.
 - c) Submit County disclosure statement item
4. Secondary access for Unit 3 shall be developed meeting minimum road standards, including the off-site section of Buckman Road connecting back to Las Campanas Drive.

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5. Remaining balance of density as approved for Las Campanas master plan shall be established at 177 lots/units, this includes The Estancias pending final recording, and does not include guest house which are based on available water rights. This balance may increase to 185 subject to verification and agreement with staff.
6. Utility plans to include electric, gas, and telephone.
7. Development plan sheet shall include note requiring on-lot ponds if impervious surface improvements exceed 11,000 square feet
8. The three unit sub-phases shall be recorded within 18 months of approval by the BCC.
9. Prohibit direct driveway access to Las Campanas Drive and Camino La Tierra/Buckman Road.
10. Development plan submittals shall include the following:
 - a) traffic sign plan
 - b) detail for hammerhead cul-de-sac
11. Submit solid waste fee in accordance with subdivision regulations.
12. 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.
13. Cul-de-sac/dead end roads shall not exceed 1,000 ft. in length.
14. A development plan for the Equestrian Community Facility and restaurant is subject to review and approval by staff and the CDRC.
15. Address water use for residential lots with main house, guest house, and horses.

CHAIRMAN SULLIVAN: Okay. What's that modification?

MS. LUCERO: That modification would be that the Estancias, pending final recording, and does not include guest houses which are based on available water rights. This balance may increase to 185, subject to verification and agreement with staff. Staff conducted a preliminary study and came up with 183. The applicants have documentation of 185.

COMMISSIONER CAMPOS: Have you proved that?

MS. LUCERO: No, we haven't yet but as the condition reads it will be subject to verification. So we will do that.

CHAIRMAN SULLIVAN: Sure. That's fine to enter that. I had a question. I thought they were reducing the number of lots. Is this asking them to go back up to 183 or giving them that option?

MS. LUCERO: Mr. Chair, this actually –

CHAIRMAN SULLIVAN: Weren't they reducing the number of lots to put in an equestrian facility?

MS. LUCERO: Yes, they were. They were reducing it from 140 to 128 lots, which was what was previously approved for these under the name of Tesoro

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Enclaves.

CHAIRMAN SULLIVAN: Okay. And then this condition has to do with the balance of the density after this phase.

MS. LUCERO: Yes, that's correct.

CHAIRMAN SULLIVAN: Which you're saying is 177 but may increase to 183.

MS. LUCERO: Actually, to 185, Mr. Chair.

CHAIRMAN SULLIVAN: You're changing that to 185. That's all the lots that are left in all of Las Campanas?

MS. LUCERO: That's correct.

CHAIRMAN SULLIVAN: Okay. Other questions for Vicki from the Commission?

COMMISSIONER MONTOYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Montoya.

COMMISSIONER MONTOYA: Clarify, that's all the lots for Las Campanas or just for this phase?

MS. LUCERO: Mr. Chair, Commissioner Montoya, that's, I believe the 185 lots will max out what was approved in the original master plan for Las Campanas.

CHAIRMAN SULLIVAN: Better buy now.

COMMISSIONER MONTOYA: Who are you talking to?

CHAIRMAN SULLIVAN: Nobody up here, right? Well, they have a product that has sold, I guess. Other questions for Ms. Lucero?

COMMISSIONER CAMPOS: What about the golf courses? There are two of them out there. That's a problem, don't you think.

CHAIRMAN SULLIVAN: Commissioner Campos, do you have a comment?

COMMISSIONER CAMPOS: That was it.

CHAIRMAN SULLIVAN: That was a comment. Okay. Other questions of staff? Okay, is the applicant present?

[Duly sworn, Al Lilly testified as follows:]

AL LILLY: For the record, my name is Al Lilly, Santa Fe Planning Group at 109 St. Francis Drive. Vicki's done a good job of giving you an overview of what this project is about. I'd like to just re-emphasize that this is an amended development plan approval for a previously approved subdivision. That was Tesoro Enclaves. It was approved in August of 2001 by this Commission. Las Campanas was actually in the process of recording, moving forward with recording of Tesoro Enclaves. However, during the process of doing that, going through the redlines, sales and marketing said Hold on a second. We need to investigate other product for this area. What we don't need is more of the same product out in the northwest portion of Las Campanas.

That being said, we went back to the drawing boards, worked on new plans and have come forward with what we're calling the Estancias. It's exactly the same location as Tesoro

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Enclaves, it's the same land area. We are changing the name and we have a new vision for this portion of Las Campanas. And that vision is really a western ranch theme that we feel very excited about, something that we feel will make all the difference in the world in terms of moving forward with a new product and a new image for this portion of the community. What this ranch theme involves is larger lots, first of all. That was discussed. We're reducing the total number of lots from 140 to 128. We're also providing for onsite stable lots on 23 of the lots that border the BLM property. I think it's important to note the close proximity of this property to the BLM is real important in terms of how this actually works for an equestrian facility and how this all falls in place for this kind of a development.

We're also proposing an interconnecting trail system that will virtually connect or interconnect most all of the lots to the trail system and lead out to the BLM land. The project also calls for community amenities in the northwest corner of the property. This is in the very farthest portion of the property that's adjacent to the BLM land on two corners of the property and those amenities include barns, stables arenas, exercise pens as well as a restaurant community building as part of the overall recreation and equestrian facility. We're also providing for a change in the design standards. This is not going to have the same design standards as the rest of Las Campanas. This western ranch theme will involve a different style architecture. It will be something characterized as more similar to northern New Mexico style, blended with perhaps a Colorado look. It will have heavy timbers, stone, all blended together with the use of stucco, a mix of flat roofs as well as some pitched roofs. So I think it's an exciting architectural style and theme for this portion of the property and we feel it's what's needed to move forward in a positive manner for this community.

I'd like to also emphasize that although we are recommending some changes for this very most northwest corner of the property, most of the project stays exactly as it is and was approved as Tesoro Enclaves. If you look at the engineering plans, they virtually have not changed at all. There were volumes of prints that were submitted to the County for review. If you look at the Las Campanas Drive, it's exactly the same location. All the road alignments are the same, the cross sections, utilities, sewer, water, grading and drainage plans, all remain the same. So there's a minimal amount of change there. It's really the lot sizing and the amenity package that we're looking at on the corner of the property.

In going through the planning process there were several questions that were raised by staff, Commissioners, other interested parties. We had a meeting just yesterday with Vicki Lucero and Joe Catanach. They questioned the water budget. Wanted us to take another look at it, particularly with regard to the 23 stable lots and wanted to make provisions for additional water rights for those stable lots. I've just passed out to you a copy of that revised water budget. [Exhibit 3] I think if you look at it, that it's increased a little bit from the one that was included in the packet. The total water budget now for this portion of the development is 69.4 acre-feet. It's important to note that Tesoro Enclaves, which was already approved, was 70 acre-feet, so we're still underneath the water use that was approved for that project.

And that's primarily due to the reduction of the number of lots from 140 to 128. We also have a provision that disallows any guesthouses on 18 of the lots. These are the small

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ranch-cabin lots that are closest to the amenity of the equestrian facility.

There was also a question with regard to Las Campanas and what is Las Campanas doing for water conservation. Las Campanas has tried to be proactive in this area with regard to water catchment systems, and there's another section of the handout that I just passed out to you which is a portion of the design guidelines and covenants for the subdivision. [Exhibit 4] I think if you look at that you'll see that every lot in the subdivision, the landowners have a choice of three different options with regard to water catchment. There's the pumice system that they can use. There's also a bio-swale system, or cisterns and all these are different means of catching the water off the roof, holding it and directing it to the landscape to minimize the amount of outside water that's required to have a self-sustaining landscape on this area.

I also want to mention that every house in the subdivision will be required to have two water meters, one for inside use, one for external use. That is the current practice for Las Campanas now. These are monitored carefully. Anybody that uses an excessive amount of water is also fined heavily. So that's something that's very important to Las Campanas and they've been following through on that on a regular basis. I have to say that Las Campanas members have been very good about their own water conservation on their lots.

Las Campanas is also committed to utilizing these same water-saving techniques on the non-residential amenity package that we're talking about. We've actually hired a consultant to take a look at it. It's the Hydros Group, in terms of evaluating what savings we could realize by utilizing some of the water catchment systems on the non-residential buildings. They've taken a look at it and have given us a report back that on an average rainfall year that we should be able to realize a savings of at least 429,000 gallons per year, which is 1.52 acre-feet. So it's a substantial amount and we're willing to move forward in that direction with that plan.

There was also a question raised by Commissioner Sullivan with regard to the issue of the State Engineer, Office of the State Engineer's report questioning the proof of sustainable water supply for 100 years. I did pass out to him just a little handout that -- I'm sorry. That was on the amount that was used for the bond. But that was addressed in the same question. Las Campanas, number one, has purchased a permanent water supply and water rights for the entire master planned community well in excess of what's needed for the master planned community. We also have a letter from the hydrologist, John Schumacher stating that the Buckman wellfield will provide water and the demand that's currently there for at least 100 years. And also to ensure the 100-year supply, the County has required Las Campanas to bond to the cost of constructing the permanent water supply down to the Buckman for the diversion. All of this planned for providing the water supply for 100 years.

There was a question also asked by Commissioner Sullivan with regard to the increase in the bond. He questioned whether the current \$7.2 million bond was adequate. I did pass out a sheet to him with regard to that. I inquired of Las Campanas engineering what the issue was. They had their consultant look at it, respond in a letter form, saying there was actually, some of the confusion comes from the fact that the bond is only required for potable water. It's not required for the golf course irrigation. And a lot of the numbers that have been thrown about include both. The letter that you have in front of you, Commissioner Sullivan, does have two

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estimates on it, one for I believe \$5 million, one for I think \$6.9 million, that shows that we have a buffer and the bond of \$7.2 million that was part of the 1994 agreement appears to be adequate, based on that letter.

We are in agreement with all the conditions of approval that have been outlined by City staff and County staff. I think in viewing this case I think it's important to note that this is a previously approved subdivision. We're just making some minor changes to it and we actually have a lesser impact with regard to water use. Las Campanas remains committed to playing an active role as a partner with the County in solving the regional water problems and finally, City and County staff, as well as the EZC has recommended approval of this particular project, the Estancias. We hope you share in the support for this project. We're very excited about the new approach for a western ranch theme and we look for your support and approval this evening. Thank you.

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Anaya.

COMMISSIONER ANAYA: Al, I'm glad to see that you guys are working on water conservation issues. But one of the questions that I had, and I want to make sure that it's implemented is most of those homes, or all of those homes are on drip irrigation systems. Now, if they implement one of these items, and let's say it rains, one of these days, hopefully, and that water goes into that planting area, well, the next day or that same day or while it's raining, that irrigation system is going to turn on. And you mentioned in a previous meeting that they had some sensors. Now how are we -- that sense the dampness of the soil. Now how are we going to follow up on that and make sure that those things are implemented so that that doesn't happen? And when it does rain we are really conserving water and not having the irrigation system turn on.

MR. LILLY: That's obviously a concern and I don't know that there's any real answer to that, to tell you the truth. I think that part of that has to fall back on the private property owner, that they have a respect for the land, respect for the situation that we're in with regard to droughts. You're getting ready to implement your own County ordinance that's going to apply to just these exact type of concerns that you're expressing. If you have a cistern collection system the irrigation system will come out of that cistern the irrigation system will come out of that cistern. So that's a very good option, probably the preferable solution.

When you have these other types of systems when you're collecting water from the canales directing them off into an area or into the plant beds, the sensors, if people are using them, is a sensible way of working and it should work. And I don't know why people wouldn't want to take advantage of that. So I don't know why anybody would want to purposely not have a system that they've put in place not work. But obviously, you're always going to have a minority group that will avoid that type of situation and may not pay attention to it. But I think the majority of people will care about it and will follow through.

COMMISSIONER ANAYA: And maybe the cistern is the way to go and not tie it in to the regular water system. Those are just my concerns. I know a lot of the --

MR. LILLY: Cisterns are a good way of going. A natural way though is

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collecting the water from the canales and directing them into the plant areas through these man-made swales. And if you're using drought-tolerant plants, after the first year or two of having a drip irrigation system you should be able to turn that system off and they should be planned so they should be able to sustain themselves on an average rainfall year.

COMMISSIONER ANAYA: Thank you.

CHAIRMAN SULLIVAN: Other questions for Mr. Lilly?

COMMISSIONER MONTOYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Montoya.

COMMISSIONER MONTOYA: Mr. Lilly, are there any conditions that have been outlined here that you're in disagreement with?

MR. LILLY: We are in agreement with all the conditions as outlined. We discussed them at the EZC meeting. We changed one of them, I think that was a City condition and that was a minor change, and we are in agreement with the suggested revision with regard to the slope condition at the intersections for the variance to five percent. So we are in agreement.

COMMISSIONER MONTOYA: Thank you, Mr. Chair.

CHAIRMAN SULLIVAN: Mr. Lilly, I had a question on the landscaping guidelines. Although you have these different systems that you provide as options to the residents and given that this is going to be somewhat of a ranch theme now or I guess that's the best way to describe it, I'm assuming that in these guidelines, you still allow each unit to plant 1000 square feet of either bluegrass or fescue. If everyone did that, that would be 128,000 square feet of non-native grasses, which is about four acres of non-native grasses what would have to be watered. Wouldn't it be more appropriate, particularly with your ranch theme to simply require that native grasses like grama and other drought-tolerant grasses be used?

MR. LILLY: Perhaps that would be a good suggestion. Any non-native grass has to be located inside a yard wall. That's a requirement in the same design guidelines and covenants and as far as the amount of grass goes, it's a maximum of 1,000 square feet, that's the same condition that the City has for their maximum use. We further have that restriction of a maximum use of .5 acre-feet per lot. I suppose that gives the landowner an option to have a yard wall, to have a grass area inside and if that uses up their total allocation of the .5 acre-feet with their other uses on the property, then they can't plant anything else outside of the wall. So it just gives a little flexibility to the landowner.

I think 1,000 square feet, if you were to look at the various homes being built, it's probably in excess of what is actually happening out there. I think most of the people are opting for low maintenance and native vegetation.

CHAIRMAN SULLIVAN: Is Las Campanas monitoring these quarter and half-acre-foot usages?

MR. LILLY: All of those are submitted with the design review process and so yes, they are reviewed. As I mentioned, they can't happen outside of a yard wall. No one can build a yard wall without having design review approval. So I think there is a pretty good check on making sure that that amount is not exceeded.

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CHAIRMAN SULLIVAN: What I meant was are they monitoring the water use after the home is built?

MR. LILLY: Yes. There are meters, there are two meters for each home. There's an inside meter, a meter for inside use, potable water use. And there's an exterior use meter as well.

CHAIRMAN SULLIVAN: And the combination of those two can't exceed either a quarter or a half-acre-foot. Is that so?

MR. LILLY: That's correct.

CHAIRMAN SULLIVAN: And do they ever?

MR. LILLY: I think there have been some instances where they have. I don't have first hand knowledge of that but talking with Mike Sanderson from engineering, he mentioned that there have been a few instances and Las Campanas has come down on them hard with heavy fines. And it makes no difference whether they're a part-time resident or a full-time resident.

CHAIRMAN SULLIVAN: So in this approval, would there be any problem with just simply saying that, and staying with your theme that only native, drought-tolerant grasses be used, whether they're inside the wall or outside the wall. I've seen some very nice buffalo grama grass mixtures inside the walls that looked every bit as good as the fescue ones and don't take anywhere near as much water.

MR. LILLY: I agree. A blue grama grass lawn can look very nice, however, I think that this gives a little bit of flexibility to the landowner. We've capped the amount of water they can use. It gives them, like I say, the flexibility to choose between what they're looking for. If someone wants to have something a little more formal up close to the house and they loose out with regard to landscaping beyond the house or around the edge of the house then so be it. That's a choice that they can make on that.

CHAIRMAN SULLIVAN: I guess my thinking on that is that given the drought we've had the last two years we don't have a lot of flexibility on water use and certainly one of the easiest places to start with that is using drought-tolerant grasses.

MR. LILLY: I tell you what, we'd be willing to conform to the new ordinance that's coming up, which I assume we would have to anyway, for water catchment. If the County decides to eliminate any type of ornamental grasses, that would be the case. We would still have to conform to that.

CHAIRMAN SULLIVAN: This is an application for a revised master plan or an amended master plan or final?

MR. LILLY: It's an amended development plan.

CHAIRMAN SULLIVAN: So once this is approved, then my understanding, correct me if I'm wrong, is that they would be grandfathered from the ordinance. Is that correct, Mr. Ross?

MR. ROSS: I think you're correct unless they agreed otherwise.

CHAIRMAN SULLIVAN: Unless they agreed otherwise.

MR. ROSS: It sounds like they may be inclined to do so.

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MR. LILLY: Our preference would be to leave the flexibility there, if possible.

CHAIRMAN SULLIVAN: Sure. Our preference would be to save water.

MR. LILLY: Okay.

CHAIRMAN SULLIVAN: My preference. I won't speak for the Commission. My preference would be to save water. Another question I had, and you responded to it earlier, I'm not clear on this bond agreement. This was before my time and we have, Santa Fe County has a \$7.2 million bond. And as I understand it that's a bond that would provide for the construction, that is to say, if Las Campanas reneged, of apparently a portion of the intake structure of itself. The intake structure is estimated to cost \$12.5 million, but how would we construct a portion of it? Let's say Las Campanas, for whatever reason reneged, I understand that there's a ratio of potable to golf course usage, how would we build part of it? Am I interpreting that right?

MR. LILLY: I don't think this whole project could go forward unless you have a team effort happening here between the County, Las Campanas and the City, I suppose. That's my understanding. This isn't something -- there's two different ways of bringing the water up the hill from a diversion, but it's one diversion.

CHAIRMAN SULLIVAN: I understand that. But just in terms of the bond, let me ask another question first. This also assumes, and correct me if I'm wrong, but Las Campanas will build the conveyance pipeline and the water treatment plant. Is that the current understanding?

MR. LILLY: That's correct.

CHAIRMAN SULLIVAN: Okay. So it's building its own pipeline, its own conveyance pipeline and its own water treatment plant. And what the County's bond, what they required, was for a proportionate cost of the intake structure. They've computed that out to be \$12.5 million divided by 1000 acre-feet for residential and divided by 1800 acre-feet total, 800 for the golf course. So that was how they did the percentage. So is that how this works, what the County is bonding is just for that portion of the intake structure that would be built for domestic water?

MR. LILLY: That's my understanding. It's strictly the potable water. It's not any bonding for the irrigation for the golf course and that's the extent of the purpose of the bond.

CHAIRMAN SULLIVAN: But we couldn't get the water to the property unless we had the pipeline and the water treatment plant. Is that committed for in an agreement or something?

MR. LILLY: I'm actually not prepared to answer that. There are some other consultants here that could answer that if you'd like for them to step forward.

CHAIRMAN SULLIVAN: I think Commissioner Duran has -- could you help us out?

COMMISSIONER DURAN: I don't have an answer, just that are we going to be able to solve any bonding concern that you might have tonight?

CHAIRMAN SULLIVAN: I don't know. We have a bond. This is final

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development plan and I was just asking the question of whether we have an adequate bond to provide water to these units. That was the question. Maybe we could --

MR. LILLY: Mike Sanderson may be able to help us out with the answer.

[Duly sworn, Mike Sanderson testified as follows:]

MIKE SANDERSON: Mike Sanderson, [inaudible] Santa Fe. Basically, the \$12.5 million is we have a diversion that we're all working on with the City, with you as the County and Las Campanas. That diversion is in the river. It's basically a six-screen diversion and that six-screen diversion has a lift station pump independently for each one of those screens that are going to go there. It's sized for the total for what the County is looking for, what Las Campanas is looking for and what the City of Santa Fe is looking for. And basically, when we get into that -- and so that water delivers to a point that's very close to the river where the major pump stations would be installed and at that point is where the sediment would be taken out, the major sands and then at that point, there's two pipes in the pump stations that would at this point, per the EIS, deliver it up the hill. There's one pipe that would be going to the County and the City of Santa Fe, basically over by the MRC with three different pump stations, with two pump stations on the way to go to there with their own water treatment plant that would go out to the different locations.

At the same time, at that same location there's pump station, with three different pump stations going to Las Campanas to take care of our potable system and the golf course. And the bond itself that we have is to take care of the potable system of Las Campanas 100-year water system, so basically, it's one pipe and it's the pump stations that would go there and everything sized accordingly. And so the estimates that we have have the part of how many screens does Las Campanas need to be able to take care of their part. In that estimate, the pump stations and the things that would bring that water to Las Campanas and it's taking care of both ends. So we don't need a bond for the total because it was very clear in all the different agreements, that the irrigation, we get the right to bring that from the river but it wouldn't be a part of that bond.

CHAIRMAN SULLIVAN: So this Enclaves project would be built once the San Juan/Chama water is available and once you have that pump station in hand?

MR. SANDERSON: No. This project here could be built today and we've got the water rights set up and we've turned those over to the County. All we're saying is that the bond that we have for the water system is adequate at \$7.2 million. We'll be putting a separate bond up for infrastructure for this subdivision and it's completely different from that \$7.2 million.

CHAIRMAN SULLIVAN: Okay, so your intent is then to take water rights and move them somewhere to serve this?

MR. SANDERSON: Basically, that's what's happening. The water rights have already been moved and it's part of the plat of platting this over, it should be tied to that plat, the amount of water rights, the 69.4.

CHAIRMAN SULLIVAN: So you have enough water --

MR. SANDERSON: We have enough water --

CHAIRMAN SULLIVAN: Rights at the Buckman system.

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MR. SANDERSON: Right. And at the point where the diversion happens that would be moved over to the river to that diversion location on the Buckman side.

CHAIRMAN SULLIVAN: Because your rights for Buckman have some expiration dates. Is that right?

MR. SANDERSON: We have permanent water rights for the subdivision and all commercial.

CHAIRMAN SULLIVAN: So you wouldn't need to move them to the diversion.

MR. SANDERSON: They would be moved to the diversion at that point. But it's permanent water rights. It's not like the lease with the City of Albuquerque. There's a termination date on those.

CHAIRMAN SULLIVAN: These 128 units are going to get water from where? The Buckman wells?

MR. SANDERSON: It will be the Buckman wells at the beginning of the project. Whenever the diversion comes on line, they will be getting the water from the diversion.

CHAIRMAN SULLIVAN: And you'll move the water to the diversion. Let's say that the diversion didn't happen or it was substantially reduced for whatever reason, the silvery minnows or what have you. Would you then have the permanent ability to use the Buckman wells for this subdivision?

MR. SANDERSON: We do at this point, yes.

CHAIRMAN SULLIVAN: At this point. Okay. Other questions from the Commission for the applicant?

COMMISSIONER CAMPOS: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Campos.

COMMISSIONER CAMPOS: Mr. Lilly, I guess. You're proposing two residences per lot? Or a guesthome and a main residence?

MR. LILLY: There's a guest house and a main residence on every lot except for 18.

COMMISSIONER CAMPOS: What happens in the 18?

MR. LILLY: On those 18, those are one-acre lots. They're the lots that are closest to the equestrian facility. We have a completely different architectural concept for those. We refer to those as ranch-cabin sites, or lots. There will actually be little collections of buildings that will, like I say, have close proximity to the barn facility. People will be able to ride up to the homes, say for lunch or in the afternoon. They will not have guesthouses so we've reduced the amount of water use in those.

COMMISSIONER CAMPOS: Now, these are real guesthouses, I assume.

MR. LILLY: That's correct.

COMMISSIONER CAMPOS: They're not designed for permanent, full-time use. They will not be rentals.

MR. LILLY: I believe the covenants for Las Campanas does not allow for

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rentals. I can check that. One residence.

COMMISSIONER CAMPOS: Non-rentals?

MR. LILLY: Right.

COMMISSIONER CAMPOS: The guesthomes cannot be rented. Is that right?

MR. LILLY: I'm not aware of any provisions for rentals in Las Campanas.

COMMISSIONER CAMPOS: That allow it or disallow.

MR. LILLY: Like I say, I don't have any knowledge.

COMMISSIONER CAMPOS: You have no knowledge. So how would you find out?

MR. LILLY: I could request information on that.

COMMISSIONER CAMPOS: From the people you represent?

MR. LILLY: That's right.

COMMISSIONER CAMPOS: Now, you're asking for .5 acre-feet of water per lot, right?

MR. LILLY: That's correct.

COMMISSIONER CAMPOS: To supply the both the main home --

MR. LILLY: And a guesthome.

COMMISSIONER CAMPOS: So in the past the County, we have approved .25 for the main home and maybe .15 for the guesthome. Would that be a problem for you, for your clients?

MR. LILLY: I think it would be. First of all, the development agreement and the master plan for Las Campanas had provisions for .5 acre-feet per lot, allowing for a home and a guesthouse.

COMMISSIONER CAMPOS: Yes, but things change. Things have changed dramatically in the last three or four years here. This was approved years ago, I guess.

MR. LILLY: That's true. It was approved in 1992. Las Campanas has moved forward and purchased all the water rights, permanent water rights to make supply as per the agreement and they have that in place and that's what we're moving forward with.

COMMISSIONER CAMPOS: Thank you.

CHAIRMAN SULLIVAN: Any other questions for the applicant? Okay, if not, this is a public hearing --

COMMISSIONER DURAN: Oh, I guess I do have a question.

CHAIRMAN SULLIVAN: Commissioner Duran.

COMMISSIONER DURAN: Is there anything that would indicate that you actually need that .5? If we have other subdivisions that have main houses and guesthouses and they use .3 acre-feet of water, just because you have the right to use it -- we're all trying to conserve water here, what makes this project so special that you need half an acre-foot.

MR. LILLY: I think the design of these, first of all, we've gone to larger lots that normal. If you look at this, in reducing the total number of lots for the same acreage, we've gone to larger lots. We're proposing probably larger homes on these lots as a result of that. It's a ranch-type architecture which will mean you'll have more than one building. Some

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outbuildings tied to it.

COMMISSIONER DURAN: Well, they're bigger houses, Al, but there's typically only two or three people living in them. There's a larger percentage of those homeowners that don't even live there full time. So I understand that you were previously approved with half an acre-foot but I kind of agree with Commissioner Campos that I don't understand the need for it just because you've got it before. It doesn't make much sense to me.

MR. SANDERSON: It's my understanding that it's been required from the County throughout the project and that's been pretty much a norm that on a per-structure basis, that the County is requiring us that we purchase the water rights for .25 for a house and .25 for a guesthouse. Are we looking at changing that requirement?

COMMISSIONER DURAN: Could be. I don't know.

MR. SANDERSON: That's a requirement that so far, every time that we come into a subdivision it's required that we purchase that amount of water for these residents.

CHAIRMAN SULLIVAN: You may have a refund. You may have some to sell on the open market I guess. That would be the other option. Okay, other questions for the applicant, Mr. Sanderson and Mr. Lilly?

MR. SANDERSON: And the answer back on the other one is the CC&Rs don't allow for rentals on the property.

CHAIRMAN SULLIVAN: The CC&Rs, explain what those are.

MR. SANDERSON: It's basically what -- the CC&Rs --

COMMISSIONER DURAN: The deed restrictions.

MR. SANDERSON: The deed restrictions.

CHAIRMAN SULLIVAN: The deed restrictions. Okay.

COMMISSIONER CAMPOS: The deed restrictions do what?

MR. SANDERSON: We're not allowed to have the rental property over there.

COMMISSIONER CAMPOS: It expressly states no rental property?

MR. SANDERSON: Right.

COMMISSIONER CAMPOS: And how do you enforce it?

COMMISSIONER DURAN: District court.

MR. SANDERSON: We really couldn't enforce it. We don't have a body. If we were aware of the rentals out there, we don't have a body that goes out there to be able to say, okay, you've got a rental here that we as Las Campanas wouldn't be renting that property.

COMMISSIONER CAMPOS: I understand that. It's a problem.

CHAIRMAN SULLIVAN: Other questions for the applicant. Okay, this is a public hearing. Do we have anyone in the audience who would like to speak in favor of or in opposition to the applicant's request? I don't see anyone. Okay. We're back to the Commission for deliberation or action. What's the wishes, gentlemen?

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Anaya.

COMMISSIONER ANAYA: I move for approval with the County conditions from the testimony that I've heard today.

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COMMISSIONER MONTTOYA: Second.

CHAIRMAN SULLIVAN: Okay, now we had some discussion. We're in discussion and I wanted to mention that we were talking about compliance with the new County water use and landscaping ordinances as they're developed in the future. The applicant, I think indicated an agreement to comply with those. Would that be a part of your motion, Commissioner Anaya?

COMMISSIONER ANAYA: Yes, sir.

CHAIRMAN SULLIVAN: The second? Yes. Further discussion?
Commissioner Campos.

COMMISSIONER CAMPOS: Mr. Chair, the requirement that we reduce, maybe we need to consider a requirement that we reduce the .5 to let's say .4. If these are true guesthouses they don't need another .25. We need to reduce that to .4, just like we've been doing in other subdivisions.

CHAIRMAN SULLIVAN: Do we want to request the maker to amend that?

COMMISSIONER CAMPOS: As Commissioner Duran has stated, what makes you guys so special? Everybody else complies to that. So I would hope you guys would add that to your motion.

COMMISSIONER DURAN: Point four or point three?

COMMISSIONER CAMPOS: Whatever you think is right.

CHAIRMAN SULLIVAN: Commissioner Anaya, comments?

COMMISSIONER ANAYA: I guess maybe I want to hear from the applicant again and if you guys could really consider that. If you could run the lot on .4 acre-feet of water.

CHAIRMAN SULLIVAN: Mr. Lilly, would you like to comment on that?

COMMISSIONER ANAYA: I know that right now, they could go and build that subdivision that's already been approved and use the .70, but we want to try and work with you.

CHAIRMAN SULLIVAN: Would you like to comment in response to Commissioner Anaya?

MR. LILLY: Mike's just running some numbers right now.

CHAIRMAN SULLIVAN: Oh, he's crunching some numbers back there. All right, Commissioner Duran, while he's crunching.

COMMISSIONER DURAN: Al, while the crunching's going on, the horses – we just approved a subdivision in Tesuque where they were given, they were able to prove half an acre-foot of water for the lots that had horses, that had barns on them. And the reason for that, one of the reasons for asking for that additional water was that they were going to have the horses on that site so they needed additional water for the horses. There won't be barn sites on these particular lots, will there? Won't there just be one facility for the horses?

MR. LILLY: On 23 of the lots, there will be barn sites. They'll be allowed two stalls each.

COMMISSIONER DURAN: Okay.

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MR. LILLY: So if you approved -- was it two stalls on the one you're talking about, that was approved?

COMMISSIONER DURAN: I don't remember. It's actually just a barn site. It didn't designate or specify one or two or three or four.

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Anaya.

COMMISSIONER ANAYA: Al, I think that if you all implement the water conservation and you said you're going to work on it but if you really worked on it, I think it would work with the .4. That would mean .2 for each, for the house and the guesthouse. And the guesthouse people aren't there all the time. I don't know what the status is up there with the people that just come in the summers or come in the winters. I guess -- what have you come up with?

MR. LILLY: I would assume that on the 23 lots that have stables on it that we'd still be looking for a little bit more on those and realizing that you'll have two horses per lot. Hold on one second. We'll just see if we've got that number together.

CHAIRMAN SULLIVAN: How many horse stalls are there, Al, in the equestrian facility itself?

MR. LILLY: 122.

CHAIRMAN SULLIVAN: 122, in the equestrian facility.

COMMISSIONER DURAN: I don't think from a marketing point of view that .5, .4 is going to make a difference. How much did that save us?

COMMISSIONER ANAYA: How many gallons a year is that?

CHAIRMAN SULLIVAN: I hear the computer tapping back there. I've done my engineering. I just answer to how much water it is. That's all I know. While we're doing that, let me just also clarify with the staff, we have, Vicki, two ordinances going. One is the one we just approved title and general summary, which is for the water catchment, right? And the other is the landscaping ordinance, which was indicated it might take about four months or so to do. Am I correct on that? I just want to be clear on which ordinances we're requiring or they're agreeing to comply with.

JOE CATANACH (Review Division Director): Mr. Chair, what I believe, what I understood Penny to say is that they would, that the landscaping requirements having to do with water conservation, in working with -- there seems to be conflicts with fire protection requirements and landscaping requirements, that that could be part of the Code rewrite. I'm not sure I understood her to say that it would be part of the water harvesting ordinance or that it would come later. But Penny did address that as --

CHAIRMAN SULLIVAN: But the two things we're adding as a condition is that they comply with the future water harvesting ordinance and that they comply with the future landscaping ordinance. Is that correct? Is that what we're working on?

MR. CATANACH: What the applicant had agreed to was to comply with standards or guidelines having to do with amendments for water conservation, which would include landscaping.

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CHAIRMAN SULLIVAN: Okay, I guess I need to clarify it when they come back that it would include the water harvesting also.

COMMISSIONER CAMPOS: And the landscaping.

CHAIRMAN SULLIVAN: And the landscaping. Commissioner Duran.

COMMISSIONER DURAN: I was just wondering, Vicki and Joe, when you start analyzing the data on what would be appropriate elements to this ordinance, there's a guy named Michael Sandrin who's been building houses for the last ten, fifteen years, and he builds kind of a wick system. So he catches all this water off of the roof and it goes into this pumice-filled -- is that what you have? Never mind. I should read the material.

CHAIRMAN SULLIVAN: Well, they just handed it out tonight but they're apparently allowed to use any one of these.

COMMISSIONER DURAN: Well, good. Great. Because I've seen it work and this house out in Eldorado that has it, you'd think that they are using tons of water and they barely use any.

MR. CATANACH: That's certainly what we hope to achieve.

CHAIRMAN SULLIVAN: I was just trying to make it clear specifically, what water conservation ordinances we're talking about and I think we're talking about two. One is water catchment and the other is a landscaping ordinance that you indicate will be a part of the Code rewrite.

MR. CATANACH: Or it could be coordinated with that.

CHAIRMAN SULLIVAN: Is the jury back, Mr. Lilly?

MR. LILLY: We've taken a look at it and feel that we can work with some reduction. What we'd like to propose is .25 for the cabin lots, .4 for all other lots, except for the ones that have stalls on the property and we'd like to make that the .5 acre-feet, which is lower than what we'd revised the estimate for you on the latest one that we met with Joe on. Prior to committing to that, however, we'd like to just ask the question of Joe whether we can do that, because it's our understanding that we need .25 acre-feet per dwelling. We don't want to be in conflict with the County ordinance, so we're willing to make that change providing we're not in conflict.

MR. CATANACH: The issue came up that in fact the County, back in '92 when the master plan came in from Las Campanas we were requiring a minimum allocation of .25 per residential unit but certainly things have changed, meaning that recognition that a guesthouse should be a guesthouse, part-time, temporary use and being that the Board of County Commissioners is who adopted the development agreement, it seems to me that then the Board of County Commissioners can make appropriate changes as things have evolved. I don't know if Steve has any comments on that but that's it right there. At one time, the County was requiring a minimum .25 per unit but things have certainly changed, especially in the last two years.

CHAIRMAN SULLIVAN: Al, let me get a clarification here. On your water budget, all 23 of the stable lots, according to your calculation, would only require .038 acre-feet anyway. That's .038, and that's for all of them. So if you divided that by 23 lots --

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MR. LILLY: All 23 require .9 acre-feet.

CHAIRMAN SULLIVAN: Okay. Each one requires .038.

MR. LILLY: That's right.

CHAIRMAN SULLIVAN: Okay, so you're saying you're reducing, by agreeing to .5 as a maximum for the estate lots with stables, you're reducing it, but you're reducing it from .538 to .5, right?

MR. LILLY: That's right. Those are going to be larger lots, more of a ranch setting, next to the BLM and that's the reason why we're requesting that.

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Anaya.

COMMISSIONER ANAYA: So, Al, you said .25 acre-feet for the cabin lots?

MR. LILLY: That's right. For 18 lots.

COMMISSIONER ANAYA: The cabin lots, 18, okay. And then you said .4 acre-feet with the residence and guesthouse?

MR. LILLY: That's correct.

COMMISSIONER ANAYA: And then there was a third one?

MR. LILLY: Of the 110, you have 23 that we were looking at for .5 acre-feet. Those are the ones that have the stables on site.

CHAIRMAN SULLIVAN: Why would those need to go from .4 to .5 if each lot with the horses only requires .038 acre-feet? It seems like it would have to go to .438.

MR. LILLY: You could reason it that way. I'm not in conflict, I'm just saying --

CHAIRMAN SULLIVAN: Just adding the numbers, that's all.

MR. LILLY: We're looking at larger lots, larger buildings on those lots. There's 23 of them and we were looking to have .5 on those lots.

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Anaya.

COMMISSIONER ANAYA: I would agree to that and put that in my motion.

CHAIRMAN SULLIVAN: Okay, what are you agreeing to.

COMMISSIONER ANAYA: To 18 of the cabin lots would go to .25 acre-feet.

The -- I don't know how many residences -- how many residences are there with --

CHAIRMAN SULLIVAN: 110.

COMMISSIONER ANAYA: 110 would go to .4, with residence and guesthouses. And 23 of the lots with the barn on them would go to .5 acre-feet.

MR. LILLY: Actually, what you need to do is to take away the 23 from the 110.

COMMISSIONER ANAYA: Okay.

MR. LILLY: So it's really 97.

COMMISSIONER ANAYA: So 97 would be at .4.

MR. LILLY: And then 23 would be at .5.

COMMISSIONER ANAYA: Okay.

MR. LILLY: And 18 would be at .25.

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CHAIRMAN SULLIVAN: How about 87?

MR. LILLY: Is that better math?

COMMISSIONER ANAYA: 87?

CHAIRMAN SULLIVAN: It depends on which side of the calculator you're on.

MR. LILLY: We'll go with the 87.

CHAIRMAN SULLIVAN: Go with that? Yes. Okay, so we have an amended motion on the floor. Does the seconder agree?

COMMISSIONER MONTOYA: Yes.

CHAIRMAN SULLIVAN: Okay, we have an amended motion and second. Discussion on the amended motion, please? That's the same motion, it's just been revised with friendly amendments. Commissioner Campos.

COMMISSIONER CAMPOS: Have you gotten the clarification you wanted about the landscaping and the water harvesting ordinance that are yet to be adopted?

CHAIRMAN SULLIVAN: Let me clarify that. While you were calculating, Mr. Lilly, in terms of the water usage issue, I understand your client is agreeable, or are then agreeable to complying with the County's, we said water use ordinances. There's actually going to be two in my understanding. One is a water harvesting ordinance, which is going to be coming fairly quickly. Another will be a landscaping ordinance, which may be a part of our Code rewrite. Both of which deal with, or will deal with the use of water and types of landscape and so forth.

MR. LILLY: I'm certainly in favor of the intent of doing that. I guess I'd like to have a handle on what the time frame is for them. If this is something that's going to be six months to a year away, that would probably pose some problems for us. If it's something that's going to happen in the near future, I think it's something we can work with.

COMMISSIONER CAMPOS: Mr. Chair.

CHAIRMAN SULLIVAN: Commissioner Campos.

COMMISSIONER CAMPOS: I think Penny Ellis indicated that landscaping may be further down the road than water harvesting, water harvesting being in the next few months but landscaping in four to five months. Does that work?

MR. LILLY: In how long?

COMMISSIONER CAMPOS: Four to five months.

MR. LILLY: And water harvesting was in —

COMMISSIONER CAMPOS: Shorter time.

CHAIRMAN SULLIVAN: Two to three months. We just did publish title and general summary tonight.

MR. LILLY: We're totally in favor of the water harvesting for sure. Let me check with the client on the landscaping. On the landscaping, I just don't know if it will happen as quick as before the five months. Does that sound reasonable?

COMMISSIONER DURAN: Mr. Chair, could I ask a legal point on this?

CHAIRMAN SULLIVAN: Commissioner Duran has a legal question, Mr.

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Ross.

COMMISSIONER DURAN: Can we require the applicant -- he's agreed to the water catchment systems. That's on a pretty fast track but can we require them to hang in there and not do anything for six months until we adopt some new ordinance?

MR. ROSS: Well, he's indicated that might be a little bit of a difficulty for him but what you probably could do is to set a time limit. If we don't have our act together and have a landscape ordinance in five months or six months or whatever time you all agree to, then the requirement could dissipate of its own. It could just time out and you wouldn't have that requirement any more on that.

COMMISSIONER DURAN: So I have a question for you, Al. Is the infrastructure already in place for this development?

MR. LILLY: No, the infrastructure is not in place. However, what happens when you have a development as you know, we're ready to record the first phase of it and you've got sales information that goes with it and everything else and committing two buyers, it's difficult to do that if you're out there four or five months to a year. Right now I'm willing to absolutely commit to the water harvesting. I would be very hesitant to commit to something that could be out a half a year.

COMMISSIONER CAMPOS: What about the non-native grasses? Would you agree to that? That you would only use non-natives? Commissioner Sullivan suggested a certain mixture, grasses. You could agree to that today.

CHAIRMAN SULLIVAN: I would suggest that you put in your disclosure statement that native grasses are required or compliance with the new County landscape ordinance. So that you're advising -- that ordinance may allow a couple hundred feet of bluegrass. We don't know yet. We haven't reviewed it yet.

MR. LILLY: Let me discuss that with my clients. Can you give me a minute here?

CHAIRMAN SULLIVAN: Sure. Go back to your computer.

MR. LILLY: What we'd like to do is go ahead and agree to comply to the County ordinance, whatever that comes to. However, we'd prefer the quick cap of a certain period of time on it that you feel is reasonable.

COMMISSIONER CAMPOS: What about both?

CHAIRMAN SULLIVAN: How about if it's not in effect for six months? Does that make sense? Six months?

COMMISSIONER ANAYA: That sounds fair.

CHAIRMAN SULLIVAN: Is that an amendment to your motion?

CHAIRMAN SULLIVAN: Does the seconder agree?

COMMISSIONER MONTOYA: Yes, sir.

CHAIRMAN SULLIVAN: Okay, we have another, a new motion. Let me summarize if I can. Okay, first of all, I don't think we included staff conditions in the motion. Your motion included the staff --

COMMISSIONER ANAYA: Yes, I did.

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CHAIRMAN SULLIVAN: You did. Okay. So that takes care of that. The amended staff conditions. And then in terms of lot usage, water usage, .25 acre-feet for cabin lots, for 87 estate lots, .4 acre-foot maximum. For 23 stable lots, .5 acre-feet maximum. Then with regard to an additional condition regarding water conservation requirements, are that the development will comply with the County's upcoming water catchment ordinance and, provided that it is in place or approved, let's say, within six months, with the County's upcoming landscaping ordinance.

MR. LILLY: Agreed.

CHAIRMAN SULLIVAN: Is everybody onboard with that? Okay.

The motion to approve EZ Case #S 00-4561 with the above noted conditions and amendments passed by unanimous [5-0] voice vote.


MR. LILLY: Thanks for your consideration.

CHAIRMAN SULLIVAN: You're welcome. Thank you, sir. Are there any other items.

ADJOURNMENT

Chairman Sullivan declared this meeting adjourned at approximately 8:00 p.m.

Approved by:




Board of County Commissioners
Jack Sullivan, Chairman

Respectfully submitted:

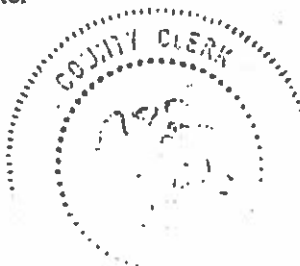


Karen Farrell, Commission Reporter

ATTEST TO:



REBECCA BUSTAMANTE
SANTA FE COUNTY CLERK



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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.



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recorded in 2004. Homes have been completed on Phase I and Phase II. Phase III would have needed to be recorded by 2009.

The Applicants are now requesting a 24-month time extension for Phase III of the Estancias at as Campanas consisting of the remaining 37 lots.

The Applicant states: "We have been very diligent in keeping the approved subdivisions of Las Campanas active, either through extension, administrative approvals, infrastructure completion, the Buckman Direct Diversion infrastructure or even completing lots." In 2007, the Camino la Tierra and Buckman Road infrastructure improvements were embarked upon, completed and signed off by Santa Fe County.

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 (ESR). 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 twenty-four (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 thirty-six (36) months may be added to the expiration date by the Board."

On December 13, 2011, the Board of County Commissioners adopted Resolution No. 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 No. 2011-11, which states "the Board of County Commissioners ("the Board") 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 (August 2009) for the Estancias at Las Campanas Subdivisions, the Conference Board's Leading Economic Index score was 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. Staff recommendations: approval for a 24 month time extension of the final plat

CHAIR HOLIAN: Are there any questions for staff?

COMMISSIONER CHAVEZ: Well, I have a question.

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CHAIR HOLIAN: Yes, Commissioner Chavez.

COMMISSIONER CHAVEZ: Mr. Archuleta, this case MIS 13-5021 Las Campanas time extension, is that the correct title? I mean Las Campanas is pretty broad. So this is – the extension would be for the Estancias Phase III?

MR. ARCHULETA: Madam Chair, Commissioner Chavez, that's correct. The Estancia Phase III was formerly Tesoro Enclaves which was another area of the subdivision.

COMMISSIONER CHAVEZ: So, I guess, the umbrella, the subdivision, as you say would be Las Campanas?

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

COMMISSIONER CHAVEZ: And these are phases within Las Campanas itself.

MR. ARCHULETA: That's correct.

COMMISSIONER CHAVEZ: Okay, thank you, Madam Chair.

CHAIR HOLIAN: Is the applicant here.

MR. HOEFT: Madam Chair, I stand for questions.

CHAIR HOLIAN: Okay, and would you identify yourself and be sworn in please – oh, you have been sworn in. Are there any questions for the applicant? This is a public hearing. Is there anyone here who would like to speak on this case either in favor or in opposition to the case? Seeing none, the public hearing is closed.

Are there any further questions? Is there a motion?

COMMISSIONER CHAVEZ: Yes, Madam Chair. I'd like to make a motion to approve the 24-month time extension for final plat for the Estancias at Las Campanas with staff recommendations.

COMMISSIONER ANAYA: Second.

CHAIR HOLIAN: Thank you. Were there staff conditions on this? I don't believe so.

MR. ARCHULETA: Madam Chair, there were no staff conditions.

COMMISSIONER CHAVEZ: Well, I'm looking at the criteria then for this type of request. It says if they're not conditions of approval I would like to enter them into the minutes because it does mention that the development is located in the basin hydrologic zone where the minimum lot size is 10 acres per dwelling unit with .25 acre-feet per year water restrictions, lot size may be reduced to 2.5 acres per dwelling unit – so that's the criteria and the criteria will be part of the minutes as well.

MS. ELLIS-GREEN: Madam Chair, Commissioner Chavez, that's actually in the summary portion of our report so I don't know what the lot size is for this subdivision individually but the overall Las Campanas area would meet these lot sizes. So sometimes between the areas there is a density transfer. So this is just background information for the Board at this point any of the conditions of approval that were put on when the final plat was approved would still carry forward so the only thing the applicant is asking for is a 24-month extension.

COMMISSIONER CHAVEZ: So the .25 acre-feet per year water restriction would also follow with the lot size?

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

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COMMISSIONER CHAVEZ: Okay.

CHAIR HOLIAN: Okay we have a motion and we have second for approval of the time extension. 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. 5. BCC CASE # MIS 10-5121 Suerte del Sur Time Extension. Suerte del Sur LLC, Applicant, Scott Hoeft, Agent, Request a 24-Month Time Extension of the Previously Approved Final Plat and Development Plan (Phases 1-4) of the Suerte del Sur Subdivision Consisting of 241 Residential Lots on 660 Acres. The Property is Located Along Los Suenos Trail, South of Las Campanas, North of Pinon Hills Subdivision, within Section 24, Township 17 North, Range 8 East and Section 19, Township 17 North, Range 9 East (Commission District 2)

MR.. ARCHULETA: Thank you, Madam Chair. On April 8, 2008, the BCC granted Final Plat and Development Plan approval for the referenced subdivision which consisted of 241 residential lots on 660 acres.

On April 13, 2010, the Applicant requested and was granted by the Board of County Commissioners a 36-month time extension for the Final Plat and Development Plan. Phase 1-4, of the Suerte del Sur Subdivision which expired on April 8, 2013.

The Applicant is now requesting a 24-month time extension of the Suerte del Sur Phase 1-4 Final Plat and Development Plan approval under Santa Fe County Ordinance No. 2011-11.

Madam Chair, the rest of the report is the same as the previous two. May I enter those into the record?

CHAIR HOLIAN: Yes, you may.

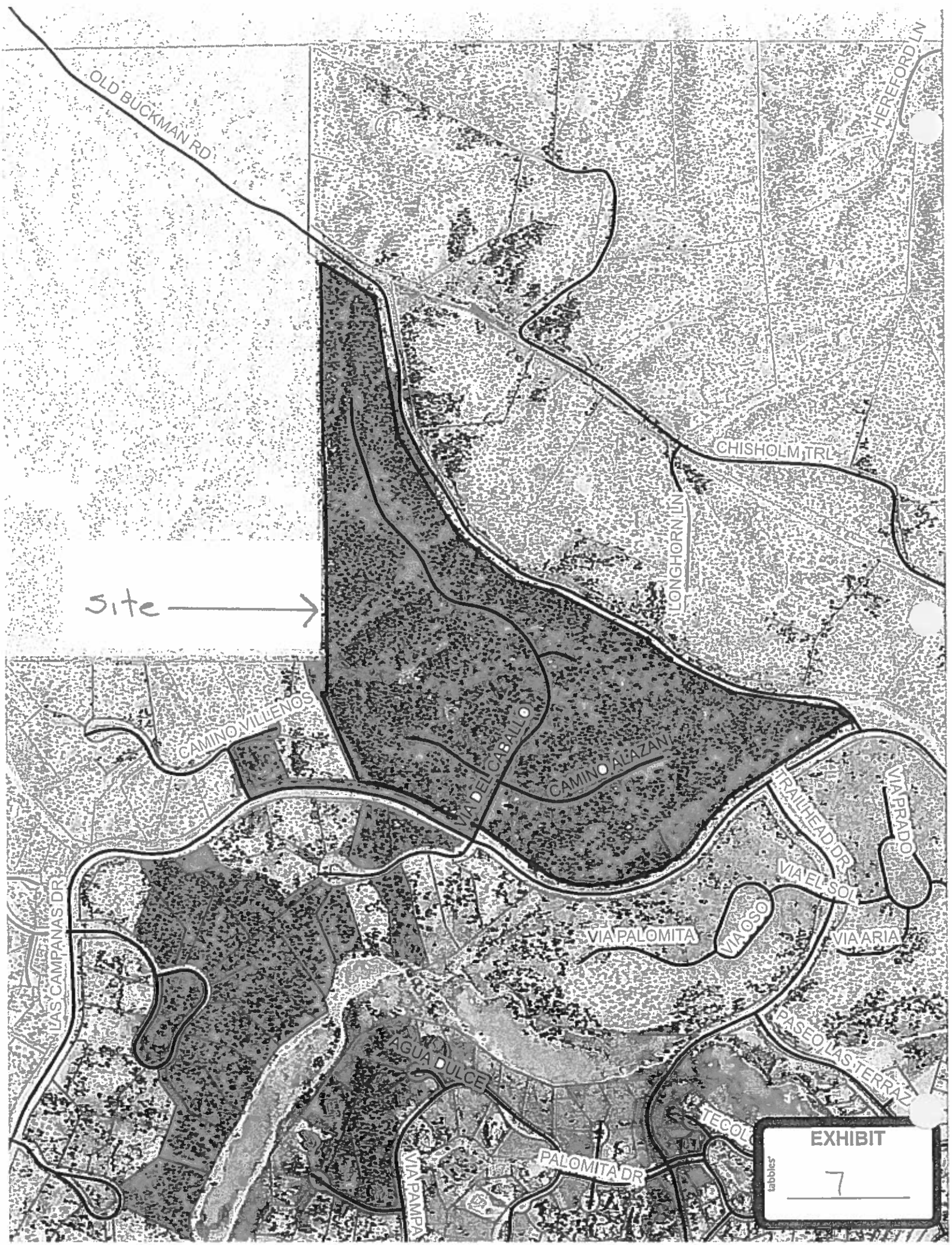
The report reads as follows:

In 2007-2008 road improvement agreements for the existing Los Suenos Trail and La Vida Trail and a road construction agreement for the remainder of Los Suenos Trail (Hager Road) were negotiated between the Applicant and other property owners within the area. Santa Fe County and Las Campanas Sewer Coop also implemented an agreement for water and sewer. During this period the project plats, support documents and cost estimates were revised and completed in preparation of recordation.

The Applicant states: "Due to the current market conditions and limited demand for residential lots, the owners of Suerte del Sur are requesting additional time to proceed with the development of the land.

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

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EXHIBIT

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