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Commissioner, District 5

Katherine Miller
County Manager

DATE: March 31, 2015

TO: Board of County Commissioners

FROM: Jose E. Larrañaga, Development Review Team Leader *gdf*

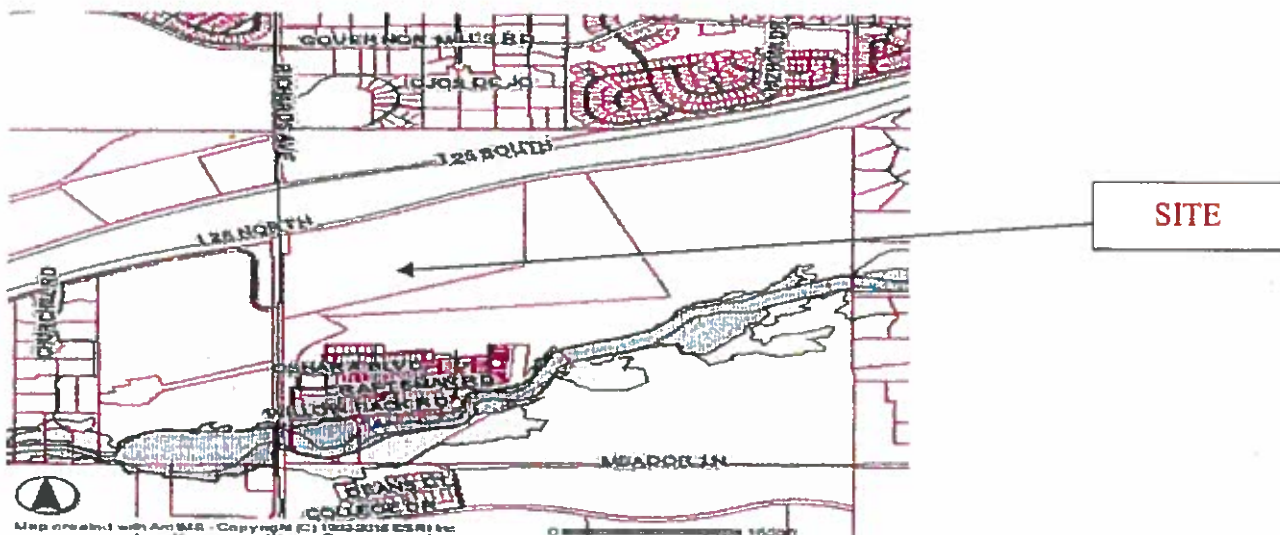
VIA: Katherine Miller, County Manager
Penny Ellis-Green, Growth Management Director *VE for*
Vicki Lucero, Building and Development Services Manager *VE*
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF.: CDRC CASE # V/MP 14-5490 Saleh Master Plan

ISSUE:

Senemar, LLC, Applicant, Design Enginuity, Agent, requests Master Plan approval in conformance with the Community College District Ordinance to allow a Phased Mixed Use Development on a 64 acre \pm site. The Applicant also requests a variance of Ordinance No. 2000-12, Section 6.E.3.c to allow a no-outlet roadway to exceed 300 feet and a variance of Ordinance No. 2000-12, Section 6.7 (Road Design Standards), to allow deviation from design standards required of a Living Priority Road. The site will take access off of Richards Avenue. The property is located on the south side of I-25 and east of Richards Avenue, within the Community College District, within Section 16, Township 16 North, Range 9 East (Commission District 5).

Vicinity Map:



SUMMARY:

On February 19, 2015, the County Development Review Committee (CDRC) met and acted on this case. The decision of the CDRC was to:

1. Recommend approval, by a unanimous 6-0 voice vote, of the Applicant's request for a Master Plan in conformance with the Code and the CCDO to allow a Phased Mixed Use Development on a 64 acre \pm site.

2. Recommend approval of a variance of Ordinance No. 2000-12, § 6.E.3.c) and § 6.7.

3. Recommend that the approvals be subject to staff conditions with a modification of staff condition number five so that it included the following language: "and may seek to recover infrastructure costs from other beneficiaries of shared system infrastructure".

The Applicant is requesting Master Plan approval in conformance with Santa Fe County Ordinance 1996-10, The Santa Fe County Land Development Code (the Code) as amended by Santa Fe County Ordinance 2000-12, the Community College District Ordinance (CCDO). The CCDO was adopted December 11, 2000. Within the CCDO, the Land Use Zoning Map zones 31.2 acres of the subject property as Employment Center, 22.3 acres as Village Fringe and 10.5 acres as Open Space within the 64 acre site.

The Applicant has, pursuant to CCDO Section 4(B)(2)(b)(i), defined the boundaries of the landscape types and thereby determined the configuration of the various zones on the Master Plan, taking into consideration the flatlands, hillsides, pinion/junipers, grasslands and arroyos of the CCDO Land Use Map and Land Systems Map. The end result is an increase in Employment Center acreage of .9 acres, an increase in Open Space of 21.6 acres, an elimination of Village Fringe, and the addition of 7.4 acres of Neighborhood Center zoning. The proposed Master Plan includes 7.4 acres of Neighborhood Center, 21.4 acres of Employment Center and 32.1 acres of Open Space. The remaining 3.1 acres will be a road right-of-way.

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

The use list for Phase 2, consisting of 35.68 acres, includes the following: 16.13 acres of Open Space which includes passive space, parks, plaza (.33 acres), playground (.25 acres), trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies and cemeteries; Neighborhood Center which includes cemeteries/funeral homes, churches/religious institutions, bank/financial services, veterinary clinic, retail sales of less than 5,000 square feet and assisted living/nursing facility; Employment Center consisting of 18.97 acres which includes apartments, condos or townhomes, shopping center, Hotel and office/retail.

The Applicant states that due to the existing traffic congestion along Richards Avenue and the Oshara neighborhood, Phase 1 development will be limited to low traffic uses. Phase 2 will not be developed until completion of the Northeast Connector.

Ordinance No. 2000-12, § 4.B.b states: "all lands within the Community College District are zoned for the uses allowed in the Land Use Table. The purpose of the Master Plan is to establish the extent and scope of the project including, without limitation, the uses for the project, the specific information to determine the relationship between the landscape types, the zones and the project, and the relationship of its phases and multiple components with adjacent environment and its overall needs for services and infrastructure".

Article V, § 5.2.1.b of the Land Development Code states: "a Master Plan is comprehensive in establishing the scope of a project, yet is less detailed than a Development Plan. It provides a means for the County Development Review Committee and the Board to review projects and the sub-divider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a Preliminary and Final Plat approval".

The Applicant requests a variance of Ordinance No. 2000-12, Section 6.E.3.c to allow a no-outlet roadway to exceed 300 feet and a variance of Ordinance No. 2000-12, Section 6.7 design standards of a Living Priority Road. More specifically, the Applicant proposes to build a temporary east extension of Dinosaur Trail Road onto the Saleh property for Phase 1. This road will be a dead end basecourse road, 960 feet in length. The Applicant states that at full build out the road would be classified as a Living Priority Road.

The Applicant States: "We request two variances: one to allow a road up to 960 feet in length and to allow this road **not to be** constructed to the CCDO standards. Instead we propose to construct a 24-foot wide basecourse temporary road. The reason for this request is that the County intends to close off the existing Dinosaur Trail roadway and relocate it 900 feet north when they construct the Northeast Connector. The Saleh project access will then be relocated to the new NE Connector and the existing Dinosaur Trail extension roadway will be removed. Currently the County estimates that the NE Connector will be constructed in 2017. Thus at most this temporary road will be in service for 2 years. Paving of the temporary road would be a waste of resources and not compatible with the goals of the County's Sustainable Growth Management Plan. All permanent roads within the project will be paved. This temporary road will end in a hammerhead turnaround with 100 foot arms. The proposed design meets the County Fire Marshal requirements for a dead end road."

Ordinance No. 2000-12, Section 6.E.3.c states: "no-outlet roadways shall be used only to preserve open space contiguity or in cases that terrain does not allow contiguity. No-outlet roadways shall not exceed three hundred feet (300') in length and shall have a minimum fifty foot (50') turn around."

Ordinance No. 2000-12, Section 6.7 illustrates the design standards for a Living Priority Road, which include the following: 54' R-O-W; 11' wide paved drive lanes; striping; 10 foot minimum median; curb and gutter; on street parking on both sides; 10' center planting area."

Article II, § 3 (Variances) states: "Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the Board and the Board may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking or property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety. In arriving at its determination, the Development Review Committee and the Board shall carefully consider the opinions of any agency requested to review and comment on the variance request. In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified."

Article II, § 3.2 (Variation or Modification) states: "in no case shall any variation or modification be more than a minimum easing of the requirements."

The Applicant acquired the property by warranty deed recorded as Instrument # 1403256 in the Santa Fe County Clerk's records dated November 28, 2005. Design Enginuity is authorized by the Applicant to pursue the request for Master Plan approval in conformance with the Code as amended by the CCDO to allow a Phased Mixed Use Development on a 64 acre \pm site, as evidenced by a copy of the written authorization contained in the record (Exhibit 13).

Notice requirements were met as per Article II § 2.4.2, of the Code. In advance of a hearing on the Application, the Applicant provided a certification of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for twenty one days on the property, beginning on March 24, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on March 24, 2015, as evidence by a copy of that legal notice contained in the record. Receipts for certified mailing of notices of the hearing were also contained in the record for all adjacent property owners (Exhibit 14).

This Application was submitted on December 5, 2014.

Building and Development Services staff have reviewed this project for compliance with pertinent Code and CCDO requirements and have found that the facts presented support this request: the Application has established the extent and scope of the project including, the uses for the project, the specific information to determine the relationship between the landscape types, the zones and the project, and the relationship of its phases and multiple components with adjacent environment and its overall needs for services and infrastructure; conformance to the Santa Fe Growth Management Plan as amended by the Community College District Plan; the viability of the proposed phases of the project to function as completed developments; conformance to the CCDO in regards to roads (with the exception of the length and design of the access) and trails, community facilities, design and construction standards and open space standards; the Master Plan conforms to the eligible uses allowed under a Neighborhood Center and Employment Center; the Application

satisfies the submittal requirements set forth in Ordinance No. 2000-12, § 4.B.2 (Submittals) and the Code.

The review comments from State Agencies and County staff have established findings that the Application is in compliance with state requirements, the majority of CCDO requirements, and Article V, § 5, Master Plan Procedures of the Code. This Application is not in compliance with § 6.E.3.c and § 7 (Road Design Standards) of the CCDO.

Building and Development Services staff have reviewed the Applicant's request for a variance of Ordinance No. 2000-12, § 6.E.3.c), (no-outlet roads) and § 6.7, (Road Design Standards) for compliance with pertinent Code/Ordinance requirements and has found that the facts presented do not support the request: roadway circulation within the Community College District shall provide a network of roads that will integrate automobile traffic, pedestrian and other modes of transportation in a safe and controlled manner; within each development, roadway circulation shall be interconnected as shown on the Circulation Map; the developer shall be required to construct any portion of the roadway necessary to maintain connectivity throughout the CCD; all road construction shall conform and comply with AASHTO standards. ITE guidelines, New Mexico State Highway and Transportation Department specifications and all applicable National Codes.

APPROVAL SOUGHT: Master Plan approval in conformance with the Code as amended by the CCDO to allow a Phased Mixed Use Development on a 64 acre \pm site.

VARIANCE(S): Variance of the CCDO, Section 6.E.3.c to allow a no-outlet roadway to exceed 300 feet and Section 6.7 road design standards.

GROWTH MANAGEMENT AREA: SDA-1, Community College District, Community District.

ZONE: Employment Center/Neighborhood Center.

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

ACCESS AND TRAFFIC:

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

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

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

FIRE PROTECTION:

La Cienega Fire District: Santa Fe County will provide the water source for fire protection; fire hydrants shall be located within the site; six fire hydrants are proposed to be located on the site: Cul-de-sacs shall be a minimum 50' radius; automatic fire prevention sprinkler systems shall be required; shall comply with Article 1, § 103.3.2-New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

WATER SUPPLY:

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

the water use to 84 a/f/y. This will require a contract/water commitment approved by the BCC.

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

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

LIQUID WASTE:

The CCDO requires that the development be served by a community sewer system. The Code defines a Community Liquid Waste Disposal System as a system that will treat

more than 2,000 gallons of liquid waste per day. A private collection system and treatment plant is defined as a Community Liquid Waste Disposal System in the Code.

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

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

New Mexico Environment Department reviewed the Application and stated the following: individual septic systems to be adequately sized and permitted; abandonment of all septic systems be done properly, according to established regulations.

SOLID WASTE:

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

**FLOODPLAIN &
TERRAIN MANAGEMENT:**

Terrain Management for Saleh has been reviewed for compliance with the Land Development Code, Ordinance No. 2000-12 Community College District, and Ordinance

2008-10 (Flood Damage Prevention and Stormwater Management). The site contains slopes less than 15% with minimal 30% slopes. The majority of 15%-30% slopes are dedicated to open space. The Plan complies with the Land Development Code requirements and Ordinance No. 2008-10 (Flood Damage Prevention and Stormwater Management).

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

SIGNAGE AND LIGHTING:

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

The Applicant has proposed to keep lighting minimal along the streets and trails. It is anticipated only 2 LED street lamps will be installed in Phase 2, both on the street next to parks and both with cut off shades. The covenants shall state that the Saleh lot owners are responsible for maintenance and electric bills associated with the street lamps. Lighting will be regulated by the project covenants which will require cut off LED lighting for anything taller than 8 feet. The Applicant shall provide scaled height dimensions for the pole mounted lights. The Applicant shall provide cut sheets for illumination of signage. The Applicant has not provided lighting detail. Additional information and submittals are required at time of Preliminary Development Plan submittal for compliance with Article III, Section 4.4.4 h and Table 3.1. Staff has determined that the lighting element of the Application complies with Article V, Section 5 Master Plan Procedures.

EXISTING DEVELOPMENT:

The project site is currently vacant.

ADJACENT PROPERTY:

The site is bordered to the west by Richards Avenue and to the north by Interstate 25/Rabbit Road. To the east and south the site is bordered by the Oshara Village.

OPEN SPACE:

A total of 32.1 acres of land will be dedicated as public open space, which is over the 50% CCDO requirement. The Open Space includes passive space, parks, plaza (.66 acres), playground (.25 acres) and District Trails will be installed on the west and east sides of the development. The proposal meets the requirements set forth in Ordinance No. 2000-12 (Community College District), for Open Space and Trails, including minimum 50% open space and accommodation of planned district trails.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
County Fire	Approval with Conditions
County Utilities	Approval with Conditions
NMDOT	Approval
Public Works	Approval with Conditions
OSE	No Opinion on Master Plans
SHPO	Approval with Conditions
NMED	Approval
Public Schools	Approval

STAFF RECOMMENDATION: Staff recommends denial of the Applicant's request for a variance of CCDO § 6.E.3.c, to allow a no-outlet road to exceed 300 feet in length and § 6.7, to allow non-compliances of design standards required of a Living Priority Road.

The decision of the CDRC was to recommend approval of the variances of the CCDO § 6.E.3.c and § 6.7, and approval of the request for Master Plan, to allow a Phased Mixed Use Development on a 64 acre \pm site, subject to the following conditions with a modification of staff condition number five so that it included the following language: "and may seek to recover infrastructure costs from other beneficiaries of shared system infrastructure":

1. The Applicants shall comply with all review agency comments and conditions, as per Article V, § 7.1.3.c. Conditions shall be noted on the recorded Master Plan.
2. In order for Phase 1 of the Development to use the 3 acre-feet available under the assigned First Amended Initial Customer Contract for Commitment of Water Service (dated November 10, 1994 "Water Contract"),

the Developer shall fulfill the terms and conditions of the water contract prior to Preliminary Development Plan.

3. Saleh shall provide water rights for any portion of the project's total water budget that exceeds the commitment in the Water Contract. The project will be required to annually report total development water usage to SFCU and provide SFCU with additional water rights if the 5-year rolling average usage exceeds the approved estimated budget; in accordance to Resolution No. 2006-57 "adopting a Santa Fe County Water Resource Department Line Extension and Water Service Policy" or any subsequent water development policy, Saleh's water requirements (e.g. New Water Delivery) will need to be approved by the Board of County Commissioners. Per Resolution 2006-57, Section IX.C, such approval may require justification for a water budget that exceeds 35 acre-feet/year; Saleh shall enter into a water service agreement with SFCU, which will define Saleh's and SFCU's commitments and obligations and specify requirements, like connection locations, hydraulic analyses, water infrastructure design approval process, cost allocation, metering requirements, construction standards, inspections, easement dedications, and acceptance prior to Preliminary Development Plan.
4. Saleh shall obtain a letter from the City of Santa Fe Water Division (City) that identifies what, if any, additional water utility infrastructure is needed in order to supply the proposed total 84.312 acre-feet/year demand through the City system prior to Preliminary Development Plan.
5. Saleh shall construct and dedicate all water infrastructure identified by the City's water utility hydraulic modeling **and may seek to recover infrastructure costs from other beneficiaries of shared system infrastructure.**
6. The design of left turn and right turn deceleration lanes on Richards Avenue shall be submitted with the Preliminary Development Plan application, as per Article V, § 7.2.
7. The railroad grade shall be designated as a trail and retain the appearance of a rail road grade. The rail road

grade shall be maintained and remain within an open space easement.

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

EXHIBITS:

1. Master Plan Report
2. Proposed Plans
3. Reviewing Agency Responses
4. Aerial Photo of Site
5. Ordinance No. 2000-12, § 4
6. Article V, § 5.2.1.b Master Plan Procedure
7. Article V, § 5.2.5 Filing Approved Master Plan
8. CCD Land Use Table
9. CCD Land Use Zoning Map
10. Ordinance No. 2000-12, § 6.7
11. Ordinance No. 2000-12, §6.E.3.c
12. Article II, § 3 (Variances)
13. Warranty Deed and Letter of Authorization
14. Article V, § 9.9 Improvement Guarantees
15. Recorded February 19, 2015, CDRC Minutes
16. Letter in Support of Request
17. Legal Notice

NBF-12

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January 23, 2015

Santa Fe County Commissioners
County Development Review Commissioners

RE: Saleh Master Plan

Dear Commissioners,

On behalf of our client, Senemar, LLC, Mr. Esmail Haidari Managing Member, we submit the attached application for Master Plan for the Saleh project. Saleh is a proposed 64 acre project located at the gateway to the Santa Fe Community College District at the southeast corner of I-25 and Richards Avenue. We propose a mixed use development with a very modest first phase due to existing traffic issues. Timing of the second phase will be tied to the construction of the County's planned Northeast Connector

It is anticipated that the Sustainable Land Development Code will take effect before this project is developed and therefore the project has being designed to meet the anticipated new code requirements. The project facts are summarized below.

REQUEST

On behalf of Senemar, LLC, we request Master Plan (Figure 1) approval for a Phased Mixed Use Development. Variances are requested to permit a deadend basecourse access road exceeding 300 feet during Phase 1 of the project. This road will be temporary and will be removed with the relocation of the Dinosaur Trail and Richard's Avenue intersection.

GENERAL DESCRIPTION

Saleh will primarily be a commercial project which will include a mix of offices, retail, a hotel site, multi-family housing, assisted living/nursing facility, with 50% of the property to be dedicated public open space. Architectural controls will result in a visually integrated project. At full development there would be two main roads crossing the site: Saleh Avenue and North Willowback Road. Both roads will be paved with parking permitted along the street, curb and gutter, sidewalks and street trees on both sides of



the roads. Both roads will connect to the future Northwest Connector with a separation of 1300-feet between intersections. Open space along Richard's Avenue will be 200 to 700 feet wide. Setbacks from the I-25 right-of-way range from 200 to 650 feet. District Trails will be developed along the west and east boundaries and a paved 6-foot wide Village Trail will pass through the middle of the project and will connect the two District Trails. All 32 acres of open space will be dedicated for public use and is interconnected. Two plazas are planned and a park with a basketball court. County water and a private wastewater system will be used in the project.

LOCATION

Saleh is located to the south of Interstate 25 and east of Richards Avenue within Section 16 of Township 16 North, Range 9 East, as shown on Figure 2. To the north of the property is the Interstate, to the west is the Land Conservancy's Petchesky Ranch. To the east and south of the property is land owned by Greer Associates which has been master planned as future phases of the Oshara Village project. The Oshara Village Master Plan did not contemplate the construction of the NE Connector, nor the closing of existing Dinosaur Trail intersection as is currently envisioned, and therefore will have to be amended in the future.

EXISTING CONDITIONS

Saleh encompasses $64.0 \pm$ acres and is currently vacant. There is an old livestock pen and a rail road grade in which the rails were removed years ago. The grade lies on an manmade berm that is as much as 14 feet above the surrounding terrain. An arroyo tranverses the site east to west and crosses Richard's Avenue about 140 feet south of the property. Drainage is generally toward this central arroyo and then toward the southwest. The arroyo is estimated to carry 208 cubic feet per second during a 100-year storm event. Noise from the interstate impacts much of the northern third of the property. Richards Avenue has two large County water mains, natural gas, electricity, telephone and cable mains.

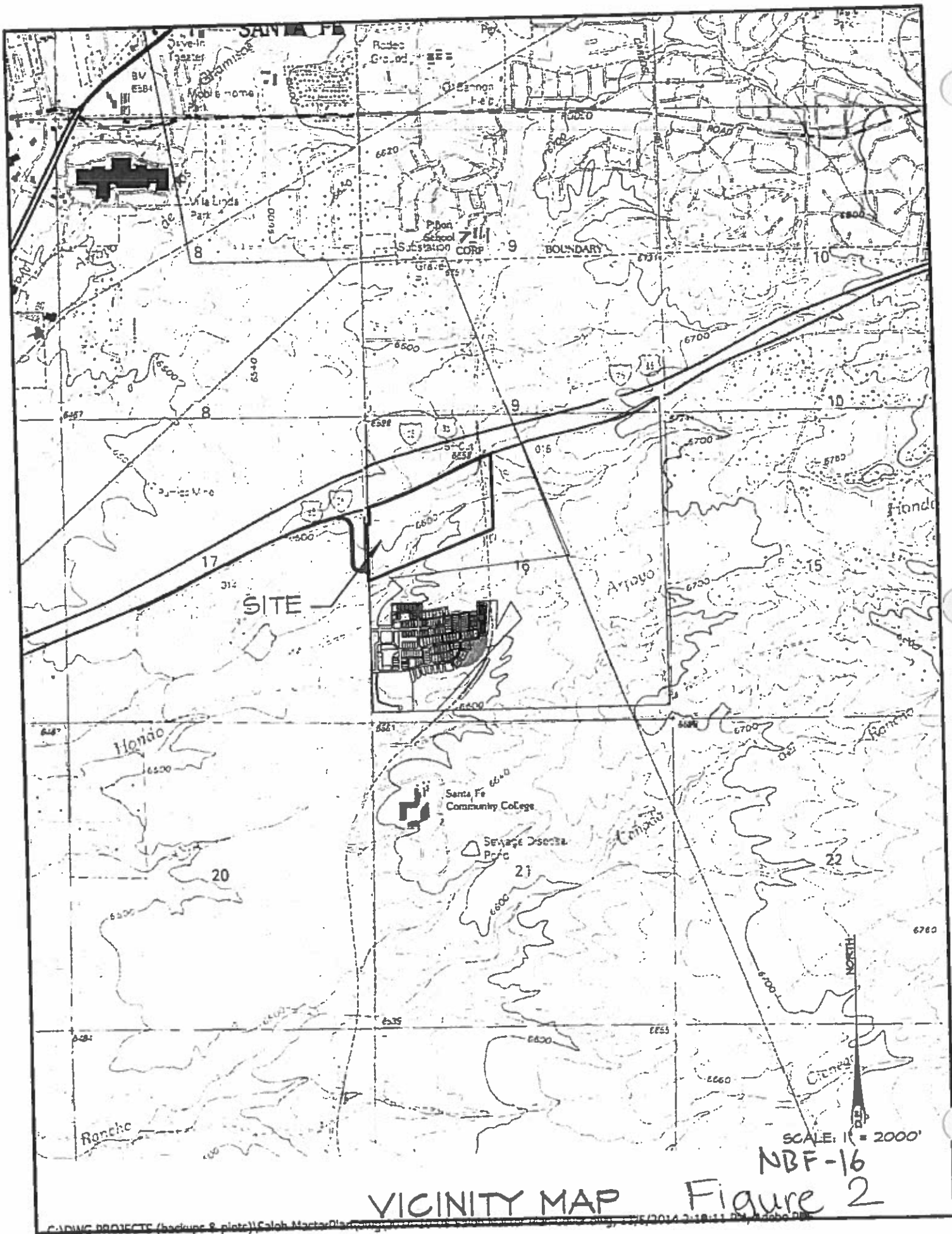
The project site drops in elevation away from the interstate towards the central arroyo and then rises gently to the south. The site is dominated with gentle slopes, typically less than 10%, except near the north boundary and near Richards Avenue where slopes of 15-30% are common. The majority of the hilly areas will be designated as permanent open space. Grasslands are present in the northwest and southeast corners of the project, but the majority of the site has a moderate amount of pinon and juniper trees (density of about 22 trees/acre) with a native grass understory.

At Dinosaur Trail and Richards Avenue there is a 3-way traffic signal; guard rail currently blocks entrance to the Saleh property at this location.

EXISTING ZONING

The Santa Fe Community College District Ordinance (CCDO) included a zoning map of the Saleh project site which is based on large scale mapping of landscape types and slopes and distance to the Oshara Village New Community Center. A blowup of that zoning map is provided as sheet 4 of the Master Plan set. The existing CCDO zoning

NBF-15



map defined 31.2 acres of Employment Center, 22.3 acres of Village Fringe and 10.5 acres of Open Space within the Saleh property.

PROPOSED ZONING

Using more detailed topography and 2004 aerial photography, we were able to more clearly define flatlands, hillsides, pinon/junipers, grasslands and arroyos. This more refined work is shown on sheet 5 of the plan set. From this work the proposed Saleh Master Plan was developed (Figure 1) in which 7.4 acres of Neighborhood Center, 21.4 acres of Employment Center and 32.1 acres of Open Space are proposed. The remaining 3.1 acres will be road right-of-way.

PROPOSED USE LIST

Because of existing congestion along Richard's Avenue and the Oshara neighborhood, development in Saleh will be limited to low traffic uses until the construction of the Northeast Connector. Therefore, it is proposed that Phase 1 of the project have the following allowable uses:

PHASE 1

OPEN SPACE:

Passive space, parks, plazas, trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies (maximum 20 horses) and cemeteries. No buildings permitted except those associated with the wastewater treatment facility.

NEIGHBORHOOD CENTER:

Cemeteries/funeral homes (max 5 acre cemetery and 10,000 SF funeral home) and churches/religious institutions (max seating for 125 persons).

EMPLOYMENT CENTER:

Air-conditioned storage facility with one allowable caretaker unit (single building with a common entrance to all units, maximum 60,000 SF), and RV and boat storage facility surrounded with a 6-foot screening fence with landscaping.

Phase 2 permit uses will include the following:

PHASE 2

OPEN SPACE:

Same as above.

NEIGHBORHOOD CENTER:

Same as above and bank/financial services, veterinary clinic, retail sales of less than 5000 SF and assisted living/nursing home (maximum of 100 beds).

EMPLOYMENT CENTER:

MULTI-FAMILY:

Apartments, condos or townhomes, maximum of 95 units, with common recreation facilities permitted (e.g. swimming pool and exercise room).

NBF-17

SHOPPING CENTER :

Retail centers, banks/financial institution, business and personal services, medical offices, health clubs, professional and business offices, restaurants (under and over 40 seats), retail sales (single use under and over 5000 SF permitted) indoor recreation center, laundry mat, dry cleaners, winery or microbrewery, artisan type retail (bakery, butcher, etc.), indoor farmers market and schools and studios (e.g. yoga, pilates, karate). No single user larger than 10,000 SF.

HOTEL:

Hotel or motel with restaurant permitted (maximum of 100 rooms).

OFFICE/RETAIL:

Business and personal services, medical offices, professional and business offices, day-care, restaurants (under 40 seats) and retail sales (no single user larger than 5000 SF).

ZONING DETAILS

The Santa Fe CCDO requires that minimum and maximum residential densities and commercial square footage, floor area ratios (FAR) and open space and park requirements be defined with the adopted Master Plan. The following is proposed for this project:

Project Area:	64 Acres
Neighborhood Center:	7.39 Acres
Allowable Building Square Footage	84,288 - 337,154 SF
Allowable FAR	0.25 - 2.0
Maximum Building Height	24 Feet *
Minimum Setbacks	N/A
Number of Dwelling Units	0
Employment Center:	21.37 Acres
Allowable Commercial Building Square Footage	210,000 - 1,400,000 SF
Allowable FAR	0 - 3.0
Maximum Building Height	36 Feet *
Minimum Setbacks	N/A
Number of Dwelling Units	50 - 96
Public Open Space:	32.10 Acres (50%)
Tracts/Parks	30.79 Acres
Public Sidewalk/Streetscape	1.31 Acres
Park Requirements:	Two 0.33 Acre Plazas and One 0.25 Acre Playground

* Covenants will set the maximum allowable parapet height of each lot, which may be lower than the maximum building height noted above.

PHASING

Phase 1 of the project will be limited to the construction of a temporary basecourse access road to Dinosaur Trail and development of 3 commercial lots located on the west side of the project. The western third of Saleh Avenue will be developed to provide access to the Neighborhood Center and the storage facility lot. All utilities will be installed in the temporary access road and Saleh Avenue. Street trees, sidewalks and the western plaza will be installed. The western District Trail and the western most detention pond will also be installed in this phase.

Phase 2 will include the completion of Saleh Avenue and Northern Willowback Road within the Saleh boundaries including their connection to the NE Connector and platting of the remaining lots. All utility mains, storm drains, the eastern District Trail, the central channel improvements, including grade control structures and remaining detention ponds will be installed. The eastern plaza and playground, the paved Village Trail and the eastern District Trail will also be installed. The Dinosaur Trail basecourse road will be removed. Phase 2 will coincide with the construction of the NE Connector.

The Community College District Ordinance encourages mixed use in every phase. Currently the addition of residential development would negatively impact Richards Avenue which is already operating at a D level for intersections south of the project. Thus Phase 1 of Saleh will include only one dwelling unit associated with the storage facility and additional residential development will be held in abeyance until the NE Connector is completed.

OPEN SPACE

A total of 32.1 acres of land will be dedicated as public open space in Saleh which is slightly over 50% of the project. Most of the open space will be within the central arroyo or areas to the north and west of the arroyo. Two plazas are planned and one playground in which a basketball court will be developed. District Trails will be installed on the west and east sides of the development with the hope that they can connect to a trail along the NE Connector and trails within Oshara Village. The eastern District Trail will be along the old railroad grade. A six-foot wide paved Village Trail will be developed to connect the two District Trails. Much of this Village Trail will be along the central arroyo, where shade trees will be placed every 40 feet. Street trees will also be placed along the two paved roadways between the curb and the sidewalk every forty feet. The open space, street trees, parks and trails will be maintained by the Saleh Owners Association.

LANDSCAPING, LIGHTING AND SIGNAGE CONCEPTS

As mentioned above, street trees placed 40-feet apart are planned along the roadways and the Village Trail next to the central arroyo. Crusher fines and natural grasses will dominate the parks, but flowering trees, shade trees, flower beds and a small (320 SF) lawn will be installed.

Lighting within Saleh will be minimal along the street and trails. It is anticipated only two LED street lamps will be installed, both on the street next to parks and both with cut off

NDF-19

shades. Individual lot lighting will be regulated by the project covenants which will require cut off LED lighting for anything taller than 8 feet.

There will be 1 project at the intersection of Saleh Avenue and Northwillow Back Road. The sign will meet code and not exceed 150 square feet in size.

RESTRICTIVE COVENANTS

Saleh will have restrictive covenants so that all architecture within the project is uniform and will have a pueblo revival style. All buildings shall have rounded corners, irregular parapets, and stucco or paint in earth tones. Buildings over two stories must employ stepped massing with at least an eight-foot vertical offset. Roofs shall be flat. Projecting vigas, corbels and latillas will be encouraged. Walls exceeding 40 feet in length shall have a minimum of a four-foot horizontal offset for a minimum distance of four-feet.

Four lots located at the lowest elevations of the property will be permitted to have three-story buildings as long as their top of parapet is lower than the elevation of the north bound I-25 roadway located due north of the building. The maximum allowable height of parapets for all lots is shown on sheet 14 of the Master Plan set. Chimneys may extend three-feet above the allowable parapet height.

All outdoor storage and loading zones will be required to be screened with a six-foot high coyote fence, stucco wall or chain link fence. Irrigated vegetation must be planted on the outside of the screen and cover a minimum of 25% of the screen at maturity, except for chain link fencing which must have a 75% cover at vegetation maturity.

AFFORDABLE HOUSING

The multi-family housing project will be apartments, condos or townhomes. Up to 95 homes will be developed. If condos or townhomes are developed, the project will have at least 15% of the units meeting the County's affordable housing regulations. Apartments are not subject to these regulations.

SCHOOL IMPACT

It is anticipated that homes in this subdivision will be primary homes and 30 school age children will live in the 96 homes at full build out. Amy Biehl Elementary, Ortiz Junior High and Capital High School will serve the project. A copy of the school impact report that has been sent to the Santa Fe School District is attached (Attachment A).

ARCHAEOLOGY

An archaeological investigation of the Saleh and Oshara Village properties was conducted in 1997 prior to the two projects being separated. Two archaeological non-disturbance easements were required on the Oshara Village site, but none were necessary on the Saleh property. A copy of the archaeology report is provided under separate cover.

NBF-20

ACCESS

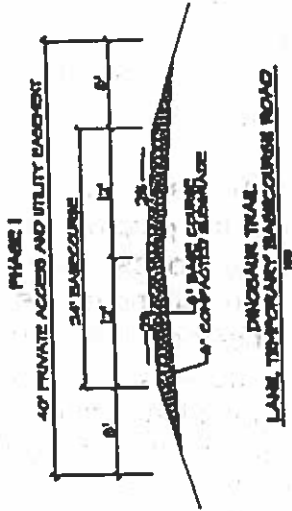
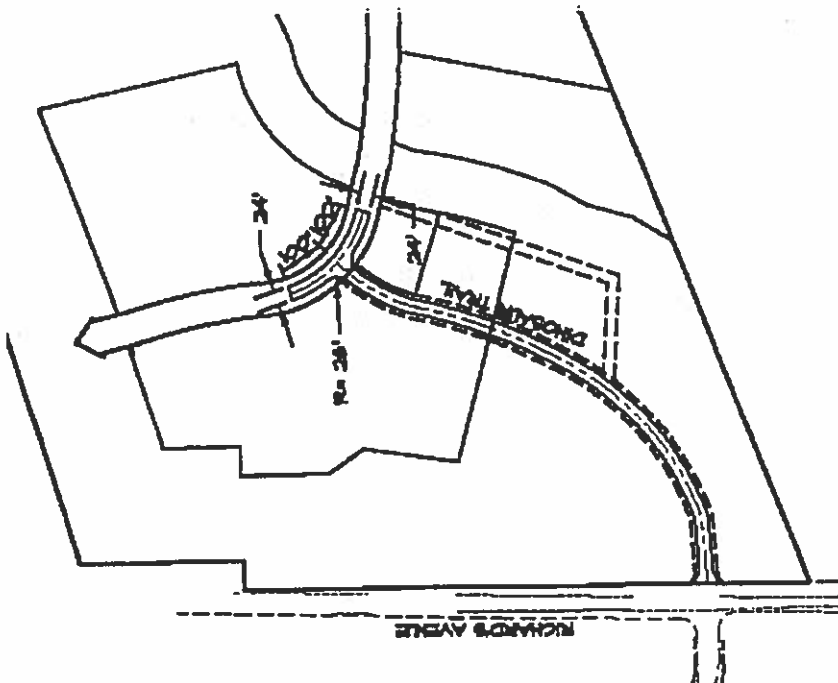
The County and NMDOT plan to install a highway frontage road, known as the Northeast Connector along I-25 which the County consultant's preliminary plans indicate will be located within the Saleh property near I-25. This roadway is reportedly to be built in 2017 by the NMDOT. With this roadway's development, we understand that the existing Dinosaur Trail intersection will be relocated to the north. Thus Saleh's access will need to evolve as the NE Connector is developed.


Currently the only legal access to the property is from Richard's Avenue. During Phase 1, an extension of Dinosaur Trail will be developed into the project. Because Dinosaur Trail/Richard's Avenue intersection will be relocated, we propose to build the Dinosaur Trail extension as a 24-foot wide basecourse road. The second phase of the development will not be constructed until the NE Connector is built and it is proposed that the Saleh project will have two intersections with the NE Connector. Also during Phase 2, the Dinosaur Trail basecourse road will be abandoned and reclaimed and a six-foot wide paved Village Trail will be developed along its original path. Two roads will be developed in Saleh: Saleh Avenue and North Willowback Road. Saleh Avenue will provide access to most of the lots developed within the project and will be a Living Priority Road with a 56-foot right-of-way, parking allowed on both sides of the street, curb and gutter, 5-foot sidewalks and 4-foot vegetation strips on both sides of the road. North Willowback Road lines up with the master planned extension of Willowback Road within Phase 1 of Oshara Village. This roadway will be Mixed Priority Road with a 52-foot right-of-way, parking on one side of the street, curb and gutter, 5-foot sidewalks and 5-foot vegetation strips on both sides of the road.

We propose in Phase 1 to build a temporary east extension of the Dinosaur Trail road onto the Saleh property. This road will be a dead end basecourse road, 960 feet in length. A plan of this road is attached. Under the Community College District Ordinance (CCDO), this road would be classified as a Traffic Priority Road and should be designed as a Village Connector Highway, which requires 32-feet of pavement and at least one trail along the roadway. Further, per the CCDO, Article XV Section 6.E.3.c) dead end roads are required to be a maximum of 300 feet.

We request two variances: one to allow a road up to 960 feet long and one to permit this road not to be constructed to the Village Connector Highway standards. Instead we propose to construct a 24-foot wide basecourse temporary road. The reason for this request is that the County intends to close off the existing Dinosaur Trail roadway and relocate it 900 feet north when they build the Northeast Connector. The Saleh project access will then be relocated to the new NE Connector and the existing Dinosaur Trail extension roadway will be removed. Currently the County estimates that the NE Connector will be constructed in 2017. Thus at most this temporary road will be in service for 2 years. Paving of the temporary road would be a waste of resources and not compatible with the goals of the County's Sustainable Growth Management Plan. All permanent roads within the project will be paved. This temporary road will end in a hammerhead turnaround with 100 foot long arms. The proposed design meets the County Fire Marshal requirements for a dead end road.

NBF-21



DESIGN ENGINEER	
	
SALEH MASTER PLAN	
PHASE I CONCEPTUAL ROAD PLAN AND TYPICAL SECTION	
SCALE	SHEET NO.
1"=200'	1
DATE	12/16/2014

NBF-22

Phase 2 of the project will require connections to the Northeast Connector and the removal of the Dinosaur Trail roadbed. If for any reason the County changes its plans and keeps Dinosaur Trail in its current location when the Northeast Connector is constructed, we agree to build out the Dinosaur Trail extension to the Village Connector Highway standards of the CCDO.

TRAFFIC

The Saleh project has been delayed for more than two years in the absence of clear traffic improvement plans in the Santa Fe Community College District. We are proceeding now in a cautious manner, so that Saleh does not further aggravate existing traffic problems and we have planned our roadway improvements based on the best available information so far provided by the County and their consultants. Until the County's plans are firm, we cannot evaluate the traffic conditions that may be present in the near future. We therefore intend to phase our project, limiting traffic impacts during the first phase, and tying the second phase to development of the Northeast Connector. Prior to proceeding with the second phase, we will evaluate the traffic impacts of the project to determine if additional roadway improvements are warranted.

The proposed Phase 1 allowable uses are all very low traffic generating projects during peak hours when traffic along Richard's Avenue and within the Oshara Village produce unacceptable delays. The Phase 1 uses, a 20 horse stable/riding academy, a funeral home/cemetery, a 125 person capacity church and an air conditioned 60,000 SF storage facility with RV and boat storage, are estimated to produce 14 trips in and 4 trip out of the project during the AM peak hours (7-9 am), and 8 trips in and 16 trips out during the PM peak hours (4-6 pm) (Attachment B).

Phase 2 of Saleh would have the potential to generate significant traffic impacts. We propose to submit traffic impact reports with each lot's development plan, so that Saleh's project impacts do not exceed the Level of Service required by the Sustainable Land Development Code. Traffic improvements warranted by Saleh development will be addressed prior to project implementation.

FLOOD HAZARD

An unnamed arroyo carrying approximately 208 cubic feet per second during a 100-year storm event passes through the center of the Saleh site from east to west. It is proposed that required detention ponding associated with road construction be built within this arroyo and grade control structures added to prevent arroyo downcutting. The arroyo will be within a minimum 100-foot wide open space, which will contain the arroyo and the required 25-foot setback from the top of bank.

There are no FEMA designated floodplains within the property. There are a few well defined arroyos within planned open space. All but the central arroyo are minor tributaries that carry less than 25 cubic feet per second during the 100-year storm event.

NBF-23

TERRAIN MANAGEMENT

The proposed development will be designed to protect and enhance the natural beauty of the land and vegetation, while minimizing soil erosion and sediment transport during storms. It is anticipated that the commercial lots will be mass graded. The entire site will drain to the central arroyo. Storm drains will be used for portions of both roadways.

There are no natural 30% slopes which will be disturbed due to project development. All proposed lots are dominated by slopes of less than 15%. Steeper terrain is generally confined to the open space.

The increase in stormwater runoff resulting from the proposed development of roads will be mitigated by the construction of five detention ponds within the central arroyo which will be maintained by the Owners Association. On-lot ponding will be required and covenants will require passive water harvest along with cisterns to irrigate project landscaping.

All lots will drain to either the central arroyo or the roadways, which, in turn, will carry the flows to the central arroyo. Cut slopes will be graded at 2:1, while fill slopes will be graded to 3:1 or gentler. All disturbed areas will be stabilized and revegetated with a native grass seed mixture.

PROJECT SOILS

The on-site soils have been mapped by the US Natural Resource Conservation Service and these maps can be found on their web page: websoilsurvey.nrcs.usda.gov. The soils present and their percent of lot coverage are listed below and are shown on the plan set:

- 5.6% ARENTS-URBAN LAND -ORTHENTS COMPLEX- Roadfill material derived from granite, gneiss, schist, sandstone or siltstone. Well-drained with a plastic index of 12.
- 24.8% PREDAWN LOAM- Loam and clay loam, well-drained, moderate frost heave potential, plastic index of 28, moderate shrink-swell potential, alluvium derived from granite, gneiss, schist, loess and volcanic ash.
- 19.6% TANOAN-ENCANTADO COMPLEX- Very gravelly sandy loam and loam. Somewhat excessively drained, moderate frost heave potential, plastic index of 10, low-moderate shrink-swell potential. Alluvium derived from granite, gneiss, schist, loess over residuum weathered from basaltic tuff or granitic sandstone.
- 22.3% ALIRE LOAM- Loam and clay loam, well-drained, moderate frost heave potential, plastic index of 24, moderate shrink-swell potential, alluvium derived from granite, gneiss, schist, loess and volcanic ash.
- 19.6% BUCKHORSE-ALTAZANO COMPLEX- Coarse sandy loam and gravelly sandy loam, well-drained, moderate frost heave potential, plastic index of 10, low-moderate shrink-swell potential, slope alluvium derived from granite, gneiss, schist, granitic sandstone, fanglomerate and mudstone.
- 7.7% ALTAZANO LOAMY SAND- Loamy sand and sandy loam, excessively drained, moderate frost heave potential, plastic index of 10, low-moderate shrink-swell

NBF-24

potential, alluvium derived from granite, gneiss, schist, granitic sandstone, fanglomerate and mudstone.

1.0% ALIRE-URBAN LAND COMPLEX – Loam and clay loam, well drained, moderate frost heave potential, plastic index of 24, moderate shrink-swell potential, alluvium derived from granite, gneiss, schist and loess.

Predawn Loam and Alire Loam cover most of the land which will be developed. These soils contain quite a bit of clay and likely will require mixing with a sandy material to provide adequate foundations for buildings.

WATER

The project site is within the Santa Fe County Utility's service area boundary and the developer currently owns three acre-feet of the County's original 500 acre-feet of water rights (Attachment C). The County has two water mains along Richard's Avenue and it anticipated this project will connect to the east main. Eight and 10-inch water mains will be installed in the proposed streets. The Phase 1 water budget is 2.5 acre-feet (Attachment D). Proposed allowable uses in Phase 2 have varied water demands and it is difficult to estimate water requirements prior to knowing how many restaurants will be developed and if an assisted living facility will be developed. Our preliminary estimate of Phase 2 water demand is 68 acre-feet (Attachment D). Water lines will be constructed to property boundaries to allow for future connections with development to the east and south.

Low water use landscaping techniques will be utilized including the use of a timed drip irrigation, mulching, and low water use grasses and plants. Indoor water saving fixtures will be standard, including 1.6 gallon per flush toilets and systems that deliver hot water within 5 seconds of a tap being opened. Proposed water restrictions are provided in Attachment E.

FIRE PROTECTION

Fire hydrants will be installed along all the roadways and it is anticipated the multi-family housing, hotel, and shopping centers will have fire suppression systems. A minimum of two hydrants will be installed in Phase 1 of the project and at least four more in Phase 2. All roadways will be designed to meet the County Fire Marshal requirements.

WASTEWATER

Because of the minimal (<700 gallons per day, Attachment F) flows anticipated to be generated in the first phase of the project, the wastewater treatment system will be phased as well. Phase 1 developments will tie into the sewer collection system that will flow to a treatment system located in the Phase 1 park. This system will be a conventional septic tank and leach field regulated by the New Mexico Environment Department. The system will be owned and maintained by the Saleh Owners Association.

NBF-25

When Phase 2 is developed, the Saleh Wastewater Cooperative will be formed to own and operate all Saleh wastewater facilities. A private wastewater treatment system will be developed in the southwest corner of the project. Alternatively a connection could be constructed to the Oshara Village wastewater collection system or the Ranchland Utilities (Rancho Viejo's) wastewater collection system. The most likely scenario is that a new on-site system will be constructed and this system will be owned and maintained by the Saleh Wastewater Cooperative. Saleh Wastewater Cooperative and lot owner monthly fees will be paid based on water usage.

DRY UTILITIES

Natural gas, electricity, telephone and Comcast mains lay within Richard's Avenue right-of-way. The developer will installed all required dry utility improvements so that each lot will have direct access to these services.

SOLID WASTE

It is anticipated that each lot owner will contract directly with a local refuse collection service provider. The Owners Association will also contract with a provider, likely Waste Management, to collect waste from the planned park trash recepticals.

Thank you for consideration of this request.

Sincerely,



Oralynn Guerrerortiz, PE

NBF-26

SALEH
MASTER PLAN
RICHARDS AVENUE, SANTA FE, NEW MEXICO
SECTION 16, T.16 N. R.4 E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO
NOVEMBER 2014

SHEET LIST

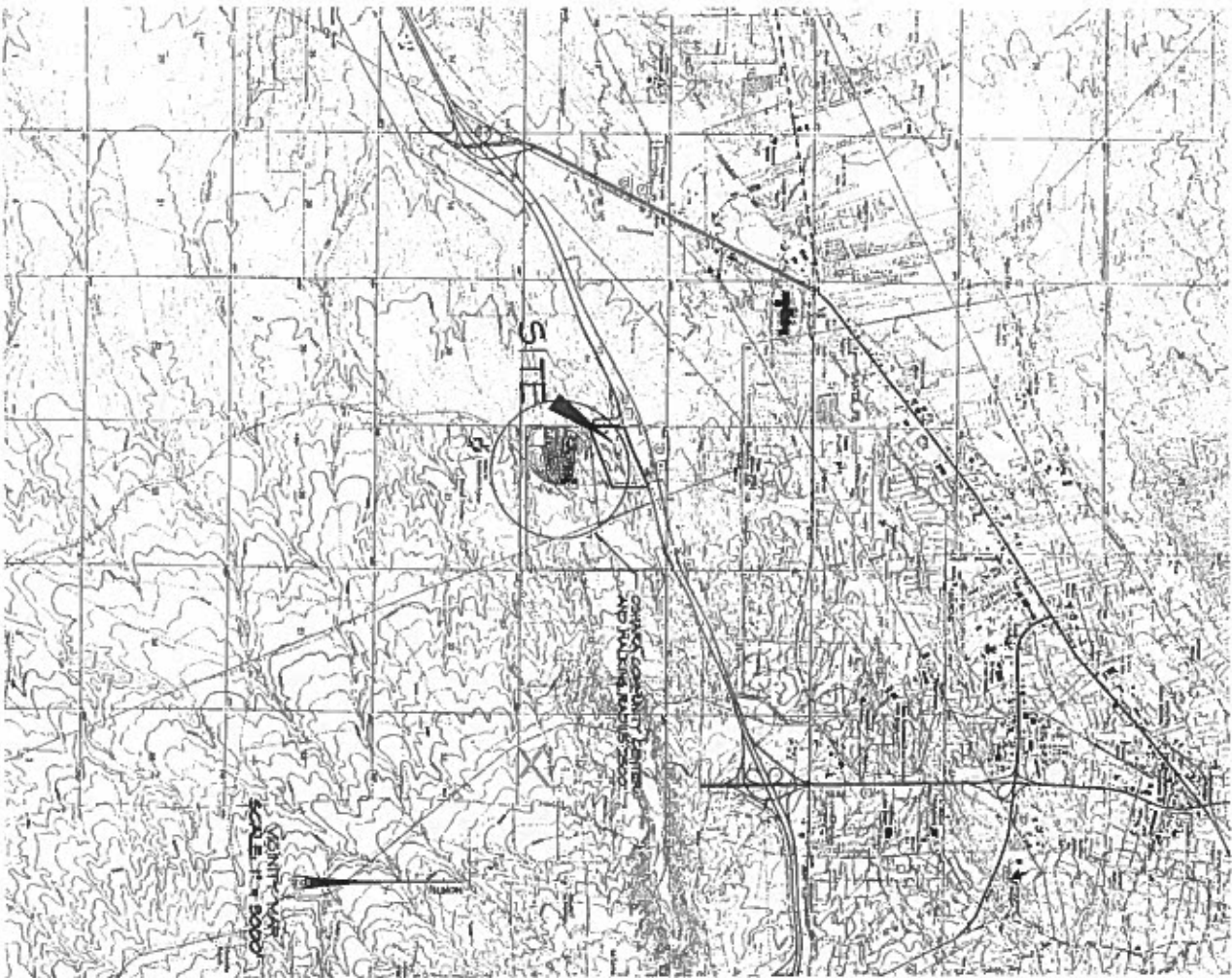
- 1. COVER SHEET
- 2. MASTER PLAN
- 3. EXISTING CONDITIONS
- 4. SFCCD ORDINANCE LAND USE ZONING MAP
- 5. REFINED LAND SYSTEM MAP
- 6. SLOPE ANALYSIS AND SOIL MAP
- 7. CONCEPTUAL ROAD PLAN AND TYPICAL SECTIONS
- 8. CONCEPTUAL TERRAIN MANAGEMENT PLAN
- 9. CONCEPTUAL WATER SERVICE AND FIRE PROTECTION PLAN
- 10. CONCEPTUAL LIQUID WASTE PLAN
- 11. CONCEPTUAL DRY UTILITY PLAN
- 12. CONCEPTUAL OPEN SPACE AND TRAILS PLAN
- 13. LANDSCAPE, LIGHTING AND SIGNAGE CONCEPT PLAN
- 14. COVENANTS

OWNER/DEVELOPER:
SENEMAR, LLC
ESMAIL HAIDARI, MANAGING MEMBER
12008 GAZELLE PL., NE.
ALBUQUERQUE, NM 87111

PLANNERS/ENGINEERS:

DESIGN ENGINEERING

1001 Lomas Blvd., Suite 100
Santa Fe, New Mexico
(505) 964-1993



NOVEMBER 7, 2014

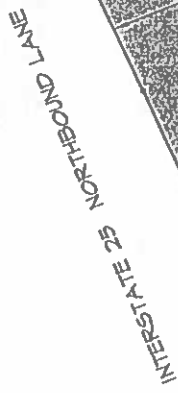
REVISIONS

DATE	BY	DATE	BY

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

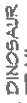
My Commission Expires on

OPEN SPACE



1

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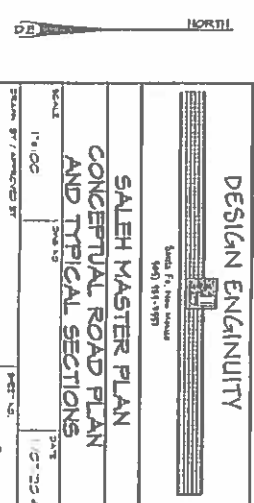
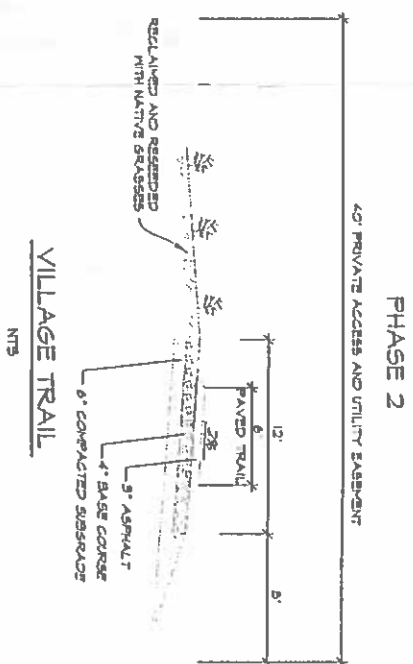
POSSIBLE
NW RECLAMATION
FACILITY LOCATION

100

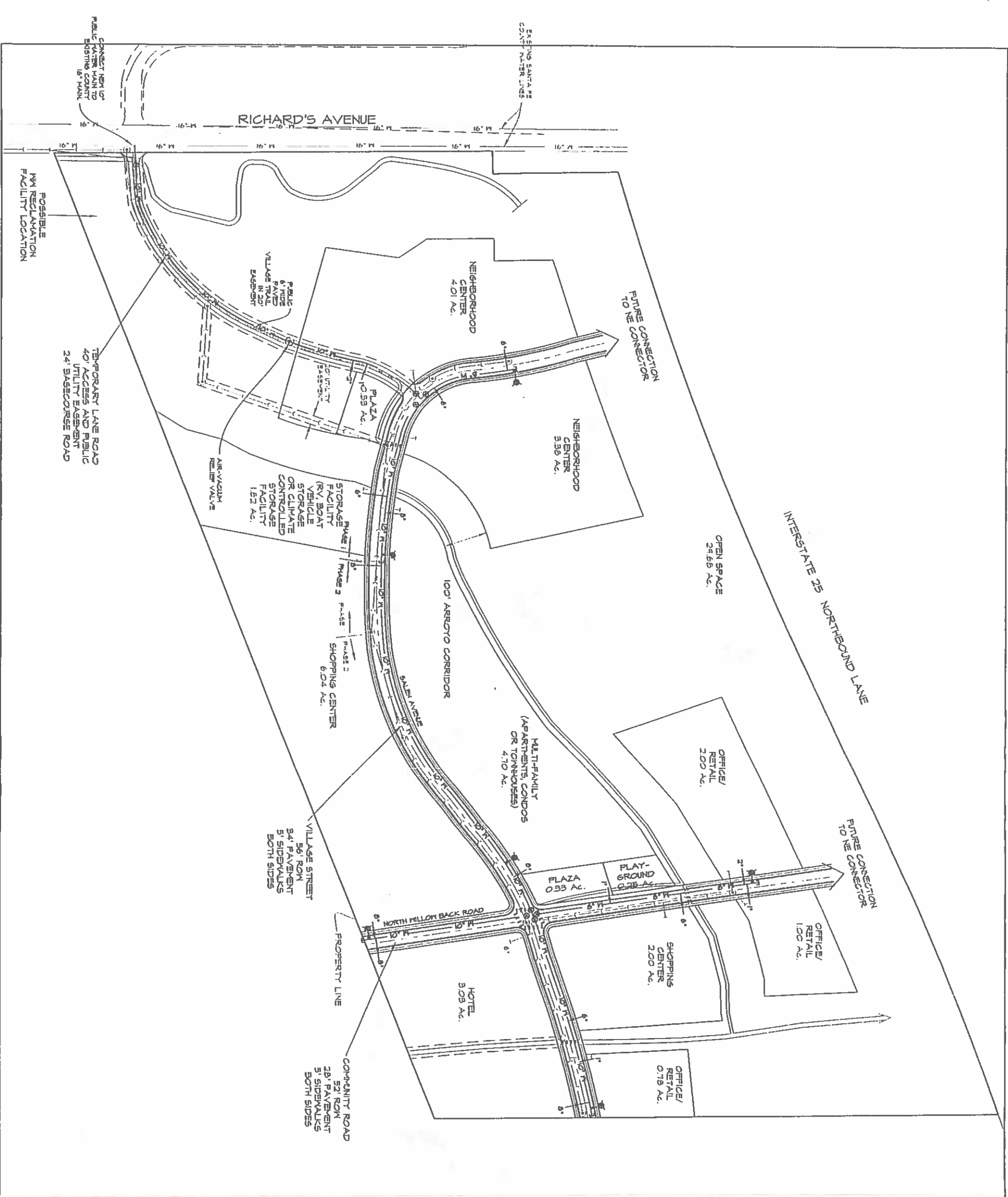
Sovtek Co., New Mexico

MASTER PLAN

NAME	DWG NO.	DATE
CC18.1		11/5/72



2BF-33



LEGEND

- AIR-VACUUM RELIEF VALVE
- FIRE HYDRANT
- BWD CAP
- GATE VALVE
- PUBLIC WATERLINE, SIZE AS NOTED
- SEWER, 24" DIA. NOTED, ACTUAL SIZES SHOWN, ON LOT BOUNDING OF WATER LINE TO BE DETERMINED AT TIME OF LOT DEVELOPMENT.

NOTES:

1. MULTI-FAMILY HOUSING STORAGE FACILITY AND OTHER STRUCTURES AS REQUIRED BY THE SANTA FE COUNTY FIRE MARSHAL SHALL HAVE FIRE SUPPRESSION SYSTEMS APPROVED BY THE FIRE MARSHAL. EACH BUILDING'S SPECIFIC FIRE SUPPRESSION CONNECTION SHALL BE WITHIN 150' OF A FIRE HYDRANT.

2. TRAILS SHALL HAVE MILEAGE MARKERS POSTED EVERY TENTH OF A MILE.

DESIGN ENGINEER

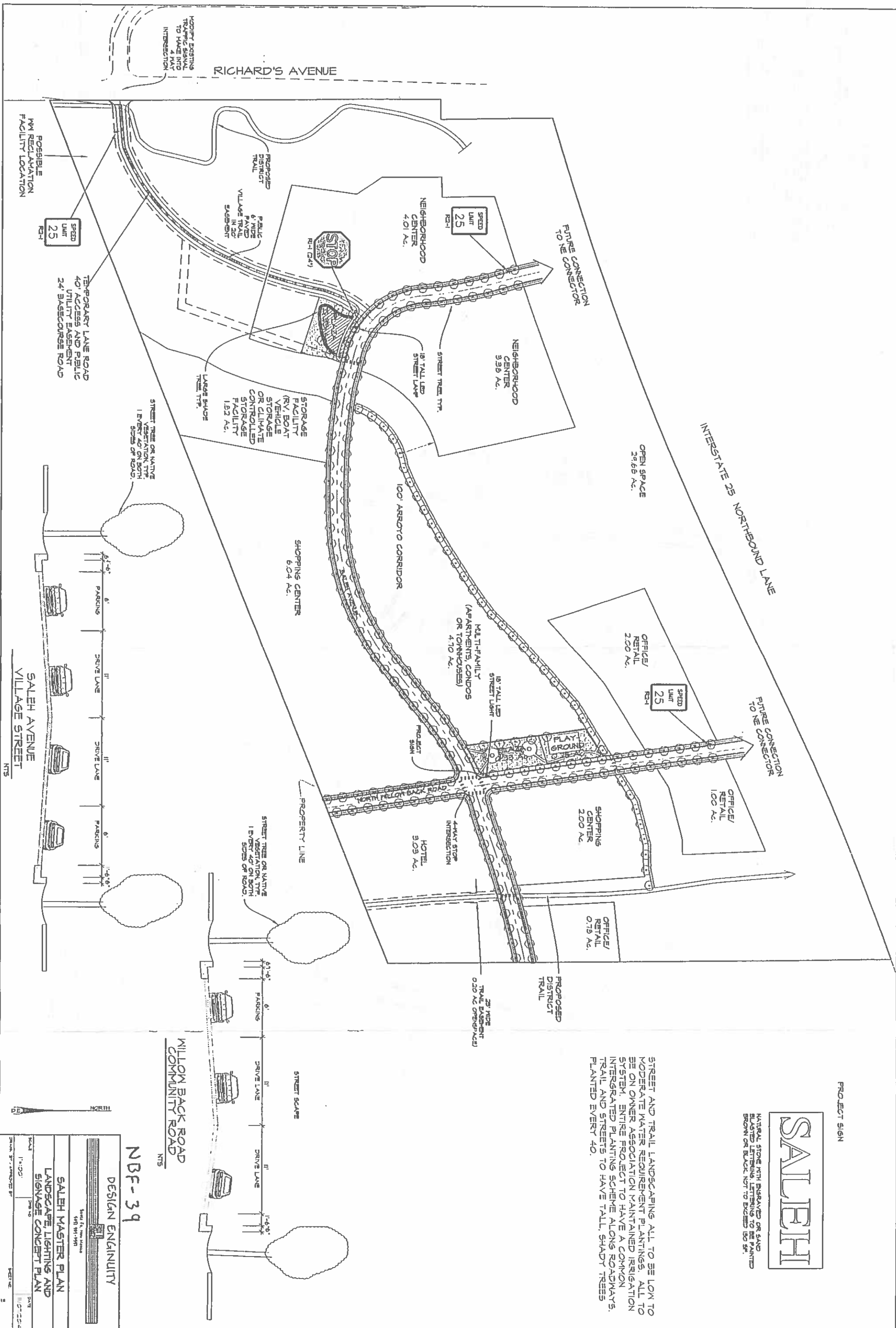
SALEH MASTER PLAN

CONCEPTUAL WATER SERVICE AND FIRE PROTECTION PLAN

Scale: 1" = 50'

Sheet No. 1 of 4

Date: 07/20/24



GENERAL COVENANTS

1. ALL BUILDINGS SHALL BE IN THE STYLE OF PUEBLO REVIVAL. BUILDINGS SHALL HAVE A MINIMUM OF TWO STORIES. BUILDINGS MAY BE ONE OR TWO STORIES. BUILDINGS OVER 2 STORIES MUST EMPLOY STEPPED MASSING WITH AT LEAST ONE MINIMUM 8-FOOT VERTICAL OFFSET. ROOFS SHALL BE FLAT. PROJECTIONS, VIGAS, CORBELS AND LATILLAS SHOULD BE USED. WALLS EXCEEDING 40 FEET MUST BE OFFSET HORIZONTALLY BY AT LEAST 4 FEET FOR A DISTANCE OF AT LEAST 4 FEET.
2. TWO-STORY BUILDINGS PERMITTED THROUGHOUT PROJECT AND SOME DESIGNATED LOT MAY BE THREE-STORY. LOT COVERAGES SHALL BE NOTED ON THIS SHEET. CHIMNEYS MAY EXTEND 5 FEET ABOVE THESE ALLOWABLE ELEVATIONS.
3. OUTDOOR STORAGE AND ALL LOADING ZONES MUST BE SCREENED WITH A 6-FOOT COTTON FENCE, STUCCO MALL OR CHAIN LINK FENCE. IRRIGATED VEGETATION MUST BE PLANTED ON THE OUTSIDE OF THE SCREEN AND COVER A MINIMUM OF 75% OF THE SCREEN. A MINIMUM 10' CHAIN LINK FENCE WHICH MUST HAVE A 75% COVER AT VEGETATION MATURETY.

NBF-40

DESIGN ENGINEER

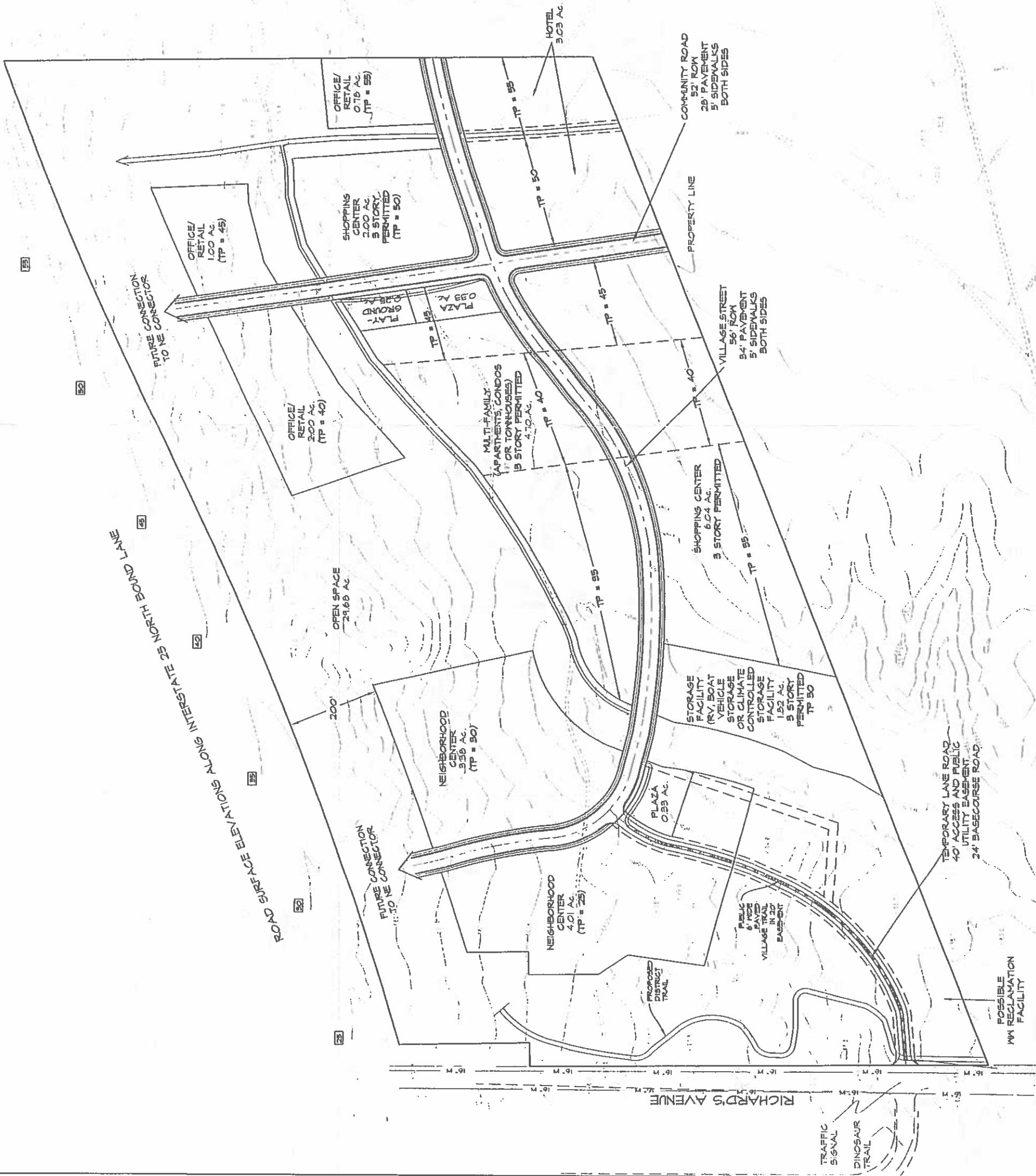
SALEH MASTER PLAN

COVENANTS

SCALE	1" = 50'	DATE	1/27/2014
DRAWN BY	AMR/05/08	SHEET NO.	14

LEGEND
TP

TOP OF PARAPET ALLOWABLE ELEVATION
MAY NOT EXCEED NUMBER OF STORIES
PERMITTED AS NOTED ON THIS SHEET.





SUSANA MARTINEZ
Governor
JOHN A. SANCHEZ
Lieutenant Governor

NEW MEXICO
ENVIRONMENT DEPARTMENT

Harold Runnels Building
1190 South St. Francis Drive (87505)
P.O. Box 5469, Santa Fe, NM 87502-5469
Phone (505) 827-0187 Fax (505) 827-0160
www.nmenv.state.nm.us



RYAN FLYNN
Cabinet Secretary
BUTCH TONGATE
Deputy Secretary

January 15, 2015

Mr. Jose Larranaga
Santa Fe County Development Services
102 Grant Avenue
Santa Fe, NM 87501

RE: Master Plan #Z145490

Mr. Larranaga:

I have reviewed the Master Plan Z145490. As we discussed previously, I am not a licensed professional engineer and can only comment regarding the requirements of the Ranchland Utilities Wastewater Facility, NPDES Permit No. NM0030368. They are required to meet the limitations set forth in their permit. Any exceedances of these limitations, may cause the United States Environmental Protection Agency to take action against Ranchland Utilities in the form of fines and/or closure.

If you have questions regarding their permit and the regulations of the federal Clean Water Act, I am more than happy to discuss these further with you.

You may find their full permit at:

<http://www.nmenv.state.nm.us/swqb/documents/swqbdocs/NPDES/Permits/NM0030368-RanchlandUtilities.pdf>

Respectfully,

Sandra Gabaldon
Surface Water Quality Bureau
New Mexico Environment Department



NBF-41



STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

Susana Martínez
Governor

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

January 12, 2015

Jose E. Larrañaga
Development Review Team Leader
County of Santa Fe
102 Grant Avenue
P.O. Box 276
Santa Fe, NM 87504-0276

RE: CDRC CASE # Z 14-5490, Saleh Master Plan

Dear Mr. Larrañaga:

I am writing in response to your request for review and comment on the above referenced master plan received at the Historic Preservation Division (HPD) on December 11, 2014. In addition to the master plan, I also received a copy of an archaeological survey report prepared by Feliz Colbri in January 1997.

The Master Plan states that an archaeological survey was conducted in 1997 and no non-disturbance easements were necessary on the Saleh property. A review of the 1997 report shows that LA 116033, a portion of the New Mexico Central Railroad grade was documented and recommended not eligible for listing on the State Register of Cultural Properties and National Register of Historic Places. A review of our records does not indicate whether this office concurred with the recommendation. More recent surveys in the area have re-documented different segments of LA 116033 and it is my opinion that the grade is eligible for listing on the State and National Registers at the local level in the area of transportation.

Although LA 116033 is present within the proposed subdivision, the railroad grade is a designated trail and it is within an open space easement. As long as the railroad grade is maintained as a trail, retains the appearance of a rail road grade, and remains in an open space easement, this office has no concerns.

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

Sincerely,


Michelle M. Ensey
Archaeologist

Log: 100536

NBF-42



STATE OF NEW MEXICO

OFFICE OF THE STATE ENGINEER

CONCHA ORTIZ Y PINO BUILDING, 130 SOUTH CAPITOL, SANTA FE, NM 87501

TELEPHONE: (505) 827-6091

FAX: (505) 827-3806

TOM BLAINE, P.E.
STATE ENGINEER

January 6, 2015

Mailing Address:
P.O. Box 25102
Santa Fe, NM 87504-5102

Jose E. Larrañaga
Development Review Team Leader
Santa Fe County
P.O. Box 276
Santa Fe, NM 87504-0276

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Reference: Saleh Master Plan

Dear Mr. Larrañaga:

On December 12, 2014 the Office of the State Engineer (OSE) received a request to provide comments for the Saleh Master Plan.

The submittal provides a proposal for a mixed development which will include a mix of offices, a hotel, multi-family housing, and an assisted living/nursing facility with 50% of the property dedicated to open space.

The Saleh property is located on a 64 acre parcel at the corner of I-25 and Richards Avenue within Section 16, Township 16N, Range 9E. The developer proposes to have water supplied by Santa Fe County Water Utilities.

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

The developer provided a water budget and has quantified the subdivision's annual water requirements as 73.70 acre feet per year, in accordance with the City of Santa Fe Resolution 2009-116.

When a subdivision proposal is received by the OSE, the developer's water demand analysis is reviewed to determine if it is technically correct and reasonable. The OSE also verifies that the appropriate conservation measures are reflected in the analysis. Further, data in the water

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demand analysis is compared with the data and statements included in the disclosure statement to make sure that they are consistent with each other.

Section 47-6-11.F (1) of the New Mexico Subdivision Act requires that the developer provide documents demonstrating that water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision is available. Therefore, the OSE reviews the water rights and the physical water availability. The proposal states that the development is within Santa Fe County Water Utilities' service area boundary. However, the developer did not provide a letter of intent from the water provider, therefore a review of the County's water rights was not completed. The developer provided an *Assignment of Rights in Water Service Agreement* that states the developer owns three acre-feet of water rights. This will not be adequate to supply the 73.70 acre feet per year determined in the water budget.

Development Plans are not required (by the Code) to provide the level of detail that is required by the OSE for a water demand analysis. Article VII, Section 6.1 of the Santa Fe County Land Development Code (Code) allows the Santa Fe County Land Use staff to refer development plan to state agencies for review *"if, in the opinion of the County Hydrologist and the Code Administrator, such referrals will provide information necessary to the determination of whether or not a proposed development is in conformance with provisions of this Code"*. The OSE recognizes the proactive actions on behalf of the County to solicit the technical opinion of the OSE on this development plan. However, because the proposed development is not formally covered under the New Mexico Subdivision Act, the OSE declines to provide an opinion at this time. We appreciate the opportunity to review the Saleh Master Plan.

If you have any questions, please call Julie Valdez at 505-827-6790.

Sincerely,



Molly Magnuson, P.E.

Water Use & Conservation/Subdivision Review Acting Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

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NEW MEXICO
ENVIRONMENT DEPARTMENT



SUSANA MARTINEZ
Governor
JOHN A. SANCHEZ
Lieutenant Governor

2540 Camino Edward Ortiz
Santa Fe, NM 87507
Phone (505) 827-1840 Fax (505) 827-1839
www.nmenv.state.nm.us

RYAN FLYNN
Cabinet Secretary
BUTCH TONGATE
Deputy Secretary

December 29, 2014

RE: CDRC Case # Z 14-5490
Saleh Master Plan

Hello Mr. Larrañaga:

On behalf of Bob Italiano in this office, I have reviewed the information you sent for the proposed Saleh Master Plan. My comments are strictly related to the on-site liquid waste treatment systems (septic systems) proposed for Phase 1 of the development.

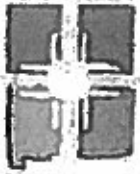
The plans submitted by Design Enginuity outline wastewater flows in Phase 1 to be "<700 gallons per day." The New Mexico Environment Department (NMED) requires that all individual septic systems be adequately sized and permitted. Furthermore, the plans state that the "individual on-lot conventional wastewater systems will be designed to allow flow into the gravity sewer mains that will be installed in all permanent roadways." NMED regulations require that abandonment of all septic systems be done properly, according to established regulations.

Please feel free to contact me with any questions or if you need additional information.

Sincerely,

Bill Brown
Liquid Waste Specialist, District II
New Mexico Environment Department
2540 Camino Edward Ortiz
Santa Fe, NM 87507
505-827-1840 office

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NEW MEXICO DEPARTMENT OF
TRANSPORTATION

December 21, 2014

Mr. Jose E. Larranaga
Development Review Team Leader
102 Grant Avenue
Santa Fe, NM 87501

Re: CRDC Case # Z 14-5490 Saleh Master Plan

Dear Mr. Larranaga:

The New Mexico Department of Transportation (NMDOT) District 5 Traffic Section has reviewed the subject Mater Plan. After cursory review it was found that this sub-division Community College District is not a part of the NM Highway System and this improvement is not impacting any State Transportation System, therefore no further analysis is required for this development from NMDOT.

Please feel free to contact me at 505 995 7802 if you have any question.

Sincerely,


M S JAWADI, P.E.

12/21/2014

Asst. Traffic Engineer

District 5

NMDOT

Santa Fe, NM 87502

Susana Martinez
Governor

Tom Church
Cabinet Secretary

Commissioners

Pete K. Rahn
Chairman
District 3

Ronald Schmeltz
Vice Chairman
District 4

Dr. Kenneth White
Secretary
District 1

David Sepich
Commissioner
District 2

Butch Mathews
Commissioner
District 3

Jackson Gibson
Commissioner
District 6

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

SANTA FE COUNTY UTILITIES

January 13, 2015

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

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

Dear Mrs. Guerrerortiz:

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

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

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

•Physical: 424 NM 599 Santa Fe, NM 87507 • Mailing: P.O. Box 276 Santa Fe, NM 87504 • Phone (505) 992-9870
• Fax (505) 992-3028 • www.santafecountynm.gov

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Water Availability Assessment

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

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

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

Sewer Service

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

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

Conditions of Master Plan Approval:

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

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

Respectfully,



Claudia Borchert, Director
Santa Fe County Utilities Division

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

Henry P. Roybal
Commissioner, District 1

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: January 8, 2015

To: Jose Larranaga, Land Use Department

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

Re: CDRC CASE # Z 14-5490 Saleh Master Plan.

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of **Article V (Subdivision Design Standards) and Section 8.1 (General Policy on Roads)**. The referenced project is located within the Community College District located within Santa Fe County Zoning Jurisdiction and is situated on the east of Richards Avenue and Dinosaur Trail, south of Interstate 25. The applicant is requesting Master Plan approval for a Mixed Use Subdivision on approximately a 64 acre tract.

Access:

The applicant is proposing to access the proposed development from a temporary Twenty-Four (24') feet, base course road at Richards Avenue/Dinosaur Trail for the first phase of the project. The existing 3-way traffic signal will be modified to be a 4-way signal. At present Richards Avenue is a two lane, paved roadway 24 feet in width, with two driving lanes and shoulders. The posted speed limit is 40 MPH south of the I-25 overpass. Richards Avenue was constructed in the early 1980's to Collector road standards with an estimated Average Daily Traffic of 1000 - 1999 vehicles per day. Richards Avenue's current Average Daily Traffic is 10,959 vehicles per day, which means it is operating as a major Arterial/Highway. Saleh Master Plan is proposing two internal roads for the Mixed Use Subdivision. The two internal roads seem to comply with the Community College District standards. The applicant provided Santa Fe County with a (ITE) Standard Trip Generation rates using Standard Trip Generation Manual (8th Edition) to determine impacts of this first phase.

Conclusion:

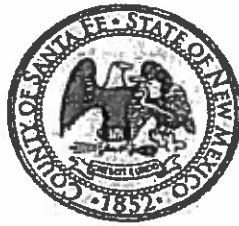
Public Works has reviewed the plans submitted by your engineer Design Enginuity, dated December 11, 2014, and feels that they can support the above mentioned project for Master Plan Approval with the following condition;

- According to the AM peak hour trip generation for Phase 1 submitted by Design Enginuity eighteen (18) vehicles are entering the proposed development. According to the N.M.D.O.T. State Access Management Manual this amount of traffic warrants a left-turn and right turn deceleration lanes on Richards Avenue.

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Hollan
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

Date	12-20-2014		
Project Name	Saleh Master Plan		
Project Location	Richards Avenue, in the Santa Fe Community College District		
Description	64 Acres as a mixed use development.	Case Manager	Jose Larranaga
Applicant Name	Design Enginulty	County Case #	Z 14-5490
Applicant Address	1421 Luisa Street, Suite E, Santa Fe, New Mexico 87504	Fire District	La Cienega
Applicant Phone	505-989-3557		
Review Type:	Commercial <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Sprinklers <input checked="" type="checkbox"/> Hydrant Acceptance <input checked="" type="checkbox"/> Master Plan <input checked="" type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Inspection <input checked="" type="checkbox"/> Lot Split <input type="checkbox"/> Wildland <input type="checkbox"/> Variance <input type="checkbox"/>		
Project Status:	Approved <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denial <input type="checkbox"/>		

The Fire Prevention Division/Code Enforcement Bureau of the Santa Fe County Fire Department has reviewed the above submittal and requires compliance with applicable Santa Fe County fire and life safety codes, ordinances and resolutions as indicated:

Fire Department Access

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

The/Any walking trail system proposed for this development shall have a trail identification number or name and be marked with a number every 1/10th of a mile (528 feet) for the purpose of expediting emergency response.

- **Fire Access Lanes**

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

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

Roadways/Driveways

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

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

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

Maximum size for an island in a cul-de-sac shall be 20' diameter.

Roads shall meet the minimum County standards for fire apparatus access roads of a minimum 20' wide all-weather driving surface and an unobstructed vertical clearance of 13' 6" within this type of proposed development.

Street Signs/Rural Address

Section 901.4.4 Premises Identification (1997 UFC) Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

Section 901.4.5 Street or Road Signs. (1997 UFC) When required by the Chief, streets and roads shall be identified with approved signs.

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

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

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

Slope/Road Grade

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

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

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

Restricted Access/Gates/Security Systems

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

Commercial developments/buildings may/will be required to install a Knox Cabinet or applicable Knox device as determined by this office for Fire Department access, Haz-Mat/MSDS data, and pre-fire planning information and for access to fire protection control rooms (automatic fire sprinklers, fire alarm panels, etc...).

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

All gates shall be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System).

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.

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

Self Storage Units

Construction Detail Requirements: Construction to be fire resistive or fire proof. The walls of the individual storage units within each building shall extend to the ceiling/roof creating a fire stop which eliminates the possibility of flame spread from one unit to another by direct contact. There shall be no openings between any two units.

No flammable liquids, hazardous materials, or explosive material shall be stored on the premises.

No parking shall be allowed between storage units except for loading and unloading purposes.

No mechanical, automotive or hot work shall be permitted on the premises.

No residential dwelling use shall be permitted within the storage units or in other areas not properly identified for such use.

5 lbs. ABC fire extinguishers shall be installed on each building in such a manner as not to exceed 150 feet of travel distance between extinguishers. All exterior mounted fire extinguishers shall be properly fixed in approved cabinets for protection from the elements.

All fire protection systems shall be in place, operable and inspected by this office prior to occupancy.

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.*

Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 of the 1997 UFC.

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within five hundred feet (500) as measured along the access route.

Fire hydrant locations shall be no further than 10 feet from the edge of the approved access roadways with the steamer connections facing towards the driving surface. Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation. Additional hydrants and/or relocation of existing fire hydrants shown within the submittal packet may be required. Final fire hydrant locations shall be located in full view for incoming emergency responders. Landscape vegetation, utility pedestals, walls, fences, poles and the like shall not be located within a three foot radius of the hydrant per Article 10, Sections 1001.7.1 and 1001.7.2 of the 1997 UFC.

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

All hydrants shall have NST ports.

All hydrants shall have Santa Fe Threaded ports as per the City/County thread boundary agreement.

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

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

Automatic Fire Protection/Suppression

Automatic Fire Protection Sprinkler systems shall be required as per 1997 Uniform Fire, Article 10 Section 1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe.

Locations of all Fire Department Connections (FDC's) shall be determined and approved prior to the start of construction on the system. All FDC's shall have ports as per the City/County thread boundary agreement.

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

Fire Alarm/Notification Systems

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

Fire Extinguishers

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

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

Life Safety

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

General Requirements/Comments

Inspections/Acceptance Tests

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

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

Permits

As required

Final Status

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

Renee Nix, Inspector

Renee Nix
Code Enforcement Official

12-20-14
Date

Through: David Sperling, Chief

File: DEV/SalehMasterPlan/122014/LC

Cy: Buster Patty, Fire Marshal
Jose Larranaga, Land Use
Applicant
District Chief La Cienega
File

NBF-56

MEMORANDUM

DATE: January 12, 2015

TO: Jose Larranaga, Commercial Development Case Manager

FROM: Miguel Romero, Development Review Specialist Sr.

VIA: Penny Ellis-Green, Land Use Administrator
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: Case # MP 14-5490 Saleh

REVIEW SUMMARY:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code 1996-10 and Ordinance # 2000-12 (Regulations for the Community College District). The subject property is a 64 acres parcel located in the Santa Fe Community College District at the southeast corner of I-25 and Richards Avenue within Section 16, Township 16 North, Range 9 East.

Landscaping

The Applicant is proposing to plant trees every forty (40) feet apart along the roadways. Crusher fines and natural grass will be planted in the parks along with flowering trees, shade trees, flower beds and a small lawn will be installed. The Applicant is proposing to utilize a drip irrigation system to water all landscaping. However, in order to comply with the "Code" the Applicant will need to comply with Article III Section 4.4.4 f4 (Landscaping Plan), and 4.4.4f.11 (Landscaping for Parking Lots). At this time the Applicant hasn't proposed a number of parking for this project.

Water Harvesting

Ordinance 2008-4 (Water Harvesting) requires commercial development to collect all roof drainage into a cistern. Cisterns shall be sized to hold 1.5 gallons per sq. ft. of roofed area. The Applicant has not provided a cistern and pump detail. The Applicant will need to provide a cistern and pump detail along with a roof drainage plan. In order to meet Code/Ordinance and for Master Plan, the Applicant will need to provide the following.

1. Conceptually the Applicant will need provide a cistern to capture 100 % of the roof drainage.

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2. A Landscaping Plan providing a schedule specifying conceptual methods, to include type, size, and location of vegetative and non-vegetative landscape material, and a preliminary description of the irrigation system to be used.

3. Xeriscape principles: Water requirements shall be reduced by: Article III Section 4.4.4f. 6 a-c

4. Applicant will need to add Landscape Plans to new plan set.

5. Type of irrigation system that will be used to serve all landscaped areas.

6. Correct Water Harvesting calculations for Commercial Development (total roofed area x 1.50)

Additional Comments

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

MEMORANDUM

DATE: January 6, 2015
TO: Jose Larranaga, Development Review Team Leader
FROM: Mathew Martinez Development Review Specialist
VIA: Wayne Dalton, Building and Development Services Supervisor
Vicki Lucero, Building and Development Services Manager
FILE REF.: CDRC CASE # Z 14-5490 Saleh Master Plan

REVIEW SUMMARY

ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code and Ordinance # 2000-12 (Regulations for the Community College District). The request for Master Plan approval for Saleh a mixed use development. The subject property is a 64 acres parcel located in the Santa Fe Community College District at the southeast corner of I-25 and Richards Avenue within Section 16, Township 16 North, Range 9 East.

PARKING:

No parking is proposed within this Application. At time of Development Plan submittal the Applicant shall comply with all parking requirements within Article III, Section 9 (Parking Requirements).

ARCHITECTURAL:

No structures are proposed within this Application. The Applicant shall provide building elevations for all proposed structures at the time of Development Plan submittal

SIGNAGE:

The Applicant has proposes to utilize a 3 monument sign at the future connection to northeast connector. The sign will be 8 feet wide by 3 feet tall (24 square feet). The Applicant has not provided signage detail. Additional information and submittals will be required at time of final submittal for compliance with Article VIII (Sign Regulations). Staff has determined that the signage element of the Application complies with Article V, Section 5. Master Plan Procedures.

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LIGHTING:

The Applicant has proposed to keep lighting to minimal along the street and trails. It is anticipated only 2 LED street lamps will be installed, both on the street next to parks and both with cut off shades. Individual lot lighting will be regulated by the project covenants which will require cut off LED lighting for anything taller than 8 feet. The Applicant shall provide scaled height dimensions for the pole mounted lights. The Applicant shall provide cut sheets for illumination of signage. The Applicant has not provided lighting detail. Additional information and submittals are required at time of final submittal for compliance with Article III, Section 4.4.4 h and Table 3.1. Staff has determined that the lighting element of the Application complies with Article V, Section 5 Master Plan Procedures.

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

MEMORANDUM

Date: January 5, 2015

To: Jose Larranaga, Commercial Case Manager

From: John Lovato, Development Review Specialist/Terrain Management

VIA: Penny Ellis-Green, Growth Management Director
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

Re: CASE # MP 14-5490 Saleh.

Review Summary

The Applicants are requesting phased Master Plan approval for mixed office, retail, hotel, multi-family housing, and assisted living/nursing facility with 50% of the property to be dedicated public open space on 64 ± acres. Phase 1 consists of open space, a neighboring center, and employment center. Phase 2 consists of open space, a neighboring center, and employment center/multi-family, shopping center, hotel, and office retail.

Terrain Management

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

FEMA Flood Hazard/Erosion Control

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

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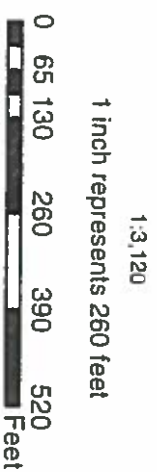
Legend

- ROADS
- DRIVEWAYS
- PARCELS

tabbier

EXHIBIT

4



2008 Imagery
2 FOOT CONTOURS

This information is for reference only.
Santa Fe County assumes no liability for
errors associated with the use of these data.
User are solely responsible for
confirming data accuracy.

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February 11, 2015

SECTION 2

ADOPTION OF LAND SYSTEMS MAP, LAND USE ZONING MAP AND CIRCULATION MAP

1846018

- A. The Community College District Land Systems Map, the Community College District Land Use Zoning Map, and the Community College District Circulation Map attached to this Ordinance are hereby adopted and incorporated into the Land Development Code. The zoning districts depicted and shown on above referenced maps are hereby created, established and adopted.
- B. The road and trail network shown on the Community College District Circulation Map shall be used as a guide for the establishment of the road and trail alignments and transit corridors in the CCD.

SECTION 3

CCD ZONES

- A. The following zones districts are hereby created in the CCD:
1. Village Zones (New Community Centers, Neighborhood Centers and Neighborhoods may be established within the Village Zones);
 2. Fringe Zones;
 3. Institutional Campus Zones;
 4. Employment Center Zones;
 5. Rural Zones; and
 6. Existing Neighborhood Zones.
- B. A description of the above zones and the land use and zoning regulations in the CCD are set forth in the Zoning Matrix, Exhibit I, which is hereby adopted and incorporated into the Land Development Code. The location of the zones is based on the landscape types shown on the Land Systems Map and a description of the purpose of each is set forth in the Santa Fe Community College District Plan.
- C. Zone Boundary Definition
- The zone boundaries in the Community College District have been established on the Land Use Zoning Map. The boundaries shall be refined during the Master Plan, Preliminary Development Plan approval process. The exact location of the boundaries by metes and bounds, indicated on a digital aerial photograph; a boundary survey is not required.



SECTION 4

REVIEW PROCEDURES AND SUBMITTALS

All development within this Community College District is required to submit a Master Plan,

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Preliminary Development Plan and Final Development Plan. In addition, the requirements of the applicable Subdivision Regulations shall apply. Specific review process requirements are as follows:

A. Administrative Procedures and Submittals

1. Procedures

1846019

Article II, Section 2.3 shall apply.

2. Submittals

The design standards set forth in Article XV shall apply. In addition, the applicant shall submit the following:

- a) Proof of ownership and legal lot of record;
- b) Vicinity Map: A vicinity map drawn at a scale of not more than one inch equals two thousand feet (1"=2000') showing contours at twenty foot (20') intervals showing the relationship of the lot, tract or parcel to its general surroundings, and the location of all existing drainage channels, water courses and water bodies within one mile of the development site.
- c) Existing Site Data: A description of existing conditions on or adjacent to the lot, tract or parcel, including proof that the parcel is a legal lot of record. Maps shall be at a scale of one inch (1") to one hundred feet (100') or larger and shall include the following:
 - i. Boundary lines, bearings and distances; The error or closure shall be of a third order survey, and no discrepancy between computed and measured distances shall exceed one (1) part in one thousand two hundred eighty (1,280) parts;
 - ii. Easements: Location, width and purposes;
 - iii. Streets on and immediately adjacent to the tract, name and right-of-way width;
 - iv. Utilities on and immediately adjacent to the tract;
 - v. Owners of record of unplatted land and existing subdivision plats by name and recordation, shall be shown for property within one thousand feet (1,000') of that tract; and
 - vi. Title and certificates: Present tract designations according to official records in the County Clerk's Office, title under which the

proposed development is to be recorded with name and address of owner, notation stating acreage, scale, true and magnetic north arrow, U.S.G.S. datum and benchmarks, if any, certification of the engineer or land surveyor licensed in accordance with the laws of the State of New Mexico who prepared the plat.

d) Site Plan

The site plan consisting of a map and other drawings or documents drawn to a scale of one inch (1") to one hundred feet (100'), or larger, shall show the following:

- i. Proposed arrangement of buildings; 1846020
- ii. Proposed parking and loading facilities;
- iii. Proposed access to the site and internal vehicular and pedestrian circulation;
- iv. Existing and proposed landscaping;
- v. Proposed location and type of fences, walls, and signs;
- vi. Drainage and grading plan indicating existing and proposed contours; soils and flood plain areas;
- vii. A lighting plan;
- viii. Proposed architectural treatment; and
- ix. All existing and proposed utility easements and improvements.

- e) A land system map derived from a slope analysis map that defines the boundaries of the Landscape Types, at a scale of 1" = 100' or at a scale as determined by the Code Administrator, prepared, signed and sealed by a registered New Mexico Professional Engineer, a New Mexico licensed surveyor, architect, landscape architect, or other qualified person as determined by the Code Administrator, which is based upon contour intervals no greater than five feet (5').

B. Master Plan

1. Procedures

The eligible, special and prohibited uses for each zone within the CCD are set forth in the Land Use Table, Exhibit 2, which is hereby adopted and incorporated into the Land Development Code. All uses, including eligible and special uses

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shall comply with all applicable design standards.

- a) Master Plans will require public hearings as set forth in the Land Development Code, Article V, Section 5.2. 1846021
- b) All lands within the Community College District are zoned for the uses allowed in the Land Use Table. The purpose of the Master Plan is to establish the extent and scope of the project including, without limitation, the uses for the project, the site specific information to determine the relationship between the landscape types, the zones and the project, and the relationship of its phases and multiple components with the adjacent environment and with its overall needs for services and infrastructure.

2. Submittals

Article V, Section 5.2.2 and the Design Standards set forth in this Article XV shall apply to all submittals. In addition, the following submittals are required:

- a) The minimum area which must be included within a master plan shall be an entire Village Zone, Employment Center Zone or Institutional Campus Zone, or that portion of such zone owned by the applicant. If an applicant does not own adequate land to include a New Community Center or a Neighborhood Center or if the submittal does not include a Center, then the submittal must provide a map of the area that shows the Master Plan's relationship to an existing or future Center. The submittal shall also show the road, walking and open space connections that will ultimately connect to the Center. The applicant shall be required to address off-site infrastructure improvements necessary to support the development being proposed.
- b) The Master Plan shall:
 - i. Define the boundaries of the landscape types and the resulting configuration of Village, Employment Center, Institutional Campus, and Fringe Zones and Open Space;
 - ii. Calculate the zoning allowances and requirements including the minimum and maximum number of residential units, the minimum and maximum range of commercial square footage, FAR and the open space and park requirements;

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- iii. Establish categories of land uses with sufficient specificity to allow for an analysis of the traffic and other impacts of the proposed uses, within each category;
- iv. Identify the location and general configuration of New Community Centers, Neighborhood Centers, Neighborhoods, Employment Center Zones and Institutional Campus Zones that are included in the Master Plan area. A digitized aerial photograph containing metes and bounds description may be used to establish zone locations;
- v. Identify the proposed categories of land uses to be developed to demonstrate the mixed-use nature of the development;
- vi. Establish the general road layout and classification of road segments as living-priority, mixed-priority and traffic-priority roads;
- vii. Establish the general trail network and classification as district, village, local or any separate equestrian trails;
- viii. Establish a phasing schedule which details the timing for the proposed development which shall include a general description of each phase of the development, with projected sales and buildout; an explanation of how each development phase promotes the mixed-use intent of this Article XV; a description of the phased development of the on-site infrastructure and the manner in which it is coordinated with development of needed off-site infrastructure to ensure that the standards of the zones and densities of the development required by this Article XV are achieved;
- ix. In an Employment Center Zone, an applicant may propose a phase which is not mixed use if
 - 1) the phase following the non-mixed use is a mixed use phase, and
 - 2) the proposed use is for a major employer, is not retail, creates a significant number of new jobs and all infrastructure is adequate; and

- 3) the Board finds, in their discretion, that (a) the proposed non-mixed use phase bear a sufficient connection to the approved, proposed or built residential uses in the same Zone or any adjacent or contiguous Zone such that the overall mixed use intention of this Ordinance will be achieved; and (b) the uses in the non-mixed use phase promote and advance the County regional goals for employment and economic development and are compatible and appropriate with principles of the CCD and meet the requirements of the Land Use Table.
- x. Include a land systems map that defines the boundaries of the Landscape Types, as described on the Zoning Matrix and the Land Systems Map, with the following slope ranges identified: 0-5%, 5-10%, 10-15%, and 15% and over;
 - xi. Establish preliminary restrictive covenants proposed for the development. Restrictive covenants shall comply with and support the intents and purpose of this Article XV and the approved Santa Fe Community College District Plan;
 - xii. Provide a school impact report. The Community College District Land Use Zoning Map designates proposed school sites, including elementary schools, middle schools and high schools. The designations on the CCD Land Use Zoning Map are advisory and not mandatory, and are indications of the estimate of the number and type of public sites which will be needed. The report shall assess the need and specific plans for location of school sites;
 - xiii. Provide an Affordable Housing Plan; and
 - xiv. Provide a grading and drainage plan that demonstrates compliance with Article XV, Section 6.D, Terrain Management.
- c) Master Plans for development in Fringe Zones will include site specific grading, drainage and vegetation protection plans and standards to demonstrate the techniques to be utilized to blend development into Fringe Zones.

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- d) To the extent required by this Ordinance, applicants who have received Master Plan approval prior to the adoption of the Community College District Ordinance, shall show the location of open space, required parks, plazas and trails on subsequent development plans and subdivision plats.

3. Criteria for Approval

The criteria for approval of master plan applications in the CCD are as follows:

- a) Conformance to the Santa Fe County Growth Management Plan as amended by the Community College District Plan;
- b) Viability of the proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or completed;
- c) Conformance to the CCDO and other applicable law and ordinances in effect at the time of consideration, including required improvements, proposed roads and trails, community facilities, design and or construction standards, and open space standards; and
- d) Impacts to schools, adjacent lands or the County in general.

4. Master Plan Denial

If a master plan is denied, the applicant shall be apprised of the reasons for denial.

C. Preliminary Development Plan

1. Procedures

Article V, Section 7.1.3 shall apply.

2. Submittals

Article V, Section 7.1 and the Design Standards as set forth in this Article XV shall apply to all submittals. In addition, the following submittals are required:

- a) A Stormwater Management Plan which demonstrates the standards set forth in Article VII, Section 1 and 3, and Article XV;
- b) A trail construction and maintenance plan; and
- c) A survey prepared by a licensed New Mexico surveyor which, at a minimum, provides a metes and bounds description of the development, including zone and landscape type boundaries.

3. Criteria for Approval

The criteria for approval of Preliminary Plan applications are as follows:

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- a) The development has sufficient water availability to sustain the phase of the project for which the application is made;
- b) The necessary infrastructure including roads and utilities are designed for viability of the phase of the project for which the application is made; and
- c) All standards set forth in the CCDO have been met.

D. Final Development Plans

1846025

1. Procedures

Article V, Section 7.2.2 shall apply. Special Uses (see Exhibit 2, Land Use Table) shall be subject to review and recommendation by the CDRC and review and approval by the BCC at public hearings.

2. Submittals

All submittals required in Article V, Section 7.2.1 shall apply.

3. Criteria for Approval

- a) The criteria for approval of final plan applications are as follows:
 - i. All conditions of Preliminary approval have been met;
 - ii. Financial guarantees have been provided;
 - iii. All preliminary reports are made final and are in compliance with conditions of approval, staff recommendations and all applicable County Standards; and
 - iv. All other submittal requirements have been met and approved.
- b) In approving a Special Use the BCC shall consider the following:
 - i. Whether the proposed use is appropriate in the specific location;
 - ii. Environmental impacts including, without limitation, noise, lighting, traffic and visibility effects generated as a result of the development are mitigated so that its effects on the adjoining properties are minimized; and
 - iii. The intent and principals of the CCD Plan are implemented by the approval of the proposed use at the proposed location.

~~SECTION 5 LAND USE AND ZONING REGULATIONS~~

~~A. Eligible, Special and Prohibited Uses~~

~~The eligible, special and prohibited uses for each zoning district or development type within the CCD are set forth in the Land Use Table. The Land Use Table shall be~~

fulfill the proposals contained in the subdivider's disclosure statement and in determining whether or not the subdivider's provisions for a subdivision conform with County regulations.

4.8 Common Promotional Plans

The Code Administrator will review proposed applications to determine whether there is a common promotional plan to subdivide a property. If it is determined that the land division does constitute a common promotional plan, the project shall comply with the procedures provided for in this Article V.

SECTION 5 - PROCEDURES AND SUBMITTALS

5.1 Pre-application Procedures

Prior to the filing of an application for approval of a preliminary plat, the subdivider shall confer with the Code Administrator to become acquainted with these subdivision regulations. At this pre-application conference, the subdivider shall be advised of the following:

1. Submittals required by the Code.
2. Type and/or class of the proposed subdivision.
3. Individuals and/or agencies that will be asked to review the required submittals.
4. Required improvements.
5. Conditions under which Master Plans and Development Plans are required as described in Sections 5.2 and 7.
6. A determination will be made as to the appropriate scale and format for plans and plats and as to the appropriateness of applicable submittal requirements.

5.2 Master Plan Procedure

5.2.1 Introduction and Description

- a. Master plans are required in the following cases:
 - i. All Type I, Type II, and Type IV subdivisions with more than one development phase or tract;
 - ii. As required in Article III for developments other than subdivisions; and
 - iii. Such other projects which may elect to apply for master plan approval.
- b. A master plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the subdivider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval.
- c. The master plan submittal will consist of both plans and written reports which include the information required in 5.2.2 below. A typical submittal would include a vicinity map, a plan showing existing site data, a conceptual environmental plan with written documentation, a master plan map, a master plan report, a schematic utilities plan and the phasing schedule. Maps and reports may be combined or expanded upon at the discretion of the applicant to fit the particular development proposal as long as the relevant information is included.

5.2.2 Master Plan Submittals

- a. Vicinity Map. A vicinity map drawn at a scale of not more than 2,000 feet to one inch showing contours at twenty (20) foot intervals showing the relationship of the site to its general surroundings, and the location of all existing drainage channels, water courses and water bodies located on the parcel and within three miles of the Parcel.

EXHIBIT

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V-3

2. Suitability of the site to accommodate the proposed development;
3. Suitability of the proposed uses and intensity of development at the location;
4. Impact to schools, adjacent lands or the County in general;
5. Viability of proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or constructed.
6. Conformance to applicable law and County ordinances in effect at the time of consideration, including required improvements and community facilities and design and/or construction standards.

5.2.5 Filing of Approved Master Plan

The approved master plan with maps which has been approved by and received signatures of the County Development Review Committee Chairman and Board Chairman shall be filed of record at the County Clerk's Office.

5.2.6 Amendments and Future Phase Approvals

- a. Approval of the master plan is intended to demonstrate that the development concept is acceptable and that further approvals are likely unless the detailed development plans cannot meet the requirements of applicable law and County ordinances in effect at that time. Each phase of the development plan must be considered on its own merits.
- b. The Code Administrator may approve minor changes to the master plan. Any substantial change in land use or any increase in density or intensity of development in the approved master plan requires approval by the County Development Review Committee and the Board.
- c. Any changes approved by the Code Administrator pursuant to Section 5.2.6b of this Article shall be subject to the review and approval of County Development Review Committee and the Board at the time of development plan or plat approval.
- d. The phasing schedule may be modified by the Board at the request of the developer as economic circumstances require as long as there is no adverse impact to the overall master plan. (See Article V, Section 4.5)

5.2.7 Expiration of Master Plan

- a. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board.
- b. Master plan approvals may be renewed and extended for additional two year periods by the Board at the request of the developer.
- c. Progress in the planning or development of the project approved in the master plan consistent with the approved phasing schedule shall constitute an automatic renewal of the master plan approval. For the purpose of this Section, "progress" means the approval of preliminary or final development plans, or preliminary or final subdivision plats for any phase of the master planned project.

History. 1980 Comp. 1980-6. Sections 4.4, 4.5, 5.1 and 5.2 were amended by County Ordinance 1987-1 to provide for the submittal of a master plan.

5.3 Preliminary Plat Procedure

5.3.1 Introduction and Description

- 5.3.1a Preliminary plats shall be submitted for Type-I, Type-II, Type-III, except Type-III subdivisions that are subject to review under summary procedure as set forth in Subsection 5.3 of this Section, and Type-IV subdivisions.

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

x= uses eligible in zone

S= special use

tabbles

EXHIBIT

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USE CATEGORY	VILLAGE ZONES				OTHER ZONES				Open Space	Village Separators	
	New Community Center	Neighborhood Center	Neighborhoods (optional)**	Fringe Zone	Rural Zone	Employment Center Zone	Institutional Campus Zone				
Industrial, Heavy											
Laundromat/dry cleaning	x	x	x			S					
Liquor stores, bars, lounges and pubs	S	S	S			x	x				
Medical: drug & alcohol treatment	S					S	S				
Medical: Offices, Clinic/Laboratory	x	x	x				S				
Mobile home sales & services						S					
Movie Theaters	x	S					S				
Office, Limited (1000 s.f. max., first fl. only)	x	x	x	x	x	x					
Office: Professional or Business	x	x					x				
Outdoor markets	S			S		S					
Parking Garages	x	x					x			S	
Recycling centers	x	x	x	x	x	x	x				
Research laboratories & associated medical facilities	S						x	x			
Restaurant (more than 40 seats)	x	x					x	x			
Restaurant, Limited (40 seats max.)	x	x	x	x			x				
Retail Sales (single uses 5000 s.f. max.)	x	x					x				
Retail Sales (single uses over 5000 s.f.)	x	x				S					
Retail Centers	x	x				S					
Solid Waste Transfer Station					S	S					
Storage, outdoor	S					S					
Storage, Self storage	S	S				S					
Storage, warehouse						S					
Transportation Center: maintenance & storage						x					
Transportation Center: depots	x	x	x			S	S				
Truck terminals						x	x				
Utilities: substations	S	S				S	S				
Utilities: well fields, water & waste water treatment facility	S	S	S	S	S	S	S		S		
Veterinary hospitals, kennels & shelters (Large animal)							x				
Veterinary hospitals, kennels & shelters (Small animal)	S	S			S			S			
Agricultural and Assesory Uses											
Agriculture and ranching	x	x	x	x	x	x	x	x	x	x	
Community Gardens	x	x	x	x	x		x	S	x	x	
Stables, riding academies		S		S			x	S	S	S	
Prohibited Uses											
Airports, scrap yards, slaughterhouses, adult entertainment											
* Accessory buildings only allowed: principal buildings and structures shall be located in self-contained areas.											











x = Uses eligible in zone
S = Special use

* Accessory buildings only allowed; principal buildings and structures shall be located in adjacent zones
 ** Neighborhoods are optional development types. Permitted uses in neighborhoods may be individually defined by each development, but may not be less restrictive than the uses allowed for Neighborhood Center zone.
 *** Locate at edge of Village Area or Institutional Campus
 Allowed unless superseded by other development
 Uses not marked as eligible are not permitted in the particular zone.

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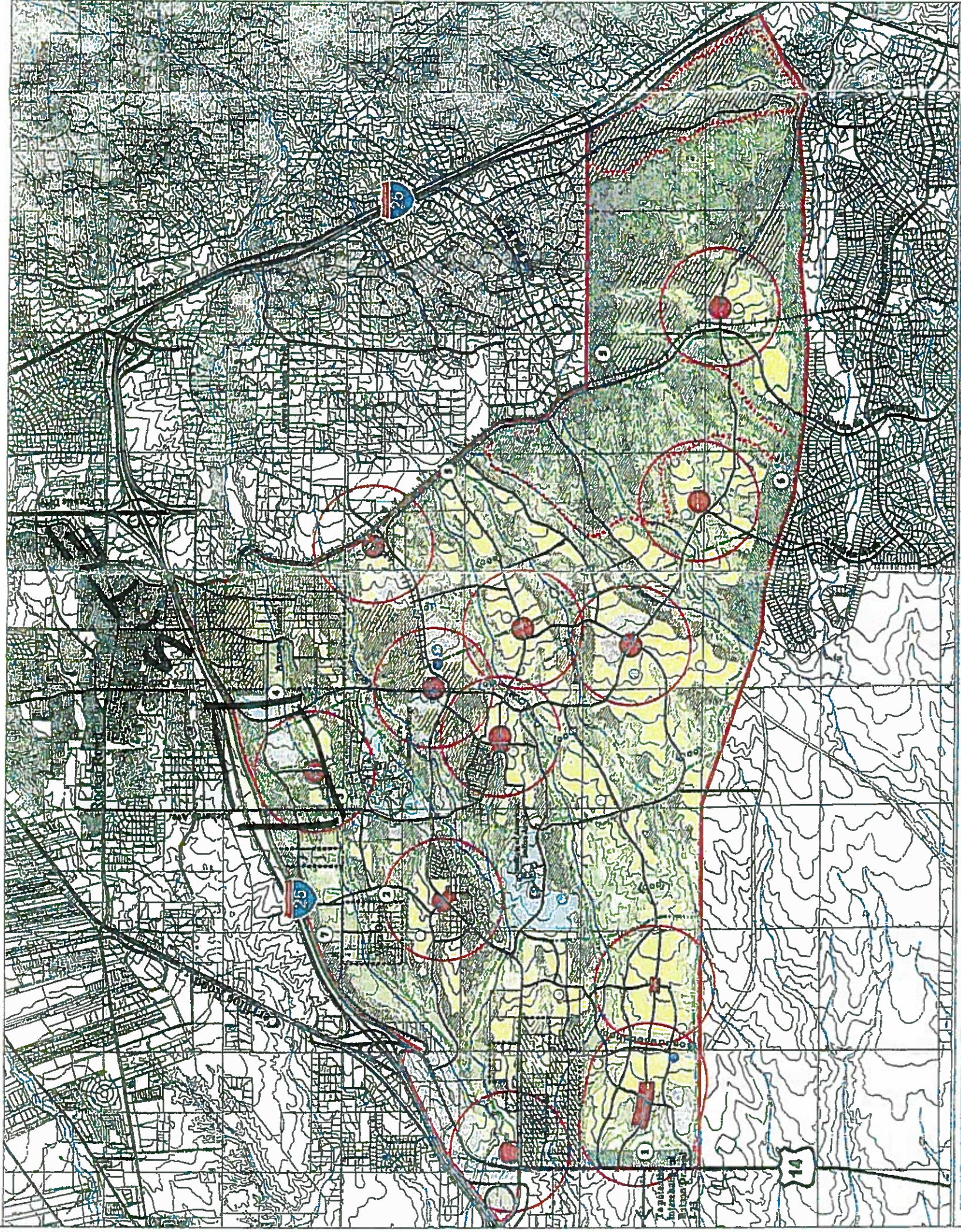
Legend

- | | |
|---|----------------------|
|  | Commonly College |
|  | District Boundary |
|  | Major Road |
|  | Major Drainage |
| +++++ | Existing Rail Road |
|  | Mountains |
| | 573 acres |
|  | Rehab'd Paved Jumper |
| | 6316 acres |
|  | Rehab'd Grasslands |
| | 483 acres |
|  | Rehab'd Paved Jumper |
| | 1679 acres |
|  | Rehab'd Grasslands |
| | 5334 acres |
|  | Arroyo Corridors |
| | 3161 acres |
| | Total Arroyo |
| | 17136 acres |

Agencies: Send **ITC/Org. Questionnaire** October 31, 2009
Agencies: Send **Subsidy Data** January 15, 2010



Land Use Zoning Map



- ### Legend

Community College
District Boundary
Major Drainage
Existing Rail Road
Proposed Rail Road
Village Zones
Farmland/Prairie Juniper
Employment Campuses
and Centers
Institutional Campuses
Arroyo Corridors and Open Space
Road - Proposed & Existing
Village Separators
District Trails
Proposed Alignments
Rural Zones
Existing Neighborhood Zones
New Community Center &
Walking Path

Princess Zeeba! Hilltop Place Inn
Buffer Areas:

புள்ளிப்பாட்டு (1)

② VMs require buffers

③

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7 154-3234 Highway Court

100% **Guaranteed** Satisfaction

Approved by Board of County Commissioners October 31, 2009
Approved by State Taxpayers Funding Authority November 1, 2009
As amended by SCOTCA on December 11, 2009

2BF-76

Santa Fe Community College District

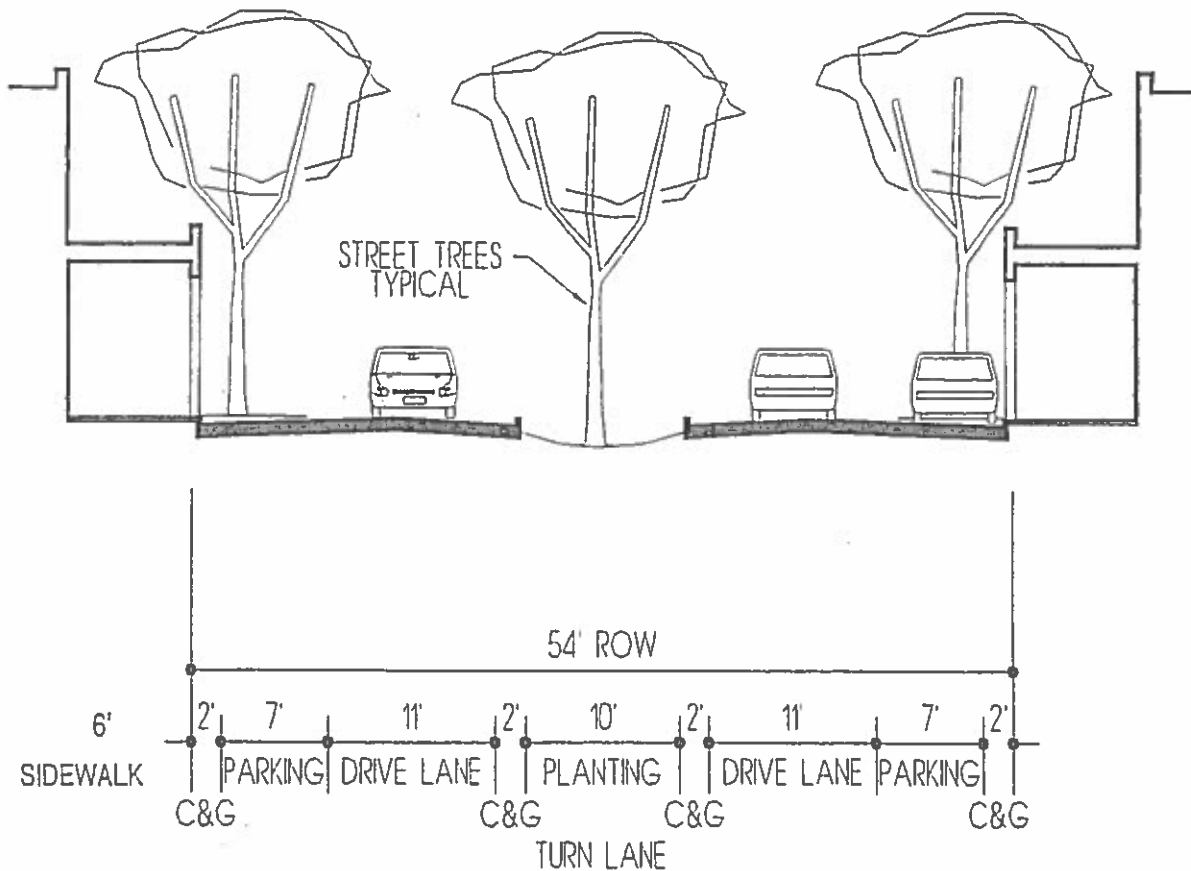


7. Road Sections

Note that other road design options than those illustrated may be proposed as long as the minimum standards of this CCD Ordinance and the intent of the Community College District Plan are met.

a) Living Priority Roads Cross Sections

- i. Main Street: this design is urban in character and may be used for roads that traverse the center of a New Community Center.



Name:	Main Street	Striping:	Centerline & turn lanes only
Category:	Living	Sidewalks:	Both sides, minimum 6 feet wide
Design Speed:	30 mph	Bike lanes:	No
Travel lanes:	2, with center turn lane	Median:	10 foot minimum
Curb Radii:	15 feet	Drainage:	Curb and gutter
		On-street parking:	Both sides, parallel

located downstream of the stormwater source for positive drainage and erosion control.

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E. Road Circulation, Design And Construction Standards

1. The Road Standards set forth in this Subsection E shall apply.
2. If the Code Administrator determines that a fair and substantial showing is made that a proposed development will increase the burden on existing inadequate public roadways or generate traffic which will exceed the capacity of an existing or proposed public roadway, the developer shall make such improvements or contribute a fair share of improvements required to increase the capacity of the public roadway to the acceptable level of service. The required traffic analysis report shall address all proposed improvements necessary.

3. Road Circulation and Design Standards

The following standards are applicable to all development in the CCD:

- a) Roadway circulation within the Community College District shall provide a network of roads that will integrate automobile traffic, pedestrian and other modes of transportation in a safe and controlled manner. Road networks shall be designed in such a way as to discourage high speed traffic;
- b) Within each development, roadway circulation shall be interconnected as shown on the Circulation Map. The developer shall be required to construct any portion of the roadway necessary to maintain connectivity throughout the CCD;
- c) No-outlet roadways shall be used only to preserve open space contiguity or in cases that terrain does not allow connectivity. No-outlet roadways shall not exceed three hundred feet (300') in length and shall have a minimum fifty foot (50') turn around;
- d) Roadways shall be laid out to intersect as nearly as possible at right angles;
- e) Roadway networks shall be laid out to have the minimum number of intersections with state highways, arterials and traffic priority roads, consistent with sound engineering practice and the access needs for emergency and service vehicles;



2.5 Zoning

In connection with the review of an application for a development permit with respect to matters described in the New Mexico Statutes concerning zoning, the procedures concerning zoning matters set forth in the New Mexico Statutes as amended from time to time, shall apply in addition to the review procedures provided in the Code. The time limits established in this Article II may be extended if required, in order to comply with the procedures concerning zoning matters.

2.6 Subdivisions

In connection with review of an application for a development permit with respect to matters described in the New Mexico Subdivision Act as it may be amended from time to time, the procedures for review provided for in Article V of the Code and the New Mexico Subdivision Act shall apply in addition to the review procedures provided in this Article II of the Code. The time limits established in this Article II shall be extended if required in order to comply with the procedures concerning subdivision matters.

2.7 Other Requirements

The time limits set forth in this Article II shall be extended in order to comply with other provisions of the Code providing for time limits in connection with reviews and requirements under the Code.

→ **SECTION 3 - VARIANCES**

3.1 Proposed Development

Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the Board and the Board may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking of property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety. In arriving at its determination, the Development Review Committee and the Board shall carefully consider the opinions of any agency requested to review and comment on the variance request. In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified.

3.2 Variation or Modification

In no case shall any variation or modification be more than a minimum easing of the requirements.

3.3 Granting Variances and Modifications

In granting variances, and modifications, the Board may require such conditions as will, in its judgment, secure substantially the objectives of the requirements so varied or modified.

3.4 Height Variance in Airport Zones

All height variance requests for land located with approach, Transitional, Horizontal and Conical surfaces as described within Map #81-A, incorporated herein by reference, shall be reviewed for compliance with Federal Aviation Administration Regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the

EXHIBIT

12

II - 9

WARRANTY DEED

166B
Taurus Group, Inc., a New Mexico corporation, grantor, for consideration paid, grants and conveys to Esmail Haidari, a married man dealing in his sole and separate property, whose address is 12008 Gazelle Place NE, Albuquerque, New Mexico 87111, grantee, the below described property located in Santa Fe County, New Mexico:

Tract 3, as shown on Lot Split Plat prepared for Greer Enterprises, Inc. (formerly Seale Corporation) Section 16, T.16N., R.9E., N.M.P.M., Santa Fe County, New Mexico recorded March 28, 1997, as Document No. 978,602 and recorded in Plat Book 358, Page 38, in the records of Santa Fe County, New Mexico.

Less and except that portion conveyed to Santa Fe County by document dated December 29, 2000, recorded in Misc. Book 1842, Page 352, in the records of Santa Fe County, New Mexico.

With warranty covenants.

Subject to: all reservations, restrictions and easements of record, and taxes and assessments for the year 2005 and subsequent years, which grantee shall pay.

WITNESS my hand and seal this 15th day of November, 2005.

Taurus Group, Inc.

Lisa Tomelich
Lisa Tomelich, President

STATE OF NEW MEXICO

COUNTY OF SANTA FE

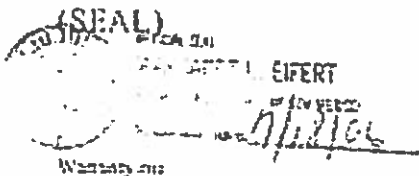
NOTARY PUBLIC
STATE OF NEW MEXICO

NOTARY PUBLIC
STATE OF NEW MEXICO

My commission expires on the 15th day of November, 2007. My commission expires on the 15th day of November, 2007. My commission expires on the 15th day of November, 2007.

My commission expires on the 15th day of November, 2007. My commission expires on the 15th day of November, 2007. My commission expires on the 15th day of November, 2007.

This instrument was acknowledged before me by Lisa Tomelich, president of Taurus Group, Inc., grantor, on this 15th day of November, 2005.



[Signature]
Notary Public
My commission expires:



NBF -80

57442

WARRANTY DEED

ESMAIL HAIDARI, a married man as his sole and separate property, whose address is 12008 Gazell place N.E., Albuquerque, New Mexico 87111, for consideration paid, grants to Senemar, LLC the following described real estate in Bernalillo County, New Mexico:

Tract 3, as Shown on Lot split plat prepared for Greer enterprises, Inc. (formerly Senlic Corporation) Section 16, T. 16N., R.9E., N.M.P.M., Santa Fe County, New Mexico recorded March 28, 1997, as Document No. 978,602 and recorded in plat Book 358, page 38, in the records of Santa Fe County, New Mexico.

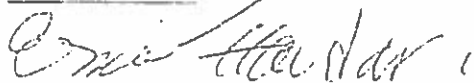
Less and except that portion conveyed to Santa Fe County by document dated December 29, 2000, recorded in Misc. Book 1842, page 352, in the records of Santa Fe County, New Mexico.

With warranty covenants.

Subject to: all reservations, restrictions and easements of record, and taxes and assessments for the year 2014 and subsequent years, which grantee shall pay.

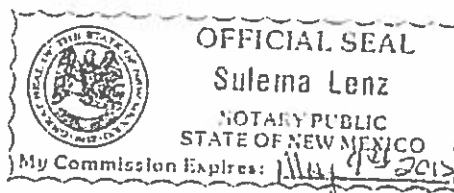
WITNESS my hand and seal this 14th day of May, 2014

Esmail Haidari

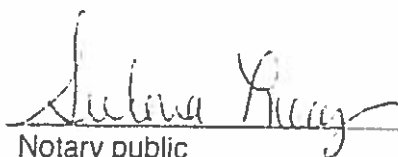


STATE OF NEW MEXICO

COUNTY OF BERNALILLO



This instrument was acknowledged before me by Esmail Haidari, grantor, on day of May, 2014



Notary public

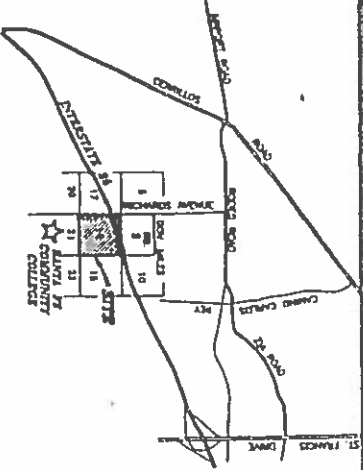
My commission expires

Doc# 2014038384

05/14/2014 12:40 PM Page 1 of 1
2014 3:10 PM Toulouse Oliver Bernalillo County



NBF-81



VICINITY MAP SCALE 1"=2 MILES

LEGEND / PLAT REFERENCE

BLANKS BASED ON A PLAT OF SURVEY TITLED "PLAT OF SURVEY FOR BLANKS VELD DE SANTA FE, SHEET 3 OF 3, BY RICHARD E. SMITH, N.M.P.S., DATED APRIL, 1985 AS PROJECT #1218.

REFERENCE ALSO "NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, PROJECT NO. 1-025-0401272, SANTA FE COUNTY, SHEETS 6 & 7, DATED JAN. 26, 1972 DATA FROM SAID MAP SHOWN IN PARENTHESES () WHERE DIFFERENT FROM CURRENT SURVEY.

REFERENCE ALSO A PLAT OF SURVEY TITLED "SUBDIVISION PLAT, N.M.P.S., PHASE II, N.M.P.S., DATED APRIL, 1985 AS PROJECT #1218, PLATS #10777, COUNTY CLERK, 1984 AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS RECEPTION #826,441 DATED 8/22/84, IN BOOK 284, PAGE 043. DATA FROM SAID SURVEY SHOWN IN PARENTHESES () WHERE DIFFERENT FROM CURRENT SURVEY.

REFERENCE ALSO A PLAT OF SURVEY TITLED "PLAT OF SURVEY OF THE BLANKS SUBDIVISION WITHIN THE 1/4, SECTION 10, T. 18 N., R. 6 E., N.M.P.S., SANTA FE COUNTY, NEW MEXICO, BY ROBERT RICHARDS, N.M.P.S., DATED MARCH AND APRIL, 1980, AND RECEPTION #100,000 DATED 7/22/83, IN BOOK 153, PAGE 043. DATA FROM SAID PLAT SHOWN IN PARENTHESES () WHERE DIFFERENT FROM CURRENT SURVEY.

REFERENCE ALSO A PLAT OF SURVEY TITLED "LAND DIVISION OF TRACT 1 FOR SHERIDAN, LYNN WITHIN SECTION 9, 11TH, REG. SANTA FE COUNTY, NEW MEXICO, BY RICHARD A. CHAMBERLAIN, N.M.P.S., DATED 6/4/83 AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS RECEPTION #800,082 DATED 8/23/83, IN BOOK 50, PAGE 042. DATA FROM SAID PLAT SHOWN IN PARENTHESES () WHERE DIFFERENT FROM CURRENT SURVEY.

- INDICATES PLAT, ROAD, SURVEY AND WILLIAMSON
- ALUMINUM CAPPED IRON, UNLESS NOTED
- INDICATES BRASS CAP MONUMENT FOUND
- INDICATES SURVEY AND WILLIAMSON ALUMINUM CAPPED IRON SET
- INDICATES CALCULATED POINT NOT SET
- INDICATES HIGHWAY DEPT. RIGHT OF WAY T-POST
- INDICATES DOUBLE UTILITY POLES AND MULTIPLE OVERHEAD UTILITY LINES
- INDICATES FENCE LINE
- INDICATES ROAD
- INDICATES 100-FOOT FLOOD ZONE BOUNDARY AS SCALED (DIGITIZED) FROM F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL #35008 0218 B AND #35008 0218B
- INDICATES 500-FOOT FLOOD ZONE BOUNDARY AS SCALED (DIGITIZED) FROM F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL #35008 0218 B AND #35008 0218B
- INDICATES OPEN SPACE BOUNDARY

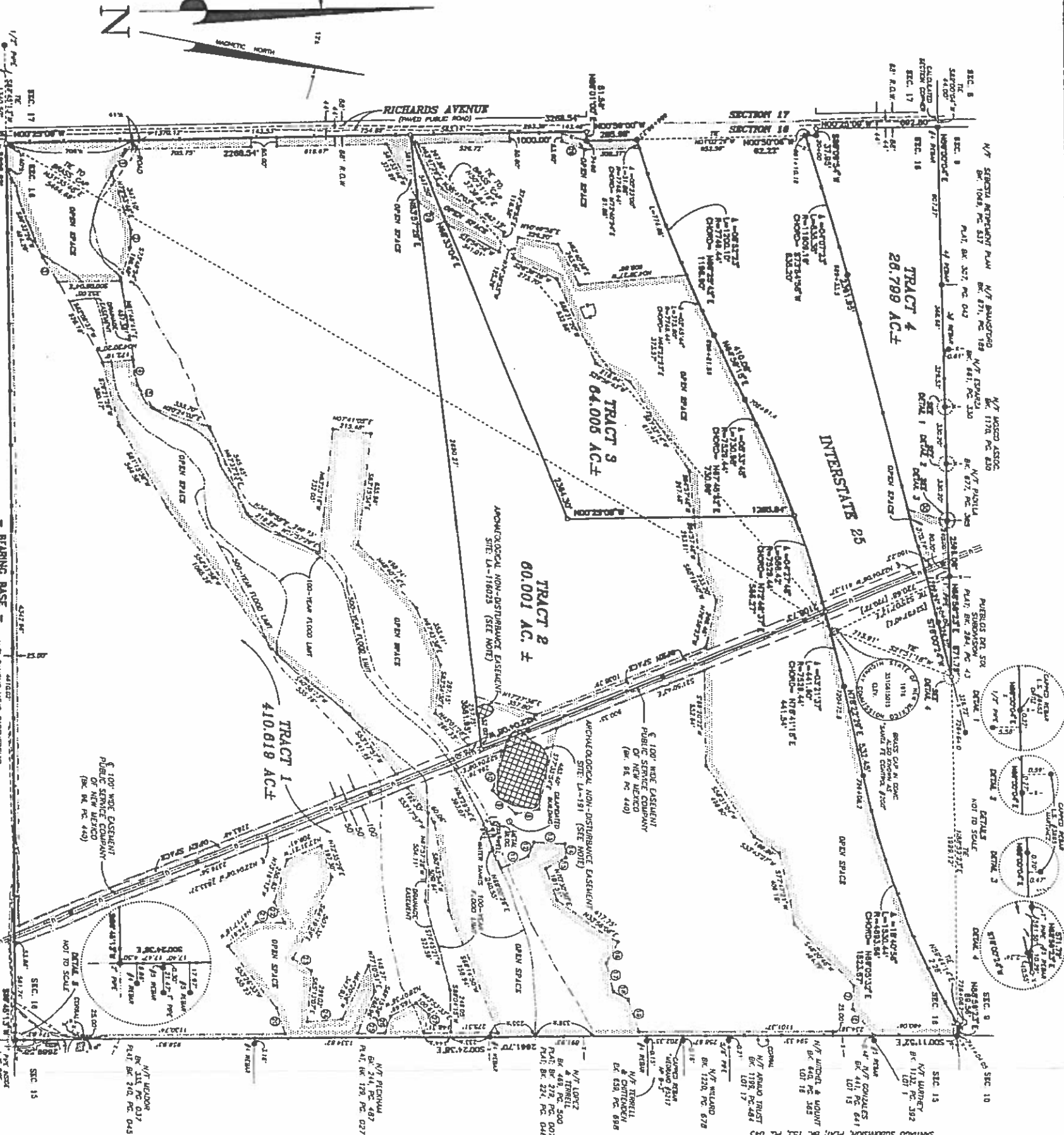
NOTES:
THERE ARE NUMEROUS DIRT ROADS/TRAILS WITHIN THE PROPERTY THAT ARE NOT SHOWN.

SCALE 1" = 300'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL, AND THAT THE DATA AND SURVEY METHODS OR METHODS USED WERE IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS FIELD WORK COMPLETED ON 8/12/86.

Richard E. Smith 3/26/87
RICHARD E. SMITH, N.M.P.S., No. 3847, DATE



DEDICATION / AFFIDAVIT
U388034

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) HAS CAUSED TO BE REPLICATED THE LANDS SHOWN HEREON, LYING AND BEING SITUATE WITHIN THE COUNTY OF SANTA FE, NEW MEXICO, ALL THAT APPEAR ON THIS PLAT, IN ACCORDANCE WITH THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO, JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO, IS TO BE HEREBY GRANTED FOR ALL EMINENT UTILITIES.

STATE OF NEW MEXICO
COUNTY OF SANTA FE
ON this 24th day of March, 1987, the foregoing instrument was acknowledged before me by the person(s) whose name(s) appear above.
I, *Paul A. Rodriguez*, Notary Public.
12-21-96
COMMISSION EXPIRES

SANTA FE COUNTY APPROVAL
Date: *Currently* 3-27-92
COUNTY LAND USE ADMINISTRATOR
DATE

NOTES AND CONDITIONS
PRESENT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE S.A.S. RATING ON THIS PROPERTY IS DESIGNATED AS BEING MODERATE TO SEVERE REGARDING LIMITATIONS TO SEPTIC TANKS, POTENTIAL BUTTERS/SILLERS OF THIS PROPERTY SHOULD INQUIRE WITH THE NEW MEXICO ENVIRONMENTAL DEPARTMENT WHETHER THESE SITES ARE THE SITES REQUIRED.

THE LOCATION OF OPEN SPACE SHOWN ON THIS PLAT MAY BE SUBJECT TO A 30% OPEN SPACE REQUIREMENT NO DEVELOPMENT MAY OCCUR WITHIN THE DESIGNATED OPEN SPACE. THE LOCATION OF OPEN SPACE SHOWN ON THIS PLAT MAY BE SUBJECT TO A 30% OPEN SPACE REQUIREMENT NO DEVELOPMENT MAY OCCUR WITHIN THE DESIGNATED OPEN SPACE.

978-602
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I, *Paul A. Rodriguez*, Notary Public.
12-21-96
COMMISSION EXPIRES

LOT SPLIT PLAT PREPARED FOR
GREEN ENTERPRISES INC.
SENIOR CORPORATION
SECTION 16, T. 18 N., R. 6 E., N.M.P.S.
SANTA FE COUNTY, NEW MEXICO
DATE: MARCH 1987
R.E.S. 4186

NBF-82

January 29, 2015

To Whom It May Concern,

I authorize Dralynn Guerrerortiz of Design Enginuity to represent me with regards to land development issues associated with my property known as Saleh, located in Santa Fe County.

Sincerely,

A handwritten signature in black ink, appearing to read "Esmail Haidari". The signature is written in a cursive style with a large, looping initial "E".

Esmail Haidari

NBF-83

9.6 Drainage Structures

The subdivider shall comply with the requirements of Article VII, Section 3 of the Code.

9.7 Parks and Recreation

For subdivisions of twenty five (25) lots or more, open spaces shall be provided for parks and recreation on a ratio of ten (10) acres per 1,000 residents; provided however, that no such open spaces shall contain less than one (1) acre per subdivision. Said open spaces shall be of a nature and location suitable for park development.

9.8 Fencing

It shall be the duty of the purchaser, lessee or other person acquiring the subdivided land to fence out livestock, where appropriate, in conformity with Section 77-16-1 NMSA 1978.

9.9 Improvement Guarantees

In order for the County to be assured of the completion of required improvements, the subdivider shall comply with one (1) of the following:

- a. That all improvements have been installed in accordance with the requirement of these regulations; or
- b. A surety bond or other security acceptable to the Board has been filed with the Code Administrator in sufficient amount to assure completion of all required improvements. The surety bond shall be based on a county approved engineering cost estimates. The improvements shall be installed and ready for acceptance within eighteen months.

SECTION 10 - DISCLOSURE STATEMENT REQUIREMENTS

For all subdivisions, a disclosure statement shall be prepared in accordance with the standardized format provided in Appendix 5.C.1 and 2 of the Code. It is unlawful to sell, lease, or otherwise convey land in a subdivision until the required disclosure statement has been filed with the County Clerk, the Board, and the Attorney General's Office; and the prospective purchaser, lessee or other person acquiring an interest in the subdivided land has been given a copy of the disclosure statement. The disclosure statement shall be signed by the subdivider, notarized and recorded with the County Clerk. The final plat shall reference the recording information for the disclosure statement.

SECTION 11 - RESERVATION OF JURISDICTION

Upon approving a subdivision plat, the Board expressly reserves jurisdiction to subsequently determine whether plat approval should be suspended or revoked because of:

- A. Any material misstatement or error of fact in the disclosure statement or in any information upon which the Board relied;
- B. A subsequent failure to comply with a material provision of the disclosure statement or a subsequent failure to comply with County regulations; or
- C. The subdivider's failure to meet the schedule of compliance approved by the Board.

F. CDRC CASE # V/Z 14-5490 Saleh Master Plan. Senemar, LLC, Applicant, Design Enginuity, Agent, Request Master Plan Approval in Conformance with the Community College District Ordinance to Allow a Phased Mixed-Use Development on a 64 Acre + Site. The Applicant Also Requests a Variance of Ordinance No. 2000-12, Section 6.E.3.C) to Allow a No-Outlet Roadway to Exceed 300 Feet and a Variance of Ordinance No. 2000-12, Section 6.7 Road Design Standards. The Site Will Take Access Off of Richards Avenue. and is Located on the South Side of I-25 and East of Richards Avenue, within Section 16, Township 16 North, Range 9 East (Commission District 5). Jose E. Larrañaga, Case Manager
[Exhibit 7: Proposed Saleh Master Plan – power point; Exhibit 8: Support letters]

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

“The Applicant is requesting Master Plan approval in conformance with the Community College District Ordinance (CCDO). The CCDO was adopted December 11, 2000. The CCDO Land Use Zoning Map defines 31.2 acres as Employment Center, 22.3 acres as Village Fringe and 10.5 acres as open space within the 64-acre site.

“The Applicant has redefined the flatlands, hillsides, pinion/junipers, grasslands and arroyos of the CCDO Land Use Map and has developed the proposed Master Plan. The proposed Master Plan includes 7.4 acres of Neighborhood Center, 21.4 acres of Employment Center and 32.1 acres of Open space. The remaining 3.1 acres will be a road right-of-way.

“The Applicant is proposing two phases for the development of this site. The use list for Phase 1, consisting of 24.16 acres, includes the following: 13.55 acres of Open space which includes passive space, parks, plazas, trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies and cemeteries; Neighborhood Center consisting of 7.39 acres which includes cemeteries/funeral homes and churches/religious institutions; Employment Center consisting of 1.82 acres which includes air-conditioned storage facility with allowable caretaker unit and RV and boat storage facility.

“The use list for Phase 2, consisting of 35.68 acres, includes the following: 16.13 acres of Open space which includes passive space, parks, plaza, playground, trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies and cemeteries; Neighborhood Center which includes cemeteries/funeral homes, churches/religious institutions, bank/financial services, veterinary clinic, retail sales of less than 5,000 square feet and assisted living/nursing facility; Employment Center consisting of 18.97 acres which



includes apartments, condos or townhomes, shopping center, hotel and office/retail.

"The Applicant states that due to the existing traffic congestion along Richards Avenue and the Oshara neighborhood, Phase 1 development will be limited to low traffic uses. Phase 2 will be developed upon completion of the Northeast Connector.

"The Applicant also requests a variance of Ordinance No. 2000-12, Section 6.E.3.c to allow a no-outlet roadway to exceed 300 feet and a variance of Ordinance No. 2000-12, Section 6.7 Design Standards of a Living Priority Road. More specifically, the Applicant proposes to build a temporary east extension of Dinosaur Trail Road onto the Saleh property for Phase 1. This road will be a dead end basecourse road, 960 feet in length. The Applicant states that at full build-out the road would be classified as a Living Priority Road.

"The Applicant states: "We request two variances: one to allow a road up to 960 feet in length and to allow this road not to be constructed to the CCDO standards. Instead we propose to construct a 24-foot wide basecourse temporary road. The reason for this request is that the County intends to close off the existing Dinosaur Trail roadway and relocate it 900 feet north when they construct the Northeast Connector. The Saleh project access will then be relocated to the new NE Connector and the existing Dinosaur Trail extension roadway will be removed. Currently the County estimates that the NE Connector will be constructed in 2017. Thus at most this temporary road will be in service for two years. Paving of the temporary road would be a waste of resources and not compatible with the goals of the County's Sustainable Growth Management Plan. All permanent roads within the project will be paved. This temporary road will end in a hammerhead turnaround with 100 foot arms. The proposed design meets the County Fire Marshal requirements for a dead-end road."

"Building and Development Services staff have reviewed this project for compliance with pertinent Code requirements and have found that the facts presented support this request: the Application has established the extent and scope of the project including, the uses for the project, the specific information to determine the relationship between the landscape types, the zones and the project, and the relationship of its phases and multiple components with adjacent environment and its overall needs for services and infrastructure; conformance to the Santa Fe Growth Management Plan as amended by the Community College District Plan; the viability of the proposed phases of the project to function as completed developments; conformance to the CCDO in regards to roads and trails, community facilities, design and construction standards and open space standards; the Master Plan conforms to the eligible uses allowed under a Neighborhood Center and Employment Center; the Application satisfies the submittal requirements set forth in Ordinance No. 2000-12, § 4.B.2 and the Land Development Code.

"The review comments from State Agencies and County staff have established findings that the Application is in compliance with state requirements, County Ordinance No. 2000-12 Community College District and Article V, § 5, Master Plan Procedures of the Code. This Application is not in compliance with Ordinance No. 2000-12, § 6.E.3.c and § 7, Road Design Standards.

"Building and Development Services staff have reviewed the Applicant's request for a variance of Ordinance No. 2000-12, § 6.E.3.c, and § 6.7, Road Design Standards, for compliance with pertinent Code/Ordinance requirements and has found that the facts presented do not support the request: roadway circulation within the Community College District shall provide a network of roads that will integrate automobile traffic, pedestrian and other modes of transportation in a safe and controlled manner; within each development, roadway circulation shall be interconnected as shown on the Circulation Map; the developer shall be required to construct any portion of the roadway necessary to maintain connectivity throughout the CCD; all road construction shall conform and comply with AASHTO standards. ITE guidelines, New Mexico State Highway and Transportation Department specifications and all applicable National Codes."

Mr. Larrañaga said that Staff recommends denial of the Applicant's request for a variance of Ordinance No. 2000-12, § 6.E.3.c, to allow a no-outlet road to exceed 300 feet in length and § 6.7, to allow non-compliances of design standards required of a Living Priority Road. If the decision of the CDRC is to recommend approval of the variances of Ordinance No. 2000-12, § 6.E.3.c and § 6.7, staff recommends approval of the request for Master Plan, to allow a Phased Mixed Use Development on a 64 acre + site, staff recommends the following conditions be imposed:

1. The Applicants shall comply with all review agency comments and conditions, as per Article V, § 7.1.3.c. Conditions shall be noted on the recorded Master Plan.
2. In order for Phase 1 of the Development to use the 3 acre-feet available under the assigned First Amended Initial Customer Contract for Commitment of Water Service (dated November 10, 1994 "Water Contract"), the Developer shall fulfill the terms and conditions of the water contract prior to Preliminary Development Plan.
3. Saleh shall provide water rights for any portion of the project's total water budget that exceeds the commitment in the Water Contract. The project will be required to annually report total development water usage to SFCU and provide SFCU with additional water rights if the 5-year rolling average usage exceeds the approved estimated budget; in accordance to Resolution No. 2006-57 "adopting a Santa Fe County Water Resource Department Line Extension and Water Service Policy" or any subsequent water development policy, Saleh's water requirements (e.g. New Water Delivery) will need to be approved by the Board of County Commissioners. Per Resolution 2006-57, Section IX.C, such approval may require justification for a water budget that exceeds 35 acre-feet/year; Saleh shall enter into a water service agreement with SFCU, which will define Saleh's and SFCU's commitments and obligations and specify requirements, like connection

- locations, hydraulic analyses, water infrastructure design approval process, cost allocation, metering requirements, construction standards, inspections, easement dedications, and acceptance prior to Preliminary Development Plan.
4. Saleh shall obtain a letter from the City of Santa Fe Water Division (City) that identifies what, if any, additional water utility infrastructure is needed in order to supply the proposed total 84.312 acre-feet/year demand through the City system prior to Preliminary Development Plan.
 5. Saleh shall construct and dedicate all water infrastructure identified by the City's water utility hydraulic modeling. [Modified at motion]
 6. The design of left turn and right turn deceleration lanes on Richards Avenue shall be submitted with the Preliminary Development Plan application, as per Article V, § 7.2.
 7. The railroad grade shall be designated as a trail and retain the appearance of a rail road grade. The rail road grade shall be maintained and remain within an open space easement.
 8. Saleh shall seek to have the wastewater connected to the City or other wastewater treatment facility. Saleh shall connect to a community wastewater system for Phase 2 and shall abandon and remove the Phase 1 septic system. Any on-site wastewater facility shall be permitted by and come under the regulation of the New Mexico Environmental Department or the Water Quality Control Commission Regulations, as appropriate.
 9. The Applicant shall submit a financial guarantee, in sufficient amount to assure completion of all required improvements prior to Final Development Plan recordation, as per Article V, § 9.9.
 10. Master Plan with appropriate signatures shall be recorded with the County Clerk, as per Article V, § 5.2.5.
 - a. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board (Article V, § 5.2.7).

Member Gonzales asked whether the Applicant needs water rights to proceed with Phase 2 and Mr. Larrañaga responded yes, the Applicant would need a water allocation requiring water rights or pay a fee in lieu of. He confirmed that the project would use County water for Phase 1.

Santa Fe County Utility Director Claudia Borchert clarified that the water is derived through the Buckman Direct Diversion, the Rio Grande water source, not the City Buckman wellfields. The Applicant has not fully identified what they will be doing in Phase 2. One of the conditions is that the Applicant provide a five-year rolling average of water use to determine accuracy in their current estimates. The water rights provided by an applicant are dedicated to and become the property of the County.

Member Anaya asked about the amount of the financial guarantee (Condition #9) and Mr. Larrañaga said a formula is applied to an engineer's cost estimate of all improvements.

Chair Katz asked what the County wanted the Applicant's variance requested road to look like. Per the CCDO, Mr. Larrañaga said the road should be built out with connection(s). The code does not allow for temporary roads. Even if the road were paved that would not solve all the issues; the cul-de-sac exceeds 300 feet and does not meet the CCDO definition of a Living Priority Road.

Mr. Larrañaga said a schedule for the Northeast Connector has not been determined nor has the exact location.

Duly sworn, Oralynn Guerrerortiz, Design Enginuity, agent/engineer for the applicants, Mr. and Mrs. Esmail Haidari, who were introduced in the audience. Ms. Guerrerortiz located the Saleh property at the southeast corner of Richards Avenue and I-25. The Haidaris purchased the property in 2005 and were waiting for the northeast connector. The current plan for the northeast connector locates it along the property's north boundary and the property owners are ready to propose a master plan.

The site is currently vacant with an old railroad grade on the east side that will serve the community as a trail. There is an arroyo that transects the old railroad grade and basically the middle of the property from east to west. The property is one of the gateways to the Community College District and has been zoned by the CCDO as employment center, and village fringe. The arroyo is designated as open space.

Ms. Guerrerortiz identified that the open space is located by 1-25, Richards Avenue, along the arroyo and the railroad grade. The property is mostly grades of 10 percent or less and very developable land. Phase 1 is located on the west boundary. She identified the northwest corner of the property where the County proposes a traffic circle that will be the Dinosaur Trail/Richards Avenue intersection. Because the County plans on closing part of Dinosaur Trail, the Applicant does not want to construct a permanent roadway. Ms. Guerrerortiz said one of the community members suggested a right-in/right-out. However, until the County has a final plan, the applicant wants to delay its roadway decisions.

Ms. Guerrerortiz said Phase 2 will bring traffic, Phase 1 traffic is minimal.

Ms. Guerrerortiz reviewed the use list and identified the areas for those permitted uses within Phases 1 and 2. She discussed screening requirements. Phase 2 includes all of Phase 1 uses with the addition of bank and financial services, vet/hospital, retail, restaurant and assisted living facility, and up to 95 apartments with a pool and exercise room. Each of the uses had size limits.

Ms. Guerrerortiz said the neighborhood leaders helped the applicant develop the use list. There are neither gas stations nor grocery stores. The applicant has tried to be receptive to the community comments.

All roads will be paved, curb and gutter with trees and sidewalk on both sides. The road proposed as temporary is basecourse; however, if in Phase 2 it is determined the road will be permanent it will be brought up to the standards of the other roads. A park in the middle of the project will be an active park with a regulation size basketball court; a passive park is planned along the edge. Two trails are planned.

The community raised concerns about covenants and Ms. Guerrerortiz said horizon views were of particular concern. Every proposed lot has a listed a top of parapet

elevation. All construction will be pueblo-revival style and outdoor storage and loading zones will be screened.

Regarding conditions, Ms. Guerrerortiz said she has discussed this modification with staff and requests that condition 5 be revised to read: Saleh shall construct and dedicate all water infrastructure identified by the City's water utility hydraulic modeling and may seek to recover infrastructure costs from other beneficiaries of shared system infrastructure.

Responding to Member Gonzales, Ms. Guerrerortiz said the property was originally part of the Greer property. This property has never been presented in a public hearing, although at one time it was considered that it would be part of the Oshara planned village.

Duly sworn, Glen Smerage of 187 Chili Line Road, Rancho Viejo, said he was in general support of the project [Exhibit 8]. He hopes it will be a positive contribution to the Community College District. He raised one significant concern: the relationships between roads interior to Saleh and the immediate adjacent Richards impending northeast connector.

The size of Saleh is such that one primary entrance/exit and at most two secondary entrance/exits would suffice, stated Mr. Smerage. He requested conditions that would relate to those roads:

- Place the primary entrance/exit to Saleh at a roundabout and at the intersection of North Willowback Road and the Northeast Connector
- Saleh Avenue intersection with the Northeast Connector to serve as a secondary entrance with right-in/right-out only
- The proposed temporary road's connection with Richards Avenue to be moved 700 feet to the north as reasonably close to the expected roundabout with the Northeast intersection with Richards and that it becomes permanent. No cross traffic or left turn into that road

Mr. Smerage said the American taxpayers have paid for new and improved roads and all too often those efforts have been defeated by local government allowing degradation to those roads to occur as "they cater to the self-interest of developers" seeking unlimited access to properties. He urged the CDRC to do something different with Saleh.

Chair Katz said not permitting the temporary road where the developer has requested will present a problem. Mr. Smerage concurred that was a problem but his proposal of moving the road up and be permanent is in the long-term view of having something meaningful between Richards, the Northeast Connector, the roundabout and good in and out service to Saleh. He did not want to see virgin land made into a temporary and abandoned roadway.

Duly sworn, Beth Mills appearing for the New Mexico Land Conservancy, said the Conservancy owns 282 acres on the other side of Richards to this proposed

development. 262 acres are under a conservation easement but 20 acres have the potential for development. She said anything the Conservancy does on the 20 acres is dependent on the Northeast Connector and how the roads are designed for this development. She asked that the Conservancy be advised of development in the area.

There were no further speakers and the Chair closed the public hearing and invited the Applicant to respond to any issues.

Ms. Guerrerortiz said in preliminary discussions with the County Traffic Engineer it has been suggested that the Northeast Connector will be a series of traffic circles. She added that any intersection that Saleh has with the intersection will be right-in/right-out.

Member Gonzales moved to approve V/Z 14-5490 Saleh Master Plan with the requested variance, staff-imposed conditions and the modification to condition 5: Saleh shall construct and dedicate all water infrastructure identified by the City's water utility hydraulic modeling and may seek to recover infrastructure costs from other beneficiaries of shared system infrastructure. Member Anaya seconded.

Mr. Larrañaga confirmed that staff has reviewed and is in agreement with the modification to condition 5.

The motion passed by unanimous [6-0] voice vote.

~~G. CDRC CASE # APP 13-5062 Robert and Bernadette Anaya Appeal.
Tabled.~~

~~H. Petitions from the Floor~~

~~None were offered.~~

~~I. Communications from the Committee~~

~~Chair Katz welcomed the new members.~~

~~J. Communications from Staff~~

~~Ms. Lucero distributed an update on BCC action regarding CDRC cases.~~

~~K. Next Meeting Date~~

~~The next meeting was scheduled for March 19, 2015.~~

January 29, 2015

Santa Fe County Board of County Commissioners

County Development Review Committee Members

Dear Commissioners and Committee Member,

I write this letter in support of the proposed Saleh Master Plan located south of I-25 at Richards Avenue. I am one of the owners of the Las Soleras project, a 545-acre mixed use development that lies just north of I-25 and also borders Richard's Avenue. I have examined the Saleh Master Plan and believe that it is compatible with my own development and I fully support the zoning and future development of the project.

Sincerely,

Las Soleras

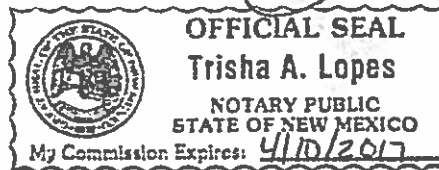
Trisha A. Lopes
Managing Member

Subscribed and sworn to before me this 11 day of February, 2015.

Trisha A. Lopes
Notary public

My commission expires:

4/10/2017



NIRE-97

Jose Larranaga

From: Glen Smerage <glens@ufl.edu>
Sent: Tuesday, February 17, 2015 11:20 AM
To: Jose Larranaga
Subject: Case V/MP 14-5490

187 E Chili Line Road
Santa Fe, NM 87508
505-471-2026

10 February 2015

Jose Larrañaga, Case Manager
Growth Management Administration
Santa Fe County
102 Grant Avenue

Santa Fe, NM 87501-2061

Dear Mr Larrañaga:

Re: Case V/MP 14-5490 Saleh Master Plan

I generally support the intent and current plan for Saleh Master Plan. I hope realization of this plan will yield a visually, functionally, and socially fine addition to Community College District.

There is, however, one great concern I must raise and hope you will address: Relationships of roads within Saleh relative to the anticipated Northeast Connector (NEC) and Richards Avenue. Roads from Saleh must not be permitted to detract long-term from efficiency and safety of traffic along NEC and Richards, particularly the detraction caused by permitting left turns.

At only 64 acres, Saleh is a relatively small development, and only half of that acreage will be developed actively. It should be granted just one primary entrance/exit and at most two secondary entrances/exits.

NEC would run across the northern edge of the Saleh property to a roundabout at Richards.

- The primary entrance/exit for Saleh should be with a roundabout at the intersection of North Willow Back Road and NEC. It would also serve as a primary entrance/exit for Oshara Village. The roundabout would be adequately separated from that at Richards.
- A secondary entrance/exit should be at the intersection of Saleh Avenue and NEC, with right-in and right-out turns only—no left turn in from NEC.

Saleh MP includes a temporary lane incident to Richards at current Dinosaur Trail intersection.

- The temporary lane should be moved at least 700 feet north—as close as safely possible to the new, Richards-NEC roundabout— and made permanent. It should be right-in/right-out only at Richards, with no left turn into Saleh from south-bound Richards. It would be a second, secondary entrance/exit for Saleh.

If you follow the logic of this proposal, right turns are emphasized, and troublesome left turns into and out of Saleh would be prohibited. Yet, proposed roundabouts and primary/secondary entrances/exits permit highly safe and efficient to/from access between Saleh and all four exterior quadrants. People wanting to drive east from Saleh would use any exit safely onto NEC; those wanting to drive north, south, or west from Saleh would use either the primary, north exit or the secondary exit onto Richard and on through the adjacent, Richards-NEC roundabout. Placing secondary entrances/exits of Saleh close to the Richards-NEC roundabout would confine their slowing of traffic to the vicinity of low-speed roundabouts.

For far too many years, American taxpayers have paid to build and improve their roads only to have city and county governments defeat those objectives, efforts, and expenditures by catering to self interests of development and commercialism seeking unlimited access to properties. Let us not continue that folly at Saleh. In particular, let us deemphasize left turns.

Sincerely,

Glen Smerage

THE SANTA FE
NEW MEXICAN
Founded 1849

LEGAL # 98139

CDRC CASE # V/MP
14-5490 Safeh Master
Plan

**NOTICE OF PUBLIC
HEARING**

Notice is hereby given that a public hearing will be held to consider a request by Senemar, LLC, for Master Plan approval in conformance with the Community College District Ordinance to allow a phased Mixed Use Development on a 64 acre +/- site. The Applicant also requests a variance of Ordinance 2000-12, Section 6.E.3.c) to allow a no-outlet roadway to exceed 300 feet and variance of Ordinance 2000-12, Section 6.7 Road Design Standards. The site will take access off Richards Avenue. The property is located on the south side of I-25 and east of Ri-

chards Avenue, within Section 16, Township 16 North, Range 9 East (Commission District 5).

A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico on the 14th day of April 2015, at 5 p.m. on a petition to the Board of County Commissioners.

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

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

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

Continued...

Published in The Santa Fe New Mexican on March 25, 2015



www.santafenewmexican.com

NBF-95

CERTIFICATION OF POSTING

I herby certify that the public notice posting regarding Land Development

Case # VIMP14-5490 was posted for 21 days on the property beginning

The 24th day of March, 2015. **

Chel D. Lopez
Signature

*Photo of posting must be provided with certification

****PLEASE NOTE:** Public notice is to be posted on the most visible part of the property. Improper legal notice will result in re-posting for an additional 21 days. It is the Applicant's responsibility to ensure that the notice is on the property for the full 21 days.

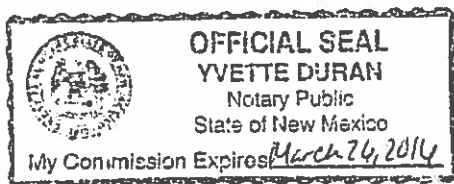
STATE OF NEW MEXICO }
COUNTY OF SANTA FE }

The foregoing instrument was acknowledged before me this 25th day of
March, 2015, By Charlie Gonzalez.

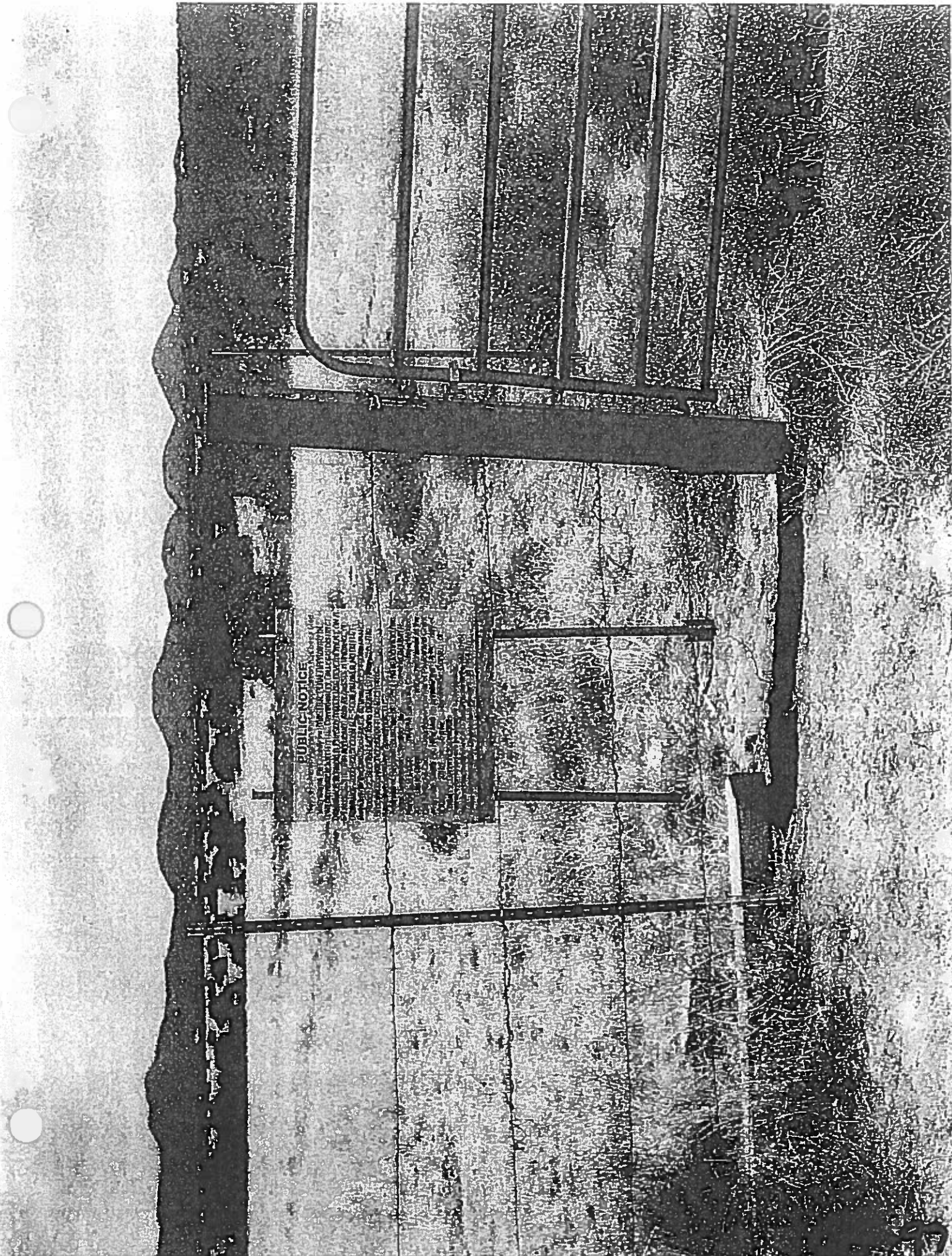
Yvette Duran
Notary Public

My Commission Expires:

March 24, 2016



NRF-96



PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF ALBANY, NEW YORK, HAS SET FOR THE PUBLIC HEARING AND CONSIDERATION OF THE PROPOSED PROJECT OF THE ALBANY COUNTY WATER TREATMENT PLANT, AND THAT THE PUBLIC HEARING WILL BE HELD AT THE BOARD OF SUPERVISORS' OFFICE, ALBANY, NEW YORK, ON WEDNESDAY, MAY 12, 1965, AT 10:00 A.M.

THE PROPOSED PROJECT IS A \$1,000,000 PROJECT FOR THE CONSTRUCTION OF A WATER TREATMENT PLANT TO SERVE THE COMMUNITY OF ALBANY, NEW YORK. THE PROJECT WILL PROVIDE FOR THE TREATMENT OF WATER TO A STANDARD WHICH WILL BE SUITABLE FOR DOMESTIC AND INDUSTRIAL USE. THE PROJECT WILL ALSO PROVIDE FOR THE CONSTRUCTION OF A WATER TREATMENT PLANT TO SERVE THE COMMUNITY OF ALBANY, NEW YORK.

THE BOARD OF SUPERVISORS HAS DEEMED IT ADVISORY THAT THE PUBLIC HEARING BE HELD AT THE BOARD OF SUPERVISORS' OFFICE, ALBANY, NEW YORK, ON WEDNESDAY, MAY 12, 1965, AT 10:00 A.M. THE BOARD OF SUPERVISORS HAS DEEMED IT ADVISORY THAT THE PUBLIC HEARING BE HELD AT THE BOARD OF SUPERVISORS' OFFICE, ALBANY, NEW YORK, ON WEDNESDAY, MAY 12, 1965, AT 10:00 A.M.

[illegible][illegible]

7013 0600 0001 8713 6865

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at www.usps.com		
SANTA FE NM 87508 OFFICIAL USE		
Postage	\$ \$0.49	0501
Certified Fee	\$3.30	10
Return Receipt Fee (Endorsement Required)	\$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ \$6.49	03/24/2015
Sent To Jane Patchesky TTEE Jane Patchesky Revoc Trst 5430 Richards Avenue Santa Fe, NM 87508		

7013 0600 0001 8713 6865

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at www.usps.com		
ALBUQUERQUE NM 87113 OFFICIAL USE		
Postage	\$ \$0.49	0501
Certified Fee	\$3.30	10
Return Receipt Fee (Endorsement Required)	\$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ \$6.49	03/24/2015
Sent To DW Eakin & HH Trickey 8220 San Pedro Dr, NE #500 Albuquerque, NM 87113		

7013 0600 0001 8713 6841

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at www.usps.com		
SANTA FE NM 87508 OFFICIAL USE		
Postage	\$ \$0.49	0501
Certified Fee	\$3.30	10
Return Receipt Fee (Endorsement Required)	\$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ \$6.49	03/24/2015
Sent To Rancho Viejo South Community Association 55 Canada de Rancho Santa Fe, NM 87508		

7013 0600 0001 8713 6827

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at www.usps.com		
SANTA FE NM 87507 OFFICIAL USE		
Postage	\$ \$0.49	0501
Certified Fee	\$3.30	10
Return Receipt Fee (Endorsement Required)	\$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ \$6.49	03/24/2015
Sent To Homewise, Inc. 1301 Siler Road Santa Fe, NM 87507		

7013 0600 0001 8713 6802

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at www.usps.com		
SANTA FE NM 87502 OFFICIAL USE		
Postage	\$ \$0.49	0501
Certified Fee	\$3.30	10
Return Receipt Fee (Endorsement Required)	\$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ \$6.49	03/24/2015
Sent To La Pradera HOA P.O. Box 24306 Santa Fe, NM 87502		

7013 0600 0001 8713 6830

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at www.usps.com		
SANTA FE NM 87508 OFFICIAL USE		
Postage	\$ \$0.49	0501
Certified Fee	\$3.30	10
Return Receipt Fee (Endorsement Required)	\$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ \$6.49	03/24/2015
Sent To Rancho Viejo North Community Association 55 Canada de Rancho Santa Fe, NM 87508		

NRF-99

7013 0600 0001 8713 6858

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)			
For delivery information visit our website at www.usps.com			
SANTA FE NM 87505 OFFICIAL USE			
Postage	\$ 0.49	0501	
Certified Fee	\$3.30	10	Postmark Here
Return Receipt Fee (Endorsement Required)	\$2.70		
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 6.49	03/24/2015	
Sent To Street, Apt. or PO Box City, State, Zip			
Westgate Properties, LLC 508 W Cordova Rd Santa Fe, NM 87505			
PS Form 38			

7013 0600 0001 8713 6872

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)			
For delivery information visit our website at www.usps.com			
SANTA FE NM 87508 OFFICIAL USE			
Postage	\$ 0.49	0501	
Certified Fee	\$3.30	10	Postmark Here
Return Receipt Fee (Endorsement Required)	\$2.70		
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 6.49	03/24/2015	
Sent To Street, Apt. or PO Box City, State, Zip			
Oshara Village, LLC 4 Willow Back Road Santa Fe, NM 87508			
PS Form 38			

7013 0600 0001 8713 6889

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)			
For delivery information visit our website at www.usps.com			
SANTA FE NM 87501 OFFICIAL USE			
Postage	\$ 0.49	0501	
Certified Fee	\$3.30	10	Postmark Here
Return Receipt Fee (Endorsement Required)	\$2.70		
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 6.49	03/24/2015	
Sent To Street, Apt. or PO Box City, State, Zip			
G E Richards Property LLC 123 W San Francisco St Ste 200 Santa Fe, NM 87501			
PS Form 38			

7013 0600 0001 8713 6896

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)			
For delivery information visit our website at www.usps.com			
SANTA FE NM 87508 OFFICIAL USE			
Postage	\$ 0.49	0501	
Certified Fee	\$3.30	10	Postmark Here
Return Receipt Fee (Endorsement Required)	\$2.70		
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 6.49	03/24/2015	
Sent To Street, Apt. or PO Box City, State, Zip			
New Mexico Land Conservancy 5430 Richards Avenue Santa Fe, NM 87508			
PS Form 38			



