

SUMMARY:

The history of the Project is as follows:

In 1992 the Board of County Commissioners (“BCC”) granted approval for the development known as Las Campanas consisting of 1,419 residential lots to be developed in phases (This approval did not include Las Campanas Estates I and II), two golf courses with club complex, tennis and equestrian center, and related accessory facilities on 3,549 acres.

On February 8, 2000, the Board of County Commissioners (“BCC”) approved the Master Plan, Master Plat and Final Plat known as Los Santeros at Las Campanas de Santa Fe. The approval consisted a residential subdivision consisting of 68 lots to be developed in one phase, with an additional 8 tracts to be developed in future phases. The total number of phased Master Planned lots approved for Los Santeros was 194 lots on 128(±) acres.

The February 8, 2000 Los Santeros Master Plan and Master Plat approval included Tracts B & H which allow a for a total of 22 Master Plat lots on 12.23 acres (±). (Plat Book 447- Pages 7-13 Recorded in the Santa Fe County Clerk’s Office) (Exhibit 2).

On July 17, 2019 an Application was submitted for a Conceptual Plan and three (3) Variances for Tierra Que Canta (Tract B & H of Los Santeros). The Applicant also submitted for Preliminary Plat and Final Plat which was deemed incomplete by Staff. The Applicant states they will proceed with Preliminary and Final Plat at a later date once a decision has been made for the Conceptual Plan and three (3) Variances requested.

CONCEPTUAL PLAN REVIEW:

SLDC, Table 4-1: Procedural Requirements by Application Type, illustrates that a request for Conceptual Plan within a Planned Development District shall be presented to the Hearing Officer, Planning Commission, and the Board of County Commissioners.

SLDC, Section 4.9.9.1 (Conceptual Plan) Purpose states, “a conceptual plan is comprehensive in establishing the scope of a project, yet is less detailed than a site development plan. **It provides a means to review projects and obtain conceptual approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval.** A conceptual plan submittal will consist of both plans and written reports.”

SLDC, Section 4.9.9.6. Approval Criteria. The criteria for approval of a conceptual plan are as follows:

1. conformance to the Sustainable Growth Management Plan;
2. 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; and

3. 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.

The Applicant request a Conceptual Plan to create a twenty-two (22) lot residential subdivision within an existing Planned Development District. The Conceptual Plan is proposed to be built-out in two (2) phases, the phasing schedule consist of eleven (11) lots within Phase I and eleven (11) lots in Phase II to be platted over a three-year period after the recordation of Phase I.

The following is the Applicant's response to the Conceptual Plan review criteria (Exhibit 1) as well as Staff's response to each of the Conceptual Plan criteria:

1. conformance to the Sustainable Growth Management Plan;

Applicant Response:

The Las Campanas Master Plan is recognized both in the Growth Management Plan (SGMP) and the Sustainable Land Development Code (SLDC). The densities types of land uses, road and utility network shown on the Master Plan are recognized in the SLDC and referred to in the Sustainable Growth Management Plan.

Staff Response:

The Las Campanas Planned Development District allows for residential development, the proposed Conceptual Plan conforms to the SLDC and is consistent with the goals, policies and strategies of the SGMP. The proposed development is in accordance with the projected growth within the designated Planned Development area of Las Campanas. The proposed residential subdivision use will not adversely affect the residential size, shape, intensity, or configuration of the existing Planned Development District (PD-16).

2. 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;

Applicant Response:

Phase I will improve to gravel base [course] roadway for the section of Calle Gonzales accessing the two lots in Tract H, install utilities, including water and sewer to serve Phase I, taking into account the future utility extensions to serve Phase II of the project. With the exception of sewer, no utilities nor the road that runs parallel to the golf course will be extended into Phase II as part of the improvements to be constructed in Phase I. There will be no disturbance to the land designated as Phase II as part of the improvements to be installed in Phase I.

Staff Response:

The proposed infrastructure improvements and installation including water, wastewater, roadways, and storm-water management will be bonded for or a financial guarantee will be put in place as a condition of approval from Staff to ensure that all privately maintained and operated infrastructure will be installed by the developer during Phase I of the project to ensure proper function of the subdivision for both proposed phases. Santa Fe County will not be responsible for any repairs and maintenance conducted on the infrastructure within the development.

3. *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.*

Applicant Response:

Even with the Master Plan approval and recognition by the County this [project] will have to conform to the utility, road and home design requirements of the SLDC. Water and sewer lines to be constructed by the developer will be constructed to the Las Campanas Water and Sewer Cooperative standards. Las Campanas has constructed the community facilities, including a club house and private road through the development. Las Campanas has exceptionally strict covenanted design standards for construction and lot improvements.

Staff Response:

Chapter 8, Section 8.10.10.2. of the SLDC (Exhibit 6) states that designated Planned Developments shall be allowed to develop in accordance with, and governed by and restricted to the densities, uses and conditions identified on previously approved master plans, plats and or development plans. Prior approvals for Los Santeros have designated Tracts B & H of Los Santeros at Las Campanas with 22 master planned and platted lots, therefore, the proposed 22 single family residential lots were approved prior to the adoption of the SLDC. In addition, single family residences are classified as a Permitted Use within a Planned Development District as per Appendix B: Use Matrix. The proposed use shall comply with all criteria set forth in the SLDC prior to approvals of the development. The proposed use will not interfere with adequate provisions for schools, parks, water, sewage, transportation or other public requirements, conveniences or improvements. This project presents a number of challenges, including terrain and road easement configuration, Staff has determined that the development as proposed could not be developed under strict adherence of the SLDC, and therefore the Applicant is requesting 3 variances.

VARIANCE REVIEWS:

Santa Fe County Building and Development Services has reviewed the Application for the following requested variances that are not in compliance with the requirements of the SLDC and Ordinance 2017-7 (An ordinance amending and restating in its entirety section 7.11 (Road Design Standards) of the Santa Fe County Sustainable Land Development Code (SLDC), Ordinance No. 2016-9).

- Chapter 7, Section 7.17.9.2.4 (More than (3) isolated occurrences of up to one thousand (1000) square feet), states: Utilities, drainage structures, slope retention structures, and access roads and driveways may be located on a natural slope in excess of thirty percent (30%) so long as they disturb no more than three separate areas not exceeding 1,000 square feet each.
- Chapter 7, Section 7.17.9.2.1(Steep Slopes, Ridge tops, Ridgelines, and Shoulders Standards), states: No structure may be constructed on a ridge top, ridgeline, or shoulder unless there is no other buildable area on the property. Only single story structures are allowed on ridges, ridge tops, and shoulders.
- Ordinance No. 2017-7 (An ordinance amending and restating in its entirety section 7.11 (Road Design Standards) of the Santa Fe County Sustainable Land Development Code (SLDC), Ordinance No. 2016-9), Section 7.11.12.4 (Driveway Standards)), states: The entrance to a driveway shall be a minimum of 100 foot from the return radius of an intersection.

The SLDC, Section 4.9.7.1 Variances, Purpose, states:

The purpose of this Section is to provide a mechanism in the form of a variance that grants a landowner relief from certain standards in this code where, due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner. The granting of an area variance shall allow a deviation from the dimensional requirements of the Code, but in no way shall it authorize a use of land that is otherwise prohibited in the relevant zoning district.

The SLDC, Section 4.9.7.4 (Variance Review Criteria), states:

A variance may be granted by only a majority of all the members of the Planning Commission (or the Board, on appeal from the Planning Commission) based upon the following criteria:

1. where the request is not contrary to public interest;
2. where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner; and
3. so that the spirit of the SLDC is observed and substantial justice is done.

The SLDC, Section 4.9.7.5 (Variance Conditions of Approval), states:

1. The Planning Commission may impose conditions on a variance request necessary to accomplish the purposes and intent of the SLDC and the SGMP and to prevent or minimize adverse impacts on the general health, safety and welfare of property owners and area residents.
2. All approved variances run with the land, unless conditions of approval imposed by the Planning Commission specify otherwise.
3. All approved variances automatically expire within one year of the date of approval, unless the applicant files a plat implementing the variance or substantial construction of the building or structure authorized by the variance occurs within that time.

The Applicant has addressed the Variance review criteria for each of the three (3) variances requested and Staff responded as follows:

REVIEW CRITERIA FOR VARIANCE OF CHAPTER 7, SECTION 7.17.9.2.4

The Applicant's Slope Analysis shows a total of eleven (11) occurrences of slope disturbance greater than 30% for the construction of roads, driveways and installation of utilities totaling 4,015 sq. ft. Staff has determined that this proposal is not in compliance with Chapter 7, Section 7.17.9.2.4 and therefore a variance request is warranted.

1. Where the request is not contrary to public interest;

Applicant Statement:

The public interest is represented by three different parties consisting of:

- Santa Fe County
 - Las Campanas Homeowners Association
 - Adjoining and nearby lot and homeowners
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- **Santa Fe County** is not adversely affected by this development since there are no services that are provided by Santa Fe County, except for land use oversight. The Las Campanas Water and Sewer Cooperative provides the water and sewer service. The road that is currently located between the two tracts is owned by Las Campanas with maintenance of the road being the responsibility of Las Campanas. Roads to be constructed by the developer will be maintained by the homeowner's association to be created in conjunction with the future subdivision of the property. Solid waste pick up will be provided by a local private company.
 - **Las Campanas Home Owners Association** Water and sewer service is provided by the Las Campanas Water and Sewer Cooperative. The applicant has met with the Coop to determine capacity and requirement for connection. The developer would follow the normal procedure in order for the Coop to supply water and sewer to the development. The Las Campanas Homeowners Association will review and approve the house construction plans for each lot as

required by the Las Campanas covenants. The Las Campanas HOA has voiced no objections to the disturbance of steep slopes.

- **Neighborhood** A neighborhood meeting was held on November 12, 2018 to present the requested variance. The developer is continuing to work with the neighbors to address as many of their concerns as possible. This property was approved under the Las Campanas Master Plan for 22 dwelling units. The current zoning for the subject land is PRC, Planned Residential Community which established the allocation of 22 dwellings for the two parcels. The drawing submitted with the variance request is in conformance with the underlying zoning on the property.

Staff Response: The request is not contrary to public interest, the development is located within an existing and established Planned Development District on a property with an approved Master Plan and due to the drainages and steep terrain of the site Staff has determined that the proposed layout of the subdivision suites the land appropriately and under strict adherence to the SLDC the Applicant would not be able to develop a functional road system within the area without a variance approval.

2. Where, owing to special conditions, a literal enforcement of the SLDC will result in unnecessary hardship to the applicant:

Applicant Statement: The owner of the property bought the two tracts in 2008 because of its adjacency to the two fairways on a nationally recognized golf course. Given the amount of 30 percent slopes on the property the buildable area that satisfies the requirements of the Sustainable Land Development Code is exceptionally limited.

The only other area on Tract B, which is the larger tract that is developable is on the far west side of the tract. Even this area has constraints given the setback from the road, the width of the road and the limited building area that is encumbered by 30 percent slopes.

This area on the south side of Tract B faces the wastewater treatment pond and the buildings for the wastewater treatment plant. Dwellings that face towards the wastewater pond and treatment plant would have a significantly lower value than dwellings that face the golf course. Avoiding 30 percent slopes would result in a significant reduction in density. The property was purchased with the understanding that 22 dwellings could be constructed on the two tracts. The value of the land that was purchased from Las Campanas was based on the ability to achieve a density of 22 dwellings. The reduction of dwellings in order to avoid 30 percent slopes makes the development of the property financially infeasible. The required infrastructure for roads and utilities is approximately the same for 22 dwellings as it is for 6 dwellings.

Staff Response: Staff has determined after a field inspection, due to the existing topography of the land that a road system to the development could not be installed to serve the previously approved 22 Los Santeros Master Platted lots under the current SLDC regulations without a variance. Staff finds that the Applicant will need to take proper measures to ensure that the proposed steep slope disturbances will be reclaimed, stabilized and proper drainage mitigation techniques will be used for the development. In addition, Staff recommends a Geo-Technical

Report be submitted for approval by the Administrator which verifies the stability of the rock and soil in those areas as a condition of approval for the proposed variance request.

3. So that the spirit of the SLDC is observed and substantial justice is done.

Applicant Statement: Section 7.17.9.2 of the Sustainable Land Development Code allows for the disturbance of 30% slopes for driveways, roads and utilities providing the disturbance does not exceed 1,000 square feet and no more than three occurrences.

The [total disturbance of] 30 percent slopes for Tract B represents a total of [1,928 square feet or] .003 acres of the total lot area. The [total disturbance of] 30 slopes for Tract H represents a total of [2,087 square feet or] .02 acres of the total lot area.

On Tract H the 30 percent slopes come in small isolated areas, which is generally not characteristic of 30 percent slopes where there is a defined ridge and the land falls steeply away on either side of the ridge. Thirty percent slopes are generally more consolidated, representing larger areas of land. It is much more difficult to design around 30 percent slopes that are scattered throughout the project than 30 percent slopes that are aggregated in a more uniform pattern.

On Tract H the total disturbance of 30 percent slopes is 3,203 square feet which does not take into account the allowance provided in the SLDC to disturb three (3) isolated occurrences consisting of 1,000 square feet for the construction of driveways and utilities.

Given the limited area of 30 percent slopes that are disturbed and the small isolated occurrence of 30 percent in the building area, the variance request is in keeping with the spirit of the SLDC.

Staff Response: Staff has determined that the Applicants statement does not give an arcuate representation of the overall steep terrain of the project. Per the provided Slope Analysis (Exhibit 3) a majority of Tract B is made up of slopes in excess of 30%, the terrain on Tract H is not as severe as Tract B but also poses difficulties in avoiding steep slope disturbance. Chapter 7, Section 7.17.9.2 of the Sustainable Land Development Code only allows for the disturbance of 30% slopes for driveways, roads and utilities providing the disturbance does not exceed 1,000 square feet and no more than three occurrences. Tract B will be disturbing 1,928 square feet of 30% (+) slopes in five (5) isolated occurrences, which is not allowed by the SLDC. Tract H will be disturbing 2,087 square feet of 30% (+) slopes in six (6) isolated occurrences which is not allowed by the SLDC. Staff recognizes that the total square footage of steep slopes being disturbed compared to overall land mass of 12.23 acres (±) is minimal in comparison, therefore, Staff has determined that the requested variance is within the spirit of the SLDC. The property poses difficult building locations due to the topography and soft soils of the land. A majority of the lots and homes built within Tierra Que Canta will be created on slopes less than 15%. Lots located on steeper terrain and close to drainages will be subject to meeting applicable Terrain Management and Design Standard setbacks and regulations of the SLDC. In addition, the Applicant has incorporated the existing terrain into the designing of the roads and housed-pads within the development, thus making an attempt in preserving the natural beauty of the land.

REVIEW CRITERIA FOR VARIANCE OF CHAPTER 7, SECTION 7.17.9.2.1

The Applicant's Slope Analysis shows a total of three (3) lots proposed on a designated ridgetop area (Lots 16,17, & 18) (Exhibit 3). Staff has determined that this proposal is not in compliance with Chapter 7, Section 7.17.9.2.1(No structure may be constructed on a ridge top, ridgeline, or shoulder unless there is no other buildable area on the property. Only single story structures are allowed on ridges, ridge tops, and shoulders.) due to There is buildable area on the Midwest and Northwest portion of the development.

1. Where the request is not contrary to public interest;

Applicant Statement: Under the provisions of the SLDC the height of the dwelling [built on a ridgetop] is limited to 14 feet. [A twenty-four (24) max allowances was granted under previously approved] covenants and development plan approvals for Los Santeros, [however, this allowance is not allowed for lots classified as ridgetop lots]. There was a concern from the neighbors that two stories was too high. The dwellings at the end of the cul-de-sac are limited to one story and more acceptable to the neighbors on the other side of the golf course.

Staff Response: The request may be contrary to public interest due to there being less steep buildable areas located on the Midwestern and north western portion of the property. However, these areas with gentler slopes are not desirable due to their proximity to the Las Campanas Waste Water Treatment Plant and newly developed Las Campanas Community dog park. Staff has concluded that the proposed lot layout of the development compliments the natural lay of the land appropriately and under strict adherence to the SLDC the Applicant would not be able to develop the three (3) ridgetop lots without a variance approval. All homes built on lots classified as ridgetop lots shall be limited to fourteen (14) feet in height per Chapter 7, Section 7.17.9.3.2 and be built in accordance with all terrain managements standards set forth in Chapter 7 of the SLDC.

2. Where, owing to special conditions, a literal enforcement of the SLDC will result in unnecessary hardship to the applicant:

Applicant Statement: Given the extensive 30 percent slopes or greater on the property there are limited building areas within Tract B and Tract H. The less steep alternative developable area to the west of the property would require an additional road cut that is minimum of twenty (20) feet in width off an already congested road that serves the development (Gonzales Road) Constructing a 38-foot roadway off Calle Gonzales that would run parallel to the western property line would take up a significant portion of the land with slopes less than 20 percent making the placement of homes with a 20-foot driveway to the garage difficult in this buildable area. The Applicant has inquired about obtaining easement from Las Campanas to build a twenty (20) feet in width access road to serve the less steep developable area located to the west of the property in lieu of the making an additional road cut off Calle Gonzales as referenced above, however, the Las Campanas Homeowners' Association has informed the owner that another road connection from Ave. Las Campanas would not be allowed. The 38-foot roadway running parallel to the western property line would take up a significant portion of the land with slopes less than 20 percent making the placement of homes with a 20-foot driveway to the garage difficult in this buildable area.

Staff Response: Staff has determined that there is not a legal access or right-of-way (ROW) that would allow direct access to Las Campanas Drive from anywhere other than Calle Gonzales, which would not allow for a secondary access to the development. Therefore, staff recommends approval of the layout as shown on the Applicant's proposed Site Plan and will impose a maximum height of 14-feet for residences built on Lots 17, 18 & 19. In addition, Staff will require that residences built on Lots 17, 18 & 19 meet a minimum setback of 25-feet from slopes in excess of 30% this restriction is also for any accessory structures built on Lots 17, 18 & 19. If the Applicant is not able to achieve these restrictions individual variances will need to be requested per lot at time of development.

3. So that the spirit of the SLDC is observed and substantial justice is done.

Applicant Statement: The dwellings are set back 25 feet from the break point on the ridge in conformance with the SLDC, still requiring a variance but reducing the visual impact of the structure, moving it further from the break point of the ridgeline. The restriction of a 14-foot height limit is a greater reduction in height than would be allowed by the development plan or the covenants. The height of the dwelling would be approximately 20 feet for a two story. The ridgetop requirement eliminated two of the lots facing and having proximity to the golf course. Two additional lots were added to a location with views more towards the waste water plant and a much greater distance from the golf course. The loss of the two lots under the restriction of the ridgetop standards would have a serious negative financial impact on the project.

Staff Response: Staff recommends that the requested variance is within the spirit of the SLDC. The property poses difficult building locations due to the topography of the land, legal access and number of lots approved under the Los Santeros Master Plan. Chapter 8, Section 8.10.10.2. of the SLDC states that designated Planned Developments shall be allowed to develop in accordance with, and shall be governed by and restricted to the densities, uses and conditions identified on previously approved master plans, plats and or development plans. Prior approvals for Los Santeros have designated the development to be developed (Tracts B & H of Los Santeros at Las Campanas) with 22 master planned and platted lots, therefore, the proposed 22 single family residential lots were approved prior to the adoption of the SLDC. Staff believes that the spirit of the SLDC will be observed if the Applicant constructions the development in accordance to the approval conditions set forth by Staff, that aim to provide safe circulation as well preservation to the natural beauty of the area.

REVIEW CRITERIA FOR VARIANCE OF ORDINANCE 2017-7, SECTION 7.11.12.4 (An ordinance amending and restating in its entirety section 7.11 (Road Design Standards) of the Santa Fe County Sustainable Land Development Code (SLDC), Ordinance No. 2016-9.)

1. Where the request is not contrary to public interest;

Applicant Statement: The driveways subject to the ordinance are located at the end of Calle Gonzales, traffic will be largely limited to the immediate vehicles of residents in Tierra Que Canta residents and some construction traffic. Safety issues are mitigated by the slow speeds that occur.

Staff Response: The request may be contrary to public interest, the increase in traffic to the area has not been properly studied through an engineered Traffic Impact Analysis, the Site Threshold Analysis done by the Applicant is based off Calle Gonzales not being a “through” street to Las Campanas Drive. The current “Construction Gate” that closes off Calle Gonzales and Las Campanas Drive will need to be eliminated upon approval of the Tierra Que Canta project for the gate was never permitted and is for construction purposed only. Staff recommends that an Engineered Traffic Impact Analysis showing updated calculation for trips generated from Las Campanas Drive to Calle Gonzales be submitted to County Staff for review prior to the Applicant submitting for Preliminary & Final Plat approval.

2. *Where, owing to special conditions, a literal enforcement of the SLDC will result in unnecessary hardship to the applicant:*

Applicant Statement: This particular standard is appropriate for more typically sized rural lots of 2.5 acres. Given the typical size of a rural lot satisfying this standard of 100 feet from the radius return of an intersection is easily accomplished. This property was approved for 22 units under the Las Campanas Master Plan. This approval is recognized by the PDD zoning designation. A significant portion of this property has 30 percent slopes and it would be difficult to create larger lots on these tracts of land. Given these limitations it is unrealistic to design driveway intersections outside the 100-foot setback intersection radius return. Under this standard eight (8) lots have to be eliminate.

Staff Response: Staff has met with the Applicant and has discussed the current design as well as alternative designs that may be used to achieve greater intersection separations for the driveways accessing directly off the proposed 4-way stop intersection (Exhibit 10). Staff understands that the Applicant cannot meet the required 100-foot separation from any of the return radii of the driveways in the development due to the tight building envelopes of the site. Staff has let with the Applicant know that the proposal may be eligible for a deviation by the Administrator per Ordinance 2017-7, Section 7.11.12.4. If the driveways located near the return radiuses of the 4-way stop are greater than 25 feet, the Administrator would be amenable to granting a deviation. Staff has recommended to the Applicant for the driveway located on Lot 1 to align with the driveway on Lot 8, as well as for the driveway located on Lot 2 to run along the south western most part of the property. By relocating / teeing up the driveway on Lot 1 & Lot 8 as well as shifting the Driveway on Lot 2 all driveways in the development would meet a minimum 25’ feet setback from radiuses of the proposed 4-way intersection. The Applicant has rejected the County’s recommendation and therefore request a variance. Staff recommends conditional approval of the Applicant variance request and request that all driveways within Tierra Que Canta be a minimum 25’ feet from the return radius of the proposed 4-way intersection. The aim of this request is to increase overall safety and efficiency of the proposed 4-way intersection.

3. *So that the spirit of the SLDC is observed and substantial justice is done.*

Applicant Statement: The reason for the standard is for safety purposes where traffic is traveling at 45-55 MPH approaching an intersection. It does make sense to have a minimum distance from the driveway to the intersection for higher density development, which received approval prior to

the adoption of the SLDC. In this case traffic is travelling at much slower speed and the roadway would be signed at 25 MPH, safety therefore is less of a factor at the location on Calle Gonzales

Staff Response: Staff has determined that the spirit of the SLDC has been observed by the Applicant being allowed to develop under a previous Master Plan approval, however, substantial justice has not been done, for the Applicant has not insured that the current road design of the development will work as proposed. As mentioned previously, a proper Traffic Impact Analysis has not been conducted to show the proposed road system operating as a “through” street to Las Campanas Drive and the Applicant’s proposal shows the road system ending in a dead-end gated access. Staff Recommends as a condition of approval that the Applicant provide an Engineered Traffic Impact Analysis to be submitted prior to the Applicant applying for Preliminary and Final Plat approval for the project.

Ordinance 2017-7, Section 7.11.12.4. states: “The entrance to a driveway shall be a minimum of 100 foot from the return radius of an intersection. In TC, RC, MU, PD Districts or where existing lot boundaries or existing legal structures do not allow this separation, the Administrator may reduce this distance. As stated previously state the Administrator would be amenable to granting a deviation if all driveways meet a minimum 25’ feet setback from radiuses of the proposed 4-way intersection.

SUSTAINABLE DESIGN STANDARDS REVIEW:

This Application has been reviewed for compliance with the applicable standards as set forth in Chapter 7 (Sustainable Design Standards) of the Sustainable Land Development Code (SLDC) and Ordinance 2017-7 (Road Design Standards) as follows:

ACCESS (Section 7.4)

The primary entry to Tierra Que Canta is accessed off Calle Gonzales which connects to Las Campanas Drive. An alternative access is located off Las Campanas Drive via Paseo Aragon. Both Paseo Aragon and Calle Gonzales are private roads built to County standards and are maintained by the Las Campanas homeowner’s association.

The Santa Fe Public Works Dept. has reviewed the application and has no comments for the private road that is proposed to serve Tierra Que Canta.

The New Mexico Department of Transportation (NMDOT) has reviewed the submitted Site Threshold Assessment (STH), and has concluded support of the project for Conceptual Plan approval for Tierra Que Canta as the provided traffic counts do not trigger a Traffic Impact Analysis to be conducted. However, Staff has determined that the proposed Site Threshold Assessment did not show the road system operating as a “through” street to Las Campanas Drive or show amounts of trips generated from Las Campanas Drive to Calle Gonzales once the construction gate separating the two roads is removed, therefore, Staff recommends that a Traffic Impact Analysis be submitted by the Applicant prior to Preliminary and Final Plat submission. In addition, Staff recommends that the roads within Tierra Que Canta be paved and stop-bars and end sections be installed on all proposed pipes within the development.

FIRE PROTECTION (Section 7.5)

Currently, there is one (1) existing fire hydrant located along Calle Gonzales, this fire hydrant is within a 1000 ft of the buildable area of the development. The existing fire hydrant meets the Fire Marshal's requirements to serve the development as per Santa Fe County Fire Review Agency Comments (Exhibit 8). The Applicant must abide by all approval conditions set forth in Fire Review Comments. In addition, the interior roads within Tierra Que Canta are required to be designed in accordance with the requirements of the Santa Fe County Fire Prevention Office.

Staff has determined all roadways shall be designed to meet County Fire requirements, for primary access and secondary access. Roads within Tierra Que Canta will be required to have a 20 foot wide all-weather driving surface. Parking on roadway is not allowed.

Maximum size for islands within cul-de-sacs shall be 20 feet in diameter. Roll over curbs shall be required with no obstructions in the curbs or sidewalk areas. In addition, all turning radiuses shall meet a minimum 28' dimension.

The Santa Fe County Fire Department, and Fire Prevention Division has reviewed the Application and recommends approval subject to conditions referenced in review agency comment letter. All conditions shall comply with Santa Fe County Ordinance 2018-8 and the 2015 International Fire Code, subject to the current standards, practices and rulings of the Santa Fe County Fire Marshal.

LANDSCAPING AND BUFFERING (Section 7.6)

The Applicant has not provided a landscaping detail. Staff has determined that a minimum landscaped area ten (10) feet in width shall be provided at the front of property that abuts any public right-of-way. In addition, required landscaping shall include a combination of trees, shrubs, grasses and flowers, ground cover or other organic and inorganic materials. Evergreens and canopy or shade trees shall predominate; ornamental trees and shrubs and smaller native trees may be interspersed in groups which simulate natural tree stands. Furthermore, landscaped areas may be clustered closer to structures if this enhances the buffering or visual impacts. Staff requires that landscaping be addressed and a landscaping plan be submitted by the Applicant with the Preliminary & Final Plat Application.

LIGHTING (Section 7.8)

The Applicant has not proposed any lighting for the development, therefore, no street lights will be installed within Tierra Que Canta. All residences within the subdivision will be required to adhere to the Las Campanas Master Association covenants and design guidelines that protect the night sky's. In addition, the SLDC requires all exterior lights to be shielded and down-ward facing.

SIGNS (Section 7.9)

The Applicant has not proposed any signage with their application. The SLDC only allows one (1) monument sign that does not exceed 32 square feet in size in accordance with Chapter 7, Section 7.9.10.4.1. If the Applicant intends to construct a monument sign for the Staff requires that signage be addressed and details submitted by the Applicant with the Preliminary & Final Plat application

PARKING/LOADING (Section 7.10)

The Applicant has not addressed parking as part of their Conceptual Plan and Variance request (Exhibit 1)). Staff has determined that all parking will be required to be on-site, no on-street parking will be permitted within this project. All lots to be developed will need a minimum of two (2) on-site parking spaces. Staff has determined that the Applicant has not met the parking requirements set forth in the SLDC and must address parking with the Preliminary & Final Plat Application.

WATER SUPPLY, WASTE WATER & WATER CONSERVATION (Section 7.13)

Tierra Que Canta is within the Las Campanas Water and Sewer Cooperative service boundaries. The Applicant has received a Ready-Willing and Able Letter from the Las Campanas Water and Sewer Cooperative for water and wastewater use, therefore, the development will therefore be served by the Co-op. The dwelling units within Tierra Que Canta will be restricted to 0.25 acre-feet per year. An approved Service Agreement must be submitted with the and approved Staff prior to the Applicant submitting an application for Preliminary and Final Plat application in existing roadways within Las Campanas.

Low water use landscaping techniques will be utilized including the use of a timed drip irrigation system, mulching, and low water use grasses and plants. Indoor water saving fixtures will be utilized.

An eight (8) inch gravity sewer will be installed to provide wastewater (sewer) service to each lot within the development. These lines will tie into the existing Las Campanas Co-op lines located just south of the development within the golf course open-space. The subdivisions wastewater collection system will be owned and operated by the Co-op and the Co-op's conditions and rules set forth in the Service Agreement that must be submitted with Preliminary and Final Plat will be applied to residents within Tierra Que Canta.

All residences greater than 2,500 heated sq. ft. will be required to install a below ground water-harvesting cistern in accordance with Chapter 7, Section 7.13.11.7. All overflow from cistern must be diverted to on-site ponding.

OPEN SPACE (Section 7.15)

A total of 6.64 (±) acres of land will be dedicated as permanent open space. Individual tracts and sub-phases within the Las Campanas Planned Development District are not subject to individual open-space dedication requirements due to previous Master Plan approvals designating an overall 30% open spaces dedication for the entire Las Campanas Development. Staff has determined that the 6.64 (±) acres dedicated for Open Space are in compliance with the SLDC.

There is an existing private trail system within the Las Campanas Planned Development District which has been constructed and is maintained by the Las Campanas Home Owner's Association and will be restricted from public use. This project is not proposing any new trailheads or trail connections.

The Santa Fe County has reviewed the application and variance request, Planning Staff have no concerns regarding the application so long as design standards are met.

PROTECTION OF HISTORIC AND ARCHAEOLOGICAL RESOURCES (Section 7.16)

The New Mexico Department of Cultural Affairs Historic Preservation Division has reviewed a previous study on the area and has determined that an Archaeological Investigation of the entire site is not required (Exhibit 1, Appendix E). In addition, previous Archaeological Investigations have been conducted prior to the creation of the Los Santeros subdivision. All Archaeological sites were identified, surveyed and placed into protective easements. No archaeological protective easements are within the proposed development.

TERRAIN MANAGEMENT (Section 7.17)

The proposed development has been designed to protect the natural vegetation of the area while also minimizing soil erosion and sediment transport during storms. The roads have been designed to follow the natural contours of the land to help minimize disturbances. The Applicant has stated that a Storm Water Pollution Prevention Plan (SWPPP) will be submitted as part of the subdivisions infrastructure installation permit.

A breakdown of the developments limits of disturbance and storm-water mitigation is listed below:

Tract B will be disturbing 1,928 square feet of 30% (+) slopes in five isolated occurrences, which is not allowed by the SLDC. Therefore, a variance is requested for the steep slope disturbance on Tract B to allow for the construction of roads, driveways and installation of utilities.

Tract H will be disturbing 2,087 square feet of 30% (+) slopes in six isolated occurrences which is not allowed by the SLDC. Therefore, a variance is requested for the steep slope disturbance on Tract H to allow for the construction of roads, driveways and installation of utilities. (No buildings or structures may disturb slopes in excess of 30% or greater.)

The Applicant has provided a Site Plan (Exhibit 3) that shows how the increase in storm-water runoff due to the proposed development of roads and construction of 22 residential lots/homes will be mitigated. The Applicant proposes construction of five (5) detention ponds within the development to manage on-site storm water drainage produced from the hard surfaces associated with the project. The proposed five (5) ponds will be maintained by the Las Campanas Home Owners Association. A summary of the drainage analysis has not been provided and approved by Staff. Staff recommends that an engineered Grading & Drainage Plan with drainage calcs will be required with the submittal of Preliminary & Final Plat.

Staff has determined that in addition to the five (5) proposed ponding areas, secondary on-site ponding of a minimum of 600 cubic feet of ponding for every 2,500 sq. ft. of development will be required for each lot as per Chapter 7, Section 17.5.2.7 of the SLDC. In addition, each lot will be required to comply with rain water harvesting requirements per Chapter 7, Section 7.13.11.7 of the SLDC.

All lots will drain into the open spaces of the proposed development. 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. Staff also recommends that a Geo-Technical Report be submitted with the Preliminary & Final Plat application for approval by the Administrator to

verify the stability of the rock and soil within the development to ensure all lots and roads within Tierra Que Canta are stable and safe.

FLOOD PREVENTION AND FLOOD CONTROL (Section 7.18)

There are no designated mapped FEMA Floodplains in the vicinity of Tierra Que Canta. All arroyos within the project flow north to south. The Applicant has proposed five (5) detention ponding areas located within the development to mitigate storm-water runoff.

SOLID WASTE (Section 7.20)

Currently the Las Campanas development is served by Waste Management, Inc. Tierra Que Canta will also be served by this company.

OPERATION AND MAINTENANCE OF COMMON IMPROVEMENTS (Section 7.23)

Tierra Que Canta will adopt the same Declaration of Covenants, Conditions and Restrictions that exist for Los Santeros. These covenants, conditions and restrictions will be enforced by the Las Campanas Home Owners Association.

AFFORDABLE HOUSING (Chapter 13)

Tierra Que Canta will not be required to offer any affordable housing units. Under previous approvals the Las Campanas Planned Development has agreed and followed through on paying a fee in lieu of providing affordable housing, as specified in Chapter 13 of the SLDC.

APPLICABLE CODE REQUIREMENTS:

The applicable requirements under the Santa Fe County Sustainable Land Development Code, Ordinance No. 2016-9 (SLDC) and Ordinance 2017-7, which govern this application are the following (Exhibit 6):

- Chapter 4, Section 4.9.9 Conceptual Plan.
- Chapter 8, Section 8.10.10.2. Planned Development Districts

- Chapter 4, Section 4.9.7.1 Variances.

- Chapter 7, Section 7.17.9.2.4 More than (3) isolated occurrences of up to one thousand (1000) square feet),

- Chapter 7, Section 7.17.9.2.1 (Steep Slopes, Ridge tops, Ridgelines, and Shoulders Standards – No Build Areas)

- Ordinance No. 2017-7, Section 7.11.12.4 (Driveway Separation Standards)

- Chapter 7, Sustainable Design Standards (Applicable Design Standards)

The current owner of the property (applicant) acquired the property by warranty deed recorded as Instrument #1529446 in the Santa Fe County Clerk's records dated June 19, 2008.

On October 4, 2018, as required by Table 4-1 and Section 4.4.3 the applicant presented the proposed Conceptual Plan to the Technical Advisory Committee (TAC) at the regularly scheduled bi-monthly meeting.

First Pre-Application Neighborhood Meeting: On November 12, 2018, as required by Table 4-1 and Section 4.4.4 of the SLDC, the Applicant conducted a pre-application neighborhood meeting. The Applicant notified surrounding property owners and 20 individuals attended the meeting. The applicant presented the history of the development and presented, in detail, the proposal for the 22 residential lot subdivision know as Tierra Que Canta and the Variance request to disturb steep slopes to construct roads within the development. Some of the questions asked by the attendees were; will the units be two stories? Explain the variance and where the 30% slopes are located: What do the units look like? Will there be any units constructed on the flat area adjacent to the dog park? Will the tracts be mass graded and left without vegetation for long periods of time? (Exhibit 5)

Second Pre-Application Neighborhood Meeting: On January 22, 2020 as required by Table 4-1 and Section 4.4.4 of the SLDC, the Applicant conducted a second pre-application neighborhood meeting to let the community know about the additional variances needed for the project and the change of the developments layout from the original neighborhood meeting that was held on November 12, 2018. The Applicant discussed with the neighborhood lowering height of the dwellings on ridgetops to single stories at 14' in height, paving the interior roads of the development, a discussion on gating the development and the relocation of some of the lots that were originally proposed.

The application was tabled three times by the Applicant in order to address Staff and outside review agencies comments prior to being heard by the SLDC Hearing Officer.

Notice requirements were met as per Section 4.6.3., General Notice of Application Requiring a Public Hearing, of the SLDC. In advance of a hearing on the Application, the applicant provided an affidavit of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for fifteen days on the property, beginning on February 26, 2020. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on February 21, 2020 as evidenced by a copy of that legal notice contained in the record. Notice of the hearing was sent to owners of land within 500' of the subject property and applicable Registered Organizations (ROs) and Community Organizations (COs). A list of persons and ROs & COs sent a mailing is contained in the record. (Exhibit 5)

AGENCY REVIEW (Exhibit 8)

<u>Agency</u>	<u>Review Comment</u>
NMDOT	No Response- <u>(Not applicable no access off NMDOT Right-Away)</u>
SHPO	Previous Opinion- <u>(Previous Arch-Study done in 2000 for Los Santeros Master Plat Approval)</u>
OSE	Positive Opinion
NMED	Approval
County Public Works	Approval w/Conditions
County Fire Marshal	Approval w/Conditions

County Utilities	Approval w/Conditions
County Planning Division	Approval
Soil and Water	Approval
Santa Fe Public Schools	No Comment
County Open Space and Trails	Approval

VARIANCE RECOMMENDATIONS:

RECCOMENDATION FOR VARIANCE OF CHAPTER 7, SECTION 7.17.9.2.4 (More than (3) isolated occurrences of up to one thousand (1000) square feet).

Staff has established findings that this Application with its proposed variance of the SLDC to create a functional road network to the Tierra Que Canta Subdivision is in compliance with criteria set forth in the SLDC and should be conditionally approved subject to the following conditions:

- a. The Applicant must present a reclamation plan with Preliminary and Final Plat submission to ensure that as much disturbance as possible is reclaimed and revegetated.
- b. The boundaries of the development area shall be clearly marked on site with limits of disturbance (LOD) and fencing or construction barriers to be approved by Staff prior to any grading or clearing and before starting construction in accordance with submitted engineered Grading & Drainage Plan.
- c. Applicant must provide an approved Storm Water Pollution Prevention Plan (SWPPP) prior to any grading taking place on the property.
- d. Mass grading of the site will be prohibited and noted as "Special Building Condition" on recorded Conceptual Plan and transferred to any other plats associated with Tierra Que Canta.
- e. Limits of grading shall be addressed with Preliminary Plat submittal.

RECCOMENDATION FOR VARIANCE OF CHAPTER 7, SECTION 7.17.9.2.1 (Steep Slopes, Ridge tops, Ridgelines, and Shoulders Standards)

Staff has established findings that this Application with its proposed variance of the SLDC to establish ridgetop lots for the Tierra Que Canta Subdivision is in compliance with criteria set forth in the SLDC and should be conditionally approved subject to the following conditions:

- a. All residences built on lots classified as ridgetop lots be limited to fourteen (14) feet in height and be built in accordance with terrain managements standards set forth in Chapter 7 of the SLDC.
- b. All residences built on Lots 17, 18 & 19 meet a minimum setback of 25-feet from slopes in excess of 30% this restriction is also for any accessory structures built on Lots 17, 18 & 19.

RECCOMENDATION FOR VARIANCE OF ORDINANCE 2017-7, SECTION 7.11.12.4 (An ordinance amending and restating in its entirety section 7.11 (Road Design Standards) of the Santa Fe County Sustainable Land Development Code (SLDC), Ordinance No. 2016-9)

Staff has established findings that this Application with its proposed variance of the SLDC to create a functional road network to the Tierra Que Canta Subdivision is in compliance with criteria set forth in the SLDC and should be conditionally approved subject to the following conditions:

- a. All driveways within Tierra Que Canta to be a minimum 25' feet from the return radius of the proposed 4-way intersection.
- b. Applicant must submit a reconfigured road design showing all driveways with the development 25' feet from the return radius of the proposed 4-way intersection, prior to this request being heard by the Planning Commission.
- c. Construction gate located at the end of Calle Gonzales must be removed upon completion infrastructure and road construction.
- d. Limits of grading shall be addressed with Preliminary & Final Plat submittal.

CONCEPTUAL PLAN RECOMMENDATION:

Staff has established findings that this Application for Conceptual Plan to allow a 22-lot residential subdivision know as Tierra Que Canta to be developed in two (2) phases is in compliance with criteria set forth in the SLDC. If the Hearing Officer recommends approval of the variance request staff recommends approval of the Conceptual Plan subject the conditions listed below; If any of the three (3) variances requested are denied Staff recommends denial of the proposed Conceptual Plan.

- a. The Conceptual Plan showing the site layout and conditions of approval shall be recorded at the expense of the applicant in the office of the County Clerk in accordance with Chapter 4, Section 4.9.9.9.
- b. Applicant must comply with all Review Agencies Comments and Approval Conditions.
- c. Applicant must submit missing documentation pertaining to Landscaping, Parking, Signage and, Water Service Agreements, Waste Water Service Agreements and a reconfigured road design showing all driveways with the development 25' feet from the return radius of the proposed 4-way intersection, prior to Preliminary & Final Plat being heard by the BCC.
- d. The Applicant shall submit a Geo-Technical Report for approval by the Administrator which verifies the stability of the rock and soil within the development prior to Preliminary and Final Plat approval for the development.

- e. An Engineered Traffic Impact Analysis showing updated calculation for trips generated from Las Campanas Drive to Calle Gonzales be submitted to County Staff for review prior to the Applicant submitting for Preliminary & Final Plat approval.
- f. The Applicant must present a reclamation plan with Preliminary and Final Plat submission to ensure that as much disturbance as possible is reclaimed and revegetated.
- g. The boundaries of the development area shall be clearly marked on site with limits of disturbance (LOD) and fencing or construction barriers to be approved by Staff prior to any grading or clearing and before starting construction in accordance with submitted engineered Grading & Drainage Plan.
- h. Applicant must provide an approved Storm Water Pollution Prevention Plan (SWPPP) prior to any grading taking place on the property.
- i. Mass grading of the site will be prohibited and noted as “Special Building Condition” on recorded Conceptual Plan and transferred to any other plats associated with Tierra Que Canta.

This Report and the Exhibits listed below are hereby submitted as part of the hearing record.

Staff requests the Hearing Officer memorialize findings of fact and conclusions of law in a written order. The Santa Fe County Planning Commission (SFCPC) will be holding a public hearing on this matter on April 16, 2020.

EXHIBITS:

1. Applicants Development Report
2. Los Santeros Master Plan, Master Plat & Final Plat
3. Proposed Conceptual Plan & Variance Plan Set
4. Aerial/Vicinity Map
5. Neighborhood Meeting Material
6. Applicable requirements under the Santa Fe County Sustainable Land Development Code, Ordinance No. 2016-9 (SLDC), which govern this Application
7. Public Noticing Documents
8. Review Agency Comments
9. Letters of Opposition
10. Staff's Recommended Road Layout

**LAS CAMPANAS, LOS SANTEROS
TRACTS B & H**

**TIERRA QUE CANTA SUBDIVISION
CONCEPTUAL PLAN & VARIANCE**

**PREPARED
FOR
REMBE LAS CAMPANAS, LLC**

**PREPARED
BY
JAMES W. SIEBERT & ASSOC., INC**

DECEMBER, 2019



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FIGURES

Figure 1 Vicinity Map

APPENDICES

Appendix A	Legal Lot of Record Plat
Appendix B	Warranty Deed
Appendix C	Las Campanas Ready, Willing & Able to Serve Letter
Appendix D	Site Threshold Assessments
Appendix E	Archeological Correspondence Clearance
Appendix F	Neighborhood Meeting Minutes

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SITE LOCATION

The property is located on either side of Calle Gonzales to the east of Las Campanas Drive and is designated as Tract B and H. Tract B consist of 9.83 acres and Tract H consists of 2.40 acres.

Figure 1 is a vicinity map describing the location of this property within a larger area of Las Campanas.

OWNERSHIP AND LEGAL LOT OF RECORD

The two tracts are located within the approved Las Campanas Master Plan. On the plats of Las Campanas, these tracts are referred to as Tract B and Tract H of the Los Santeros Subdivision. The legal lot of record was created by the Los Santeros Plat recorded on June 23, 2000, in Book 447, Page(s) 007-013. A reduction of the recorded plat is found in Appendix A to the report. The master plan for Las Campanas shows these two tracts were approved for 22 dwelling units. The warranty deed for the subject property can be found in Appendix B

DEVELOPMENT REQUEST

A variance is requested for disturbance of 30 percent slopes in excess of three isolated occurrences of 1,000 square feet each for the combination of Tracts B and H.

The total area of disturbance for 30 percent slopes for Tracts B and H is 3077 square feet. The three isolated occurrences which are exempt from the disturbance of 30 percent slopes is 1,047 square feet. The variance excludes the exemption of 1,047 so the total requested is variance is 2,030 square feet.

Area of variance request compared to total area of Tracts B & H

Total area of Tracts B and H: 11.39 acres

$$11.39 \times 43,560 = 496,148 \text{ sq. ft.} \div 2,030 \text{ sq. ft.} = .004$$

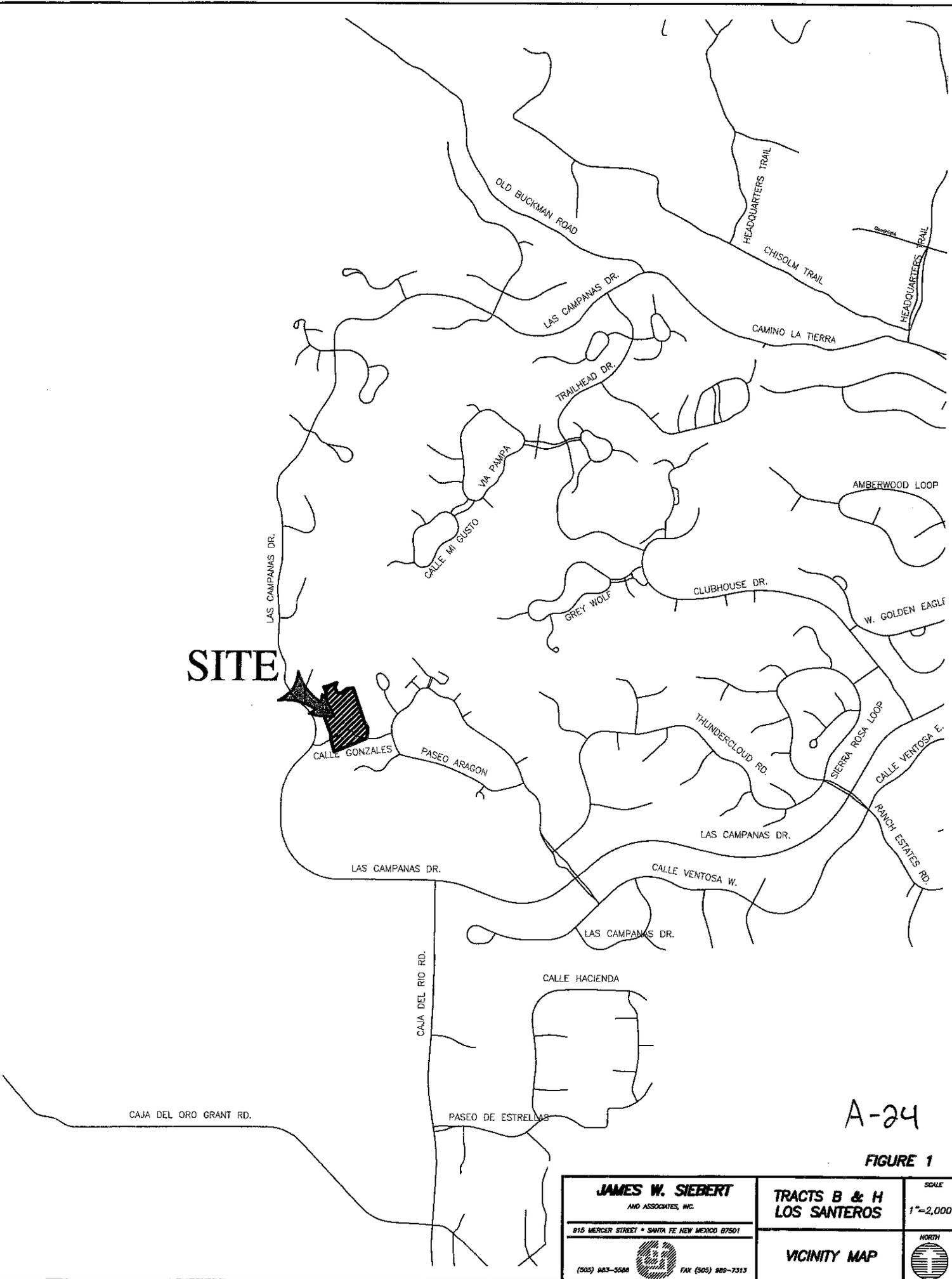
The requested slope variance represents .004 of the total area of both tracts.

A conceptual plan for the proposed Tierra que Canta Subdivision consisting of 22 residential lots is also being requested with this application since the property will be developed in two phases.

A variance is also requested for the construction of two dwellings within what is considered a ridgetop location per the Sustainable Land Development Code.

A-23

SITE



A-24

FIGURE 1

<p>JAMES W. SIEBERT AND ASSOCIATES, INC.</p>	<p>TRACTS B & H LOS SANTEROS</p>
<p>815 MERCER STREET • SANTA FE NEW MEXICO 87501</p> <p>(505) 983-5588</p>	<p>SCALE 1"=2,000'</p> <p>VICINITY MAP</p>



PHASING SCHEDULE

The first phase will consist of 7 lots on Tracts H and 4 lots on Tract B. The second phase will consist of 11 lots on Tract B to be platted over a three year period after the recordation of phase 1, dependent on market conditions. Depending on the costs for road improvements for the realignment of Gonzales Road, it may be necessary to flip the phasing with the 11 lots on Tract B being developed in phase 1 and the remainder being developed in phase 2.

ADJOINING LAND USES

Both tracts of land adjoin the Las Campanas golf course on the south and east sides of the subject property. On the western and northern property boundary the tracts are bounded by the Las Campanas wastewater treatment plant and the recently constructed Las Campanas dog park.

EXISTING UTILITIES

Water

There is an 8 inch water line in Calle Gonzales along with a fire hydrant, all of which was installed by Las Campanas. Per the ready willing and able letter from Las Campanas Water and Sewer Coop this line has sufficient capacity to serve both phases of the project. The letter from the Coop is found in Appendix C to this report.

Sewer

There is no sewer immediately adjacent to the site. The closest sewer line is to the south located in the golf course area. This is an 8 inch line that flows to the sewer line on Las Campanas Road and then discharges at the Las Campanas wastewater treatment plant.

Electric

There is an underground electric line in Calle Gonzales. Discussions with PNM indicate that capacity exists in the line to serve the project.

Natural Gas

The Gas Company of New Mexico has an underground line in Calle Gonzales. This is a two inch line and has capacity to serve the proposed development.

Century Link

CenturyLink has an underground line buried jointly with electric in Calle Gonzales. There is capacity to serve the proposed development.

FUTURE UTILITIES

Water

Las Campanas water will have to be extended to serve the all 22 lots in the subdivision. A waterline will be constructed in the cul-de-sac road that extends to the east, which is the second phase of development. The water line will be 8 inches and a hydrant will be located at the end of the line for flushing purposes and hydrants will be placed per the instruction of the fire marshal.

Sewer

Phase 1

An 8 inch sewer line will be constructed within the interior private drive and continuing on Calle Gonzales to connect to the existing sewer in Las Campanas Drive.

Phase 2

A gravity flow sewer line will be constructed in the roadway connection to the sewer line constructed in Phase 1.

FIRE PROTECTION

The Agua Fria district provides emergency services to this subdivision. There is a volunteer fire station located at 6 Arroyo Calabasas and is within the Las Campanas development. The distance from the fire station to the proposed subdivision is five miles.

ACCESS

Calle Gonzales connects to Las Campanas Drive through a construction gate at the west end of the road and to Las Campanas Drive via Paseo Aragon at the east end of the road. Both Paseo de Aragon and Calle Gonzales are private roads built to County standards and a maintained by the Las Campanas homeowners association.

TRAFFIC STUDY

A traffic study was submitted for all of the Las Campanas Master Plan. This 22 unit development is consistent with Las Campanas Master Plan and is therefore consistent with the estimated traffic to be generated by this and surrounding tracts of land where the number of dwellings was designated for each parcel. In addition a Site Threshold Assessment (STA) was prepared for the project. The STA form and calculations using both 220 (single family residential) and 230 (Residential Condominium/Townhouses) land use categories is attached to the report as Appendix D.

The traffic generation for this project was not sufficient to trigger a traffic impact assessment prepared by a Professional Engineer since the NMDOT allows for site threshold assessments to be submitted in lieu of a Traffic Impact Analysis (TIA) for developments that less than 25 peak hour total trips.

CONCEPTUAL WATER BUDGET

Each lot within the Tierra que Canta Subdivision will be restricted to .25 acre feet of water.

$$.25\text{afy} \times 22 \text{ lots} = 5.5 \text{ acre feet}$$

A utility service agreement will be submitted with the application for preliminary and final subdivision.

TERRAIN MANAGMENT

A variance is requested for the disturbance of slopes as described on page two of this report under development request.

Disturbed areas will be stabilized at the end of construction for each phase of development. A Storm Water Pollution Prevention Plan (SWPPP) will be submitted with the subdivision application.

ENVIRONMENTAL REVIEW

Archaeology

An archaeological report was submitted and approved by the State Historic Preservation Office as part of the Las Campanas master plan approvals. One site was found on the property and has been mitigated per state standards. There are no longer any sites of historical significance within the boundary of the two tracts. The letter from the State Historical Protection Office is included as Appendix E

Vegetation

The site is predominately pinon and juniper complex with the following shrubs and forbs also located on the two tracts.

- Blue grama
- One-seed juniper
- Pinon pine
- Bottlebrush squirrel tail
- Broom Snakeweed
- Ring Muhly

- Cholla
- Rabbitbrush
- Sideoats Grama
- Yucca
- Winterfat
- Louisiana Wormwood
- Apache Plume

Soils

Utilizing the USDA Natural Resources Conservation Mapping, the soils identified on the property are as follows:

<u>Soils Number</u>	<u>Classification Name</u>
116	Arents-Urban land-Orthents complex
203	Buckhorse-Altazano complex
211	Tanoan-Encantado-Urban land complex
219	Ohke sandy loam

116—Arents-Urban land-Orthents complex, 1 to 60 percent slopes

Map Unit Setting

Elevation: 5,400 to 7,600 feet

Mean annual precipitation: 9 to 15 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 140 to 170 days

Farmland classification: Not prime farmland

Map Unit Composition

Arents and similar soils: 50 percent

Urban land: 25 percent

Orthents and similar soils: 20 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Arents

Setting

Landform: Eroded fan remnants

Landform position (two-dimensional): Backslope, toeslope

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Roadfill material derived from granite, gneiss, schist, sandstone, or siltstone

Typical profile

ABkp - 0 to 4 inches: gravelly loam
Btkp1 - 4 to 26 inches: gravelly loam
Btkp2 - 26 to 46 inches: gravelly loam
Btkp3 - 46 to 63 inches: loam
BCkp - 63 to 90 inches: loam

Properties and qualities

Slope: 1 to 45 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Gypsum, maximum in profile: 1 percent
Salinity, maximum in profile: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 13.0
Available water storage in profile: Moderate (about 6.2 inches)

203—Buckhorse-Altazano complex, 2 to 8 percent slopes, flooded

Map Unit Setting

National map unit symbol: f3gt
Elevation: 5,700 to 7,500 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 140 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Buckhorse and similar soils: 55 percent
Altazano and similar soils: 35 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buckhorse

Setting

Landform: Eroded fan remnants

Landform position (two-dimensional): Toeslope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Slope alluvium derived from granite, gneiss, schist, granitic sandstone, fanglomerate, and mudstone

Custom Soil Resource Report 15

Typical profile

A - 0 to 4 inches: coarse sandy loam

Bt - 4 to 11 inches: coarse sandy loam

Btk1 - 11 to 22 inches: loam

Btk2 - 22 to 37 inches: loam

Bk - 37 to 49 inches: fine sandy loam

Bck - 49 to 61 inches: sandy loam

C - 61 to 83 inches: gravelly coarse sand

Properties and qualities

Slope: 2 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4c

Hydrologic Soil Group: B

Ecological site: Loamy (R035XA112NM)

Hydric soil rating: No

A-30

Description of Altazano

Setting

Landform: Inset fans on eroded fan remnants

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Slope alluvium derived from granite, gneiss, schist, granitic sandstone, fanglomerate, and mudstone

Typical profile

AC - 0 to 2 inches: gravelly sandy loam

C1 - 2 to 8 inches: gravelly coarse sandy loam

C2 - 8 to 19 inches: very gravelly loamy coarse sand

C3 - 19 to 29 inches: gravelly sandy loam

Btkb1 - 29 to 46 inches: loam

Btkb2 - 46 to 65 inches: loam

BCkb - 65 to 74 inches: gravelly coarse sandy loam

Ckb - 74 to 90 inches: gravelly loamy coarse sand

Properties and qualities

Slope: 2 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Low

Custom Soil Resource Report 16 Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to high (0.60 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: Frequent

Frequency of ponding: None

Calcium carbonate, maximum in profile: 20 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: B

Ecological site: Gravelly (R035XG114NM)

Hydric soil rating: No

A-31

Minor Components

Junebee

Percent of map unit: 4 percent

Hydric soil rating: No

Tanoan

Percent of map unit: 3 percent

Hydric soil rating: No

Riverwash

Percent of map unit: 2 percent

Hydric soil rating: No

Urban land

Percent of map unit: 1 percent

Hydric soil rating: No

211—Tanoan-Encantado-Urban land complex, 5 to 25 percent slopes

Map Unit Setting

National map unit symbol: f5r9

Elevation: 5,500 to 7,500 feet

Mean annual precipitation: 13 to 15 inches

Mean annual air temperature: 47 to 50 degrees F

Frost-free period: 140 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Tanoan and similar soils: 35 percent

Encantado and similar soils: 30 percent

Urban land: 25 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the map unit.

Description of Tanoan

Setting

Landform: Eroded fan remnants

Landform position (two-dimensional): Shoulder

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Alluvium derived from granite, gneiss, schist, and loess over residuum weathered from basaltic tuff or granitic sandstone

Typical profile

A - 0 to 3 inches: gravelly sandy loam

Bk1 - 3 to 7 inches: loam

A-32

Bk2 - 7 to 24 inches: loam

Bk3 - 24 to 32 inches: sandy loam

Bkq - 32 to 57 inches: loam

BCK1 - 57 to 70 inches: gravelly loamy coarse sand

BCK2 - 70 to 84 inches: gravelly coarse sandy loam

Properties and qualities

Slope: 5 to 15 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat excessively drained

Runoff class: Low

Custom Soil Resource Report 19

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

Salinity, maximum in profile: Nonsaline (0.0 to 1.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4c

Hydrologic Soil Group: A

Ecological site: Pinyon-Juniper-Apache Plume (F036XA136NM)

Hydric soil rating: No

Description of Encantado

Setting

Landform: Eroded fan remnants

Landform position (two-dimensional): Backslope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Colluvium and slope alluvium derived from granite, gneiss, and schist over residuum weathered from granitic fanglomerate and sandstone

Typical profile

ABk - 0 to 3 inches: very gravelly sandy loam

Bk1 - 3 to 9 inches: very gravelly loam

Bk2 - 9 to 22 inches: very gravelly coarse sandy loam

BCK1 - 22 to 33 inches: gravelly loamy coarse sand

BCK2 - 33 to 45 inches: very gravelly loamy coarse sand

BCK3 - 45 to 54 inches: very gravelly loamy coarse sand

C1 - 54 to 63 inches: gravelly loamy sand
C2 - 63 to 85 inches: very gravelly loamy sand

Properties and qualities

Slope: 10 to 25 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 30 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: Pinyon-Juniper-Apache Plume (F036XA136NM)
Custom Soil Resource Report 20
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Eroded fan remnants
Down-slope shape: Linear
Across-slope shape: Linear
Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: No
Minor Components
Altazano

A-34

Percent of map unit: 4 percent

Hydric soil rating: No

Junebee

Percent of map unit: 3 percent

Hydric soil rating: No

Nazario

Percent of map unit: 2 percent

Hydric soil rating: No

Alire

Percent of map unit: 1 percent

Hydric soil rating: No

219—Ohke sandy loam, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: f5rr

Elevation: 6,300 to 6,700 feet

Mean annual precipitation: 12 to 14 inches

Mean annual air temperature: 48 to 50 degrees F

Frost-free period: 140 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Ohke and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Custom Soil Resource Report 21

Description of Ohke

Setting

Landform: Eroded fan remnants

Landform position (two-dimensional): Toeslope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Slope alluvium derived from basaltic tuff

Typical profile

A - 0 to 3 inches: sandy loam

Bw - 3 to 9 inches: gravelly sandy loam

Bkq - 9 to 13 inches: gravelly sandy loam

BCKq1 - 13 to 27 inches: gravelly loamy sand

BCKq2 - 27 to 48 inches: loamy sand

Cq - 48 to 82 inches: loamy sand

C - 82 to 98 inches: loamy sand

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Salinity, maximum in profile: Nonsaline (0.0 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: Hills (R035XG124NM)
Hydric soil rating: No
Minor Components
Nazario
Percent of map unit: 7 percent
Hydric soil rating: No
Tanoan
Percent of map unit: 6 percent
Hydric soil rating: No
Rock outcrop
Percent of map unit: 4 percent
Hydric soil rating: No
Urban land
Percent of map unit: 3 percent
Hydric soil rating: No

SOLID WASTE

The Las Campanas Development contracts with MCT for removal of solid waste on a weekly basis. Association fees collected by the Las Campanas HOA pays for the solid waste collection.

NOT PART OF CONCEPTUAL AND VARIANCE REQUEST

The following items are not be part of this application for variance and conceptual plan:

- Use list
- Lot Coverage
- Landscaping
- Exterior lighting
- Parking
- Signage
- Affordable Housing plan
- Water Service Availability Report
- Adequate Public Facilities Assessment
- Fiscal Impact Assessment
- Environmental Impact Report
- Executed water delivery agreement and/or wastewater collection agreement from Santa Fe County, a public or publicly –regulated water or waste water system.

NEIGHBORHOOD MEETING

Two neighborhood meetings have been held. The first meeting was held on November 12, 2018 to present the variance request. The second meeting was held on July 9, 2019 to discuss the subdivision process of Tract B & H. The minutes from these two meetings can be found in Appendix F.

RESPONSE TO VARIANCE REVIEW CRITERIA

Disturbance of 30 percent slopes, Section 7.17.4.3 of SLDC

1. *where the request is not contrary to the public interest;*

The public interest is represented by three different parties consisting of:

- Santa Fe County
- Las Campanas Homeowners Association
- Adjoining and nearby lot and homeowners

Santa Fe County is not adversely affected by this development since there are no services that are provided by Santa Fe County, except for land use oversight. The Las Campanas Water and Sewer Cooperative provides the water and sewer service. The road that is currently located between the two tracts is owned by Sienda with maintenance of the road being the responsibility of Las Campanas.

Roads to be constructed by the developer will be maintained by the homeowners association to be created in conjunction with the future subdivision of the property. Solid waste pick up will be provided by a local private company.

Las Campanas Home Owners Association Water and sewer service is provided by the Las Campanas Water and Sewer Cooperative. The applicant has met with the Coop to determine capacity and requirement for connection. The developer would follow the normal procedure in order for the Coop to supply water and sewer to the development. The Las Campanas Homeowners Association will review and approve the house construction plans for each lot as required by the Las Campanas covenants. The Las Campanas HOA has voiced no objections to the disturbance of steep slopes.

Neighborhood A neighborhood meeting was held on November 12, 2018 to present the requested variance. The developer is continuing to work with the neighbors to address as many of their concerns as possible. This property was approved under the Las Campanas Master Plan for 22 dwelling units. The current zoning for the subject land is PRC, Planned Residential Community which established the allocation of 22 dwellings for the two parcels. The drawing submitted with the variance request is in conformance with the underlying zoning on the property.

2. *where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner;*

The owner of the property bought the two tracts in 2008 because of its adjacency to the two fairways on a nationally recognized golf course. Given the amount of 30 percent slopes on the property the buildable area that satisfies the requirements of the Sustainable Land Development Code is exceptionally limited.

The only other area on Tract B, which is the larger tract that is developable is on the far west side of the tract. Even this area has constraints given the setback from the road, the width of the road and the limited building area that is not encumbered by 30 percent slopes.

This area on the south side of Tract B faces the wastewater treatment pond and the buildings for the wastewater treatment plant. Dwellings that face towards the wastewater pond and treatment plant would have a significantly lower value than dwellings that face the golf course. Avoiding 30 percent slopes would result in a significant reduction in density. The property was purchased with the understanding that 22 dwellings could be constructed on the two tracts. The value of the land that was purchased from Las Campanas was based on the ability to achieve a density of 22 dwellings. The reduction of dwellings in order to avoid 30 percent slopes makes the development of the property financially infeasible. The required infrastructure for roads and utilities is approximately the same for 22 dwellings as it is for 6 dwellings.

3. *So that the spirit of the SLDC is observed and substantial justice is done.*

Section 7.17.9.2 of the Sustainable Land Development Code allows for the disturbance of 30% slopes for driveways, roads and utilities providing the disturbance does not exceed 1,000 square feet and no more than three occurrences.

The combined area of disturbance of 30 percent slopes is .004 of the total area of both tracts of land. Given the need for a roadway to serve the tracts separate from Gonzales road there are few options to avoid 30 percent slopes and still have marketable lots.

Thirty percent slopes come in small isolated areas, which is generally not characteristic of 30 percent slopes where there is a defined ridge and the land falls steeply away on either side of the ridge. Thirty percent slopes are generally more consolidated, representing larger areas of land. It is much more difficult to design around 30 percent slopes that are scattered throughout the project than 30 percent slopes that are aggregated in a more uniform pattern.

Given the limited area of 30 percent slopes that are disturbed and the small isolated occurrence of 30 percent slopes in the building area, the variance request is in keeping with the spirit of the SLDC.

No structure may be constructed on a ridgetop Section 7.17.9.2.1

1. *where the request is not contrary to the public interest;*

One lot was removed from the end of the cul-de-sac on Tract B and one lot from the west side of the road serving Tract B. The two lots that were taken out of the ridgetop were relocated to the west side of Tract H where they are less visible from the golf course although they are now more visible to and from the dog park. The two remaining lots at the end of the cul-de-sac in the ridgetop maintain a 25 foot setback from the breakpoint of the 30 percent slopes on either side of the ridge. Since the dwellings are located at a distance of 25 feet from the breakpoint of the steep slopes a variance from the setback requirements is not required. The residential dwellings on these two lots at the end of the cul-de-sac have a maximum height of 14 feet, thus making

them less visible compared to other units in the subdivision where a maximum height of 20 feet is permitted.

2. *where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner;*

The owner has lost two of the prime lots that face the golf course. Those lots have been relocated to an area where there is no visual observation of the golf course. The two houses at the end of the cul-de sac are also limited to one story thus limiting the size of the dwellings and the market opportunity for a larger house. The owner of the land bought the property with the understanding that he could construct 22 lots on the Tracts B and H having views and easy access to golf course. The cost of realigning Gonzales Road and possibly the utilities in the roadway as well was not contemplated. The combined costs of these events is making the financial practicality of developing the property difficult.

3. *So that the spirit of the SLDC is observed and substantial justice is done.*

The one dwelling that had views both to the west, towards the Jemez mountains and the east towards the Sangre de Cristo mountains has been removed altogether. One dwelling at the end of the cul-de-sac has been removed to comply with the SLDC. The two dwellings at the end of the cul-de-sac have been located in such a way that avoids another variance if they were located within the 25 foot setback from steep slopes. Every effort has been made to comply with the SLDC while doing everything possible to maintain the financial viability of the project.

CONCEPTUAL PLAN APPROVAL CRITERIA

Section 4.9.9.6 SLDC Approval Criteria. The criteria for approval of a conceptual plan are as follows:

1. Conformance to the Sustainable Growth Management Plan;

The Las Campanas Master Plan is recognized both in the Growth Management Plan and in the Sustainable Land Development Code. The densities, types of land uses, road and utility network shown on the master plan are recognized in the SLDC and referred to in the Sustainable Growth Management Plan.

2. 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; and

Phase 1 will improve the existing road to a gravel based roadway for the section of Calle Gonzales accessing the four lots in Tract B, install utilities, including water and sewer to serve Phase 1, taking into account the future utility extensions to serve the Phase 2 of the

project. With the exception of sewer, no utilities nor the road that runs parallel to the golf course will be extended into Phase 2 as part of the improvements to be constructed in Phase 1. There will be no disturbance to the land designated as Phase 2 as part of the improvements to be installed in Phase 1.

3. 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.

Even with the master plan approval and recognition by the County this project will have to conform to the utility, road and requirements of the SLDC. Water and sewer lines to be constructed by the developer will be constructed to the Las Campanas Water and Sewer Cooperative standards. Las Campanas has constructed the community facilities including a club house and private road through the developments. Las Campanas has exceptionally strict covenanted design standards for construction and lot improvements.

APPENDIX B

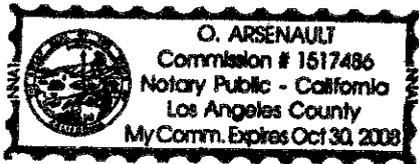
WARRANTY DEED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles }

On June 12, 2008, before me, O. Arsenault Notary Public
Date Name and Title of Officer

personally appeared Marsha Jennings, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed (Los Santeros)

Document Date: June 12, 2008 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- Individual
 - Corporate Officer -- Title(s): _____
 - Partner -- Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____
- Signer is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

APPENDIX C

LAS CAMPANAS RWA LETTER



Las Campanas Water Cooperative

SANTA FE, NEW MEXICO

August 19, 2019

To Whom It May Concern:

This confirms that the Tierra que Canta Subdivision, consisting of 22 lots located on tracts B and H of the Los Santeros Subdivision, will be served by the Las Campanas Water Cooperative. Water service includes service for domestic and fire protection needs.

The connection fees have not been paid in full.

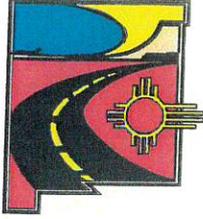
Sincerely,

Heather Roybal
Las Campanas Water Cooperative

A-46

APPENDIX D

SITE THRESHOLD ASSESSMENT



Site Threshold Assessment (STH)

A Site Threshold Assessment (STH) is required of all developing or redeveloping properties that directly or indirectly access a state highway.

District No. _____

Project No. _____

Permit Applicant

Applicant Name: Rambo Las Campanas LLC

Date: _____

Business Name: C/O James W. Siebert & Assoc., Inc

Business Address: 9151 Mercer Street

City: Santa Fe State: NM Zip Code: 87505

Site Description

Development Type

- Residential
- Retail
- Office
- Industrial
- Institutional
- Lodging
- Restaurant
- Convenience/Gas
- Other _____

Site Information (fill in all that apply)

- Building Size (SF) _____
- Parcel Size (ac) 17.23
- Roadway Frontage (ft) _____
- Parking Spaces _____
- Employees _____
- Other _____

- Dwelling Units 22
- Rooms _____
- Beds _____
- Students _____
- Seats _____
- Fuel Pumps _____
- Courts _____
- Storage Units _____

The STH examines existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required. If the site characteristics and the trip generation estimate for a proposed development do not satisfy the requirements for a STA or a TIA as determined by the District Traffic Engineer, the STH should be approved and the traffic study requirement for the proposed development will be complete. If additional analysis is required based on the results of the STH, the District Traffic Engineer should indicate to the applicant the level of analysis that is required.

Existing Roadway Data

Highway No.: N/A

Site Mile Post: N/A

Highway ADT: _____

Count Year: _____

Number of Lanes (two-way): _____

Func. Class.: _____

Trip Generation

ITE Trip Generation Land Use Category: 220

AM Peak Hour Trips Enter: 3

Exit: 9

PM Peak Hour Trips Enter: 14

Exit: 8

Exceeds Threshold: **Y or N** → If Yes, is a STA or TIA Required?

Thresholds

STA: 25 to 99 peak-hour total trips and more than 1,000 vehicles per lane per day on adjacent highway.

TIA: 100 or more peak-hour total trips.

Other Requirement Basis / DTE Comments: See attached Calculation A-48

ITE Trip Generation 10 Edition Code 220-Single Family

AM Peak

Average Rate: .75/Unit
25% entering 75% Exiting

PM Peak

Average Rate: 1.01/Unit
64% Entering 36% Exiting

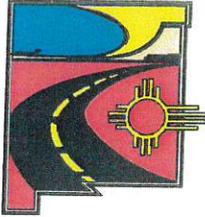
22 Units

AM Peak

$.56 \times 22 = 12$
3 enter
9 exit

PM Peak

$1.01 \times 22 = 22$
14 enter
8 exit



Site Threshold Assessment (STH)

A Site Threshold Assessment (STH) is required of all developing or redeveloping properties that directly or indirectly access a state highway.

District No. _____

Project No. _____

Permit Applicant

Applicant Name: Rembe las Campanas LLC

Business Name: C/O James W. Siebert & Assoc

Business Address: 915 Mercer Street

Date: _____

City: Santa Fe State: NM Zip Code: 87505

Site Description

Development Type

- Residential
- Retail
- Office
- Industrial
- Institutional
- Lodging
- Restaurant
- Convenience/Gas
- Other

Site Information (fill in all that apply)

- Building Size (SF) _____
- Parcel Size (ac) _____
- Roadway Frontage (ft) _____
- Parking Spaces _____
- Employees _____
- Other _____

- Dwelling Units 22
- Rooms _____
- Beds _____
- Students _____
- Seats _____
- Fuel Pumps _____
- Courts _____
- Storage Units _____

The STH examines existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required. If the site characteristics and the trip generation estimate for a proposed development do not satisfy the requirements for a STA or a TIA as determined by the District Traffic Engineer, the STH should be approved and the traffic study requirement for the proposed development will be complete. If additional analysis is required based on the results of the STH, the District Traffic Engineer should indicate to the applicant the level of analysis that is required.

Existing Roadway Data

Highway No.: _____

Highway ADT: _____

Number of Lanes (two-way): _____

Site Mile Post: _____

Count Year: _____

Func. Class.: _____

Trip Generation

ITE Trip Generation Land Use Category: 230

AM Peak Hour Trips Enter: 2

PM Peak Hour Trips Enter: 8

Exit: 8

Exit: 4

Exceeds Threshold: **Y or N** → If Yes, is a STA or TIA Required?

Thresholds

STA: 25 to 99 peak-hour total trips and more than 1,000 vehicles per lane per day on adjacent highway.

TIA: 100 or more peak-hour total trips.

Other Requirement Basis / DTE Comments: See attached calculation

A-50

ITE Trip Generation 10 Edition Code 230-Residential Condominium/Townhouse

AM Peak

Average Rate: .44/Unit
16% entering 84% Exiting

PM Peak

Average Rate: .54/Unit
66% Entering 34% Exiting

22 Units

AM Peak

$.44 \times 22 = 10$
2 enter
8 exit

PM Peak

$.54 \times 22 = 12$
8 enter
4 exit

APPENDIX E

ARCHAEOLOGICAL CORRESPONDENCE



Michelle Lujan
Grisham
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

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

February 4, 2019

Victoria Dalton
James W. Siebert & Associates, Inc.
915 Mercer St, Santa Fe, NM 87505
Victoria@jwsiebert.com

Re: Log 109726, SHPO Review of proposed subdivision lots that are a section of Las Campanas development

Dear Ms. Dalton:

I am writing in response to your email in which you requested information regarding historic properties that could be affected by the above referenced project.

In order to assess the potential for the proposed project to impact historic properties, I reviewed our State Register of Cultural Properties, the National Register of Historic Places (NRHP), and our cultural resource records database. The project area, as specified on the project area USGS map you provided to SHPO, has been subject to a previous cultural resource survey and it contains one known historic property. **This property, however, has been the recipient of data recovery excavations and is no longer eligible for the NRHP.**

Also, as the project area was surveyed more than 20 years ago, there remains the potential to encounter unidentified cultural resources. If during construction activities relating to the proposed project significant archaeological materials are encountered (i.e., ceramic sherds, lithic artifacts, bone, darkly stained sediment etc.), construction activity should be stopped and our office contacted.

We can be reached at (505) 827-6320, or, if you have any concerns or questions, please contact me by phone at (505)-452-6115 or e-mail me at richard.reycraft@state.nm.us.

Sincerely,

Richard Reycraft

Richard Reycraft, PhD.
Archaeologist

A-53

DESCRIPTION OF LOS SANTEROS

ALL THAT PORTION OF "DUTCH PASTURE" OF SECTIONS 14 AND 15, T17N, R8E, NMPM, COUNTY OF SANTA FE, NEW MEXICO, RECORDED IN PLAT BOOK 244 ON PAGE 037, WHICH PORTION MAY BE DESCRIBED AS FOLLOWS:

FIRSTLY: Commencing at a point which lies S28°13'15"E, 2313.06 feet from the North 1/4 corner of the said SECTION 15;

- THENCE S21°10'20"W, 78.87 FEET;
- THENCE S70°47'51"E, 150.31 FEET;
- THENCE N78°16'28"E, 21.18 FEET;
- THENCE N88°54'34"E, 24.74 FEET;
- THENCE S89°37'25"E, 74.34 FEET;
- THENCE S83°02'54"E, 67.02 FEET;
- THENCE S80°47'47"E, 97.51 FEET;
- THENCE N71°47'22"E, 407.04 FEET;
- THENCE S83°03'18"E, 315.79 FEET;
- THENCE S37°56'15"E, 421.38 FEET;
- THENCE N71°05'27"E, 488.85 FEET;
- THENCE S80°43'00"E, 734.28 FEET;
- THENCE N84°31'48"E, 800.99 FEET;
- THENCE CLOCKWISE 9.93 FEET ON A CURVE HAVING A RADIUS OF 250.00 FEET AND A CHORD OF S05°33'11"E, 9.93 FEET;
- THENCE S05°24'58"E, 113.82 FEET;
- THENCE S44°24'17"W, 132.86 FEET;
- THENCE S24°31'38"E, 707.01 FEET;
- THENCE S41°21'34"E, 383.61 FEET;
- THENCE N48°54'24"E, 55.00 FEET;
- THENCE N41°21'34"W, 502.28 FEET;
- THENCE N48°38'28"E, 120.00 FEET;
- THENCE N41°21'34"W, 48.49 FEET;
- THENCE CLOCKWISE 4.83 FEET ON A CURVE HAVING A RADIUS OF 438.00 FEET AND A CHORD OF N25°32'13"W, 237.21 FEET;
- THENCE N05°24'55"W, 350.64 FEET;
- THENCE S84°33'04"W, 22.50 FEET;
- THENCE N05°24'58"W, 42.09 FEET;
- THENCE COUNTERCLOCKWISE 191.48 FEET ON A CURVE HAVING A RADIUS OF 300.00 FEET AND A CHORD OF N23°42'01"W, 188.25 FEET;
- THENCE N48°00'53"E, 90.55 FEET;
- THENCE N19°50'02"W, 112.58 FEET;
- THENCE N02°54'12"W, 47.78 FEET;
- THENCE N14°48'34"W, 55.98 FEET;
- THENCE N05°38'03"E, 444.91 FEET;
- THENCE N55°21'16"W, 551.14 FEET;
- THENCE N85°34'49"W, 73.49 FEET;
- THENCE N17°50'41"W, 232.36 FEET;
- THENCE N57°18'54"W, 204.37 FEET;
- THENCE N32°28'08"W, 73.72 FEET;
- THENCE N34°38'41"W, 180.89 FEET;
- THENCE N17°14'00"W, 287.28 FEET;
- THENCE N51°49'58"W, 151.58 FEET;
- THENCE N53°13'06"W, 331.01 FEET;
- THENCE N57°50'41"W, 204.43 FEET;
- THENCE N23°52'42"W, 287.85 FEET;
- THENCE S89°18'35"W, 442.67 FEET;
- THENCE S68°24'25"W, 504.71 FEET;
- THENCE S59°45'44"W, 108.67 FEET;
- THENCE S15°35'19"W, 124.37 FEET;
- THENCE S06°04'55"W, 186.32 FEET;
- THENCE S16°25'44"W, 53.82 FEET;
- THENCE S14°58'42"E, 658.86 FEET;
- THENCE S06°21'18"W, 210.53 FEET;
- THENCE S08°01'46"W, 53.29 FEET;
- THENCE S26°51'13"E, 240.89 FEET;
- THENCE S47°58'38"W, 189.99 FEET;
- THENCE S72°48'38"W, 610.32 FEET;

MORE OR LESS TO THE POINT OF COMMENCEMENT, CONTAINING 115.37 ACRES, MORE OR LESS.

SECONDLY: Commencing at a point which lies S28°13'15"E, 2313.06 feet; THENCE N22°41'53"W, 305.80 feet from the North 1/4 corner of the said SECTION 15;

- THENCE N66°46'21"E, 572.46 FEET;
- THENCE N05°43'40"E, 170.52 FEET;
- THENCE N29°08'20"W, 136.70 FEET;
- THENCE N18°31'10"W, 580.90 FEET;
- THENCE S22°14'21"W, 102.75 FEET;
- THENCE S53°22'53"W, 112.43 FEET;
- THENCE N81°34'40"W, 63.15 FEET;
- THENCE N29°04'05"W, 95.24 FEET;
- THENCE N23°49'05"E, 85.64 FEET;
- THENCE S87°57'51"W, 168.50 FEET;
- THENCE COUNTERCLOCKWISE 55.07 FEET ON A CURVE HAVING A RADIUS OF 654.11 FEET AND A CHORD OF S84°43'41"W, 55.06 FEET;
- THENCE HAVING A RADIUS OF 250.00 FEET AND A CHORD OF S17°18'13"E, 189.26 FEET;
- THENCE S11°56'17"W, 86.73 FEET;
- THENCE COUNTERCLOCKWISE 334.37 FEET ON A CURVE HAVING A RADIUS OF 550.00 FEET AND A CHORD OF S05°28'42"E, 329.24 FEET;
- THENCE S22°53'40"E, 185.14 FEET;
- THENCE S00°30'15"W, 81.72 FEET;
- THENCE S15°08'57"E, 215.52 FEET;

TO THE POINT OF COMMENCEMENT, CONTAINING 12.22 ACRES, MORE OR LESS.

COUNTY APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, OF SANTA FE COUNTY AT THEIR MEETING OF FEBRUARY 8, 2000.

CHAIRMAN *Joe Drubka*

EXTRATERRITORIAL ZONING COMMISSION APPROVAL

APPROVED BY THE EXTRATERRITORIAL ZONING COMMISSION AT THEIR MEETING OF JANUARY 13, 2000.

CHAIRMAN *John A. Lopez* 6-21-00
SECRETARY
ATTESTED BY _____ COUNTY CLERK
APPROVED BY: _____ COUNTY CLERK

APPROVED BY

John Lopez 6-22-00
SANTA FE COUNTY RURAL ADDRESSING DATE

John Lopez 6/21/00
SANTA FE COUNTY FIRE MARSHALL DATE

John Lopez 6/21/00
SANTA FE COUNTY PUBLIC WORKS DATE

John Lopez 6/21/00
SANTA FE COUNTY WATER UTILITY DATE

John Lopez 6-23-00
COUNTY LAND USE ADMINISTRATOR DATE

COUNTY DEVELOPMENT PERMIT # 99-4700

Greg Smith 5/16/00
CITY PLANNER DATE

Greg Smith 5/30/00
CITY SUBDIVISION ENGINEER DATE

UTILITY COMPANIES

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT REPEAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

David M. Smith 5/15/00
PUBLIC UTILITY CO. OF N.M. DATE

David M. Smith 5/15/00
PNM GAS SERVICES DATE

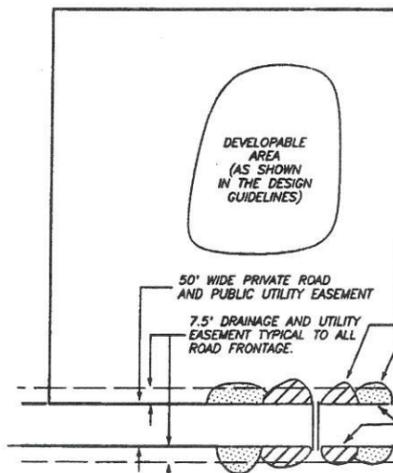
U.S. WEST COMMUNICATIONS, INC. DISCLAIMER: THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SHOWING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICES TO THE LOT.

David M. Smith 5-16-00
U.S. WEST COMMUNICATIONS DATE

Michael D. Baird 4/15/00
LAS CAMPANAS HOMEOWNERS WATER COOPERATIVE DATE

Michael D. Baird 4/15/00
LAS CAMPANAS SEWER COOPERATIVE DATE

TYPICAL EASEMENT DETAILS



TRACT AND LOT BUILDING SETBACKS			
LOT #	FRONT	SIDE	REAR
1-4	10'	5'	5'
5-7	7.5'	5'	5'
8-19	7.5'	0'	5'
40-50	7.5'	5'	5'
51-65	15'	10'	5'
66-88	50'	25'	50'
TRACTS A-D&H	7.5'	0'	5'

- FRONT YARD GARAGE SETBACK IS 20' IF GARAGE FACES STREET.
- ADJACENT LOT TO BE 10' SETBACK OR COMMON WALL ON PROPERTY LINE WITH ZERO SIDE LOT SETBACK.

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

CUT OR FILL EASEMENTS FOR ALL ROADS WILL VARY IN WIDTH AS CONSTRUCTION AND MAINTENANCE REQUIRES.

GENERAL NOTES

1. THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDE, LIENS, RESERVATIONS AND EASEMENTS FOR LAS CAMPANAS SANTA FE RECORDED IN BOOK 732, PAGES 241-329 OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY (THE "MASTER CC&R'S") AS AMENDED, AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR LOS SANTEROS AT LAS CAMPANAS RECORDED IN BOOK 1119 PAGES 499-519 OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY (THE "VILLAGE CC&R'S") AND THE DESIGN GUIDELINES PROVIDED FOR THEREIN (THE "DESIGN GUIDELINES"). THIS PLAT IS ALSO SUBJECT TO THE COUNTY DISCLOSURE STATEMENT RECORDED IN BOOK 1119 PAGE 617-52A OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY.
2. THIS PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE THE 500 YEAR FLOOD ZONE AS SHOWN ON F.I.R.M. PANEL 350068 0876 B, DATED NOV. 8, 1988, EXCEPT WHERE NOTED.
3. ALL EXISTING DRAINAGE CHANNELS WITHIN THESE LOTS ARE TO REMAIN IN THEIR NATURAL STATE EXCEPT FOR CROSSINGS AND FOR DIVERSIONS APPROVED BY THE DESIGN REVIEW COMMITTEE OF THE MASTER ASSOCIATION. MAINTENANCE OF THESE DRAINAGE CHANNELS IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
4. BUILDING SITES AND DRIVEWAY LOCATIONS ARE SUBJECT TO THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS AND TO THE VILLAGE CC&R'S AND THE DESIGN GUIDELINES.
5. WITH THE EXCEPTION OF TRACTS A, B, C, D, & H FURTHER DIVISION OF THESE LOTS IS PROHIBITED.
6. AT THE TIME OF BUILDING PERMIT, A CULVERT OF MINIMUM 18 INCH DIAMETER IS TO BE INSTALLED IN THE BORROW DITCH AT THE DRIVEWAY BY THE LOT OWNER.
7. GUEST HOUSES ARE NOT PERMITTED ON TRACTS A, B, C, D, & H. ONE GUEST HOUSE IS ALLOWED ON ALL OTHER LOTS, EXCEPT LOTS 66, 67 AND 88, WHERE TWO GUEST HOUSES ARE ALLOWED.
8. THESE LOTS ARE SUBJECT TO A 1/2 ACRE FOOT PER YEAR WATER USE RESTRICTION, EXCEPT LOTS 66, 67 AND 88, WHICH ARE ALLOWED 3/4 ACRE FOOT PER YEAR. CLUSTER HOUSING ON TRACTS A, B, C, D, & H ARE RESTRICTED TO 1/4 ACRE FOOT PER YEAR.
9. THE DRILLING OF WATER WELLS BY THE LOT OWNERS IS PROHIBITED.
10. LOT OWNERS WILL BE REQUIRED TO DETAIN THE ON-SITE INCREASED STORM WATER RUNOFF CAUSED BY THEIR LOT IMPROVEMENTS. DETENTION PONDS HAVE BEEN CONSTRUCTED TO MITIGATE THE INCREASED STORM WATER RUNOFF CAUSED BY THE ROADS AND THE CLUSTER HOUSING DEVELOPMENT ON TRACTS A, B, C, D, & H.
11. A TEMPORARY 20 FOOT WIDE CONSTRUCTION EASEMENT IS HEREBY PROVIDED ON EITHER SIDE OF, AND WHICH SHALL BE CONCURRENT WITH AND OVERLAY EACH OF THE EASEMENTS DESIGNATED AS "UTILITY EASEMENT", "DRAINAGE AND UTILITY EASEMENT", OR ACCESS AND UTILITY EASEMENT AS SHOWN HEREON.
12. SANITARY SEWER HOUSE SERVICE LINES WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO CONSTRUCT AND MAINTAIN. THE OWNER RESERVES THE RIGHT TO ACCESS CLEAN OUT LOCATIONS ADJACENT TO THE ROADWAY FRONTAGES AND CLEAN OUTS DESIGNED TO EXTEND BEYOND THE DESIGNATED DRAINAGE AND UTILITY EASEMENTS.
13. NO BUILDING PERMITS WILL BE ISSUED UNTIL DRAINAGE, FIRE PROTECTION, AND ALL WEATHER ROADS HAVE BEEN COMPLETED AS APPROVED BY THE OFFICE OF THE COUNTY FIRE MARSHAL.
14. VISIBILITY TRIANGLES AT INTERSECTIONS R.O.W. ARE SHOWN ON THE STANDARD CITY OF SANTA FE DETAILS CONTAINED IN THE ENGINEERING DRAWINGS. NO CONSTRUCTION ABOVE 3' IS ALLOWED IN THESE TRIANGLES.
15. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF BUILDING PERMIT.
16. THE DEVELOPER AGREES TO GRANT UTILITY EASEMENTS FOR UTILITIES ACROSS THE GOLF COURSE AT THE TIME THOSE PROPERTIES ARE PLATTED.
17. TERRAIN MANAGEMENT REGULATIONS (ARTICLE VII, SECTION 3.2 OF THE COUNTY LAND DEVELOPMENT CODE) SHALL BE COMPLIED WITH AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT.
18. ALL CLUSTER HOUSING AND MULTIPLE STORY DWELLING UNITS CONTAINED WITHIN TRACTS A, B, C, D, & H SHALL HAVE APPROVED AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEMS INSTALLED IN COMPLIANCE WITH NFPA 13-R STANDARDS UNLESS ALTERNATIVES ARE APPROVED BY THE OFFICE OF THE SANTA FE COUNTY FIRE MARSHAL.
19. THE MASTER PLAT AREA FOR TRACT D MAY NOT EXCEED 30 LOTS ON A DEAD END CUL-DE-SAC, AND THE CUL-DE-SAC MAY NOT EXCEED 1000 FEET IN LENGTH.
20. CONSTRUCTION OF SWIMMING POOLS ON THESE LOTS SHALL COMPLY WITH CURRENT REGULATIONS OF THE SANTA FE COUNTY LAND DEVELOPMENT CODES THAT ARE IN EFFECT AT THE TIME A DEVELOPMENT PERMIT IS REQUESTED FOR SWIMMING POOL CONSTRUCTION. THIS INCLUDES REGULATIONS REGARDING SWIMMING POOLS DURING PERIODS OF DROUGHT AND CONDITIONS PREVIOUSLY IMPOSED FOR MASTER PLAN APPROVED REGARDING DROUGHT CONDITIONS.

FLOOD ZONE NOTES:

DOTTED AREAS INDICATE SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD, ZONE A, AS SHOWN ON FIRM PANEL 350068 0876 B, DATED NOV. 8, 1988.

LEGEND:

- BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS
- DE DENOTES DRAINAGE EASEMENT
- DUE DENOTES DRAINAGE AND UTILITY EASEMENT
- UE DENOTES UTILITY EASEMENT
- AUE DENOTES ACCESS AND UTILITY EASEMENT

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

REFERENCE DOCUMENTS:

ALL REFERENCE DOCUMENTS ARE AS SHOWN HEREON

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 1st DAY OF NOVEMBER, 1999. TO THE BEST OF MY KNOWLEDGE THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO.

GARY E. DAWSON 00448600014
REGISTERED LAND SURVEYOR

COUNTY OF SANTA FE
STATE OF NEW MEXICO
1120 656
I hereby certify that this instrument was filed for record on the 29 day of April, 2000 A.D. at 9:36 o'clock A.M., and was duly recorded in book 4447 page(s) 007-013 of the records of Santa Fe County.

Witness my Hand and Seal of office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, N.M.

Deputy *Maggie Nelson*



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THOSE LANDS LYING WITHIN SANTA FE COUNTY, NEW MEXICO, CONTAINING AN AREA OF 127.6 ACRES, MORE OR LESS, HAVE CAUSED THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND THAT SAID SUBDIVISION IS NAMED AND SHALL BE KNOWN AS "LOS SANTEROS", ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

THE UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND OPERATION OF UTILITIES, A 7.5 FOOT UTILITY EASEMENT ADJACENT TO THE ROADWAY FRONTAGES IS GRANTED AS SHOWN ON THE TYPICAL EASEMENT DETAIL. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

ROADS SHOWN HEREON AS TRACTS F AND I WILL BE DEEDED TO THE LAS CAMPANAS MASTER ASSOCIATION. THESE STREETS ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE, EXCEPT FOR EMERGENCY TYPE VEHICLES. PURSUANT TO THE VILLAGE CC&R'S, THE LAS CAMPANAS MASTER ASSOCIATION HAS THE AUTHORITY TO DEDICATE THE PRIVATE STREETS TO THE PUBLIC, SUBJECT TO ACCEPTANCE BY SANTA FE COUNTY. THE MAINTENANCE OF THESE PRIVATE STREETS IS THE RESPONSIBILITY OF THE LAS CAMPANAS MASTER ASSOCIATION.

A 50' WIDE ACCESS AND UTILITY EASEMENT IS HEREBY GRANTED, SHOWN HEREON AS ROADWAY 1 AND ROADWAY 2 FOR THE BENEFIT OF LOS SANTEROS RESIDENTS.

EXTRATERRITORIAL SUBD. REGULATIONS, SEC. 3.3.7
TRACTS A, B, C, D, & H SHOWN HEREON WILL BE DEVELOPED WITH CLUSTER HOUSING FOLLOWING THE MASTER PLAT PROCEDURE ALLOWED BY THE 3-1-99-2000-0000 TRACT E 1111-0000 IS DEDICATED FOR COMMUNITY/RECREATIONAL USE BY LOS SANTEROS RESIDENTS. DRAINAGE AND UTILITY EASEMENTS WILL BE GRANTED AS NECESSARY DURING THE MASTER PLAT PROCEDURE.

~~TRACTS A, B, C, D, & H WILL BE DEEDED TO THE LAS CAMPANAS MASTER ASSOCIATION.~~

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

AT THIS TIME WATER SERVICE IS PROVIDED BY THE LAS CAMPANAS HOMEOWNERS WATER COOPERATIVE, A NEW MEXICO COOPERATIVE ASSOCIATION. THE WATER SYSTEM IS HEREBY DEDICATED TO THE COOPERATIVE FOR OPERATION AND MAINTENANCE.

AT THIS TIME LIQUID WASTE DISPOSAL IS PROVIDED BY THE LAS CAMPANAS SEWER COOPERATIVE, A NEW MEXICO COOPERATIVE ASSOCIATION. SANITARY SEWERS ARE HEREBY DEDICATED TO THIS COOPERATIVE FOR OPERATION AND MAINTENANCE.

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

LAS CAMPANAS LIMITED PARTNERSHIP
LAS CAMPANAS CORPORATION, GENERAL PARTNER

BY: *Michael D. Baird*
MICHAEL D. BAIRD, VICE PRESIDENT
STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY MICHAEL D. BAIRD, VICE PRESIDENT, OF LAS CAMPANAS CORPORATION THIS 18th DAY OF April, 2000.

Annette M. Velarde 7/31/2002
NOTARY PUBLIC MY COMMISSION EXPIRES



CONSENT AND RATIFICATION

KNOW ALL MEN BY THESE PRESENTS THE UNDERSIGNED HAS AN INTEREST IN SAID REAL PROPERTY AND HEREBY CONSENTS TO AND RATIFIES THE EXECUTION AND RECORDATION OF THE PLAT FOR "LOS SANTEROS" AND THE DEDICATION; SHOWN HEREON.

BANK OF SCOTLAND, A BANKING ORGANIZATION ESTABLISHED BY ACT OF SCOTTISH PARLIAMENT

BY: *John Henderson*
ITS DIRECTOR OF CORPORATE BANKING

SCOTLAND)
UNITED KINGDOM) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS FIFTH DAY OF MAY, 2000, BY JOHN HENDERSON, THE DIRECTOR OF CORPORATE BANKING OF THE BANK OF SCOTLAND, A BANKING ORGANIZATION ESTABLISHED BY ACT OF THE SCOTTISH PARLIAMENT, ON BEHALF OF THE BANKING ORGANIZATION.

John Henderson
NOTARY PUBLIC

MY COMMISSION EXPIRES:
LIFE COMMISSION

**LAS CAMPANAS
SANTA FE
LOS SANTEROS**

FINAL PLAT AND MASTER PLAT FOR A RESIDENTIAL SUBDIVISION OF 68 LOTS & 8 TRACTS, WITH A TOTAL OF 194 LOTS, 127.6 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE "DUTCH PASTURE", PLAT BOOK 244, PAGE 037 WITHIN SECTIONS 14 & 15, T17N, R8E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO SHEET 1 OF 6

PURPOSE: TO CREATE 68 RESIDENTIAL LOTS, 4 LOTS FOR 126 RESIDENTIAL CLUSTER HOUSES TO BE DIVIDED FURTHER IN THE FUTURE, 1 RECREATION/PARK LOT, AND 2 ROADWAY LOTS.

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2500 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 4423 DATE: 4/14/00

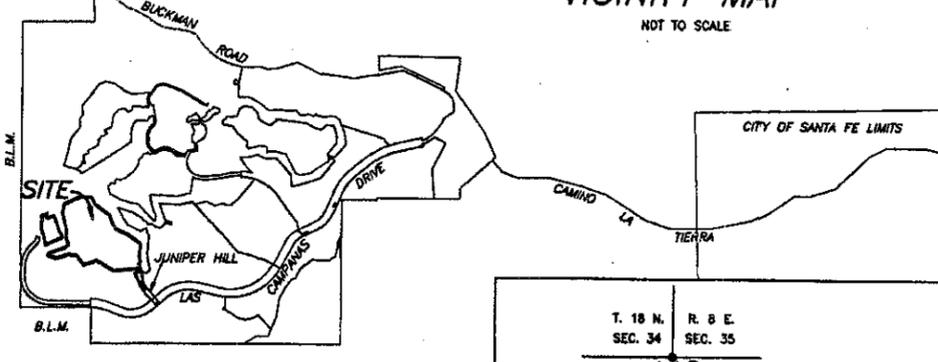
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	07°10'48"	1240.00	155.39	155.29	S03°33'04"W
C2	09°39'04"	297.96	50.19	50.13	S11°40'30"W

LINE TABLE

LINE	BEARING	DISTANCE	(PRIOR PLATS)
L1	S00°08'55"E	71.80'	S00°08'55"E 71.80'
L2	S54°10'21"E	349.22'	
L3	S69°27'21"E	62.78'	
L4	S30°57'02"E	508.74'	S30°56'47"E 509.80'
L5	S30°57'23"E	306.35'	S30°57'31"E 305.36'
L6	S50°51'37"E	430.85'	S50°51'20"E 430.70'
L7	S75°12'37"E	255.59'	S75°12'20"E 255.52'
L8	S62°03'59"E	663.65'	S62°03'42"E 663.37'
L9	S47°50'12"E	193.74'	S47°47'40"E 193.95'
L10	S62°30'45"E	443.35'	S62°28'13"E 443.94'
L11	S81°32'17"E	472.63'	S81°35'14"E 472.86'
L12	S82°35'39"E	462.43'	S82°34'22"E 462.52'
L13	S84°33'05"E	302.66'	S84°35'12"E 302.70'
L14	S28°30'08"E	274.40'	S28°27'46"E 274.30'
L15	S43°16'09"E	502.16'	S43°15'33"E 502.28'
L16	S91°59'03"E	447.68'	S91°59'01"E 447.71'
L17	S64°42'26"E	441.61'	S64°43'22"E 441.90'
L18	S75°13'12"E	489.71'	S75°12'10"E 488.78'
L19	N89°20'59"E	694.13'	N89°22'28"E 694.55'
L20	S71°23'21"E	283.47'	S71°20'58"E 283.30'
L21	N82°52'01"E	410.09'	N82°52'07"E 410.09'
L22	N28°10'13"E	49.48'	N27°51'24"E 50.00'
L23	N78°13'45"E	532.21'	N78°14'44"E 533.15'
L24	N84°10'25"E	383.19'	
L25	N25°10'00"E	109.60'	
L26	N00°01'59"E	447.98'	N00°00'31"E 447.95'
L27	N00°13'14"W	90.27'	N00°15'45"W 90.27'
L28	S89°59'57"E	279.81'	S89°59'57"E 279.81'
L29	S89°59'57"E	100.00'	N89°57'27"E 100.00'
L30	S44°17'34"W	212.54'	
L31	S00°04'26"E	425.00'	S00°04'26"E 425.00'
L32	S89°55'34"W	442.57'	S89°55'34"W 442.57'
L33	S89°48'46"W	528.34'	

VICINITY MAP

NOT TO SCALE

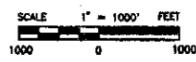
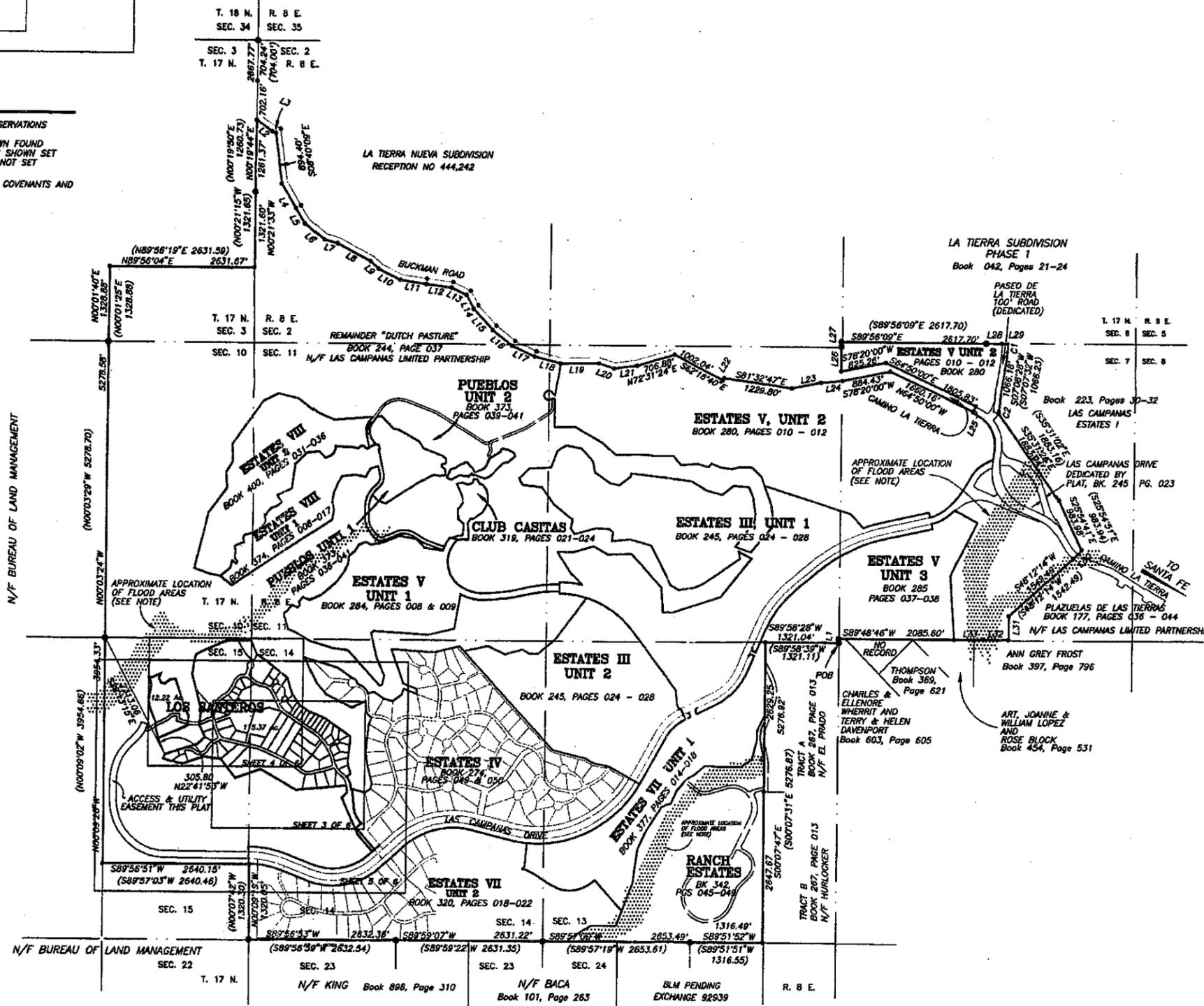


LEGEND:

BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS

- DENOTES REBAR OR AS SHOWN FOUND
- DENOTES 1/2" REBAR OR AS SHOWN SET
- DENOTES CALCULATED POINT NOT SET

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

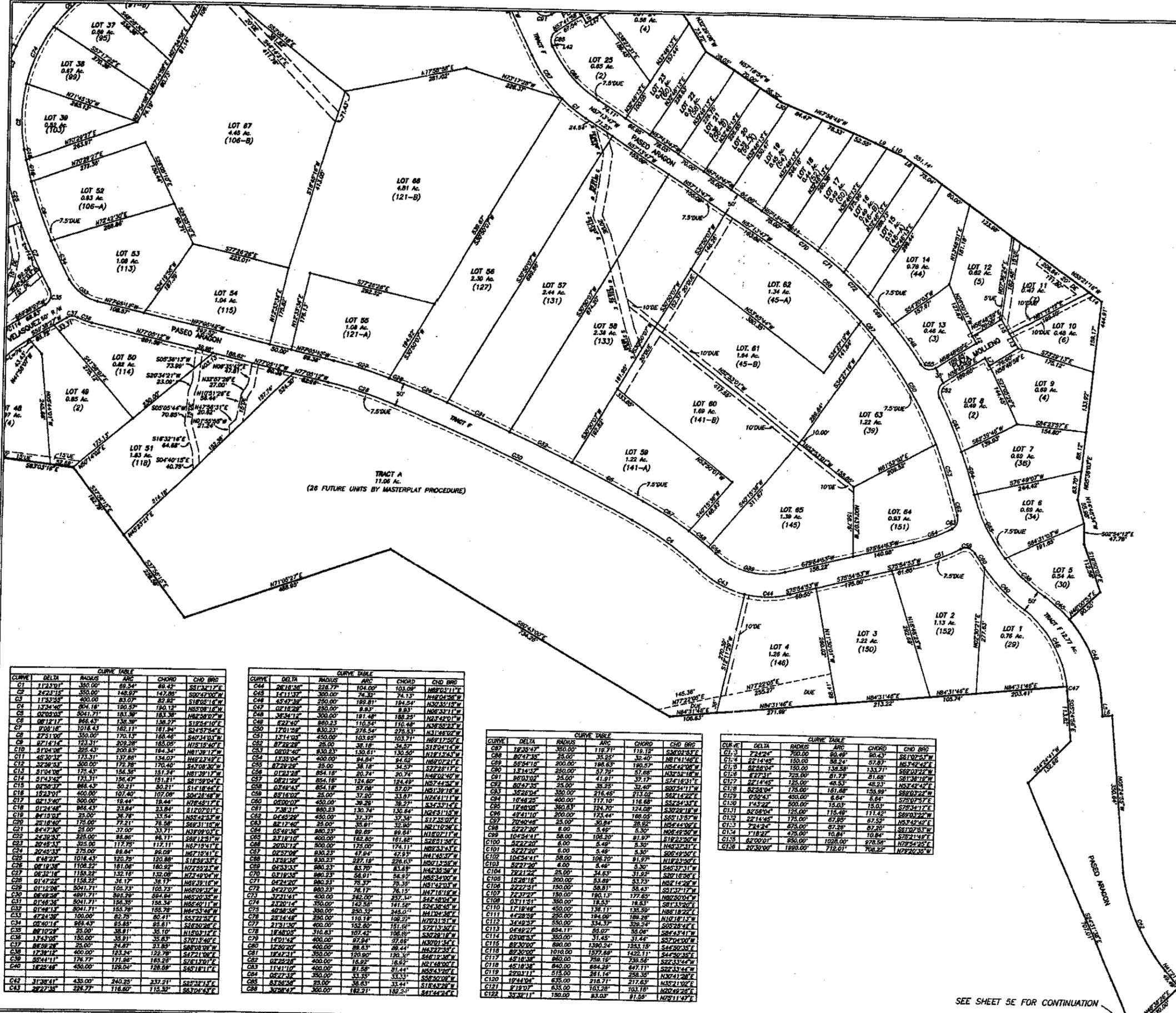


Gary E. Dawson
 GARY E. DAWSON, N.M.P.L.S. 7014
 SURVEYOR

LAS CAMPANAS SANTA FE LOS SANTEROS
 FINAL PLAT AND MASTER PLAT FOR A RESIDENTIAL SUBDIVISION OF 68 LOTS & 8 TRACTS, WITH A TOTAL OF 194 LOTS, 127.6 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE
 "DUTCH PASTURE", PLAT BOOK 244, PAGE 037
 WITHIN SECTIONS 14 & 15, T.17N, R.8E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO
SHEET 2 OF 6

PURPOSE TO CREATE 68 RESIDENTIAL LOTS, 4 LOTS FOR 126 RESIDENTIAL CLUSTER HOUSES TO BE DIVIDED FURTHER IN THE FUTURE, 1 RECREATION/PARK LOT, AND 2 ROADWAY LOTS.

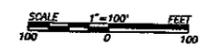
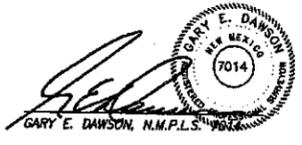
A-55



LINE TABLE

LINE	BNG	DIST
L1	N85°07'17"W	73.34
L2	S72°52'27"W	73.19
L3	S77°58'27"W	72.19
L4	N56°07'17"W	37.94
L5	N52°21'56"W	42.09
L6	S84°30'04"W	22.90
L7	S11°11'01"E	18.00
L8	N52°21'18"W	30.67
L9	N82°34'48"W	28.87
L10	N82°34'48"W	44.82
L11	N52°13'47"W	23.12
L12	S11°11'01"E	18.00
L13	S11°11'01"E	36.00
L14	N52°21'18"W	34.80
L15	S11°11'01"E	36.00
L16	N52°21'56"E	45.01
L17	N52°21'56"E	33.30
L18	S12°18'02"E	18.00
L19	N52°21'56"E	40.88
L20	S12°18'02"E	17.84
L21	N52°21'56"E	18.00
L22	S12°18'02"E	18.00
L23	S48°42'02"E	18.00
L24	N41°17'56"E	34.81
L25	N41°17'56"E	41.39
L26	N41°17'56"E	41.39
L27	N31°48'58"W	27.24
L28	S48°42'02"E	18.00
L29	N41°17'56"E	34.81
L30	N52°21'56"W	18.01
L31	S84°28'18"E	20.47
L32	N52°21'56"E	17.02
L33	N52°21'56"E	4.84
L34	S15°08'57"E	10.84
L35	S00°30'18"W	17.30
L36	S00°30'18"W	28.72
L37	S00°30'18"W	20.47
L38	S00°30'18"W	30.84
L39	S00°30'18"W	20.63
L40	S48°42'02"E	104.30
L41	N02°24'25"E	80.00
L42	N26°15'00"W	1.80

LEGEND:
 BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS
 * F DENOTES REBAR OR AS SHOWN FOUND
 DENOTES 1/2" REBAR OR AS SHOWN SET
 DENOTES CALCULATED POINT NOT SET
 DE DENOTES DRAINAGE EASEMENT
 DUE DENOTES DRAINAGE AND UTILITY EASEMENT
 UE DENOTES UTILITY EASEMENT
 AUE DENOTES ACCESS AND UTILITY EASEMENT
 THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD.



**LAS CAMPANAS
 SANTA FE
 LOS SANTEROS**
 FINAL PLAT AND MASTER PLAT FOR
 A RESIDENTIAL SUBDIVISION OF 68 LOTS & 8 TRACTS, WITH A
 TOTAL OF 194 LOTS, 127.6 ACRES BEING A PORTION OF
 PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR
 LAS CAMPANAS SANTA FE
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 SANTA FE COUNTY, NEW MEXICO

PURPOSE: TO CREATE 68 RESIDENTIAL LOTS, 4 LOTS FOR 126 RESIDENTIAL CLUSTER HOUSES TO BE DIVIDED FURTHER IN THE FUTURE, 1 RECREATION LOT, AND 2 ROADWAY LOTS.

SHEET 3 OF 6

A-5b
 DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2500 CAMINO ENTRADA
 SANTA FE, N.M.
 FILE# 4423 DATE: 4/05/00

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	112°31'01"	840.65	89.42	851.241777	
C2	242°15'	350.00	148.27	147.06	S102°20'02"W
C3	113°52'52"	400.00	83.07	82.82	S102°01'18"W
C4	137°34'00"	804.18	190.53	180.12	N53°09'16"W
C5	08°02'00"	504.71	136.39	136.27	N82°28'07"W
C6	08°12'17"	854.43	136.39	136.27	S102°21'02"E
C7	170°18'	1018.43	182.11	187.94	S24°57'28"E
C8	273°10'	350.00	170.15	168.46	S40°34'03"W
C9	87°14'16"	723.31	209.28	188.05	N75°18'40"E
C10	154°30'	225.43	200.83	184.34	N81°39'17"W
C11	45°32'32"	173.43	137.88	134.47	N82°24'42"E
C12	32°36'43"	300.00	172.78	170.00	S47°08'30"W
C13	81°04'06"	176.45	154.36	151.24	N81°39'17"W
C14	51°34'26"	173.31	156.47	151.21	S81°39'04"E
C15	05°30'37"	888.43	80.21	80.21	S15°18'44"E
C16	154°30'	400.00	107.40	107.08	S04°28'48"W
C17	02°13'00"	500.00	18.44	18.44	S47°08'30"W
C18	01°24'48"	888.43	23.84	23.84	S11°02'01"E
C19	81°18'03"	25.00	36.78	33.54	N53°42'47"W
C20	281°40'	175.00	77.21	76.58	S68°31'16"W
C21	84°47'30"	25.00	37.00	33.71	N37°02'03"E
C22	242°15'	350.00	84.86	84.86	S82°12'31"W
C23	80°45'31"	325.00	112.75	112.11	N82°18'11"E
C24	204°45'31"	325.00	88.64	88.64	N82°18'11"E
C25	6°48'23"	1018.43	120.78	120.88	S16°09'33"E
C26	08°18'38"	1108.22	181.06	180.92	N77°53'23"W
C27	08°38'18"	1185.25	132.19	132.00	N72°49'04"W
C28	01°42'00"	1158.29	38.19	38.19	N81°39'16"W
C29	01°12'00"	5041.71	105.73	105.73	N82°20'02"E
C30	08°48'58"	4891.71	382.89	384.84	N82°20'02"E
C31	01°36'36"	5041.71	186.35	186.34	N82°40'11"W
C32	81°46'13"	5041.71	158.79	158.78	N82°40'11"W
C33	02°13'00"	100.00	82.78	82.78	S82°22'32"E
C34	08°30'18"	898.43	65.85	65.81	S82°20'02"E
C35	88°10'27"	25.00	38.81	35.10	N15°03'12"E
C36	18°43'00"	150.00	38.81	35.83	S72°15'40"E
C37	88°08'28"	25.00	34.87	31.89	S82°08'39"W
C38	12°48'12"	400.00	133.24	128.78	S47°21'00"E
C39	58°41'11"	176.77	171.86	165.26	S16°13'01"E
C40	182°48'	450.00	129.04	128.68	S82°18'17"E
C41	31°38'41"	436.00	240.25	237.21	S82°38'13"E
C42	82°27'38"	228.77	116.80	115.30	S83°04'43"E

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C43	26°18'38"	278.77	104.00	103.09	N82°02'11"E
C44	14°11'32"	300.00	74.35	74.13	N40°04'36"W
C45	45°47'38"	250.00	189.81	184.24	N52°33'18"W
C46	02°18'28"	250.00	8.93	8.83	N62°32'11"W
C47	36°34'14"	300.00	181.48	182.25	N47°42'01"W
C48	82°24'02"	800.23	110.54	110.48	N42°52'02"W
C49	170°15'00"	830.23	276.50	276.53	N31°48'02"W
C50	131°14'02"	450.00	103.62	103.71	N82°12'00"E
C51	87°28'28"	25.00	38.18	34.57	S12°02'12"E
C52	05°02'30"	830.23	130.61	130.50	N12°12'55"W
C53	13°33'04"	400.00	84.84	84.62	N82°02'12"E
C54	87°28'28"	25.00	38.18	34.53	N52°28'17"E
C55	01°31'28"	854.18	20.74	20.76	N82°02'12"E
C56	02°21'28"	854.18	124.80	124.49	N82°02'12"E
C57	03°48'43"	854.18	97.08	97.07	N81°39'16"W
C58	82°18'02"	25.00	37.20	33.87	N26°41'11"E
C59	05°02'30"	450.00	103.62	103.62	N26°41'11"E
C60	02°21'28"	854.18	20.74	20.76	N82°02'12"E
C61	03°48'43"	854.18	124.80	124.49	N82°02'12"E
C62	05°02'30"	450.00	103.62	103.62	N26°41'11"E
C63	02°21'28"	854.18	20.74	20.76	N82°02'12"E
C64	03°48'43"	854.18	124.80	124.49	N82°02'12"E
C65	05°02'30"	450.00	103.62	103.62	N26°41'11"E
C66	02°21'28"	854.18	20.74	20.76	N82°02'12"E
C67	03°48'43"	854.18	124.80	124.49	N82°02'12"E
C68	05°02'30"	450.00	103.62	103.62	N26°41'11"E
C69	02°21'28"	854.18	20.74	20.76	N82°02'12"E
C70	03°48'43"	854.18	124.80	124.49	N82°02'12"E
C71	05°02'30"	450.00	103.62	103.62	N26°41'11"E
C72	02°21'28"	854.18	20.74	20.76	N82°02'12"E
C73	03°48'43"	854.18	124.80	124.49	N82°02'12"E
C74	05°02'30"	450.00	103.62	103.62	N26°41'11"E
C75	02°21'28"	854.18	20.74	20.76	N82°02'12"E
C76	03°48'43"	854.18	124.80	124.49	N82°02'12"E
C77	05°02'30"	450.00	103.62	103.62	N26°41'11"E
C78	02°21'28"	854.18	20.74	20.76	N82°02'12"E
C79	03°48'43"	854.18	124.80	124.49	N82°02'12"E
C80	05°02'30"	450.00	103.62	103.62	N26°41'11"E
C81	02°21'28"	854.18	20.74	20.76	N82°02'12"E
C82	03°48'43"	854.18	124.80	124.49	N82°02'12"E
C83	05°02'30"	450.00	103.62	103.62	N26°41'11"E
C84	02°21'28"	854.18	20.74	20.76	N82°02'12"E
C85	03°48'43"	854.18	124.80	124.49	N82°02'12"E
C86	05°02'30"	450.00	103.62	103.62	N26°41'11"E
C87	02°21'28"	854.18	20.74	20.76	N82°02'12"E
C88	03°48'43"	854.18	124.80	124.49	N82°02'12"E

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C89	18°28'47"	350.00	118.71	118.12	S80°02'43"E
C90	87°24'28"	25.00	35.29	32.40	N81°41'46"E
C91	55°54'10"	200.00	188.63	180.57	N52°33'18"W
C92	18°28'47"	350.00	87.29	87.88	N52°33'18"W
C93	87°24'28"	25.00	41.81	37.17	S24°18'01"W
C94	82°42'38"	25.00	38.25	32.40	S00°24'11"W
C95	32°32'04"	350.00	216.48	212.02	S82°02'43"E
C96	18°28'47"	350.00	118.71	118.12	S80°02'43"E
C97	55°54'10"	200.00	188.63	180.57	S82°02'43"E
C98	18°28'47"	350.00	87.29	87.88	S82°02'43"E
C99	87°24'28"	25.00	35.29	32.40	S82°02'43"E
C100	104°24'20"	6.00	5.48	5.30	N08°48'30"W
C101	52°22'20"	6.00	5.48	5.30	S82°02'43"E
C102	104°24'20"	6.00	106.20	81.97	N18°41'30"E
C103	52°22'20"	6.00	5.48	5.30	S82°02'43"E
C104	28°21'24"	25.00	34.83	31.92	N82°02'43"E
C105	18°28'47"	350.00	51.89	58.43	N82°02'43"E
C106	22°22'51"	150.00	58.81	58.43	N82°02'43"E
C107	22°22'51"	150.00	190.13	177.85	N82°02'43"E
C108	03°11'21"	350.00	18.53	18.43	S81°30'02"E
C109	17°18'46"	450.00	126.11	126.59	N88°18'22"E
C110	44°28'58"	250.00	184.09	188.28	S82°02'43"E
C111	18°28'47"	350.00	51.89	58.43	N82°02'43"E
C112	14°49'27"	550.00	334.37	328.24	N10°18'13"W
C113	04°49'27"	844.11	84.07	82.08	S82°02'43"E
C114	02°04'27"	350.00	31.45	31.44	S72°04'00"E
C115	12°30'07"	880.00	1390.24	1283.18	S44°50'36"E
C116	02°04'27"	1010.00	197.68	192.71	S44°50'36"E
C117	45°18'38"	840.00	258.18	238.54	S82°02'43"E
C118	45°18'38"	840.00	884.28	847.11	S82°02'43"E
C119	22°03'11"	515.00	281.14	258.38	N30°41'28"E
C120	21°12'17"	635.00	218.71	217.63	N30°41'28"E
C121	21°12'17"	635.00	703.28	703.78	N20°48'28"E
C122	37°30'11"	180.00	83.07	81.28	N20°11'47"E

SEE SHEET SE FOR CONTINUATION

LAS CAMPANAS SANTA FE LOS SANTEROS

FINAL PLAT AND MASTER PLAN FOR
A RESIDENTIAL SUBDIVISION OF 68 LOTS & 8 TRACTS, WITH A
TOTAL OF 194 LOTS, 127.6 ACRES BEING A PORTION OF
PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR
LAS CAMPANAS SANTA FE
"DUTCH PASTURE", PLAT BOOK 244, PAGE 037
WITHIN SECTIONS 14 & 15, T17N, R8E, N.M.P.M.
SANTA FE COUNTY, NEW MEXICO

SHEET 4 OF 6

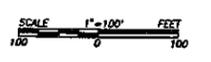
PURPOSE: TO CREATE 68 RESIDENTIAL LOTS, 4 LOTS FOR 126 RESIDENTIAL
CLUSTER HOUSES TO BE DIVIDED FURTHER IN THE FUTURE, 1 RECREATION/PARK
LOT, AND 2 ROADWAY LOTS.

LEGEND:

- BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS
- F DENOTES REBAR OR AS SHOWN FOUND
- 1 DENOTES 1/2" REBAR OR AS SHOWN SET
- DENOTES CALCULATED POINT NOT SET
- DE DENOTES DRAINAGE EASEMENT
- DUE DENOTES DRAINAGE AND UTILITY EASEMENT
- UE DENOTES UTILITY EASEMENT
- AUE DENOTES ACCESS AND UTILITY EASEMENT

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

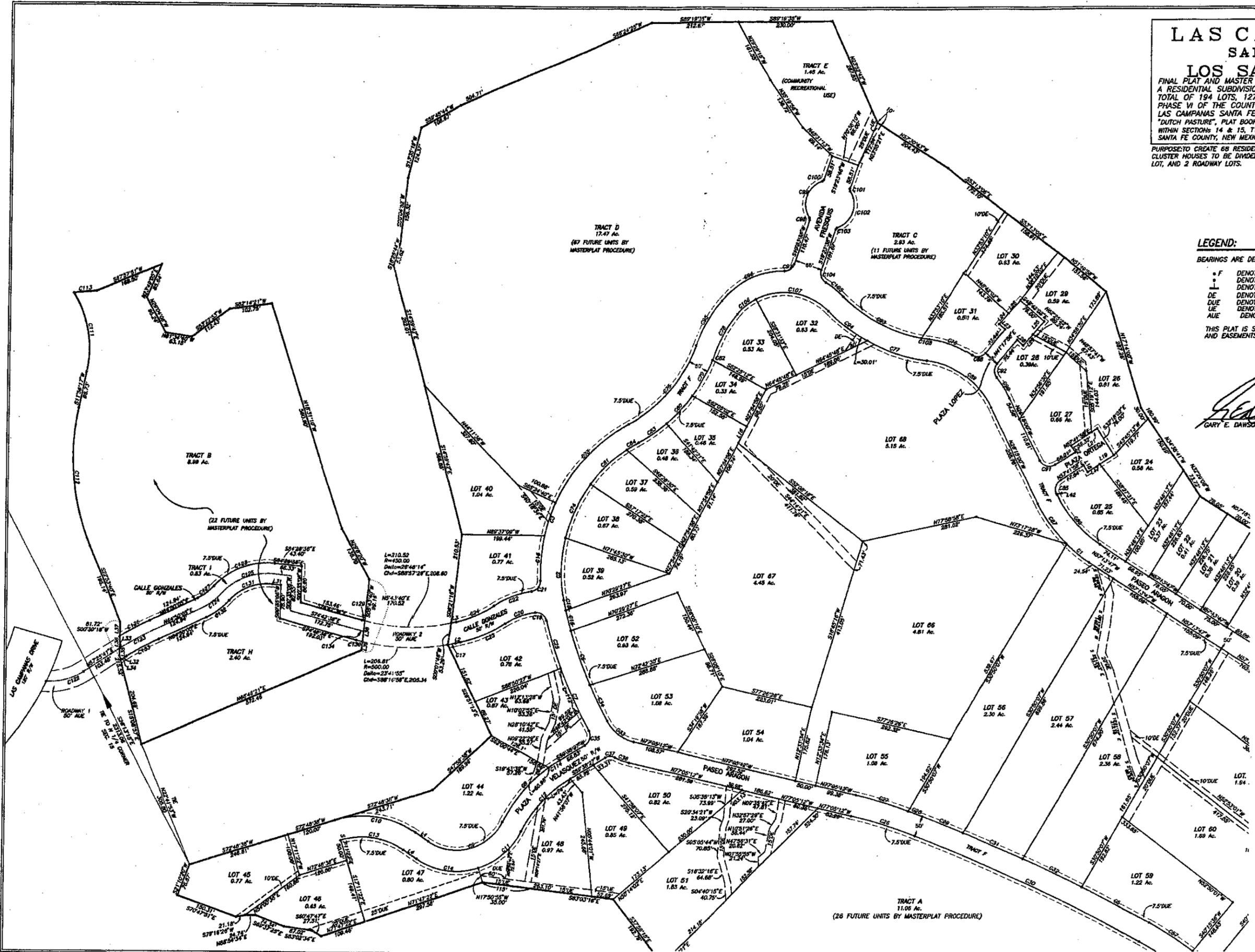
Gary E. Dawson
 GARY E. DAWSON
 7014
 GARY E. DAWSON, N.M.P.L.S. 7014



A-57

SHEET 5D

DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2500 CAMINO ENTRADA
 SANTA FE, N.M.
 FILE# 4423 DATE: 4/05/00

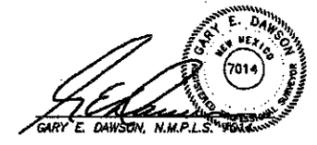
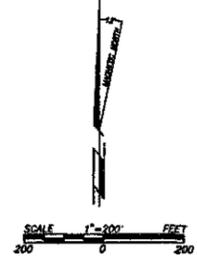


LEGEND:

BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS

- F DENOTES REBAR OR AS SHOWN FOUND
- DENOTES 1/2" REBAR OR AS SHOWN SET
- ⊥ DENOTES CALCULATED POINT NOT SET
- DE DENOTES DRAINAGE EASEMENT
- DUE DENOTES DRAINAGE AND UTILITY EASEMENT
- UE DENOTES UTILITY EASEMENT
- AUE DENOTES ACCESS AND UTILITY EASEMENT

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



NAME TO BE CHANGED FROM JUNIPER HILL ROAD TO "PLAZA ARAGON"

**LAS CAMPANAS
SANTA FE
LOS SANTEROS**

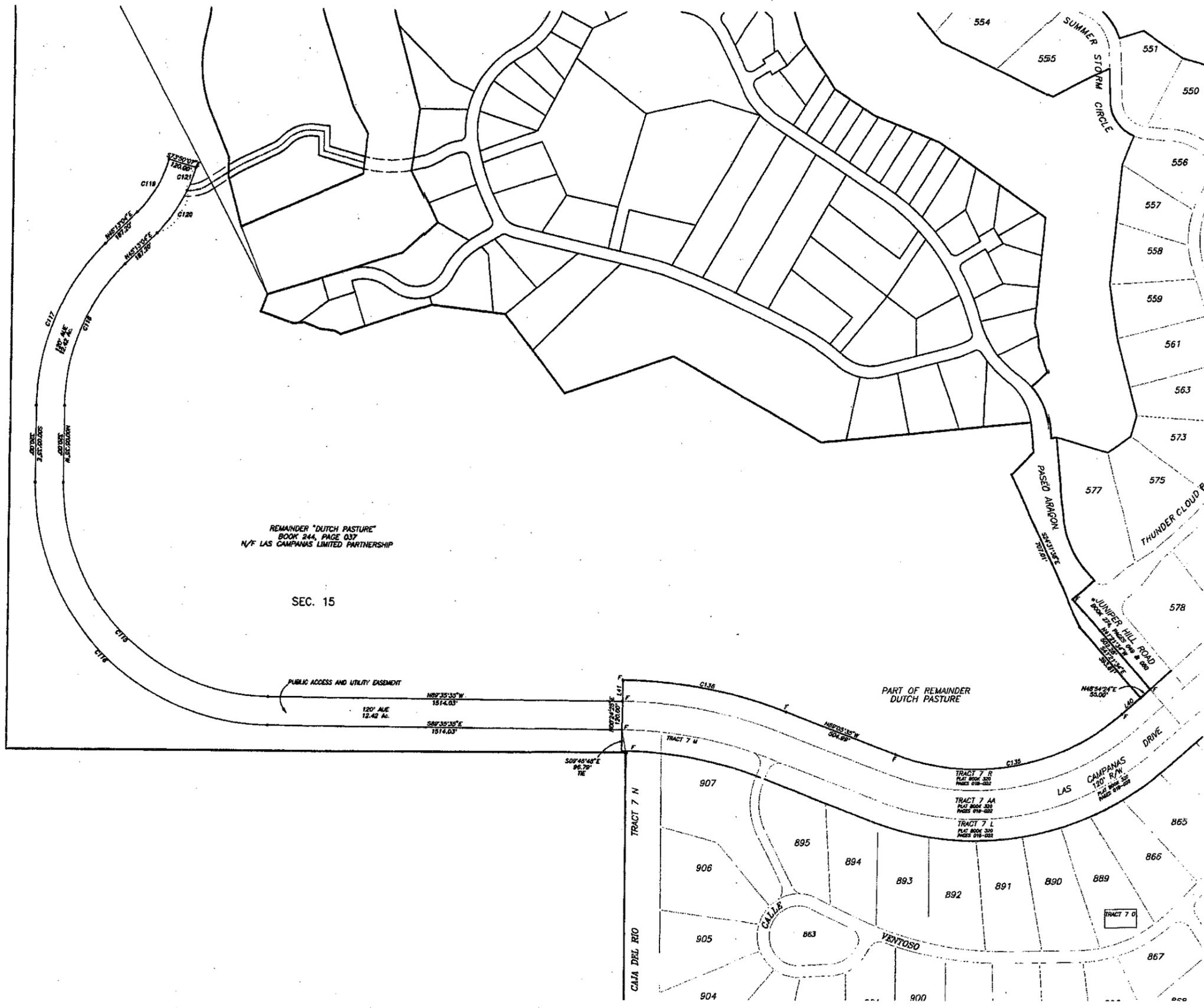
FINAL PLAT AND MASTER PLAT FOR
A RESIDENTIAL SUBDIVISION OF 68 LOTS & 8 TRACTS, WITH A
TOTAL OF 184 LOTS, 127.6 ACRES BEING A PORTION OF
PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR
LAS CAMPANAS SANTA FE
"DUTCH PASTURE", PLAT BOOK 244, PAGE 037
WITHIN SECTIONS 14 & 15, T17N, R8E, N.M.P.M.
SANTA FE COUNTY, NEW MEXICO

SHEET 5 OF 6

PURPOSE: TO CREATE 68 RESIDENTIAL LOTS, 4 LOTS FOR 126 RESIDENTIAL CLUSTER HOUSES TO BE DIVIDED FURTHER IN THE FUTURE, 1 RECREATION/PAV LOT, AND 2 ROADWAY LOTS.

SHEET 5E

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2500 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 4423 DATE: 4/09/00



REMAINDER "DUTCH PASTURE"
BOOK 244, PAGE 037
N/F LAS CAMPANAS LIMITED PARTNERSHIP

SEC. 15

PUBLIC ACCESS AND UTILITY EASEMENT

120' AVE
12.42 AC.
N89°35'35"W
1514.03'
S89°35'25"E
1514.03'

TRACT 7 N
CAMA DEL RIO

TRACT 7 U
907
906
905
904

TRACT 7 AA
120' PAV
PLAT BOOK 200
PAGE 018-022

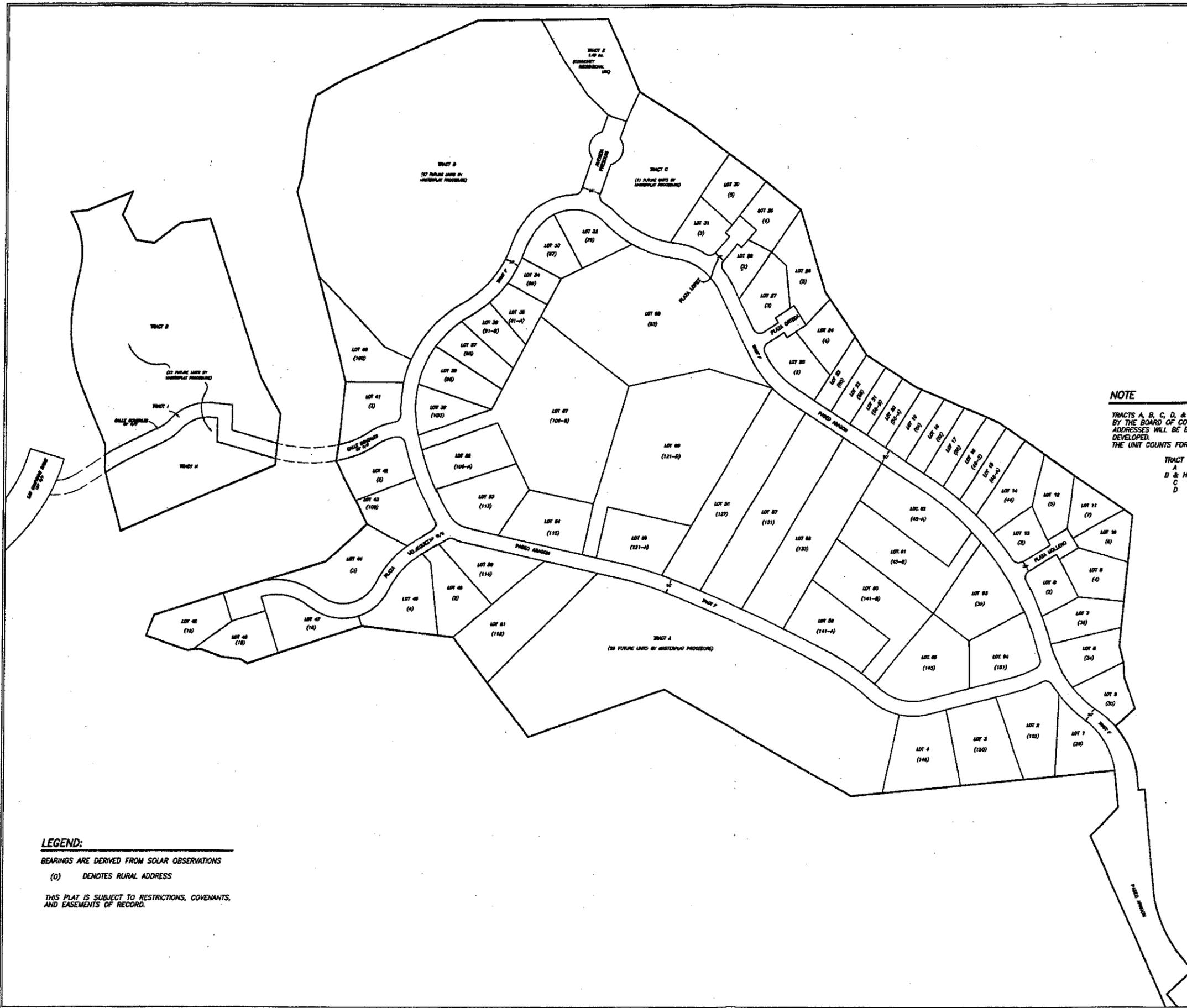
TRACT 7 L
120' PAV
PLAT BOOK 200
PAGE 018-022

TRACT 7 R
120' PAV
PLAT BOOK 200
PAGE 018-022

TRACT 7 O
865
866
867

LAS CAMPANAS
120' PAV
PLAT BOOK 200
PAGE 018-022

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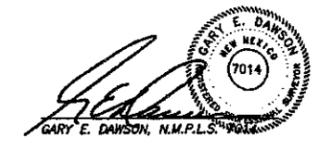


SCALE 1" = 150' FEET
150 0 150

NOTE

TRACTS A, B, C, D, & H WILL BE DEVELOPED USING THE MASTER PLAT PROCEDURE AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS. ADDRESSES WILL BE ESTABLISHED FOR THE UNITS PROPOSED WITHIN THESE TRACTS AS THEY ARE DEVELOPED. THE UNIT COUNTS FOR EACH TRACT ARE AS FOLLOWS:

TRACT	UNITS
A	26
B & H	22
C	67
D	11
	126



GARY E. DAWSON, N.M.P.L.S.

RURAL ADDRESS SHEET

**LAS CAMPANAS
SANTA FE
LOS SANTEROS**

FINAL PLAT AND MASTER PLAT FOR A RESIDENTIAL SUBDIVISION OF 68 LOTS & 8 TRACTS, WITH A TOTAL OF 194 LOTS, 127.6 ACRES BEING A PORTION OF PHASE VI OF THE COUNTY APPROVED MASTER PLAN FOR LAS CAMPANAS SANTA FE "DUTCH PASTURE", PLAT BOOK 244, PAGE 037 WITHIN SECTIONS 14 & 15, T17N, R8E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO

SHEET 6 OF 6

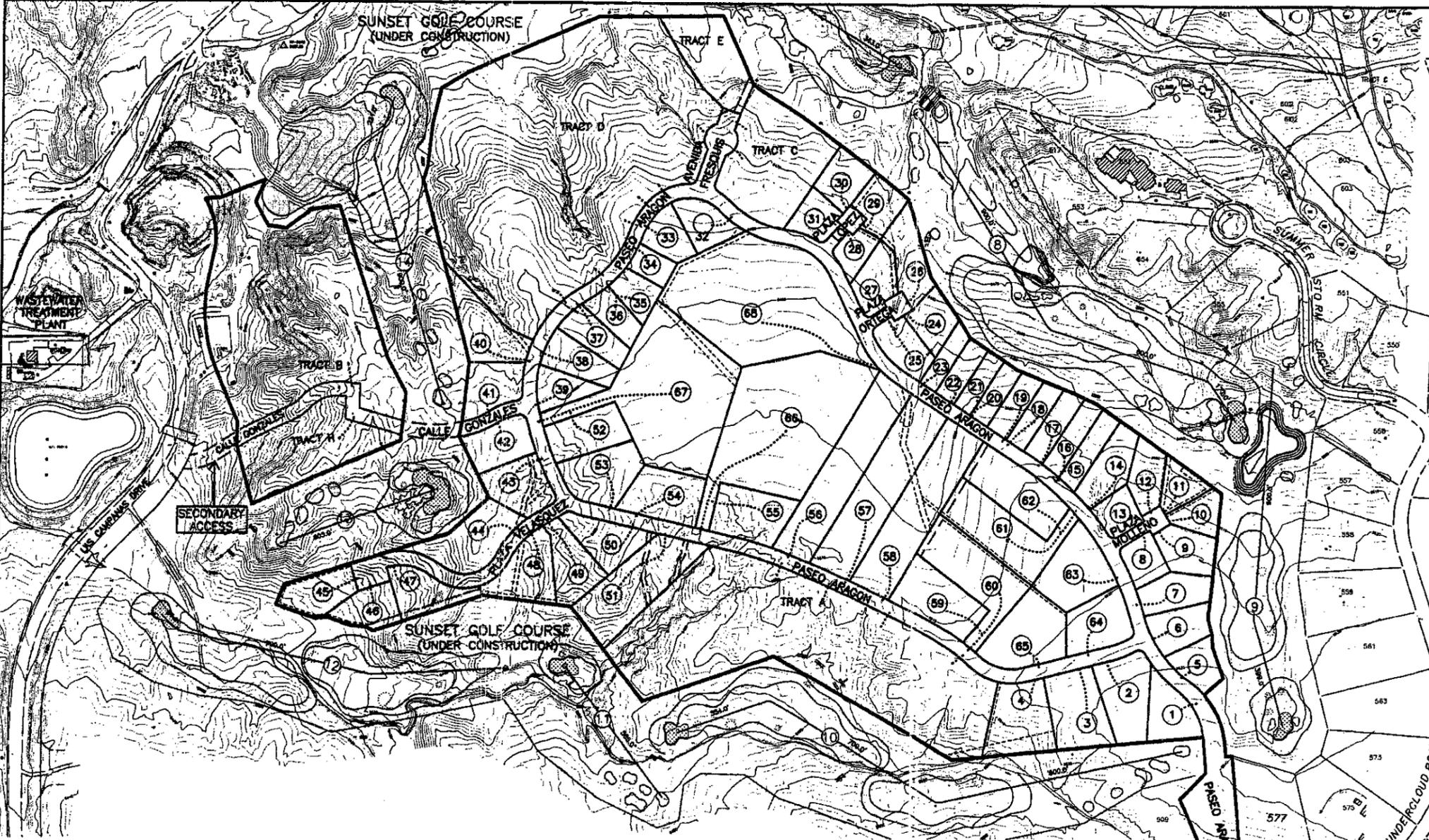
PURPOSE TO CREATE 68 RESIDENTIAL LOTS, 4 LOTS FOR 126 RESIDENTIAL CLUSTER HOUSES TO BE DIVIDED FURTHER IN THE FUTURE, 1 RECREATION/PARK LOT, AND 2 ROADWAY LOTS.

LEGEND:
BEARINGS ARE DERIVED FROM SOLAR OBSERVATIONS
(0) DENOTES RURAL ADDRESS
THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD.

SHEET 5F

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2500 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 4423 DATE: 4/18/00

A-59



PROJECT DATA

GENERAL

GROSS ACREAGE 127.6 AC.±
 DWELLING UNITS:
 SINGLE FAMILY LOTS 68 ea. DWELLING UNITS 71 EA.
 CLUSTER HOUSING UNITS 126 EA.
 TOTAL DWELLING UNITS 197 EA.

GROSS DENSITY 1.5 UNITS/ACRE
 COMMUNITY RECREATION USE (TRACT E) 1.45 AC.
 ROAD LENGTH 10,700 L.F.

UTILITIES: COMMUNITY SEWER & WATER
 P.N.M. ELECTRIC & GAS
 U.S. WEST TELEPHONE

WATER USAGE: 1/4 ACRE FOOT PER CLUSTER UNIT
 1/2 ACRE FOOT PER LOT, EXCEPT LOTS 66-68
 3/4 ACRE FOOT FOR LOTS 66,67,& 68

GUEST HOUSES:
 PROHIBITED FOR CLUSTER UNITS. 1 GUEST HOUSE ALLOWED ON LOTS, EXCEPT LOTS 66, 67, & 68 CAN HAVE 2 RESIDENTIAL HOUSES AND ONE GUEST HOUSE.

STORM WATER DETENTION:
 CENTRALIZED DETENTION FACILITIES FOR ROADS AND CLUSTER UNITS, AND ON-LOT DETENTION FOR LOTS 1 TO 68.

SINGLE FAMILY LOT DATA

MINIMUM SIZE: 0.36 AC.
 MAXIMUM SIZE: 5.16 AC.
 AVERAGE LOT SIZE: 1.00 AC.

CLUSTER HOUSING (MASTER PLAT PROCEDURE)

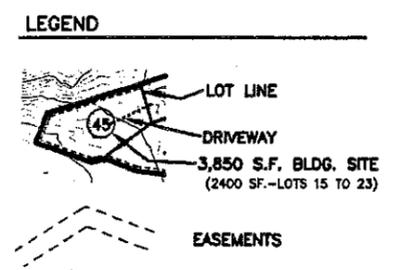
	ACREAGE	UNITS	DENSITY
TRACT A	11.06 AC.	26	2.4 D.U./AC.
TRACT B, H	12.23 AC.	22	1.8 D.U. AC.
TRACT C	2.93 AC.	11	3.7 D.U./AC.
TRACT D	17.47 AC.	67	3.8 D.U. AC.
TOTALS:	43.69 AC.	126	2.9 D.U. AC.

APPROVED BY THE E.Z.C. MEETING ON 1/13/2000
 CHAIR *Richard M. [Signature]* 6-21-00

APPROVED BY THE B.C.C. MEETING ON 2/8/2000
 CHAIR *[Signature]*

CITY REVIEW
 CITY PLANNER *[Signature]* 5/20/00 DATE
 CITY SUBDIVISION ENGINEER *[Signature]* 5/20/00 DATE

COUNTY APPROVAL
 COUNTY DEVELOPMENT PERMIT NO. 99-4700
 COUNTY LAND USE ADMINISTRATOR *[Signature]* 6-23-00 DATE



NOTES:

1. LOTS 66,67 AND 68 ARE ALLOWED TWO RESIDENTIAL HOUSES AND ONE GUEST HOUSE. THESE 3 LOTS SHALL COUNT AS TWO RESIDENTIAL UNITS EACH, OR A TOTAL OF SIX, WHEN TABULATING THE TOTAL UNIT COUNT OF LAS CAMPANAS RELATED TO THE MASTER PLAN APPROVAL OF 1419 UNITS.

2. TRACTS A, B, C AND D WILL BE DEVELOPED IN ACCORDANCE WITH THE MASTER PLAT PROCEDURE.

3. LAS CAMPANAS DRIVE SHALL BE EXTENDED FROM CAJA DEL RIO TO THE SECONDARY ACCESS TO LOS SANTEROS. THE STANDARD SHALL BE A 24 FOOT WIDE GRAVEL BASE COURSE ROAD SURFACE.

TRACT AND LOT SETBACKS

LOT #S	FRONT	SIDE	REAR
1-4	10'	5'	5'
5-7	7.5'	5'	5'
8-39	7.5'	0'	5'
40-50	7.5'	5'	5'
51-65	15'	10'	5'
66-68	50'	25'	50'
TRACTS A TO D	7.5'	0'	5'

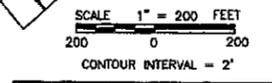
* FRONT YARD GARAGE SETBACK IS 20' IF GARAGE FACES STREET.
 * ADJACENT LOT TO BE 10' SETBACK OR COMMON WALL ON PROPERTY LINE WITH ZERO SIDE LOT SETBACK.

EXISTING JUNIPER HILL ROAD NAME CHANGED TO PASEO ARAGON AS PER SUBDIVISION PLAT

90' OPEN SPACE
 LAS CAMPANAS DRIVE 20' W/15'
 90' OPEN SPACE

COUNTY OF SANTA FE)
 STATE OF NEW MEXICO)
 I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 19____ at _____ M., and was duly recorded in Book _____, Page _____ of the records of Santa Fe County.

Witness my hand and Seal of Office
 REBECCA BUSTAMANTE
 County Clerk, Santa Fe County, NM
 Deputy



REVISIONS

DATE	BY
03/30/00	Ctr

APPROVALS

REVIEWED BY	DATE

FINAL DEVELOPMENT PLAN
LOS SANTEROS AT LAS CAMPANAS SANTA FE

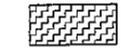
SCALE: 1"=200' DATE: NOVEMBER 08 1999 DRAWN BY:
 C.R. WALBRIDGE & ASSOCIATES, LLC
 1421 LUISA STREET SUITE J
 SANTA FE NEW MEXICO
 (505) 982-9711

4A

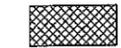
SITE DATA:

LOT H AREA: 8.99 AC±
 LOT B AREA: 2.40 AC±
 NO. OF LOTS: 22
 SMALLEST LOT: 0.20 AC±
 LARGEST LOT: 4.03 AC±
 PHASE I OR II: LOTS 1-7 & 19-22
 PHASE I OR II: LOTS 8-18

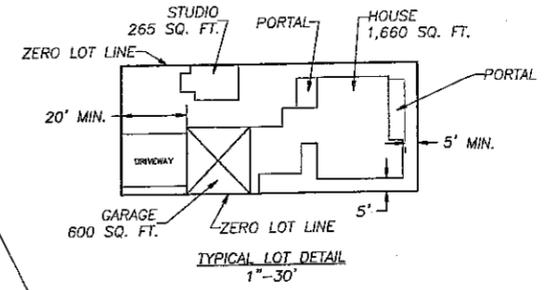
LEGEND:



DENOTES PHASE I ROAD

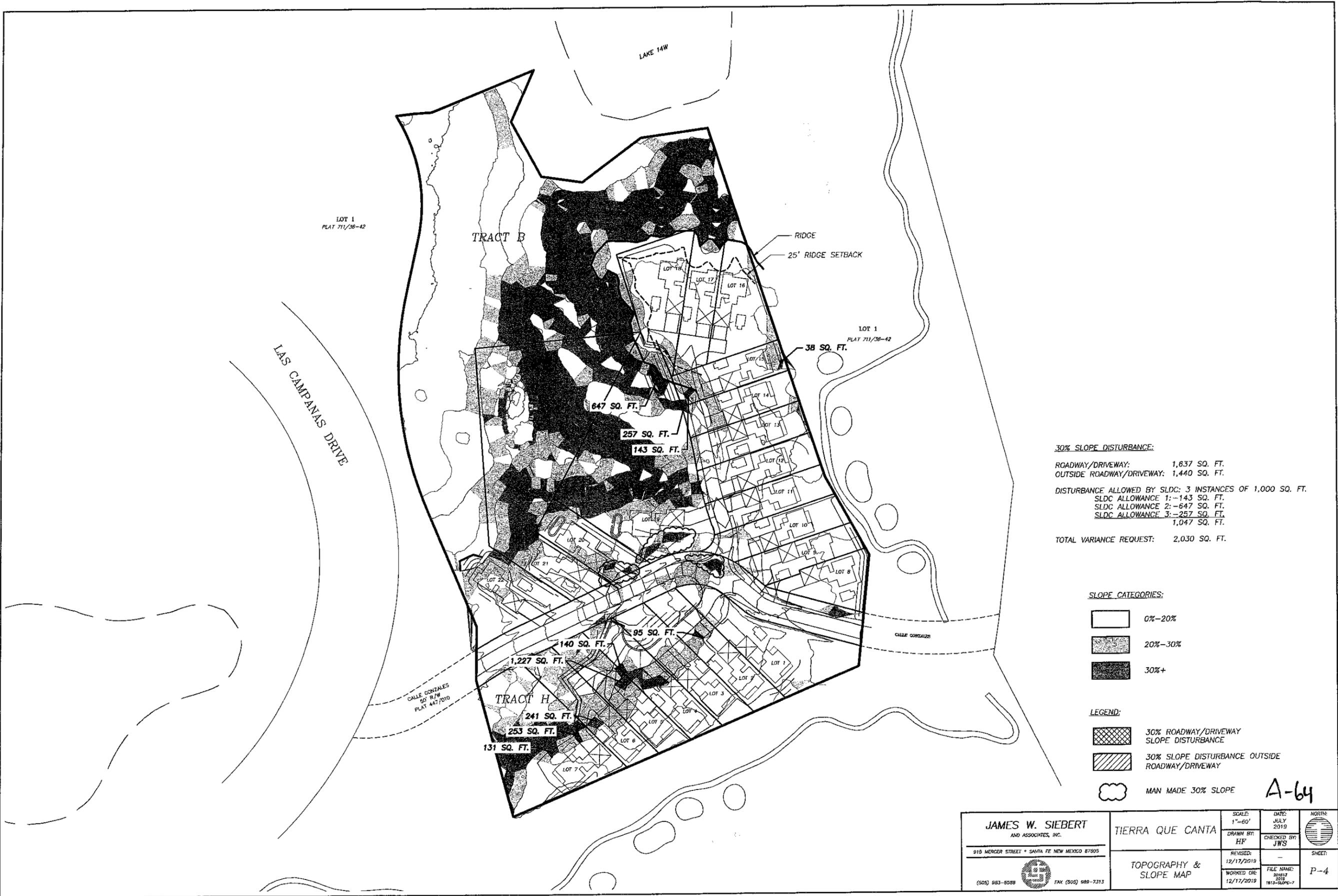


DENOTES PHASE II ROAD



A-63

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (305) 883-5588 FAX (305) 889-7313	TIERRA QUE CANTA		SCALE: 1"=60' DRAWN BY: JWP	DATE: JULY 2016 CHECKED BY: JWS	NORTH:
	SITE PLAN	REVISIONS: 12/17/2019	WORKED ON: 12/17/2019	FILE NAME: 1813-CONCEPT-12	SHEET: P-4



30% SLOPE DISTURBANCE:

ROADWAY/DRIVEWAY: 1,637 SQ. FT.
 OUTSIDE ROADWAY/DRIVEWAY: 1,440 SQ. FT.

DISTURBANCE ALLOWED BY SLDC: 3 INSTANCES OF 1,000 SQ. FT.
 SLDC ALLOWANCE 1: -143 SQ. FT.
 SLDC ALLOWANCE 2: -647 SQ. FT.
 SLDC ALLOWANCE 3: -257 SQ. FT.
 1,047 SQ. FT.

TOTAL VARIANCE REQUEST: 2,030 SQ. FT.

SLOPE CATEGORIES:

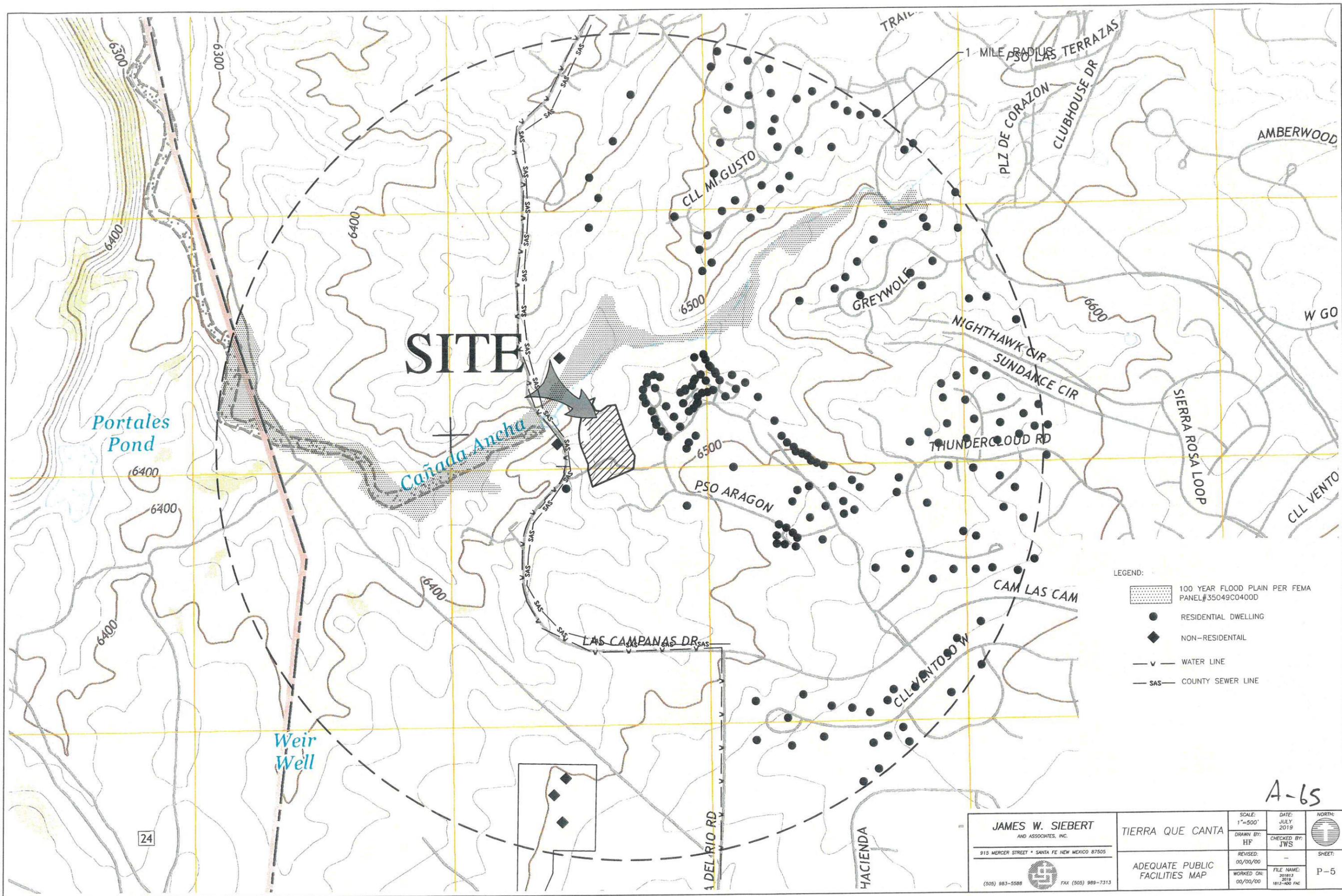
0%-20%
 20%-30%
 30%+

LEGEND:

30% ROADWAY/DRIVEWAY SLOPE DISTURBANCE
 30% SLOPE DISTURBANCE OUTSIDE ROADWAY/DRIVEWAY
 MAN MADE 30% SLOPE

A-64

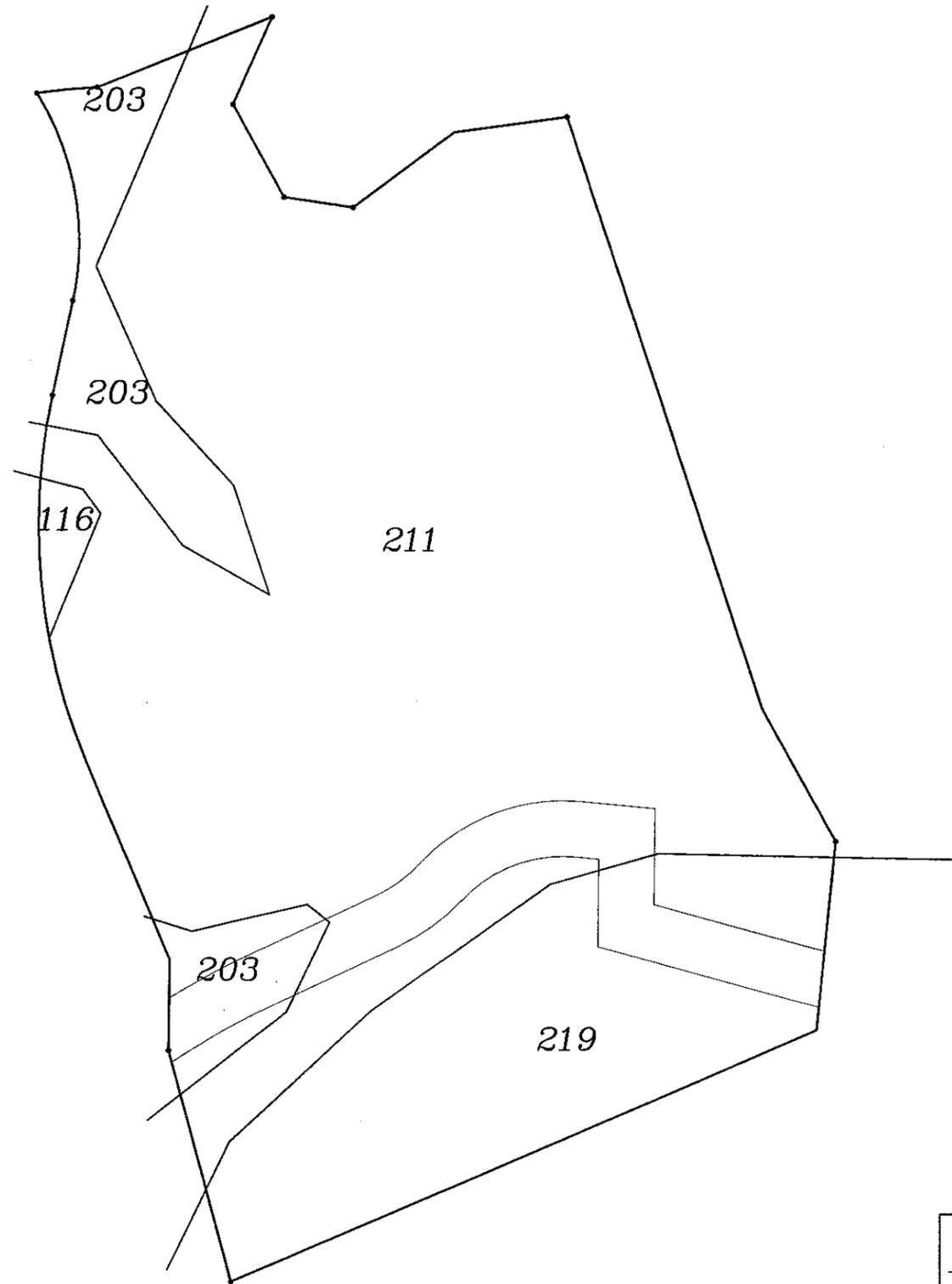
JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET * SANTA FE NEW MEXICO 87505 (505) 983-8588 FAX (505) 989-7313	TIERRA QUE CANTA		SCALE: 1"=60' DRAWN BY: HF	DATE: JULY 2019 CHECKED BY: JWS	NORTH:
	TOPOGRAPHY & SLOPE MAP		REVISED: 12/17/2019 WORKED ON: 12/17/2019	SHEET: P-4	FILE NAME: 201913 1613-SLOPE-1



A-65

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313		SCALE: 1"=500' DATE: JULY 2019 DRAWN BY: HF CHECKED BY: JWS REVISED: 00/00/00 WORKED ON: 00/00/00	NORTH: SHEET: P-5
TIERRA QUE CANTA ADEQUATE PUBLIC FACILITIES MAP		FILE NAME: 201913 2019 1812-400 FAC	

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SOILS CATEGORIES

- 116 — ARENTS—URBAN LAND—ORTHENTS COMPLEX, 1 TO 60% SLOPE
- 203 — BUCKHORSE—ALTAZANO COMPLEX, 2 TO 8 PERCENT SLOPES, FLOODED
- 211 — TANQAN—ENCANTADO—URBAN LAND COMPLEX, 5 TO 25 PERCENT SLOPES
- 219 — OHKE SANDY LOAM, 2 TO 8 PERCENT SLOPES

SOILS INFORMATION TAKEN FROM MAPPING PROVIDED
BY NATURAL RESOURCES SERVICE, SANTA FE
SOILS SURVEY OFFICE

A-66

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505  (505) 983-5088 FAX (505) 989-7313	SCALE: 1"=60' DRAWN BY: HF REVISED: 00/00/00 WORKED ON: 00/00/00	DATE: DECEMBER 2018 CHECKED BY: JWS FILE NAME: 201813 15-28 1012-0000	NORTH:  SHEET: P-6
	TIERRA QUE CANTA SOILS MAP		



tabbies®
EXHIBIT
4

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588  FAX (505) 989-7313	TIERRA QUE CANTA		SCALE: 1"=80' DATE: FEBRUARY 2020	NORTH: 
	SITE PLAN & AERIAL PHOTO		DRAWN BY: HF CHECKED BY: JWS REVISED: 00/00/00 WORKED ON: 00/00/00	SHEET: FILE NAME: 201813 000 #13-CONCEPT-ADVA ...

A-67

APPENDIX F

NEIGHBORHOOD MEETING

MINUTES



A-68

Prepared by:
James W. Siebert
January 24, 2020

Tierra Que Canta Neighborhood meeting

Date: January 22, 2020
Time: 5:30 pm
Place: Nancy Rodriguez Community Center

Meeting began at 5:30 PM with 8 residents in attendance.

Jim Siebert, planning consultant and Jay Rembe, owner/developer, presented the information at the meeting. There was discussion about the additional variance request that was explained by the consultant. There was also a question about each of the three variances that are requested. The consultant explained the three variances that have been submitted for approval by the County.

The change to the plans from the last neighborhood meeting was presented to the neighborhood showing the two units at the end of the cul-de-sac being reduced from two stories in height to a one story with a maximum of 14 feet. The dwelling unit on top of the ridge sitting by itself was removed. There was a question, if that reduced the number of dwelling units, the response was that the dwelling units was relocated to the west and a total number of dwelling units remained at 22. One of the principle concerns was the paving of the road through the subject parcel. Jay Rembe agreed that he would pave the section of road continuous with his land. There was also a desire by the neighbors to have a formal electronic gate to be installed off Las Campanas Drive at Calle Gonzales. The neighborhood was informed that such a gate would be on the Las Campanas HOA land and Jay would have no authority to build a gate at that location.

The meeting ended at 6:30

Response to Variance Criteria Chapter 7 Section 7.11.12.4

1. Where the request is not contrary to public interest;

The driveways subject to the ordinance are located at the end of Calle Gonzales, traffic will be largely limited to the immediate vehicles of residents in Tierra que Canta residents and some construction traffic. Safety issues are mitigated by the slow speeds that occur

2. Where due to extraordinary an exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship to the owner.

This particular standard is appropriate for more typically sized rural lots of 2.5 acres. Given the typical size of a rural lot satisfying this standard of 100 feet from the radius return of an intersection is easily accomplished. This property was approved for 22 units under the Las Campanas Master Plan. This approval is recognized by the PDD zoning designation. A significant portion of this property has 30 percent slopes and it would be difficult to create larger lots on these tracts of land. Given these limitations it is unrealistic to design driveway intersections outside the 100 foot set back intersection radius return. Under this standard eight (8) lots have to be eliminate.

3. So that the spirit of the SLDC is observed and substantial justice is done

The reason for the standard is for safety purposes where traffic is traveling at 45-55 MPH approaching an intersection. It does make sense to have a minimum distance from the driveway to the intersection for higher density development, which received approval prior to the adoption of the SLDC. In this case traffic is travelling at much slower speed and the roadway would be signed at 25 MPH, safety therefore is less of a factor at the location on Calle Gonzales.

REMBE

urban design + development

February 21, 2020

Re: Tierra que Canta

Dear Neighbors:

I would like to thank all those people who have attended the three neighborhood meetings on the Tierra que Canta project and would like to respond to the comments that have been presented by the neighbors on this project. First, I would like to provide some background on my previous building experience in Las Campanas.

I was the developer who was selected by Las Campanas to complete the second phase of the Villas on Calle San Sebastian road in Los Santeros. I purchased the remaining 9 finished lots out of 16 previously owned by ASW along with the homes that were designed by ASW. The design that is proposed for the Tierra que Canta dwellings will approximate the design home design in that development. The product is known and at the time the dwellings were built were well received by the Las Campanas HOA and residents in the area. It is a very attractive neighborhood and hopefully you might drive by to see the housing product proposed for Tierra que Canta.

I purchased the B and H tracts in 2008 and with the adoption on the Sustainable Land Development Code in 2017 many of the regulatory standards have changed, some of which have required variances that are currently part of the development application.

Although this may be redundant from prior presentations I would like to reiterate that Las Campanas is zoned PUD, Planned Unit Development based on a master plan that was approved for all of Las Campanas. Tracts B and H were approved for a total of 22 dwelling units. This is described on the attached plan for Las Campanas, Exhibit A. The plan that is presented is in compliance with the underlying zoning for the property. This is not a rezoning action.

The consultant for the project has done additional investigation of the visibility of Tierra que Canta from the Camino de los Colores homes. Some of those observations are provided below.

There is a substantial number of Juniper trees located on the Colores lots and the Colores side of the golf course. Attached are photos taken from the proposed Tierra que Canta lots next to the fairway towards the Colores lots. It would appear that much of the view from the first floor of the Colores lots to the Canta lots across the fairway is obscured by the Juniper trees.

Attached is an aerial of the Colores dwellings, the golf course and the proposed units on Canta. The Juniper trees shown on the aerial on the golf course next to the Canta lots will remain since they are outside the property boundary. These trees will help to shield the dwellings on the northern Canta lots.

The second story of the Canta dwellings is limited to the area above the garage. Attached as Exhibit B is a drawing of the dwelling with the second story described on the drawing. This limited area for the second story reduces the visual aspect of the dwelling. Since the second story is above the garage the second story for the units along the golf course is set back 80 feet to 100 feet from the property line.

Improvements to the site design from prior submissions:

1. The Gonzales road contiguous with the Rembe property will be paved with asphalt to a 20 foot width.
2. The current sharp bend on Gonzales Road will be realigned to a safer curve and the intersection will be improved to a four way stop intersection.
3. 40% lots facing Colores from across the fairway will be restricted to one story.
4. The development will not be mass graded. A Conceptual Plan is presented to the County which divides the development of the property into phases. A phased grading plan will be presented along with the subdivision application.

If the persons receiving this letter wish to do so, another meeting can be arranged to further discuss the project before it is scheduled before the Hearing Officer on March 12, 2020.

Sincerely,


Jay Rembe

PROJECT DATA

GENERAL
 GROSS ACREAGE..... 127.6 AC.
 DWELLING UNITS..... 71 EA.
 SINGLE FAMILY LOTS OR 40' DWELLING UNITS..... 71 EA.
 CLUSTER HOUSING UNITS..... 128 EA.
 TOTAL DWELLING UNITS..... 197 EA.
 GROSS DENSITY..... 3.5 UNITS/ACRE
 COMMUNITY RECREATION USE (TRACT E)..... 1.48 AC.
 ROAD LENGTH..... 10,200 LF.
 UTILITIES..... COMMUNITY SEWER & WATER
 PAV. ELECTRIC & GAS
 U.S. WEST TELEPHONE
 WATER USAGE..... 1/4 ACRE FOOT PER CLUSTER UNIT LOTS 66-81
 1/4 ACRE FOOT FOR LOTS 82,83 & 85

CLUSTER HOUSING MASTER PLAN PROCEDURE
 TRACT A..... 11.06 AC. 26 2.4 D.U./AC.
 TRACT B, H..... 12.23 AC. 28 1.8 D.U./AC.
 TRACT C..... 2.83 AC. 11 3.7 D.U./AC.
 TRACT D..... 17.97 AC. 67 3.8 D.U./AC.
 TOTALS..... 43.99 AC. 132 2.9 D.U./AC.

SHINGLE FAMILY LOT DATA

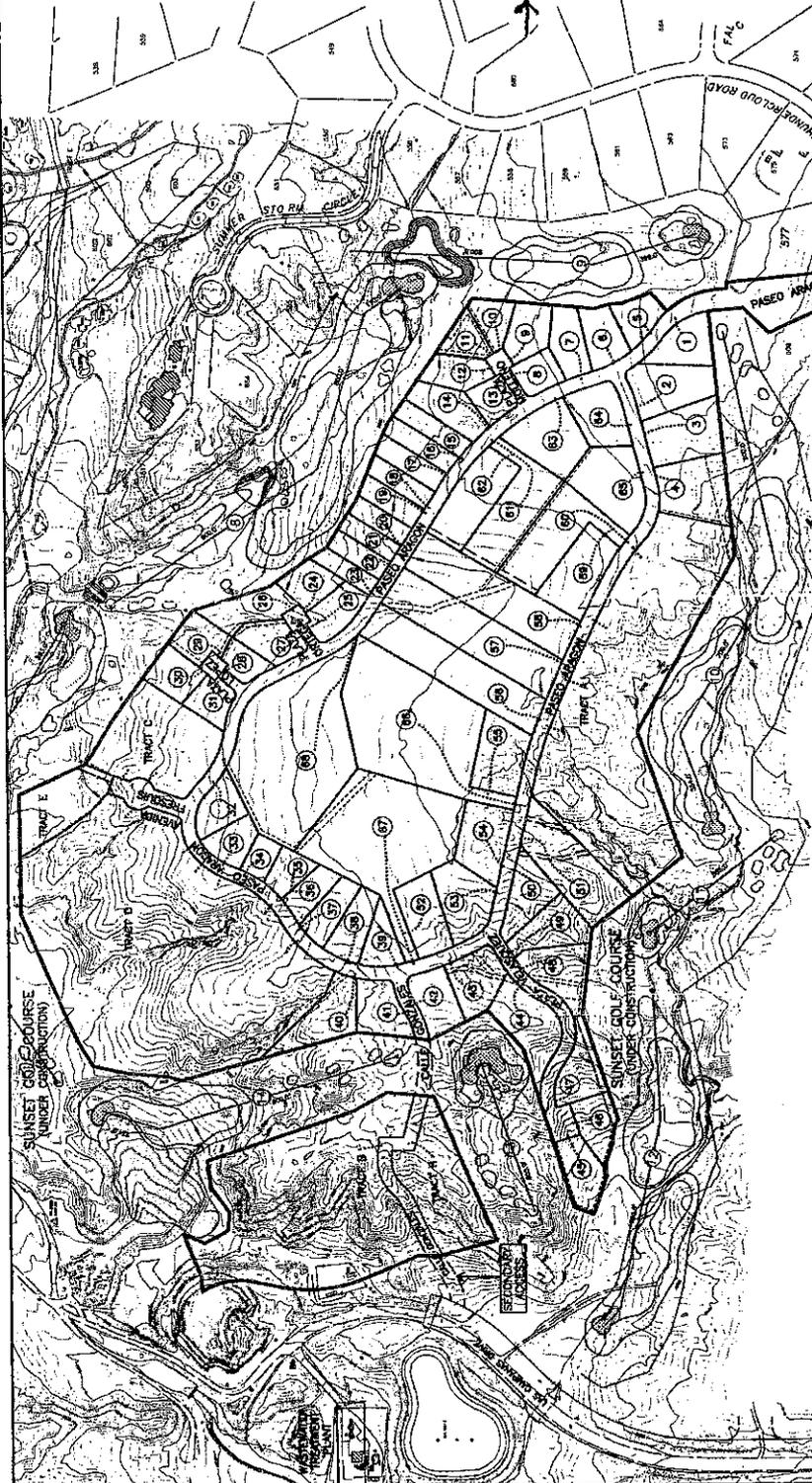
MINIMUM SIZE..... 0.26 AC.
 MAXIMUM SIZE..... 5.19 AC.
 AVERAGE LOT SIZE..... 1.00 AC.

APPROVED BY THE E.Z.C. MEETING ON JULY 20, 2000
 CHAIR *[Signature]* DATE *7/20/00*
APPROVED BY THE B.C.C. MEETING ON JUNE 20, 2000
 CHAIR *[Signature]* DATE *6/20/00*

CITY REVIEW *[Signature]* DATE *5/26/00*
 CITY PLANNER *[Signature]* DATE *5/26/00*
 CITY ENGINEER *[Signature]* DATE *5/26/00*
 COUNTY APPROVAL PERMIT NO. **99-4700**

COUNTY CLERK *[Signature]* DATE *6-23-00*

APPROVALS
 EXPIRES: _____ DATE: _____
 _____ DATE: _____

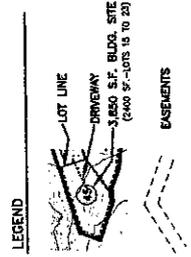


TRACT AND LOT SETBACKS

LOT #	FRONT	REAR
1-4	10'	5'
5-7	7.5'	5'
8-39	7.5'	5'
40-50	7.5'	5'
51-65	15'	10'
66-81	5'	5'
TRACTS A TO B	7.5'	5'

* FRONT-YARD GARAGE SETBACK IS 20' IF GARAGE PASSES STREET.
 * ADJACENT LOT TO BE 10' SETBACK OR 20' SIDE LOT SETBACK.
 * ZERO SIDE LOT SETBACK.

- NOTES:**
- LOTS 86, 87 AND 88 ARE ALLOWED TWO HOUSES AND ONE GUEST HOUSE. THESE 3 LOTS SHALL COUNT AS TWO RESIDENTIAL UNITS EACH, OR A TOTAL OF SIX, WHEN TABULATING THE TOTAL UNIT COUNT OF LAS CAMPANAS DRIVE TO THE MASTER PLAN APPROVAL OF 1410 UNITS.
 - TRACTS A, B, C AND D WILL BE DEVELOPED IN ACCORDANCE WITH THE MASTER PLAN PROCEDURE.
 - LAS CAMPANAS DRIVE SHALL BE EXTENDED FROM CALA DEL RIO TO THE SECONDARY ACCESS TO LOS SANTEROS. THE STANDARD SHALL BE A 24 FOOT WIDE GRAVEL BASE COURSE ROAD SURFACE.



COUNTY OF SANTA FE,
 I hereby certify that this instrument
 was filed for record on this _____ day of
 _____, 2000, at _____ of the County of
 Santa Fe County, New Mexico, and that the contents of
 this instrument are true and correct.

 County Clerk, Santa Fe County, NM

FINAL DEVELOPMENT PLAN
LOS SANTEROS AT LAS CAMPANAS SANTA FE

SCALE: 1" = 200' FEET
 CONTOUR INTERVAL = 2'

APPROVALS
 EXPIRES: _____ DATE: _____
 _____ DATE: _____

DATE: NOVEMBER 05, 1999 DRAWN BY: _____
 C.R. WALBRIDGE & ASSOCIATES, LLC
 1421 LUISA STREET SUITE J
 SANTA FE, NEW MEXICO
 (505) 962-9711

4A

Exhibit A

A-73

DATE: 11/10
 REVISIONS: 4/1/07
 REMARKS:

INTELL SOLUTIONS SANTA FE LAS CAMPANAS
 723 S RIVER AVENUE NW SUITE 3 ALBUQUERQUE, NEW MEXICO 87102 P: 505.242.1871 F: 505.952.7844
 LOS SANTEROS VILLAS
 1234 S RIVER AVENUE NW SUITE 3 ALBUQUERQUE, NEW MEXICO 87102 P: 505.242.1871 F: 505.952.7844
 SANTA FE, NEW MEXICO 87508



A200

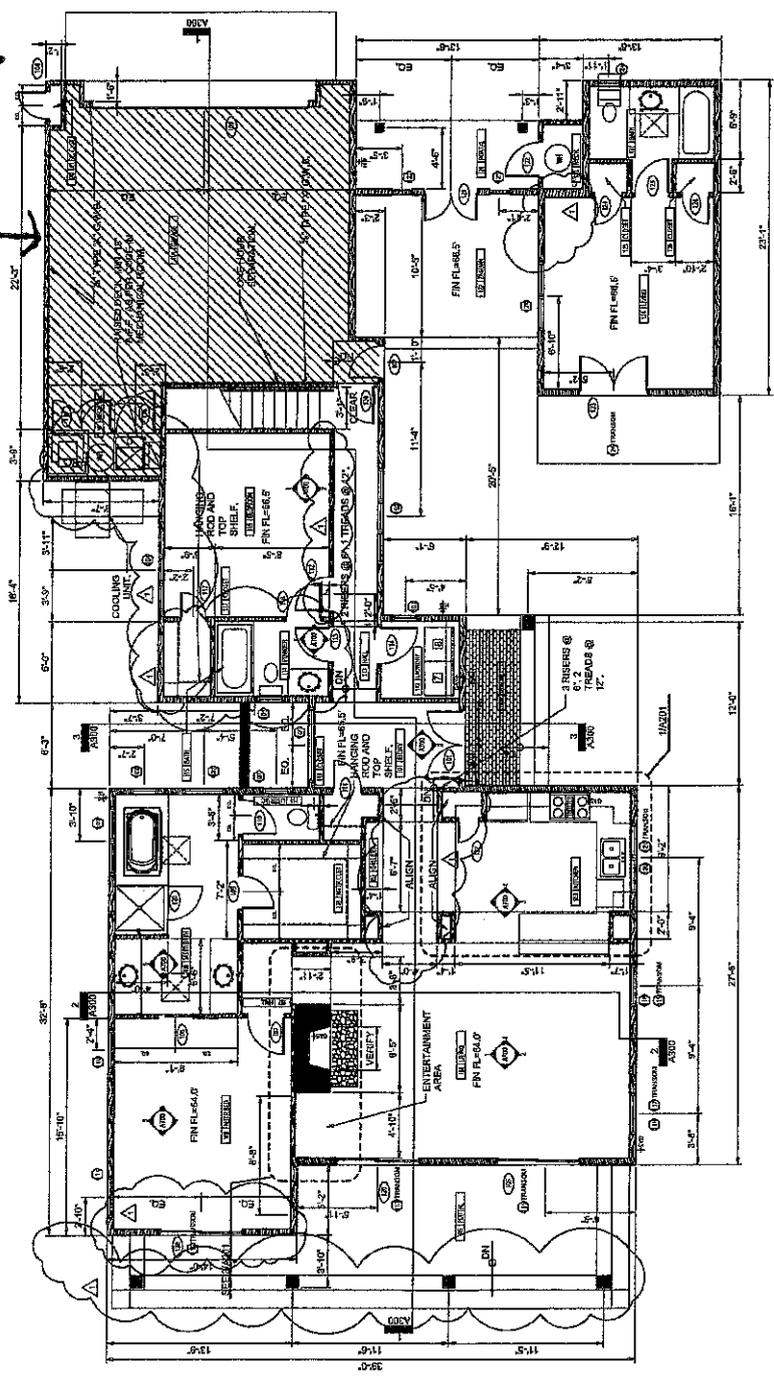
Second story
 Garage below

GENERAL NOTES

- EXTERIOR WALLS & FRAMING, INTERIOR WALL FRAMING 2 X 4.

LEGEND

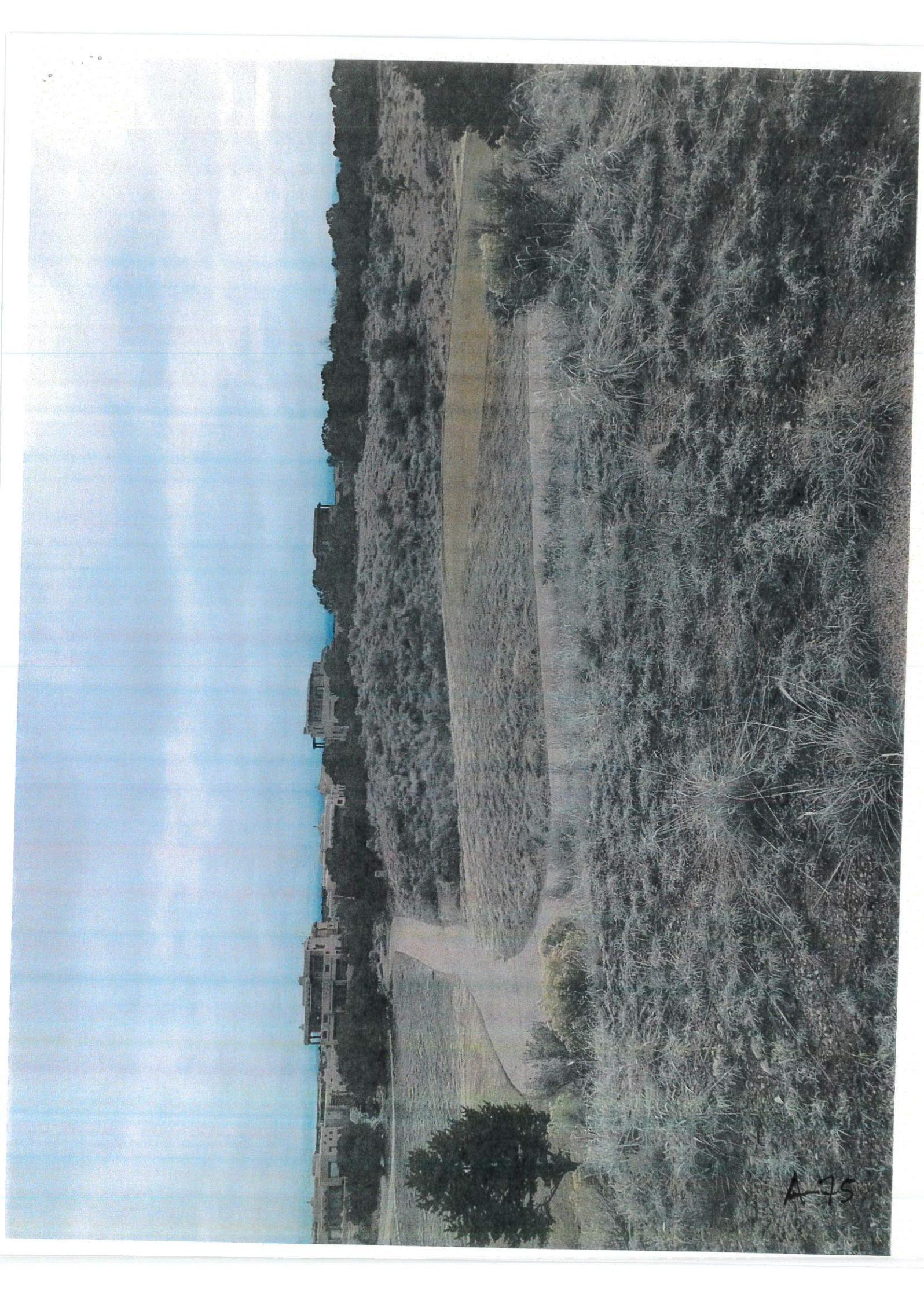
- IF CMU UNLESS OTHERWISE NOTED.
- WOOD STUD CONSTRUCTION.
- 1/2" TYPE 'W' GUMBI CEILING.
- 1-COUR SEPARATION W/ 1" TYPE 'W' GUMBI.



1. FLOOR PLAN- CASA SAN PASCUAL

A-74

Exhibit B



A-75

Las Campanas Master Assoc.
366 Las Campanas Dr.
Santa Fe, NM 87506

Las Campanas Sewer Cooperative
366 Las Campanas Dr.
Santa Fe, NM 87506

La Tierra Assoc. Inc
366 Las Campanas Dr.
Santa Fe, NM 87506

Las Campanas Residential Holding
C/O Menaker Consulting Inc
16 Plaza Velasquez
Santa Fe, NM 87506

Kenneth & Aurora Kirk
30 Camino de Colores
Santa Fe, NM 87506

William & Priscilla Munro
32 Camino de Colores
Santa Fe, NM 87506

Jay & Carol Williams
28 Camino de Colores
Santa Fe, NM 87506

Michael Diteresa
13607 Bermuda Dunes Dr.
Houston, TX 77069

Jack Keely & Joan Watkins
34 Camino de Colores
Santa Fe, NM 87506

Ralph & Barbara List (Trustees)
11 Camino de Colores
Santa Fe, NM 87506

Andrew & Sylvana Siegel
77 Headquarters Trail
Santa Fe, NM 87506

Scott & Lovita Vandenberg
9 Camino de Colores
Santa Fe, NM 87506

Glen & Rachel Rippie
940 E. Old Elm Rd.
Lake Forest, IL 60045

The Ferman Family Trust
21 Camino de Colores
Santa Fe, NM 87506

Michel & Kathryn Hughes
7 Camino de Colores
Santa Fe, NM 87506

Robin Merlo
17 Camino de Colores
Santa Fe, NM 87506

Garet & Carolyn Reichow
PO Box 31339
Santa Fe, NM 87594

TOMAH Investments Revoc. Trust
PO Box 1369
Los Alamos, NM 87544

Thomas & Rosemary Baxter
3 Camino de Colores
Santa Fe, NM 87506

Lewis & Sharyn Ribich
108 Paseo Aragon
Santa Fe, NM 87506

Kristina & Brian Lawson
2 Plaza Velasquez
Santa Fe, NM 87506

WDS Funding
7425 E Gainey Ranch Rd. #6
Scottsdale, AZ 85258

Gloria Lieberman
8 Camino de Colores
Santa Fe, NM 87506

Andrew Ford & Martha Brown
2 Camino de Colores
Santa Fe, NM 87508

Thomas Smith & Cynthia Zeigler
105 Gunsight Hills Dr.
Sedona, AZ 86531

Lionel Garrett
300 Larsh Lane
ADA, OK 74820

Las Campanas Land Holdings LLC
4514 Travis Street
Dallas, TX 75205

Michael & Karen Lansing
95 Paseo Aragon
Santa Fe, NM 87506

Michael & Rebecca Montoya
Patrick & Lily Montoya
3050 Rio Bravo SW.
Albuquerque, NM 87105

James & Lynne Wurts
93 Paseo Aragon
Santa Fe, NM 87506

A-76

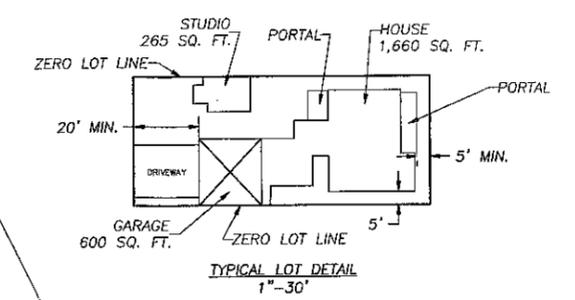
Sign in sheet Jun 22, 2020
Neighborhood meeting

Name	Address	e-mail
Linda M... John Flynn	5 E. Avenida Sebastian 4 W. Arrowhead Ct.	linmorjae@... jflynn@wvhgd.com
Chip Murray	366 Las Campanas Dr.	cmurray@lascampanas.com
* George Shoup	7 Tecolote Circle	
Scott Vandenberg	9 Camino de Colores	spikebs70@... COUTTSSTEPHEN@yaho.com
STEPHEN COUTTS	22 PASEO ARAGON	→ Gmail
Gregg Antonsen	5 Lugar de Madison	ggasantase@gmail.com

~~do not sign~~

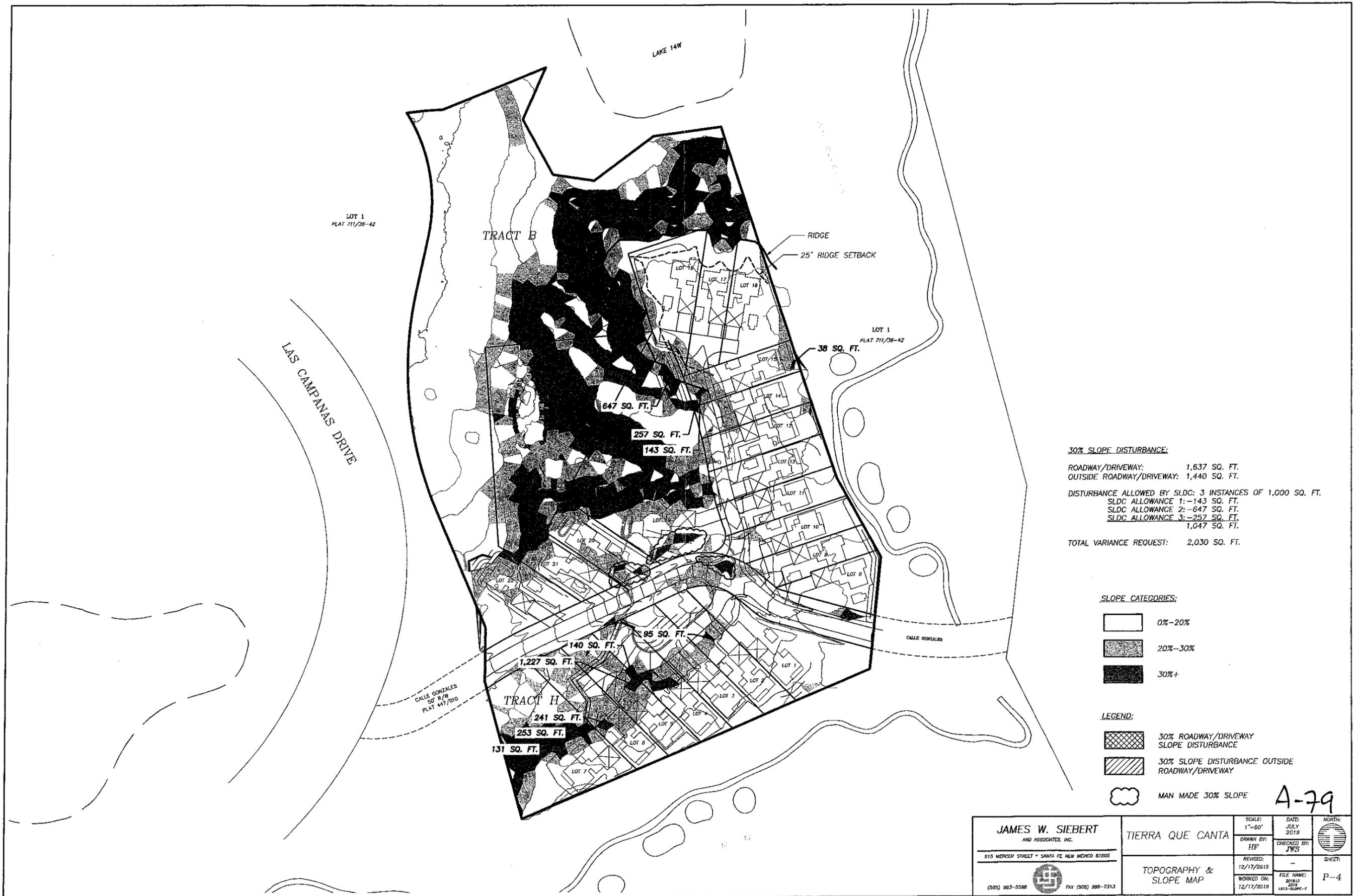
SITE DATA:
 LOT H AREA: 8.99 AC±
 LOT B AREA: 2.40 AC±
 NO. OF LOTS: 22
 SMALLEST LOT: 0.20 AC±
 LARGEST LOT: 4.03 AC±
 PHASE I OR II: LOTS 1-7 & 19-22
 PHASE I OR II: LOTS 8-18

LEGEND:
 DENOTES PHASE I ROAD
 DENOTES PHASE II ROAD



A-78

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE, NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	TIERRA QUE CANTA		SCALE: 1"=60' DATE: JULY 2019	NORTH 
	DRAWN BY: HP	CHECKED BY: JWS	SHEET: P-4	FILE NAME: 20180722 1883-CONCEPT-12
12/17/2019	12/17/2019	SITE PLAN		



30% SLOPE DISTURBANCE:
 ROADWAY/DRIVEWAY: 1,637 SQ. FT.
 OUTSIDE ROADWAY/DRIVEWAY: 1,440 SQ. FT.

DISTURBANCE ALLOWED BY SLDC: 3 INSTANCES OF 1,000 SQ. FT.
 SLDC ALLOWANCE 1: -143 SQ. FT.
 SLDC ALLOWANCE 2: -647 SQ. FT.
 SLDC ALLOWANCE 3: -257 SQ. FT.
 1,047 SQ. FT.

TOTAL VARIANCE REQUEST: 2,030 SQ. FT.

SLOPE CATEGORIES:

- 0% - 20%
- 20% - 30%
- 30%+

LEGEND:

- 30% ROADWAY/DRIVEWAY SLOPE DISTURBANCE
- 30% SLOPE DISTURBANCE OUTSIDE ROADWAY/DRIVEWAY
- MAN MADE 30% SLOPE

A-79

JAMES W. SIEBERT AND ASSOCIATES, INC. <small>915 MERCER STREET • SANTA FE, NEW MEXICO 87505</small> <small>(505) 963-5588 FAX (505) 899-7313</small>	TIERRA QUE CANTA	SCALE: 1"=60' DRAWN BY: HR	DATE: JULY 2019 CHECKED BY: JWS	NORTH SHEET:
	TOPOGRAPHY & SLOPE MAP	REVISED: 12/17/2019 WORKED ON: 12/17/2019	FILE NAME: 2019 1813-SLOPE-1	SHEET: P-4

Minutes of Neighborhood Meeting for Tracts B and H, Los Santeros, Las Campanas

The meeting was held at the Nancy Rodriguez Center on November 12, 2018. The meeting began at 5:30 PM with 20 people in attendance. Jim Siebert introduced himself as the planning consultant and Jay Rembe as the owner developer of the property. Mr. Siebert began by providing background on Las Campanas and the tracts under consideration. It was pointed out the Las Campanas is a master planned community approved by the County Commission and these two tracts were designated for 22 residential dwellings. Under the Sustainable Land Development Code all of Las Campanas is designated PRC, Planned Residential Community with the approved master plan dictating the allowed development for each parcel.

Jay Rembe provided background on himself detailing commercial projects he has developed in Albuquerque and the residential townhouse development in the Los Santeros area of Las Campanas. Mr. Siebert explained that the request that will be submitted to the County will be limited to the variances noted by the Technical Advisory Committee, principally the disturbance of 30 percent slopes. Mr. Rembe stated that he did not want to underwrite the cost of engineering associated with the subdivision without first knowing if the variance would be approved. Mr. Rembe pointed out that he would not build the homes but would enter into a contract with a builder who would have to build according to his plans. Mr. Rembe stated that the design of the dwellings will be based on his previous Las Campanas project.

The questions and response asked by the attendees are provided below:

Is a specific number of residential units provided for each tract?

Response: No, a total number of units is allocated for both tracts

Will the units be two stories?

Response: Some will be two stories and some will be one story based on market demand for the size of the unit.

Explain the variance and where the 30 percent slopes are located.

Mr. Siebert described the extent of the variance for both tracts using the 24x36 exhibit on the easel.

What do the unit look like?

Mr. Rembe passed around drawings of the floor plans from the Las Campanas units that he had constructed previously.

There was a request to have the areas where the variance for disturbance of 30% slopes is located to have it staked on the land and allow the neighbors to walk the site and better understand the nature of the variance.

Response: Mr. Rembe said he talk to the surveyor to stake the areas in question.

Will there be any units constructed on the flat area adjacent to the dog park?

Response: No there will not.

A-80

Will Mr. Rembe have control over the long range development of the site?

Response: Mr. Rembe stated that he had requested a "Village Builder" status from Las Campanas and such a status gives him long term design authority over the development.

A request was made for an aerial photo of the site with the tracts shown along with the two golf holes that are adjacent to the site.

Response: Mr. Siebert said he would send out the aerial to those people that had included their e-mail address on the sign-in sheet.

Will the tracts be mass graded and left without vegetation for long periods of time.

Response: Mr. Rembe responded that most likely what would occur would be the grading for three perhaps four lots. It is impractical to build one home at a time since it is necessary to take advantage of the personnel being on the site and the reduction in material costs by buying in bulk.

Will Mr. Rembe be the builder for the dwellings?

Response: Mr. Rembe is finalizing a contract with a builder who will do the actual construction of the infrastructure and the dwellings.

A request was made to provide a pdf of the drawing showing the buildings and the variance from the 30 percent slopes.

Response: Mr. Siebert said he would e-mail it to the residents attending the meeting.

A question was raised regarding Mr. Rembe's long term financial ability to complete the project, especially if there was another recession.

Response: Mr. Rembe stated that he had done several major projects in Albuquerque and had sufficient financial backing to withstand a recession.

Meeting ended at 7:00 PM.

A-81

Prepared by James W. Siebert & Assoc.
July 11, 2019

Tierra que Canta Development

Minutes of Second Neighborhood Meeting

The meeting began at 5:30 on July 9 at the Nancy Rodriguez Center. Twelve residents of Las Campanas attended the meeting. Mr. Siebert, Planner for the Tierra que Canta project introduced himself and his relationship to the project. Mr. Siebert explained that the project was approved and zoned for 22 residential units. Mr. Siebert explained that a second meeting was being held since at the first meeting only the variance for disturbance of 30 percent slopes was presented. The current request now includes preliminary subdivision plat for 22 lots and final plat for 9 lots located in phase 1. It was explained that development of phase 2 would not take place until the success of the marketing efforts could be determined on phase 1.

The issues that were discussed by the attendees were:

- Concern that Calle Gonzales was not being improved as a paved roadway through the project to Las Campanas Dr.
- Concern that the gate would remain as an automatic construction gate and should be changed to look and operate like other gates in Las Campanas.
- The density was too great for the area where lower densities were the norm.
- Two story dwellings were a concern since they did not fit into the one story dwellings in the surrounding area.
- Interaction is needed between the developer and the Las Campanas Homeowners Association

The meeting ended at 6:30.

A-62

~~d. address other matters as necessary to implement the purpose and intent of this Section.~~

~~4. **Granting Relief.** In order to avoid an unconstitutional result and to provide an owner with an economically viable use and value of property pursuant to this Section, the Hearing Officer may recommend and the Board may allow for the minimum additional use(s), density, or relief necessary to alleviate any unconstitutional taking or deprivation. Such relief, to the extent practicable, be consistent with the SGMP, SLDC, or applicable area, district or community plan.~~

4.9.9 Conceptual Plan. For approval of certain large scale and phased development as set forth below.

4.9.9.1. Purpose. A conceptual plan is comprehensive in establishing the scope of a project, yet is less detailed than a site development plan. It provides a means to review projects and obtain conceptual approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval. A conceptual plan submittal will consist of both plans and written reports.

4.9.9.2. Applicability A conceptual plan is required for the following developments:

1. all subdivisions containing more than 24 lots;
2. all developments in MU, P/I, I, IL, CG, CN that are to be built in phases;
3. all new PD developments; and
4. all development in the CCD in accordance with Section 8.10.3 of this SLDC.

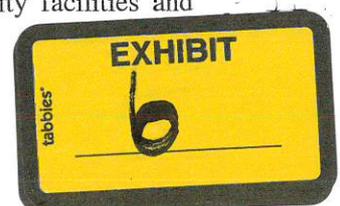
4.9.9.3. Application. An applicant may apply for a conceptual plan by filing an application with the Administrator. A conceptual plan shall include any SRAs required pursuant to Table 6-1 in Chapter 6. The minimum area which must be included in a conceptual plan application is the entire property owned by the applicant or the portion of the property within the zoning district under which the application is being made.

4.9.9.4. Review. The application shall be referred to the Planning Commission and/or Board for the holding of a quasi-judicial public hearing in accordance with the procedures in Table 4-1.

4.9.9.5. Phasing. The conceptual plan shall establish the phasing of a development.

4.9.9.6. Approval Criteria. The criteria for approval of a conceptual plan are as follows:

1. conformance to the Sustainable Growth Management Plan;
2. 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; and
3. 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.



4.9.9.7. Conditions. Conditions may be imposed in addition to any general standard specified in the SLDC or the SGMP, as may be deemed necessary.

4.9.9.8. Amendments. An amendment is a request for any enlargement, expansion, greater density or intensity, relocation, decrease in a project's size or density, or modification of any condition of a previously approved and currently valid conceptual plan.

1. Minor Amendments. Shifts in on-site location and changes in size, shape, intensity, or configuration of less than five percent (5%), or a five percent (5%) or less increase in either impervious surface or floor area, over what was originally approved or a decrease in intensity or decrease in lots, may be approved by the Administrator, provided that such changes comply with the following criteria:

- a. no previous minor amendment has been previously granted pursuant to this Section;
- b. nothing in the currently valid conceptual plan precludes or otherwise limits such decrease, expansion or enlargement;
- c. the proposal conforms to the SLDC and is consistent with the goals, policies and strategies of the SGMP; and
- d. in the case of a decrease in intensity or decrease in lots, the overall layout, design and services proposed must be in conformance with the originally approved conceptual plan.

2. Major Amendments. ~~Any proposed amendment, other than minor amendments, shall be approved in the same manner and under the same procedures as are applicable to the issuance of the original conceptual plan approval.~~

4.9.9.9. Recording Procedures. The conceptual plan showing the site layout and conditions of approval shall be recorded at the expense of the applicant in the office of the County Clerk.

4.9.9.10. Expiration of a conceptual plan. The development order granting a conceptual plan shall expire after five (5) years, but may be extended by the Board for up to two (2) additional years at a time. If a phasing schedule is approved, the conceptual plan expiration shall be in accordance with that phasing schedule.

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c. the proposal conforms to the SLDC and is consistent with the goals, policies and strategies of the SGMP.

2. Minor Amendments Causing Detrimental Impact. If the Administrator determines that there may be any detrimental impact on adjacent property caused by the minor amendment's change in the appearance or use of the property or other contributing factor, the owner/applicant shall be required to file a major amendment.

3. Major Amendment. Any proposed amendment, other than minor amendments provided for in Section 4.9.6.9.1, shall be approved in the same manner and under the same procedures as are applicable to the issuance of the original CUP development approval.

4.9.6.10. Expiration of CUP. Substantial construction or operation of the building, structure or use authorized by the CUP must commence within twenty-four (24) months of the development order granting the CUP or the CUP shall expire; provided, however, that the deadline may be extended by the Planning Commission for up to twelve (12) additional months. No further extension shall be granted under any circumstances, and any changes in the requirements of the SLDC, or federal or state law shall apply to any new CUP development approval application.

4.9.7. Variances.

4.9.7.1. Purpose. The purpose of this Section is to provide a mechanism in the form of a variance that grants a landowner relief from certain standards in this code where, due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner. The granting of an area variance shall allow a deviation from the dimensional requirements and standards of the Code, but in no way shall it authorize a use of land that is otherwise prohibited in the relevant zoning district.

4.9.7.2. Process. All applications for variances will be processed in accordance with this chapter of the Code. A letter addressing Section 4.9.7.4. review criteria must accompany the application explaining the need for a variance.

4.9.7.3. Applicability. When consistent with the review criteria listed below, the planning commission may grant a zoning variance from any provision of the SLDC except that the planning commission shall not grant a variance that authorizes a use of land that is otherwise prohibited in the relevant zoning district.

4.9.7.4. Review criteria. A variance may be granted only by a majority of all the members of the Planning Commission (or the Board, on appeal from the Planning Commission) based upon the following criteria:

1. where the request is not contrary to the public interest;
2. where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner; and
3. so that the spirit of the SLDC is observed and substantial justice is done.

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4.9.7.5. Conditions of approval.

1. The Planning Commission may impose conditions on a variance request necessary to accomplish the purposes and intent of the SLDC and the SGMP and to prevent or minimize adverse impacts on the general health, safety and welfare of property owners and area residents.
2. All approved variances run with the land, unless conditions of approval imposed by the Planning Commission specify otherwise.
3. All approved variances automatically expire within one year of the date of approval, unless the applicant files a plat implementing the variance or substantial construction of the building or structure authorized by the variance occurs within that time.

4.9.7.6. Administrative minor deviations. The Administrator is authorized to administratively approve minor deviations upon a finding that the deviation is required, that the result is consistent with the intent and purpose of this SLDC, and that the deviation is not detrimental to adjacent or surrounding properties as follows:

1. minor deviations from the dimensional requirements of Chapters 7, 8 and 9 of the SLDC not to exceed ten percent (10%) of the required dimension; and
2. minor deviations from the density dimensional standards of Chapter 8 of the SLDC not to exceed five tenths of a percent (0.5%) of the gross acreage allowed in the zoning district.

~~4.9.8. Beneficial Use and Value Determination (BUD).~~

~~4.9.8.1. Purpose.~~ The intent of the SLDC is to provide, through this Section, a process to resolve any claims that the application of the SLDC constitutes an unconstitutional regulatory taking of property. This Section is not intended to provide relief related to regulations or actions promulgated or undertaken by agencies other than the County. The provisions of this Section are not intended to, and do not, create a judicial cause of action.

~~4.9.8.2. Application.~~ In order to evaluate whether, and if so, the extent to which, application of the SLDC unconstitutionally creates a regulatory taking without just compensation, or other constitutional deprivation, an applicant, once denied development approval or granted conditional development approval, or as otherwise provided in Section 7.16.3.1, may apply to the Administrator for a beneficial use and value determination, the application for which shall describe:

1. the extent of diminution of use and value with respect to the entirety of the owner's, or lessee's real property interests in common ownership;
2. the distinct and reasonable investment backed expectations of the owner, lessee, or predecessors in interest, in common ownership;
3. the availability of cluster development, phased development, tax incentives, or transfers of development rights;
4. any variance or relief necessary or available to relieve any unconstitutional hardship or regulatory taking created;

with limits of disturbance (LOD) fencing or construction barriers prior to any grading or clearing.

7.17.6.5. No grading is permitted within one foot of a property line, except for roads driveways and utilities.

7.17.6.6. Temporary fencing shall be installed to protect natural vegetation.

7.17.6.7. Retaining walls shall not exceed ten (10) feet in height.

7.17.7. Restoration of Disturbed Areas.

7.17.7.1. Disturbed areas not stabilized by landscaping shall be permanently revegetated to approximate the density and species or vegetation at the site prior to grading.

7.17.7.2. Abrupt angular transitions and linear slopes shall be stabilized.

7.17.7.3. All structures except retaining walls or soil stabilization improvements shall be set back from the crest of fills or the base of cuts for a minimum distance equal to the depth of the fill or the height of the cut, unless a structurally sound retaining wall is built for the cut or fill slope. Retaining walls may be part of a building.

7.17.8. [Reserved]

7.17.9 Steep Slopes, Ridge tops, Ridgelines, and Shoulders.

7.17.9.1 Applicability. This Section applies to development of any structure on a slope whose grade exceeds fifteen percent (15%), areas where slope exceeds thirty percent (30%); and to a ridge, ridge top, ridgeline, or shoulder.

1. Where a ridgetop measures more than five hundred feet (500') from shoulder to shoulder, the ridgetop standards and requirements shall apply within two hundred feet (200') of the shoulder of the ridge.

7.17.9.2 Standards.

1. No structure may be constructed on a ridge top, ridgeline, or shoulder unless there is no other buildable area on the property. Only single story structures are allowed on ridges, ridge tops, and shoulders.

2. Buildable areas on a ridge top, ridgeline, or shoulder shall be set back 25 (twenty five) feet from the shoulder.

3. No structure may be constructed on a natural slope of thirty percent (30%) or greater.



4. Utilities, drainage structures, slope retention structures, and access roads and driveways may be located on a natural slope in excess of thirty percent (30%) so long as they disturb no more than three separate areas not exceeding 1,000 square feet each.

5. No structure may be constructed on a slope where evidence exists of instability, rock falls, landslides, or other natural or man-made hazards.

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THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY

ORDINANCE NO. 2017- 7

AN ORDINANCE
AMENDING AND RESTATING IN ITS ENTIRETY SECTION 7.11 (ROAD DESIGN
STANDARDS) OF THE SANTA FE COUNTY SUSTAINABLE LAND DEVELOPMENT
CODE (SLDC), ORDINANCE NO. 2016-9

BE IT ENACTED BY THE BOARD OF COUNTY COMMISSIONERS (BOARD)
OF SANTA FE COUNTY:

1. The Board adopted and restated the Santa Fe County Sustainable Land Development Code (SLDC) on December 13, 2016, via Ordinance No. 2016-9.
2. Section 7.11 (Road Design Standards) of the SLDC is hereby replaced with Exhibit A attached hereto.
3. The effective date of these amendments to the SLDC adopted by this Ordinance shall be 30 days after this Ordinance is recorded with the County Clerk.

PASSED, APPROVED, AND ENACTED this 28th day of November, 2017.

THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY

By: [Signature]
Henry P. Roybal, Chair

ATTEST:
[Signature]
Geraldine Salazar, County Clerk

APPROVED AS TO FORM:
[Signature]
R. Bruce Frederick, County Attorney



SEC. CLERK RECORDED 11/29/2017



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC ORDINANCE
PAGES: 15

I Hereby Certify That This Instrument Was Filed for
Record On The 28TH Day Of November, 2017 at 01:37:58 PM
And Was Duly Recorded as Instrument # 1842486
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
[Signature] Geraldine Salazar
Deputy County Clerk, Santa Fe, NM

7.11.12. Driveways. Access to individual lots and parking areas shall be designed in accordance with the requirements of this Section.

7.11.12.1. Driveway Standards.

1. Driveways shall not be located within the functional area of an intersection or located in such a manner as to interfere with the entry into or exit from an adjacent driveway.
2. All driveways shall conform to all minimum sight distances specified per AASHTO. For driveways accessing roads with a posted speed limit of fifteen (15) mph or less, the sight distance shall be a minimum of 80 foot.
3. The entrance of a driveway to a road shall not impede the flow of stormwater along the road or highway. Installation of culverts may be required to ensure compliance with this Section. If installed, a culvert shall be at least eighteen (18) inches diameter. In addition, end sections and/or riprap may be required at driveways along steeper terrain.
4. The entrance to a driveway shall be a minimum of 100 foot from the return radius of an intersection. In TC, RC, MU, PD Districts or where existing lot boundaries or existing legal structures do not allow this separation, the Administrator may reduce this distance.

7.11.12.2. Additional Standards for Residential Driveways.

1. Residential driveways shall serve no more than two (2) lots.
2. Lots within new residential subdivisions shall be limited to a single access point or driveway.
3. Access to a lot shall be from a local or collector road, except where the only possible access is from an arterial road or highway.
4. A twenty-five (25) foot asphalt apron shall be required on a driveway that accesses an arterial or highway. A twelve (12) foot asphalt or concrete apron shall be required on a driveway that accesses a paved collector, subcollector or local road.
5. In areas where the standards in Tables 7-12 and 7-13 cannot be met due to existing easement width, existing terrain, location of existing legal structures or where the impact of the proposed development to existing road infrastructure will be minimal (de-minimus) and compliance with the standards is significant in comparison to the scope of the proposed development, the Administrator may decrease these driveway standards, with approval from the Fire Marshal and subject to the requirements of the Fire Code, up to an additional twenty percent (20%) from the standards in Tables 7-12 and 7-13, providing, however, that no additional minor deviation under Section 4.9.7.6. shall be allowed.
6. The Administrator may further decrease the driveway standards upon a showing by the applicant that the standards of Section 7.11.12.2.5 above cannot be met, and if the Fire Marshal concludes that further reductions in the driveway standards are allowed under the fire Code, based upon driveway width, compaction of driveway

8.10.4. Planned Traditional Neighborhood Development (PD-TND). Reserved.

8.10.5. Planned Neighborhood Center (PD-NC). Reserved.

8.10.6. Planned Regional Center (PD-RC). Reserved.

8.10.7. Planned Campus/Opportunity Center (PD-C/O). Reserved.

8.10.8. Planned Transit Oriented Development (PD-TOD). Reserved.

8.10.9. Planned Conservation Subdivision (PD-CS). Reserved.

8.10.10. Existing Approvals Identified as PDs.

8.10.10.1. In order to recognize existing approvals, that do not fit into a base zoning district, the following developments that have received master plan approval prior to the effective date of this SLDC are identified on the zoning map and listed below:

1. Galisteo Basin Preserve (PD-2).
2. Aldea (PD-3).
3. Tessera (PD-4).
4. Bishops Lodge Resort (PD-5).
5. The Downs at Santa Fe (PD-6).
6. Tavelli Mixed Use Subdivision (PD-7).
7. Santa Fe Canyon Ranch (PD-8).
8. Cimarron Village (PD-9).
9. Saint Francis South Business Park (PD-10).
10. Avanti Business Park/Santa Fe Metro Center (PD-11).
11. Sunrise Springs Resort (PD-12).
12. Santa Fe Horse Park (PD-13).
13. Ten Thousand Waves Spa and Resort (PD-14).
14. Rancho Encantado Resort (PD-15).
15. Las Campanas (PD-16).

8.10.10.2. The above approved developments shall be developed in accordance with, and governed by and restricted to the densities, uses and conditions identified on the approved master plan, plat or development plan.

8.10.10.3. Expansion of existing PDs. An expansion of an existing PD is a request for any enlargement, greater density or intensity of non-residential uses, relocation, decrease in a project's size or density, or modification of any condition of a previously approved

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CERTIFICATION OF POSTING

I hereby certify that the public notice posting regarding Land Development Case # 18-5250 was posted for 15 days on the property beginning The 26 day of February 2020. **

[Signature]
Signature

*Photo of posting must be provided with certification

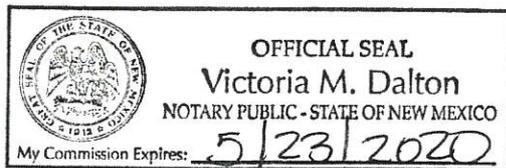
****PLEASE NOTE:** Public notice is to be posted on the most visible part of the property. Improper legal notice will result in re-posting for an additional 15 days. It is the Applicant's responsibility to ensure that the notice is on the property for the full 15 days.

STATE OF NEW MEXICO }
COUNTY OF SANTA FE }

The foregoing instrument was acknowledged before me this 26 day of February, 2020. By Heather Fuentes.

[Signature]
Notary Public

My Commission Expires:
5/23/23



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SANTA FE NEW MEXICAN

Founded 1849

J.W. SIEBERT AND ASSOC.. INC.
915 MERCER
SANTA FE, NM 87505

ACCOUNT: 2638
AD NUMBER: 0000274776
LEGAL NO 86879 P.O. #:
1 TIME(S) 73.50
AFFIDAVIT 20.00
TAX 7.05
TOTAL 90.55

AFFIDAVIT OF PUBLICATION

STATE OF NEW MEXICO
COUNTY OF SANTA FE

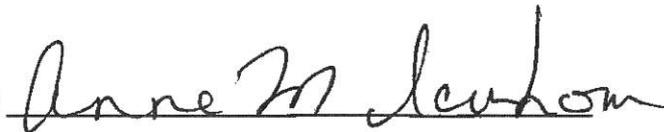
I, C. Valdez, being first duly sworn declare and say that I am Legal Advertising Representative of THE SANTA FE NEW MEXICAN, a daily newspaper published in the English language, and having a general circulation in the Counties of Santa Fe, Rio Arriba, San Miguel, and Los Alamos, State of New Mexico and being a newspaper duly qualified to publish legal notices and advertisements under the provisions of Chapter 167 on Session Laws of 1937; that the Legal No 86879 a copy of which is hereto attached was published in said newspaper 1 day(s) between 02/26/2020 and 02/26/2020 and that the notice was published in the newspaper proper and not in any supplement; the first date of publication being on the 26th day of February, 2020 and that the undersigned has personal knowledge of the matter and things set forth in this affidavit.

/s/


LEGAL ADVERTISEMENT REPRESENTATIVE

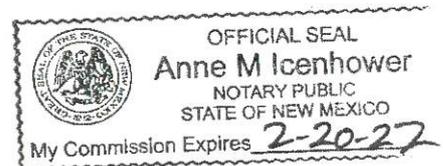
Subscribed and sworn to before me on this 26th day of February, 2020

Notary



Commission Expires:

2-20-22



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AL # 86879
Case No. 18-52550
Notice of Public
Hearing

Notice is hereby given that a public hearing will be held to consider a request by Las Campanas, LLC, Applicant, James W. Stebert & Assoc., Agent, request approval for Conceptual Plan to allow 22 residential lots to be developed in two (2) phases and three (3) variances. The three (3) variances requested for the project are from Chapter 7, Section 7.17.9.2.4, Chapter 7, Section 7.17.9.2.1 of the Sustainable Land Development Code and a variance of Ordinance 2017-7, Section 7.11.12.4. The proposal is located within the Las Campanas

Planned Development District (PD-16) on Tracts B & H of the previously approved Los Santeros Subdivision. Tract B consists of 9.83 acres and Tract H consists of 2.4 acres. The proposed development is accessed via Calle Gonzales to the east of Las Campanas within T17N, R2E Section 15, SDA-2 (Commission District 2)

A public hearing will be held at the County Administrative Building, located at 100 Cabron Street, in the main conference room, on the 2nd floor, on the 12th day of March 2020, at 3:00 p.m. on a petition to the Sustainable Land Development Hearing Officer, Santa Fe, New Mexico and on the 16th day of April 2020, at 4:00 p.m. on a petition to the Santa Fe County Planning Commission.

Continued...

Pub.: Feb. 26, 2020

...and not in any supplement: the first date of publication

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Las Campanas Master Assoc.
366 Las Campanas Dr.
Santa Fe, NM 87506

Las Campanas Sewer Cooperative
366 Las Campanas Dr.
Santa Fe, NM 87506

La Tierra Assoc. Inc
366 Las Campanas Dr.
Santa Fe, NM 87506

Las Campanas Residential Holding
C/O Menaker Consulting Inc
16 Plaza Velasquez
Santa Fe, NM 87506

Kenneth & Aurora Kirk
30 Camino de Colores
Santa Fe, NM 87506

William & Priscilla Munro
32 Camino de Colores
Santa Fe, NM 87506

Jay & Carol Williams
28 Camino de Colores
Santa Fe, NM 87506

Michael Diteresa
13607 Bermuda Dunes Dr.
Houston, TX 77069

Jack keely & Joan Watkins
34 Camino de Colores
Santa Fe, NM 87506

Ralph & Barbara List (Trustees)
11 Camino de Colores
Santa Fe, NM 87506

Andrew & Sylvana Siegel
77 Headquarters Trail
Santa Fe, NM 87506

Scott & Lovita Vandenberg
9 Camino de Colores
Santa Fe, NM 87506

Glen & Rachel Rippie
940 E. Old Elm Rd.
Lake Forest, IL 60045

The Ferman Family Trust
21 Camino de Colores
Santa Fe, NM 87506

Michel & Kathryn Hughes
7 Camino de Colores
Santa Fe, NM 87506

Robin Merlo
17 Camino de Colores
Santa Fe, NM 87506

Garet & Carolyn Reichow
PO Box 31339
Santa Fe, NM 87594

TOMAH Investments Revoc. Trust
PO Box 1369
Los Alamos, NM 87544

Thomas & Rosemary Baxter
3 Camino de Colores
Santa Fe, NM 87506

Lewis & Sharyn Ribich
108 Paseo Aragon
Santa Fe, NM 87506

Kristina & Brian Lawson
2 Plaza Velasquez
Santa Fe, NM 87506

WDS Funding
7425 E Gainey Ranch Rd. #6
Scottsdale, AZ 85258

Gloria Lieberman
8 Camino de Colores
Santa Fe, NM 87506

Andrew Ford & Martha Brown
2 Camino de Colores
Santa Fe, NM 87508

Thomas Smith & Cynthia Zeigler
105 Gunsight Hills Dr.
Sedona, AZ 86531

Lionel Garrett
300 Larsh Lane
ADA, OK 74820

Las Campanas Land Holdings LLC
4514 Travis Street
Dallas, TX 75205

Michael & Karen Lansing
95 Paseo Aragon
Santa Fe, NM 87506

Michael & Rebecca Montoya
Patrick & Lily Montoya
3050 Rio Bravo SW.
Albuquerque, NM 87105

James & Lynne Wurts
93 Paseo Aragon
Santa Fe, NM 87506

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La Tierra Assoc, Inc.
4514 Travis Street. Ste. 326
Dallas, TX 75025

Bonnie Kenny
4 Camino de Colores
Santa Fe, NM 87506

Bryan Birkeland
PO Box 823085
Dallas, TX 75382

Las Campanas
437 Las Campanas Dr.
Santa Fe, NM 87506

Northwest Residents
C/O Mona Shoup
7 Tecolote Circle
Santa Fe, NM 87506

Los Suenos Trail Alliance
C/O Steven Schwartz
10 Coppermallow Road
Santa Fe, NM 84506

Salva Tierra Homeowners Assoc.
C/O Gary Jacobs
18 Columbine Lane
Santa Fe, NM 87506

Sonrisa Homeowners Assoc.
C/O Curtis Canada
7 Cloud March E
Santa Fe, NM 87506

Yardman Inspired Builders LLC
52 Paseo de Aguila
Santa Fe, NM 87506

John Reeder
PO Box 1523
Santa Fe, NM 87504

Nathan C. Manzanares

From: Grush, Matthew, NMDOT <Matthew.Grush@state.nm.us>
Sent: Thursday, September 12, 2019 4:16 PM
To: Nathan C. Manzanares
Subject: Tierra Que Canta Subdivision 18-5250

Hello Nathan,

I have reviewed the study and the Site Threshold Assessment for the Tierra Que Canta Subdivision. The volume of traffic generated is low and reasonable. As indicated in the Traffic Study section of the report this development and traffic is consistent with the previously approved Las Companas Master Plan. No improvement to NMDOT facilities are recommend or need.

Thank you,

Matt Grush, P.E., PTOE
NMDOT District 5
Traffic Engineer

Cell 505-490-5011

matthew.grush@state.nm.us

7315 Cerrillos Rd.
Santa Fe, NM 87502-4127

A-98





September 3rd, 2019

Mr. Nathan C. Manzanares
Development Review Specialist Sr.
102 Grant Ave.
Santa Fe, NM 87501

RE: Tierra Que Canta Subdivision

Dear Mr. Manzanares,

The appropriate engineers of the New Mexico Department of Transportation have reviewed the submitted material on the above referenced development and do not have any further comments or concerns.

If there are any questions or further information needed you may contact me at (505) 670-8784 or by email at randi.estrada@state.nm.us

Sincerely,

A handwritten signature in blue ink, appearing to read "Randi", with a long, sweeping underline.

Randi Estrada
Property Management Agent

FILE #: 1797

**Michelle Lujan
Grisham**
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

Keith Mortensen
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Vacant
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

A-99



Michelle Lujan
Grisham
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

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

February 4, 2019

Victoria Dalton
James W. Siebert & Associates, Inc.
915 Mercer St, Santa Fe, NM 87505
Victoria@jwsiebert.com

Re: Log 109726, SHPO Review of proposed subdivision lots that are a section of Las Campanas development

Dear Ms. Dalton:

I am writing in response to your email in which you requested information regarding historic properties that could be affected by the above referenced project.

In order to assess the potential for the proposed project to impact historic properties, I reviewed our State Register of Cultural Properties, the National Register of Historic Places (NRHP), and our cultural resource records database. The project area, as specified on the project area USGS map you provided to SHPO, has been subject to a previous cultural resource survey and it contains one known historic property. **This property, however, has been the recipient of data recovery excavations and is no longer eligible for the NRHP.**

Also, as the project area was surveyed more than 20 years ago, there remains the potential to encounter unidentified cultural resources. If during construction activities relating to the proposed project significant archaeological materials are encountered (i.e., ceramic sherds, lithic artifacts, bone, darkly stained sediment etc.), construction activity should be stopped and our office contacted.

We can be reached at (505) 827-6320, or, if you have any concerns or questions, please contact me by phone at (505)-452-6115 or e-mail me at richard.reycraft@state.nm.us.

Sincerely,

Richard Reycraft

Richard Reycraft, PhD.
Archaeologist

A-100



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

JOHN R. D'ANTONIO JR., P.E.
STATE ENGINEER

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

August 30, 2019

Nathan Manzanares
Development Review Specialist Sr.
Santa Fe County
PO Box 276
Santa Fe, NM 87504

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Re: Tierra Que Canta at Las Campanas Preliminary Plat and Final Plat

Dear Mr. Manzanares:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer has reviewed the referenced subdivision proposal pursuant to the Santa Fe County Land Development Code and the New Mexico Subdivision Act.

Based on the information provided, this office has determined that the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses. Accordingly, a **positive** opinion is issued.

A staff memorandum providing specific comments is attached for your information. If you have any questions, please call Julie Valdez at 505-827-6790.

Sincerely,

A handwritten signature in cursive script that reads "Julie Valdez".

Molly Magnuson, P.E.

Water Use & Conservation/Subdivision Review Bureau Chief

Encl.

cc: OSE Water Rights Division, Santa Fe Office

A-101

MEMORANDUM
New Mexico Office of the State Engineer
Water Use and Conservation Bureau

DATE: August 30, 2019

TO: Molly Magnuson, P.E., Water Use and Conservation Bureau Chief

FROM: Julie Valdez, Senior Water Resource Specialist *AMU*

SUBJECT: Tierra Que Canta at Las Campanas Conceptual Plan,
Preliminary Plat, and Final Plat

SUMMARY

On August 29, 2019 the Water Use & Conservation Bureau of the Office of the State Engineer (OSE) received additional information for the Conceptual Plan, Preliminary Plat, and Final Plat for the Tierra Que Canta at Las Campanas subdivision.

This office reviewed and provided comments for the referenced subdivision on August 20, 2019. For details refer to that memo.

The applicant seeks approval from Santa Fe County (County) for a Conceptual Plan, Preliminary Plat, and Final Plat proposal. The New Mexico Subdivision Act (Act) does not require an opinion from the OSE for a Conceptual Plan or Final Plat, therefore, this opinion only concerns the Preliminary Plat.

The proposal is a request to subdivide an 11.39 acre parcel into 22 residential lots ranging in size from 0.119 to 0.190 acres. The property is located just east of the intersection of Calle Gonzales and Las Campanas Drive within Section 15, Township 17 North, Range 8 East, NMPM. The proposed water will be supplied by the Las Campanas Water and Sewer Cooperative.

The documents submitted to this office include a Disclosure Statement.

The subdivision proposal was reviewed pursuant to the Santa Fe County Land Development Code (Code) adopted by Ordinance 2016-9 dated December 13, 2016 and the New Mexico Subdivision Act (Act). Based on the information provided, the water supply proposal is in compliance with the requirements of Sections 7.13.6 and 7.13.2.3 the Code and Section 47-6-11.F (1) of the Act. Accordingly, a **positive** opinion should be issued.

WATER DEMAND ANALYSIS AND WATER CONSERVATION

Section 7.13.6 of the Code states that "*the minimum required water supply assumed to be required for developments of any type shall be 0.25 acre-feet per unit*". The proposal states that the water use per household will be restricted to 0.25 acre-feet per year, or 5.5 acre-feet per year for the entire subdivision.

WATER AVAILABILITY ASSESSMENT

The proposed water supply will be provided by the Las Campanas Water and Sewer Cooperative. A letter from the utility stating they are ready, willing, and able to provide water service for the development was included in the proposal as required by Section 7.13.2.3 of the Code.

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Section 47-6-11.F (1) of the Act requires that the developer provide documents demonstrating that water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision/development is available. The OSE then reviews the water rights and the physical water availability when issuing an opinion. Based on OSE records, the Las Campanas currently holds sufficient water rights to provide service to the proposed development.

Nathan C. Manzanares

From: Italiano, Robert, NMENV <robert.italiano@state.nm.us>
Sent: Wednesday, August 7, 2019 7:55 AM
To: Nathan C. Manzanares
Subject: Los Santeros, Tracts B & H

Good Morning Nathan,

Regarding liquid waste disposal for the Los Santeros Tracts B & H (Tierra Que Canta at Las Campanas) application; per the letter dated January 30, 2019 from the Las Campanas Water and Sewer Cooperative, this development will be served by the Las Campanas Water and Sewer Cooperative for water and sewer service.

Therefore, it appears that if all new residences are connected to this system there will be no need for permitting from this office for liquid waste disposal.

Please let me know if you have any questions.

Best Regards.

Robert Italiano, Manager
District 2, Environmental Health Bureau
New Mexico Environment Department
2540 Camino Edward Ortiz
505-827-1840
Robert.Italiano@state.nm.us



Innovation, Science, Collaboration, Compliance

A-164

Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Rudy N. Garcia
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

**PUBLIC WORKS DIVISION
MEMORANDUM**

Date: August 13, 2019

To: Nathan Manzanares, Senior Development Review Specialist

From: Johnny P. Baca, Traffic Manager Public Works 

Re: Case # 18-5250 Tierra Que Canta Subdivision Conceptual Plan, Variance Preliminary & Final Plat

The referenced project has been reviewed for compliance of the Santa Fe County Sustainable Land Development Code (SLDC), and shall conform to roads and driveway requirements of the Sustainable Design Standards **Chapter 7.4 (Access and Easements)**, in which the roadway/driveway needs to conform. The referenced project is zoned Planned Development District Las Campanas (PDD-16) The 11.39 acre Subdivision consist of 22 lots, located on Tract B & H of the existing Los Santeros at La Campanas. (Commission District 2), within Section 15, Township 17 North, and Range 8 East. (SDA 2)

Access:

The applicant is proposing to access the 11.99 acre Tierra Que Canta Residential Subdivision property from Calle Gonzales. The applicant's access off of Calle Gonzales is a private road and is maintained by the Las Campanas Homeowners Association (Not County Maintained). Therefore Santa Fe County Public Works can support this development and has no further comments.

Conclusion:

SFCPW has reviewed this submittal and can support this development as proposed.

A-105

Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Rudy N. Garcia
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Subdivision Development Review

Date	August 15, 2019		
Project Name	Tierra Que Canta		
Project Location	Los Santeros at Las Campanas		
Description	Conceptual Plan, Variance Request, Preliminary and final Subdivision Plat	Case Manager	N. Manzanares
Applicant Name	Jay Rembe	County Case #	18-5250
Applicant Address	1718 Central SW Suite A Albuquerque 87104	Fire District	Agua Fria
Applicant Phone	505-4537164		

Project Status: Approved Approved with Conditions Denial Incomplete

Compliance with the Santa Fe County Ordinance 2018-8 and Fire Code

Development plan review documents are approved with the intent that such documents comply in all respects with the Santa Fe County Fire Code and Ordinance 2018-8. Review and approval by the fire code official or his designee shall not relieve the applicant of the responsibility of compliance with the Santa Fe County Fire Code and Ordinance 2018-8

Please note that any deviation to the submitted and approved plans without the consent of the Santa Fe County fire code official or his designee will render this approval null and void.

Conditions of Approval (page 2)

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Fire Apparatus Access Roads

Shall comply with the 2015 International Fire Code Chapter 5 Section 503 and Appendix D

Premise Identification

Shall comply with the 2015 International Fire Code Chapter 5 Section 505.

Fire Protection Water Supplies

Shall comply with the 2015 International Fire Code Chapter 5 Section 507.

Restricted Access/Gates/Security Systems

Shall comply with the 2015 International Fire Code Chapter 5 Section 503.

Vegetation Management Plan

Shall comply with Santa Fe County Ordinance 2018-8 and the 2015 International Wildland Urban Interface Code.

Final Status

Recommendation for Development Plan approval with the above conditions applied.

Jaome R. Blay

Santa Fe County Fire Marshal

August 15, 2019

Date

A-167

Nathan C. Manzanares

From: Ted Chlastawa
Sent: Friday, September 6, 2019 9:37 AM
To: Nathan C. Manzanares
Subject: FW: 18-5250 Tierra Que Canta Water Budget served water and sewer by Las Campanas
Attachments: Tierra Que Canta Water Budget & Disclosure Statement.pdf

Nathan,

I reviewed the Water Budget for the Tierra Que Canta Subdivision in Las Campanas (18-5250) located on parcels 910002075 and 910002078.

The Development Plan proposes to use Las Campanas Water and Sewer Coop to supply their needs.

The proposed water budget for each of the 22 lots is 0.25 acre-foot per year.

Pursuant to Section 7.13.6 of the SLDC, the water budget for the property is acceptable.

Ted Chlastawa

Utilities Engineer
Santa Fe County Utilities
Ph. 505-992-3045
424 NM SR 599
Santa Fe, NM 87504

From: Nathan C. Manzanares
Sent: Thursday, August 29, 2019 11:43 AM
To: Ted Chlastawa
Subject: 18-5250 Tierra Que Canta Water Budget served water and sewer by Las Campanas

Ted,

Attached is the Water Budget for the Tierra Que Canta Subdivision in Las Campanas (18-5250), let me know if you have any questions.

Thanks.

Nathan C. Manzanares

(505) 986-6307
Senior Development Review Specialist
Growth Management Dept.
Santa Fe County
102 Grant Ave, Santa Fe, NM



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The traffic generation for this project was not sufficient to trigger a traffic impact assessment prepared by a Professional Engineer since the NMDOT allows for site threshold assessments to be submitted in lieu of a Traffic Impact Analysis (TIA) for developments that less than 25 peak hour total trips.

CONCEPTUAL WATER BUDGET

Each lot within the Tierra que Canta Subdivision will be restricted to .25 acre feet of water.

$$.25\text{afy} \times 22 \text{ lots} = 5.5 \text{ acre feet}$$

A utility service agreement will be submitted with the application for preliminary and final subdivision.

TERRAIN MANAGMENT

A variance is requested for the disturbance of slopes as described on page two of this report under development request.

Disturbed areas will be stabilized at the end of construction for each phase of development. A Storm Water Pollution Prevention Plan (SWPPP) will be submitted with the subdivision application.

ENVIRONMENTAL REVIEW

Archaeology

An archaeological report was submitted and approved by the State Historic Preservation Office as part of the Las Campanas master plan approvals. One site was found on the property and has been mitigated per state standards. There are no longer any sites of historical significance within the boundary of the two tracts. The letter from the State Historical Protection Office is included as Appendix E

Vegetation

The site is predominately pinon and juniper complex with the following shrubs and forbs also located on the two tracts.

- Blue grama
- One-seed juniper
- Pinon pine
- Bottlebrush squirrel tail
- Broom Snakeweed
- Ring Muhly

A-109

Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Rudy Garcia
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

Date: September 13, 2019

To: Nathan Manzanares, Development Review Specialist
Vicki Lucero, Building and Development Manager

From: Planning Division

Item: Tierra Que Canta Subdivision 18-5250

Background:

Staff has reviewed the Tierra Que Canta Subdivision for a Conceptual Plan, Variance of Steep Slope Disturbance, Preliminary and Final Plat. The proposed site is within PD 16 Las Campanas.

Planning Review:

The property site is located on either side of Calle Gonzales to the east of Las Campanas Drive. The Master Plan for Las Campanas shows that these two tracts were approved for 22 dwelling units. The project is proposed in two phases, Phase s1 consists of 9 lots on Tract B and 2 lots on Tract H. Phase 2 will consist of 13 additional lots on Tract H. The applicant is also requesting a variance of disturbance of 30 percent slopes in multiple areas of Tract B and Tract H.

Planning staff has reviewed the application and Variance request. Planning staff have no concerns regarding the application so long as design guidelines are met.

A-110



SANTA FE – POJOAQUE SOIL AND WATER CONSERVATION DISTRICT

SUPERVISORS
Alfredo Roybal
José Varela López
Sigmund Silber
Shann Stringer
Tim Henry
Champe Green

4001 Office Court Dr. # 1001
Santa Fe, New Mexico 87507-4929
Telephone (505) 471-0410 Extension 107

August 28, 2019

Nathan C. Manzanares
Development Review Specialist Sr.
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87504

Re: Case #18-5250 Tierra Que Canta Subdivision, Conceptual Plan, Variance, Preliminary and Final Plat

Dear Mr. Manzanares:

Upon review of the aforementioned submittal, Santa Fe-Pojoaque Soil and Water Conservation District (SWCD) finds no deficiencies with regard to terrain management, nor flood control, as outlined in Sections 7.17 and 7.18 respectively, of the Sustainable Land Development Code.

However, there was no information provided in the submittal with regard to soils in the proposed subdivision. I do know that many of the soils in the Las Campanas area are well drained with low runoff potential, but cannot be certain that this particular tract of land has the same properties and qualities. Therefore it is important that a soils map be submitted as part of this application.

If there are any questions of the SWCD please don't hesitate to call me at (505) 660-5828 or by email at josevarelalopez@aol.com

Sincerely,

José J. Varela López
Vice-chairman
Santa Fe-Pojoaque SWCD

cc: Santa Fe-Pojoaque Board of Supervisors

A-111

Nathan C. Manzanares

From: George Shoup <gjshoup@gmail.com>
Sent: Monday, March 2, 2020 3:01 PM
To: Nathan C. Manzanares; Penny Ellis-Green
Subject: Fwd: Rembe

Warning:

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Jay Rembe subdivision in Las Campanas (Tierra Que Canta, case #18-5250)

Nathen:

Thank you for meeting with me last month. I appreciate your time and the good information. I hope to attend the meeting with the Hearing Officer on March 12. Can you please make the Hearing Officer aware of these concerns?

Problems with the Rembe development proposal:

1. Rembe did not present clear and meaningful information at the Pre-application neighborhood meeting. Maps were not available showing the location of slopes greater than 30 degrees. Maps were not available showing the location of ridge tops as defined by the SLDC. Maps were not available showing the portions of the property that would be mass graded.
2. Two ravines traverse the site creating slopes in excess of 30 deg.
3. Soil conditions are soft and spongy on all slopes. No soil boring data and analysis presented.
4. 22 properties on 11 acres is excessive on the site, where a significant percentage of the land exceeds 30% slopes.
5. Rembe stated verbally he would save every tree he could, but mass grading would be required because the lots are so close together.
6. Rembe stated he would have to build a number of 2 story homes if he does not get variances to the SLDC. Las Campanas does not permit 2 story homes.

George Shoup

A-112



WAYNE & ULRIKE CARSON
37 SUNFLOWER DRIVE
SANTA FE, NM 87506
(505) 982-6488

February 10, 2020

Ms. Perry Ellis-Green - Director
Santa Fe County Land Use
100 Catron Street (2nd Floor)
Santa Fe, NM 87501

Re: Proposed variance for Tracts B & H in Los Santeros

Dear Ms. Green:

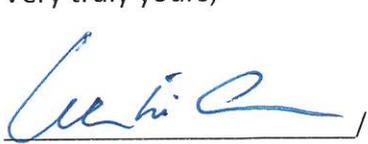
My wife and I are Los Campanas residents and oppose any variance to the above Tracts. The only benefit to the granting off such variances would flow to the Devenoper, Rembe Las Campanas, LLC (Rembe), Not to Las Campanas,, the surrounding communities or the residents of the County.

It appears Rembe has already sought, and obtained, a density variance in the past similarly to their advantage ad to our disadvantage at no cost except filing and attorney fees. Rembe wishes to desecrate the lad for its gain and leave us, Santa Fe County residents, with the fallout. What kind of a "Deal" is it where Rembe gets more money and we nothing. If that is the way the County does business, I'd like to set up a personal appointment to discuss a couple of things with County Officials. I promise it will not take long and I will pay any application fees.

Rembe bought the property "as is" and it should remain as is.

They got more units they can build on, no more. Deny the application.

Very truly yours,



Ulrike Carson

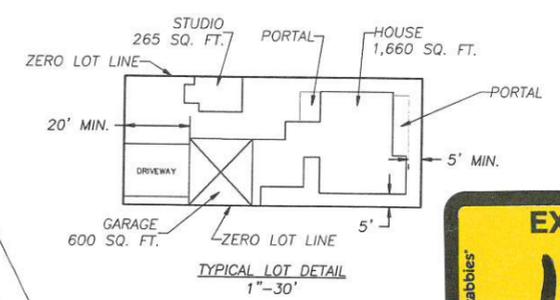
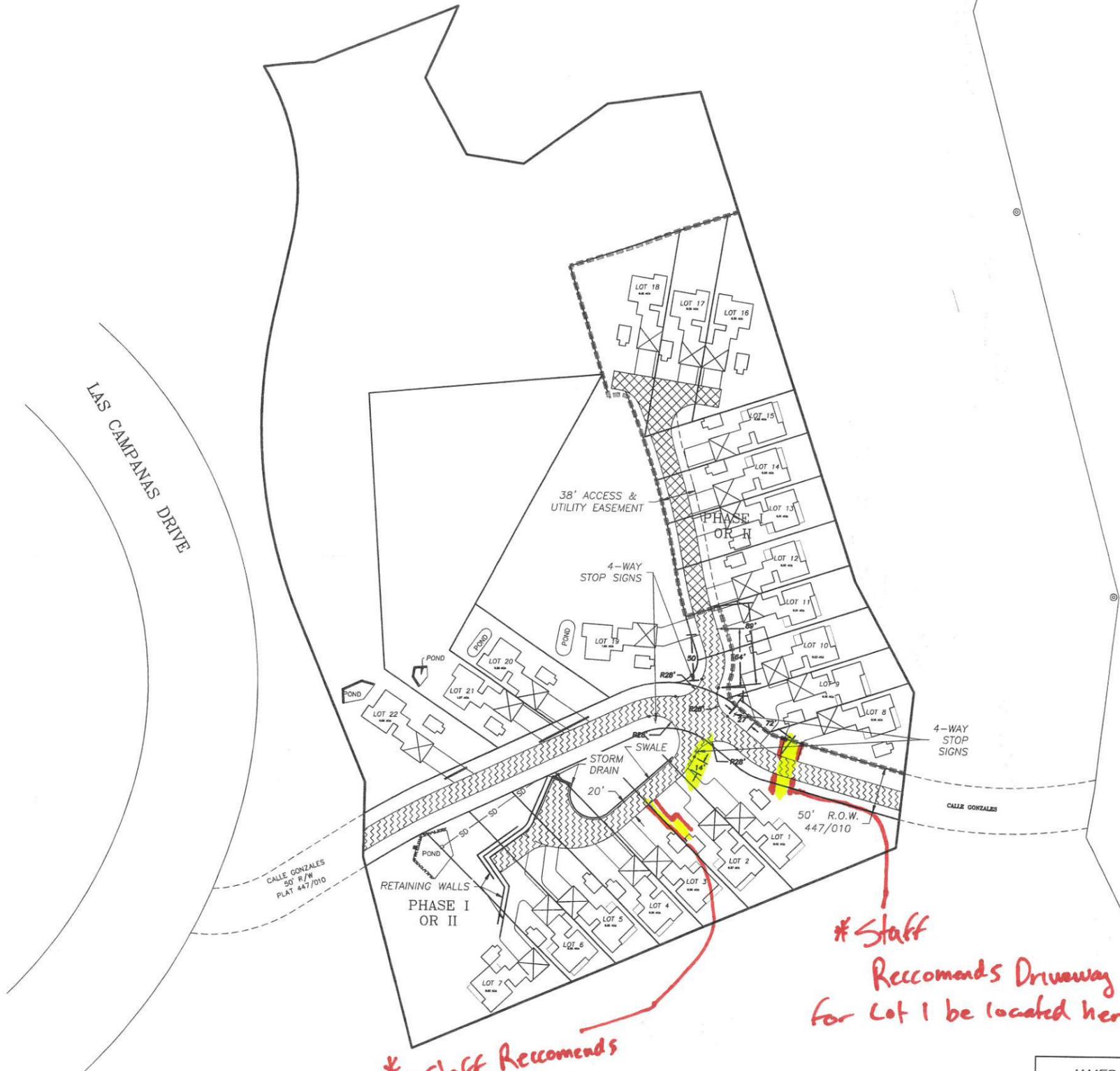


Wayne Carson

A-113

SITE DATA:
 LOT H AREA: 8.99 AC±
 LOT B AREA: 2.40 AC±
 NO. OF LOTS: 22
 SMALLEST LOT: 0.20 AC±
 LARGEST LOT: 4.03 AC±
 PHASE I OR II: LOTS 1-7 & 19-22
 PHASE I OR II: LOTS 8-18

LEGEND:
 DENOTES PHASE I ROAD
 DENOTES PHASE II ROAD



** Staff Recommends Driveway for Lot 1 be located here.*

** Staff Recommends Driveway for Lot 2 be located here.*

A-114

EXHIBIT
16

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE, NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	TIERRA QUE CANTA	SCALE: 1"=60'	DATE: JULY 2019	NORTH: 
	SITE PLAN	DRAWN BY: HF	CHECKED BY: JWS	SHEET: P-4