

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

DATE: February 12, 2019

TO: Board of County Commissioners

FROM: Nathan Manzanares, Senior Development Review Specialist



VIA: Katherine Miller, County Manager
Penny Ellis-Green, Growth Management Director
Vicki Lucero, Building and Development Services Manager

PEO

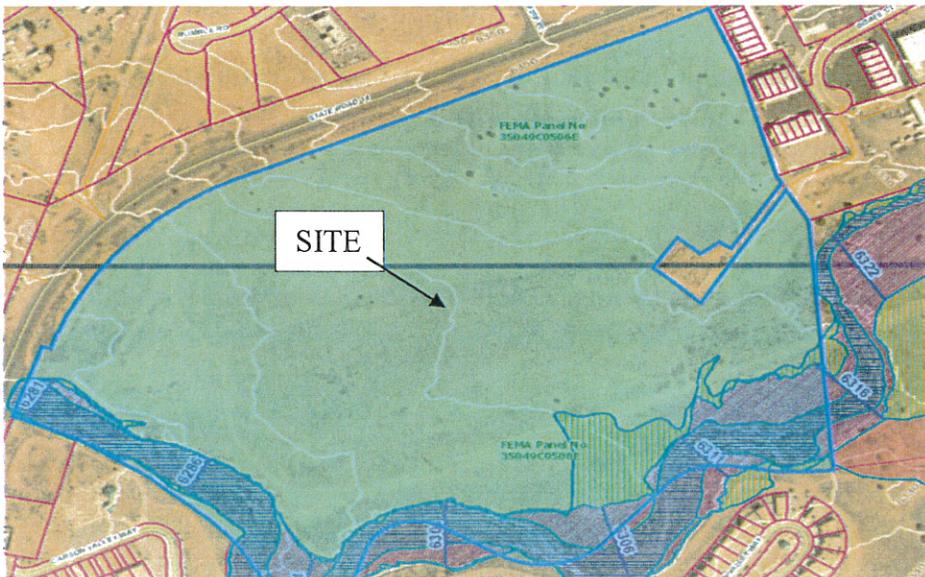
PEO
AVL

FILE REF.: BCC Case # SLTE 16-5091,
Turquoise Trail Subdivision – North Phase Plat Extension

ISSUE:

RCS-Turquoise Trail South I, LLC, Applicant, Jenkins Gavin, Agent, requests a plat extension of the Turquoise Trail North Phase Subdivision, consisting of 290 dwelling units on 101.49 acres (“Project”). (Exhibit 1) The Project is located in the Community College District, which is a Planned Development District located east of State Road 14 and north of Vista del Monte, within Sections 24 and 25, Township 16 North, Range 8 East SDA-1 (Commission District 5). The Project also is located in a Village Zone comprised of three (3) sub-districts: (1) Neighborhood (31.10 acres); (2) Neighborhood Center (8.67 acres); and (3) Open Space and Fringe Zone (61.72 acres). The request was submitted on December 4, 2018.

Vicinity Map:



HISTORY:

The history of the Project is as follows:

On September 10, 2002, the Board of County Commissioners (“BCC”) approved the Master Plan for the Thornburg Master Plan, a mixed-use development consisting of 294 residential units and 1,480,050 square feet of commercial space on 224 acres.

On October 12, 2004, the BCC approved an amendment to the Thornburg Master Plan to increase the number of residential units to 512 and to decrease the commercial space to 711,150 square feet.

On September 10, 2005, the BCC approved the Preliminary Plat, Final Plat, and Development Plan for the Turquoise Trail Subdivision South Phase, consisting of 222 single family residential units, (164 Single Family Lots and 8 Condominium units) The survey plat for the South Phase has been recorded.

On February 14, 2006, the BCC approved the Preliminary Plat, Final Plat, and Development Plan for the Turquoise Trail Subdivision North Phase, consisting of 290 residential units (178 single family residential lots, 100 multi-family units, and 12 live/work units) and a 1.39-acre commercial tract. (Exhibit 4)

On December 13, 2016, pursuant to the Sustainable Land Development Code (“SLDC”), Ordinance 2015-11, Section 14.9.9 (Conceptual Plan), the BCC approved the Conceptual Plan for the Turquoise Trail Subdivision North Phase, which called for development in eight (8) phases:

- Phase 1 – 30 single family residential lots, including 5 affordable lots;
- Phase 2 – 30 single family residential lots, including 5 affordable lots;
- Phase 3 – 36 single family residential lots, including 5 affordable lots;
- Phase 4 – 52 single family residential lots, including 8 affordable lots, and 1 multi-family tract (23 multi-family apartment units);
- Phase 5 – 32 single family residential lots, including 4 affordable lots;
- Phase 6 – 32 single family residential lots, including 5 affordable lots;
- Phase 7 – 34 single family residential lots, including 5 affordable lots; and
- Phase 8 – 21 single family residential lots, including 3 affordable lots.

The approved Conceptual Plan also:

- a) Modified the unit mix to increase unit marketability, e.g., 267 single family residential lots and 1 multi-family tract (23 multi-family apartment units) instead of 178 single family lots, 100 multi-family units, and 12 live/work units;
- b) Expanded the width of the streets; and
- c) Replaced the 1.39-acre commercial tract with a 23-unit apartment complex. (Exhibit 2)

The BCC also issued a Final Order approving the Preliminary Plat for the eight (8) phases and the Final Plat for Phase 1. (Exhibit 3)

SUMMARY:

The SLDC, Ordinance No. 2016-9, Sections 5.7.11 and 5.8.7, address the expiration of Preliminary and Final Plats.

Section 5.7.11. states:

An approved or conditionally approved preliminary plat shall expire unless the applicant obtains a development order granting approval of the final plat within twenty-four months (24) from the date of preliminary plat approval or conditional approval. Prior to the expiration of the approved or conditionally approved preliminary plat, the applicant may submit an application for extension, for approval by the Board, for a period of time not to exceed a total of thirty-six (36) months from the original approval date. No further extension shall be granted under any circumstances and the preliminary approval shall become null and void upon expiration of the preliminary plat. No application for final plat approval shall be allowed to be submitted after the preliminary plat has expired. The expiration of the approved or conditionally approved preliminary plat shall terminate all proceedings on the subdivision, and no final plat shall be filed without first processing a new preliminary plat. (Exhibit 4)

Section 5.8.7. states:

Any approved or conditionally approved final plat, shall be recorded within twenty-four (24) months after its approval or conditional approval or the plat shall expire. Prior to the expiration of the final plat, the subdivider may request, from the Board, an extension of the final plat for a period of time not exceeding thirty-six (36) months. (Exhibit 5)

The Applicant requests a three (3) year extension of the Preliminary Plat for the eight (8) phases and the Final Plat for Phase 1. In support of the request, the Applicant states that "Price Development Group is currently in the process of purchasing the property and is preparing to submit an amendment to the previously approved plan from 2016. The requested time extension will allow an extra 36-month for the new ownership to obtain the necessary approvals and begin construction of the project."

Applicant authorized Jenkins Gavin to file the request to extend the date to record the Preliminary and Final Plats. (Exhibit 6)

Applicant satisfied the notice requirements of the SLDC, Section 4.6.3 (General Notice of Application Requiring a Public Hearing). Applicant submitted an affidavit stating that notice was posted at the property for twenty-one (21) days before the hearing, beginning on January 16, 2019, published in the Santa Fe New Mexican on January 22, 2019, and sent to owners of land within 500 feet of the property. (Exhibit 7)

STAFF RECOMMENDATION:

Staff recommends approval of Applicant’s request for a three (3) year extension of the Preliminary and Final Plats subject to conditions set forth below.

When the BCC approved the Conceptual Plan in 2016, Applicant was obligated to obtain wastewater services from the City of Santa Fe. County Utilities now provides that service to the Project area. The SLDC, Section 5.8.4.5.2, states: “For subdivisions connecting to a public wastewater system, a wastewater collection agreement shall be entered into at or prior to Final Plat approval by the Board.” Therefore, Applicant must enter into a wastewater collection agreement with County Utilities prior to recording the Final Plat.

Conditions for Plat Extension for Turquoise Trail Subdivision North Phase

1. Applicant shall comply with all previously imposed conditions of the Thornburg Master Plan, Conceptual Plan, and Preliminary and Final Plats.
2. Applicant shall comply with all review agency conditions, which shall be noted on the recorded Preliminary and Final Plats and Development Plan.
3. Applicant shall record the Preliminary and Final Plats and Development Plan with the County Clerk.
4. Applicant shall submit a financial guarantee in an amount sufficient to ensure completion of all required improvements prior to recording the Final Plat.
5. Applicant shall connect all units to County Utilities at its own expense.
6. Applicant shall enter into a wastewater service agreement with County Utilities prior to recording the Final Plat.
7. Applicant shall design, bond, and construct the pedestrian bridge during Phase 1.

EXHIBITS:

1. Applicant’s Request
2. Final Order
3. Conceptual Plan
4. SLDC, Section 5.7.11
5. SLDC, Section 5.8.7
6. Agent’s Consent Authorization
7. Legal Notice



JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

November 26, 2018

Vicki Lucero, Building and Development Service Manager
Growth Management Division
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87501

**RE: Turquoise Trail North Residential Subdivision (Case #CP/S 16-5090)
Time Extension Request**

Dear Vicki:

In accordance with the provisions of SLDC§5.8.7, this letter is respectfully submitted on behalf of RCS – Turquoise Trail South, LLC and Price Land Development Group to request a 36-month time extension for the Turquoise Trail North Preliminary Subdivision Plat and Final Subdivision Plat for Phase I (“the Project”), to be considered at the Board of County Commissioners (“BCC”) meeting of January 8, 2019.

The Project was approved by the Board of County Commissioners on December 13, 2016. The Final Order was recorded on February 1, 2017. As the Project was never constructed, the approval will expire 24 months after recordation of the Final Order, on January 31, 2019. Price Development Group is currently in the process of purchasing the property and is preparing to submit an amendment to the approved plans as presented at the TAC meeting on November 15, 2018. The requested time extension will allow an extra 36 months for the new ownership to obtain the necessary approvals and begin construction of the Project.

The following documentation is submitted herewith for your reference:

1. Development Review Application
2. Final Order for Case #CP/S 16-5090
3. Letters of Authorization
4. Approved Subdivision Plans
5. Application fee in the amount of \$300.00.

Your consideration of this request is greatly appreciated. Please let me know if you have any questions or need additional information. Thank you.

Sincerely,

Jennifer Jenkins



Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

CASE NO. CP/S 16-5090
TURQUOISE TRAIL NORTH RESIDENTIAL SUBDIVISION
RCS-TURQUOISE TRAIL SOUTH I, LLC, APPLICANT
SOMMER KARNES & ASSOCIATES LLP, AGENT

BOARD OF COUNTY COMMISSIONERS

THIS MATTER came before the Santa Fe Board of County Commissioners (BCC) for hearing on December 13, 2016, on the Application of RCS-Turquoise Trail South I, LLC, (Applicant) for Conceptual Plan, Preliminary Plat and Final Plat approval for Phase 1 and to phase the previously approved Turquoise Trail North residential subdivision (290 dwelling units on 101.49 acres) into 8 phases, to modify the approved housing types, and to re-designate the commercial lot to a multi-family lot with 23 dwelling units in accordance to Chapter 14, Section 14.9.9, Conceptual Plan, and Preliminary Plat approval for all 8 phases in accordance to Chapter 5, Section 5.7, Preliminary Plat and Final Plat approval of Phase 1, consisting of 30 residential units in accordance to Chapter 5, Section 5.8, Final Plat of Ordinance No. 2015-11, the Santa Fe County Sustainable Land Development Code (SLDC). The property is located in the Community College District, East of State Road 14 and North of Vista Del Monte, within Sections 24 and 25, Township 16 North, Range 8 East (Commission District 5).

The BCC, having reviewed the application, staff reports, and having conducted a public hearing on the application, finds that the application is well-taken and recommends approval and makes the following findings of fact and conclusions of law:

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505-995-2740 www.santafecountynm.gov

6



1. The Applicant requested Conceptual Plan approval, to phase the previously approved Turquoise Trail North residential subdivision (290 dwelling units on 101.49 acres) into 8 phases, to modify the approved housing types, and to re-designate the commercial lot to a multi-family lot with 23 dwelling units.

2. The Application also included Preliminary Plat approval for all 8 phases and Final Plat approval for Phase 1, which consists of 30 residential lots.

History of the Project

3. On September 10, 2002, the BCC granted Master Plan approval for a mixed-use development consisting of 294 residential units and 1,480,050 square feet of commercial space on 224 acres, known as the Thornburgh Master Plan.

4. On October 12, 2004, the BCC granted approval of a Master Plan Amendment to the previously approved Thornburgh Master Plan to allow an increase in the number of residential units to 512 and to decrease the amount of commercial square footage from 1,480,050 square feet to 711,150 square feet.

5. On September 10, 2005, the BCC granted Preliminary Plat, Final Plat and Development Plan approval for the South Phase of the Turquoise Trail subdivision, which consisted of 222 residential units.

6. On February 14, 2006, the BCC approved the Preliminary Plat, Final Plat and Development Plan for the Turquoise Trail North subdivision (North Phase) consisting of 178 single family lots, 100 multi-family units, 12 live/work units for a total of 290 residential units and a 1.39 acre commercial tract on 101.49 acres.

7. On June 23, 2016, an Application for a Conceptual Plan to phase the previously approved Turquoise Trail North residential subdivision into 8 phases, to modify the approved

housing types, and to re-designate the commercial lot to a multi-family lot with 23 dwelling units on 101.49 acres was presented to the Hearing Officer. The Hearing Officer supported the request.

8. On August 18, 2016, the Planning Commission recommended approval of the Conceptual Plan to phase the previously approved Turquoise Trail North residential subdivision into 8 phases, to modify the approved housing types, and to re-designate the commercial lot to a multi-family lot with 23 dwelling units on 101.49 acres.

9. The applicable requirements under the Santa Fe County Sustainable Land Development Code, Ordinance No. 2015-11 (SLDC), which governs this Application are as follows:

a. Chapter 14, Section 14.9.9.1, 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.

b. Chapter 14, Section 14.9.9.2, Applicability.

A conceptual plan is required for the following developments:

1. All subdivisions containing more than 24 lots,
2. All developments in [Mixed-use, Public Institutional, Industrial, Industrial Light, Commercial General, Commercial Neighborhood] that are to be built in phases,
3. All new [Planned Developments],
4. All developments in the CCD in accordance with Section 8.10.3 of the SLDC.

c. Chapter 5, Section 5.7.1, Preliminary Plats (Major Subdivision), Applicability,

Preliminary plat approval is required for all major subdivisions in accordance with this section.

d. Chapter 5, Section 5.7.2, Application,

An application for preliminary plat approval shall be filed with the Administrator and include all information and submittals required by this Chapter and any additional submittals required by the Administrator as provided in this application form.

- e. Chapter 5, Section 5.7.12, Phased Development,
The Board may approve a sectionalized phasing plan extending the effective period of the preliminary plat approval where it is the intent of the applicant to proceed to a final plat covering only a section or phase of the site at any one time. Each filing of a final plat shall extend the expiration of the approved or conditionally approved preliminary plat for an additional thirty-six (36) months from the date of its expiration or the date of the previously filed final plat, whichever is later. Once a preliminary plat has expired, the phased preliminary plat approval development order shall be null and void.
- f. Chapter 5, Section 5.8.1, Final Plat, When Required,
Final plat approval is required for all subdivisions, both major and minor. No final plat shall be recorded until a final plat has been approved as provided in this section, or in the case of a minor subdivision as provided in Section 5.6.
- g. Chapter 5, Section 5.8.2, Application,
An application for final plat approval shall be filed with the Administrator and include all information and submittals required by this Chapter. If the approved preliminary plat permitted phasing or sectionalizing, the applicant shall submit an application only for the phase(s) proposed.
- h. Chapter 5.8.3 Compliance with Preliminary Plat (Major Subdivisions),
The final plat for a major subdivision shall conform to the approved amended preliminary plat, including all conditions and mitigation requirements contained within the development order approving the preliminary plat. No deviation from the approved or approved amended preliminary plat, together with all conditions and mitigation requirements, shall be authorized to be granted at final approval; any deviation from the development order granting the preliminary plat approval shall require an amendment.

10. At the public hearing before the Board on December 13, 2016, staff recommended approval of the Conceptual Plan to phase the previously approved Turquoise Trail North residential subdivision (290 dwelling units on 101.49 acres) into 8 phases, to modify the approved housing types, and to re-designate the commercial lot into a multi-family lot (23 dwelling units).

11. Staff also recommended approval of the Preliminary Plat approval for all 8 phases and Final Plat approval for Phase 1, consisting of 30 residential lots subject to the following conditions:

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505-995-2740 www.santafecountynm.gov

1. Compliance with applicable review comments from the following:
 - a) NMDOT
 - b) NMED
 - c) OSE
 - d) SHPO
 - e) County Public Works
 - f) County Fire Marshal
 - g) County Utilities
 - h) County Planning
 - i) Soil and Water
 - j) Santa Fe Public Schools
 - k) County Open Space and Trails
 - l) County Affordable Housing
2. Conceptual Plan , Preliminary Plat and Final Plat with appropriate signatures shall be recorded with the County Clerk's office.
3. Drainage swales between lots shall not be impeded in order to allow drainage to the ponds and shall be noted in the Special Notes and Conditions box on the plat of survey.
4. Access permit issued by NMDOT and design for new access points must be submitted prior to any Development Permit issuance.
5. Compliance with the phasing schedule per Chapter 5, Section 5.7.12 (Phased Development) to file a final plat every 36 months.
6. The Applicant shall enter into a Subdivision Improvement Agreement with the County for completion of all subdivision improvements on-site and off-site, this agreement shall be signed by the Administrator, recorded and referenced on the plat.
7. The subdivision signage design must be submitted at the time of permitting Phase 1.
8. Street lamps shall not exceed 16 feet in height.

12. In support of the Application, the Agent stated that the Applicant is in agreement with the conditions. No one from the public spoke in opposition or support of this Application.

WHEREFORE, the Board of County Commissioners for the County of Santa Fe hereby approves the Conceptual Plan to phase the previously approved Turquoise Trail North residential subdivision (290 dwelling units on 101.49 acres) into 8 phases, to modify the approved housing types , to re-designate the commercial lot into a multi-family lot (23 dwelling units), Preliminary Plat approval for all 8 phases and Final Plat approval for Phase 1, consisting of 30 residential lots, subject to the conditions set forth in Paragraph 11. The motion to approve passed by a unanimous 5-0 vote.

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505-995-2740 www.santafecountynm.gov

IT IS SO ORDERED.

This Order was adopted by the Commission on this 31st day of January, 2017.

THE SANTA FE BOARD OF COUNTY COMMISSIONERS

[Signature]
Chairperson

Henry P. Roybal
Print Name

ATTEST:

[Signature]
Geraldine Salazar, County Clerk



APPROVED AS TO FORM:

[Signature]
Gregory S. Shaffer, County Attorney

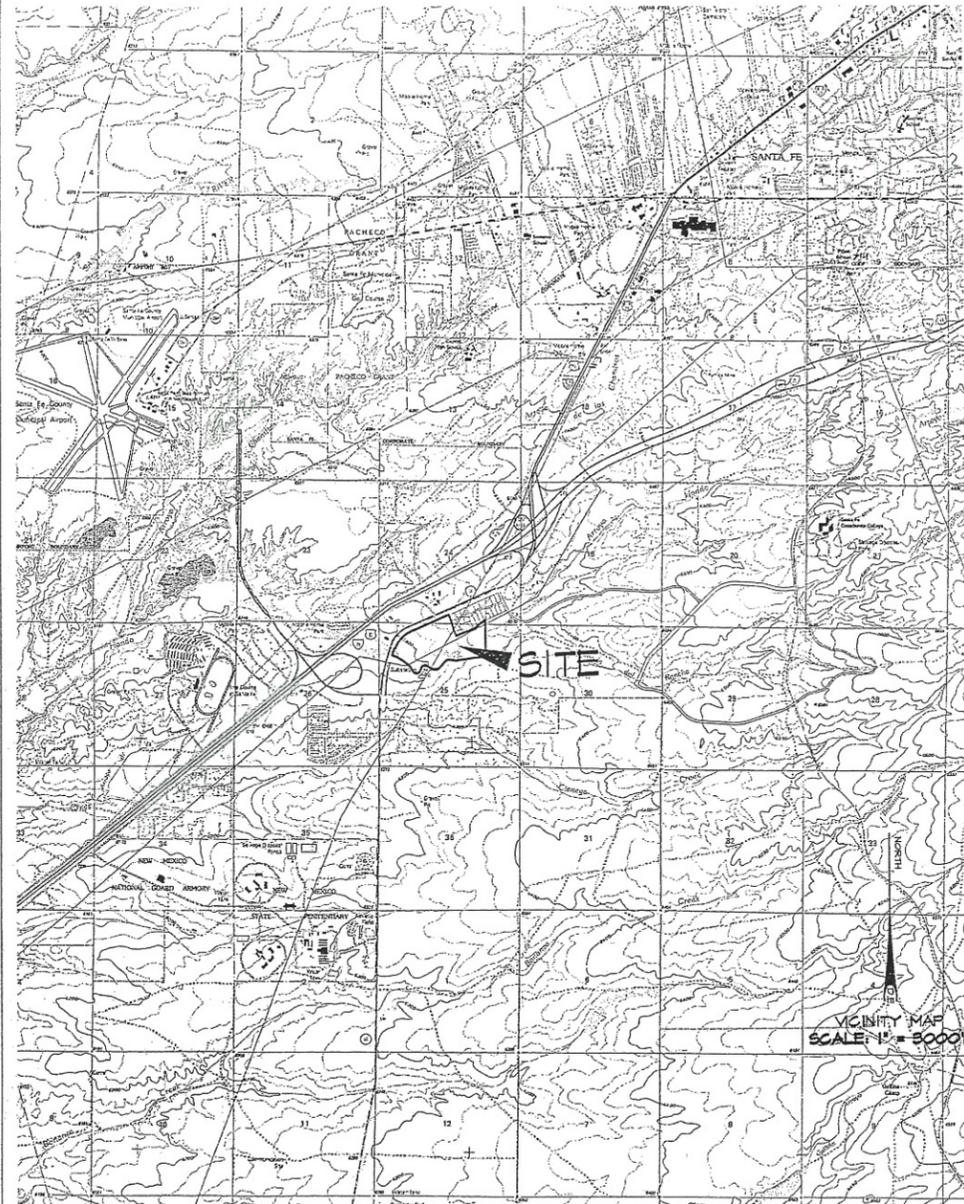
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC ORDER
PAGES: 6

I Hereby Certify That This Instrument Was Filed for
Record On The 1ST Day Of February, 2017 at 09:20:18 AM
and Was Duly Recorded as Instrument # 1816455
of The Records Of Santa Fe County



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



TURQUOISE TRAIL NORTH

CONCEPTUAL PLAN, PRELIMINARY PLAT PH I-8 AND FINAL PLAT PH I

SANTA FE, NEW MEXICO

SECTIONS 24 & 25, T.16 N, R.8 E., NMPM
SANTA FE COUNTY, NEW MEXICO
AUGUST, 2016

SHEET LIST

- 1 COVER
- 2 CONCEPTUAL PLAN
- 3 PHASING PLAN
- 4 SFCOD ORDINANCE LAND USE ZONING MAP
- 5 REFINED LAND SYSTEM MAP
- 6 FINAL DEVELOPMENT PLAN
- 7A-7C EXISTING CONDITIONS, SLOPE ANALYSIS & SOIL TYPE
- 8A-8G PRELIMINARY SUBDIVISION PLAT
- 9A-9E FINAL SUBDIVISION PLAT PHASE I
- 10 ROADWAY TYPICAL SECTIONS
- 11A-11E SIGNING, LIGHTING AND PAVEMENT MARKING PLANS
- 12A-12B STRUCTURAL DETAILS
- 13A-13C OPEN SPACE, TRAILS AND PARKS PLAN AND LANDSCAPE PLAN
- 13D TRAIL & PARKS PHASING PLAN
- 14A-14C MASTER UTILITY PLAN
- 15A SANITARY SEWER PLAN INDEX SHEET
- 15B-D SANITARY SEWER PLAN
- 16A WATER & FIRE PROTECTION INDEX SHEET
- 16B-E WATER & FIRE PROTECTION PLAN
- 17 DRY UTILITY PLAN
- 18A-18D DRAINAGE PLAN
- 19A-19N LOT GRADING PLAN
- 20A-20L ROAD PLAN & PROFILES
- 21A-21B SANITARY SEWER PLAN AND PROFILE-VISTA CHAMISA & OFFSITE WEST
- 21C-21D SANITARY SEWER PLAN AND PROFILE - DESERT WILLOW
- 21E SANITARY SEWER PLAN AND PROFILE - HORIZON CREST
- 21F SANITARY SEWER PLAN AND PROFILE - DESERT SUNFLOWER
- 21G SANITARY SEWER PLAN AND PROFILE - PEBBLE CREEK
- 21H SANITARY SEWER PLAN AND PROFILE - STARFLOWER COURT & SUNBURST COURT
- 21I SANITARY SEWER PLAN AND PROFILE - MISSION HILLS & OFF ROAD EAST
- 21J SANITARY SEWER PLAN AND PROFILE COPPER WIND, CEDER ROCK & SUN VALLEY
- 21K SANITARY SEWER PLAN AND PROFILE OASIS SPRINGS
- 22 GENERAL CONSTRUCTION NOTES
- 23A-23C OFFSITE ROAD IMPROVEMENTS
- 24A-24H SANTA FE COUNTY UTILITY DETAILS (SEE SFCU FOR LATEST VERSION) NOT INCLUDED IN SET
- 24I-24J SANTA FE COUNTY STREET & DRAINAGE DETAILS (2)
- 24K-24L STREET LIGHT DETAILS (2)
- 24M NMDOT INLET DETAILS (1)
- 24N NMDOT STORMDRAIN MANHOLE (1)
- 24O-24P NMDOT PEDESTRIAN ACCESS DETAILS (2)
- 24Q NMDOT SIDEWALK, CURB & GUTTER DETAILS (1)
- 24S SWPPP DETAILS (1)
- 24T-24W SWPPP PLAN (4)

OWNER/DEVELOPER:

RCS - TURQUOISE TRAIL SOUTH I, LLC,
A COLORADO LIMITED LIABILITY COMPANY
371 CENTENNIAL PARKWAY, SUITE 200
LOUISVILLE, CO 80027
(303) 466-2500

PLANNERS/ENGINEERS:

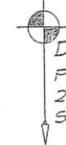
DESIGN ENGINEUTY



1421 Luisa Street, Suite E
Santa Fe, New Mexico
(505) 991-9597



SURVEYOR:



DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
S.F., N.M. 87507 PH505-471-6660

TRAFFIC ENGINEER:

Civil Engineering • Water Resources • Traffic Engineering

W. E Walker Engineering

906 Camino Sierra Vista, • Santa Fe, NM 87505

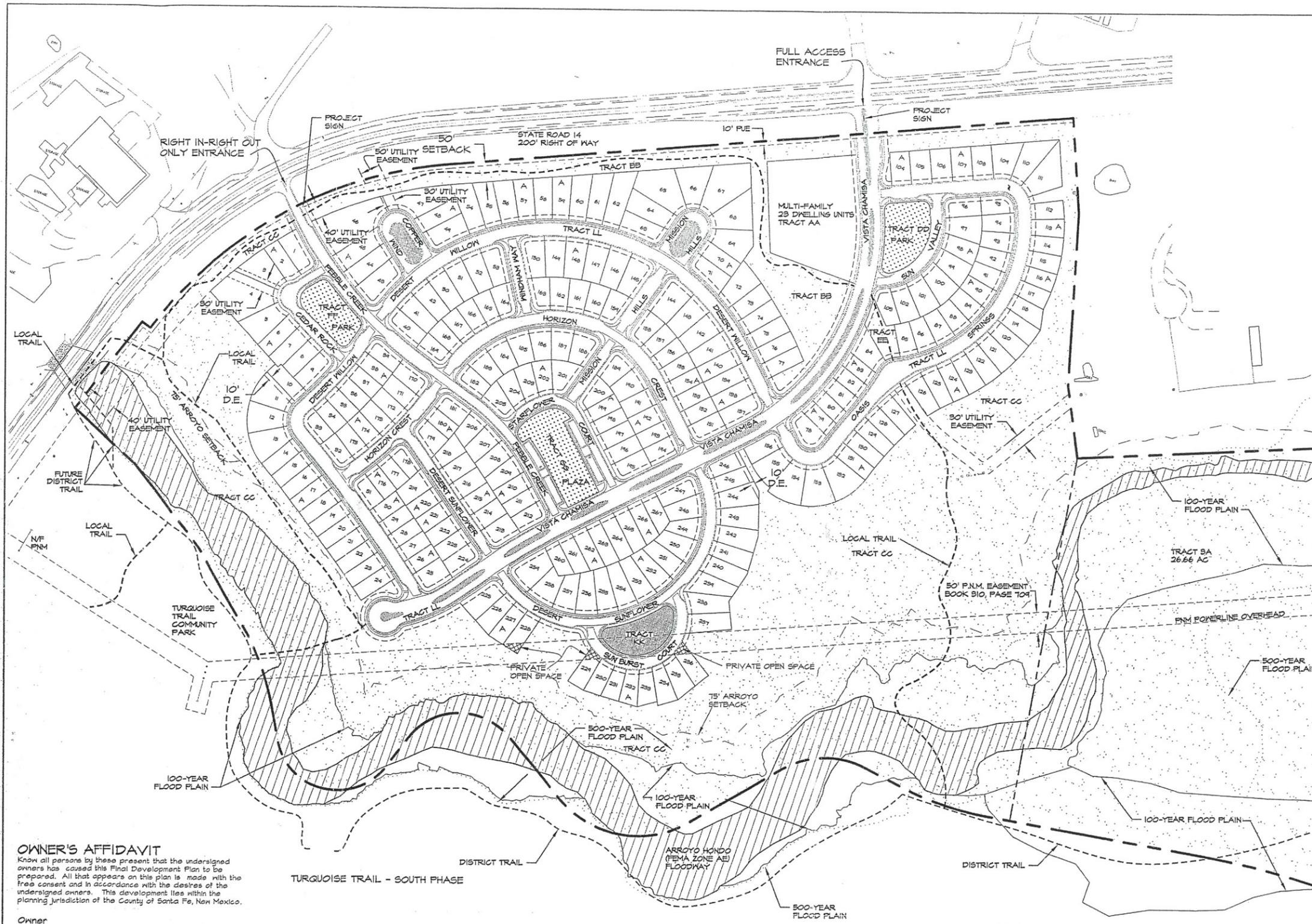
505-820-7980
FAX 505-820-3599
morey@walkerengineering.net

TURQUOISE TRAIL NORTH

PHASE I - 100% CD
AUGUST 5, 2016
REVISIONS

DATE	BY	DATE	BY
01/2017	O.G.		





APPROVALS

Approved by the County Planning Commission at their meeting of _____

Chairperson _____ Date _____

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

Chairperson _____ Date _____

Attested by _____

County Clerk _____ Date _____

County Development Permit No. 16- _____

Approved by _____

County Land Use Administrator _____ Date _____

Approved by _____

County Fire Marshal _____ Date _____

Approved by _____

County Public Works Director _____ Date _____

Approved by _____

Rural Addressing _____ Date _____

Approved by _____

County Treasurer _____ Date _____

STATE OF NEW MEXICO)ss
 COUNTY OF SANTA FE)ss

I hereby certify that this instrument was filed for record on the _____ day of _____ A.D., 20____, at _____ o'clock _____ M., and was duly recorded in Book _____, Page _____ of the records of Santa Fe County.

Witness my hand and Seal of Office
 GERALDINE SALAZAR
 County Clerk, Santa Fe County, NM

Deputy _____

ZONING DETAILS
 ALLOWABLE DENSITY: VILLAGE ZONE - 8.5 DWELLING UNITS/ACRE
 NO MAXIMUM DENSITY
 3.5 X 46.60 ACRES = 163 DWELLING UNITS MINIMUM
 240 DWELLING UNITS TOTAL

PLANNED DENSITY: VILLAGE ZONE - 6.22 DWELLING UNITS/ACRE
 240 DWELLING UNITS TOTAL

REQUIRED OPEN SPACE: 50% = 50.74 ACRES
 PLANNED OPEN SPACE: 54% = 54.84 ACRES
 REQUIRED PARKS: 0.25 TO 1.0 ACRE NEIGHBORHOOD PARK WITHIN 1000' OF EACH RESIDENCE AND A COMMUNITY PARK.
 PLANNED PARKS: WITHIN PROJECT PLAZA 0.52 ACRES; 2 NEIGHBORHOOD PARKS: 0.80 ACRES AND 0.94 ACRES. AN EXISTING COMMUNITY PARK IS DEVELOPED AT THE NORTHWEST CORNER OF TURQUOISE TRAIL SOUTH ADJACENT TO THIS PROJECT.

RESIDENTIAL SINGLE-FAMILY LOTS:
 MAXIMUM BUILDING HEIGHT: 24 FEET
 LOT SIZE: 8000 TO 11000 SF FOR SINGLE-FAMILY LOTS
 SETBACKS: NO MINIMUM. ATTACHED HOUSES ON A ZERO LOT LINE PERMITTED.
 PRIVATE OPEN SPACE: MINIMUM OF 15% OF BUILDING FOOTPRINT
 TOTAL OF 267 SINGLE-FAMILY LOTS PLANNED

MULTI-FAMILY LOT:
 MAXIMUM BUILDING HEIGHT: 24 FEET
 LOT SIZE: 1.94 ACRES
 SETBACKS: NO MINIMUM.
 PRIVATE OPEN SPACE: MINIMUM OF 15% OF BUILDING FOOTPRINT
 MAXIMUM OF 23 DWELLING UNITS PLANNED ON THE MULTI-FAMILY LOT.
 MASSING: BUILDINGS OF 15,000 TO 24,000 SF FOOTPRINT SHALL HAVE 3 DISTINCT MASSES WITH 4-FOOT VERTICAL AND HORIZONTAL OFFSETS. OVER 24,000 SF SHALL HAVE AN ADDITIONAL 2-FOOT OVER VERTICAL AND HORIZONTAL OFFSETS FOR EACH ADDITIONAL 5,000 SF OF FOOTPRINT. THE MAXIMUM UNINTERRUPTED LENGTH OF ANY FACADE SHALL BE 80 FEET.
 REQUIRED FLOOR AREA RATIO: 0.25 MINIMUM; 2.0 MAXIMUM (15,387 - 121,046 SF)

FRINGE ZONE:
 NO DEVELOPMENT IS PROPOSED IN THE FRINGE ZONE

OWNER'S AFFIDAVIT
 Know all persons by these presents that the undersigned owners has caused this Final Development Plan to be prepared. All that appears on this plan is made with the free consent and in accordance with the desires of the undersigned owners. This development lies within the planning jurisdiction of the County of Santa Fe, New Mexico.

Owner _____

OWNER _____

This instrument was acknowledged before me by _____ this _____ day of _____ 20____

Notary Public _____

My Commission Expires on _____

- NOTES:**
- COMMON AREA LANDSCAPING WILL UTILIZE DRIP/SPRINKLER IRRIGATION SYSTEM.
 - SIDEWALKS IN THE PROJECT WILL BE 4 FOOT WIDE EXCEPT ALONG VISTA CHAMISA THE SIDEWALKS WILL BE 5 FOOT WIDE.
 - CENTRALIZED STORM WATER MANAGEMENT DETENTION PONDS ARE LOCATED WITHIN THE OPENSPACE. NO INDIVIDUAL LOT POND ARE REQUIRED.
 - TWO MONUMENT SIGNS ARE LOCATED AS SHOWN ON THIS DEVELOPMENT PLAN. FINAL DESIGN TO BE SUBMITTED TO STAFF FOR CONFORMANCE WITH CODE REQUIREMENTS.
 - THE LOCAL TRAIL IS 5' WIDE WITH 4" OF CRUSHER FINES.

PROJECT DATA

* GROSS ACRES = 101.44 ACRES
 * OPEN SPACE = 54.84 (54%)
 * NET ACRES = 46.60 ACRES

* SINGLE-FAMILY HOMES = 267 UNITS
 * ZERO LOT LINES PERMITTED
 * MULTIFAMILY (APARTMENTS) = 23 UNITS
 * PERMITTED ON TRACT AA
 * NET DENSITY = 2.9 UNITS PER ACRE

- * PAVED ROADS, CURBS & GUTTER SIDEWALK
- * COUNTY WATER COUNTY SEWER SYSTEM OUTFALLS TO CITY SYSTEM
- * ELECTRIC, GAS, CABLE AND PHONE UNDERGROUND
- * CENTRALIZED STORM WATER DETENTION, STORM SEWER SYSTEM
- * PROJECT TO BE DEVELOPED IN 8 PHASES.

ROAD TRACT LL - R.O.M. TO T.T.H.O.A.	11.76 AC
PLAZA	0.51 AC
NEIGHBORHOOD PARKS	0.64 AC
IMPROVED OPEN SPACE	0.62 AC
NATIVE OPEN SPACE	53.07 AC
TOTAL OPEN SPACE	54.84 AC
MULTI-FAMILY TRACT - AA	1.94 AC



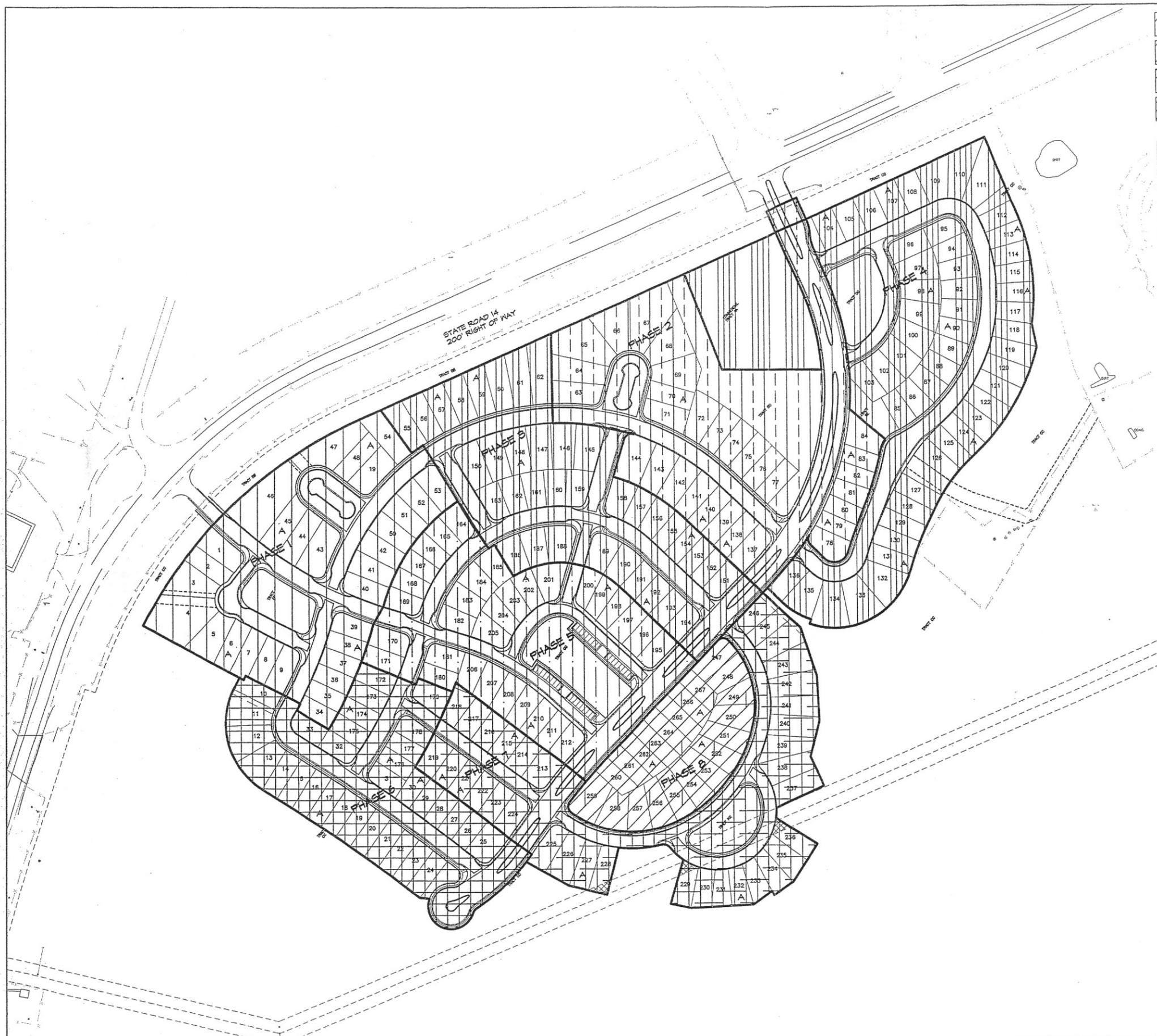
DESIGN ENGINEUTY

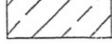
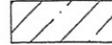
1431 LUISA STREET, SUITE 6
 SANTA FE, NEW MEXICO 87505
 (505) 981-3521

TURQUOISE TRAIL NORTH

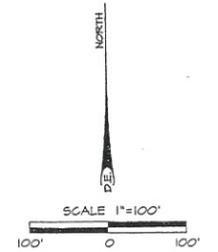
CONCEPTUAL PLAN

SCALE: 1"=120'	DWG. NO.	DATE: 08/05/2016
		SHEET NO. 2



-  PHASE 1 - 30 UNITS - 5 AFFORDABLE
-  PHASE 2 - 30 UNITS - 5 AFFORDABLE
-  PHASE 3 - 36 UNITS - 5 AFFORDABLE
-  PHASE 4 - 52 UNITS - 8 AFFORDABLE
1 MULTI-FAMILY TRACT
-  PHASE 5 - 32 UNITS - 4 AFFORDABLE
-  PHASE 6 - 32 UNITS - 5 AFFORDABLE
-  PHASE 7 - 34 UNITS - 5 AFFORDABLE
-  PHASE 8 - 21 UNITS - 3 AFFORDABLE
-  AFFORDABLE UNITS (40 SINGLE FAMILY HOMES)

A PHASE WILL BE DEVELOPED EVERY 3-YEARS OR SOONER DEPENDING ON MARKET CONDITIONS.



DESIGN ENGINUITY		
<small>1421 LUISA STREET, SUITE G SANTA FE, NEW MEXICO 87505 (505) 494-9557</small>		
TURQUOISE TRAIL NORTH		
PHASING PLAN		
SCALE 1"=100'	DWG NO.	DATE 04/22/2016
		SHEET NO. B

14

5.7.10. Filing of Preliminary Plat. An executed original preliminary plat, along with any approved amendments thereto, shall be filed with the Administrator, but shall not be filed in the Office of the County Clerk.

5.7.11. Expiration of Preliminary Plat. An approved or conditionally approved preliminary plat shall expire unless the applicant obtains a development order granting approval of the final plat within twenty-four months (24) from the date of preliminary plat approval or conditional approval. Prior to the expiration of the approved or conditionally approved preliminary plat, the applicant may submit an application for extension, for approval by the Board, for a period of time not to exceed a total of thirty-six (36) months from the original approval date. No further extension shall be granted under any circumstances and the preliminary approval shall become null and void upon expiration of the preliminary plat. No application for final plat approval shall be allowed to be submitted after the preliminary plat has expired. The expiration of the approved or conditionally approved preliminary plat shall terminate all proceedings on the subdivision, and no final plat shall be filed without first processing a new preliminary plat.

5.7.12. Phased Development. The Board may approve a sectionalized phasing plan extending the effective period of the preliminary plat approval where it is the intent of the applicant to proceed to a final plat covering only a section or phase of the site at any one time. Each filing of a final plat shall extend the expiration of the approved or conditionally approved preliminary plat for an additional thirty-six (36) months from the date of its expiration or the date of the previously filed final plat, whichever is later. Once a preliminary plat has expired, the phased preliminary plat approval development order shall be null and void.

5.8. FINAL PLAT.

5.8.1. When Required. Final plat approval is required for all subdivisions, both major and minor. No final plat shall be recorded until a final plat has been approved as provided in this Section, or in the case of a minor subdivision as provided in Section 5.6.

5.8.2. Application. An application for final plat approval shall be filed with the Administrator and include all information and submittals required by this Chapter and Chapter 4. If the approved preliminary plat permitted phasing or sectionalizing, the application shall submit an application only for the phase(s) proposed.

5.8.3. Compliance with Preliminary Plat (major subdivisions). The final plat for a major subdivision shall conform to the approved or approved amended preliminary plat, including all conditions and mitigation requirements contained within the development order approving the preliminary plat. No deviation from the approved or approved amended preliminary plat, together with all conditions and mitigation requirements, shall be authorized to be granted at final approval; any deviation from the development order granting the preliminary plat approval shall require an amendment as provided in Section 5.7.9.

5.8.4. Final Plat Requirements.

5.8.4.1. Document Preparation. Final plat documents shall be prepared as specified in this Section 5.8. In accordance with NMSA 1978, § 47-6-3, the final plat shall:

1. be prepared and certified by a surveyor registered in the State of New Mexico;
2. define the subdivision and all roads by reference to permanent monuments



1. the final plat approval application has been received and deemed complete;
2. the final plat substantially conforms to the preliminary plat and all conditions and requirements are complied with;
3. the final plat and all documents required are in a form acceptable for recording with the County Clerk;
4. the development and subdivision improvement agreements have been signed and notarized and are otherwise fully executed; and
5. the administrative and final plat fees have been deposited with the Administrator, together with proper security.

5.8.6.4. Conditions. The Board may introduce conditions or mitigation requirements not a part of the preliminary plat only upon finding that:

1. key elements of the application were incorrect and the approval relied on the incorrect facts;
2. there is a change in state or federal law; or
3. approval of the final plat will create conditions substantially affecting the public health, welfare or safety.

5.8.6.5. Scope of Approval. Approval of the final plat by the Board shall not be deemed to constitute acceptance of any offer of dedication, or deposit of any deed or grant of easement until all improvements have been constructed and satisfactorily completed by the developer in accordance with the development order approving the final plat, the approved construction plans and any development or subdivision improvement agreement entered into.

5.8.6.6. Denial of Final Plat. A denial of a final plat by the Board shall be accompanied by a finding identifying the requirements that have not been met.

5.8.7. Expiration of Final Plat. Any approved or conditionally approved final plat, shall be recorded within twenty-four (24) months after its approval or conditional approval or the plat shall expire. Prior to the expiration of the final plat, the subdivider may request, from the Board, an extension of the final plat for a period of time not exceeding thirty-six (36) months.

5.8.8. Recording. Upon approval of a final plat, the final plat, subdivision covenants, disclosure statement, and any other relevant document(s) shall be recorded in the office of the County Clerk. The original Mylar drawing, together with related documents, shall be dated and signed by the Board Chair, the Administrator, Rural Addressing, Fire Marshal, appropriate utility companies, and other appropriate signatures. The County Clerk shall not accept for filing any final plat subject to the New Mexico Subdivision Act that has not been approved as provided in the Subdivision Act and the SLDC. Whenever separate documents are to be recorded concurrently with the final plat, the county clerk shall cross-reference such documents.

5.8.9. Expiration period. Where no expiration period is provided for in a development order or development agreement, all approvals of development orders or voluntary development agreements shall expire after:





Santa Fe County
Growth Management Division
102 Grant Avenue
Santa Fe, NM 87501

RE: Turquoise Trail Subdivision Tracts 2A1 (±74.84 acres) & 3A (±26.66 acres)

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced properties regarding land use applications to be submitted to Santa Fe County.

Thank you.

Sincerely,

Garret Price

Garret Price
for Trails Development I, LLC

11/21/18
Date

State of New Mexico)
) ss
County of Bernalillo)

The foregoing instrument was acknowledged before me

this 21st day of November, 2018 by Garret Price.

Ken Lee Ward



Commission Expires 2021

17



Santa Fe County
Growth Management Division
102 Grant Avenue
Santa Fe, NM 87501

RE: Turquoise Trail Subdivision Tracts 2A1 (±74.84 acres) & 3A (±26.66 acres)

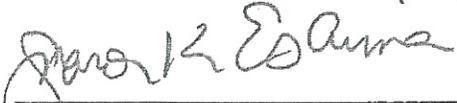
To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced properties regarding a time extension request for the Turquoise Trail North Subdivision approval (Case #CP/S 16-5090), to be submitted to Santa Fe County.

Thank you.

Sincerely,

RCS – Turquois Trail South I, LLC,
a Colorado limited liability company



Sharon K. Eshima, Manager

11-20-18

Date

State of Colorado)
) ss
County of Boulder)

The foregoing instrument was acknowledged before me
this 20th day of November, 2018 by Sharon K Eshima.



Notary Public

