

**APPLICATION FOR PERMIT TO CONSTRUCT AN ACCESS OR MEDIAN OPENING ON
PUBLIC RIGHT-OF-WAY**

Department Use Only
District No. 5 Permit No. C-2023-015 State Highway No. NM 14
Project No. _____ Station No.(s) _____ Mile Post(s) 41.53 positive
Posted Speed 55 Highway ADT 8574 Sight Distance Adequate
Type of Vehicle _____ Estimated Driveway ADT 8

**TO: NEW MEXICO DEPARTMENT OF TRANSPORTATION
ATTN: DISTRICT ENGINEER**

☐ Deming ☐ Roswell ☐ Albuquerque ☐ Las Vegas ☒ Santa Fe ☐ Milan

Application is hereby made by Rancho Viejo Limited Partnership, PO Box 236 Santa Fe, NM 87504
(Owner of Property) (Mailing Address)
to develop or redevelop a Photovoltaic Site with the
(Type of Development)

estimated driveway ADT as listed above, for permission to construct () access(es), or () median opening(s) or to () modify or transfer an existing lawful access permit, and/or () to upgrade an existing illegal access to a lawful access at the following described location:

Widen and existing access to a 24' wide turnout located on the east side of NM14 at approximate milepost 41.63

in Santa Fe County County, on State Highway 14 in accordance with the attached plan or sketch. Work will commence on or about October 1, 2025 and will require approximately 60 days.
(month, day, year)

The proposed driveway or median opening must be located, designed and constructed in accordance with **18.31.3 NMAC, State Highway Access Management Requirements**. A Gate (), Cattle Guard (), Additional Fence (), Drainage Structure (), will be required which owner agrees to furnish and hereafter maintain in good repair and closed to livestock. The applicant shall submit a construction traffic control plan for approval. The owner will protect, indemnify, and hold the New Mexico Department of Transportation harmless from any injury or damage caused the owner, or third parties, by owner's failure to comply with the above. If this permit is granted, owner further agrees to comply with all condition, restrictions, and regulations of the New Mexico Department of Transportation. If not constructed, this permit will expire six (6) months from the date of issue unless otherwise noted and approved. The permittee shall notify the District Engineer of the pending construction at least three (3) working days prior to any construction, and upon completion, which shall be within 45 days of initiation of construction. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for the repair and maintenance of the access beyond the dge of the roadway including any cattle guard and gate, and the removal of snow or ice upon the access even though deposited on the access in the course of the Department snow removal operations. Any work in state highway right-of-way must be approved in writing by the Department prior to initiating the work.

Place (Of Notary) Santa Fe

Sworn to and subscribed before me this 30th

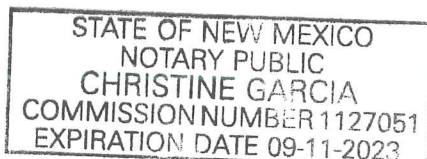
Day of March, 20 23

My commission expires 9-11-2023
(Notary Public)

Warren Thompson
(Owner's Signature)

By Warren Thompson
President, Los Atrevidos, Inc

Title General Partner to:
Rancho Viejo Limited Partnership
Owner's Phone No. 505-474-4870



Permission granted this 31 day of May, 2023, subject to the above stated conditions and the following additional requirements (attach separate sheet as required;)

Deviation from the stated conditions or the approved sketch may be grounds for revocation.

Distribution:

Original: G.O. Files
Copies: District Engineer
Applicant
Traffic Services Engineer

NEW MEXICO DEPARTMENT OF TRANSPORTATION

By Javier Martinez
(District Engineer or Designee)
Title Assistant District Engineer -Engineering

ACCESS INFORMATION

NAME:	Rancho Viejo Limited Partnership		
ADDRESS:	PO Box 236		
CITY:	Santa Fe	STATE:	NM ZIP: 87504
COUNTY:	Santa Fe	PHONE:	505-474-4870

1. ROUTE No. (S.R./US):	State Road	14
2. LOCATION (NEAREST MILEPOST)	42	Mile Post 41.63
3. ACCESS WIDTH:	24'	
4. LENGTH OF PROPERTY FRONTAGE:	5,389'	
5. ACCESS TYPE (commercial/residential/other):	Commercial	
6. ACCESS RADIUS:	30'	
7. GATE/CATTLE GUARD/OTHER:	Cattle guard at R/W	
8. TYPE OF SURFACE MATERIAL:	Asphalt concrete pavement	

*******FOR OFFICIAL USE ONLY*******

1. POSTED SPEED:	55	
2. SIGHT DISTANCE:	Adequate	
3. DRAINAGE:	Must meet Santa Fe County Land Development Code	
4. CULVERT SIZE:	N/A	
5. CONC. END BLANKETS:	N/A	
6. R.O.W. TO R.O.W. WIDTH:	200'	
7. DRIVING LANE WIDTH:	12'	SHOULDER WIDTH: 8'
8. HIGHWAY A.D.T.:	8574	ESTIMATED ACCESS A.D.T.: 8

SPECIAL NOTES AND/OR CONDITIONS

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New Mexico DEPARTMENT OF
TRANSPORTATION
MOBILITY FOR EVERYONE

May 31, 2023

Rancho Viejo Limited Partnership
PO Box 236
Santa Fe, NM 87504

SUBJECT: PERMIT #5-C DRIVE-2023-015 – NM 14 Milepost 41.53 positive

Dear Applicant:

Your request to permit a commercial access on NM 14 at Milepost 41.53 positive within the New Mexico Department of Transportation (NMDOT) right-of-way has been approved. The regulations and requirements of the New Mexico Administrative Code in Title 18, Chapter 31, Part 6 entitled "State Highway Access Management Requirements" apply. In addition, we are requiring that the following items, which are indicated by an "X", be strictly complied with:

_____The access shall be used as a residential access only as stated on the application.

_____The number of residential housing units shall not exceed four (4) on this permit. If at any time in the future the number of residential housing units exceeds four (4) it shall be the responsibility of the property owner to re-apply for a new access or median opening.

X The access shall be used as a commercial access or median opening only as stated on the application for Photovoltaic Site.

X The property owner shall remove any vegetation originating on their property which obscures sight distance to and from the state highway.

_____(DRAINAGE CONDITION TWO) A minimum of a twenty-four inch (24") diameter drainage culvert pipe, with concrete end blankets and safety grates, shall be installed beneath the **median opening**. If a drainage study indicates a larger size pipe is needed then that studies recommendation will determine the appropriate size of the drainage culvert. The transverse slopes, or side slopes, of the median opening shall be a minimum of 8:1.

_____(DRAINAGE CONDITION THREE) A twenty-four inch (24") diameter drainage culvert pipe, with standard metal end sections, shall be installed beneath the **access**. The transverse slopes, or side slopes, of the access shall be a minimum of 8:1.

**Michelle Lujan
Grisham**
Governor

Ricky Serna
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

Hilma E. Chynoweth
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

Rancho Viejo Limited Partnership
PO Box 236
Santa Fe, NM 87504

 The applicant will utilize the existing access width and asphalt and may widen the existing driveway with a paved surface.

 The median width shall be no greater than

 A compacted gravel surface shall be constructed within the NMDOT right-of-, which shall meet all current NMDOT material, thickness, and construction requirements.

 X A paved surface shall be constructed within the NMDOT right-of-way, which shall consist of a crushed aggregate base and either an asphalt surface or a Portland cement concrete surface, which shall meet all current NMDOT material, thickness, and construction requirements.

 X The property owner shall be required to replace and repair to NMDOT standards all fences that are removed or damaged during the construction of the access or median opening.

 X The property owner shall contact the NMDOT District Five-Traffic Section (D5TS) five (5) working days prior to the construction of the access or median opening, and within five (5) working days after the construction has been completed. The access must be constructed within a six (6) month time frame or the permit will be voided, and a new application will be required.

 X The attached Construction Traffic Control Plan (TCP) shall be utilized during construction of the access.

 X All of the construction expenses will be the responsibility of the property owner.

Rancho Viejo Limited Partnership
PO Box 236
Santa Fe, NM 87504

If you have any questions regarding this matter, please do not hesitate to contact me at (505) 500-2360.

Thank you,

A handwritten signature in black ink that reads "Javier Martinez". The signature is written in a cursive, flowing style.

Javier Martinez, P.E.

Assistant District Engineer – Engineering Support

cc: Highway Maintenance Supervisor (Patrol 4546)
Records Management, General Office (B-17)
File (NM 14 MP 41.53 positive)

Rancho Viejo Limited Partnership
PO Box 236
Santa Fe, NM 87504

DRIVEWAY PERMIT CONSTRUCTION NOTIFICATION FORMS

The property owner shall complete these forms in order to notify the NMDOT D5TS on the status of all access or median construction activities. The *"Notice of Construction"* shall be mailed or delivered to the NMDOT D5TS five (5) working days prior to the construction of the access or median opening. The *"Notice of Construction Completion"* shall be similarly mailed or delivered to the NMDOT D5TS upon the completion of the access or median opening.

**NEW MEXICO DEPARTMENT OF TRANSPORTATION
DISTRICT FIVE TRAFFIC SECTION
P.O. BOX 4127
SANTA FE, NM 87502-4127**

NOTICE OF DRIVEWAY CONSTRUCTION COMPLETION

Rancho Viejo Limited Partnership
PO Box 236
Santa Fe, NM 87504

SUBJECT: PERMIT #5-C DRIVE-2023-015 – NM 14 Milepost 41.53 positive

The access or median opening construction was completed on
_____/_____/_____

(Must be received five (5) working days after your actual construction completion date.)

NOTICE OF DRIVEWAY CONSTRUCTION

Rancho Viejo Limited Partnership
PO Box 236
Santa Fe, NM 87504

SUBJECT: PERMIT #5-C DRIVE-2023-015 – NM 14 Milepost 41.53 positive

The access or median opening construction will begin on
_____/_____/_____

(Must be received five (5) working days before your actual construction date)

WARNING: Failure to properly notify the NMDOT D5TS, concerning your access or median opening construction activities, may be grounds for revocation of the access or median opening permit. THIS PERMIT WILL EXPIRE ON 12/1/2023. IF WORK DOES NOT COMMENCE BY THAT DATE REAPPLICATION WILL BE REQUIRED!



GENERAL NOTES

- ALL CURVE DATA AND DIMENSIONS REFER TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL EXISTING UTILITY CONDUITS AND UTILITY LINES THAT ARE DAMAGED DURING CONSTRUCTION.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OR VEHICULAR TRAFFIC.
- ANY DAMAGE TO THE EXISTING FACILITIES DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR1926.650 SUBPART P.
- ALL PAVEMENT, STRIPING, AND SIGNAGE WITHIN THE NMDOT RIGHT-OF-WAY SHALL CONFORM TO NMDOT STANDARD SPECIFICATIONS.
- DEMOLITION OF EXISTING PAVEMENT SHALL BE PERPENDICULAR AND/OR PARALLEL TO DIRECTION OF TRAVEL AND ALL EDGES SHALL BE SAWCUT TO FULL PAVEMENT DEPTH.
- ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH NEW MEXICO STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, 2019 EDITION, AND THE CURRENT EDITION, WITH REVISIONS, OF THE MUTCD.
- THE LATERAL CLEARANCE OF SIGNS SHALL BE NO CLOSER THAN 6 FEET FROM THE EDGE OF SHOULDER OR 12 FEET FROM THE EDGE OF TRAVELED WAY FOR RURAL AREAS.
- ALL SIGNAGE HARDWARE IS CONSIDERED INCIDENTAL TO SIGN INSTALLATION; THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- CONTRACTOR SHALL FIELD VERIFY ALL SIGNING INFORMATION, TEXT, AND LOCATIONS PRIOR TO FABRICATION AND INSTALLATION. NEW SIGN LOCATIONS SHALL BE APPROVED BY THE PROJECT MANAGER OR THE DISTRICT TRAFFIC ENGINEER.
- ALL STRIPING SHALL CONSIST OF TWO APPLICATIONS OF RETROFLECTORIZED PAINT.
- ALL PAVEMENT MARKINGS SHALL BE HOT THERMOPLASTIC.
- THE CONTRACTOR SHALL MARK THE LAYOUT OF ALL STRIPING AND PAVEMENT MARKINGS AND SHALL OBTAIN CONCURRENCE FROM THE DISTRICT TRAFFIC ENGINEER OR HIS/HER DESIGNEE BEFORE APPLYING THE FINAL STRIPING AND MARKINGS. THIS LAYOUT WILL BE CONSIDERED INCIDENTAL TO THE COST OF THE PAVEMENT MARKINGS AND NO SEPARATE PAYMENT WILL BE MADE.
- WATER BLASTING IS THE ONLY APPROVED METHOD FOR REMOVING STRIPING AND MARKINGS. THE USE OF BLACK PAINT TO COVER ANY STRIPING OR MARKINGS IS STRICTLY PROHIBITED. WHEN WATER BLASTING ON OPEN GRADED FRICTION COURSE (OGFC) OR ON THE FINAL LIFT OF PAVEMENT, THE CONTRACTOR SHALL APPLY A SEAL OF TACK COAT MATERIAL TO THE WATER BLASTED AREA, THIS SEAL SHALL BE INCIDENTAL TO THE REMOVAL OF PAVEMENT STRIPE AND THEREFORE NO SEPARATE PAYMENT WILL BE MADE.

KEYED NOTES

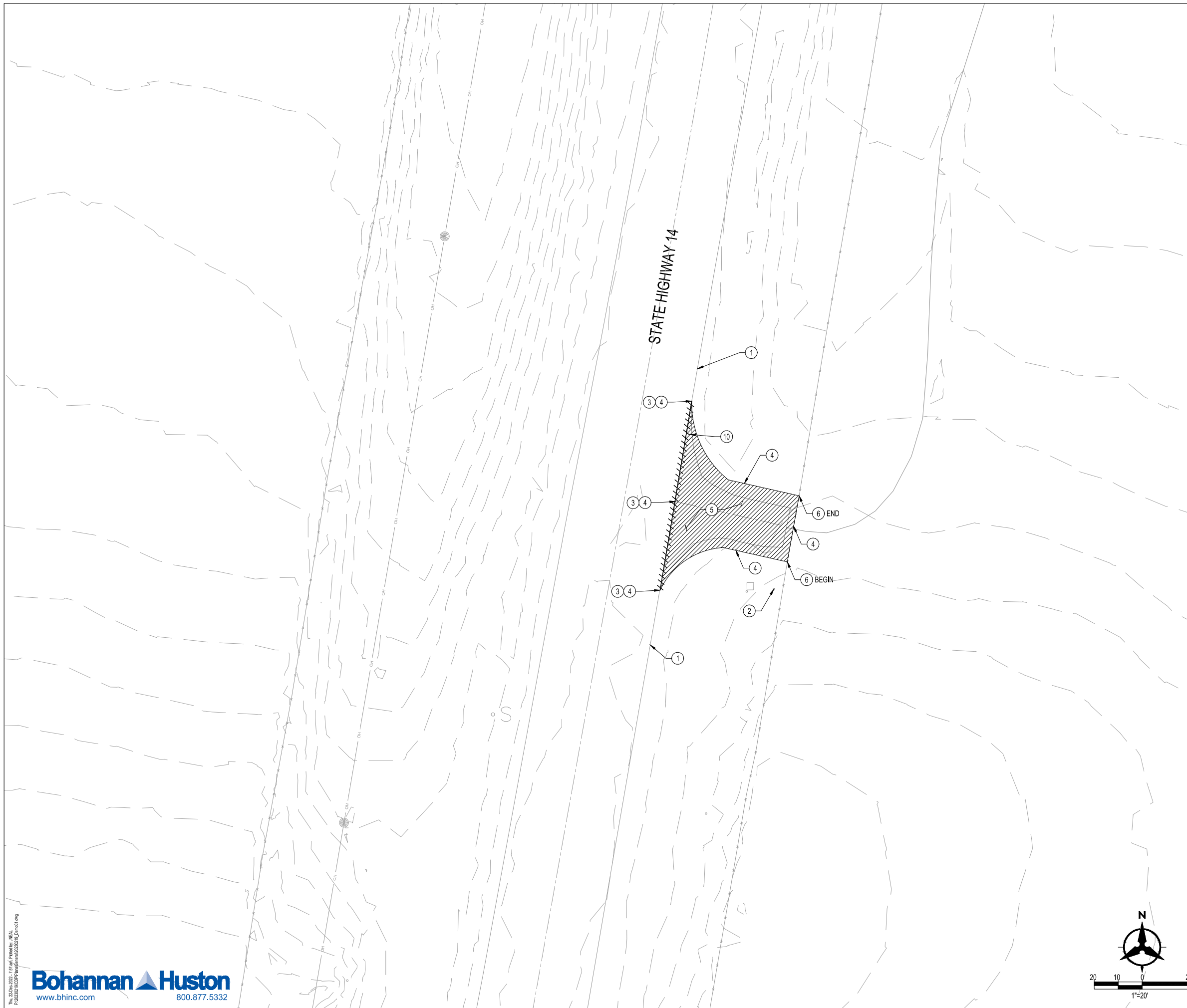
- EXISTING EDGE OF ASPHALT.
- EXISTING FIRE HYDRANT. PROTECT IN PLACE.
- BEGIN ASPHALT PAVEMENT IMPROVEMENTS.
- INSTALL HMA PAVEMENT SECTION.
- MATCH EXISTING ASPHALT ELEVATION.
- FULL DEPTH SAWCUT PARALLEL TO DIRECTION OF TRAFFIC. SEE GRADING PLANS. PROTECT DROP-OFF AT EDGE.
- END ASPHALT PAVEMENT IMPROVEMENTS.
- EXISTING SHOULDER STRIPE.
- INSTALL CATTLEGUARD PER NMDOT STANDARD DETAIL 610-01, LENGTH PER PLAN. RECONNECT FENCE WITH BRACING PER STANDARD DETAILS.
- INSTALL STOP SIGN PER MUTCD STANDARD DETAIL R1-1-24.
- 24" SOLID WHITE RETROFLECTIVE PAVEMENT STRIPE FOR STOP BAR, PER NMDOT STANDARD DETAIL 704-03.

LEGEND

- | | |
|-------|--|
| --- | PROPERTY LINE |
| | HMA PAVEMENT PER DETAIL A, THIS SHEET. |
| //// | SAWCUT LINE |
| -x-x- | EXISTING FENCE |
| --- | EXISTING ROADWAY CENTERLINE |

RANCHO VIEJO SOLAR SITE SITE PLAN

DRAWN BY:	JTN	DATE:	12/22/2022
CHECKED BY:	GSB	BHI PROJECT NO.	20230219
		SHEET NO.	2



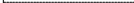
GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL EXISTING UTILITY CONDUITS AND UTILITY LINES THAT ARE DAMAGED DURING CONSTRUCTION.
2. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OR VEHICULAR TRAFFIC.
3. ANY DAMAGE TO THE EXISTING FACILITIES DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
5. DEMOLITION OF EXISTING PAVEMENT SHALL BE PERPENDICULAR AND/OR PARALLEL TO DIRECTION OF TRAVEL AND ALL EDGES SHALL BE SAWCUT TO FULL PAVEMENT DEPTH.
6. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH NEW MEXICO STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, 2019 EDITION, AND THE CURRENT EDITION, WITH REVISIONS, OF THE MUTCD.
7. THE LATERAL CLEARANCE OF SIGNS SHALL BE NO CLOSER THAN 6 FEET FROM THE EDGE OF SHOULDER OR 12 FEET FROM THE EDGE OF TRAVELED WAY FOR RURAL AREAS.

○ KEYED NOTES

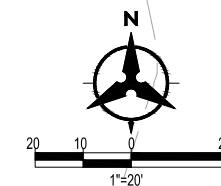
1. EXISTING EDGE OF ASPHALT.
2. EXISTING FIRE HYDRANT. PROTECT IN PLACE.
3. FULL DEPTH SAWCUT PARALLEL TO DIRECTION OF TRAFFIC. SEE GRADING PLANS. PROTECT DROP-OFF AT EDGE.
4. LIMITS OF REMOVAL.
5. REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT.
6. REMOVE AND DISPOSE OF EXISTING FENCE.

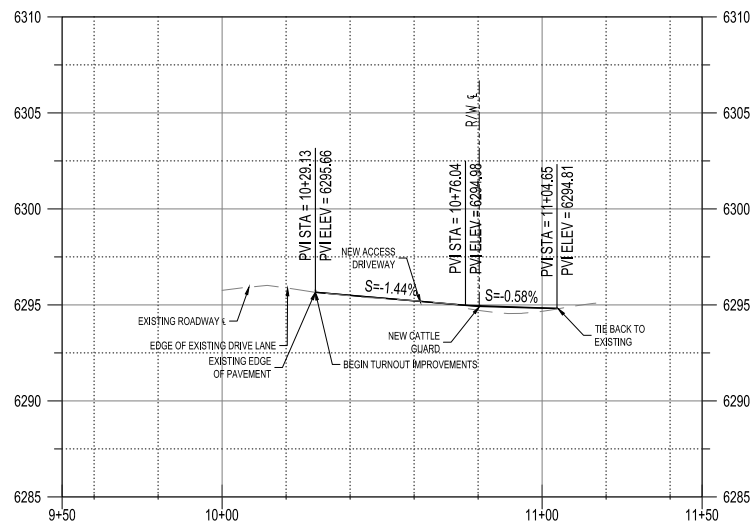
LEGEND

	PROPERTY LINE
	HMA PAVEMENT PER DETAIL A, THIS SHEET.
	SAWCUT LINE
	EXISTING FENCE
	EXISTING ROADWAY CENTERLINE

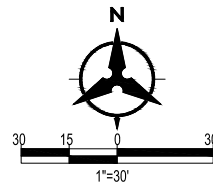
RANCHO VIEJO SOLAR SITE REMOVAL PLAN

DRAWN BY:	JTN	DATE:	12/22/2022	
CHECKED BY:	GSB	BHI PROJECT NO.	20230219	SHEET NO. 1





PROFILE VIEW: Rancho Viejo Dvwy I
ALG: Rancho Viejo Dvwy Entrance
HORZ. SCALE: 1"=30'
VERT. EXAG.: 6
VERT. SCALE: 1"=5'



GENERAL NOTES

1. ALL SAWCUTS TO BE PERPENDICULAR OR PARALLEL TO DIRECTION OF TRAVEL.
2. LANE WIDENING TO MATCH EXISTING TRAVEL LANE CROSS SLOPE(S). NOTIFY ENGINEER OF DISCREPANCIES FROM SURVEY.
3. ALL WORK WITHIN THE NMDOT ROW SHALL BE COMPLETED IN ACCORDANCE WITH NMDOT STANDARD SPECIFICATIONS, CURRENT EDITION, AND NMDOT STANDARD DRAWINGS.

KEYED NOTES

1. MAINTAIN EXISTING SWALE FLOWLINE.
2. SAWCUT EXISTING PAVEMENT, FULL DEPTH.
3. MATCH EXISTING GRADE; NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. EXISTING FENCE TO REMAIN.
5. EDGE OF ASPHALT WIDENING.

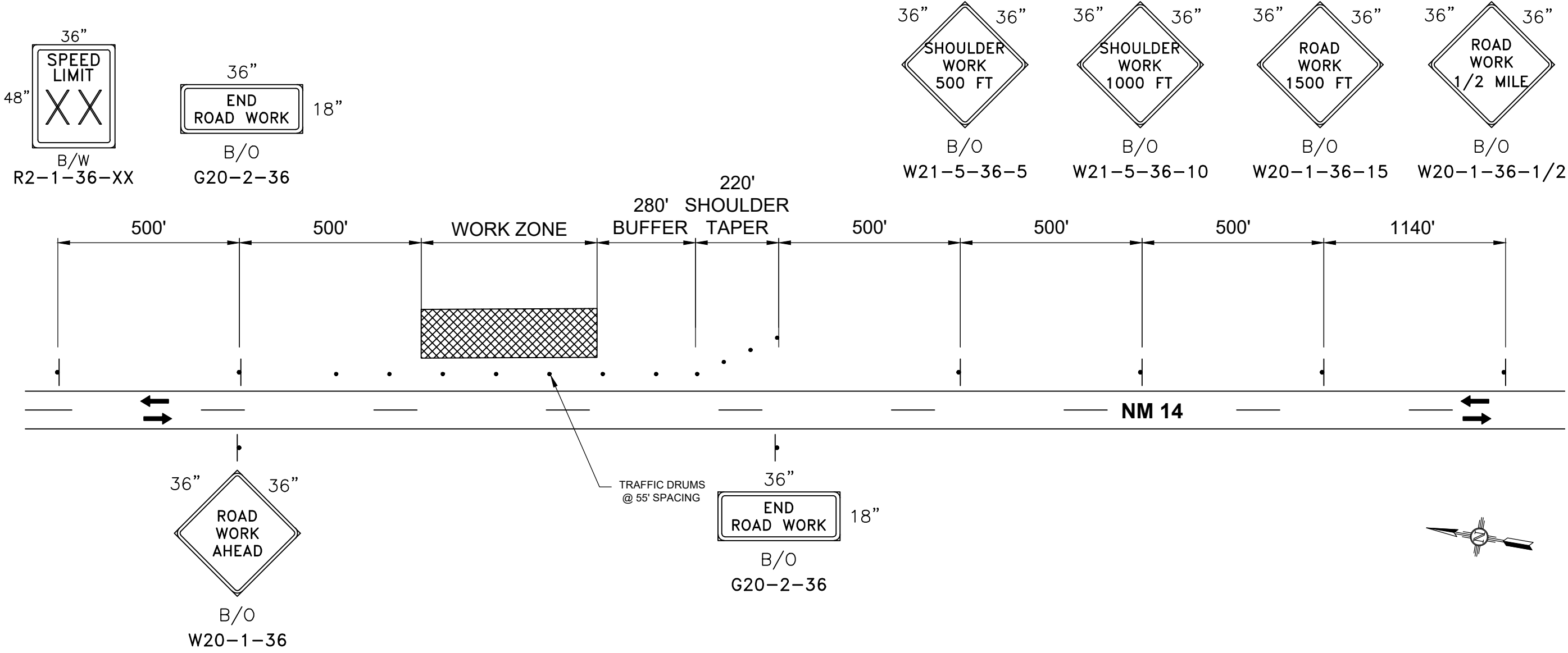
LEGEND

---	PROPERTY LINE
● 95.40	PROPOSED SPOT ELEVATION
TC=	TOP OF CURB
FL=	FLOW LINE
TOC=	TOP OF CONCRETE
TS=	TOP OF SIDEWALK
TG=	TOP OF GRATE
FG=	FINISHED GRADE
FGH=	FINISHED GRADE HIGH
FGL=	FINISHED GRADE LOW
INV=	INVERT
---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
---	PROPOSED INDEX CONTOUR
---	PROPOSED INTERMEDIATE CONTOUR
→	DIRECTION OF FLOW
~~~~~	WATER BLOCK/GRADE BREAK
⊗	PROPOSED STORM DRAIN MANHOLE
⊠	PROPOSED STORM DRAIN INLETS
⌈	PROPOSED STORM DRAIN CAP
→	PROPOSED DRAINAGE SWALE
////	SAWCUT LINE

## RANCHO VIEJO SOLAR SITE GRADING PLAN

DRAWN BY:	JTN	DATE:	12/22/2022
CHECKED BY:	GSB	BHI PROJECT NO.	20230219
		SHEET NO.	3

NOTE: AT END OF ROADWORK SPEED LIMIT SHALL RETURN TO TYPICAL SPEED LIMIT OF ROADWAY AT THAT LOCATION.



TYPICAL SHOULDER WORK OPERATIONS AT PROPOSED TURNOUT

AES SOLAR SITE DRIVEWAY ACCESS TRAFFIC CONTROL			
NO.	DESCRIPTION	DATE	BY
4			
3			
2			
1			