

City of Santa Fe, New Mexico

**Cases #2024-7909
3471, 3431, 3435, 3439, 3443 Cerrillos Rd.
& 3420 + 3450 Rufina St.
Development Plan
Planning Commission
January 16th, 2025**

Exhibit A

Development Review Team

- 1. Compiled Technical Corrections**
- 2. Water Engineering**
- 3. MPO**
- 4. Fire Prevention**
- 5. Traffic Engineering**
- 6. City Engineer**
- 7. Landscape**

EXHIBIT A1
 Technical Corrections
 Case #2024-7909
 3471, 3431, 3435, 3439, 3443 Cerrillos Rd & 3420 + 3450 Rufina St.
 Development Plan

Technical Corrections	Completed By	Department	Staff
Label pond numbers and pond volumes on all the grading sheets.	Prior to Recordation	City Engineer	Dee Beingessner
Provide details of ponds, especially the overflow detail. Provide details of inlets under sidewalks. Pond 2 shows a half circle around the sidewalk inlet, what is this?	Prior to Recordation	City Engineer	Dee Beingessner
Provide profile sheets for the underground storm drain.	Prior to Recordation	City Engineer	Dee Beingessner
Provide details of the pond connection to Cerrillos Road Storm drain.	Prior to Recordation	City Engineer	Dee Beingessner
Add Cerrillos Road Highway Corridor Protection District setback and landscape buffer information to the plan set.	Prior to Recordation	Land Use	Daniel Alvarado
Adjust open space calculation to reflect current interpretation of 250 SF per unit, or 48,500 SF for 194 units.	Prior to Recordation	Land Use	Daniel Alvarado
Add note specifying that all parking in the lot zoned R-3 can only be used for residential purposes	Prior to Recordation	Land Use	Daniel Alvarado
Specific technical comments on the new public water infrastructure plans will be provided to the engineer via the water plan review.	Prior to Recordation	Water Utilities	Taylor Jurgens
See email from Wilson & Company dated 12/9/24. Developer's recommendation to modify the left turn deceleration lane at the west entrance needs to be completely depicted in the civil plan set to include all proposed modifications to the existing deceleration lane for the full deceleration lane length proposed in the TIA. Currently only the proposed median curb island is depicted.	Prior to Recordation	Traffic Engineering	Leroy Pacheco
Shall provide code analysis of project for proper occupancy classification designation as per IFC2015.	Prior to Recordation	Fire Prevention	Geronimo Griego
Shall provide engineered (civil engineered) all weather road as per IFC 2015, 104.7.2 Technical Assistance, 503.2.3 Surface.	Prior to Recordation	Fire Prevention	Geronimo Griego

503.1.1 Fire Department shall have 150 feet distance to any portion of the building on any new construction.	Prior to Recordation	Fire Prevention	Geronimo Griego
503.2.1 Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6inches.	Prior to Recordation	Fire Prevention	Geronimo Griego
503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times.	Prior to Recordation	Fire Prevention	Geronimo Griego
507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6	Prior to Recordation	Fire Prevention	Geronimo Griego
507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.	Prior to Recordation	Fire Prevention	Geronimo Griego
912.2 Location (Fire Department Connections). With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.	Prior to Recordation	Fire Prevention	Geronimo Griego
Shall have water supply that meets fire flow requirements as per IFC (Appendix B)	Prior to Recordation	Fire Prevention	Geronimo Griego
D102.1 Access and Loading (75,000 lbs.)	Prior to Recordation	Fire Prevention	Geronimo Griego
D103.5 Fire apparatus access road gates.	Prior to Recordation	Fire Prevention	Geronimo Griego
D103.4 Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.	Prior to Recordation	Fire Prevention	Geronimo Griego
Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade	Prior to Recordation	Fire Prevention	Geronimo Griego
Shall comply with D105 Aerial Fire Apparatus Access Roads. (width and proximity to building).	Prior to Recordation	Fire Prevention	Geronimo Griego

Shall comply with Section D106 Multiple-Family Residential Developments.	Prior to Recordation	Fire Prevention	Geronimo Griego
D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	Prior to Recordation	Fire Prevention	Geronimo Griego
D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property or area to be served measured in a straight line between accesses.	Prior to Recordation	Fire Prevention	Geronimo Griego
Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	Prior to Recordation	Fire Prevention	Geronimo Griego
Add significant tree survey plan with locations of existing trees. Trees to be removed can be marked with a red X. a. City Staff found no Oak tree species on site, please confirm species of trees counted. 21 Oak trees are listed as deemed dead by arborist. b. There is also a missing Blue spruce (Picea Pungens) estimated to be 50 feet tall 14-8.4 (F)(2)(f) any plant material required by this Section 14-8.4 that fails to show healthy growth due to damage, pest, disease or neglect shall be promptly replaced with a similar plant.	Prior to Recordation	Landscape	Nicole Cunico
For all Open Spaces, existing Significant trees that are healthy and not noxious weeds are to be preserved. 14-8.4 (F)(5)(a)	Prior to Recordation	Landscape	Nicole Cunico
Remove and replace Siberian Elm trees along the southern border of property. Aside from their classification as noxious weeds these trees are not thriving. They have been severely pruned, lack good structure and have low aesthetic value 14-8.4 (5)(G). Replacement trees shall have a mature tree canopy that is 5 feet below Utility lines. 14-8.4(G)(3)(f)	Prior to Recordation	Landscape	Nicole Cunico
Review plant selection for cold hardiness to USDA zone 5. 14-8.4 (F)(1)	Prior to Recordation	Landscape	Nicole Cunico
Plant selection for stormwater ponds should include varieties that can withstand complete submersion in water 14-8.4 (F)(2)(e).	Prior to Recordation	Landscape	Nicole Cunico

14-8.4(F)(4) Turf grass sod or turf grass seed mixes are recommended to be warm season varieties. Zoysia grass (Palisades Zoysia) hardy to USDA zone 6 is considered an experimental species on this site only.	Prior to Recordation	Landscape	Nicole Cunico
Lined screening plant material is excessive. Staff strongly suggest the removal of every other shrub and utilize these plant numbers at focal points at building entries and gravel desert areas.	Prior to Recordation	Landscape	Nicole Cunico
14-8.4(l)(3)(d) A minimum of ten (10) square feet of permeable <i>landscaped</i> area shall be provided per parking space. A minimum of one deciduous tree shall be planted per ninety (90) square feet of <i>landscaped</i> area.	Prior to Recordation	Landscape	Nicole Cunico
14-8.4(E)(4)(g) planting beds shall be swaled, sloped or recessed below grade preventing fugitive water.	Prior to Recordation	Landscape	Nicole Cunico
City staff respectfully request the use of a gravel mulch that is washed and screened.	Prior to Recordation	Landscape	Nicole Cunico
14-8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation.	Prior to Recordation	Landscape	Nicole Cunico
A security fence around ponds three feet and deeper with a maintenance gate is required	Prior to Recordation	Landscape	Nicole Cunico
Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	Prior to Recordation	Landscape	Nicole Cunico
Irrigation water lines shall not cross city water mains.	Prior to Recordation	Landscape	Nicole Cunico
14-8.4(E)(4)(H) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plants with similar water use requirements shall be grouped together. Separate zones are required for permanent and temporary irrigation lines.	Prior to Recordation	Landscape	Nicole Cunico
Provide the water usage of each plant on the plan Schedule as shown on the city approved plant list.	Prior to Recordation	Landscape	Nicole Cunico
Outdoor lighting plan with photometric data per 14-8.9(C) is not to COSF code.	Prior to Recordation	Landscape	Nicole Cunico
All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland	Prior to Recordation	Landscape	Nicole Cunico

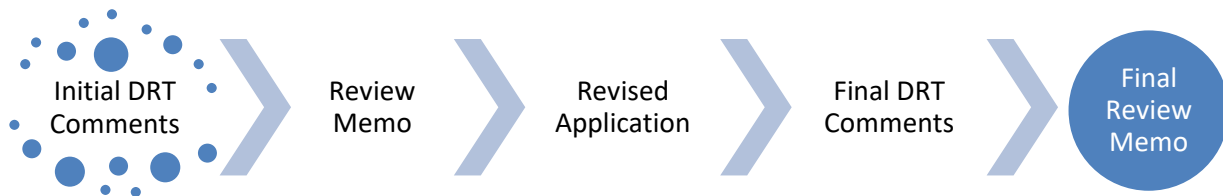
Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.			
Staff reserves the right to require additional submittals upon receiving revisions.	Prior to Recordation	Landscape	Nicole Cunico

Development Review Team (DRT) Comment Form

Date: December 9, 2024
DRT Member: Taylor Jurgens
Dept/Div: Public Utilities/Water Division
Case No.: Case 2024-7909: RKSS-Cerrillos Multifamily Development Plan and Plat
Case Planner: Daniel Alvarado

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

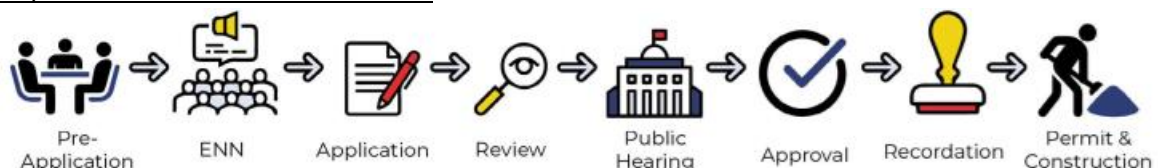


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *At the time of development* -

Development Review Process Flow Chart



*See the 2024 Development Review Schedule for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response:
1. An approved Water Plan will be required for all new public water infrastructure and fire services. Water Plan shall be submitted to the City Water Division for review.	Prior to Recordation	
2. An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services	Prior to building permit approval	
3. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response:
1. Specific technical comments on the new public water infrastructure plans will be provided to the engineer via the water plan review.	Prior to Water Plan approval	
2.		
3.		
4.		

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT) Comment Form

Date: 12/2/2024
 DRT Member: Leah Yngve
 Dept/Div: PW/MPO
 Case No.: Case #2024-7909. RKSS Multifamily DP Files
 Case Planner: Daniel Alvarado

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response:
1. Reduce the southwestern entrance width from Cerrillos to the development to decrease the pedestrian crossing distance.	Recordation of Development Plan	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response:
1.		
2.		
3.		
4.		

Explanation of Conditions or Corrections (if needed):

The City of Santa Fe and the Santa Fe MPO have taken measures to improve transportation safety, such as adopting the new Transportation Impact Analysis Guidelines which include pedestrian level of stress considerations. Cerrillos Road has above expected pedestrian crashes and fatalities, many of which have occurred at driveways and intersections. Reducing the crossing distance for pedestrians minimizes the amount of time it takes them to cross the conflict prone driveway. Additionally, a narrower entrance may facilitate vehicles to enter the development slower which will increase stopping time and the consequences of impact if they don't see a person walking.

Narrowing the crossing distance is a FHWA best practice to improve pedestrian safety, most notably through curb extensions: https://www.fhwa.dot.gov/innovation/everydaycounts/edc_5/docs/STEP-guide-improving-ped-safety.pdf

Development Review Team (DRT) Comment Form for Planning Commission

Date: December 6, 2024

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Prevention Division

Case No.: 2024-7909_3471_Cerrillos_RKKS_Multifamily_DP

Case Planner: Daniel Alvarado

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

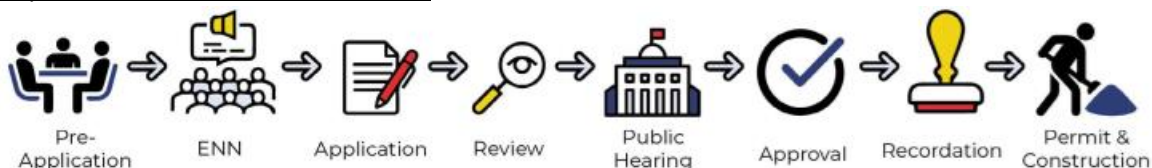


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *At the time of development* -

Development Review Process Flow Chart



*See the 2024 Development Review Schedule for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Shall verify gate widths to match apparatus access roads required of this development and use of OPTICOM (D103.5 Fire Apparatus Access Road Gates Drawings L.4.1 & L.4.2)	Prior to Recordation	
2. Shall confirm access does not reduce the existing public vehicular access to the northern parcel. (see note below)	Prior to recordation	
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1. Shall provide code analysis of project for proper occupancy classification designation as per IFC 2015.		
2. Shall provide engineered (civil engineered) all weather road as per IFC 2015, 104.7.2 Technical Assistance, 503.2.3 Surface.		
3. 503.1.1 Fire Department shall have 150 feet distance to any portion of the building on any new construction.		
4. 503.2.1 Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.		
5. 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times.		
6. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6		
7. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.		
8. 912.2 Location (Fire Department Connections). With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose	Prior to recordation	

connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.		
9. Shall have water supply that meets fire flow requirements as per IFC (Appendix B)		
10. D102.1 Access and Loading (75,000 lbs.)		
11. D103.5 Fire apparatus access road gates.		
12. D103.4 Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.		
13. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade		
14. Shall comply with D105 Aerial Fire Apparatus Access Roads. (width and proximity to building).		
15. Shall comply with Section D106 Multiple-Family Residential Developments.		
16. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.		
17. D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property or area to be served measured in a straight line between accesses.		
18. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

- 1.

Explanation of Conditions or Corrections (if needed):

1. Limiting existing accesses to the northern parcel may need review for life safety plan review for compliance.

(see following pages for notes required)

Development Review Team (DRT) Comment Form

Date: December 10, 2024

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson&Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case #2024-7909_3471_Cerrillos_RKKS_Multifamily_DP

Case Planner: Daniel Alvarado, AICP Senior Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response:
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response:
1. See attached email from Wilson & Company dated 12/9/24. Developer's recommendation to modify the left turn deceleration lane at the west entrance needs to be completely depicted in the civil plan set to include all proposed modifications to the existing deceleration lane for the full deceleration lane length proposed in the TIA. Currently only the proposed median curb island is depicted.	Prior to Recordation	
2.		
3.		
4.		

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is mandatory for the owner to obtain approval from the Public Works Department for any driveway curb cut or sidewalk crossing. This approval must be issued before a building permit for such new construction is approved.
2. Note as the public infrastructure plans move forward to building permit, these may be subject to additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. prior to building permit approval.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

From: Gallegos, Phil Philip.Gallegos@wilsonco.com
Subject: RKSS TIA Resubmittal Review
Date: December 9, 2024 at 2:26 PM
To: Leroy Nicholas Pacheco, PE Engineer@leroypacheco.com
Cc: Luna, Robert Robert.Luna@wilsonco.com

PG

Leroy, I have reviewed the resubmittal of the TIA dated July 31, 2024 for the RKSS Cerrillos Road Multi Family Development submitted by BHI and my comments are below.

My original comments on the previous submission of the TIA have been addressed. A U-Turn analysis was conducted and showed that the additional traffic directed to a U-Turn at the Intersection of Cerrillos Rd. and Avenida de las Americas if the west left in access were closed, does not adversely impact the signalized intersection during the peak hours. Since the developer is requesting to keep this left access and the TIA recommends modifying this left turn lane to be 325 feet in length and include a deceleration taper of 125, this modification on Cerrillos Road should be shown in the Plan Set Dated October 18, 2024. The only detail in the plan set shown at this entrance is the channelizing island allowing left ins for the property and property on the opposite side.

Please let me know if you have any questions or need more information. Thanks, Phil

Phil Gallegos, PE
Civil Engineer

Wilson & Company, Inc., Engineers & Architects
4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109
505-348-4126 (direct)
wilsonco.com

We bring people together to practice their craft, to create value, and to accomplish great things.

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Development Review Team (DRT) Comment Form

Date: 3/7/24

DRT Member: Dee Beingessner

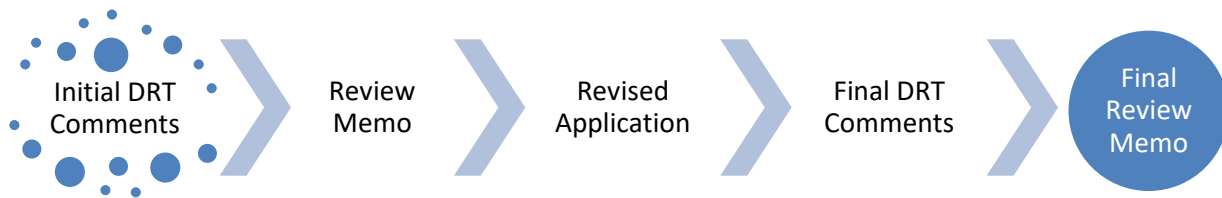
Dept/Div: Land Use, Engineering

Case No.: 2024-7909 BRTT Multifamily DP

Case Planner: Daniel Alvarado

DRT Review Schedule – 9-12+ weeks*

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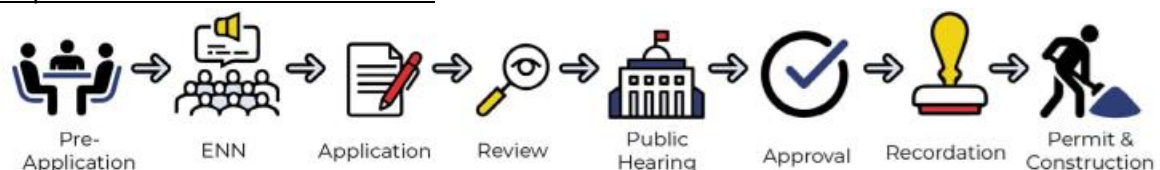


Timing of Conditions of Approval + Technical Corrections

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- c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Development Review Process Flow Chart



*See the 2024 Development Review Schedule for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Label pond numbers and pond volumes on all of the grading sheets. I have to go back to the first grading plan to find the pond numbers.	Prior to signature sheet or recordation	
2. Provide details of ponds especially the overflow detail. Provide detail of inlets under sidewalks. Pond 2 shows a half circle around the sidewalk inlet, what is this?	Prior to signature sheet or recordation	
3. Provide profile sheets for underground storm drain.	Prior to signature sheet or recordation	
4. Provide details of pond connection to Cerrillos Road Storm drain.	Prior to signature sheet or recordation	

Technical Corrections:	Must be completed by:	Applicant Response**:
1. The public roadway asphalt paving detail is missing from the Public Paving Plan. Also, please correct or explain why the hatching for asphalt paving is different from the hatching on the plan. Pavement should be at least 2.5" SPIII under 1.5" SPIV for public ROW. Demonstrate if there is there to be a valley gutter across westernmost driveway, if not, provide a justification for why not.	Prior to signature sheet or recordation	
2. Label the dotted hatching on sheet CG-103 in the parking area south of Pond 2.	Prior to signature sheet or recordation	
3. The detail specified in note 14 is missing from page CG-501. Please correct.	Prior to signature sheet or recordation	
4. Include a legend item for covered parking over many of the parking space.	Prior to signature sheet or recordation	
Provide the location of note 20 on any of the grading plans.	Prior to signature sheet or recordation	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team

Comment Form



Date: 12/06/24

Staff person: Nicole Cunico

Dept/Div: Land Use/Terrain Management – Landscape/Irrigation Review

Case: #2022-6012. Cerrillos Road Multi Family/ RKSS

Case Manager: Daniel Alvarado

Review by this division/department of the Preliminary Development plan set has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:

Technical Corrections*:	Must be completed by:
<p>1. Add significant tree survey plan with locations of existing trees. Trees to be removed can be marked with a red X.</p> <p>a. City Staff found no Oak tree species on site, please confirm species of trees counted. 21 Oak trees are listed as deemed dead by arborist.</p> <p>b. There is also a missing Blue spruce (Picea Pungens) estimated to be 50 feet tall</p> <p>14-8.4 (F)(2)(f) any plant material required by this Section 14-8.4 that fails to show healthy growth due to damage, pest, disease or neglect shall be promptly replaced with a similar plant.</p>	Prior to recording
<p>2. For all Open Spaces, existing Significant trees that are healthy and not noxious weeds are to be preserved. 14-8.4 (F)(5)(a)</p>	Prior to recording
<p>3. Remove and replace Siberian Elm trees along the southern border of property. Aside from their classification as noxious weeds these trees are not thriving. They have been severely pruned, lack good structure and have low aesthetic value 14-8.4 (5)(G). Replacement trees shall have a mature tree canopy that is 5 feet below Utility lines. 14-8.4(G)(3)(f)</p>	Prior to recording
<p>4. Review plant selection for cold hardiness to USDA zone 5. 14-8.4 (F)(1)</p>	Prior to recording
<p>5. Plant selection for stormwater ponds should include varieties that can withstand complete submersion in water 14-8.4 (F)(2)(e).</p>	Prior to recording
<p>6. 14-8.4(F)(4) Turf grass sod or turf grass seed mixes are recommended to be warm season varieties. Zoysia grass (Palisades</p>	Prior to recording

Zoysia) hardy to USDA zone 6 is considered an experimental species on this site only.	
7. Lined screening plant material is excessive. Staff strongly suggest the removal of every other shrub and utilize these plant numbers at focal points at building entries and gravel desert areas.	Prior to recording
8. 14-8.4(l)(3)(d) A minimum of ten (10) square feet of permeable landscaped area shall be provided per parking space. A minimum of one deciduous tree shall be planted per ninety (90) square feet of landscaped area.	Prior to recording
9. 14-8.4(E)(4)(g) planting beds shall be swaled, sloped or recessed below grade preventing fugitive water.	Prior to recording
10. City staff respectfully request the use of a gravel mulch that is washed and screened.	Prior to recording
11. 14-8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation.	Prior to recording
12. A security fence around ponds three feet and deeper with a maintenance gate is required	Prior to recording
13. Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	Prior to recording
14. Irrigation water lines shall not cross city water mains.	Prior to recording
15. 14-8.4(E)(4)(H) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plants with similar water use requirements shall be grouped together. Separate zones are required for permanent and temporary irrigation lines.	Prior to recording
16. Provide the water usage of each plant on the plan Schedule as shown on the city approved plant list.	Prior to recording
11. Outdoor lighting plan with photometric data per 14-8.9(C) is not to COSF code.	Prior to recording
12. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.	Prior to recording
Staff reserves the right to require additional submittals upon receiving revisions.	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- Explanation of Conditions or Corrections (if needed):