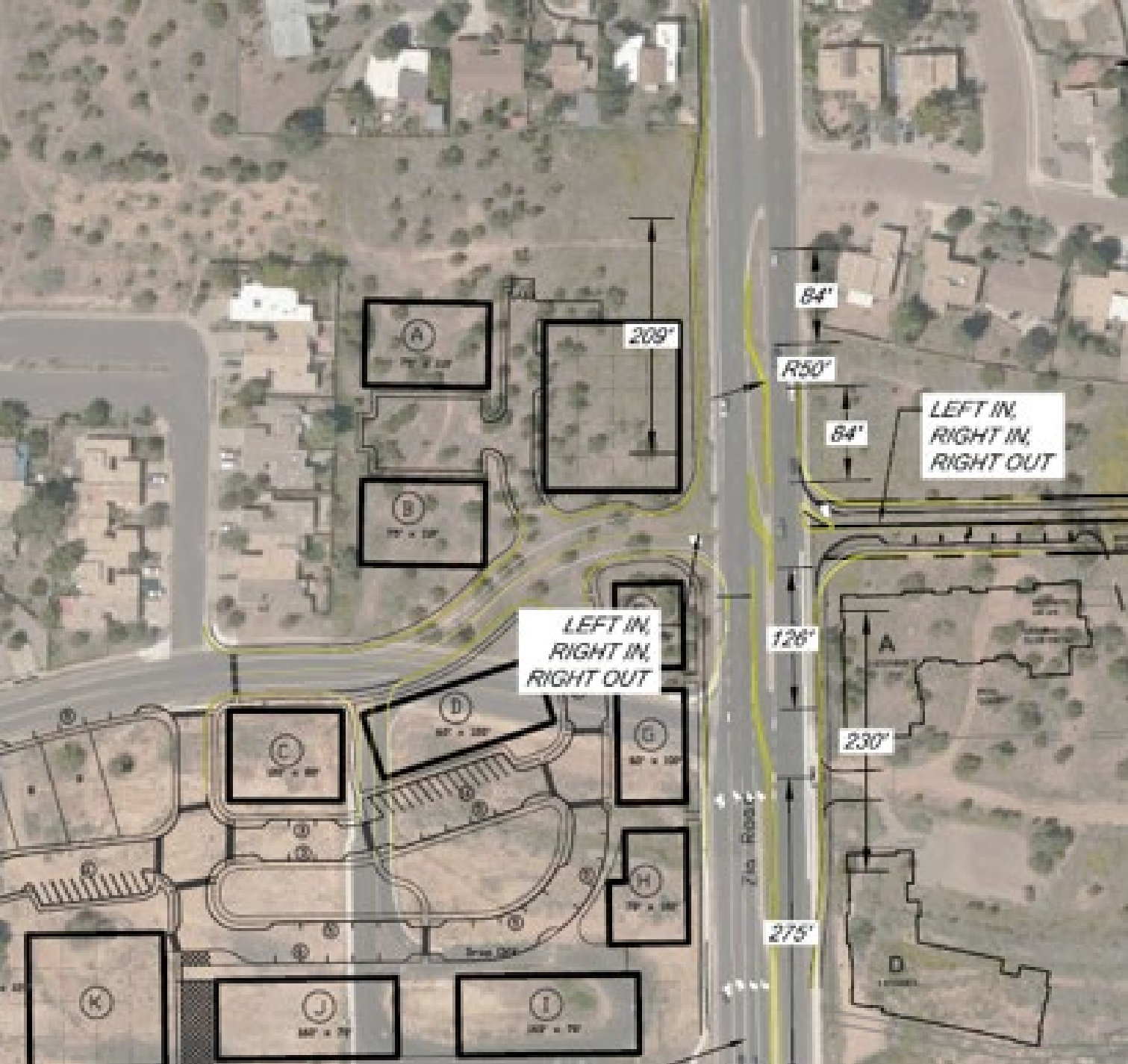




CITY OF SANTA FE

ZIA STATION RESOLUTION

Consideration of a Resolution: Authorizing and Directing the Widening of Zia Road to Accommodate a Necessary Deceleration Lane, Using Adjacent, Unimproved Land Comprising Approximately One Percent (1%) of Candelero Park, on its Far Northern Boundary; and Directing the City Manager to Designate an Agent to Apply for a Lot Line Adjustment and Any Other Administrative Steps Required as the Governing Body's Agent.



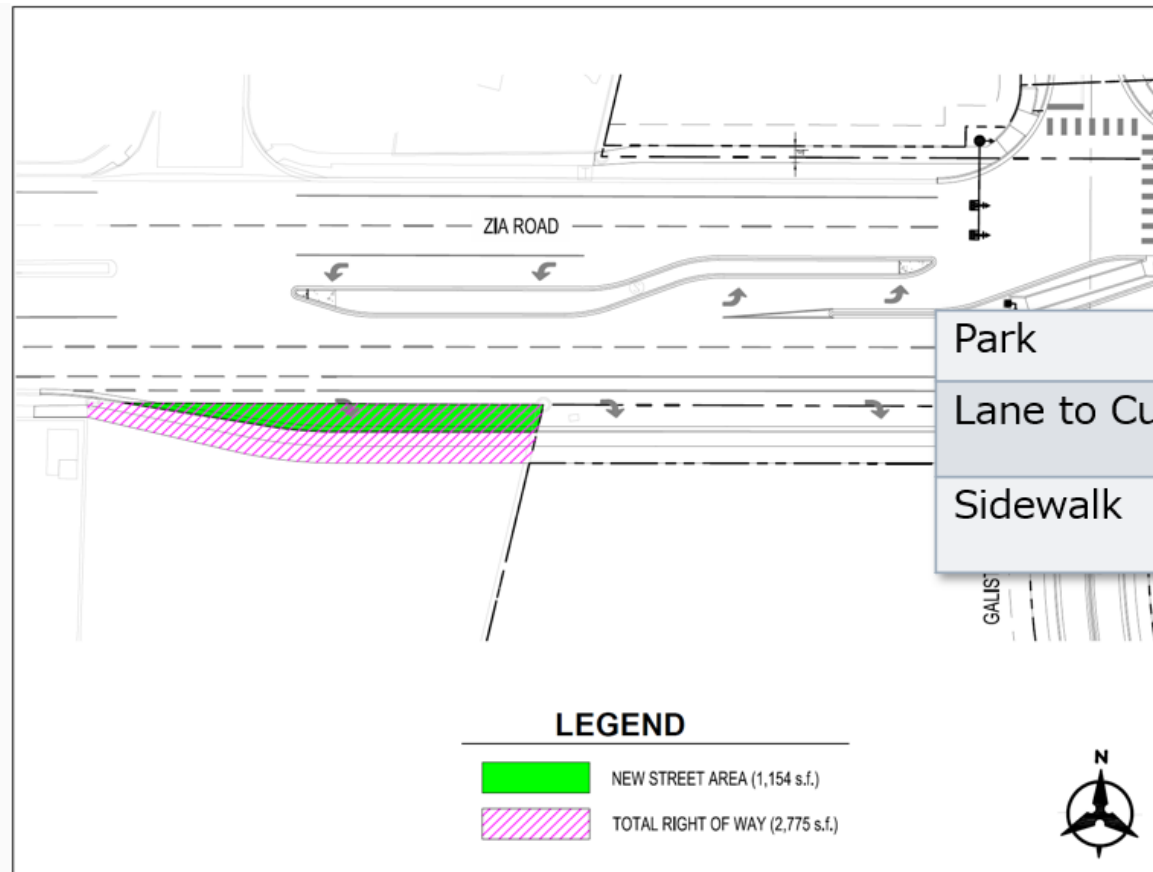
Approved Zia Station Development

- 244 multi-family units on 10.16 acres
- Road improvements

Public Roadway Improvements in the Traffic Study Supporting Development Approval



Deceleration Lane Square Footage



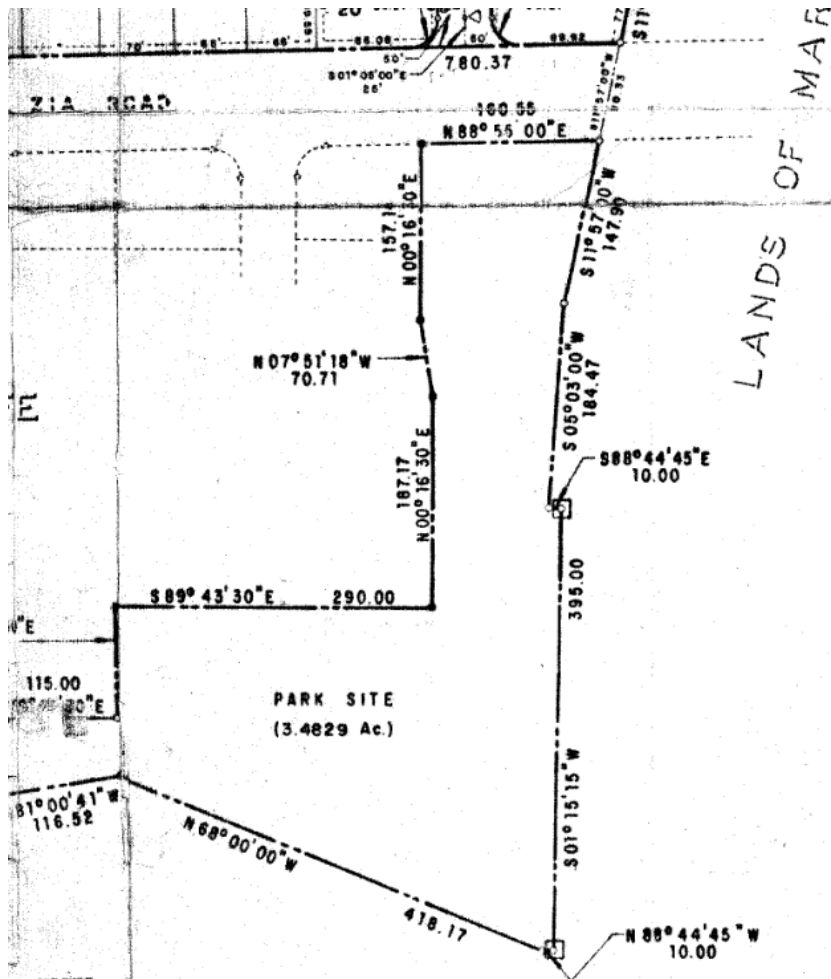
Park	6.6 acres	99.03% undisturbed
Lane to Curb	1,154 sq ft	
Sidewalk	2,775 sq ft	0.97% total

Candelero Park

**6.6 Acres - Picnic Tables -
Play Equipment - BBQ Grills
- Basketball Courts - Multi-
Purpose Field**



Dedication Plat



NOTES:

1. Unless shown N/R, lot lines are 90° to street lines or are radial thereto.

N 0° 16' 30" E, 99.47 feet; thence S 89° 43' 30" E, 290.00 feet; thence N 0° 16' 30" E, 187.17 feet; thence N 07° 51' 18" W, 70.71 feet; thence N 0° 16' 30" E, 157.14 feet; thence N 88° 55' 00" E, 160.55 feet to the N.E. corner and point of beginning of the tract herein set forth and containing 3.4829 acres, more or less.

Now being identified as Candelero de Santa Fe, Unit II. And now he show, surveyed and subdivided, the public thoroughfares and park and the dedication of utility easements to build, construct, operate and maintain underground electric power, transmission and communication lines, under and through the lands herein shown, and to install all necessary conduit wire and other equipment or fixtures necessary to maintain the said power and communication lines, through and on the surface of said lands or near the points hereinafter designated, as the course of said underground power and communication lines under and through said lands, together with free ingress and egress in, from, and over said easements with rights and privileges of going upon and across said lands for the purposes of maintaining said lines; and the streets and park shown hereon are hereby dedicated

to the public for its use as such forever, that drainage easements and rights of way shown hereon are hereby granted to insure the unimpeded flow of storm waters through this subdivision, all of the plat of Candelero de Santa Fe, Unit II, Santa Fe, New Mexico, is with free consent and in accordance with the desires of the undesignated owners, and proprietors thereof. Notary Public: Patricia A. Wheeler

WESTERN DEVELOPMENT COMPANY
By: Bo K. Johnson My Commission Expires: 12-31-80

By: Bo K. Johnson, Vice President For: Gerhard Muller, President
For: Florence Muller, Secretary

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 8th day of May, 1978, by Gerhard Muller, President of Western Development Company, a New Mexico corporation, on behalf of said corporation.

Notary Public: Patricia A. Wheeler
My Commission Expires: 4-19-80

AFFIDAVIT

This subdivision lies within the planning or platting jurisdiction of the City of Santa Fe, New Mexico.

WESTERN DEVELOPMENT COMPANY
By: Bo K. Johnson
Bo K. Johnson, Vice President

Process/ Recommended next steps

1. Expansion of roadway, according to safety standards recommended by the City's traffic engineer, requires the City to expand Zia Road into that far northern edge of Candelerero Park
2. Candelerero Park boundary should be adjusted on the plat
3. The City, as property owner, is the applicant for a lot line adjustment in order to adjust the park boundary
4. The Code gives the land use director authority to review and approve lot line adjustments (defined in the Code as a resubdivision) (see Santa Fe City Code Sections 14-12.1 "Definitions", "Resubdivision", and Section 14-3.7(D), "Summary Procedure", and (E) "Resubdivisions")
5. The City, as property owner, must designate someone (an "agent") to submit an application for a lot line adjustment on the City's behalf.
6. Upon receiving the application, the land use director reviews and determines whether to approve the application. Alternatively, the "land use director may refer an application for a summary subdivision to the planning commission for review and decision, either in response to public input received or on the land use director's own initiative." See City Code Section 14-3.7(D), "Summary Procedure"

What if the City takes no action?

Possible outcomes:

1. Potential litigation against City; and/or
2. Deceleration lane built contrary to City's traffic engineer recommended standards; and/or
3. Extended disruption to traffic due to construction delays.