

- Property development is required to comply with applicable provisions of Chapter 14, Land Development Code, SFCC 1987 and subsequent amendments.
- Property development is required to comply with the provisions of each applicable City of Santa Fe Ordinance adopted prior to final Plat and/or Development Plan recording with the County Clerk or submittal with a Building Permit Application that modifies any provision of requirements called for in Chapter 14, Land Development Code, SFCC 1987 and subsequent amendments.
- Buildable areas for platted parcels will be determined at the time of building permit application as detailed in the Land Development Code. Any buildable areas shown hereon are subject to relocation per code requirements.
- Property development is subject to the provisions of Section 14-8.4(F)(5), Plant Material Standards
- Mets and Bounds description of lots, roadways, drainage, utility, and access right-of-ways and/or easements are described on the subdivision plat as are lot areas, all as included herein.
- All building units shall conform to the intent of the Development Plan with actual size and shape of each structure contained within the herein defined building envelopes, including walls and fences, subject to applicable building permit requirements.
- Building setbacks shall apply to all permanent structures, including accessory structures.
- All proposed changes to the approved improvement plans shall receive prior approval by the City of Santa Fe's Planning and Land Use Department before construction.
- This development lies within the Downtown and Eastside Historic District
- This development lies within the Historic Downtown Archeological Review District

**STORMWATER AGREEMENT**

Property owner(s) hereby agree that all stormwater easements and any other drainage and stormwater management improvements are on private property and will be maintained and kept fully functional as originally designed and constructed within private property boundaries by the property owner and subsequent heirs, assigns, and future owners. The City is hereby granted the following: (1) access for inspection of said improvements; (2) in the event of drainage and stormwater management improvement maintenance deficiency and after ten (10) days written notice to the respective property owner, to enter and restore full functional capacity of the drainage and stormwater management improvements; and (3) to lien the property for both direct and indirect costs associated with such work. By signature affixed to this instrument, the property owner(s) approve and agree that this AGREEMENT is binding perpetually, running with the land, on present and future owners, heirs, and assigns.

By: *Drury Southwest, Inc.*  
*Carolyn F. Bonner*  
 Owner's Printed Name: *Carolyn F. Bonner*  
 Owner's Signature/Date: *9-22-11*  
*Carolyn F. Bonner*  
 By: *Archdiocese of Santa Fe*  
*John & Patricia Gundzik*  
 Owner's Printed Name: *John & Patricia Gundzik*  
 Owner's Signature/Date: *9-22-11*

The foregoing instrument was acknowledged before me this 22nd day of September, 2011 (or equal)

*Notary Public*  
 My Commission Expires March 10, 2012  
 My Commission Expires March 10, 2012

**DEVELOPMENT PLAN DRAWINGS**  
 ALL REPORTS, PLANS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY HOGAN GROUP INC. ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF HOGAN GROUP INC.

**HoganGroup**  
 HOGAN GROUP INC. 505-988-1913 FAX 505-988-5094  
 ARCHITECTS • PLANNERS • INTERIORS • LANDSCAPES  
 984 OLD PECOS TRAIL, SANTA FE, NEW MEXICO 87501

**DRURY PLAZA**  
 228 Palace Avenue  
 Santa Fe, New Mexico

**DEVELOPMENT PLAN**

DATE: 02-02-10

PROJECT #: 0801

**DP-1**

PROPERTY OWNER: TRIUMFO PROPERTY LIMITED PARTNERSHIP  
 JUST # 1790510  
 COUNTY OF SANTA FE  
 STATE OF NEW MEXICO  
 HENRY CERRILLO, Notary Public  
 My Commission Expires 12-31-11

- GENERAL NOTES**
- An ADA inspection shall be conducted prior to issuance of a certificate of occupancy. Contractor shall contact City Staff to schedule an inspection.
  - No building permits will be issued until partial completion of infrastructure is obtained, no certificate of occupancy will be issued until substantial completion of infrastructure, and all provisions of the infrastructure completion policy of 7/01/2008 must be followed.
  - This development is to be served by a private on-site sewer collection system.
  - As per the June 17, 2008 firm (flood insurance rate map), no portion of this property lies within the 100 year flood zone. The southeast corner of this property lies within the 500 year flood zone.
  - Fire department access shall be maintained throughout all construction phases, section 1410.1, an approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on site (f/c section 1412.1).
  - This development is subject to the requirements of SFCC chapter XIII Stormwater Utility including the Stormwater Utility Service Charge and Stormwater Illicit Discharge Control requirements.
  - This development is subject to the requirements of NPDES general MS4 discharge permit No. NMR040000 and NPDES construction general permit No. NMR100000.
  - Construction is subject to the requirements of NPDES construction general discharge permit no. NMR100000, a stormwater pollution prevention plan must be prepared by a qualified professional and a notice of intent (NOI) for coverage must be filed with EPA. Construction stormwater discharges are not permitted until a minimum of seven (7) calendar days after EPA acknowledgement of a complete NOI.
  - All coordinates shown reference the NAVD88 vertical datum.
  - Erosion/Sedimentation Control Plan and soil engineering report will be provided for each phase of the project for review prior to submittal for building permit.

- KEYED NOTES**
- |  |  |
|--|--|
| ① NO VEHICULAR TRAFFIC PAST THIS POINT EXCEPT FOR EMERGENCY VEHICLES | ⑩ PROPOSED FIRE HYDRANT LOCATION                                       |
| ② SERVICE ACCESS VEHICULAR GATE                                      | ⑪ 10-SPACE BICYCLE RACK  |
| ③ PRIVACY GATE   | ⑫ ASPHALT-PAVED VEHICULAR TRAFFIC SURFACE                              |
| ④ PEDESTRIAN ACCESS TO SOUTH/NORTH PART OF SITE THROUGH BUILDING     | ⑬ PAVED AREA FOR PEDESTRIAN TRAFFIC                                    |
| ⑤ ELEVATED PEDESTRIAN CROSSING PLATFORM                              | ⑭ OPEN SPACE AND LANDSCAPE AREA, 16.2% AT STREET-FACING PROPERTY LINES |
| ⑥ NOT USED   | ⑮ ROCK/STONE RETAINING WALL, 48" HIGH MAX.                             |
| ⑦ REMOVABLE BOLLARDS   | ⑯ REMOVABLE RAISED PLANTER   |
| ⑧ SCREEN WALL, MASONRY WITH STUCCO FINISH, 48" HIGH MAX              | ⑰ TRAFFIC CONTROL MEDIAN/CURB  |
| ⑨ SOLID WASTE COMPACTOR CONCEALED INDOORS                            | ⑱ LIGHT WELL FOR DAYLIGHTING FLOOR BELOW                               |
|  | ⑲ YARD WALL/FENCE, 48" HIGH MAX.                                       |

**APPROVAL BLOCK FOR FRANCHISE UTILITY**

PNM Electric Services	<i>Vernice Hill</i>	7-6-10
		Date
PNM Gas Services, NEW MEXICO GAS COMPANY	<i>Frank S. Quinn</i>	7-6-10
		Date
Qwest Communications, Inc.	<i>Neil Olson</i>	7-10
		Date
Comcast Cable	<i>Ken Kal</i>	7-6-10
		Date

**APPROVAL BLOCK FOR BCD DESIGN REVIEW COMMITTEE**

Approved by the Business Capitol District Design Review Committee at their meeting on 9/27/11 as PD&R Case No. 2008-2

*Scott J. Palmer* 9/27/11  
 Design Review Committee Chairperson Date

*Att. J. Palmer* 9/27/11  
 Design Secretary Date

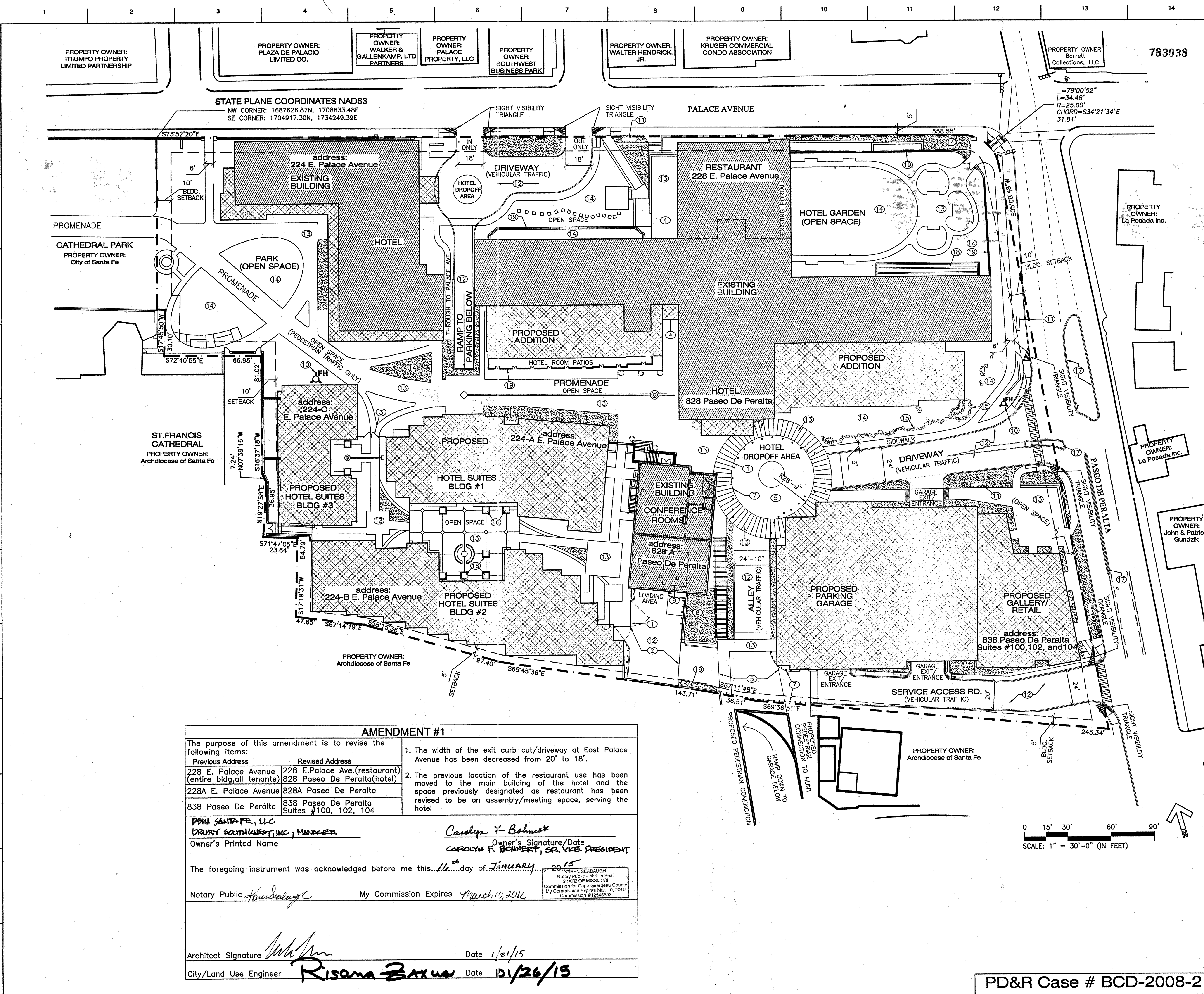
**APPROVAL BLOCK FOR P&DR**

Reviewed by the Santa Fe Permit & Development Department

*Samuel Doe* 7-28-11  
 City Planner Date

*Risana Zaxua* 09/28/11  
 Permit & Development Review Date

PD&R Case # BCD-2008-2



- ### KEYED NOTES
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**DRURY PLAZA**  
 228 Palace Avenue  
 Santa Fe, New Mexico

**DEVELOPMENT PLAN AMENDMENT #1**  
 DATE: 01-05-2015  
 PROJECT #: 0801  
**DP-1A**

**AMENDMENT #1**

The purpose of this amendment is to revise the following items:

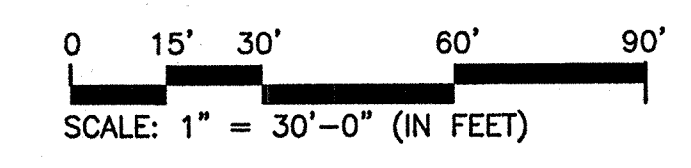
Previous Address	Revised Address
228 E. Palace Avenue (entire bldg, all tenants)	228 E. Palace Ave. (restaurant)
828 Paseo De Peralta	828 Paseo De Peralta (hotel)
228A E. Palace Avenue	828A Paseo De Peralta
838 Paseo De Peralta	838 Paseo De Peralta Suites #100, 102, 104

1. The width of the exit curb cut/driveway at East Palace Avenue has been decreased from 20' to 18'.
2. The previous location of the restaurant use has been moved to the main building of the hotel and the space previously designated as restaurant has been revised to be an assembly/meeting space, serving the hotel.

Owner's Printed Name: **Carolyn F. Bohmert, Sr. VICE PRESIDENT**  
 Owner's Signature/Date: *Carolyn F. Bohmert* / 1/21/15

Notary Public: *Karen Seaburg* My Commission Expires: *March 10, 2016*  
 Notary Public: **KAREN SEABURG**, Notary Public - Holy Seal STATE OF MISSOURI, Commission for Cape Girardeau County, My Commission Expires Mar. 10, 2016, Commission # 12545592

Architect Signature: *Risoma Baxun* Date: *1/21/15*  
 City/Land Use Engineer: **Risoma Baxun** Date: *01/26/15*



PD&R Case # BCD-2008-2



Inst # 1750515  
 COUNTY OF SANTA FE  
 STATE OF NEW MEXICO  
 JOHN & PATRICIA GUNZLIK  
 COUNTY CLERK  
 15 FEB 11 2015

11-38A