

City of Santa Fe, New Mexico

Attachment A Conditions of Approval and Technical Corrections

- 1. Table of Conditions of Approval**
- 2. Table of Technical Corrections**
- 3. Development Review Team Compiled Comments**

Conditions of Approval & Technical Corrections

Conditions of Approval			
#	Condition of Approval:	Dept. or Division:	To be completed:
1	Development plans shall be in black and white and without images for printing.	Current Planning	Prior to Recordation
2	Applicant shall amend development plans and associated calculations (open space, lot coverage, etc.) to reflect the correct 7.9-acre lot as confirmed via letter of affidavit from applicant found in Attachment D.	Current Planning	Prior to Recordation
3	Exterior architectural style must be amended to meet the required architectural points, findings and purpose of the architectural review, and criteria 3 for development plan approval.	Current Planning	Prior to Recordation (COMPLETED)
4	Elevation drawings must show the percentage of accent colors on each exterior wall.	Current Planning	Prior to Recordation (COMPLETED)
5	A new access point prior to southbound lane deceleration/turn lane to the development should be reviewed and approved by Public Works Traffic Engineer. The decel lane was constructed for access to this area from Plaza Central.	Technical Review Division, Engineering	Prior to Recordation
6	Overlay slope analysis onto proposed conditions map. It appears there may be some 30% slope disturbance but it can't be determined accurately without merging the drawings.	Technical Review Division, Engineering	Prior to Recordation
7	Please include information on how the CN number used for the proposed conditions was developed.	Technical Review Division, Engineering	Prior to Recordation
8	Paving detail, SPIII has a minimum lift of 2.5" so place a 1.5" lift of SPIV over the SPIII for a 4" pavement section.	Technical Review Division, Engineering	Prior to Recordation (COMPLETED)
9	Place more Top of Curb and Bottom of Curb elevations around the site.	Technical Review Division, Engineering	Prior to Recordation (COMPLETED)
10	An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services.	Water Utility Division	Prior to Building Permit Approval
11	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter	Water Utility Division	At the time of development

Conditions of Approval			
#	Condition of Approval:	Dept. or Division:	To be completed:
	on any new irrigation service.		
12	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water Utility Division	Prior to public hearing (COMPLETED)
15	Shall comply with International Fire Code 2021 & and other requirements.	Fire Prevention	Prior to Building Permit Approval
16	Shall indicate location of monument at entrance point as way map for site (Fire 1) to include hydrant and building #s).	Fire Prevention	Prior to Building Permit Approval (COMPLETED)
17	Shall verify location of addressing and sizes for building labeling as not on Fire 1.	Fire Prevention	Prior to Building Permit Approval (COMPLETED)
18	Shall verify private hydrant locations with water division.	Fire Prevention	Prior to Building Permit Approval (COMPLETED)
19	Remove all words 'Handicap' from the plan set.	ADA	Prior to Recordation
20	Remove the current details of ADA parking and signage from the plan set, it is incorrect and add the 2015 NM Accessible Parking Checklist detail to plan set. Sheet DP_06 sign is correct, Sheet C-501 is incorrect.	ADA	Prior to Recordation
21	Remove all concrete details from plan set and add the City of Santa Fe Standard Detail Sheets.	ADA	Prior to Recordation
22	Remove the Accessible Sidewalk Ramp Details from the plan set and add the NMDOT Serial 608 and 609 for concrete work to plan set.	ADA	Prior to Recordation
23	Expansion joints in sidewalk shall be every 30 feet interval per NMDOT, not 20 feet intervals.	ADA	Prior to Recordation
24	Asphalt road surface shall be labeled 'HMA' two 2in lifts. Bottom matt of HMA shall be SP3, finish matt of HMA shall be SP4 Hot Mix Asphalt.	ADA	Prior to Recordation
25	Top of Footing shall be labeled Bottom of Wall.	ADA	Prior to Recordation
26	Accessible path(s) of travel route shall be provided from the Public Right-of-Way and accessible parking aisle(s) to accessible building entrance(s) and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Ensure accessible route(s) from the Public Right-of-Way and accessible parking space aisle(s) to building entrance(s) are provided and maintained.	ADA	Prior to Recordation

Conditions of Approval			
#	Condition of Approval:	Dept. or Division:	To be completed:
	Provide detectable warning surfaces at curb ramps and transitions to driveway crossings along the accessible paths of travel as applicable.		
27	At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable.	ADA	Prior to Recordation
28	Add Striping to all Pedestrian Crossings. Striping, Markings shall consist of Thermoplastic Application.	ADA	Prior to Recordation
29	Increase the Plaza Central sidewalk width to 6'.	PW/MPO	Prior to public hearing (COMPLETED)
30	All 8 inch or larger PVC sewer pipes shall be identified as SDR 26.	Wastewater	Prior to Recordation
31	Add note that all 6-inch sewer service pipes or 4-inch sewer services pipes shall be identified as SCH 40 PVC.	Wastewater	Prior to Recordation
32	Add note that 6-inch service lines shall have a minimum of 1% slope, and 4-inch sewer service pipes shall have a 2% minimum slope.	Wastewater	Prior to Recordation
33	Add note to plan that all 6-inch sewer service pipes or 4-inch sewer services pipes shall have cleanouts at change of pipe direction and for every 100 feet of pipe length.	Wastewater	Prior to Recordation
34	Provide a Radius and Deflection Table for each of the various curvilinear sewer lines used.	Wastewater	Prior to Recordation
35	No Santa Fe logo sewer lids are allowed. All sewer lids if needed shall be labeled Private Sewer.	Wastewater	Prior to Recordation
36	Will need to provide detailed drawings for each of the three proposed private sewer line connections to the existing public sewer manholes. Will need to show manholes size, rim, and depths. Will also need to document for each manhole the number of existing and proposed sewer service lines connected and their construction data inside the manhole.	Wastewater	Prior to Recordation
37	You have several 8-inch sewer lines that will serve groups of buildings. There is no information regarding	Wastewater	Prior to

Conditions of Approval			
#	Condition of Approval:	Dept. or Division:	To be completed:
	their lengths nor where or how they may be flushed or stoppages cleared. You will need to provide information and details showing how the systems may do so.		Recordation
38	Add a note on the development plans stating that the primary use of the garages will be for parking and that the conversion of garages to storage only is prohibited.	Current Planning	Recordation
39	Clearly demonstrate on plans that 50% of common open space provided is usable for active or passive recreation or pedestrian ways that include interior sidewalks and patios (14-7.5(B)(2)).	Current Planning	Recordation
40	Obtain an approved water budget.	Water Resources	Recordation

Technical Corrections			
#	Technical Correction:	Dept. or Division:	To be completed:
1	The current plan set, and architectural points worksheet are not sufficient to determine compliance with architectural design standards review. <ul style="list-style-type: none"> a. Provide an updated architectural points worksheet selecting the applicable pint allotment for all subsections. b. The colors depicted in the plan set show the predominant color as pastel colors of non-earthtones hues, whites, grays, grayish green. c. Provide a materials legend on the elevation drawings, please also include color samples as depicted on the applicable material. 	Current Planning	Prior to second review (COMPLETED)
2	Open Space Clarification – dimension open space to confirm minimum dimension compliance “Common open space shall be no less than fifteen (15) feet in any dimension and no less than five hundred (500)square feet per segment.” 14-7.5(B)4.	Current Planning	Prior to second review (COMPLETED)
3	DP_00 & DP_01: List of sheets (table of contents) and actual plans sheets are not in the same order. Edit either the layout of the plan sheets or the order of sheets in the table of contents to make sure they match.	Current Planning	Prior to Recordation (COMPLETED)
4	There a few sheets listed in the table of contents on DP_00 and DP_01 that are not in the plan set (V001, V002, V003, 09). And there are a few sheets in the plan set but not in the table of contents (DP_07, C-504, C-505, C-506, LI_502). Update table of contents and plan sets to include all necessary materials.	Current Planning	Prior to Recordation (COMPLETED)
5	DP_01: Add in case number #2024-9320 to the top of this page.	Current Planning	Prior to Recordation (COMPLETED)
6	DP_02: Colors and corresponding numbers of the phasing plan need to be revised so they match.	Current Planning	Prior to Recordation (COMPLETED)
7	DP_03: Add description of the number 21 to the legend.	Current Planning	Prior to Recordation (COMPLETED)
8	C-101B: There are 2 sheets for C-101B. Delete one so that there is one sheet for C-101B.	Current Planning	Prior to Recordation (COMPLETED)
9	Developer shall work with CoSFW Engineering to appropriately size and locate master meters.	Water Utility Division	Prior to Water Plan Approval

Technical Corrections			
#	Technical Correction:	Dept. or Division:	To be completed:
			(COMPLETED)
10	Submit public water plan to City for review and approval using CoSF Water plan Template.	Water Utility Division	Prior to Water Plan Approval (COMPLETED)
11	Use the newly adopted Transportation Impact Analysis guidelines to assess and modify the necessity and length of the right turn lane from Plaza Central into the development. If required, use the minimum length possible.	PW/MPO	Prior to public hearing (COMPLETED)
12	Provide a professional landscape irrigation design per COSF code chapter 14-8.4E Water harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards.	Landscaping	Prior to Recordation
13	Irrigation water lines shall not cross city water mains.	Landscaping	Prior to Recordation
14	All required deciduous trees shall be two (2) inch caliper minimum; all required evergreen trees shall be a minimum of six (6) feet in height. Revise the Plant Schedule on sheet LP501 to show correct plant sizes.	Landscaping	Prior to Recordation
15	Populus weslizenii, Rio Grande Cottonwoods shall not be planted in pedestrian areas or within 40 feet of parking lots.	Landscaping	Prior to Recordation
16	Provide the total square foot for Turfgrass sod. The city code limits bluegrass to no more than 25% of bluegrass seed within the mix. Provide detail sheet for the Texas Bluegrass.	Landscaping	Prior to Recordation
17	All required shrubs shall be five gallon minimum except as noted on the City of Santa Fe Recommended Plant List. Revise the Plant Schedule on sheet LP501 to show correct plant sizes, or explain the size given as NATIVE.	Landscaping	Prior to Recordation
18	Provide water use for each plant on the Plant Schedule (Sheet LP501) as provided in the city's approved plant list. This is required for irrigation zone planting.	Landscaping	Prior to Recordation
19	Planting beds shall be swaled, sloped, or recessed below grade to prevent fugitive water per 14-8.4(E)(4)(g).	Landscaping	Prior to Recordation
20	Crusher fines are not a mulch material that reduces moisture loss. Provide a water saving mulching material.	Landscaping	Prior to Recordation
21	Photometrics do not meet code requirements. See Article 14-8.9 and revise for compliance.	Landscaping	Prior to Recordation

Technical Corrections			
#	Technical Correction:	Dept. or Division:	To be completed:
22	Label all ponds with the pond number, maximum depth of water, and volume on all grading and drainage sheets. I couldn't tell which is pond 1 and which is pond 2.	Technical Review Division, Engineering	Prior to Recordation
23	Include plan and profile sheets for storm drains. Could not locate size of storm drain pipe.	Technical Review Division, Engineering	Prior to Recordation (COMPLETED BUT make plan and profile sheets more clear for construction)
24	See comments on plan sheets.	Technical Review Division, Engineering	Prior to Recordation (COMPLETED)
25	See Wilson's Comment dated November 11, 2024, requesting analysis of a deceleration lane to be performed and submitted for the project record. Please use the City's new TIA Guidelines for the analysis.	Traffic	Prior to building permit (COMPLETED)



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

www.santafenm.gov

Alan Webber, Mayor

Councilors:

Signe I. Lindell, Mayor Pro Tem, District 1

Alma G. Castro, District 1

Michael J. Garcia, District 2

Carol Romero-Wirth, District 2

Lee Garcia, District 3

Pilar F.H. Faulkner, District 3

Jamie Cassutt, District 4

Amanda Chavez, District 4

Date: November 19, 2024

TO: Katherine Mortimer
PAX Consulting
31 Encantado Loop
Santa Fe, NM 87508

VIA: Heather Lamboy, Planning and Land Use Director
Maggie Moore, Interim Assistant Planning & Land Use Director
Daniel Esquibel, Interim Planning Manager

FROM: Carly Venditti, Senior Planner

Case #2024 – 9319 & 9320 7205 Plaza Central, Zorro Blanco – Lot Line Adjustment & Development Plan. Zydeco TCVP Land, LLC, owner and “applicant”, requests approval of an administrative lot line adjustment and development plan for 165-unit multi-family development and coffee shop at 7205 Plaza Central on approximately 6.9-acres. The property is zoned C-1 (Office and Related Commercial District) and is within the Suburban Archaeological Review District (Carly Venditti, Case Manager, cavenditti@santafenm.gov, 955-6656).

This application was received on October 15th, 2024. This memo summarizes the City’s Initial Review of your application. Please note the following disclaimers: 1) this is not a comprehensive inventory of the applicable criteria, but only a summary of the primary items of note; and 2) this memo does not constitute a formal staff report on the Development Plan or the Land Use Director’s final determination on these matters; rather, it serves as advance notice on problematic issues we identified in the application, *i.e.*, an initial review. The comments are offered to you early as a courtesy to you and your client. Your complete and timely response to these comments will facilitate our final review and acceptance of your application.

Please find attached to this memo the initial DRT review comments including conditions of approval and technical corrections identified thus far. I would like to highlight and summarize the following key items identified in the initial review of your application.

1. The current plan set, and architectural points worksheet are not sufficient to determine compliance with architectural design standards review.
 - a. Provide an updated architectural points worksheet selecting the applicable point allotment for all subsections.
 - b. The colors depicted in the plan set show the predominant color as pastel colors of non-earthtones hues, whites, grays, grayish green.

- c. Provide a materials legend on the elevation drawings, please also include physical color samples as depicted on the applicable material.
2. Open Space Clarification – dimension open space to confirm minimum dimension compliance “Common open space shall be no less than fifteen (15) feet in any dimension and no less than five hundred (500) square feet per segment.” 14-7.5(B)4.
3. Label all ponds with the pond number, maximum depth of water, and volume on all grading and drainage sheets.
4. Include plan and profile sheets for storm drains, could not locate size of storm drainpipe.
5. Remove all the words ‘Handicap’ from the plan set.
6. Remove the current details of ADA Parking and signage from the plan set, it is incorrect and add the 2015 NM Accessible Parking Checklist detail to plan set. Sheet DP-06 sign is correct, Sheet C-501 is incorrect.
7. Remove all concrete details from plan set and add the City of Santa Fe Standard Detail Sheets.
8. Remove the Accessible Sidewalk Ramp Details from the plan set and add the NMDOT Serial 608 and 609 for concrete work to plan set.
9. Expansion joints in sidewalk shall be every 30 feet interval per NMDOT, not 20 feet intervals.
10. Asphalt road surface shall be labeled ‘HMA’ two 2in lifts. Bottom matt of HMA shall be SP3, finish matt of HMA shall be SP4 Hot Mix Asphalt.
11. Top of Footing shall be labeled Bottom of Wall.
12. Accessible path(s) of travel route shall be provided from the Public Right-of-Way and accessible parking aisle(s) to accessible building entrance(s).
13. At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances.
14. Add Striping to all Pedestrian Crossings.
15. The developer shall work with CoSFW Engineering to appropriately size and locate master meters.
16. Submit public water plan to City for review and approval using CoSFW Water Plan Template.
17. Provide a professional landscape irrigation design per COSF code Chapter 14-8.4(E) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards.
18. Irrigation water lines shall not cross city water mains.
19. All required deciduous trees shall be two (2) inch caliper minimum;) All required evergreen trees shall be a minimum of six (6) feet in height.
20. Populus weslizenii, Rio Grande Cottonwoods shall not be planted in pedestrian areas or within 40 feet of parking lots.
21. Provide the total square foot total for Turfgrass sod.
22. All required shrubs shall be five gallon minimum except as noted on the City of Santa Fe Recommended Plant List.
23. Provide water use for each plant on the Plant Schedule (Sheet LP501) as provided in the city’s approved plant list.
24. Planting beds shall be swaled, sloped or recessed below grade to prevent fugitive water per 14-8.4(E)(4)(g).
25. Crusher fines are not a mulch material that reduces moisture loss. Provide a water saving mulching material.
26. Photometrics do not meet Code requirements. See Article 14-8.9 and revise for compliance.

27. See Wilson's Comment dated November 11, 2024, requesting analysis of a deceleration lane to be performed and submitted for the project record. Please use the City's new TIA Guidelines for the analysis.

I. DRT Comments Pending

- a. Wastewater
- b. Affordable Housing

II. Initial Review Summary: Additional Application Submittals

The following submittals are required before the application can move forward to public hearing:

- a. Full Color Elevations & Updated Architectural Points Worksheet
- b. Revised Grading & Drainage Sheets
- c. Revised ADA language & detail
- d. Revised Landscaping Plan & Photometrics
- e. Deceleration Lane Analysis
- f. Affordable Housing Agreement

Please review the attached DRT memos. Please revise your application, accordingly, provide the additional submittal items and resubmit for secondary review by December 2, 2024. Once the application is complete a public hearing date will be scheduled.

Please let me know if you have any questions or concerns.

Carly Venditti

Carly Venditti, Senior Planner
Planning and Land Use Department

Attachments:

- a. Zoning DRT Memo
- b. Technical Review Memo & Redline Plat
- c. ADA DRT Memo
- d. Water Utility DRT Memo
- e. Fire DRT Memo
- f. Landscape DRT Memo
- g. Traffic DRT Memo
- h. MPO DRT Memo

Development Review Team (DRT) Comment Form

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.

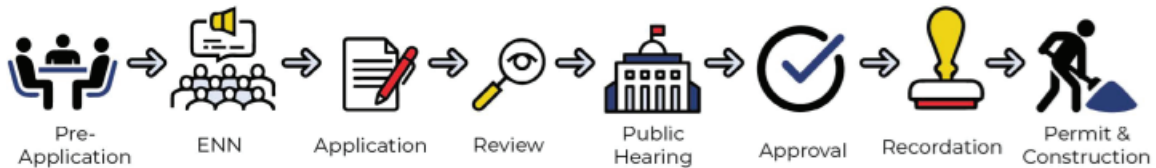


Timing of Conditions of Approval + Technical Corrections

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 to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Development Review Team (DRT) Comment Form

Date: 11/6/24

DRT Member: Teddy Padilla

Dept/Div: Land Use Dept./Technical Review

Case No.: 2024-9320

Case Planner: Carly Vendetti

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.



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- 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.
- Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- During Construction* – these conditions/technical corrections can be addressed during construction.

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:

Case #

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

Technical Corrections:	Must be completed by:	Applicant Response**:
1. Remove all the words 'Handicap' from the plan set.		Completed
2. Remove the current details of ADA Parking and signage from the plan set, it is incorrect and add the 2015 NM Accessible Parking Checklist detail to plan set. Sheet DP-06 sign is correct, Sheet C-501 is incorrect.		Completed
3. Remove all concrete details from plan set and add the City of Santa Fe Standard Detail Sheets.		Completed
4. Remove the Accessible Sidewalk Ramp Details from the plan set and add the NMDOT Serial 608 and 609 for concrete work to plan set. 5. Expansion joints in sidewalk shall be every 30 feet interval per NMDOT, not 20 feet intervals. 6. Asphalt road surface shall be labeled 'HMA' two 2in lifts. Bottom matt of HMA shall be SP3, finish matt of HMA shall be SP4 Hot Mix Asphalt 7. Top of Footing shall be labeled Bottom of Wall. 8. Accessible path(s) of travel route shall be provided from the Public Right-of-Way and accessible parking aisle(s) to accessible building entrance(s) and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Ensure accessible route(s) from the Public Right-of-Way and accessible parking space aisle(s) to building entrance(s) are provided and maintained. Provide detectable warning surfaces at curb ramps and transitions to driveway crossings along the accessible paths of travel as applicable. 9. At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction		Completed

<p>permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable.</p> <p>10. Add Striping to all Pedestrian Crossings. Striping, Markings shall consist of Thermoplastic Application.</p>		
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**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 (DRT) Comment Form

Date: 10/28/2024

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2024-9319 & 2024-9320

Case Planner: Carly Venditti

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 to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

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:

Case # 2024-9319

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Each lot shall be served by separate water service	At the time of development	Completed

Case # 2024-9320

Conditions of Approval:	Must be completed by:	Applicant response**:
2. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	Will be done prior to Building Permit Approval
3. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	Water plan submitted for approval
4. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	Separate meter provided - complete
5.		
6.		
7.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1. Developer shall work with CoSFW Engineering to appropriately size and locate master meters.	Prior to Water Plan Approval	Completed
2. Submit public water plan to City for review and approval using CoSFW Water Plan Template	Prior to Water Plan Approval	Completed
3.		
4.		

**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 (DRT) Comment Form

Date: October 28, 2024

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Prevention Divisions

Case No.: 2024-9320_Zorro Blanco LLA Development Plan

Case Planner: Carly Venditti, Senior Planner

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.

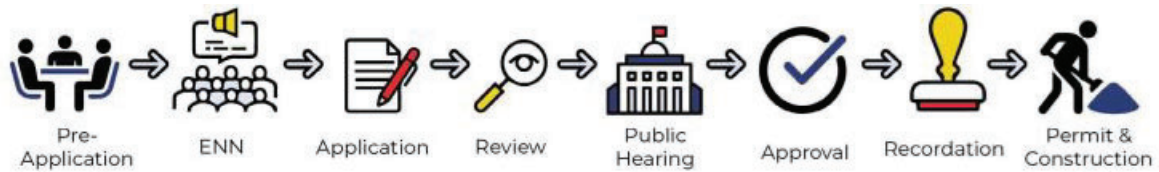


Timing of Conditions of Approval + Technical Corrections

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 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. Shall comply with International Fire Code 2021 & and other requirements below		Complies
2. Shall indicate location of monument at entrance point as way map for site (Fire 1) to include hydrant and building #s).		Completed
3. Shall verify location of addressing and sizes for building labeling as not on Fire 1		Shown on bldg. elevations
4. Shall verify private hydrant locations with water division.		Complies
5.		
6.		

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

***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.
- 2.
- 3.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT) Comment Form

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.

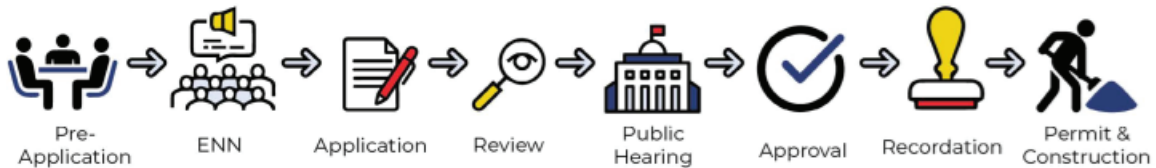


Timing of Conditions of Approval + Technical Corrections

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 to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Date: 10/30/2024

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, Outdoor Lighting

Case No.: Zorro Blanco cases 2024-9319 and 2024-9320

Case Planner: Carly Venditti Senior Planner, cavenditti@santafenm.gov, 505.955.6656

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:

Case #

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

Technical Corrections:	Must be completed by:	Applicant response**:
1. Provide a professional landscape irrigation design per COSF code Chapter 14-8.4(E) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards.	Prior to permit review	Completed
2. Irrigation water lines shall not cross city water mains.		Completed
3. All required deciduous trees shall be two (2) inch caliper minimum;) All required evergreen trees shall be a minimum of six (6) feet in height. Revise the Plant Schedule on sheet LP501 to show correct plant sizes.	Prior to permit review	Added to landscape plan
4. Populus weslizenii, Rio Grande Cottonwoods shall not be planted in pedestrian areas or within 40 feet of parking lots.		Completed
5. Provide the total square foot total for Turfgrass sod. The city code limits bluegrass to no more than 25% of bluegrass seed within the mix. Provide detail sheet for the Texas Bluegrass.		Completed
6. All required shrubs shall be five gallon minimum except as noted on the City of Santa Fe Recommended Plant List. Revise the Plant Schedule on sheet LP501 to show correct plant sizes, or explain the size given as NATIVE.	Prior to permit review	Completed

7. Provide water use for each plant on the Plant Schedule (Sheet LP501) as provided in the city's approved plant list. This is required for irrigation zone planning.	Prior to permit review	Completed
8. Planting beds shall be swaled, sloped or recessed below grade to prevent fugitive water per 14-8.4(E)(4)(g)	Prior to permit review	Completed
9. Crusher fines are not a mulch material that reduces moisture loss. Provide a water saving mulching material.	Prior to permit review	Completed
10. Photo metrics do not meet Code requirements. See Article 14-8.9 and revise for compliance.	Prior to permit review	Completed

**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 (DRT) Comment Form

Date: November 11, 2024

DRT Member: Leroy N. Pacheco, PE & Phil Gallegos, PE (Wilson & Co.)

Dept/Div: Public Works Department – Traffic Engineering Review

Case No.: 7205 Plaza Central Case #:2024-9320 Zorro Blanco Development Plan

Case Planner: Carly Venditti, Senior Planner and Case Manager

Conditions of Approval and Technical Corrections

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. None		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1. See Wilson’s Comment dated November 11, 2024, requesting analysis of a deceleration lane to be performed and submitted for the project record. Please use the City’s new TIA Guidelines for the analysis.	DRT Signature Sheet prior to Building Permit	Completed
2.		
3.		
4.		

***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. *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.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Tierra Contenta (Zorro Blanco) Apartments TIA Review

From Gallegos, Phil <Philip.Gallegos@wilsonco.com>
To engineer@leroykacheco.com<Engineer@leroykacheco.com>
CC Luna, Robert<Robert.Luna@wilsonco.com>
Date Monday, November 11th, 2024 at 10:32 AM

Leroy, I have reviewed the Tierra Contenta (Zorro Blanco) Apartments TIA dated October 7, 2024 submitted by Terry Brown, PE with Tierra West and have the following comments. Please let me know if you have any questions or need more information. Thanks, Phil

Based on my comments to the previous TIA and our scoping meeting held on August 13, 2024 Mr. Brown did address my previous comments and I concur with the findings of the report. However, I did not see any deceleration lane analysis as part of the report which was also missing from the original report. A Deceleration Lane Analysis should be part of the TIA.

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: December 16, 2024

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

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case #2024-9320 Zorro Blanco Development Plan, 7205 Plaza Central

Case Planner: Carly Venditti, 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. None - See attached email from Wilson & Company dated 12/16/24.	N/A	
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: RE: FW: [#2022107] - Zorro Blanco Lot Line Adjustment & Development Plan
Date: December 16, 2024 at 7:41 AM
To: Leroy Nicholas Pacheco, PE Engineer@leroypacheco.com, Terry Brown tbrown@tierrawestllc.com
Cc: Aaron Bohrer aaron@zydeco66.com, Luna, Robert Robert.Luna@wilsonco.com

PG

Leroy, I have reviewed the Auxiliary Lane Warrant Analysis prepared by Terry O. Brown, PE and concur with his analysis that no auxiliary lanes are required for this development.

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 | 505-348-4126 (direct)

From: Leroy Nicholas Pacheco, PE <Engineer@leroypacheco.com>
Sent: Friday, December 13, 2024 3:19 PM
To: Terry Brown <tbrown@tierrawestllc.com>
Cc: Aaron Bohrer <aaron@zydeco66.com>; Gallegos, Phil <Philip.Gallegos@wilsonco.com>; Luna, Robert <Robert.Luna@wilsonco.com>
Subject: Re: FW: [#2022107] - Zorro Blanco Lot Line Adjustment & Development Plan

WARNING!: This email originated from outside of the organization. DO NOT click links, open attachments, or respond unless you are absolutely certain the content is safe. Recognition of the sender's name does NOT guarantee safety as account compromise must be considered.

Hi Terry

Attached is the memo we sent to case manager in early November. When does this go to PC? I was hoping this would be done before, but we didn't make it contingent upon being heard. I would suggest getting it done, and if you have it completed (and Wilson gets it reviewed) prior to PC I can send a new memo with zero technical corrections.

Thanks,

Leroy Nicholas Pacheco, PE
Email: engineer@leroypacheco.com
Phone Number: 505-218-6853
Cell Phone: 505-423-4068

Sent with [Proton Mail](#) secure email.

On Friday, December 13th, 2024 at 2:56 PM, Terry Brown <tbrown@tierrawestllc.com> wrote:

Leroy – are you ready for me to incorporate this auxiliary lane warrant analysis into the TIS?

Development Review Team (DRT) Comment Form

Date: 11/9/24

DRT Member: Leah Yngve

Dept/Div: PW/MPO

Case No.: **Case #2024-9320. Zorro Blanco Lot Line Adjustment & Development Plan**

Case Planner: Carly Venditti

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. Increase the Plaza Central sidewalk width to 6'.	Prior to Public Hearing	with agreement from
2.		the City, sidewalks 5' and benches added

Technical Corrections:	Must be completed by:	Applicant Response:
1. Use the newly adopted Transportation Impact Analysis Guidelines to assess and modify the necessity and length of the right turn lane from Plaza Central into the development. If required, use the minimum length possible.	Prior to Public Hearing	Completed
2.		
3.		

Explanation of Conditions or Corrections (if needed):

Sidewalk Width:

Five foot sidewalks do not comfortably accommodate groups of people or people going opposite directions that need to pass. With the anticipation of families living in this development and SWAN Park less than a mile away, a slightly wider sidewalk of 6ft will provide more space for people to comfortably walk together and pass. Six foot sidewalks have been adopted in many other places around the City such as for the new Paseo del Sol extension for Tierra Contenta Phase III.

Below are examples showing the limitations of 5ft sidewalks:



Don Kostelec @KostelecPlan · 2018 eka. 7

A 5 ft wide sidewalk is too narrow for 2 people to pass one another. 6 ft wide sidewalks should be the minimum standard for any city or agency that states safety, quality of life or walkability as a goal. If you have trash pickup, snow, on-street parking, etc, build buffers, too!



Right Turn Lane:

The City has adopted new Transportation Impact Analysis Guidelines that change how right and left turn lanes are warranted and designed with the intention of making sure our city streets are slower, safer, and match the urban and residential context. This right turn lane should only be included in the plans if warranted by these guidelines and the length should be determined by the process in the guidelines.

Development Review Team (DRT) Comment Form

Date: 11/19/2024

DRT Member: Stan Holland, Engineer

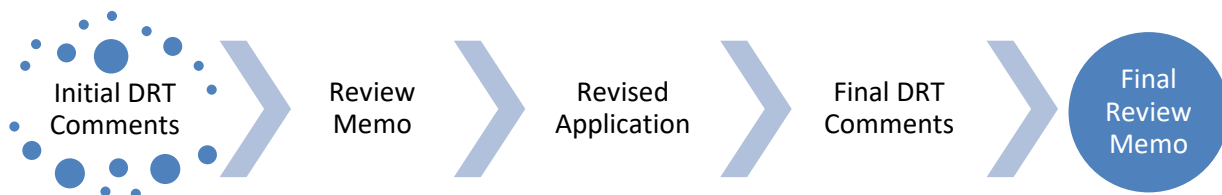
Dept/Div: Public Utilities/Wastewater

Case No.: Case #2024-9320 -(7205 Plaza Central) Zorro Blanco L.L.A Development Plan

Case Planner: Carly Venditti, Senior Planner

DRT Review Schedule – 9-12+ weeks*

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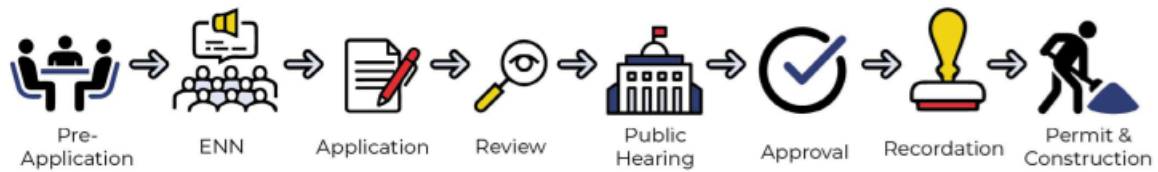


Timing of Conditions of Approval + Technical Corrections

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

Development Review Process Flow Chart



*See the 2024 Development Review Schedule for details

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. All 8 inch or larger PVC sewer pipes shall be identified as SDR 26	Prior to Recordation	
2. Add Note that all 6-inch sewer service pipes or 4-inch sewer services pipes shall be identified as SCH 40 PVC	Prior to Recordation	
3. Add note that 6-inch service lines shall have a minimum 1% percent slope, and 4-inch sewer service pipes shall have a 2% minimum slope	Prior to Recordation	
4. Add note to plan that all 6-inch sewer service pipes or 4-inch sewer services pipes shall have cleanouts at change of pipe direction and for every 100 feet of pipe length	Prior to Recordation	
5. Provide a Radius and Deflection Table for each of the various curvilinear sewer lines used.	Prior to Recordation	
6. No Santa Fe logo sewer lids are allowed. All sewer lids if needed shall be labeled Private Sewer	Prior to Recordation	
7. Will need to provide detailed drawings for each of the three proposed private sewer line connections to the existing public sewer manholes. Will need to show manholes size, rim and depths. Will also need to document for each manhole the number of existing and proposed sewer service lines connected and their construction data inside the manhole	Prior to Recordation	
8. You have several 8-inch sewer lines that will serve groups of buildings. There is no information regarding their lengths nor where or how they may be flushed or stoppages cleared. You will need to provide information and details showing how the systems may do so.	Prior to Recordation	

Technical Corrections: N.A.	Must be completed by:	Applicant Response**:
1.		

**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:

(see following pages for notes required)

Development Review Team (DRT) Comment Form

Date: 6/30/25

DRT Member: Dee Beingessner

Dept/Div: Land Use Engineering

Case No.: Case #2024-9320 Zorro Blanco Lot Line Adjustment and Development Plan

Case Planner: Alexa Hempel, 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**:
<p>1. Please include information on how the CN number used for the proposed conditions was developed</p> <p>The CN Number used seems low for the original condition of the property, prior to grading. Please use Pinon Juniper Fair (>30% to <70% coverage of canopy or grass understory) cover type from Tr-55 table 2-2d "Runoff curve numbers for arid and semiarid rangelands" based on pre-disturbed condition in aerial images from 2011. This number is between 58 & 73. Post developed values are OK. We would like calcs to show the pre-development flow rate and post development flow rate to comply with the code requirement to maintain flow from site at or below pre-development rates. The riser seems to be the limiting factor for the calcs. Provide Max water elevations of ponds.</p> <p>We would like the pond to infiltrate 1' of water so request the risers have the first orifice to be 1' instead of 6" if this will work with the pond design.</p>	<p>Prior to Plan approval</p>	<p>SEE COVER NOTES ON C-101A "BASIN AND COVERAGE MAP" - CN NUMBERS ARE AS SHOWN IN THE DRAINAGE CALCULATIONS ARE FROM THE "ENGINEERING FIELD MANUAL FOR CONSERVATION PRACTICES" U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.</p>
<p>2. Label ponds in the drawings with the pond number, max depth of water and volume on all grading and drainage sheets. I couldn't tell which is pond 1 and which is pond 2.</p> <p>Please label the ponds on sheet C-100</p>		<p>POND LABELS HAVE BEEN ADDED TO ALL GRADING AND DRAINAGE SHEETS AND ARE SHOWN ON BASIN AND COVERAGE MAP ON SHEET C-101A</p>
<p>3. Include plan and profile sheets for storm drains</p> <p>OK Although plan and profile sheets do make it more clear for construction.</p>		<p>COSF (Dee Beingessner) PREVIOUSLY APPROVED THE OMISSION OF THE PLAN AND PROFILE DRAWINGS FOR THE PRIVATELY OWNED STORM DRAIN GOING TO A PRIVATE PONDING AREA.</p>

		PER DISCUSSION, WE REQUEST THAT THESE BE CONDITIONS OF APPROVAL
4. Paving detail, SPIII has a minimum lift of 2.5" so place a 1.5" lift of SPIV over the SPIII for a 4" pavement section. OK		DETAIL DRAWING HAS BEEN UPDATED ON SHEET C-501
5. Place more Top of Curb and Bottom of Curb elevations around the site. OK		DRAWING HAS BEEN UPDATED ON SHEET C-101 A&B
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1. See notes on drawings		
2.		
3.		
4.		

***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 on plat or plans

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

Form Updated: March 2024

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

DUST CONTROL NOTE

All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use at one or more of the following Best Management Practices (BMPs):

- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

ENGINEER’S STORMWATER INFRASTRUCTURE CERTIFICATION

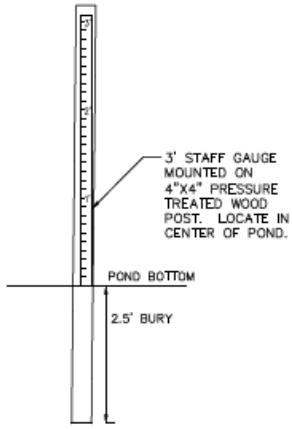
I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature

NMPE # _____

Date

Example for pond measurement post

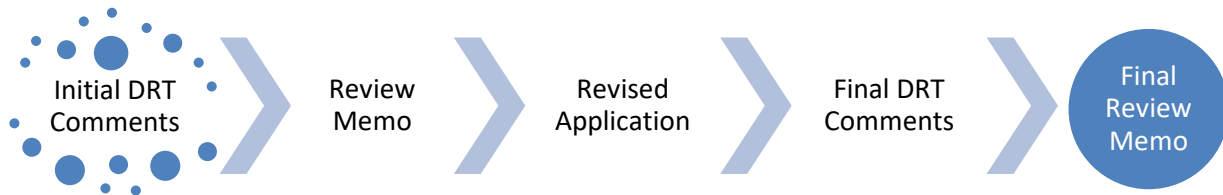


POST & STAFF GAUGE
NTS

Development Review Team (DRT) Comment Form

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.

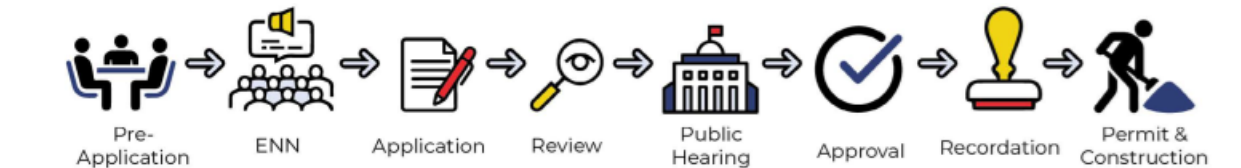


Timing of Conditions of Approval + Technical Corrections

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 to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Date: November 8, 2024

DRT Member: Carly Venditti

Dept/Div: Zoning & Architectural

Case No.: 2024-9320 Zorro Blanco

Case Planner: Carly Venditti – Senior Planner & Case 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:

Case #

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

Technical Corrections:	Must be completed by:	Applicant response**:
1. The current plan set, and architectural points worksheet are not sufficient to determine compliance with architectural design standards review. a. Provide an updated architectural points worksheet selecting the applicable point allotment for all subsections. b. The colors depicted in the plan set show the predominant color as pastel colors of non-earthtones hues, whites, grays, grayish green. c. Provide a materials legend on the elevation drawings, please also include color samples as depicted on the applicable material.	Second Initial Review Memo	
2. Open Space Clarification – dimension open space to confirm minimum dimension compliance “Common open space shall be no less than fifteen (15) feet in any dimension and no less than five hundred (500) square feet per segment.” 14-7.5(B)4.	Second Initial Review Memo	

**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.