

ATTACHMENT E APPLICANT MATERIALS

September 5, 2024

Planning Commission

2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)

**Master Plan Amendment, General Plan Amendment &
Rezoning**

ATTACHMENT E

Applicant Material

1. Applicant's Reports
 - a. Master Plan
 - b. General Plan
 - c. Rezoning

Las Soleras Master Plan, Parcels 19 – 26
Master Plan Amendment Application

APPLICATION CONTENTS

Application Form

Letter of Application

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- Purpose and Intent
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Conceptual Land Use Test Fit

- Conceptual Site Plan
- Conceptual Site Plan w and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

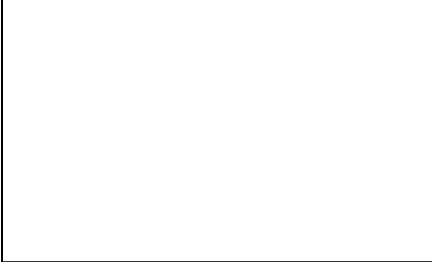
Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record

Warranty Deed



MASTER PLAN OR PLAT AMENDMENT APPLICATION

Parcel Information

Project Name: Las Soleras Parcels 19-26 Rezone

Address: 4354, 4552 Beckner Rd; 5021,5091,5140,5090,5040 & 5210 Rail Runner Loop Rd Zoning: Multiple - C1, C2, MU and BIP

Previous Approvals: Last Las Soleras Master Plan Amendment in 2019 Purpose of Amendment: Rezone

Property Owner Information

Company Name: Beckner Road Partners, LLC

Name: Herbert Scot

Address: 150 Washington Ave Suite 201

Last First M.I.

Street Address Suite/Unit #

Santa Fe NM 87501

City State ZIP Code

Phone: () 505.660.2627 E-mail Address: scott.herbert@nexushealth-nm.com

Applicant/Agent Information (if different from owner)

Company Name: Orion West, LLC

Name: Nenninger Brian

Address: 2213 Brothers Rd Suite 800

Last First M.I.

Street Address Suite/Unit #

Santa Fe NM 87505

City State ZIP Code


Phone: 832.338.0364 E-mail Address: brian.nenninger@orion-west.com

Correspondence Directed to: Owner Applicant Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: see addresses above


I/We authorize Orion West LLC to act as my/our agent to execute this application.

Signed:  Date: 12 February 2024

Signed: _____ Date: _____

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature:  Date: 12 February 2024



ORION West LLC

Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024

Dan Esquibel, Senior Planner
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Las Soleras Master Plan Amendment Application – change Zoning Districts for Master Plan Parcels 19, 20, 21, 23, 24 and 26 to a uniform C-2 District and make adjustments to Rambla width in keeping with the North side of Beckner Road.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of applying for an amendment to the Las Soleras Master Plan per the SFCC 14-3.9 – MASTER PLANS. This application is a companion to both a General Plan Amendment and Rezoning application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



PURPOSE AND INTENT:

The current Master Plan zoning districts along with the zoning districts proposed with this application are found in the table below. The combined area of Parcels 19 – 26 is 57.63 acres.

Table I. Las Soleras Parcels 19-26 proposed Land Use Classification/Zoning District

Parcel	Acres	Current Land Use Classification/Zoning District	Proposed Land Use Classification/Zoning District	Address Santa Fe, 87507
19	9.11	Transitional Mixed Use/MU	Community Commercial/C-2	5021 Rail Runner Loop
20	10.70	Business Park/BIP	Community Commercial/C-2	5091 Rail Runner Loop
21	4.70	Office/C-1	Community Commercial/C-2	5140 Rail Runner Loop
22*	9.12	Community Commercial/C-2	Community Commercial/C-2	5090 Rail Runner Loop
23	7.27	Office/C-1	Community Commercial/C-2	5040 Rail Runner Loop
24	6.18	Office/C-1	Community Commercial/C-2	4354 Beckner Road
25*	7.37	Community Commercial/C-2	Community Commercial/C-2	4552 Beckner Road
26	3.48	Office/C-1	Community Commercial/C-2	5210 Rail Runner Loop

**No change in Land Use Classification or Zoning requested*

The purpose of this application is to amend the Las Soleras Master Plan Zoning designations for Parcels 19, 20, 21, 23, 24, and 26 allowing for a uniform C-2, General Commercial Zoning District across parcels 19-26. The intent is to allow for the adjustment of existing lot lines as to accommodate future development in a thoughtful and organized manner as opportunities present themselves. The consistent C-2 zoning will also accommodate three story office and retail services including restaurants. This flexibility in use will provide an opportunity to attract business and commercial uses offering higher salaries and services to the surrounding neighborhood.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses as allowed in a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The rezoning of parcels to a C-2 District will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged.

Finally, this amendment also proposes a house keeping item in reducing the Rambla width from 90’ to 45’ to match the Rambla width as granted in the most recent Las Soleras Master Plan Amendment approved in 2019. The larger Plaza open space area will remain as is but this amendment request flexibility to locate the plaza anywhere along the Rambla between Beckner Road and Rail Runner Loop Road. See the Conceptual Test Fit for more perspective on this request.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be zoned as C-2 General Commercial

will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development. A uniform C-2 zoning across parcels 19-26 will make the relocation of lot lines an administrative process enabling the site parcels to be easily configured to the needs and sizes of a variety of uses.

A future Rail Runner rail stop was envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. A uniform C-2 zoning district could accommodate uses that eventually establish this base level of ridership.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is zoned C-2 General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely and especially within a C-2 Zoning district.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as C-1. It is partially developed with the Presbyterian Medical Services Office Building recently opened in late 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire northern edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as C-1; R21; and R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12” water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10” sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site. Thanks for your review and consideration of this application.

Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,

A handwritten signature in blue ink that reads "Brian Nenninger". The signature is written in a cursive, flowing style.

Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 - Master Plan Amendment Application
Approval Criteria Responses
February 12, 2024

The proposed amendment to reclassify Las Soleras Master Plan parcels from Transitional Mixed Use/MU, Business Park/BIP, and Office/C1 to Community Commercial/C-2 is summarized in Table I. by parcel.

Table I. Las Soleras Parcels 19-26 proposed Land Use Classification/Zoning District

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*No change in Land Use Classification or Zoning requested

SFCC 14-3.9 (D) MASTER PLAN AMENDMENT APROVAL CRITERIA; CONDITIONS

- (1) **Necessary Findings**
(Ord. No. 2014-31 § 5)
Approval or amendment of a master plan requires the following findings:
 - (a) *the master plan is consistent with the general plan;*

Response: The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals are supported:

- Policy 3-G-2:** *There shall be a mix of uses and housing types in all parts of the city.*
- Policy 4-1-G-2:** *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
- Policy 4-4-G-4:** *Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
- Policy 4-4-G-6:** *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
- Policy 9-2-G-1:** *Promote diversification of the Santa Fe economy; and*
- Policy 9-2-G-2:** *Promote increased job opportunities with higher wages for Santa Fe residents; and.*
- Policy 9-2-G-3:** *Support retail uses that serve the needs of Santa Fe residents and workers; and*
- Policy 9-2-G-4:** *Develop and maintain an attractive climate for conducting business in Santa Fe; and*

Policy 9-2-G-5: *Promote small business.*

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

- (b) *the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;*

Response: This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Parcels 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application’s request a uniform C-2 District across parcels 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to

develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

- (c) *development of the master plan area will contribute to the coordinated and efficient development of the community; and*

Response: This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of parcels 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System.

- (d) *the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.*

Response: The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request.

LAS SOLERAS LOT 19 THRU 26

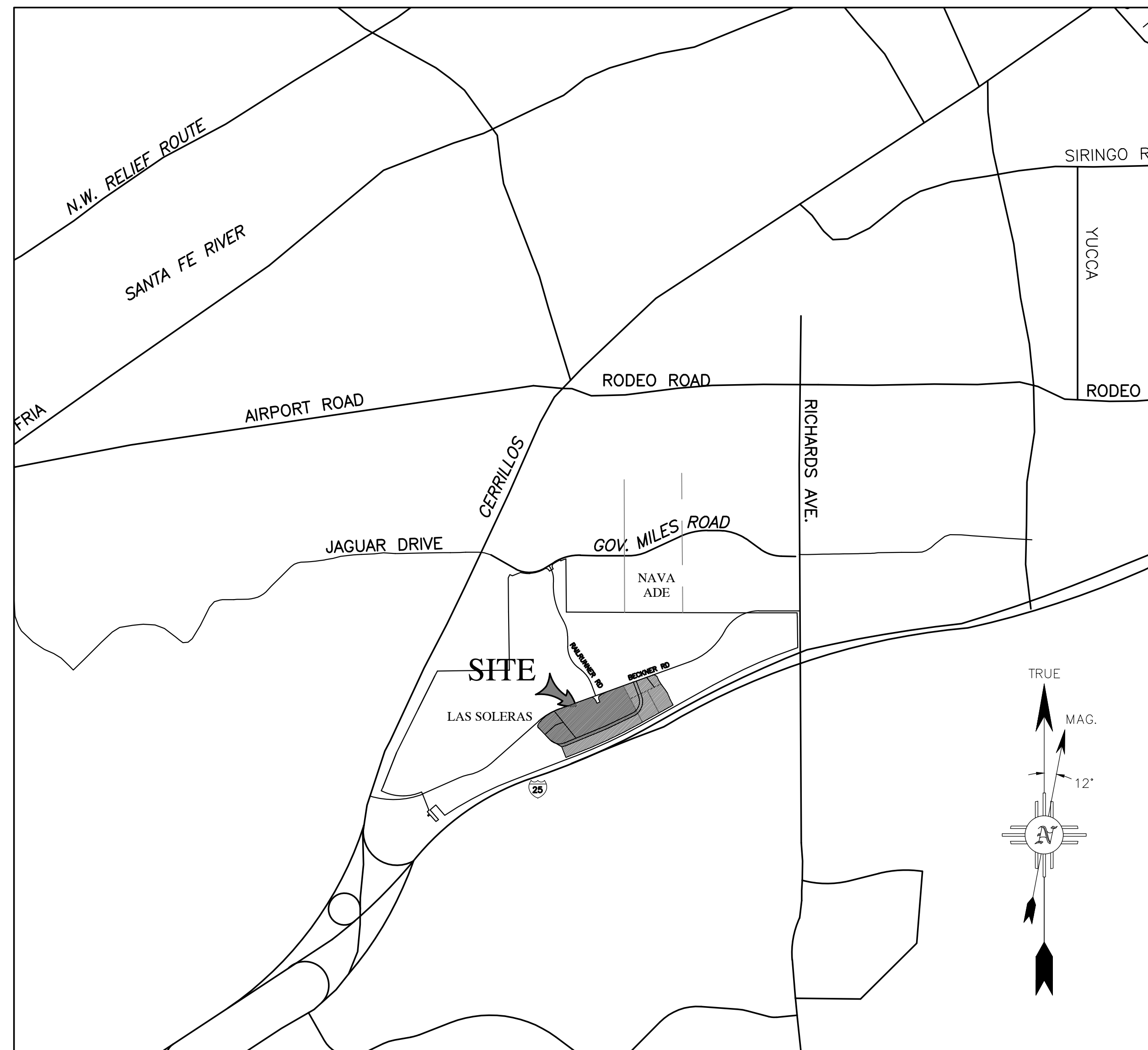
GENERAL PLAN AMENDMENT REZONING C1, MU, BIP TO C2

LAS SOLERAS MASTER PLAN AMENDMENT

SANTA FE, NEW MEXICO
TOWNSHIP 16N, RANGE 8E, SEC 17 & 18

OWNERS: NEXUS BRP JV, LLC.
150 WASHINGTON AVE, SUITE 201
ALBUQUERQUE, NM 87110

CONSULTANTS: ORION WEST, LLC
DEVELOPMENT/LAND USE/PLANNING/PROJECT MANAGEMENT
2213 BROTHERS RD, SUITE 800
SANTA FE, NM 87505



VICINITY MAP
1" = 2000'

NEXUS BRP JV, LLC.

SCOTT HERBERT, MANAGING MEMBER

CITY REVIEW

CITY ENGINEER _____ DATE _____

CITY PLANNER _____ DATE _____

CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF _____ AS CASE # _____

CHAIRPERSON _____ DATE _____

PLANNING COMMISSION SECRETARY _____ DATE _____

CASE# 2018-50 APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF SEPTEMBER 12, 2018.

CONDITION #1 RESTATED BY CITY COUNCIL AT THEIR MEETING OF OCTOBER 31, 2018.

MAYOR _____ DATE _____

ATTEST BY CITY CLERK _____ DATE _____

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
PLANNING	
COVER SHEET _____	P-1
AMENDED MASTER PLAN _____	P-2

CASE# -----, LAS SOLERAS LOTS 19 THRU 26
GENERAL PLAN AMENDMENT.
CASE# -----, LAS SOLERAS LOTS 19 THRU 26
REZONING.
CASE# -----, LAS SOLERAS LOTS 19 THRU 26
MASTER PLAN AMENDMENT.

	LAS SOLERAS LOTS 19 THRU 26 SANTA FE, NM	DRAWN BY pm DATE 2-12-24 DRAWING
	COVER SHEET	SHEET # P-1
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2023079

NOTES:

FIRE:
 FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION. (IFC 2009 SECTION 503.1.1)

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 (IFC 2009 SECTION 503.2.1)

SHALL COMPLY WITH SECTION 507.5. FIRE HYDRANT SYSTEM. COMPLYING WITH SECTIONS 507.501-507.5.6

SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC (APPENDIX B)

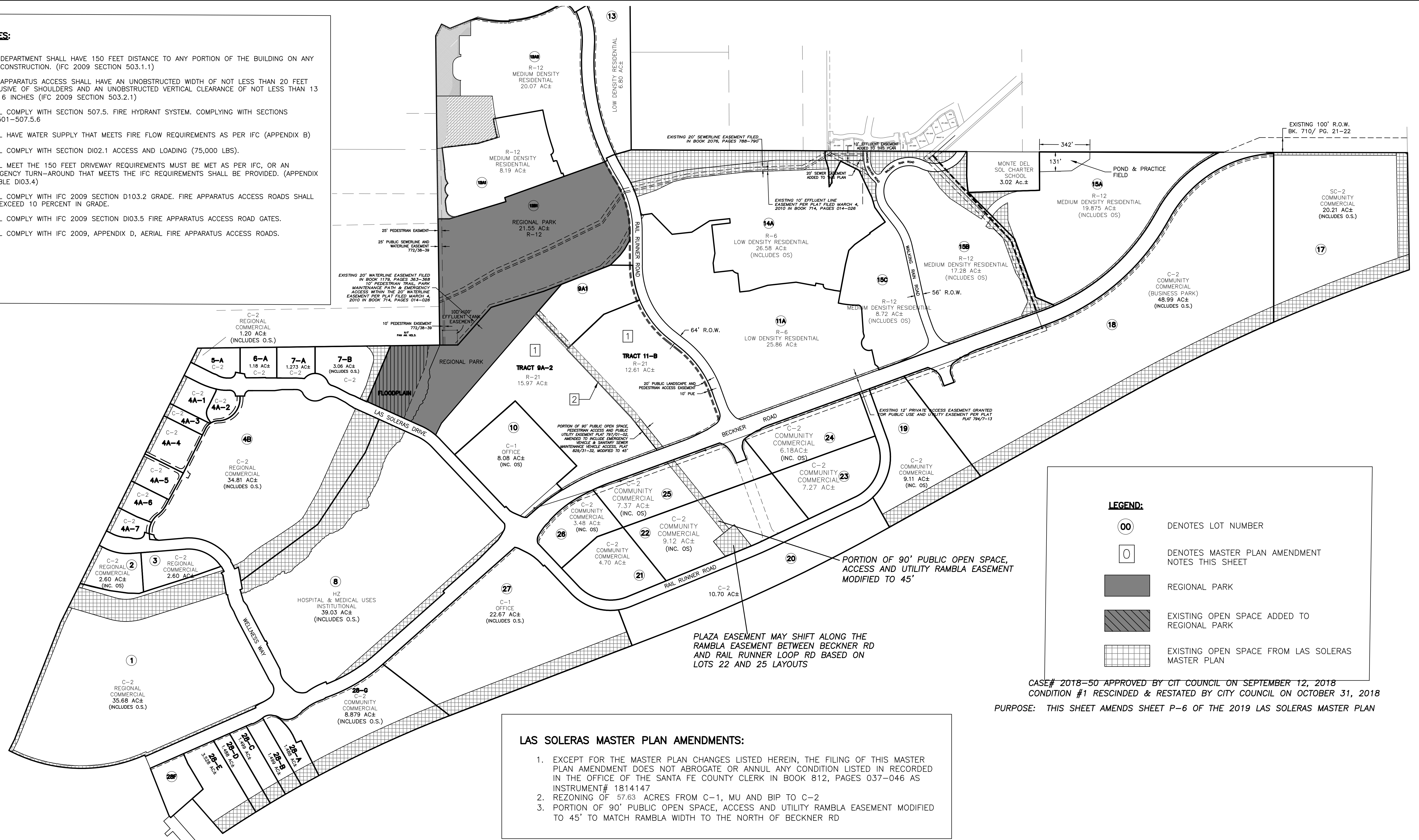
SHALL COMPLY WITH SECTION D102.1 ACCESS AND LOADING (75,000 LBS).

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. (APPENDIX D TABLE D103.4)

SHALL COMPLY WITH IFC 2009 SECTION D103.2 GRADE. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

SHALL COMPLY WITH IFC 2009 SECTION D103.5 FIRE APPARATUS ACCESS ROAD GATES.

SHALL COMPLY WITH IFC 2009, APPENDIX D, AERIAL FIRE APPARATUS ACCESS ROADS.



LAS SOLERAS MASTER PLAN AMENDMENTS:

- EXCEPT FOR THE MASTER PLAN CHANGES LISTED HEREIN, THE FILING OF THIS MASTER PLAN AMENDMENT DOES NOT ABOGATE OR ANNUL ANY CONDITION LISTED IN RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 812, PAGES 037-046 AS INSTRUMENT# 1814147
- REZONING OF 57.63 ACRES FROM C-1, MU AND BIP TO C-2
- PORTION OF 90' PUBLIC OPEN SPACE, ACCESS AND UTILITY RAMBLA EASEMENT MODIFIED TO 45' TO MATCH RAMBLA WIDTH TO THE NORTH OF BECKNER RD

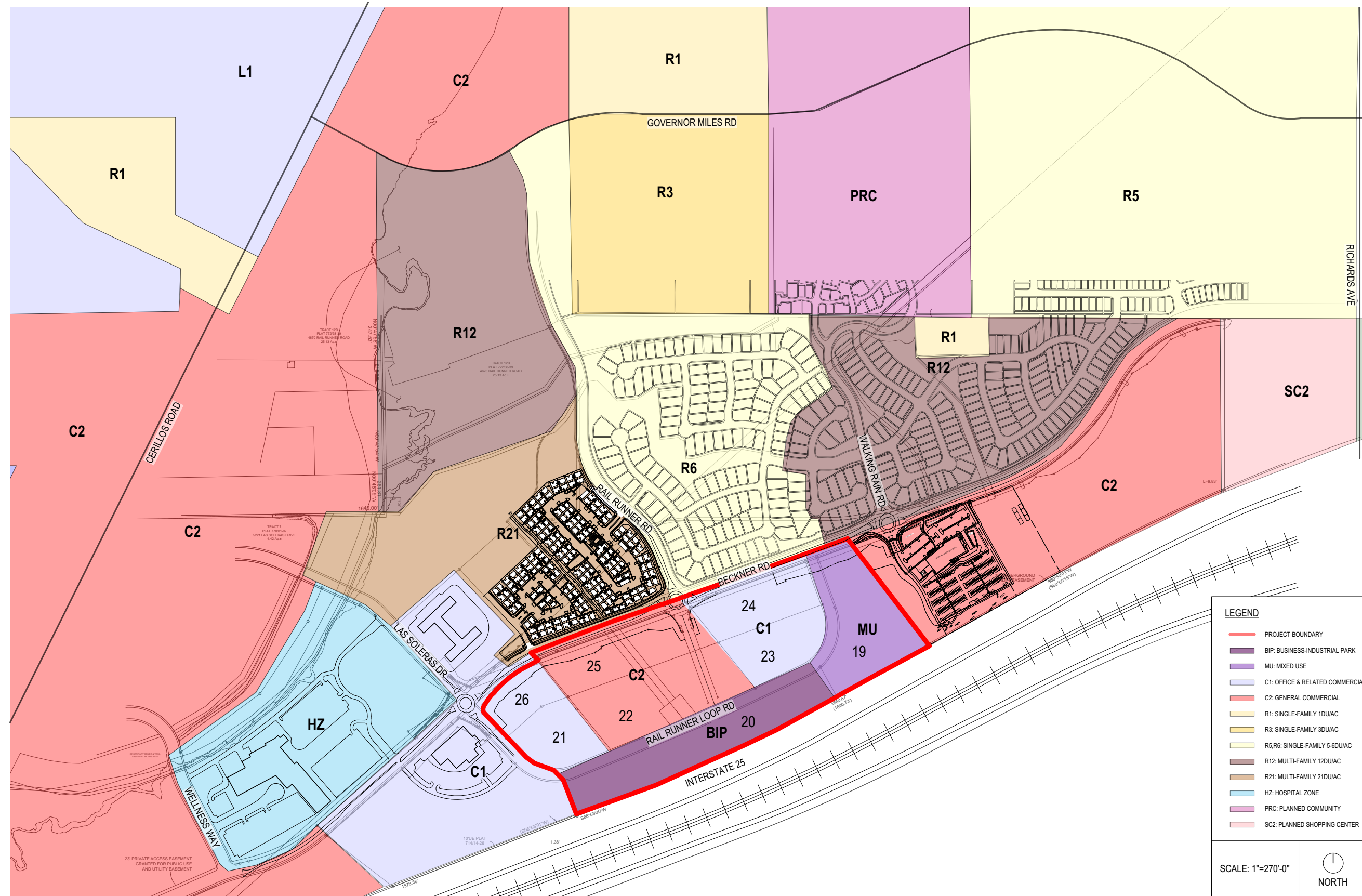
LEGEND:

- 00 DENOTES LOT NUMBER
- 0 DENOTES MASTER PLAN AMENDMENT NOTES THIS SHEET
- REGIONAL PARK
- EXISTING OPEN SPACE ADDED TO REGIONAL PARK
- EXISTING OPEN SPACE FROM LAS SOLERAS MASTER PLAN

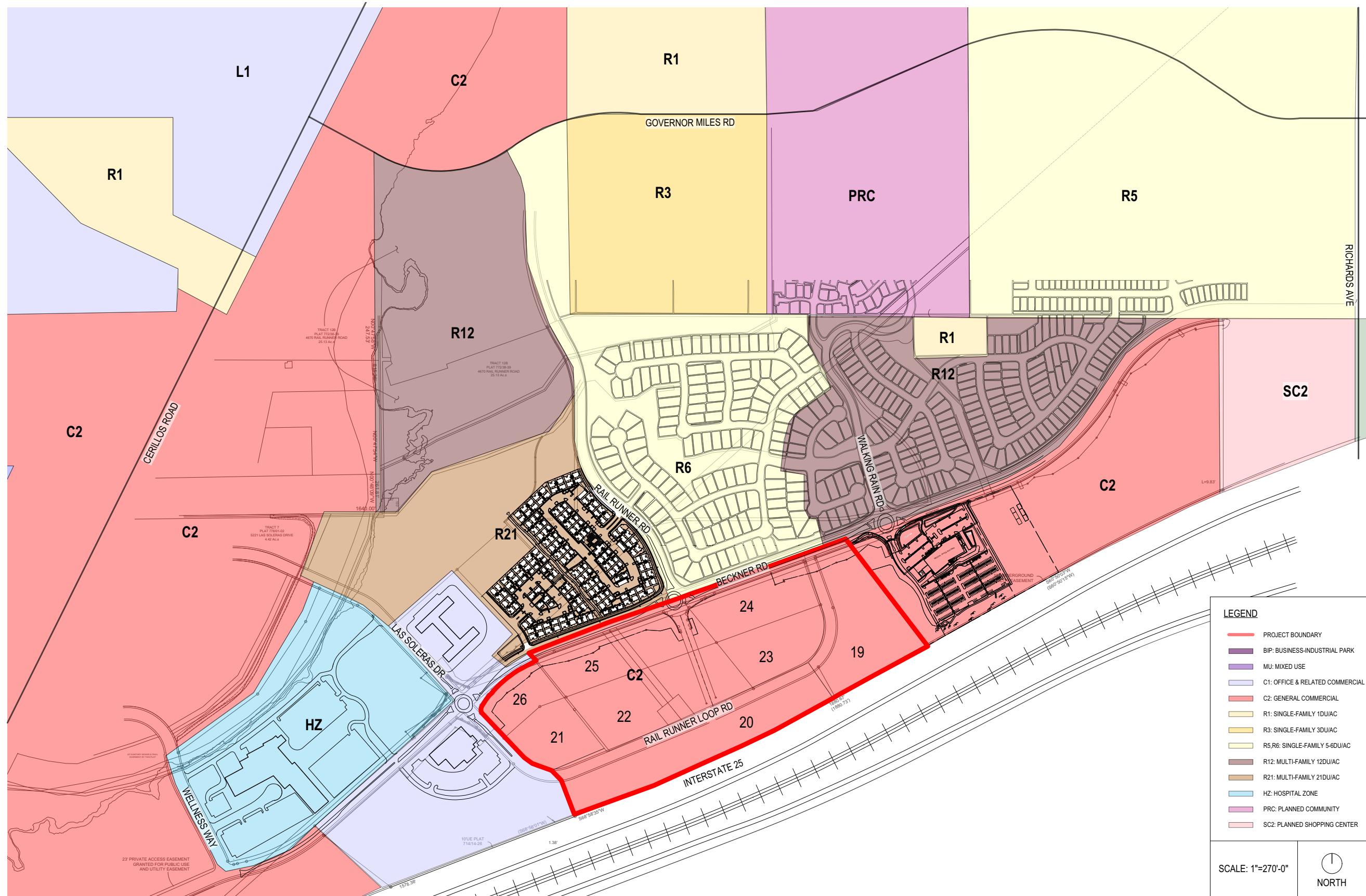
CASE# 2018-50 APPROVED BY CIT COUNCIL ON SEPTEMBER 12, 2018
 CONDITION #1 RESCINDED & RESTATED BY CITY COUNCIL ON OCTOBER 31, 2018
 PURPOSE: THIS SHEET AMENDS SHEET P-6 OF THE 2019 LAS SOLERAS MASTER PLAN

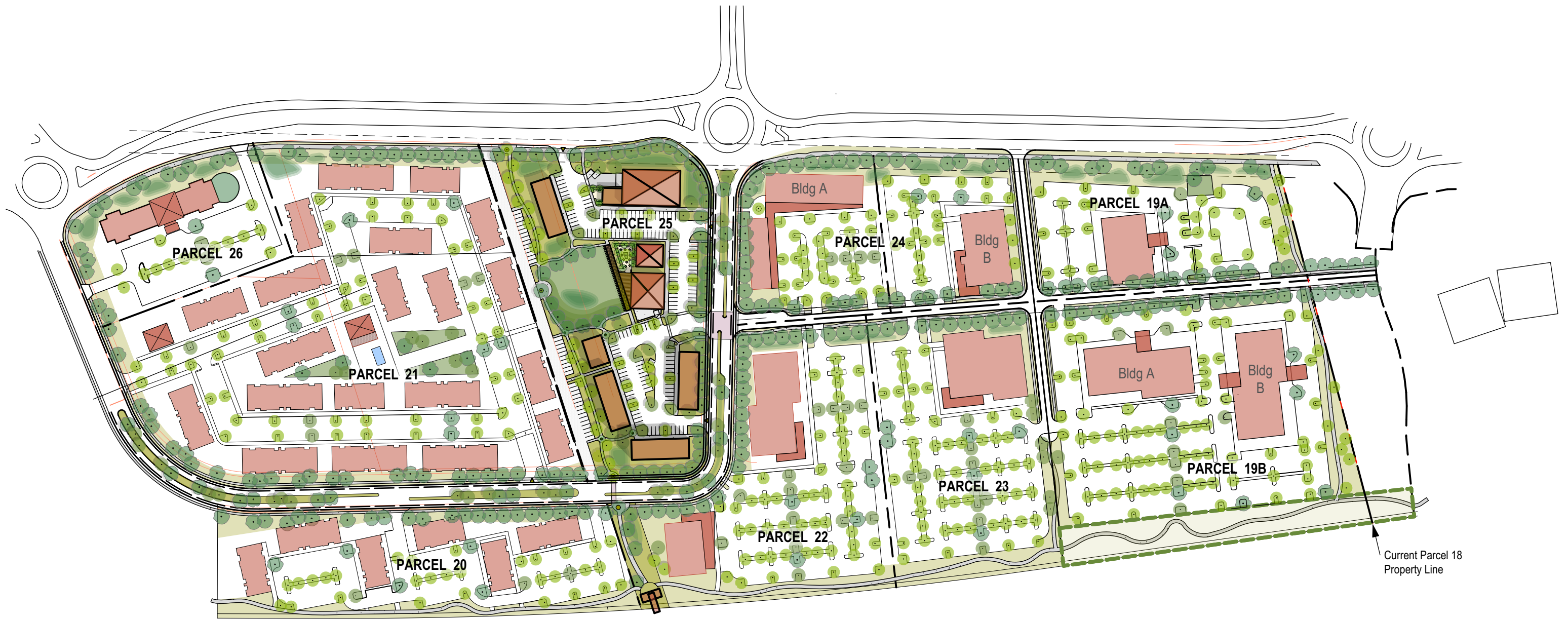
 RONALD R. BOHANNAN P.E. #7868	LAS SOLERAS LOTS 19 THRU 26 SANTA FE, NM MASTER PLAN	DRAWN BY pm DATE 2-12-24 DRAWING
	 TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # P-2 JOB # 2023079

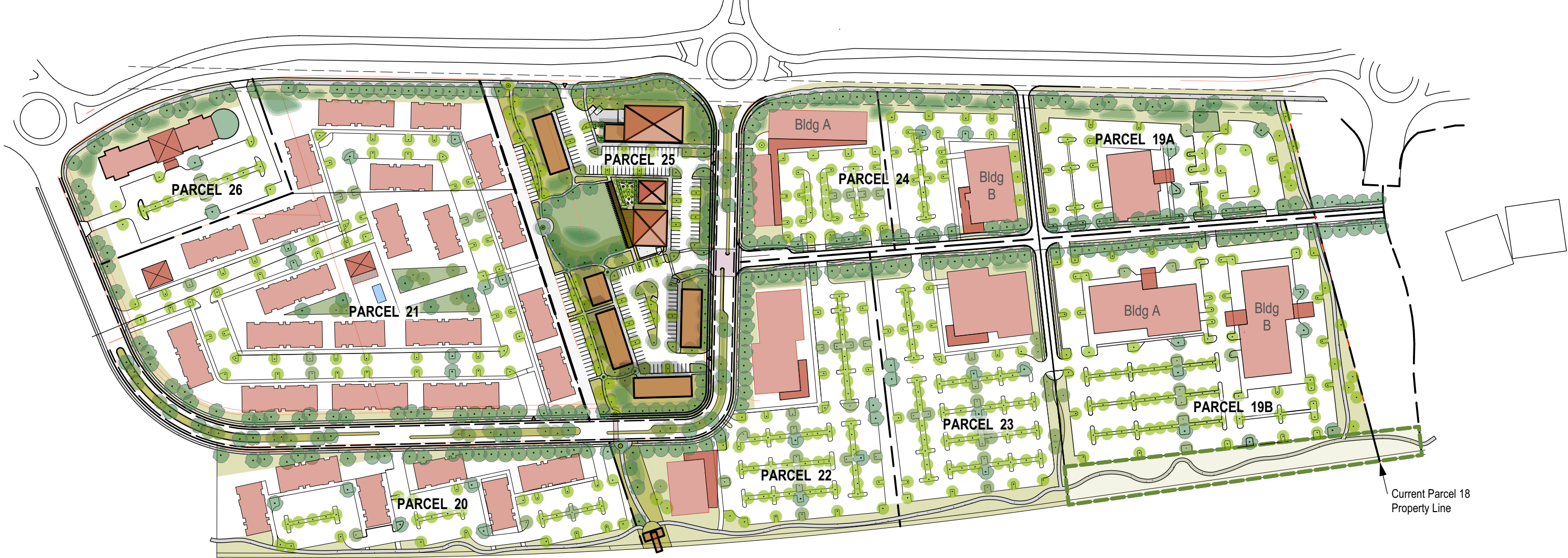
EXISTING ZONING



PROPOSED ZONING







OVERALL PARCEL DATA
February 12, 2024

- NOTES:** A. The following is only a test of possible parcels for the Las Soleras Parcels 19 - 26.
 B. Building uses are conceptual only, based on ownership best estimates of market interests and do not indicate a required use for any parcel.
 C. Building sizes are generic for text fit purposes only and do not reflect actual plans.
 D. Parking layout is generic test of parking capacity and does not reflect any actual plans. The parking required minimum noted is best estimate if CoSF Parking Code is applied to building uses being tested. Parking assumes net leasable reduction of 10% for calculations.
 E. All components of this test are subject to change and with that any estimates are subject to change.

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 19 A	4.08	Med Offices	15,000	30,000	2	135	171	east road, required city trail at east
PARCEL 19 B	8.97	Bldg A. Med Offices	25,000	75,000	3	676	482	east road, assumes partial structured parking, required O/S and required east and south city trails
		Bldg B. Med Offices	25,000	75,000	3			
PARCEL 20	5.20	Commercial	20,000	76,500	2 & 3	196	194	
PARCEL 21	12.85	Multi-Family	300-330 Units			375	455	

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 22	6.07	Commercial	24,000	79,000	1 & 3	205	316	east road, required Rambla
PARCEL 23	5.37	Med Offices	23,000	69,000	3	310	320	east road
PARCEL 24	4.85 Ac	Bldg A Comm/Retail	21500	28700	1 & 2	174	228	east road
		Bldg B Commercial	15,000	30,000	2			
PARCEL 25	6.20	Core-Mixed	See Core Test			See Core Test	See Core Test	required Rambla-Parklet
PARCEL 26	2.56	Hotel	95-100 Units			100	106	

Las Soleras Core

The Las Soleras Core is uniquely able to become the vibrant heart of southern Santa Fe. The Las Soleras Core is in an optimal location and size to host a variety of iconic neighborhood needs--a market, a restaurant, food-beverage outlets, neighborhood retail and commercial. Here is a conceptual look what the Core could be.



- Water harvesting along Becker and along Rail Runner Loop to capture stormwater to support a green edge of trees and native plants.
- Neighborhood Scale Market (*Size example: Kaune Market*)
- Food & Beverage (*Size example: Iconic Coffee*)
- Possible future road connection to east parcels would support an active engagement with lively Core
- Restaurant oriented toward "The Green" (*Size example: Rustica Resturant/SF Brewery*)
- The Long Zaguán would be a shady connector across the Green. An iconic feature with photovoltaic panels--conveying an embrace of art and environment.
- The Green repositions the required Master Plan parklet to be the heart of the Las Soleras Core. Where people can come to meet, eat, relax, and engage in small-scale community events such as music or recreation.
- Two-story buildings at the southern end of the Core would provide retail-commercial services spaces from which to serve the Las Soleras neighborhoods and south Santa Fe.
- The Rambla Trail system connects the Core with the surrounding residential neighborhoods, condominiums, senior living, apartments, office complexes, the regional hospital to the west. possible medical and education facilities, and a potential future rail rood station at I-25.

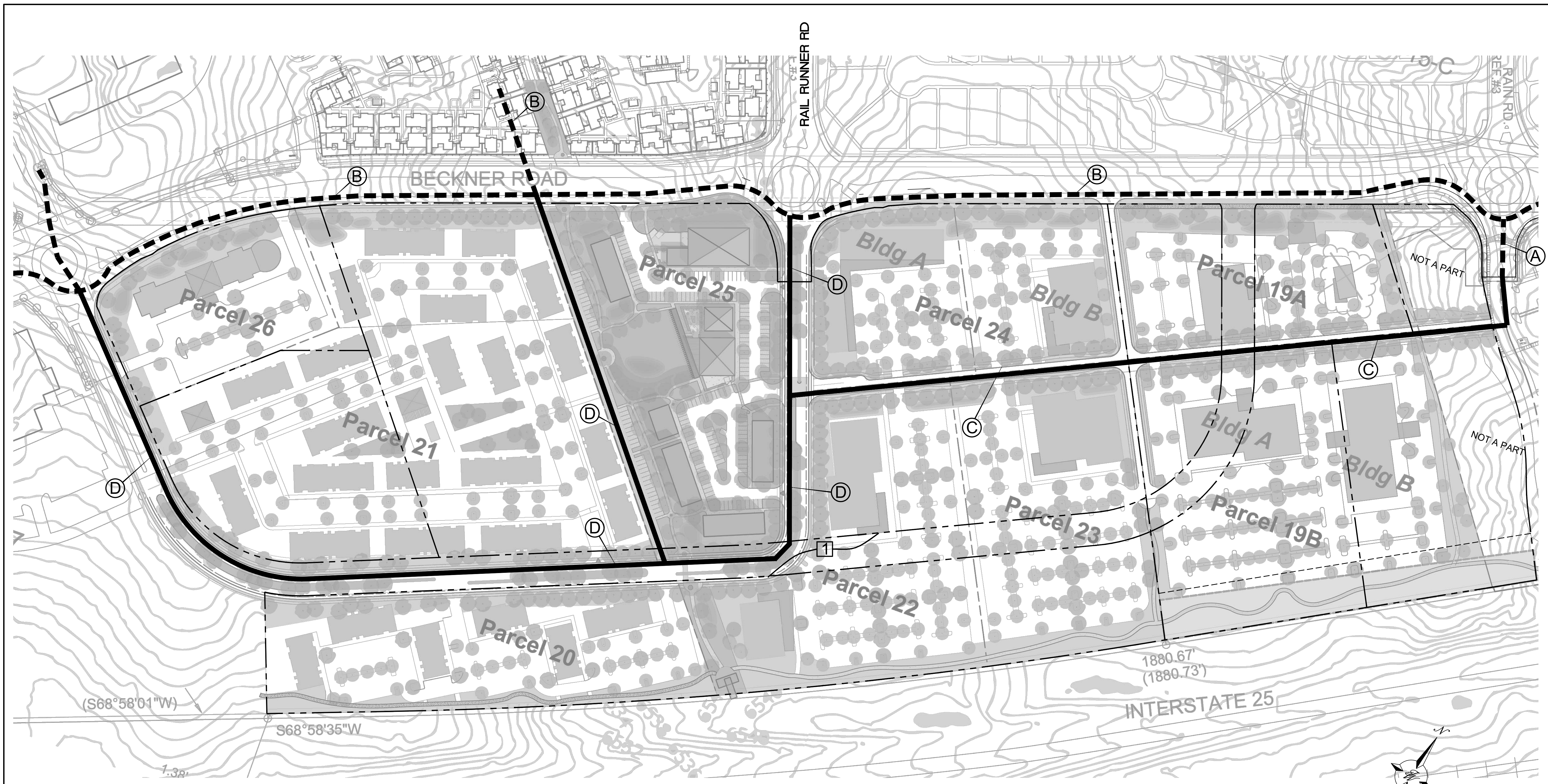
Las Solares Development Prototypes Data

Sept. 1, 2023

- Notes:** A. Test based on program and product prototypes
 B. Applies CoSF development ordinance requirements
 C. Test is for single story development.
 D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

Opportunity: Consider asking CoSF to use a shared parking plan to increase density. Target would be for 10% shared of total provided.

Name	Plan Gross Sq. Ft.	Parking Required
Neighborhood Grocery		
Market (La Montanita RG)	10400	1 per 400 SF / NL 24
Resturant		
Resturant (Rustica/Ranch House)	6000	1 per 200 SF / NL 27
Food & Beverage		
Space A	2025	1 per 350 SF / NL 8
Space B	3000	5
Commercial/Non-Medical Office		
Commercial (Lena Street Lofts)	21900	1 per 350 SF / NL 62
Miscellaneous		
Kaune's Food Truck Area / Lot Info	6 Trucks	NA
Total Parking Required		126
Total Parking Per Test Plan		133
Current Overage		7
Remaining Capacity		2500 SF Approx



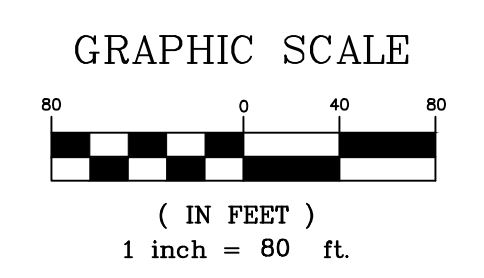
KEYED NOTES

- ① EXISTING 8" WL
- Ⓑ EXISTING 12" WL
- Ⓒ PROPOSED 8" WL
- Ⓓ PROPOSED 12" WL

NOTE

CONCEPTUAL WATER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

① PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD



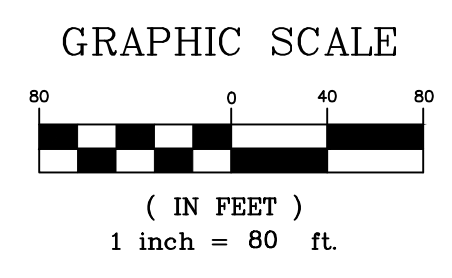
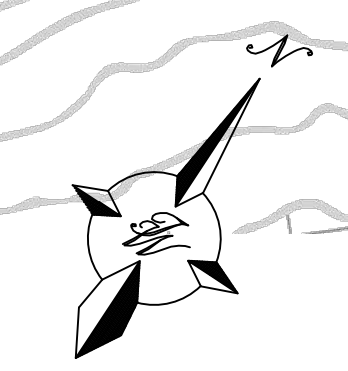
	LAS SOLERAS LOTS 19 THRU 26 SANTA FE, NM	DRAWN BY pm
	CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)	DATE 2-12-24
	<i>TIERRA WEST, LLC</i> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrewestllc.com	SHEET # TF-3
	RONALD R. BOHANNAN P.E. #7868	JOB # 2023079



- KEYED NOTES**
- (A) EXISTING 10" SAN SEWER LINE
 - (B) PROPOSED 8" SAN SEWER LINE
 - (C) PROPOSED 10" SAN SEWER LINE

NOTE
 CONCEPTUAL SAN SEWER PLAN
 DEPICTED ON CONCEPT SITE
 LAYOUT FOR ILLUSTRATIVE
 PURPOSES ONLY

1 PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	LAS SOLERAS LOTS 19 THRU 26 SANTA FE, NM	DRAWN BY pm
	CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)	DATE 2-12-24
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # TF-4	JOB # 2023079



TIERRA WEST, LLC

January 3, 2024

Mr. Dan Esquibel
City of Santa Fe Water Division
200 Lincoln Avenue
Santa Fe, NM. 87501

**RE: LAS SOLERAS 57 ACRE DEVELOPMENT
LAS SOLERAS PARCELS 19-26
WATER AND WASTEWATER LETTER**

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels 19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

Sanitary sewer capacities were calculated assuming gravity flow along two of its segments – the segment from the roundabout at Las Soleras Dr to the roundabout at Rail Runner (along which the minimum slope is 0.73%), and another segment from Rail Runner to the roundabout at Walking Rain (along which the minimum slope is 1.05%). The capacity of the existing water main was calculated assuming an 11 ft/s flow velocity.

The capacity of both existing pipes was found to be sufficient to serve the property if developed per either the existing or proposed zoning, and the water and sewer flowrates for these conditions are summarized below.

For the first segment mentioned above (from Las Soleras Dr to Rail Runner), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 843 gpm with velocity 3.44 ft/s.

For the second segment mentioned above (from Rail Runner to Walking Rain), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 1,011 gpm with velocity 4.13 ft/s.

The peak sanitary sewer flowrate calculated for the development assuming development per the existing zoning was 150 gpm, For design Test Fit Concept "A" it is 191 gpm,

Water discharge was assessed for the existing 12" ductile iron main in Beckner using an assumed velocity of 11 ft/s and was calculated at 2,693 gpm.

The peak water flowrate calculated for the development assuming development per the existing zoning was 167 gpm with average irrigation flowrate 5.79 gpm, for design Test Fit Concept "A" it is 212 gpm with average irrigation flows at 5.52 gpm,

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Attachments:

- Exhibit A: Conceptual Test Fit – A Site Plan
- Exhibit B: Existing Zoning Water Budget
- Exhibit C: Conceptual Test Fit – A Water Budget

Las Soleras 57 Acre Development
 Tierra West JN - 2023079
 Date - 02/12/2024

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695
* Based on the density of units in Parcel 21 of Concept A			* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application			
			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644)			
			*** Population loading for multi-family residences per COA DPM Section 8-3			
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982
			* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet			
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860
			* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)			
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390
			* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application			
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329
			* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)			
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128
* Assumed Maximum # of proposed units would be built			* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)			
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896
			* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application			
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634
			* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)			
TOTALS (GPM)						
						93
						167
						AVERAGE
						PEAK

DOMESTIC WATER DEMAND (GPM)		IRRIGATION DEMAND (GPM)
AVERAGE	PEAK	AVERAGE
2.65	4.76	0.29
19.67	35.40	0.48
7.91	14.24	0.68
11.47	20.64	0.60
5.55	9.98	0.97
17.74	31.93	0.92
15.08	27.14	0.78
4.28	7.70	0.62
8.49	15.29	0.44
93	167	5.79
AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	150
--	------------

- Note:**
- All medical office and commercial buildings were assumed to be two-story buildings for comparison with the Concept A and B uses, which was factored in to the calculation of water flowrates in Gallons / Day
 - A floor area ratio of 0.25 was used to calculate all building sizes based on the existing zoning

Assumptions & References

- Wastewater flowrates for office spaces comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
- Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
- Industrial Park water use and number of employees determined through *Residential Water Use Research Project of the Johns Hopkins University and the Office of Technical Studies of the Architectural Standards Division of the Federal Housing Administration, 1963 and Metcalf & Eddy, Inc., 2003*

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333
* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)						
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539
* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)						
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491
* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)						
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906
* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)						
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175
* Assumed Maximum # of proposed units would be built ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3						
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925
* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)						
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491
* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)						
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384
* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application						
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355
* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application						
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512
* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application						
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390
* Assumed Maximum # of proposed units would be built ** Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)						
TOTALS (GPM)						

DOMESTIC WATER DEMAND (GPM)		IRRIGATION DEMAND (GPM)
AVERAGE	PEAK	AVERAGE
3.36	6.05	0.23
8.40	15.13	0.37
8.40	15.13	0.34
7.79	14.03	0.63
55.00	99.00	0.82
8.85	15.93	0.64
7.73	13.92	0.34
0.77	1.38	0.27
0.80	1.44	0.25
1.88	3.39	1.05
8.33	15.00	0.27
111	200	5.21
AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	180
--	------------

Assumptions & References

1. Parcels 21 and 26 B will have the maximum amount of units proposed per the conceptual site plan.
2. Wastewater flowrates for office and coffee shop uses comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
3. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
4. Assumed Parcels 20, 22, would be used for medical offices and Parcel 25 Would be used for retail



ORION West LLC

Development | Land Use | Planning |
Project Management
PO Box 5744, Santa Fe, NM 87502-5744

EARLY NEIGHBORHOOD MEETING NOTES

Project Name: Las Soleras

Project Location: 4200 Beckner Road

Project Description: Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex

Applicant:

Agent: Orion West LLC

ENN Meeting Date: 14 November 2023

ENN Location: Via Zoom

Application Type: General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Land Use Planner: Dan Esquibel

Attendance: **City of Santa Fe:** Dan Esquibel
Developer Team: Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq.
Neighborhood/Public: 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

14 November 2023/ 5:30 – 6:12pm Meeting

The meeting started at approximately 5:39pm. Roll call and introduction of those attending was held. Dan Esquibel indicated that he would like to wait an additional few minutes to allow others to log in. After a brief wait, the meeting continued without any additional attendees.

Brian Nenninger then introduced the Developer Team.

Brian Nenninger informed the group that this ENN is for the purposes of noticing a General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5 of all parcels in the Las Soleras Master Plan; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Highlights Brian shared during the presentation included:

The property is located within the 545 acre Las Soleras Master Plan Subdivision that was first created via an annexation ordinance in 2009. Since 2009 the Master Plan has been amended multiple times – the most recent being October 2019.

- Eight (8) existing legal parcels that together comprise 57.63-acres.
- Existing Zoning:

C-2: Two parcels

C-1: Four parcels

MU: One parcel

BIP: One parcel

- Master Plan Items that need to be “Cleaned Up.”

Rail Runner Loop Road realignment to meet Rail Runner Road

Lot Line adjustments and resizing of parcels to better accommodate Commercial Users

Rambla open space design including location of “parklet.”

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road

Propose modification to Rambla width.

Propose flexibility of “parklet” location along the Rambla

Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

- Planned Unit Development (PUD) Application under consideration/discussion.

with City of Santa Fe

Brian wanted to take particular note that this is not an application for Development Plan Per the Santa Fe City Code. Qualified development/building construction will require separate Development Plan Applications, ENNs and Planning Commission Hearings.

He further stated that the proposed rezoning, along with the General Plan and Master Plan amendments lay the groundwork for better development needed to meet local market demands.

Those possible mix of uses for local market demand are:

- Neighborhood Commercial Retail, such as, Restaurants, Bakeries, Pubs, Coffee Shops, Marketplace/Grocery Coop, Copy/Printing, Dry Cleaning, Pharmacy
- Office (including Medical Office)
- Medical Education
- Multifamily Residential
- Hotel

Las Soleras Junction has transit-oriented improvements, specifically:

- Completion of Las Soleras bridge (triggered by 20 acres and 300,000 sf of development of parcels 19-26.)
- Further build out of Las Soleras trails system including the Rambla and “Parklet”
- Additional Bus stop/access on Rail Runner Loop Road
- Place holder for future Rail Runner Stop

Las Soleras Junction is a work in progress. Conceptual test fits to understand options for flow of pedestrians and vehicles within the site. Engineering and Design of Las Soleras Bridge to complete Las Soleras Drive from Cerrillos to Beckner. Utility and Traffic Study activity will be required. Design Guidelines are being developed to provide a cohesive, responsible, and pleasing experience for those who use and access the site. Guidelines will stay within the Santa Fe City Code and address, Architecture Concepts, Landscape Design, Lighting, Trails, Sidewalk and Roadway Connectivity to and within the site.

Brian then summarized the intention of the applications for this ENN, those key points being:

- Clean up issues in the Master Plan created from past developments/amendments. including the realignment of Rail Runner Loop Road with the relocated Rail Runner Road.
- Lay the groundwork for more effective use of parcels 19-26 through consistent zoning to allow for administrative lot line adjustments.
- Provide greater flexibility in providing neighborhood retail services including Food and Beverage. Uses brought to the site will be driven by the local and area market.
- Facilitate the completion of Las Soleras Drive and Bridge connecting Cerrillos to Beckner.

Brian opened the ENN for questions from the City Staff and neighbors. No one in attendance who was believed to be a neighbor asked to speak. No neighbor or other interested party was on the CHAT feature to ask questions.

There was a brief discussion between Dan Esquivel and Brian Nennerger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

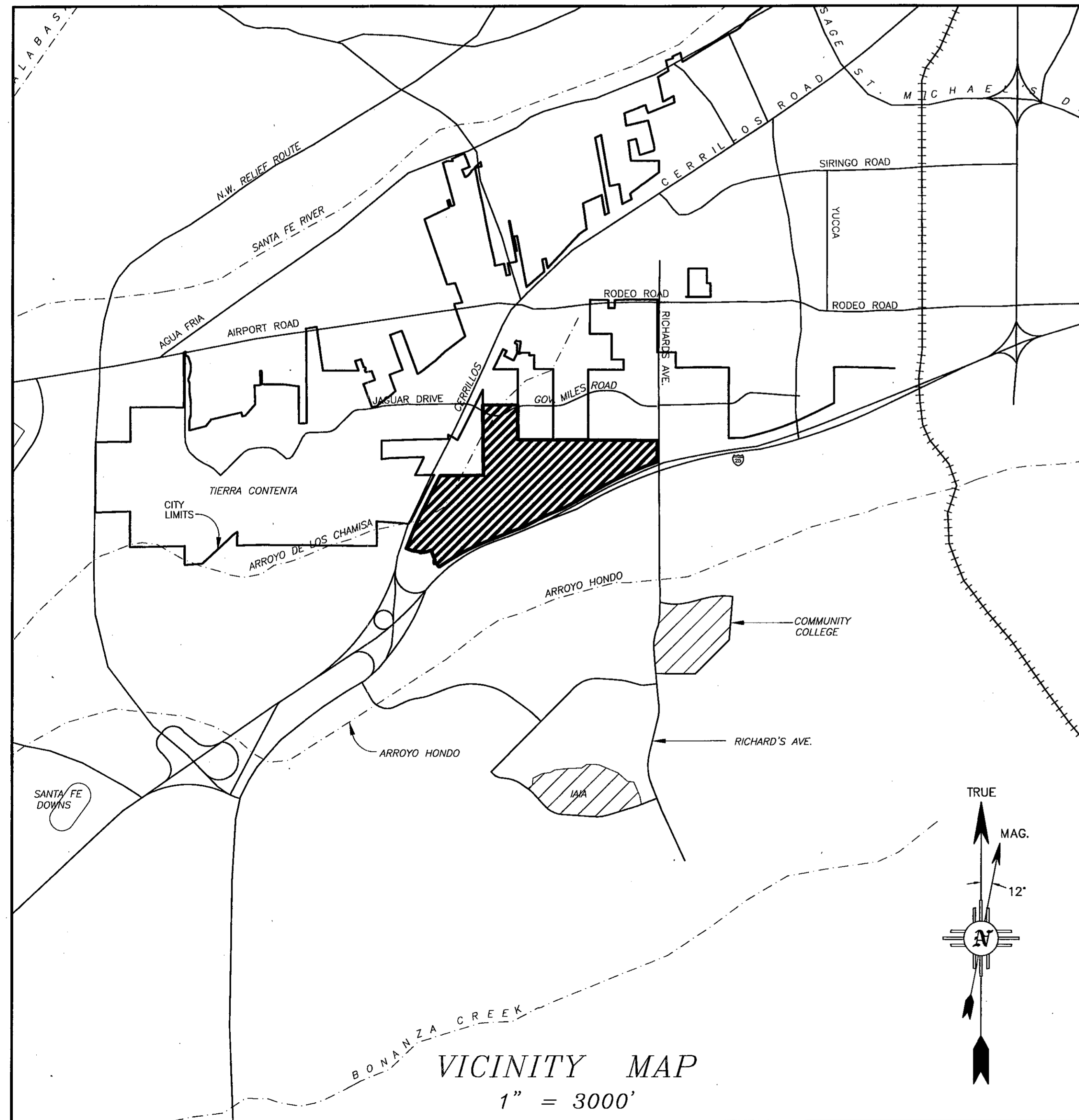
*****END*****

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.



OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
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THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
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LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
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(505) 262-2323

**PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION**
DIANE FISHER, SECRETARY
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ALBUQUERQUE, NM 87125
(505) 841-1234

LAS SOLERAS DEL SUR, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
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GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
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MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
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CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

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915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
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OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
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ALBUQUERQUE, NM 87199
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DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800



CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING
OF DECEMBER 18, 2008, AS CASE #'s M2008-27,
M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON: Archie S. Bordaguan 2-22-10 DATE
PLANNING COMMISSION SECRETARY: [Signature] 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF
FEBRUARY 11, 2009, AS ORDINANCE NO. 2009-6
MAYOR: David Coe 2/22/10 DATE
ATTYST BY CITY CLERK: [Signature] 2-24-10 DATE

CITY REVIEW

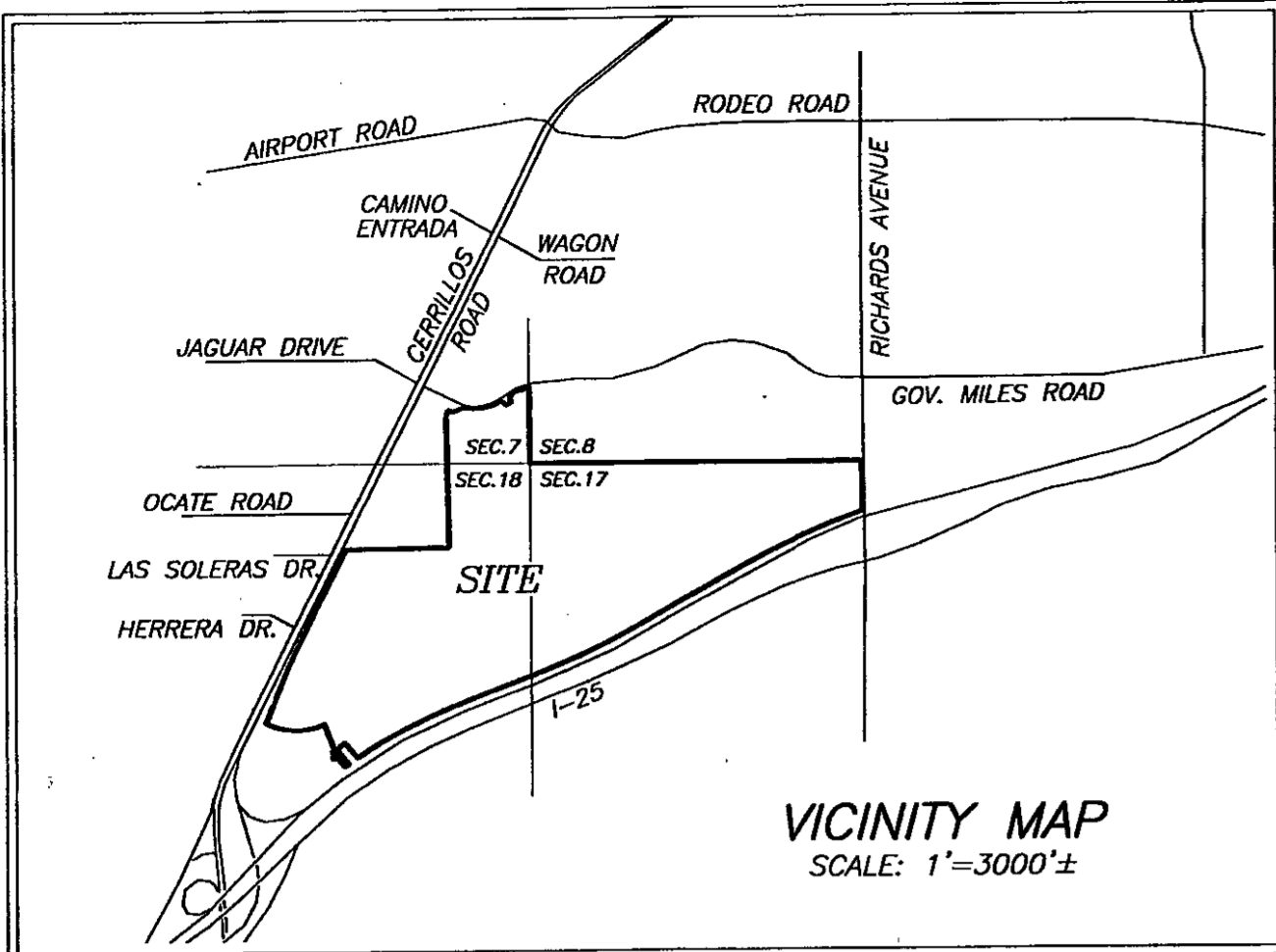
Ricardo Zamora 02/22/10 DATE
CITY ENGINEER
[Signature] 2-22-10 DATE
CITY PLANNER

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

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ANNEXATION MASTER PLAN	P-5
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JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010	
	COVER SHEET	DRAWN BY: PST/HF	CHECKED BY: JWS	
		REVISED: 1/18/10	WORKED ON: 1/18/10	

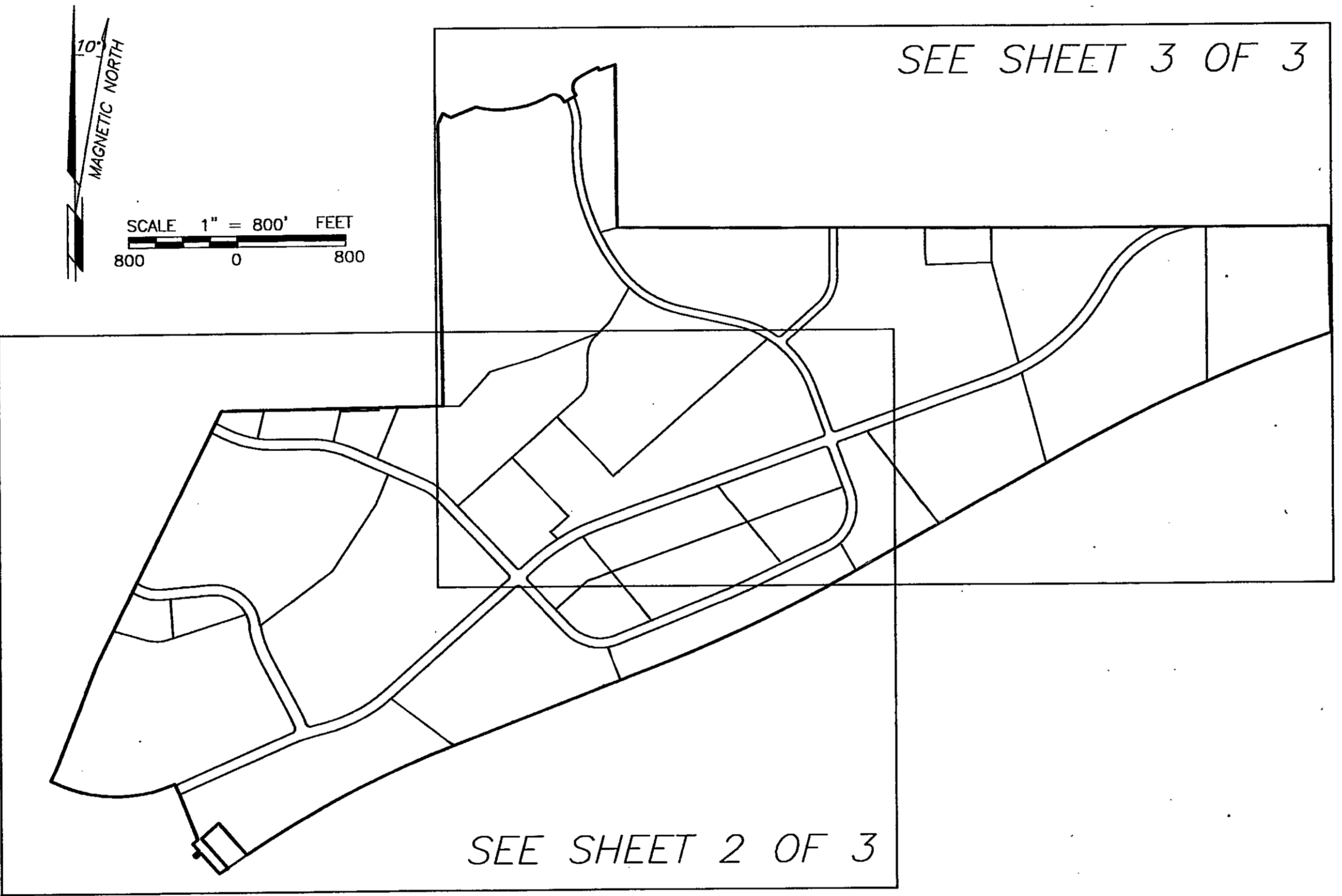


- NOTES:**
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
 - PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT 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.
 - BUILDING SETBACK FOR I-25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029-031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008-27, CASE # M 2008-28, AND CASE # ZA 2008-11.

- LEGEND**
- BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.
 - DENOTES REBAR, OR AS SHOWN, FOUND.
 - DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
 - DENOTES CALCULATED POINT, NOT SET.
 - DENOTES NEW LOT LINE.
 - DENOTES OLD LOT LINE (HEREBY VACATED).
 - ① DENOTES TRACT NUMBER.
 - DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE
 THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND #35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

REFERENCE DOCUMENTS
 ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31

- UTILITIES**
- QWEST COMMUNICATIONS, INC. (TELEPHONE) 9-23-09
 - COMCAST (CABLE TV) 9-23-09
 - CITY OF SANTA FE WASTEWATER 10-8-09
 - SANGRE DE CRISTO WATER COMMISSION 10-2-09
 - Susie Rogers, Sr. ROW Agent 09/04/2009
 - PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) 9-23-2009
 - NEW MEXICO GAS COMPANY 9-23-2009

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON-MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33-34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46-47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29-31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
 BY: JOHN J. MAHONEY, MANAGING MEMBER
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
 BY: FRED GARDNER, MANAGING MEMBER
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 11th DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A1 B1, E, AND PARCEL D1B2)
 BY: GORDON L. SKARSGARD, PRESIDENT
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

CENTURY BANK (PARCEL D1B1)
 BY: DON K. PADGETT, PRESIDENT and CEO
 STATE OF NEW MEXICO JSS
 COUNTY OF SANTA FE)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK THIS 23rd DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
 BY: GORDON L. SKARSGARD, MANAGING MEMBER
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
 BY: DIANE FISHER, SECRETARY
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11th DAY OF November, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
 BY: GORDON L. SKARSGARD, MANAGING MEMBER
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
 BY: GORDON L. SKARSGARD, MANAGING MEMBER
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
 BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL
 STATE OF NEW MEXICO JSS
 COUNTY OF SANTA FE)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24th DAY OF September, 2009.
 Trisha A. Lopes
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"
 LOT LINE ADJUSTMENT PLAT
 PREPARED FOR
 BECKNER ROAD EQUITIES, INC.
 WITHIN
 SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
 SANTA FE COUNTY, N.M.
 PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

BOARD OF COUNTY COMMISSIONERS
 Michael Anaya, Chairman 10-9-09
 Attest County Clerk 10-9-09
 REVIEWED BY CITY OF SANTA FE:
 Planner 02-10-10
 City Engineer 02/22/10

CITY OF SANTA FE APPROVAL
 APPROVED BY THE CITY COUNCIL AT ITS MEETING OF: 2-11-09 AS ORDINANCE # 2009-6
 Mayor: David Coss 2-28-10
 Attest: City Clerk 2-24-10
 APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF: 12/18/2008 AS CASE # SD-2008-15
 M-2008-27
 M-2008-28
 ZA-2008-11

CHAIR 2-4-10
 SECRETARY 2/4/10

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.
 Gary E. Dawson, N.M.P.S.#1014

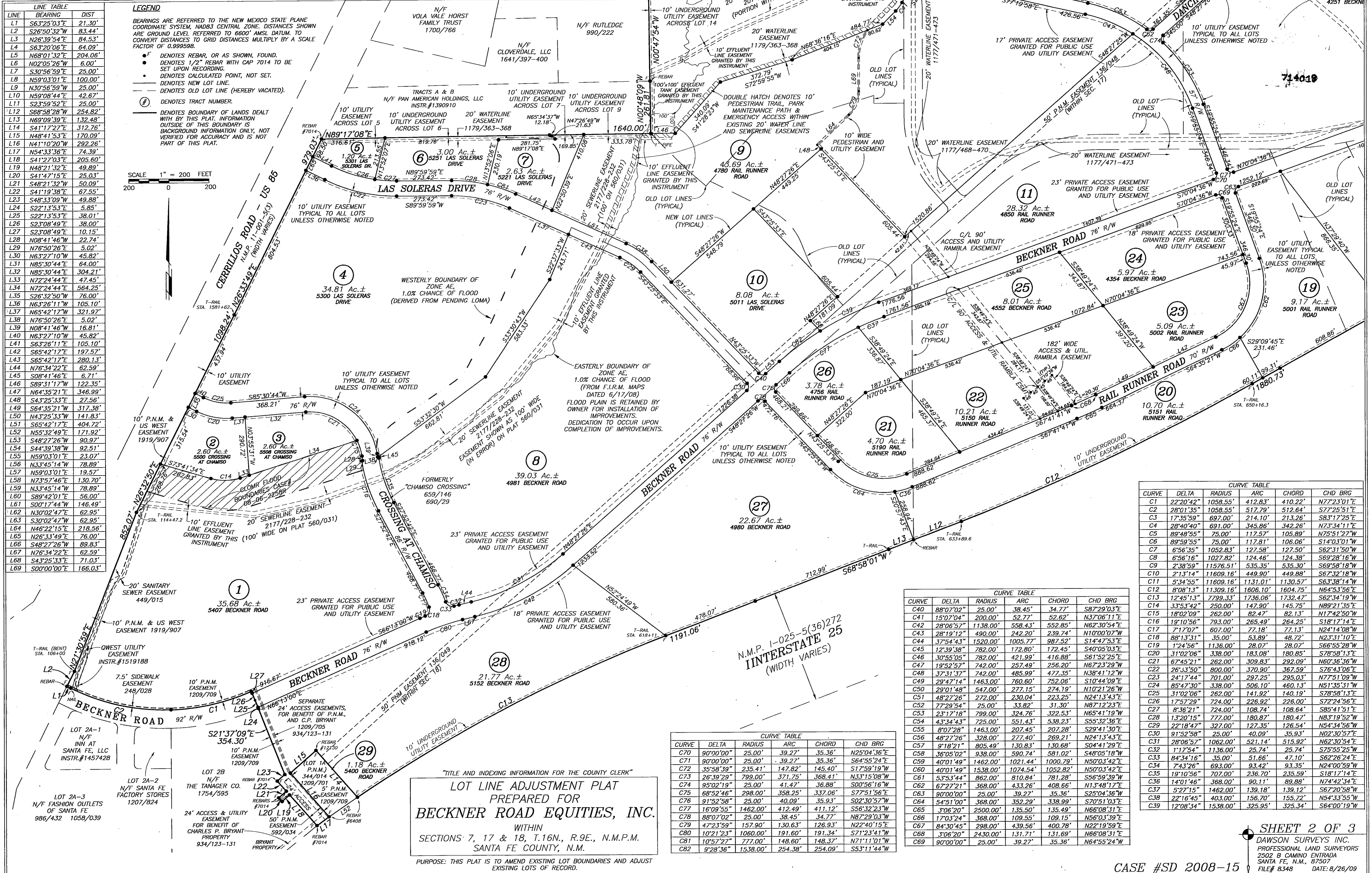
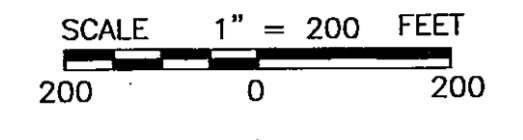
COUNTY OF SANTA FE JSS 1592455
 STATE OF NEW MEXICO
 I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock P.M., and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.
 Witness my Hand and Seal of office
 Valerie Espinoza
 County Clerk, Santa Fe county, N.M.
 Deputy

LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N88°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.92'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- DENOTES REBAR, OR AS SHOWN, FOUND.
- DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- DENOTES OLD LOT LINE (HEREBY VACATED).
- ① DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.



CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'52"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N85°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S65°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	697.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°58'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"E
C22	26°33'50"	800.00'	379.25'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N76°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'26"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'42"	327.00'	127.35'	126.54'	N54°33'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	17°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	74°32'	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'56"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

SHEET 2 OF 3

DAWSON SURVEYS INC.

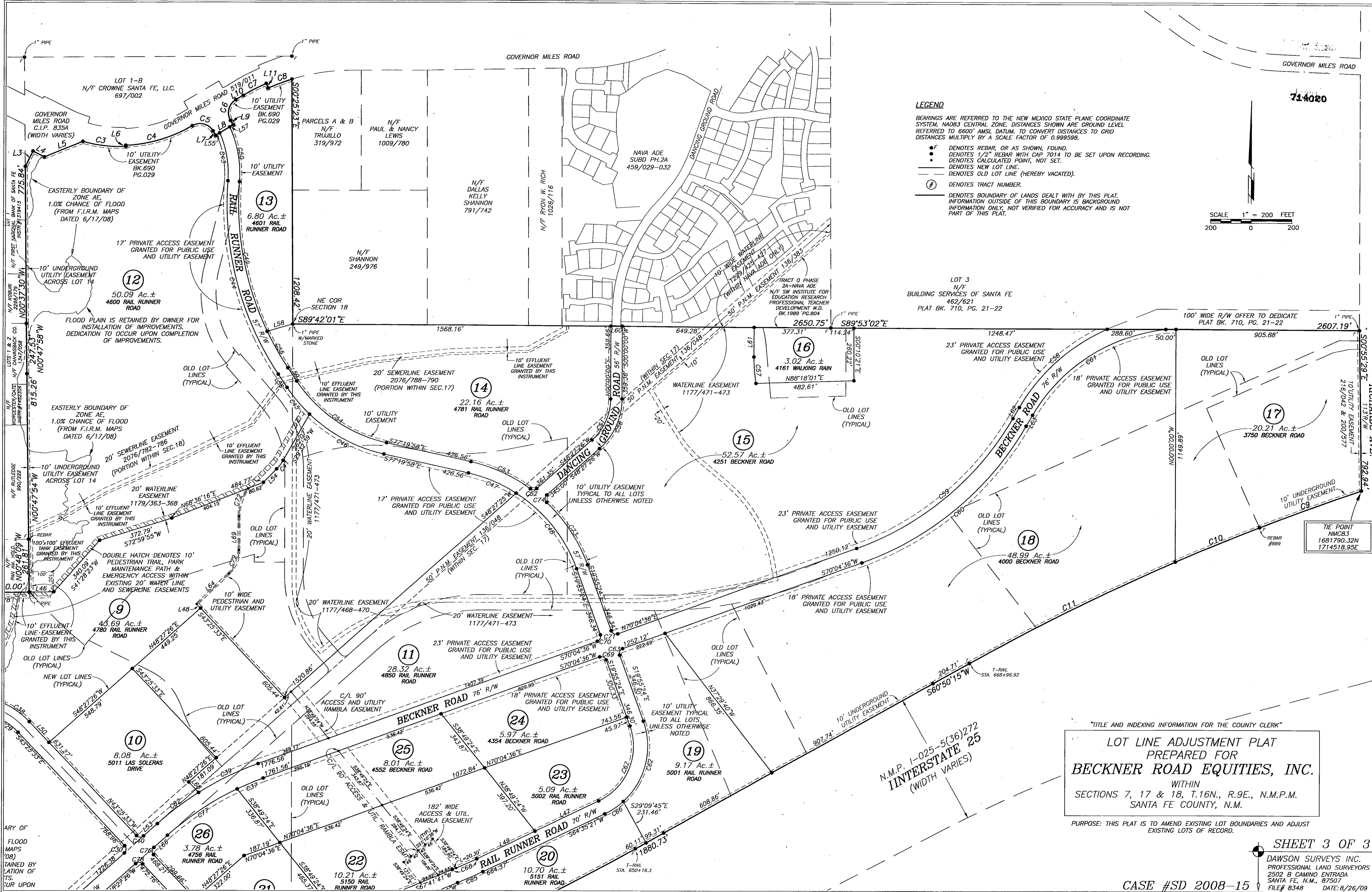
PROFESSIONAL LAND SURVEYORS

2502 B CAMINO ENTRADA

SANTA FE, N.M., 87507

FILE # 8348 DATE: 8/26/09

CASE #SD 2008-15



LEGEND

- BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.
- F DENOTES REBAR, OR AS SHOWN, FOUND.
 - DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
 - DENOTES CALCULATED POINT, NOT SET.
 - DENOTES NEW LOT LINE.
 - - - DENOTES OLD LOT LINE (HEREBY VACATED).
 - Ⓢ DENOTES TRACT NUMBER.
 - DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

**LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.**

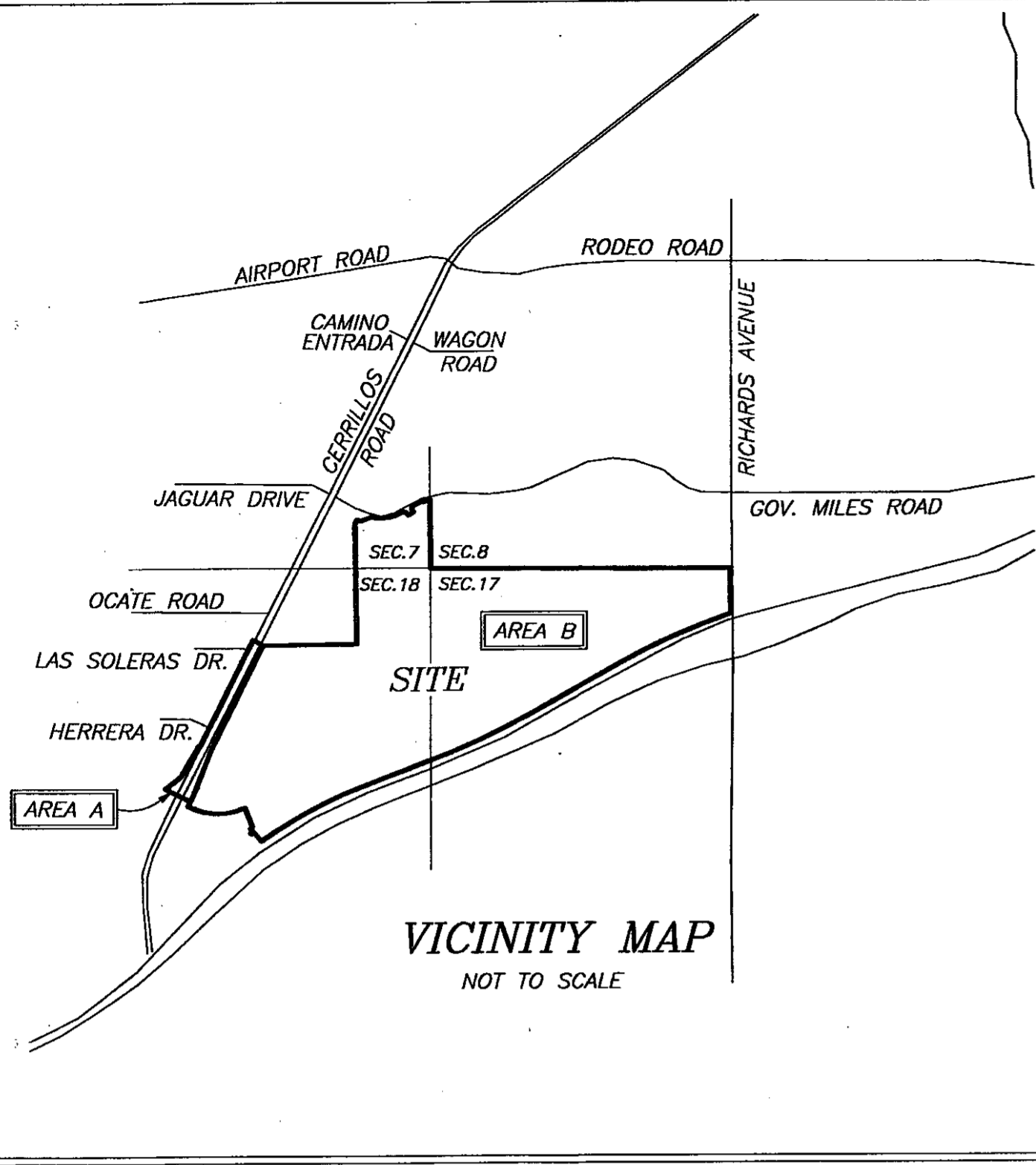
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15



ANNEXATION DESCRIPTION AREA "A"
 ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
 THENCE N63°26'35"W, 199.88 FEET;
 THENCE S26°33'25"W, 978.59 FEET;
 THENCE S26°38'05"W, 763.43 FEET;
 THENCE S26°38'21"W, 337.87 FEET;
 THENCE N63°32'21"W, 24.48 FEET;
 THENCE S29°56'14"W, 524.15 FEET;
 THENCE S30°04'14"W, 99.77 FEET;
 THENCE S53°37'16"W, 347.46 FEET;
 THENCE S63°45'14"E, 495.53 FEET;
 THENCE N26°50'32"E, 83.44 FEET;
 THENCE N21°30'59"E, 852.07 FEET;
 THENCE N26°32'50"E, 1098.24 FEET;
 THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"
 ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
 THENCE S26°33'49"W, 979.03 FEET;
 THENCE S26°32'50"W, 1098.24 FEET;
 THENCE S21°30'59"W, 852.07 FEET;
 THENCE S26°50'32"W, 83.44 FEET;
 THENCE S26°35'03"W, 92.00 FEET;
 THENCE S63°25'03"E, 21.30 FEET;
 THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
 THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
 THENCE S21°37'09"E, 354.30 FEET;
 THENCE S48°33'09"W, 49.88 FEET;
 THENCE S41°19'38"E, 67.55 FEET;
 THENCE S48°21'32"W, 50.09 FEET;
 THENCE S41°47'15"E, 25.03 FEET;
 THENCE N48°21'32"E, 49.89 FEET;
 THENCE S41°27'03"E, 205.60 FEET;
 THENCE N54°33'36"E, 74.39 FEET;
 THENCE N55°32'49"E, 171.92 FEET;
 THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
 THENCE N68°58'01"E, 1191.06 FEET;
 THENCE N69°03'39"E, 132.48 FEET;
 THENCE N68°58'28"E, 254.82 FEET;
 THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
 THENCE N60°50'15"E, 1880.73 FEET;
 THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
 THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.35 FEET;
 THENCE N00°55'29"W, 792.93 FEET;
 THENCE N89°53'02"W, 2607.19 FEET;
 THENCE N89°42'01"W, 2650.75 FEET;
 THENCE N00°25'23"W, 1208.42 FEET;
 THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
 THENCE N23°59'52"W, 25.00 FEET;
 THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
 THENCE S59°08'44"W, 42.67 FEET;
 THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
 THENCE S30°56'59"E, 25.00 FEET;
 THENCE S59°03'01"W, 100.00 FEET;
 THENCE N30°56'59"W, 25.00 FEET;
 THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
 THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
 THENCE S02°05'26"E, 6.00 FEET;
 THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
 THENCE S68°01'32"W, 204.06 FEET;
 THENCE N63°20'06"W, 64.09 FEET;
 THENCE S26°39'54"W, 84.53 FEET;
 THENCE S00°37'30"E, 775.84 FEET;
 THENCE S00°47'58"E, 247.53 FEET;
 THENCE S00°47'54"E, 815.26 FEET;
 THENCE S00°48'09"E, 261.81 FEET;
 THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA

TOTAL AREA	561.65 ACRES
ANNEXATION AREA A	16.35 ACRES
**ANNEXATION AREA B	545.30 ACRES
ANNEXATION A PERIMETER	6785 FEET
ANNEXATION B PERIMETER	2101 FEET
ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	31%
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	26726 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS	4517 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	17%
TOTAL ANNEXATION PERIMETER	27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS	24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON, ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE, HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
 BY: JOHN J. MAHONEY, MANAGING MEMBER
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
 BY: FRED GARDNER, MANAGING MEMBER
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B, C, E, AND PARCEL D1B2)
 BY: GORDON L. SKARSGARD, PRESIDENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

CENTURY BANK (PARCEL D1B1)
 BY: DON K. PADGETT, PRESIDENT and CEO
 STATE OF NEW MEXICO)
 COUNTY OF SANTA FE)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK THIS 25th DAY OF September, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
 BY: GORDON L. SKARSGARD, MANAGING MEMBER
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
 BY: DIANE FISHER, SECRETARY
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY OF PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION THIS 11th DAY OF November, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
 BY: GORDON L. SKARSGARD, MANAGING MEMBER
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
 BY: GORDON L. SKARSGARD, MANAGING MEMBER
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
 BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.
 STATE OF NEW MEXICO)
 COUNTY OF SANTA FE)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24th DAY OF September, 2009.
 Victoria M. Reyes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 5/23/2011

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
 BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009.
 Michelle V. Vallejos
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 2-25-2012

SURVEYORS CERTIFICATE
 I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.
 GARY E. DAWSON, NMPS#7014

LEGEND & BASIS OF BEARINGS:
 BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
 DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584.
 DENOTES REBAR, OR AS SHOWN, FOUND
 DENOTES CALCULATED POINT, NOT SET
 DENOTES EXISTING LOT LINES
 DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE
 THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS
 ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

- NOTES**
- 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 THE 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.
 - ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK _____, PAGE _____, TRACT NO. 1592456.
 - UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J); TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)
 STATE OF NEW MEXICO)
 I hereby certify that this instrument was filed for record on the 4th day of March, 2010 A.D. at 2:22 o'clock P.M., and was duly recorded in book 714, page(s) 214-226 of the records of Santa Fe County.
 Witness my Hand and Seal of office
 VALERIE ESPINOZA
 County Clerk, Santa Fe County, N.M.
 Deputy

714016

BOARD OF COUNTY COMMISSIONERS
 MICHAEL AMAYA, CHAIRMAN
 VALERIE ESPINOZA
 ATTEST COUNTY CLERK
 10-9-09
 10-9-09
 DATE
 DATE

REVIEWED BY CITY OF SANTA FE
 JAMAR ONE
 RISSAN ZARUM
 CITY PLANNER
 CITY ENGINEER
 02-10-10
 02/22/10
 DATE
 DATE

CITY OF SANTA FE APPROVAL
 APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009
 AS ORDINANCE # 2009-6
 DAVID COSS
 GOLANDA G. NIGRO
 MAYOR
 ATTEST: CITY CLERK
 2-22-10
 2-24-10
 DATE
 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:
 12/18/2008 AS CASE # SD-2008-15
 DATE M-2008-27
 M-2008-28
 ZA-2008-11
 CHAIR
 SECRETARY
 2-4-10
 3/9/10
 DATE
 DATE

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK
ANNEXATION, ROAD DEDICATION AND VACATION PLAT
 PREPARED FOR
LAS SOLERAS
 WITHIN SECTIONS 7, 17, AND 18,
 T.16N., R.9E., N.M.P.M.
 SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

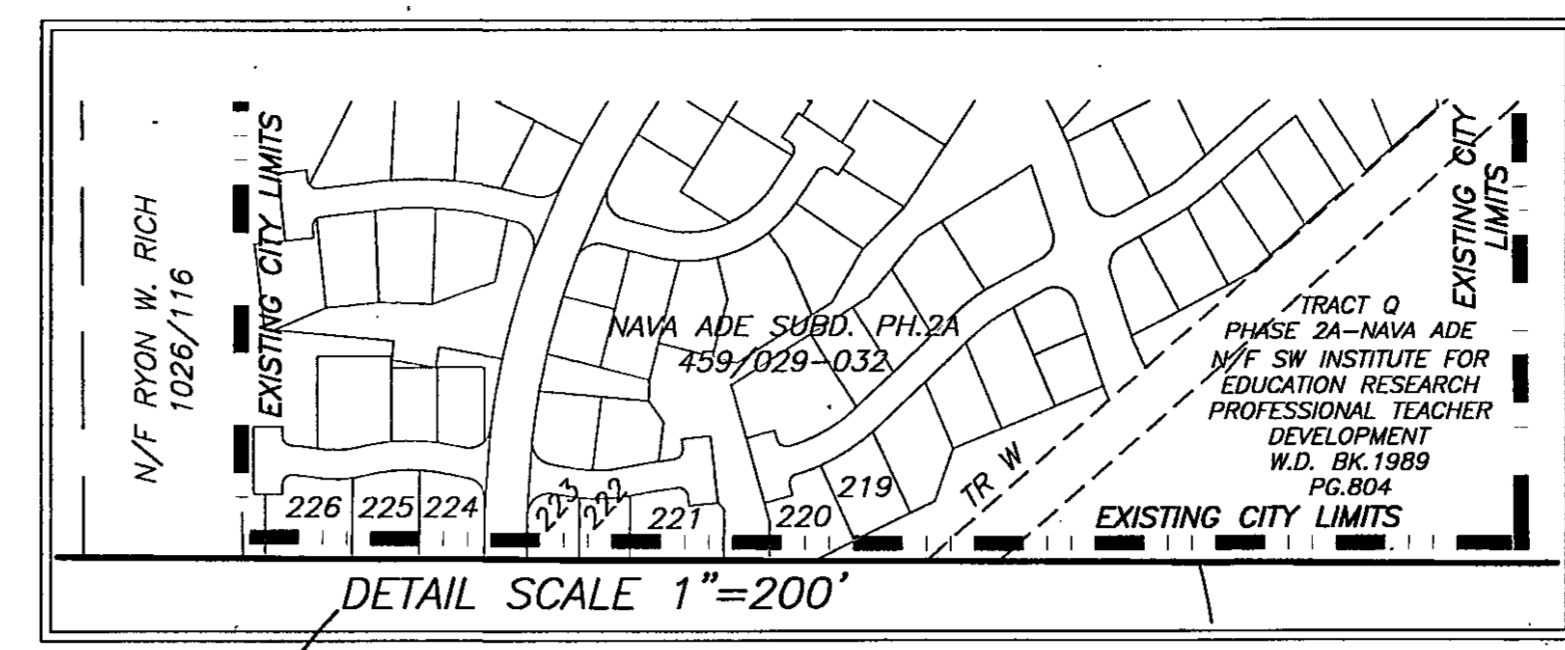
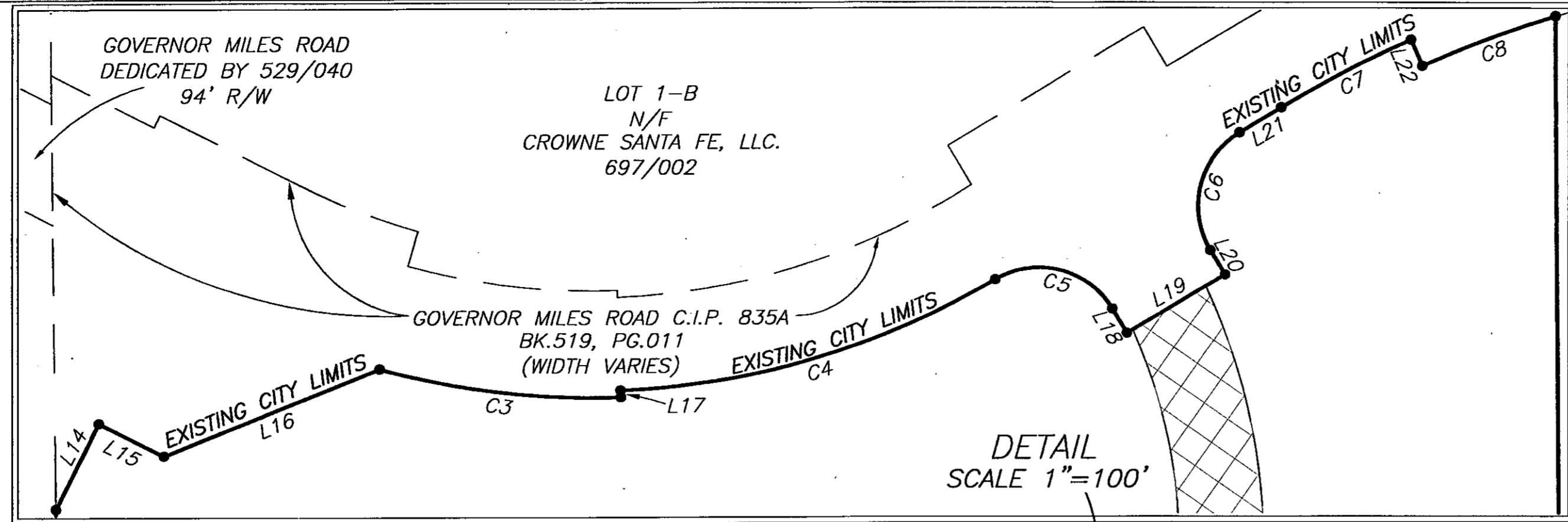
SHEET 1 OF 3
 DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2502 CAMINO ENTRADA
 SANTA FE, N.M.
 CASE #M 2008-28 FILE# 8343 DATE: 8/26/09

LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°49'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

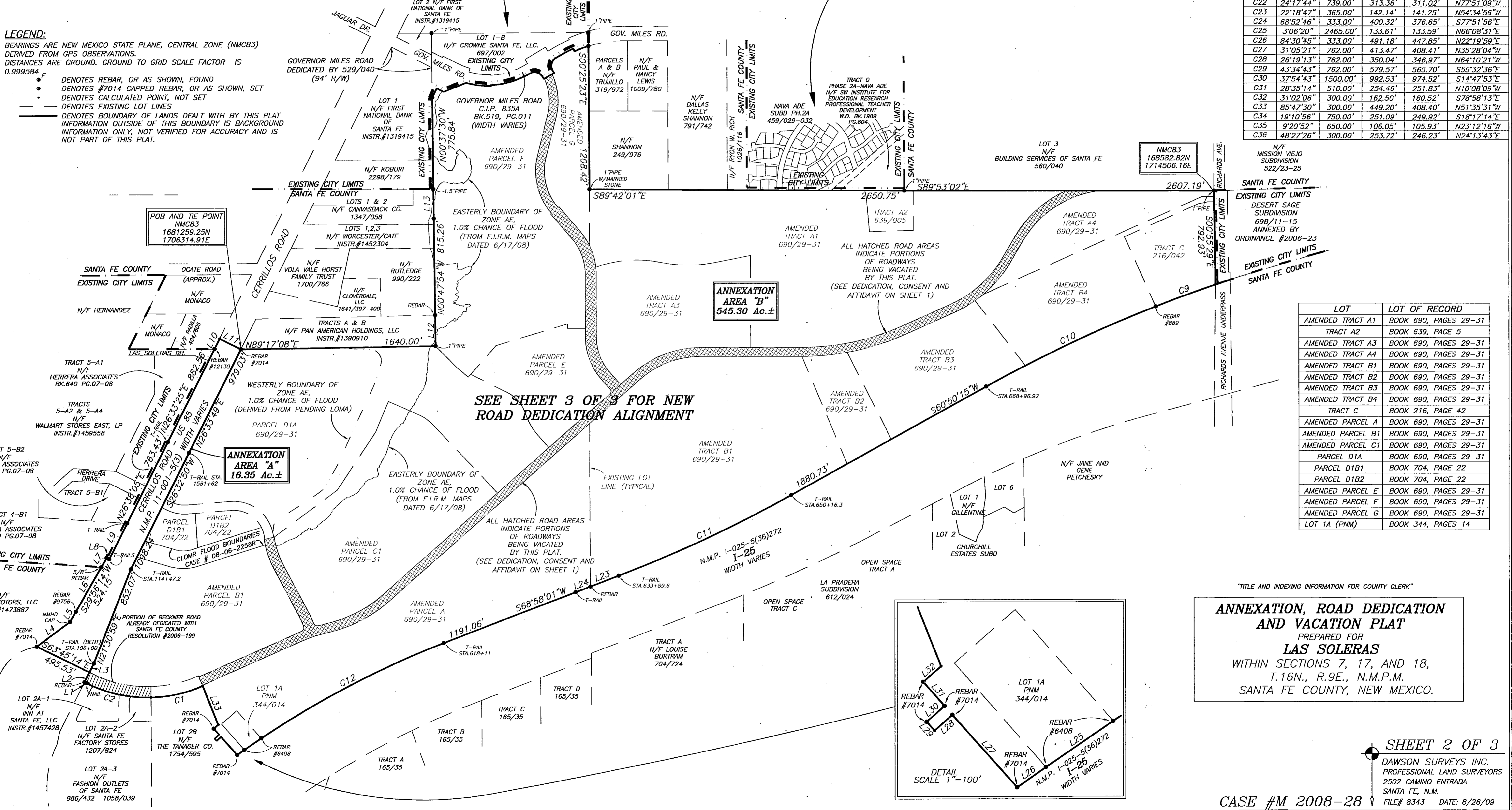
LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
 DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584
 • DENOTES REBAR, OR AS SHOWN, FOUND
 • DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
 • DENOTES CALCULATED POINT, NOT SET
 --- DENOTES EXISTING LOT LINES
 --- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S72°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.07'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S75°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E



714016



LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

ANNEXATION, ROAD DEDICATION AND VACATION PLAT
 PREPARED FOR
LAS SOLERAS
 WITHIN SECTIONS 7, 17, AND 18,
 T.16N., R.9E., N.M.P.M.
 SANTA FE COUNTY, NEW MEXICO.

SHEET 2 OF 3
 DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2502 CAMINO ENTRADA
 SANTA FE, N.M.
 FILE# 8343 DATE: 8/26/09

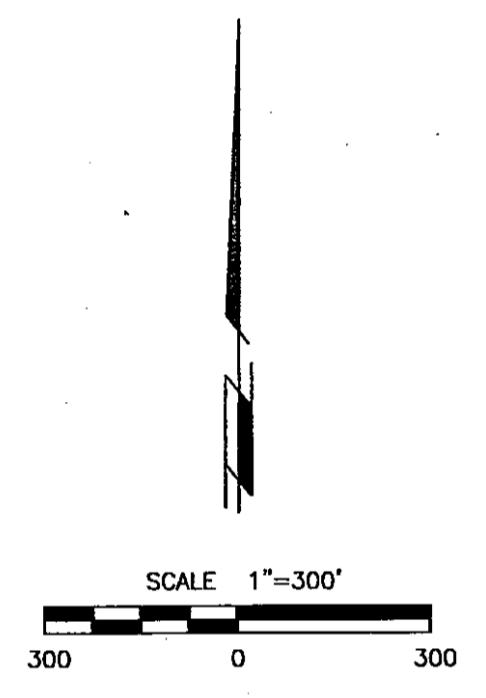
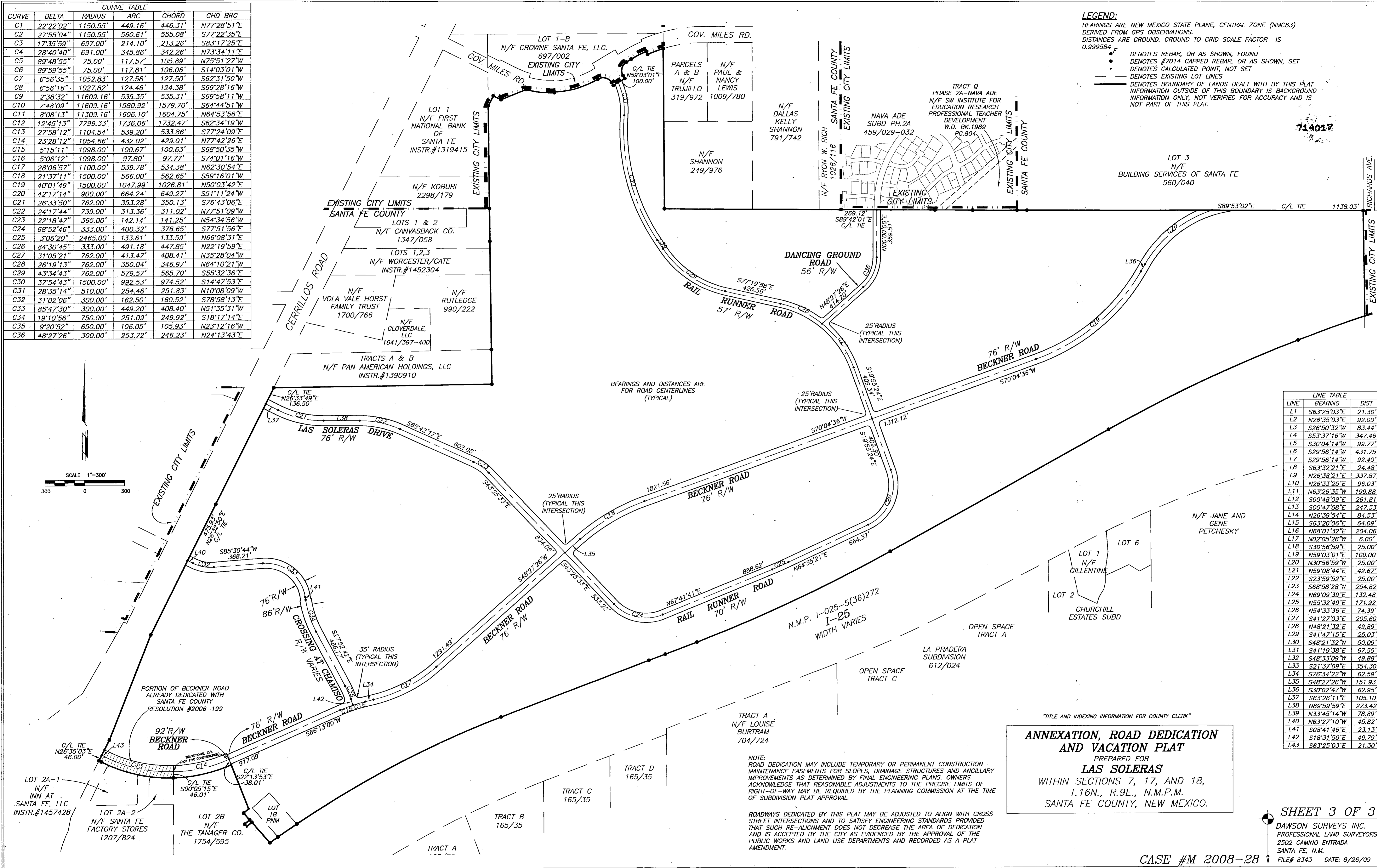
CASE #M 2008-28

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:
 BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83)
 DERIVED FROM GPS OBSERVATIONS.
 DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584.

- DENOTES REBAR, OR AS SHOWN, FOUND
- DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- DENOTES CALCULATED POINT, NOT SET
- DENOTES EXISTING LOT LINES
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT

INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.



LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"W	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

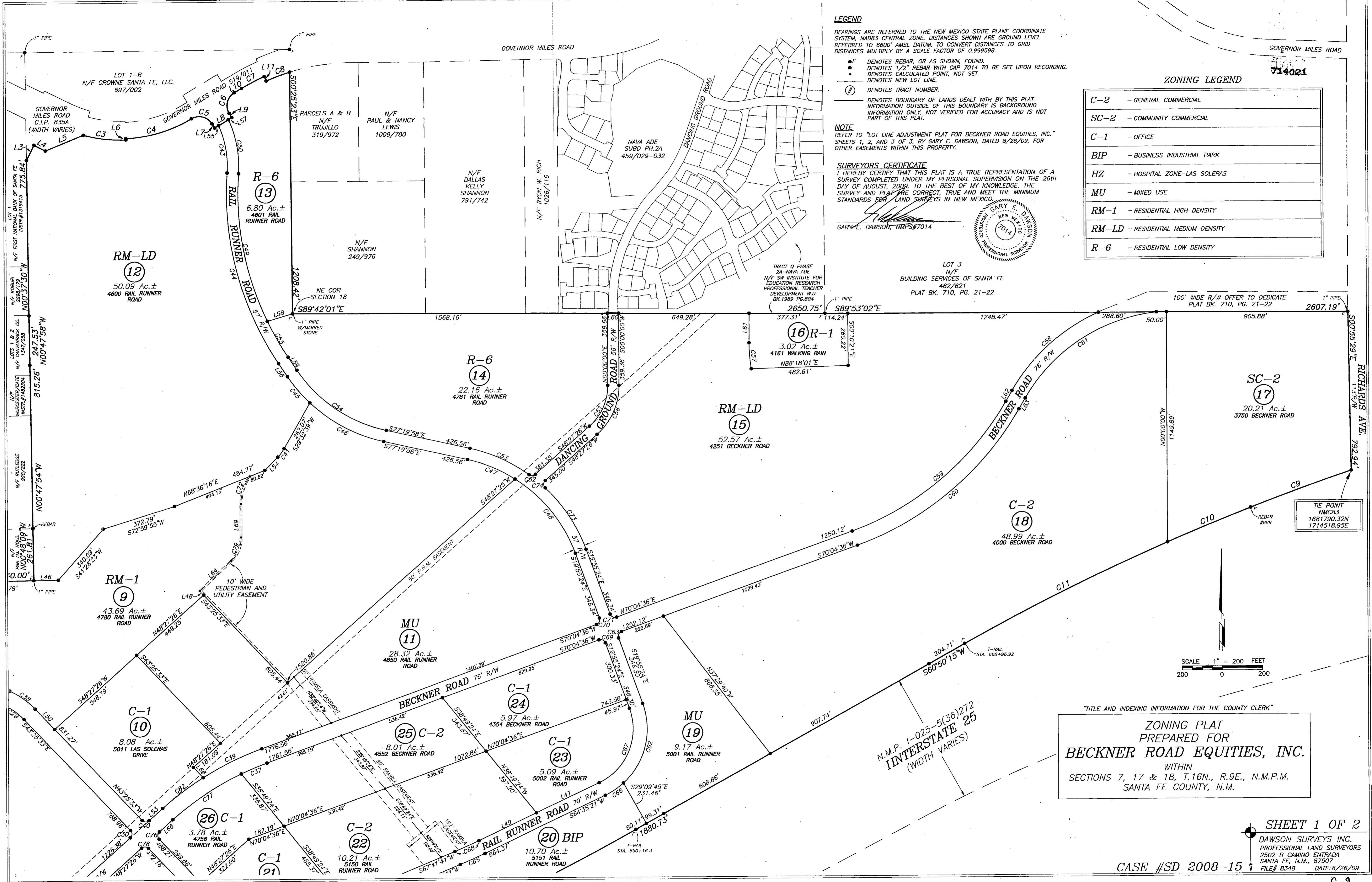
"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT
 PREPARED FOR
LAS SOLERAS
 WITHIN SECTIONS 7, 17, AND 18,
 T.16N., R.9E., N.M.P.M.
 SANTA FE COUNTY, NEW MEXICO.

NOTE:
 ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT-OF-WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE-ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3
 DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2502 CAMINO ENTRADA
 SANTA FE, N.M.
 CASE #M 2008-28
 FILE# 8343 DATE: 8/26/09



LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- DENOTES REBAR, OR AS SHOWN, FOUND.
- DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- Ⓢ DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26TH DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, N.M.P.S.#7014

ZONING LEGEND

C-2	- GENERAL COMMERCIAL
SC-2	- COMMUNITY COMMERCIAL
C-1	- OFFICE
BIP	- BUSINESS INDUSTRIAL PARK
HZ	- HOSPITAL ZONE-LAS SOLERAS
MU	- MIXED USE
RM-1	- RESIDENTIAL HIGH DENSITY
RM-LD	- RESIDENTIAL MEDIUM DENSITY
R-6	- RESIDENTIAL LOW DENSITY

PROFESSIONAL SURVEYOR

GARY E. DAWSON

NEW MEXICO

2014

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
 WITHIN
 SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
 SANTA FE COUNTY, N.M.

SCALE 1" = 200 FEET

200 0 200

SHEET 1 OF 2

DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2502 B CAMINO ENTRADA
 SANTA FE, N.M., 87507
 FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	172.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- F DENOTES REBAR, OR AS SHOWN, FOUND.
- DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- ① DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET

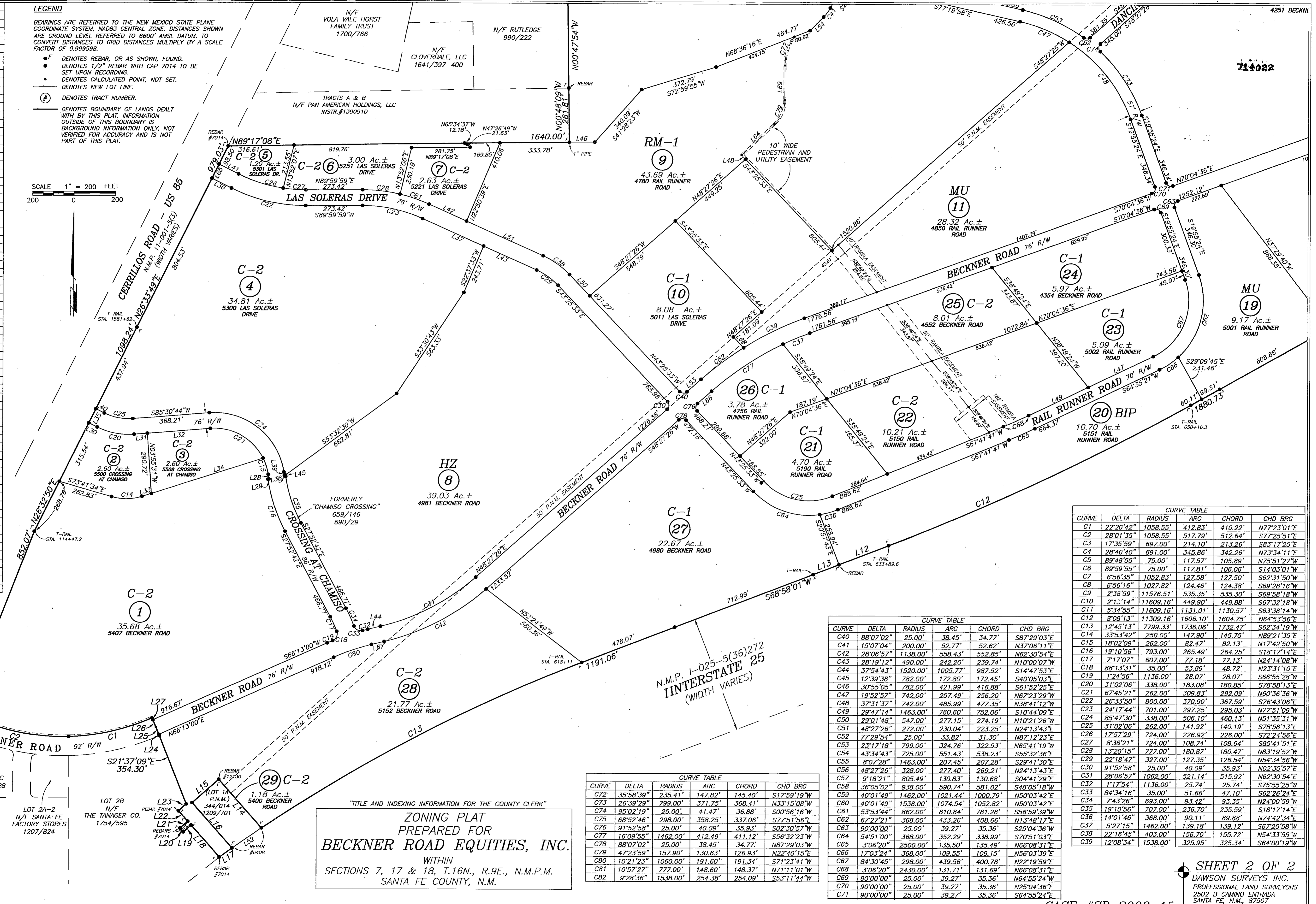
LOT 2A-1
N/F INN AT SANTA FE, LLC
INSTR.#1457428

LOT 2A-2
N/F SANTA FE FACTORY STORES
1207/B24

LOT 2A-3
N/F FASHION OUTLETS OF SANTA FE
986/432 1058/039

LOT 1A
P.N.M. #344/014
344/014
L209/701

LOT 2B
N/F THE TANGER CO.
1754/595



TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK

**ZONING PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.**

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"E
C79	47°23'59"	157.90'	130.63'	126.93'	N25°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

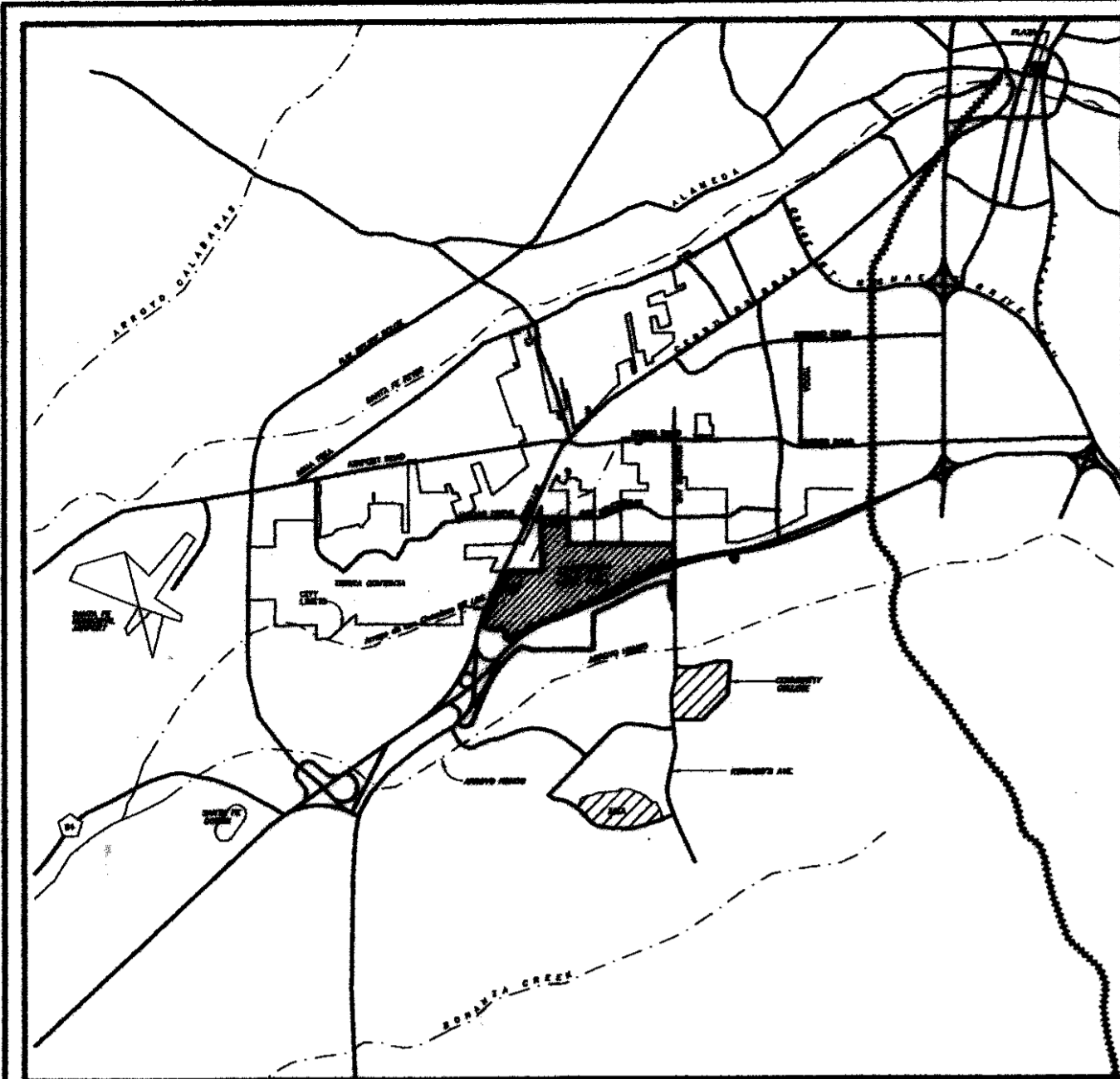
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	122.80'	122.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.90'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°12'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N17°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	17°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	N17°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

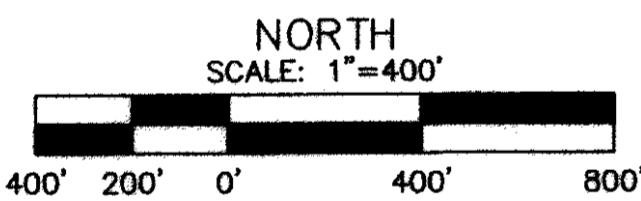
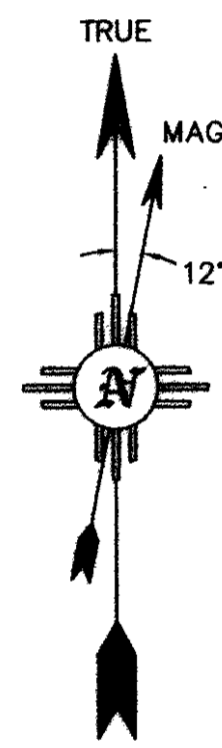
SHEET 2 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15



VICINITY MAP
1"=8000'

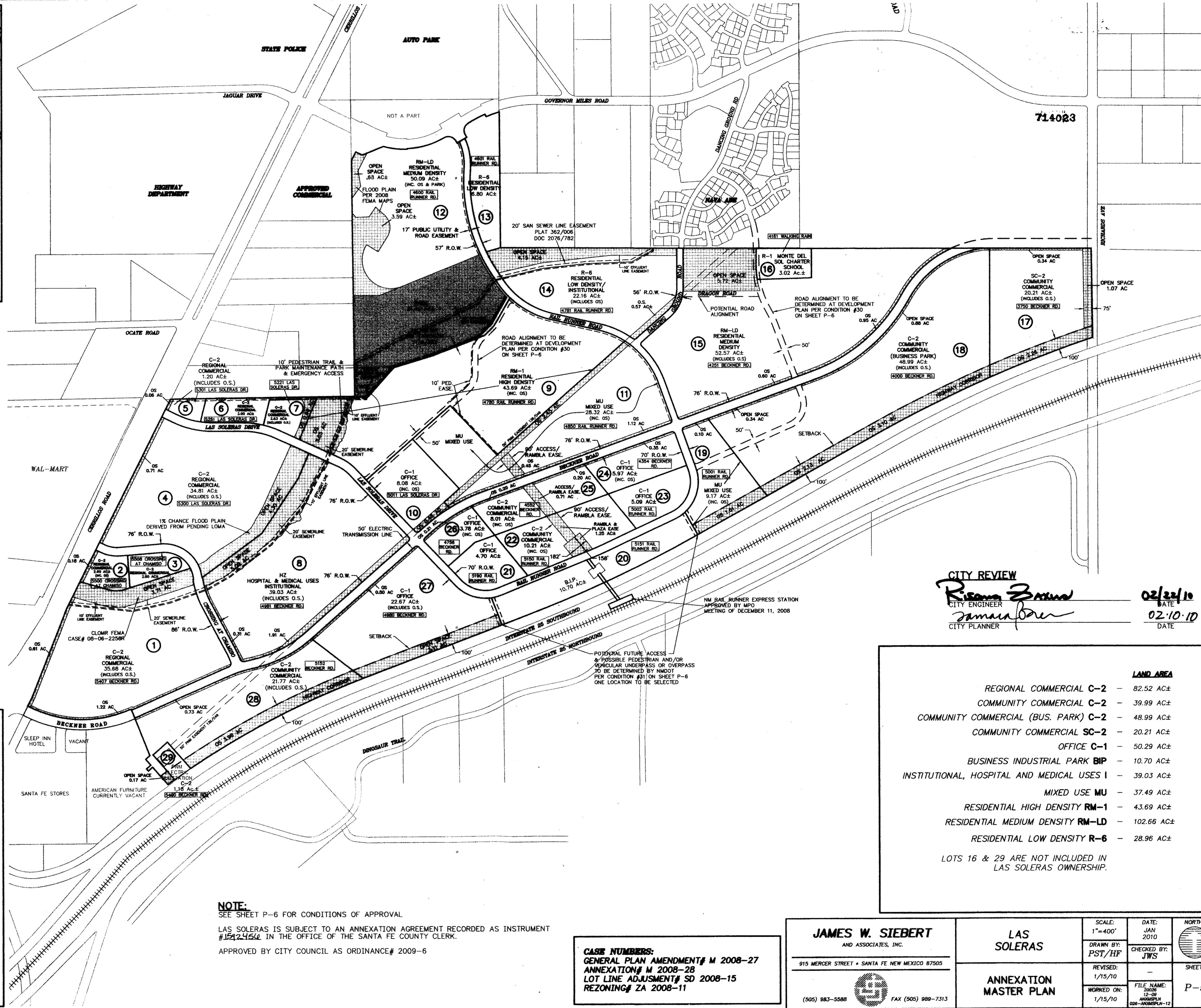


STORMWATER AGREEMENT:
PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE 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.

Beckner Road Services, Inc.
by *Gordon L. Skarsgard*
Gordon L. Skarsgard
DATE: **Jan 18, 2010**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
18th DAY OF **January**, 2010

Cucina M. Reyes
Cucina M. Reyes
DATE: **5/23/2011**
MY COMMISSION EXPIRES



NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL
LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #152454 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313		LAS SOLERAS		SCALE: 1"=400'	DATE: JAN 2010	NORTH:
ANNEXATION MASTER PLAN		DRAWN BY: PST/HF	CHECKED BY: JWS	REVISED: 1/15/10	FILE NAME: 2008-12-09 ANNEXATION 028-ANNEXPLAN-12	SHEET: P-5

CITY REVIEW
Risam Brown
CITY ENGINEER
Jamie Bauer
CITY PLANNER
DATE: **02/24/10**
DATE: **02/10/10**

	LAND AREA
REGIONAL COMMERCIAL C-2	82.52 AC±
COMMUNITY COMMERCIAL C-2	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) C-2	48.99 AC±
COMMUNITY COMMERCIAL SC-2	20.21 AC±
OFFICE C-1	50.29 AC±
BUSINESS INDUSTRIAL PARK BIP	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES I	39.03 AC±
MIXED USE MU	37.49 AC±
RESIDENTIAL HIGH DENSITY RM-1	43.69 AC±
RESIDENTIAL MEDIUM DENSITY RM-LD	102.66 AC±
RESIDENTIAL LOW DENSITY R-6	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

SPECIAL WARRANTY DEED

Las Soleras Center, LLC, a New Mexico limited liability company (collectively, “**Grantor**”), for consideration paid, grants and conveys to *Beckner Road Partners, LLC*, a New Mexico limited liability company (“**Grantee**”), whose address is 150 Washington Avenue, Suite 201, Santa Fe, New Mexico 87501, the real property located in Santa Fe County, New Mexico legally described as follows:

Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled “Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico”, recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.

Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled “Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18”, recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled “ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.”, recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Sewer maintenance and garbage disposal assessments not yet due and payable.

SUBJECT TO: Reservations and exceptions contained in Patents from the United States of America to Samuel A. Larson, recorded December 10, 1921 in Patent Book A, Page 180 and Patent recorded November 4, 1943 in Patent Book C, Page 93, records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations and exceptions contained in Patent from the United States of America to Amos W. Beckner, recorded February 17, 1941 in Patent Book C, Page 14, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in Annexation Agreement recorded March 4, 2010 as Instrument #1592456, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593744, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593745, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, easements and rights incident thereto as shown and delineated on plat of survey entitled "ALTA/ ACSM Boundary Survey prepared for Paseo Nuevo, LTD. Co. of Lots 21, 22, and 23 Las Soleras...", recorded February 14, 2012 in Plat Book 742, Page 018, #1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-9...", recorded October 31, 2016 in Plat Book 809, Pages 003-004, #1808503, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Las Soleras Amended Master Plan Township 16N, Range 9E, Sections 7, 8, 17 & 18.", recorded January 4, 2017 in Plat Book 812, Pages 037-046, # 1814047 and recorded July 17, 2018 in Plat Book 836, Pages 047-050D, # 1862707, records of Santa Fe County, New Mexico.

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26).

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Center, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802605, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26)

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.



ORION West LLC

Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024
(Revised July 30, 2024)

Dan Esquibel, Senior
Planner City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: General Plan Amendment Application – Change Land Use Designations from Office, Industrial Park, and Transitional Mixed Use to Community Commercial in Las Soleras Master Plan Parcels 19, 20, 21, 23, 24 and 26.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of applying for an amendment to the City of Santa Fe’s General Plan per the SFCC 14-3.2 - AMENDMENTS TO THE GENERAL PLAN. This application is a companion to both a Master Plan Amendment and Rezoning application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



Las Soleras Master Plan

PURPOSE AND INTENT:

The current General Plan classification along with the *proposed* land use classification by parcel can be found in the table below. The combined area of all Parcels 19 – 26 is 57.63 acres.

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification requested*

The purpose of this application is to provide a uniform Community Commercial land use classification along with a uniform C-2 zoning district (via separate rezoning application) across parcels 19-26 to allow for the adjustment of parcel lot lines to deliver future development that is better aligned with the goals and intent of the General Plan.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses as allowed by a Community Commercial land use classification and a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The reclassification of parcels to Community Commercial will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be reclassified as Community Commercial will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development and inconsistent with the goals and intent of the General Plan.

A future Rail Runner rail stop was envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. Although this demand will be difficult to achieve, it will be next to impossible without the somewhat denser development that can be realized by a reclassification to Community Commercial in parallel with a uniform C2 General Commercial zoning district.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is classified as Community Commercial and zoning is C-2, General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as Office. It is partially developed with the Presbyterian Medical Services Medical Office Building recently opened in the second quarter of 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire North edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as Office/C-1; Residential 12-29 dwelling units/R21; and Residential 3-7 dwelling units/R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this General Plan Land Use reclassification and related Rezoning application on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12” water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10” sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site.

Thanks for your review and consideration of this application. Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,

A handwritten signature in blue ink that reads "Brian Nenninger". The signature is written in a cursive style with a light blue shadow effect behind the text.

Brian Nenninger, P.E.
Orion West, LLC

**Las Soleras Parcels 19-26 - Master Plan Amendment Application
Approval Criteria Responses
February 12, 2024**

Amended to include revised General Plan Approval Criteria: July 30, 2024

The proposed amendment to reclassify Las Soleras Master Plan parcels from Transitional Mixed Use, Business Park, and Office to Community Commercial is summarized in Table I. by parcel.

Table I. Las Soleras Parcels 19-26 proposed General Plan Land Use Classification

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
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24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification requested*

SFCC 14-3.(E) GENERAL PLAN AMENDMENT APROVAL CRITERIA

(1) Criteria for All Amendments to the General Plan: The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;

Response: The proposed General Plan Amendment for Las Soleras parcels 19-26 aligns with the growth projections for Santa Fe, fulfilling economic development goals as set forth in the comprehensive economic development plans detailed in both the Angelou Report and the 2008 Economic Development Strategy. This alignment ensures consistency with Santa Fe's economic development goals, specifically, the following goals are achieved:

Growth Projections, Economic Diversification, and Community Development: The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report further emphasizes the importance of diversifying Santa Fe's economic base to ensure sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment to enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being.

Infrastructure Utilization and Enhancement: The Angelou Report highlights the critical role of effectively utilizing existing infrastructure in fostering sustainable economic development (p. 33). Complementing this, the 2008 Economic Development Strategy details initiatives aimed at enhancing business infrastructure, which includes improving accessibility to essential services, utilities, and transportation systems. These improvements are vital for the success of business operations and the overall development of the community (Economic Development Division Strategy for Implementation pp. 4, 6). The proposed amendment specifically leverages this existing infrastructure to bolster economic growth and sustainability in the Las Soleras area, ensuring that the development aligns with Santa Fe's strategic goals for economic expansion and community enhancement.

Support for Entrepreneurial and Small Business Activities; Enhancement of Local Services and Job Opportunities: Both the Angelou Report and the Economic Development Division Strategy for Implementation emphasize the importance of bolstering Santa Fe's economic health by supporting small businesses and entrepreneurial ventures (Angelou Report p. 25; Economic Development Division Strategy for Implementation pp. 4, 6). The proposed amendment to transition land use to Community Commercial aligns with these objectives by enhancing spaces conducive to the growth of small businesses, thereby fostering job creation and economic resilience. This transformation into Community Commercial spaces is designed to bolster local services and generate employment opportunities, thereby advancing the economic goals of increasing job availability with better wages for Santa Fe residents, as outlined in the 2008 Economic Development Strategy (pp. 4, 6). This approach not only supports emerging business ventures but also contributes significantly to community development and economic diversification.

(b) consistency with other parts of the general plan;

Response: This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application). Specifically, the following policy goals are achieved:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*

Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*

Policy 4-4-G-4: *Promote a balance between residential development and new employment*

- opportunities in detailed plans prepared for future growth areas; and*
- Policy 4-4-G-6:** *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
- Policy 9-2-G-1:** *Promote diversification of the Santa Fe economy; and*
- Policy 9-2-G-2:** *Promote increased job opportunities with higher wages for Santa Fe residents; and.*
- Policy 9-2-G-3:** *Support retail uses that serve the needs of Santa Fe residents and workers; and*

Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe;*
and

Policy 9-2-G-5: *Promote small business.*

The proposed amendment for reclassifying parcels 19-26 within the Las Soleras Master Planned community to Community Commercial aligns closely with the 1999 City of Santa Fe General Plan, ensuring the development is in harmony with broader city planning goals. The transition to Community Commercial addresses the need for a variety of housing types and mixed uses in the community, a principle supported by the plan's emphasis on creating diversified urban areas that balance residential and commercial growth. This change is designed to provide the necessary commercial services to a growing residential population, supporting the local community by offering neighborhood-focused retail, restaurants, and services that enhance the quality of life and economic viability of the area.

This amendment also supports strategic economic development by promoting higher-wage job opportunities, particularly in the healthcare sector, as evidenced by new facilities like the Nexus Health Medical Office and Cancer Center and the Presbyterian Hospital. These developments not only cater to the community's health needs but also contribute to the local economy by creating jobs that offer competitive wages. The emphasis on developing commercial areas that are accessible and encourage pedestrian activity aligns with city policies aiming to concentrate population densities in developing areas with central transit nodes, thereby reducing auto dependence and fostering a more sustainable urban environment.

The reclassification also facilitates a strong foundation for economic growth and community well-being by ensuring that new developments are integrated with the existing and planned infrastructure. This includes water and sewer systems and future improvements like the Las Soleras Bridge and expanded trails, enhancing connectivity and accessibility. By creating a cohesive community commercial hub that aligns with adjacent land uses and supports emerging business opportunities, the amendment reinforces the city's goals to develop an attractive climate for conducting business, promote small businesses, and ultimately achieve a community that balances residential and employment-based development.

(c) *the amendment does not:*

(i) **allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or**

Response: With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(ii) **affect an area of less than two acres, except when adjusting boundaries between districts; or**

Response: The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

Response: As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification.

Response: The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos.

(e) compliance with extraterritorial zoning ordinances and extraterritorial plans;

Response: Since the adoption of the Subdivision Platting and Planning Zoning Ordinance (SPPaZO), the City has relinquished land use regulatory authority outside the city limits and the transfer of authority from extraterritorial jurisdiction to the City.

(f) contribution to a coordinated, adjusted, and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development; and

Response: A consistent land use designation of Community Commercial for parcels 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.

In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan.

(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations, and plans.

Response: Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed.

Las Soleras Master Plan, Parcels 19 – 26
Rezoning Application

APPLICATION CONTENTS

Application Form

Letter of Application

- Site Description and Location
- Purpose and Intent
- Background
- Adjacent Uses
- Conceptual Test Fit
- Utilities

Approval Criteria Responses

Current and Proposed Zoning Maps

Conceptual Land Use Test Fit

- Conceptual Site Plan and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record

Warranty Deed



(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

Project Name: Las Soleras Parcels 19-26 - Rezone Property Size: 57.63 acres

Address: 4354, 4552 Beckner Rd and 5021, 5091, 5140, 5090, 5040, 5210 Rail Runner Loop Road

Current Zoning: C1, C2, MU, BIP Proposed Zoning: C2

Does a Development Plan application accompany this application? YES NO

Preapplication Conference Date: September 28, 2023 UPC Code Number: Multiple – see page 3 of application

Early Neighborhood Notice (ENN) meeting date: November 14, 2023

Property Owner Information

Name: Beckner Road Partners LLC ATTN: Dr. Scott Herbert

First Last

Address: 150 Washington Ave Suite 201

Street Address Suite/Unit #

Santa Fe NM 87501

City State ZIP Code

Phone: 505-660-2627 E-mail Address: scott.herbert@nexushealth-nm.com

Applicant/Agent Information (if different from owner)

Company Name: Orion West LLC

Name: Brian Nenninger

First Last

Address: 2213 Brothers Road Suite 800

Street Address Suite/Unit #

Santa Fe NM 87505

City State ZIP Code


Phone: 832-338-0364 E-mail Address: brian.nenninger@orion-west.com

Correspondence Directed to: Owner Applicant Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize Orion West LLC to act as my/our agent to execute this application.

Signed:  Date: 17 October 2023

(Dr. Scott Herbert)

Signed: _____ Date: _____

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, we will contact you regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6647 with any questions.

Submittal Checklist (Requirements found in Section 14-3.5 SFCC 1987)

One (1) 24"x36" or 11"x17" scalable plan set and 1 CD or Flashdrive with a PDF copy are required. Submittal requirements may vary based on the individual application and the requested zoning district. The City reserves the right to request additional information at any time during the review process. See Section 14-4 and 14-5 SFCC 1987 for rezoning regulations related to specific zones. Please include the following and check box to indicate submittal:

<input checked="" type="checkbox"/>	Letter of Application (intent, location, acreage)	<input checked="" type="checkbox"/>	Narrative addressing approval criteria below	<input checked="" type="checkbox"/>	Legal Lot of Record, Legal Description	<input type="checkbox"/>	Development Plan (see Section 14-3.8 SFCC 1987)	<input type="checkbox"/>	Landscape, Parking and Lighting Plan, Signage Specifications
						<input checked="" type="checkbox"/>	No Development Plan		
<input type="checkbox"/>	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	<input checked="" type="checkbox"/>	Traffic Impact Analysis <i>(if required)</i>	<input type="checkbox"/>	Archaeological Clearance <i>(if applicable)</i>	<input type="checkbox"/>	Sewer and Water Plan (including profiles and details), letter of availability <i>(if applicable)</i>	<input type="checkbox"/>	Phasing Plan <i>(if applicable)</i>
<input type="checkbox"/>	ENN Meeting Notes								

Rezoning Approval Criteria, Sections 14-3.5(C) and (D) SFCC 1987

(C) Approval Criteria

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

- (a) one or more of the following conditions exist:
 - (i) there was a mistake in the original zoning;
 - (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
 - (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;
- (b) all the rezoning requirements of Chapter 14 have been met;
- (c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;
- (d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and
- (e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

- (a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;
- (b) affect an area of less than two acres, unless adjusting boundaries between districts; or
- (c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

(D) Additional Applicant Requirements

- (1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;
- (2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning requirements.

Signature:  Date: 12 February 2024
Updated 12-20-19

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000



ORION West LLC

Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024

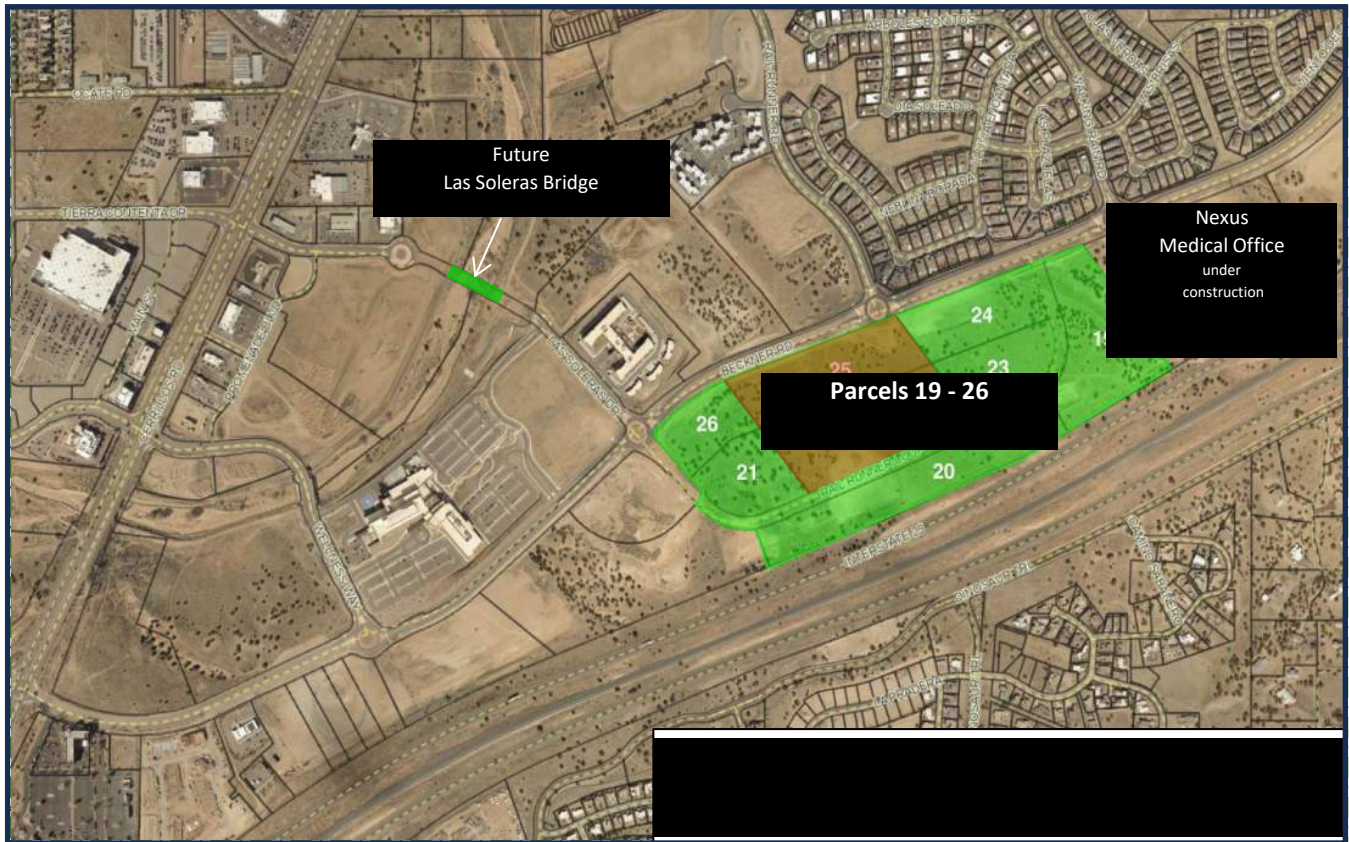
Dan Esquibel, Senior Planner
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Las Soleras Rezoning Application – change Zoning Districts for Master Plan Parcels 19, 20, 21, 23, 24 and 26 to a uniform C-2 District.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of submitting a rezoning application per the SFCC 14-3.5 – REZONINGS. This application is a companion to both a General Plan Amendment and Master Plan Amendment application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



The current Master Plan zoning districts along with the zoning districts proposed with this application are found in the table below. The combined area of Parcels 19 – 26 is 57.63 acres.

Table I. Las Soleras Parcels 19-26 proposed Zoning

Parcel	Acres	Current Zoning District	Proposed Zoning District	Address Santa Fe, 87507	UPC Number
19	9.11	MU	C-2	5021 Rail Runner Loop	1050094200323000000
20	10.70	BIP	C-2	5091 Rail Runner Loop	1050094093244000000
21	4.70	C-1	C-2	5140 Rail Runner Loop	1049094529247000000
22*	9.12	C-2	C-2	5090 Rail Runner Loop	1050094065275000000
23	7.27	C-1	C-2	5040 Rail Runner Loop	1050094143308000000
24	6.18	C-1	C-2	4354 Beckner Road	1050094129338000000
25*	7.37	C-2	C-2	4552 Beckner Road	1050094041306000000
26	3.48	C-1	C-2	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification or Zoning requested*

The purpose of this application is to propose the rezoning of Las Soleras Master Plan Parcels 19, 20, 21, 23, 24, and 26 allowing for a uniform C-2, General Commercial Zoning District across parcels 19-26 collectively. The intent is to allow for the adjustment of existing lot lines needed to accommodate future development in a thoughtful and efficient manner. The consistent C-2 zoning can accommodate three story office along with retail services including full-service restaurants. This flexibility in use will provide an opportunity to pursue business and commercial uses that offer higher salaries and much needed services for the surrounding neighborhood.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses allowed in a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The rezoning of parcels to a C-2 District will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged within the site.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be zoned as C-2 General Commercial will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development. A uniform C-2 zoning across parcels 19-26 will make the relocation of lot lines an

administrative process enabling the site parcels to be easily configured to the needs and sizes of a variety of uses.

A future Rail Runner rail stop was originally envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. A uniform C-2 zoning district could accommodate uses that eventually establish this base level of ridership.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is zoned C-2 General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely and especially within C-2 Zoning districts.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as C-1. It is partially developed with the Presbyterian Medical Services Office Building recently opened in late 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire northern edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as C-1; R21; and R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12” water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10” sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site. Thanks for your review and consideration of this application.

Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,

A handwritten signature in blue ink that reads "Brian J. Nenninger". The signature is written in a cursive style with a large initial "B".

Brian Nenninger, P.E.
Orion West, LLC

**Las Soleras Parcels 19-26 – Rezoning Application
Approval Criteria Responses
February 12, 2024**

The proposed rezoning of Las Soleras Master Plan parcels 19, 20, 21, 23, 24, and 26 from MU, BIP, and C-1 to a uniform C-2 is summarized in Table I.

Table I. Las Soleras Parcels 19-26 proposed Zoning

Parcel	Acres	Current Zoning District	Proposed Zoning District	Address Santa Fe, 87507	UPC Number
19	9.11	MU	C-2	5021 Rail Runner Loop	1050094200323000000
20	10.70	BIP	C-2	5091 Rail Runner Loop	1050094093244000000
21	4.70	C-1	C-2	5140 Rail Runner Loop	1049094529247000000
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26	3.48	C-1	C-2	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification or Zoning requested*

SFCC 14-3.5 (C) REZONING - APPROVAL CRITERIA

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:

(i) there was a mistake in the original zoning;

Response: Not applicable

(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or

Response: As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 - 26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development.

Las Soleras parcels 19-26 have been referenced collectively as triggers for various infrastructure development – most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for parcels 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative

impact on Master Plan parcels 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue.

(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

Response: As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

- Policy 3-G-2:** *There shall be a mix of uses and housing types in all parts of the city.*
- Policy 4-1-G-2:** *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
- Policy 4-4-G-4:** *Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
- Policy 4-4-G-6:** *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
- Policy 9-2-G-1:** *Promote diversification of the Santa Fe economy; and*
- Policy 9-2-G-2:** *Promote increased job opportunities with higher wages for Santa Fe residents; and.*
- Policy 9-2-G-3:** *Support retail uses that serve the needs of Santa Fe residents and workers; and*
- Policy 9-2-G-4:** *Develop and maintain an attractive climate for conducting business in Santa Fe; and*
- Policy 9-2-G-5:** *Promote small business.*

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The

intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

(b) all the rezoning requirements of Chapter 14 have been met;

Response: Yes, all zoning requirements of Chapter 14 have been met.

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

Response: As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*

Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*

Policy 4-4-G-4: *Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*

Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*

Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*

Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*

Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*

Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*

Policy 9-2-G-5: *Promote small business.*

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

Response: The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management.

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

Response: The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

Response: With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

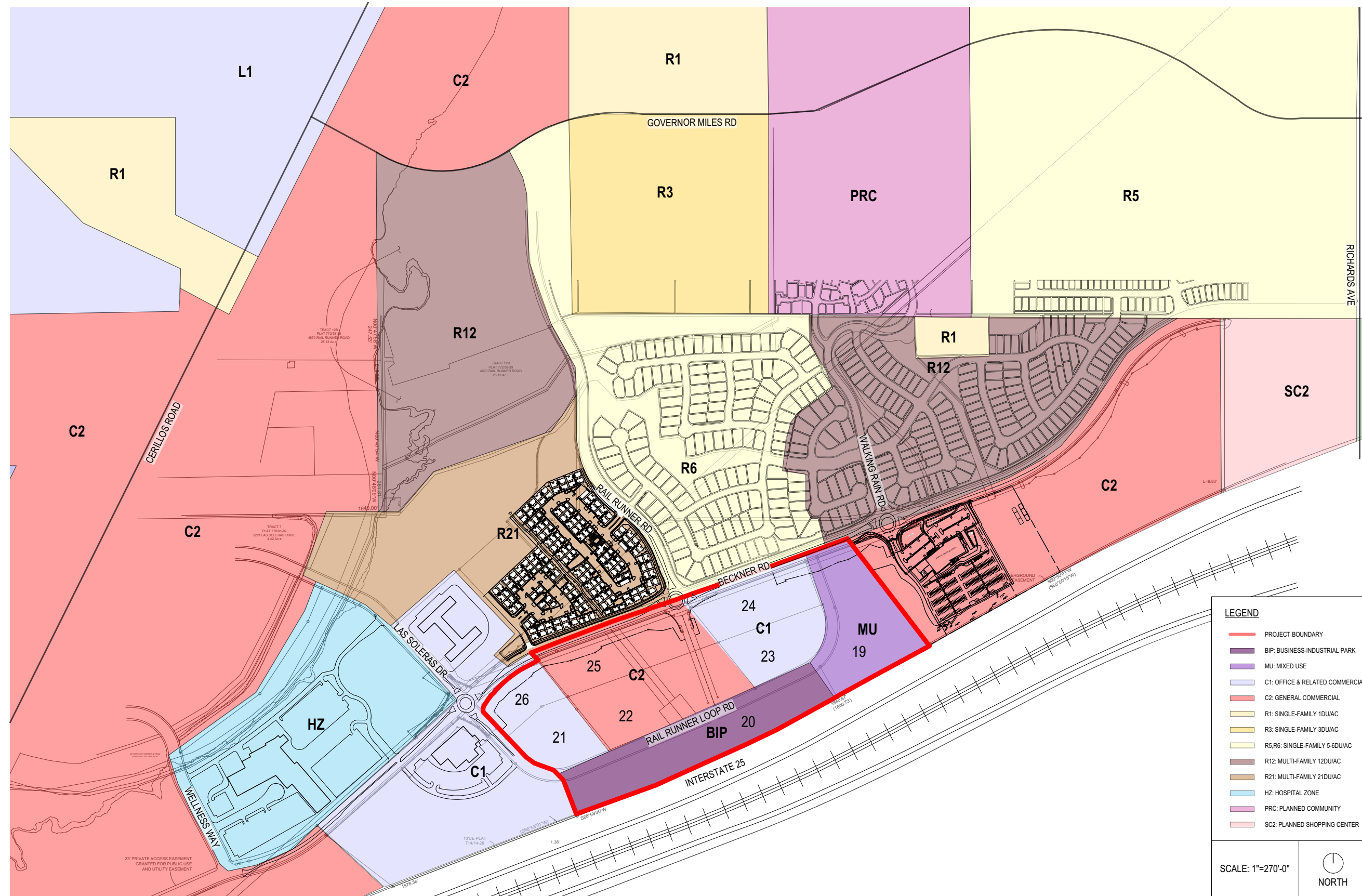
Response: The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

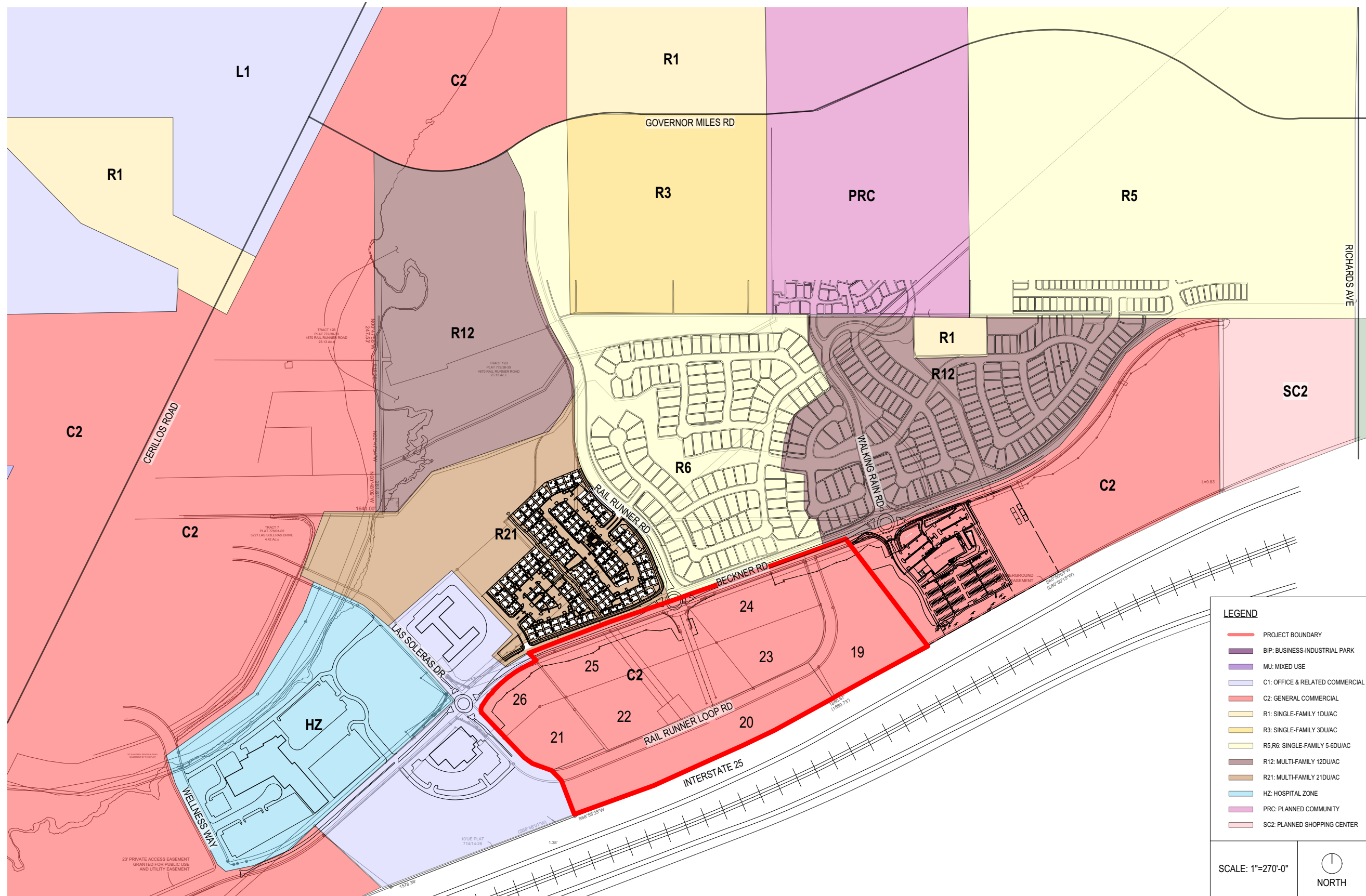
Response: As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

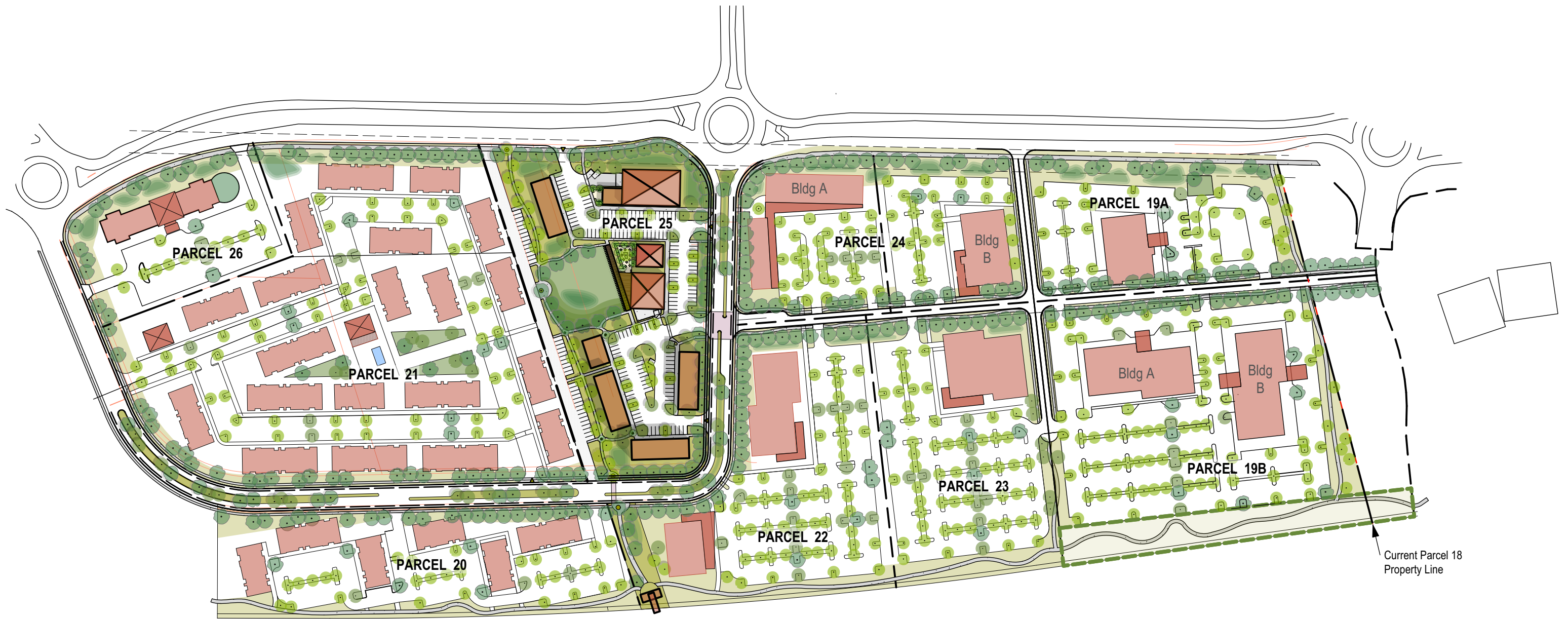
On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

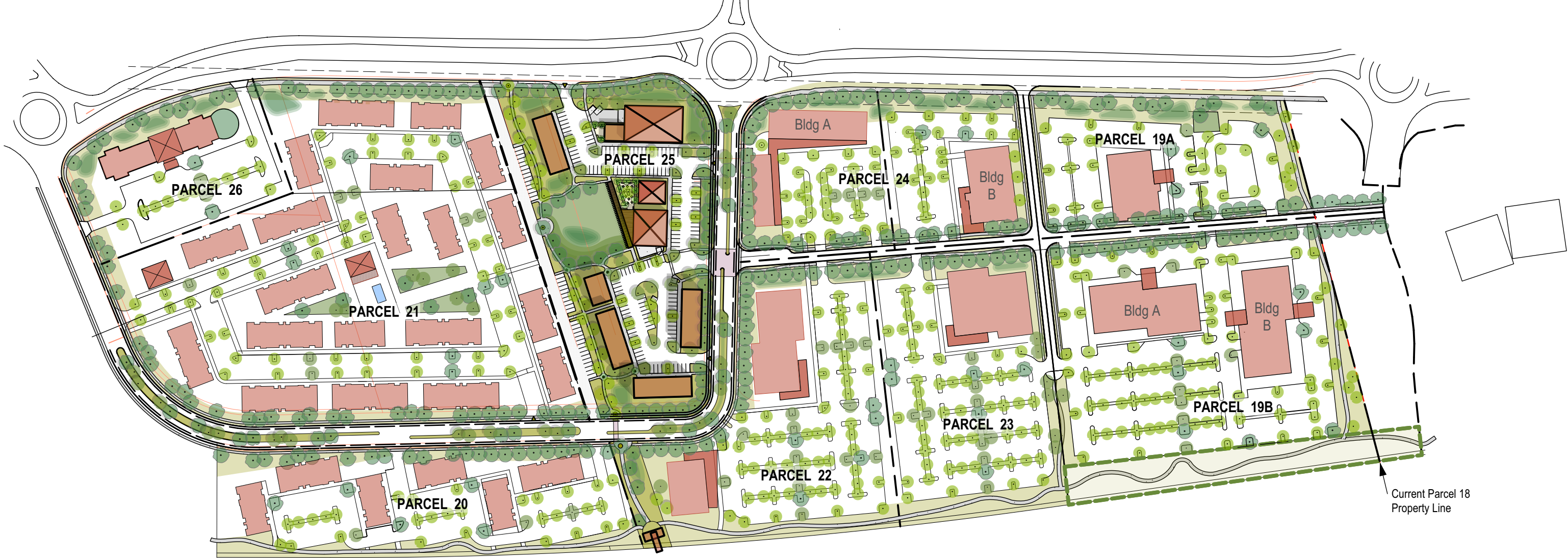
EXISTING ZONING



PROPOSED ZONING







OVERALL PARCEL DATA
February 12, 2024

- NOTES:** A. The following is only a test of possible parcels for the Las Soleras Parcels 19 - 26.
 B. Building uses are conceptual only, based on ownership best estimates of market interests and do not indicate a required use for any parcel.
 C. Building sizes are generic for text fit purposes only and do not reflect actual plans.
 D. Parking layout is generic test of parking capacity and does not reflect any actual plans. The parking required minimum noted is best estimate if CoSF Parking Code is applied to building uses being tested. Parking assumes net leasable reduction of 10% for calculations.
 E. All components of this test are subject to change and with that any estimates are subject to change.

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 19 A	4.08	Med Offices	15,000	30,000	2	135	171	east road, required city trail at east
PARCEL 19 B	8.97	Bldg A. Med Offices	25,000	75,000	3	676	482	east road, assumes partial structured parking, required O/S and required east and south city trails
		Bldg B. Med Offices	25,000	75,000	3			
PARCEL 20	5.20	Commercial	20,000	76,500	2 & 3	196	194	
PARCEL 21	12.85	Multi-Family	300-330 Units			375	455	

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 22	6.07	Commercial	24,000	79,000	1 & 3	205	316	east road, required Rambla
PARCEL 23	5.37	Med Offices	23,000	69,000	3	310	320	east road
PARCEL 24	4.85 Ac	Bldg A Comm/Retail	21500	28700	1 & 2	174	228	east road
		Bldg B Commercial	15,000	30,000	2			
PARCEL 25	6.20	Core-Mixed	See Core Test			See Core Test	See Core Test	required Rambla-Parklet
PARCEL 26	2.56	Hotel	95-100 Units			100	106	

Las Soleras Core

The Las Soleras Core is uniquely able to become the vibrant heart of southern Santa Fe. The Las Soleras Core is in an optimal location and size to host a variety of iconic neighborhood needs--a market, a restaurant, food-beverage outlets, neighborhood retail and commercial. Here is a conceptual look what the Core could be.



- Water harvesting along Becker and along Rail Runner Loop to capture stormwater to support a green edge of trees and native plants.
- Neighborhood Scale Market (*Size example: Kaune Market*)
- Food & Beverage (*Size example: Iconic Coffee*)
- Possible future road connection to east parcels would support an active engagement with lively Core
- Restaurant oriented toward "The Green" (*Size example: Rustica Resturant/SF Brewery*)
- The Long Zaguán would be a shady connector across the Green. An iconic feature with photovoltaic panels--conveying an embrace of art and environment.
- The Green repositions the required Master Plan parklet to be the heart of the Las Soleras Core. Where people can come to meet, eat, relax, and engage in small-scale community events such as music or recreation.
- Two-story buildings at the southern end of the Core would provide retail-commercial services spaces from which to serve the Las Soleras neighborhoods and south Santa Fe.
- The Rambla Trail system connects the Core with the surrounding residential neighborhoods, condominiums, senior living, apartments, office complexes, the regional hospital to the west. possible medical and education facilities, and a potential future rail rood station at I-25.

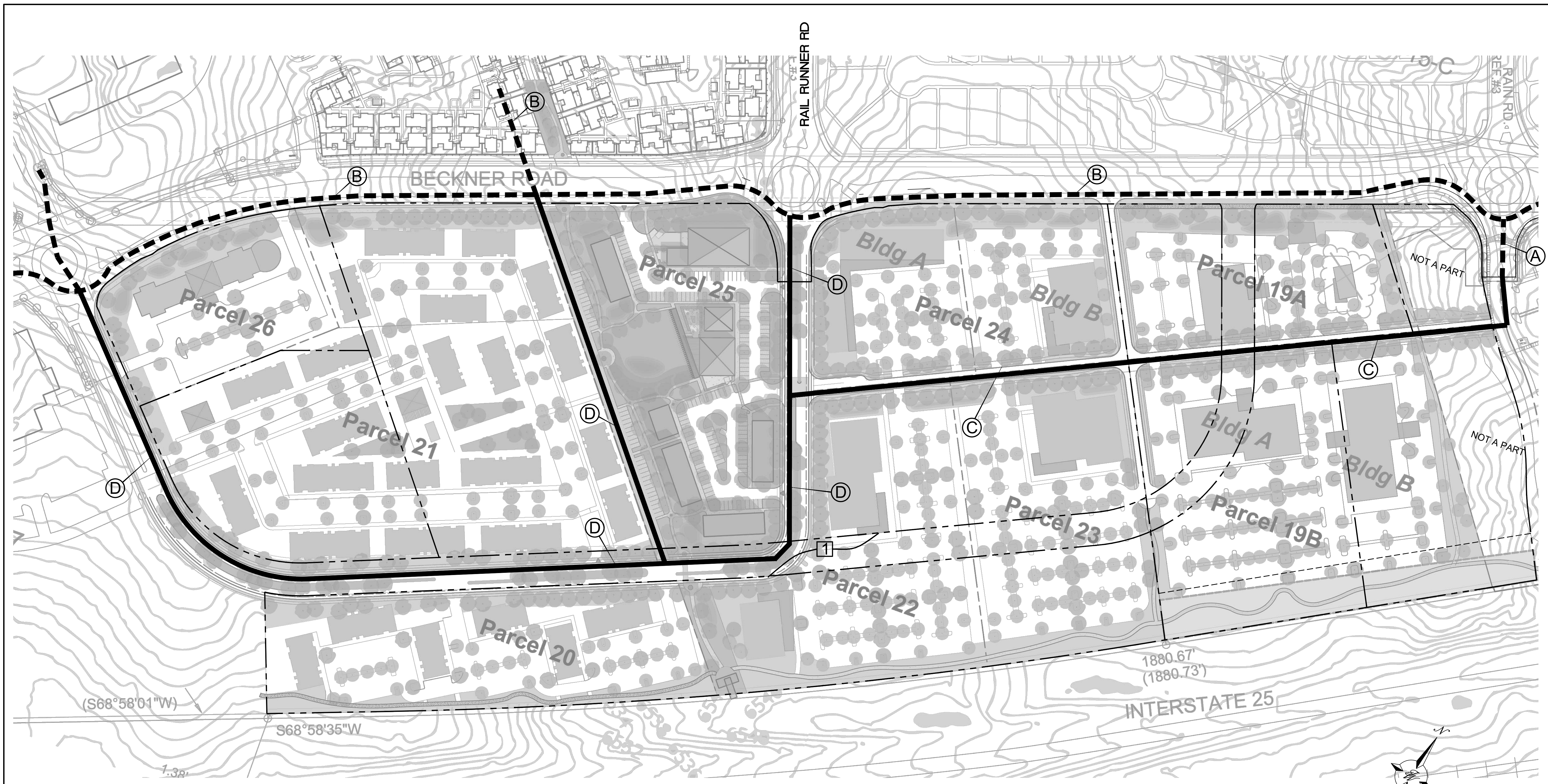
Las Solares Development Prototypes Data

Sept. 1, 2023

- Notes:** A. Test based on program and product prototypes
 B. Applies CoSF development ordinance requirements
 C. Test is for single story development.
 D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

Opportunity: Consider asking CoSF to use a shared parking plan to increase density. Target would be for 10% shared of total provided.

Name	Plan Gross Sq. Ft.	Parking Required
Neighborhood Grocery		
Market (La Montanita RG)	10400	1 per 400 SF / NL 24
Resturant		
Resturant (Rustica/Ranch House)	6000	1 per 200 SF / NL 27
Food & Beverage		
Space A	2025	1 per 350 SF / NL 8
Space B	3000	5
Commercial/Non-Medical Office		
Commercial (Lena Street Lofts)	21900	1 per 350 SF / NL 62
Miscellaneous		
Kaune's Food Truck Area / Lot Info	6 Trucks	NA
Total Parking Required		126
Total Parking Per Test Plan		133
Current Overage		7
Remaining Capacity		2500 SF Approx



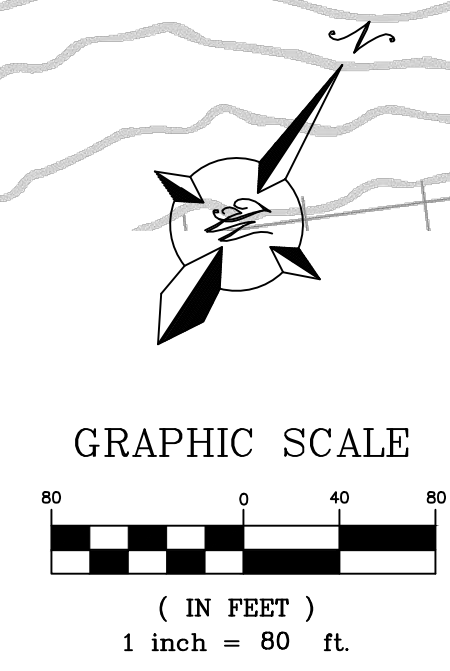
KEYED NOTES

- ① EXISTING 8" WL
- Ⓑ EXISTING 12" WL
- Ⓒ PROPOSED 8" WL
- Ⓓ PROPOSED 12" WL

NOTE

CONCEPTUAL WATER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

① PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD



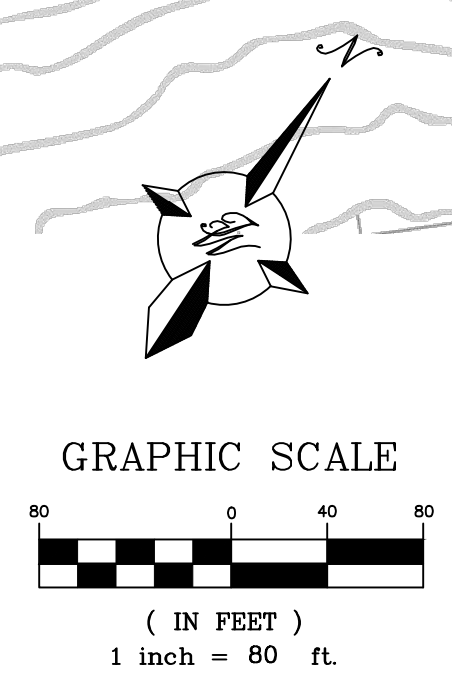
	LAS SOLERAS LOTS 19 THRU 26 SANTA FE, NM	DRAWN BY pm
	CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)	DATE 2-12-24
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrewestllc.com	SHEET # TF-3
RONALD R. BOHANNAN P.E. #7868		JOB # 2023079



- KEYED NOTES**
- (A) EXISTING 10" SAN SEWER LINE
 - (B) PROPOSED 8" SAN SEWER LINE
 - (C) PROPOSED 10" SAN SEWER LINE

NOTE
 CONCEPTUAL SAN SEWER PLAN
 DEPICTED ON CONCEPT SITE
 LAYOUT FOR ILLUSTRATIVE
 PURPOSES ONLY

1 PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD



<p>RONALD R. BOHANNAN P.E. #7868</p>	LAS SOLERAS LOTS 19 THRU 26 SANTA FE, NM	DRAWN BY pm
	CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)	DATE 2-12-24
<p>TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</p>	SHEET # TF-4	JOB # 2023079



TIERRA WEST, LLC

January 3, 2024

Mr. Dan Esquibel
City of Santa Fe Water Division
200 Lincoln Avenue
Santa Fe, NM. 87501

**RE: LAS SOLERAS 57 ACRE DEVELOPMENT
LAS SOLERAS PARCELS 19-26
WATER AND WASTEWATER LETTER**

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels 19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

Sanitary sewer capacities were calculated assuming gravity flow along two of its segments – the segment from the roundabout at Las Soleras Dr to the roundabout at Rail Runner (along which the minimum slope is 0.73%), and another segment from Rail Runner to the roundabout at Walking Rain (along which the minimum slope is 1.05%). The capacity of the existing water main was calculated assuming an 11 ft/s flow velocity.

The capacity of both existing pipes was found to be sufficient to serve the property if developed per either the existing or proposed zoning, and the water and sewer flowrates for these conditions are summarized below.

For the first segment mentioned above (from Las Soleras Dr to Rail Runner), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 843 gpm with velocity 3.44 ft/s.

For the second segment mentioned above (from Rail Runner to Walking Rain), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 1,011 gpm with velocity 4.13 ft/s.

The peak sanitary sewer flowrate calculated for the development assuming development per the existing zoning was 150 gpm, For design Test Fit Concept "A" it is 191 gpm,

Water discharge was assessed for the existing 12" ductile iron main in Beckner using an assumed velocity of 11 ft/s and was calculated at 2,693 gpm.

The peak water flowrate calculated for the development assuming development per the existing zoning was 167 gpm with average irrigation flowrate 5.79 gpm, for design Test Fit Concept "A" it is 212 gpm with average irrigation flows at 5.52 gpm,

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Attachments:

- Exhibit A: Conceptual Test Fit – A Site Plan
- Exhibit B: Existing Zoning Water Budget
- Exhibit C: Conceptual Test Fit – A Water Budget

Las Soleras 57 Acre Development
 Tierra West JN - 2023079
 Date - 02/12/2024

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695
* Based on the density of units in Parcel 21 of Concept A			* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application			
			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644)			
			*** Population loading for multi-family residences per COA DPM Section 8-3			
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982
			* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet			
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860
			* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)			
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390
			* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application			
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329
			* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)			
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128
* Assumed Maximum # of proposed units would be built			* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)			
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896
			* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application			
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634
			* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)			
TOTALS (GPM)						
						93
						167
						AVERAGE
						PEAK

DOMESTIC WATER DEMAND (GPM)		IRRIGATION DEMAND (GPM)
AVERAGE	PEAK	AVERAGE
2.65	4.76	0.29
19.67	35.40	0.48
7.91	14.24	0.68
11.47	20.64	0.60
5.55	9.98	0.97
17.74	31.93	0.92
15.08	27.14	0.78
4.28	7.70	0.62
8.49	15.29	0.44
93	167	5.79
AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	150
--	------------

- Note:**
- All medical office and commercial buildings were assumed to be two-story buildings for comparison with the Concept A and B uses, which was factored in to the calculation of water flowrates in Gallons / Day
 - A floor area ratio of 0.25 was used to calculate all building sizes based on the existing zoning

Assumptions & References

- Wastewater flowrates for office spaces comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
- Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
- Industrial Park water use and number of employees determined through *Residential Water Use Research Project of the Johns Hopkins University and the Office of Technical Studies of the Architectural Standards Division of the Federal Housing Administration, 1963 and Metcalf & Eddy, Inc., 2003*

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333
* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)						
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539
* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)						
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491
* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)						
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906
* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)						
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175
* Assumed Maximum # of proposed units would be built ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3						
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925
* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)						
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491
* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)						
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384
* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application						
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355
* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application						
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512
* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application						
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390
* Assumed Maximum # of proposed units would be built ** Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)						
TOTALS (GPM)						

DOMESTIC WATER DEMAND (GPM)		IRRIGATION DEMAND (GPM)
AVERAGE	PEAK	AVERAGE
3.36	6.05	0.23
8.40	15.13	0.37
8.40	15.13	0.34
7.79	14.03	0.63
55.00	99.00	0.82
8.85	15.93	0.64
7.73	13.92	0.34
0.77	1.38	0.27
0.80	1.44	0.25
1.88	3.39	1.05
8.33	15.00	0.27
111	200	5.21
AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	180
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Assumptions & References

1. Parcels 21 and 26 B will have the maximum amount of units proposed per the conceptual site plan.
2. Wastewater flowrates for office and coffee shop uses comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
3. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
4. Assumed Parcels 20, 22, would be used for medical offices and Parcel 25 Would be used for retail



ORION West LLC

Development | Land Use | Planning |
Project Management
PO Box 5744, Santa Fe, NM 87502-5744

EARLY NEIGHBORHOOD MEETING NOTES

Project Name: Las Soleras

Project Location: 4200 Beckner Road

Project Description: Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex

Applicant:

Agent: Orion West LLC

ENN Meeting Date: 14 November 2023

ENN Location: Via Zoom

Application Type: General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Land Use Planner: Dan Esquibel

Attendance: **City of Santa Fe:** Dan Esquibel
Developer Team: Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq.
Neighborhood/Public: 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

14 November 2023/ 5:30 – 6:12pm Meeting

The meeting started at approximately 5:39pm. Roll call and introduction of those attending was held. Dan Esquibel indicated that he would like to wait an additional few minutes to allow others to log in. After a brief wait, the meeting continued without any additional attendees.

Brian Nenninger then introduced the Developer Team.

Brian Nenninger informed the group that this ENN is for the purposes of noticing a General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5 of all parcels in the Las Soleras Master Plan; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Highlights Brian shared during the presentation included:

The property is located within the 545 acre Las Soleras Master Plan Subdivision that was first created via an annexation ordinance in 2009. Since 2009 the Master Plan has been amended multiple times – the most recent being October 2019.

- Eight (8) existing legal parcels that together comprise 57.63-acres.
- Existing Zoning:

C-2: Two parcels

C-1: Four parcels

MU: One parcel

BIP: One parcel

- Master Plan Items that need to be “Cleaned Up.”

Rail Runner Loop Road realignment to meet Rail Runner Road

Lot Line adjustments and resizing of parcels to better accommodate Commercial Users

Rambla open space design including location of “parklet.”

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road

Propose modification to Rambla width.

Propose flexibility of “parklet” location along the Rambla

Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

- Planned Unit Development (PUD) Application under consideration/discussion.

with City of Santa Fe

Brian wanted to take particular note that this is not an application for Development Plan Per the Santa Fe City Code. Qualified development/building construction will require separate Development Plan Applications, ENNs and Planning Commission Hearings.

He further stated that the proposed rezoning, along with the General Plan and Master Plan amendments lay the groundwork for better development needed to meet local market demands.

Those possible mix of uses for local market demand are:

- Neighborhood Commercial Retail, such as, Restaurants, Bakeries, Pubs, Coffee Shops, Marketplace/Grocery Coop, Copy/Printing, Dry Cleaning, Pharmacy
- Office (including Medical Office)
- Medical Education
- Multifamily Residential
- Hotel

Las Soleras Junction has transit-oriented improvements, specifically:

- Completion of Las Soleras bridge (triggered by 20 acres and 300,000 sf of development of parcels 19-26.)
- Further build out of Las Soleras trails system including the Rambla and “Parklet”
- Additional Bus stop/access on Rail Runner Loop Road
- Place holder for future Rail Runner Stop

Las Soleras Junction is a work in progress. Conceptual test fits to understand options for flow of pedestrians and vehicles within the site. Engineering and Design of Las Soleras Bridge to complete Las Soleras Drive from Cerrillos to Beckner. Utility and Traffic Study activity will be required. Design Guidelines are being developed to provide a cohesive, responsible, and pleasing experience for those who use and access the site. Guidelines will stay within the Santa Fe City Code and address, Architecture Concepts, Landscape Design, Lighting, Trails, Sidewalk and Roadway Connectivity to and within the site.

Brian then summarized the intention of the applications for this ENN, those key points being:

- Clean up issues in the Master Plan created from past developments/amendments. including the realignment of Rail Runner Loop Road with the relocated Rail Runner Road.
- Lay the groundwork for more effective use of parcels 19-26 through consistent zoning to allow for administrative lot line adjustments.
- Provide greater flexibility in providing neighborhood retail services including Food and Beverage. Uses brought to the site will be driven by the local and area market.
- Facilitate the completion of Las Soleras Drive and Bridge connecting Cerrillos to Beckner.

Brian opened the ENN for questions from the City Staff and neighbors. No one in attendance who was believed to be a neighbor asked to speak. No neighbor or other interested party was on the CHAT feature to ask questions.

There was a brief discussion between Dan Esquivel and Brian Nennerger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

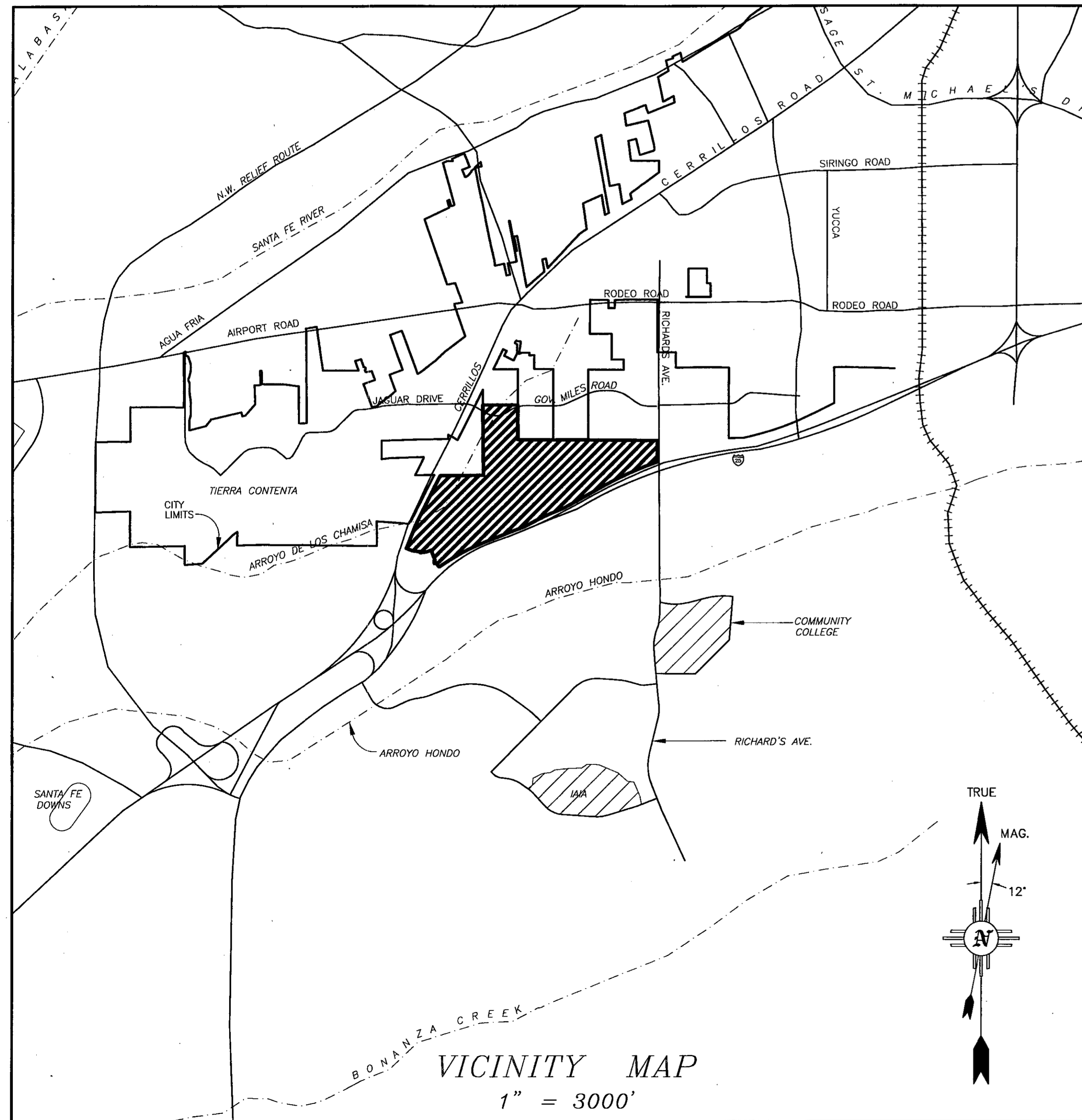
*****END*****

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.



OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
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THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
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LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
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LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
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ALBUQUERQUE, NM 87113
(505) 262-2323

**PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION**
DIANE FISHER, SECRETARY
P.O. BOX 26666
ALBUQUERQUE, NM 87125
(505) 841-1234

LAS SOLERAS DEL SUR, LLC
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GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
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MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

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915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
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ALBUQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800



CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008, AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON: *Archie S. Borduegan* 2-22-10
PLANNING COMMISSION SECRETARY: *[Signature]* 2/22/10

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009, AS ORDINANCE NO. 2009-6
MAYOR: *David Coe* 2/22/10
ATTYST BY CITY CLERK: *[Signature]* 2-24-10

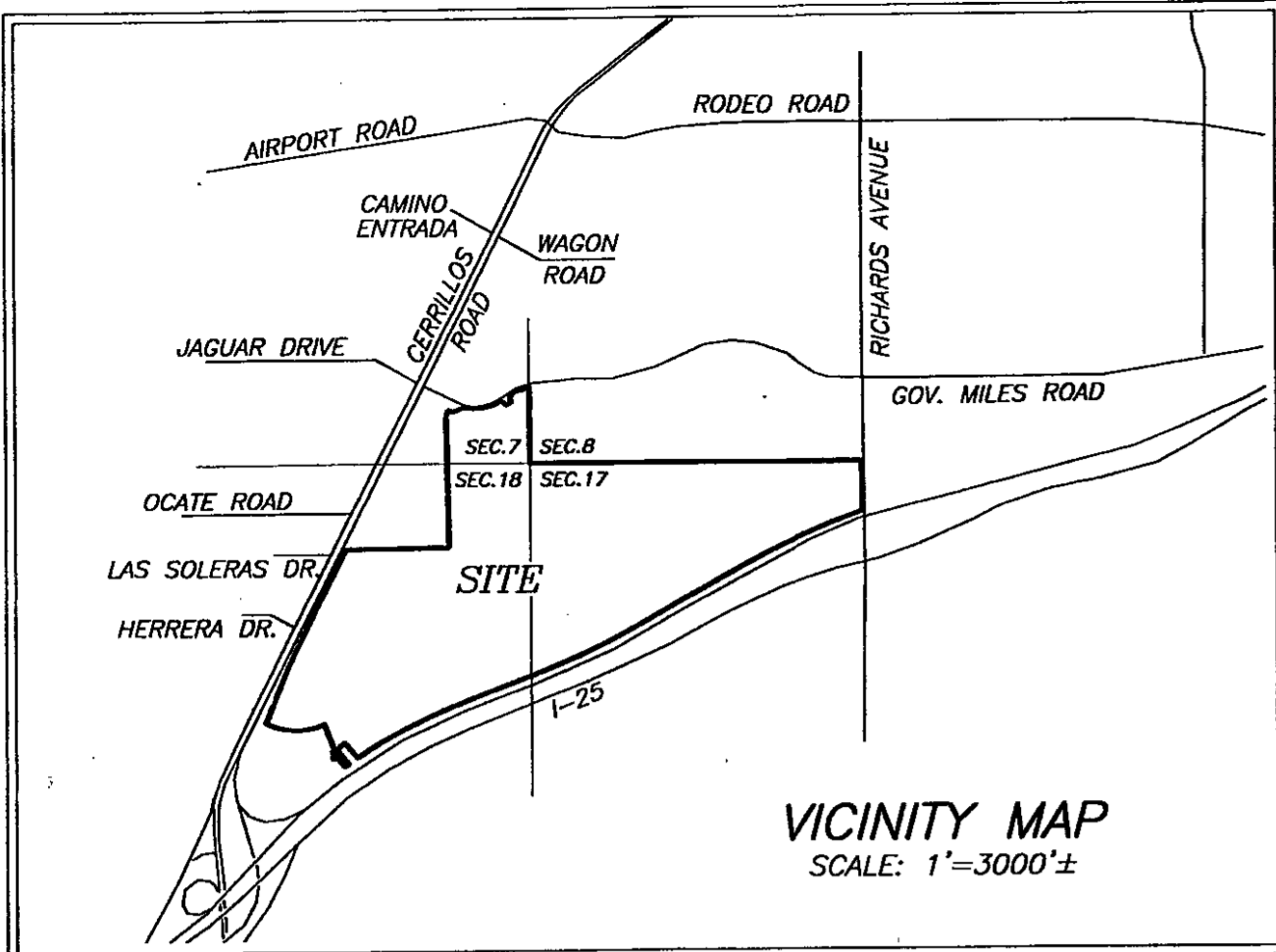
CITY REVIEW

Ricardo Zamora 02/22/10
CITY ENGINEER
[Signature] 2-22-10
CITY PLANNER

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

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VICINITY LAND USE MAP	P-4
ANNEXATION MASTER PLAN	P-5
CONDITIONS OF APPROVAL	P-6
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JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010	
	COVER SHEET	DRAWN BY: PST/HF	CHECKED BY: JWS	
		REVISED: 1/18/10	FILE NAME: 2008 12-09 ANNEXPLAN 028-ANNEX-12	
		WORKED ON: 1/18/10		

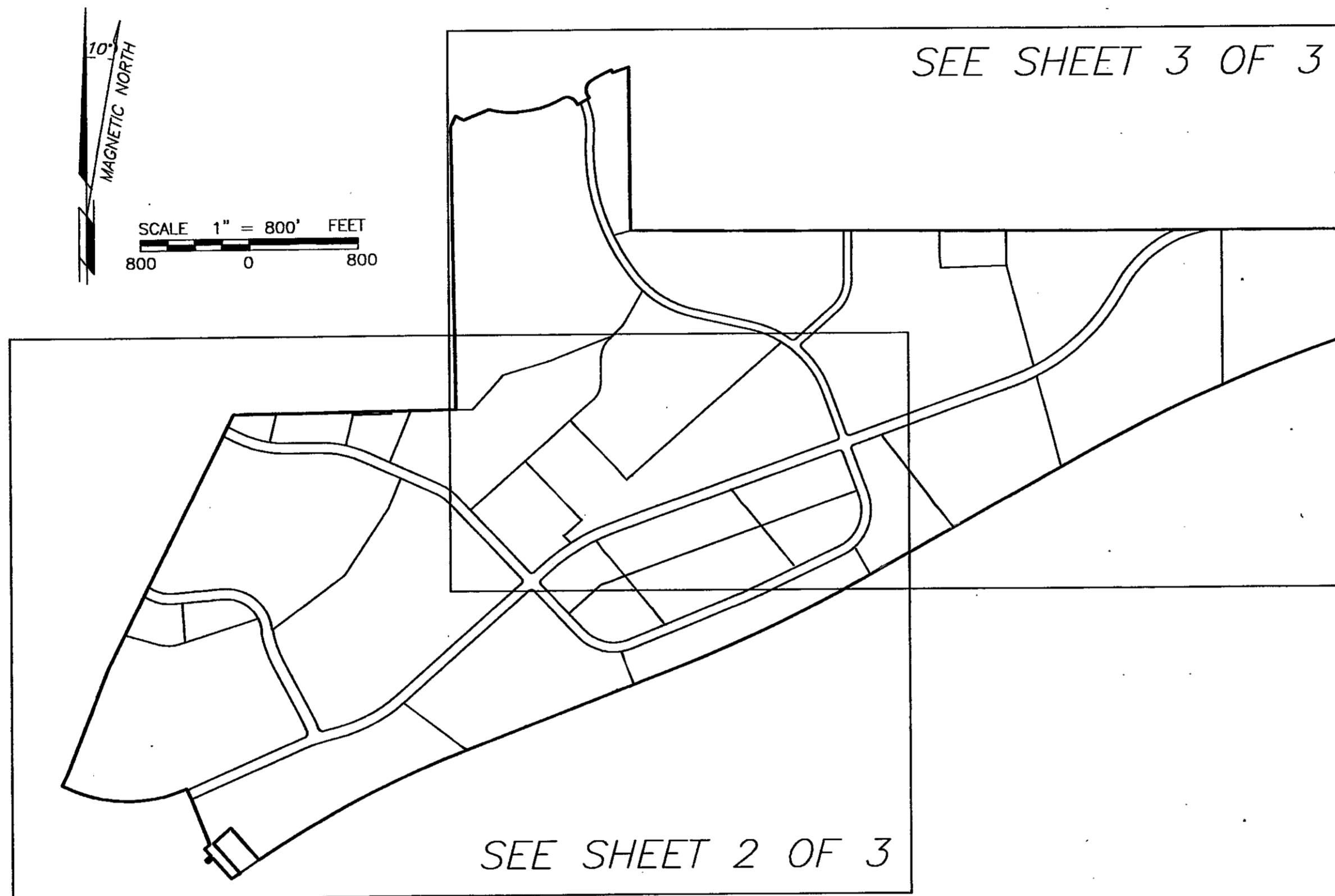


- NOTES:**
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
 - PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT 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.
 - BUILDING SETBACK FOR I-25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029-031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008-27, CASE # M 2008-28, AND CASE # ZA 2008-11.

FLOOD ZONE
THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND #35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

- LEGEND**
- BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.
 - DENOTES REBAR, OR AS SHOWN, FOUND.
 - DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
 - DENOTES CALCULATED POINT, NOT SET.
 - DENOTES NEW LOT LINE.
 - DENOTES OLD LOT LINE (HEREBY VACATED).
 - DENOTES TRACT NUMBER.
 - DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS
ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



BOARD OF COUNTY COMMISSIONERS

Michael Anaya, Chairman 10-9-09
Attest County Clerk 10-9-09

REVIEWED BY CITY OF SANTA FE:

Planner 02.10.10
City Engineer 02/22/10

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT ITS MEETING OF: 2-11-09
AS ORDINANCE # 2009-6

Mayor: David Coss 2-22-10
Attest: City Clerk 2-24-10

APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF:

12/18/2008 AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

Chair 2-4-10
Secretary 2/4/10

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, N.M.P.S.#1014

COUNTY OF SANTA FE JSS 1592455
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock P.M., and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
Valerie Espinoza
County Clerk, Santa Fe county, N.M.

Deputy

UTILITIES

Qwest Communications, Inc. (Telephone) 9-23-09
Comcast (Cable TV) 9-23-09
City of Santa Fe Wastewater 10-8-09
Sangre de Cristo Water Commission 10-2-09
Susie Rogers, Sr. ROW Agent 09/04/2009
Public Service Company of N.M. (Electric) 9-23-2009
New Mexico Gas Company 9-23-2009

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON-MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33-34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46-47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29-31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER
STATE OF NEW MEXICO JSS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER
STATE OF NEW MEXICO JSS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 11th DAY OF September, 2009.
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A1 B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT
STATE OF NEW MEXICO JSS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009.
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO
STATE OF NEW MEXICO JSS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK THIS 23rd DAY OF September, 2009.
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO JSS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY
STATE OF NEW MEXICO JSS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11th DAY OF November, 2009.
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO JSS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO JSS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL
STATE OF NEW MEXICO JSS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24th DAY OF September, 2009.
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"
LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M. 87507
FILE# 8348 DATE: 8/26/09

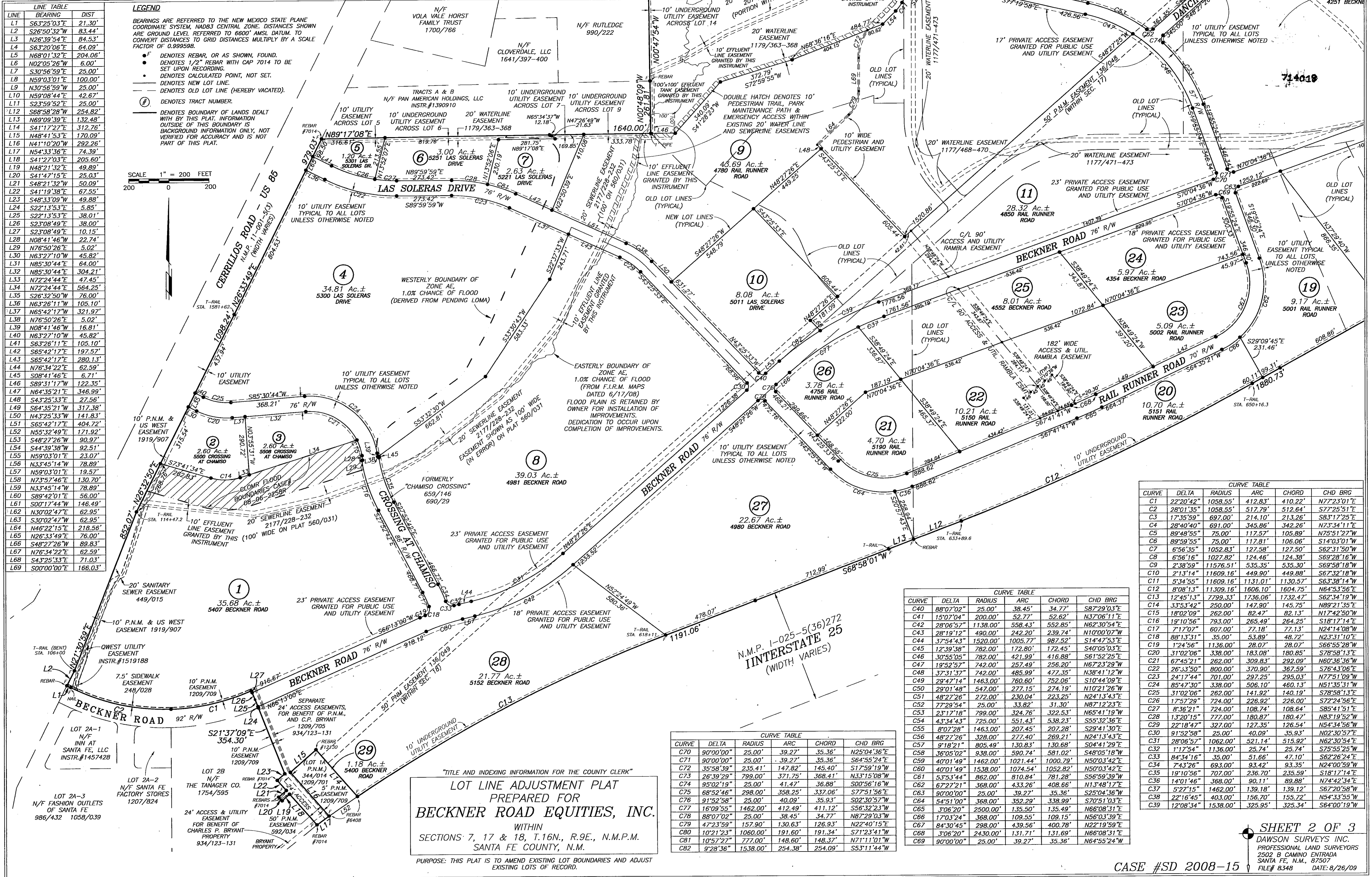
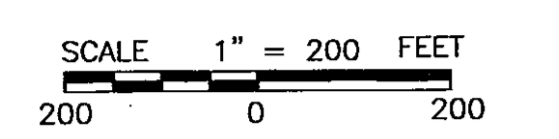
CASE #SD 2008-15

LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N88°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.92'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- DENOTES REBAR, OR AS SHOWN, FOUND.
- DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- DENOTES OLD LOT LINE (HEREBY VACATED).
- ① DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.



"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

**LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.**

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.25'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

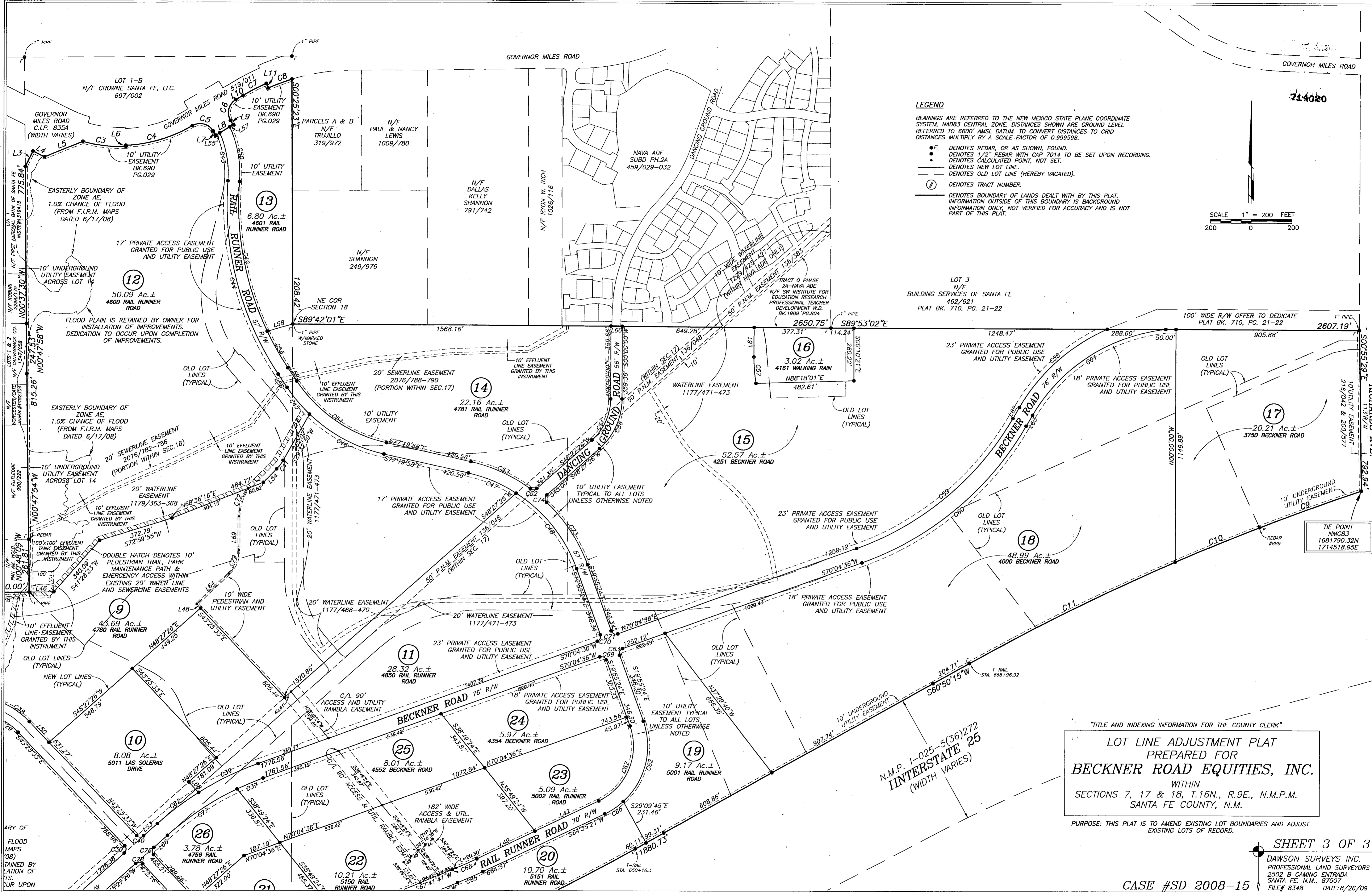
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'52"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N85°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S65°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	S66°08'31"W
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°58'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	142.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"E
C22	26°33'50"	800.00'	379.25'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N76°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'42"	327.00'	127.35'	126.54'	N54°33'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	17°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	74°32'	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'56"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE # 8348 DATE: 8/26/09

CASE #SD 2008-15



LEGEND

- BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.
- F DENOTES REBAR, OR AS SHOWN, FOUND.
 - DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
 - DENOTES CALCULATED POINT, NOT SET.
 - DENOTES NEW LOT LINE.
 - - - DENOTES OLD LOT LINE (HEREBY VACATED).
 - ⊙ DENOTES TRACT NUMBER.
 - DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

**LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.**

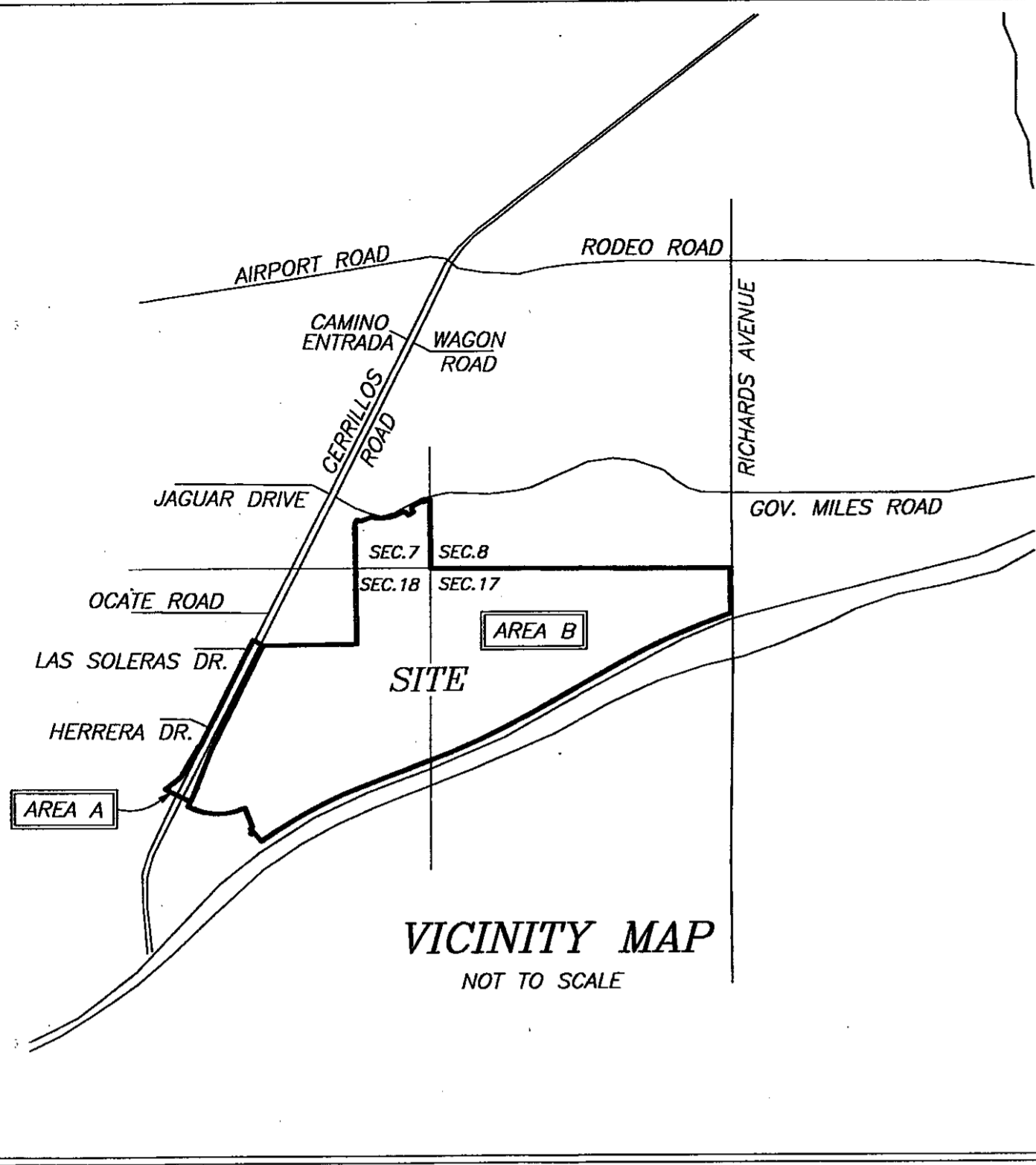
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15



ANNEXATION DESCRIPTION AREA "A"
 ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
 THENCE N63°26'35"W, 199.88 FEET;
 THENCE S26°33'25"W, 978.59 FEET;
 THENCE S26°38'05"W, 763.43 FEET;
 THENCE S26°38'21"W, 337.87 FEET;
 THENCE N63°32'21"W, 24.48 FEET;
 THENCE S29°56'14"W, 524.15 FEET;
 THENCE S30°04'14"W, 99.77 FEET;
 THENCE S53°37'16"W, 347.46 FEET;
 THENCE S63°45'14"E, 495.53 FEET;
 THENCE N26°50'32"E, 83.44 FEET;
 THENCE N21°30'59"E, 852.07 FEET;
 THENCE N26°32'50"E, 1098.24 FEET;
 THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"
 ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
 THENCE S26°33'49"W, 979.03 FEET;
 THENCE S26°32'50"W, 1098.24 FEET;
 THENCE S21°30'59"W, 852.07 FEET;
 THENCE S26°50'32"W, 83.44 FEET;
 THENCE S26°35'03"W, 92.00 FEET;
 THENCE S63°25'03"E, 21.30 FEET;
 THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
 THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
 THENCE S21°37'09"E, 354.30 FEET;
 THENCE S48°33'09"W, 49.88 FEET;
 THENCE S41°19'38"E, 67.55 FEET;
 THENCE S48°21'32"W, 50.09 FEET;
 THENCE S41°47'15"E, 25.03 FEET;
 THENCE N48°21'32"E, 49.89 FEET;
 THENCE S41°27'03"E, 205.60 FEET;
 THENCE N54°33'36"E, 74.39 FEET;
 THENCE N55°32'49"E, 171.92 FEET;
 THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
 THENCE N68°58'01"E, 1191.06 FEET;
 THENCE N69°03'39"E, 132.48 FEET;
 THENCE N68°58'28"E, 254.82 FEET;
 THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
 THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1578.70 FEET;
 THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.35 FEET;
 THENCE N00°55'29"W, 792.93 FEET;
 THENCE N89°53'02"W, 2607.19 FEET;
 THENCE N89°42'01"W, 2650.75 FEET;
 THENCE N00°25'23"W, 1208.42 FEET;
 THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
 THENCE N23°59'52"W, 25.00 FEET;
 THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
 THENCE S59°08'44"W, 42.67 FEET;
 THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
 THENCE S30°56'59"E, 25.00 FEET;
 THENCE S59°03'01"W, 100.00 FEET;
 THENCE N30°56'59"W, 25.00 FEET;
 THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
 THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
 THENCE S02°05'26"E, 6.00 FEET;
 THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
 THENCE S68°01'32"W, 204.06 FEET;
 THENCE N63°20'06"W, 64.09 FEET;
 THENCE S26°39'54"W, 84.53 FEET;
 THENCE S00°37'30"E, 775.84 FEET;
 THENCE S00°47'58"E, 247.53 FEET;
 THENCE S00°47'54"E, 815.26 FEET;
 THENCE S00°48'09"E, 261.81 FEET;
 THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA

TOTAL AREA	561.65 ACRES
ANNEXATION AREA A	16.35 ACRES
**ANNEXATION AREA B	545.30 ACRES
ANNEXATION A PERIMETER	6785 FEET
ANNEXATION B PERIMETER	2101 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS	31%
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS	17%
TOTAL ANNEXATION PERIMETER	27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS	24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON, ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE, HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC (PARCEL D1A)
 BY: JOHN J. MAHONEY, MANAGING MEMBER
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC (AMENDED TRACTS A3, A4)
 BY: FRED GARDNER, MANAGING MEMBER
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B, C, E, AND PARCEL D1B2)
 BY: GORDON L. SKARSGARD, PRESIDENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)
 BY: DON K. PADGETT, PRESIDENT and CEO
 STATE OF NEW MEXICO)
 COUNTY OF SANTA FE)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK THIS 25th DAY OF September, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 4/10/2013

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
 BY: GORDON L. SKARSGARD, MANAGING MEMBER
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
 BY: DIANE FISHER, SECRETARY
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY OF PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION THIS 11th DAY OF November, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 4/10/2013

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
 BY: GORDON L. SKARSGARD, MANAGING MEMBER
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
 BY: GORDON L. SKARSGARD, MANAGING MEMBER
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.
 Trisha A. Lopes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
 BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.
 STATE OF NEW MEXICO)
 COUNTY OF SANTA FE)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24th DAY OF September, 2009.
 Victoria M. Reyes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 4/10/2013

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
 BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009.
 Victoria M. Reyes
 OFFICIAL SEAL
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 4/10/2013

SURVEYORS CERTIFICATE
 I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.



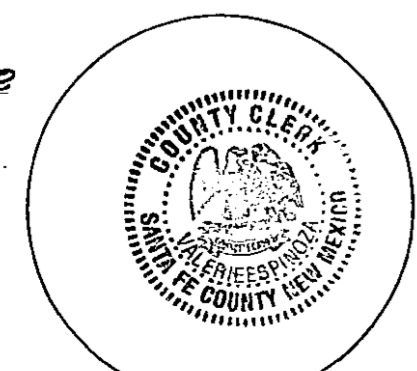
LEGEND & BASIS OF BEARINGS:
 BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
 DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584.
 • DENOTES REBAR, OR AS SHOWN, FOUND
 • DENOTES CALCULATED POINT, NOT SET
 • DENOTES EXISTING LOT LINES
 — DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE
 THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS
 ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

- NOTES**
- 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 THE 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.
 - ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK _____, PAGE _____, TRACT NO. 1592456.
 - UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J); TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)
 STATE OF NEW MEXICO)
 I hereby certify that this instrument was filed for record on the 4th day of March, 2010 A.D. at 2:22 o'clock P.M., and was duly recorded in book 714, page(s) 14-226 of the records of Santa Fe County.
 Witness my Hand and Seal of office
 VALERIE ESPINOZA
 County Clerk, Santa Fe County, N.M.
 Deputy



714016
BOARD OF COUNTY COMMISSIONERS
 MICHAEL AMAYA, CHAIRMAN
 VALERIE ESPINOZA
 ATTEST COUNTY CLERK
 10-9-09
 10-9-09
 DATE
 DATE

REVIEWED BY CITY OF SANTA FE
 JAMARONE
 RISSAN ZARUM
 CITY PLANNER
 CITY ENGINEER
 02-10-10
 02/22/10
 DATE
 DATE

CITY OF SANTA FE APPROVAL
 APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009
 AS ORDINANCE # 2009-6
 DAVID COSS
 YOLANDA G. NIGRO
 MAYOR
 ATTEST: CITY CLERK
 2-22-10
 2-24-10
 DATE
 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:
 12/18/2008 AS CASE # SD-2008-15
 DATE M-2008-27
 M-2008-28
 ZA-2008-11

CHAIR
 SECRETARY
 ANGELA S. BONDGUY
 2-4-10
 3/9/10
 DATE
 DATE

ANNEXATION, ROAD DEDICATION AND VACATION PLAT
 PREPARED FOR
LAS SOLERAS
 WITHIN SECTIONS 7, 17, AND 18,
 T.16N., R.9E., N.M.P.M.
 SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

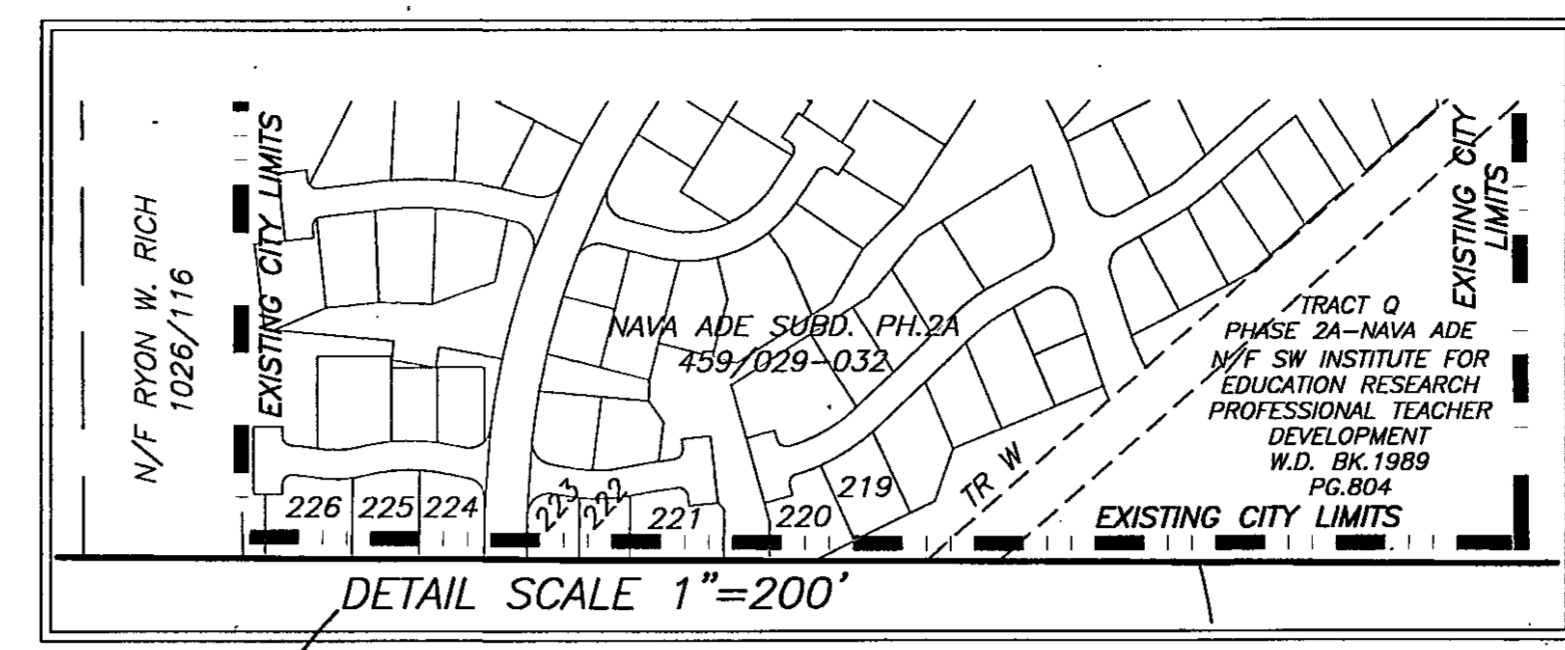
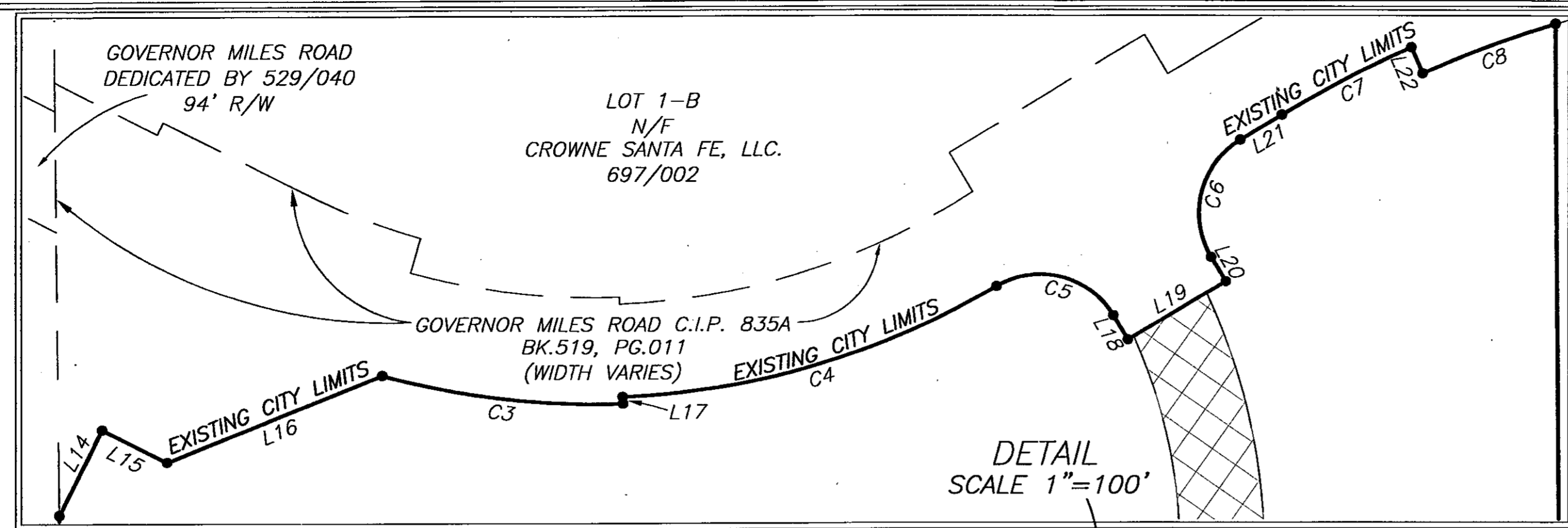
SHEET 1 OF 3
 DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2502 CAMINO ENTRADA
 SANTA FE, N.M.
 CASE #M 2008-28 FILE# 8343 DATE: 8/26/09

LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°49'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

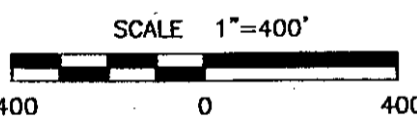
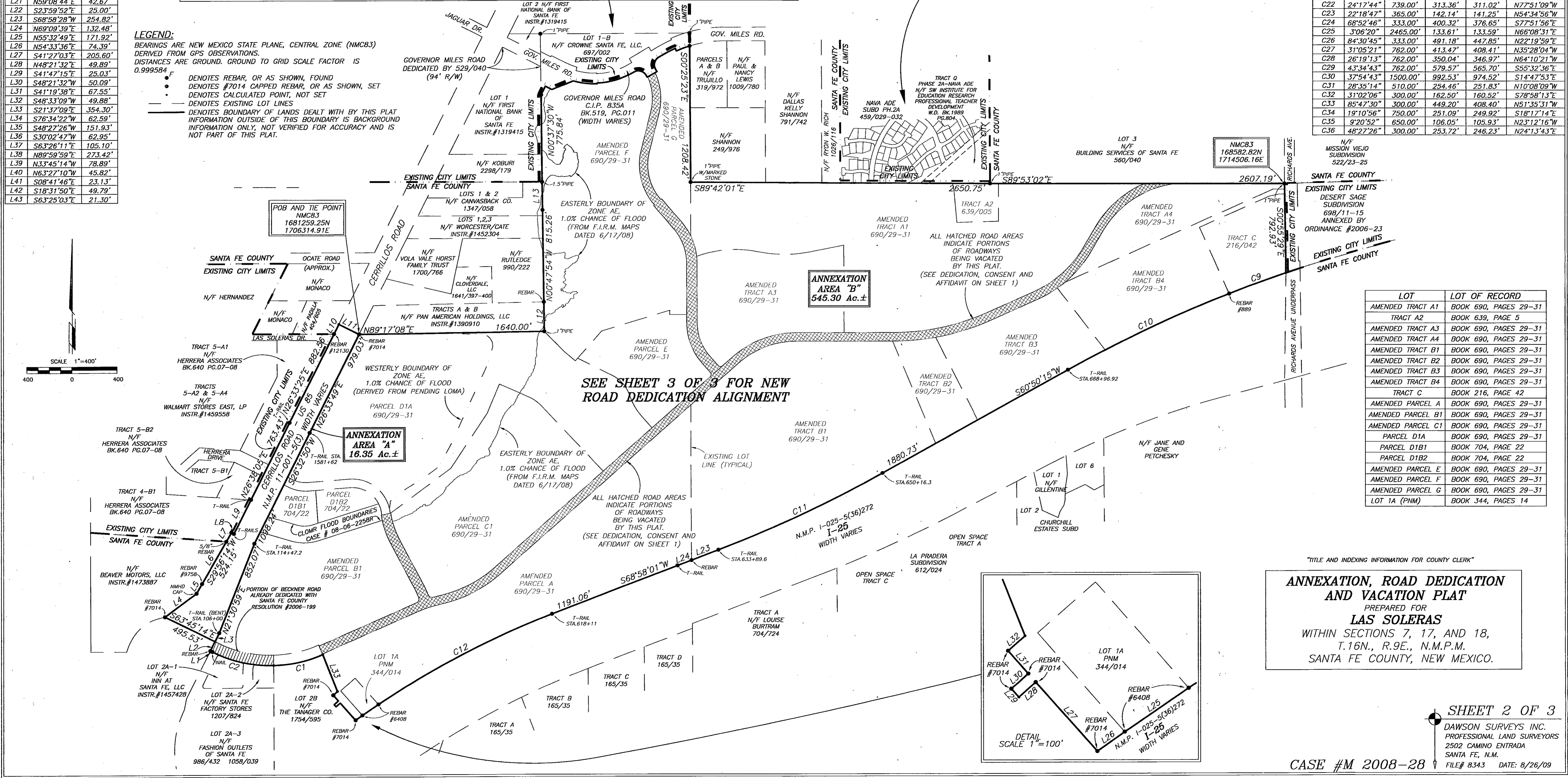
LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
 DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584
 • DENOTES REBAR, OR AS SHOWN, FOUND
 • DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
 • DENOTES CALCULATED POINT, NOT SET
 --- DENOTES EXISTING LOT LINES
 --- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S72°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.07'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S75°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

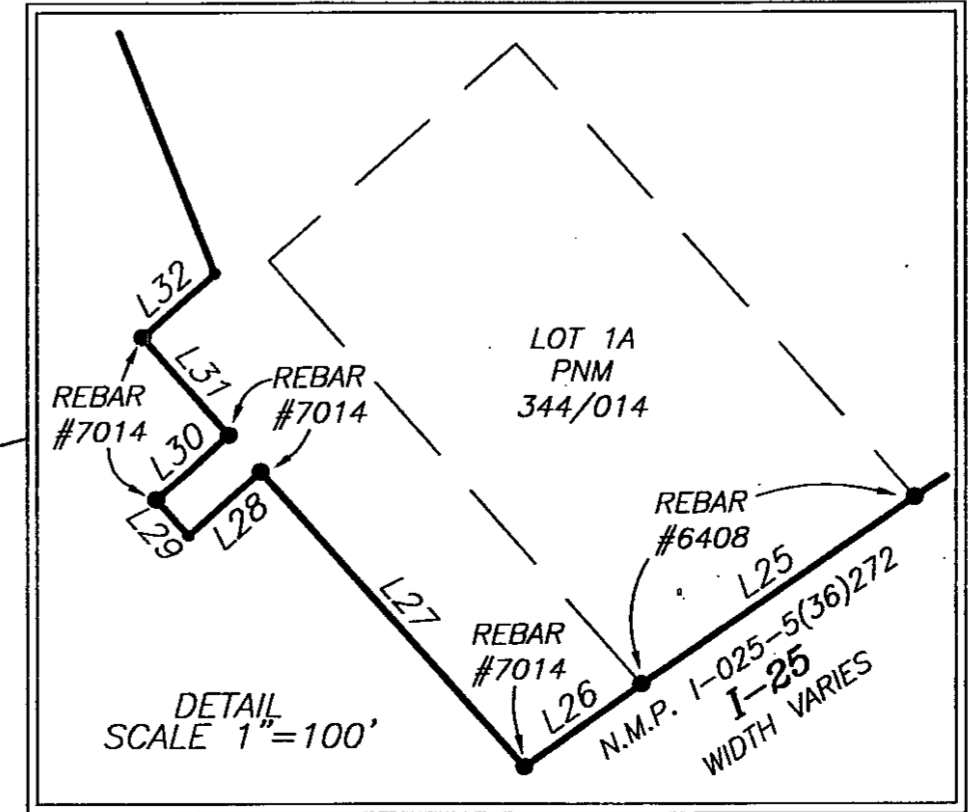


714016



LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK
ANNEXATION, ROAD DEDICATION AND VACATION PLAT
 PREPARED FOR
LAS SOLERAS
 WITHIN SECTIONS 7, 17, AND 18,
 T.16N., R.9E., N.M.P.M.
 SANTA FE COUNTY, NEW MEXICO.



SHEET 2 OF 3
 DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2502 CAMINO ENTRADA
 SANTA FE, N.M.
 FILE# 8343 DATE: 8/26/09

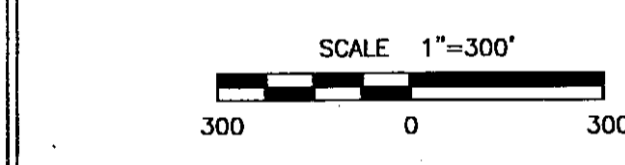
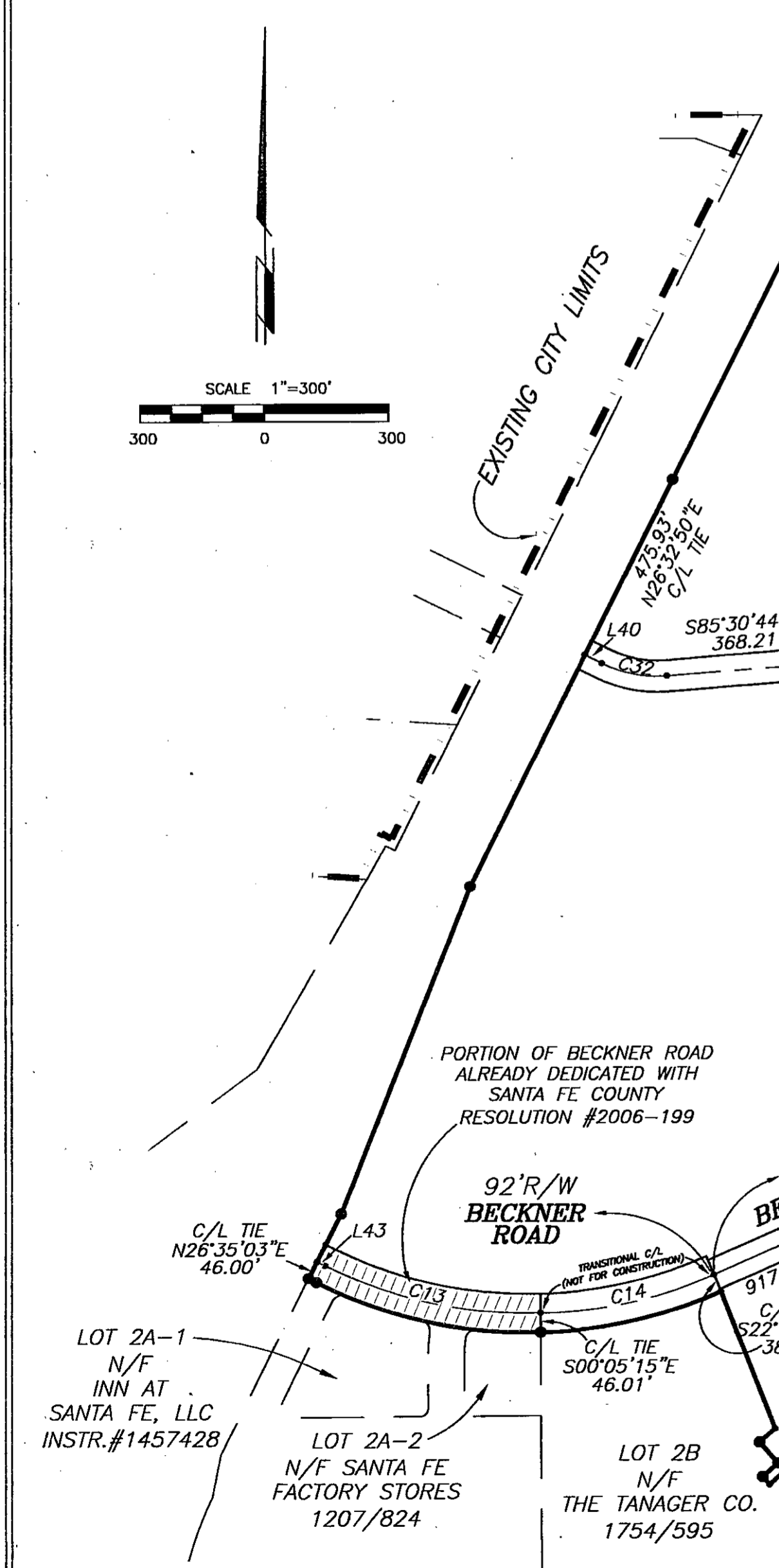
CASE #M 2008-28

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:
 BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83)
 DERIVED FROM GPS OBSERVATIONS.
 DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584.

- DENOTES REBAR, OR AS SHOWN, FOUND
- DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- DENOTES CALCULATED POINT, NOT SET
- DENOTES EXISTING LOT LINES
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT

INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

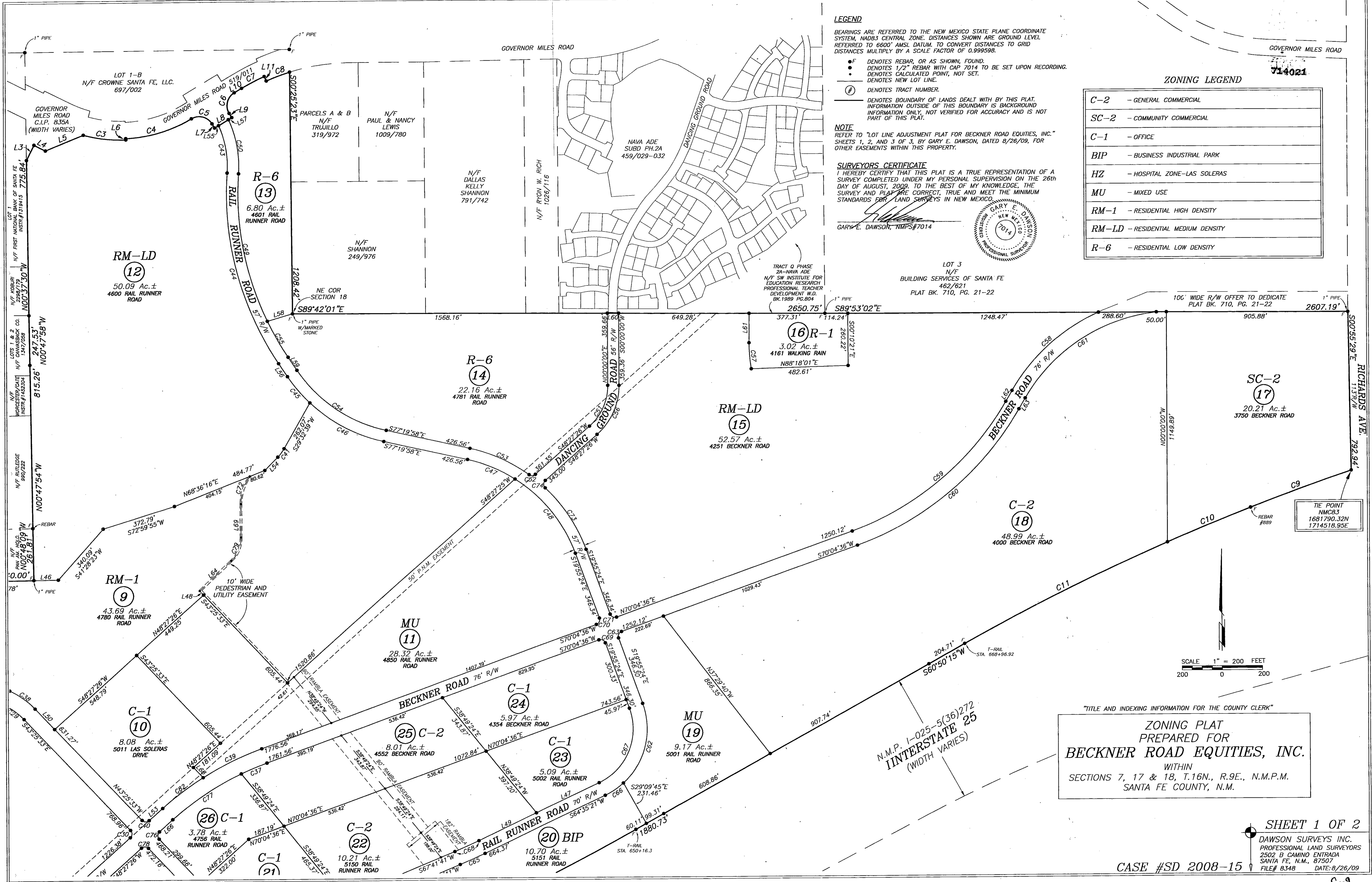


LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"W	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

ANNEXATION, ROAD DEDICATION AND VACATION PLAT
 PREPARED FOR
LAS SOLERAS
 WITHIN SECTIONS 7, 17, AND 18,
 T.16N., R.9E., N.M.P.M.
 SANTA FE COUNTY, NEW MEXICO.

NOTE:
 ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT-OF-WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE-ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.




LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- DENOTES REBAR, OR AS SHOWN, FOUND.
- DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- Ⓜ DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

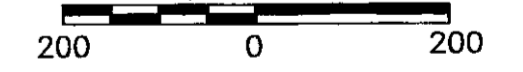
NOTE
REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26TH DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, N.M.P.S.#7014


ZONING LEGEND

C-2	- GENERAL COMMERCIAL
SC-2	- COMMUNITY COMMERCIAL
C-1	- OFFICE
BIP	- BUSINESS INDUSTRIAL PARK
HZ	- HOSPITAL ZONE-LAS SOLERAS
MU	- MIXED USE
RM-1	- RESIDENTIAL HIGH DENSITY
RM-LD	- RESIDENTIAL MEDIUM DENSITY
R-6	- RESIDENTIAL LOW DENSITY

SCALE 1" = 200 FEET


TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK
ZONING PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
 WITHIN
 SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
 SANTA FE COUNTY, N.M.

SHEET 1 OF 2
 DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2502 B CAMINO ENTRADA
 SANTA FE, N.M., 87507
 CASE #SD 2008-15 FILE# 8348 DATE: 8/26/09

LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	172.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- F DENOTES REBAR, OR AS SHOWN, FOUND.
- DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- Ⓢ DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET

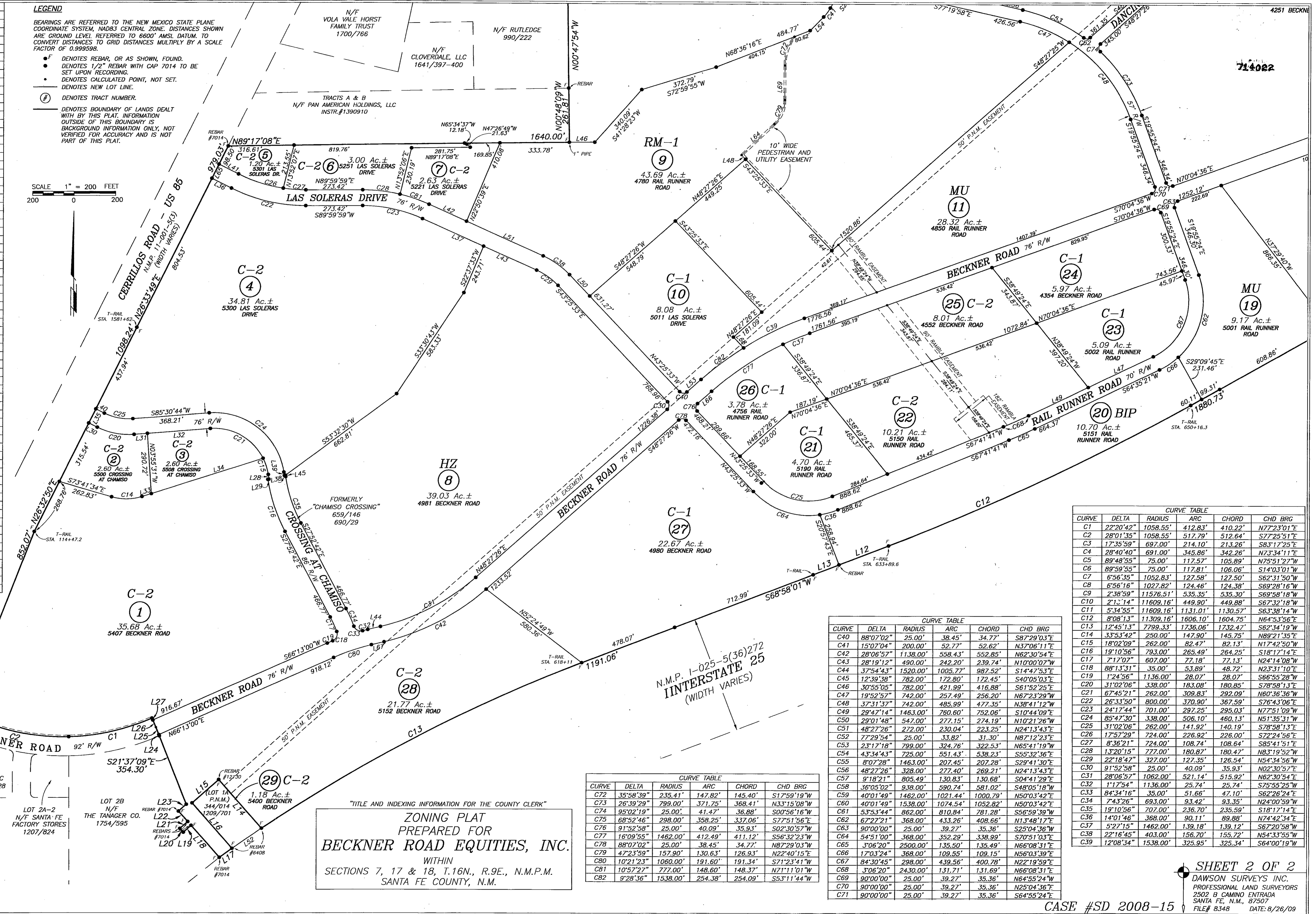
LOT 2A-1
N/F INN AT SANTA FE, LLC
INSTR. #1457428

LOT 2A-2
N/F SANTA FE FACTORY STORES
1207/B24

LOT 2A-3
N/F FASHION OUTLETS OF SANTA FE
986/432 1058/039

LOT 1A
P.N.M. #344/014
344/014
L209/701

LOT 2B
N/F THE TANGER CO.
1754/595



"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

**ZONING PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.**

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

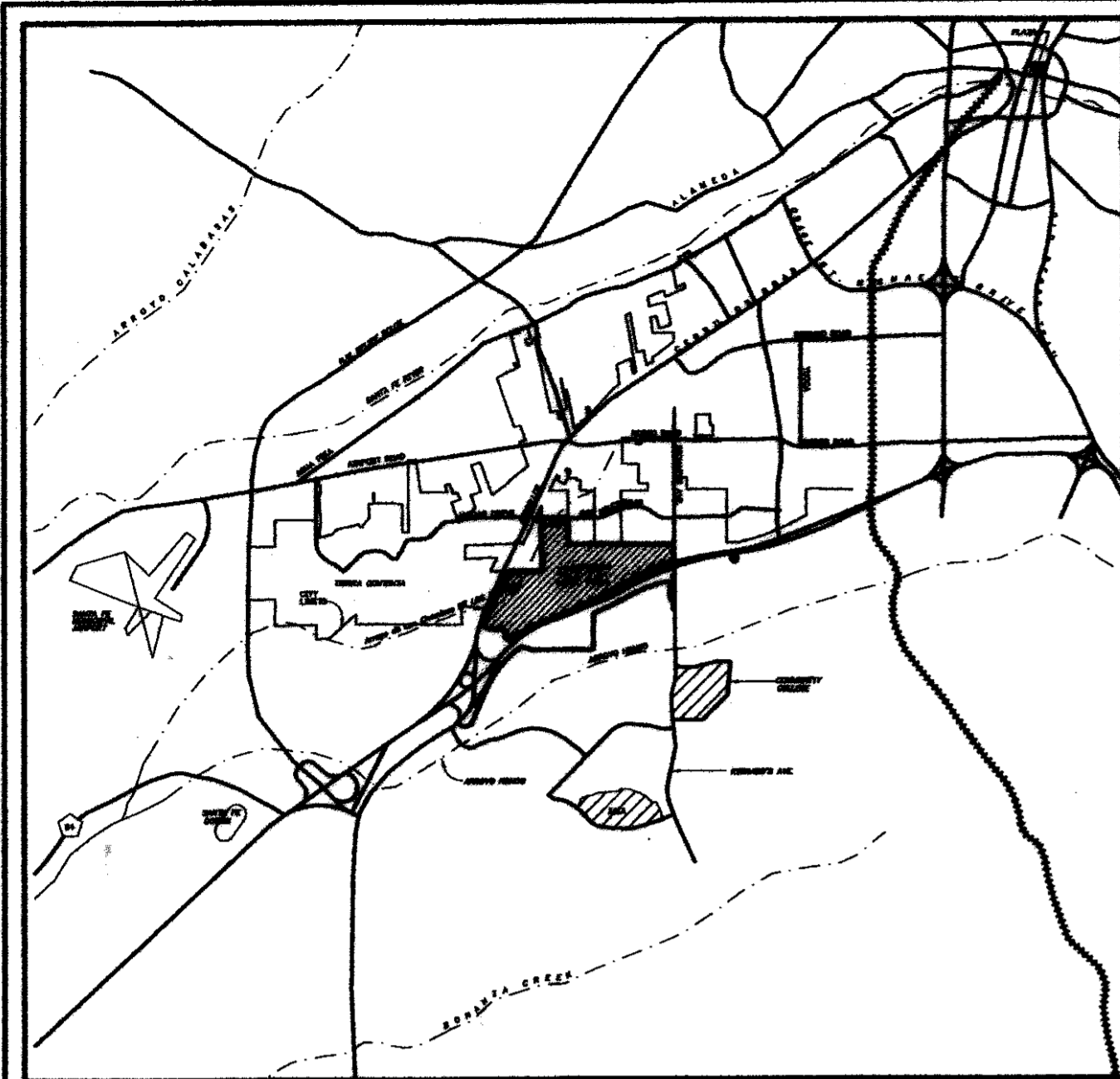
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"E
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	122.80'	122.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.90'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E

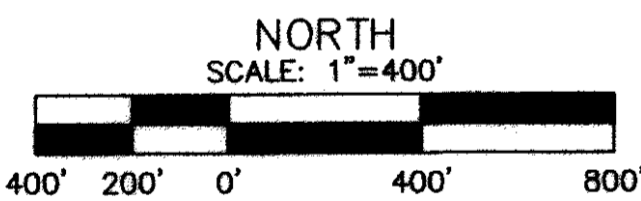
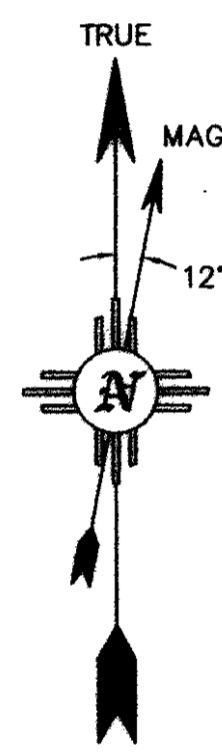
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°12'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N17°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	17°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	N17°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CASE #SD 2008-15

SHEET 2 OF 2
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE # 8348 DATE: 8/26/09



VICINITY MAP
1"=8000'

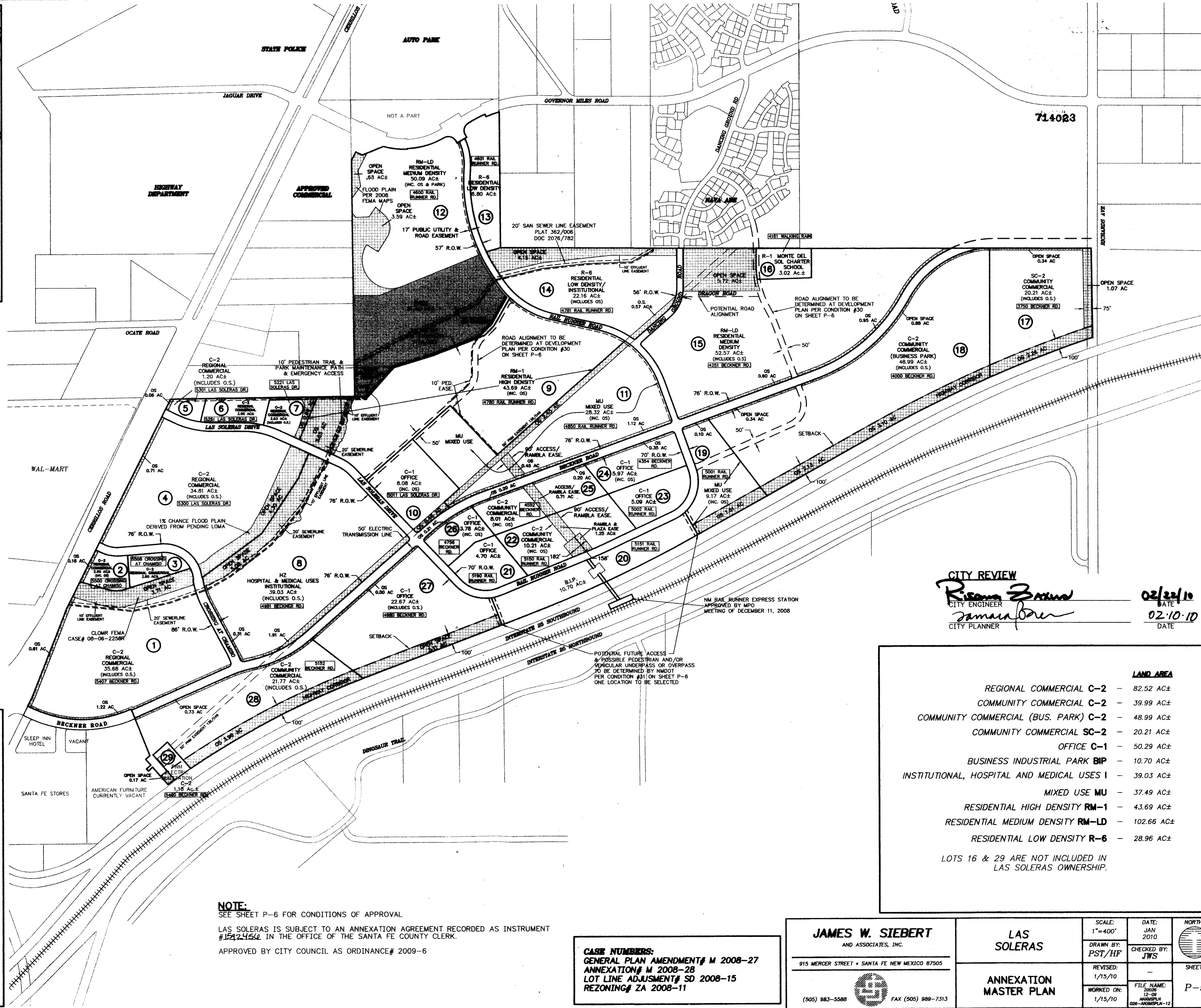


STORMWATER AGREEMENT:
PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE 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.

Beckner Road Services, Inc.
by *Gordon L. Skarsgard*
Gordon L. Skarsgard
DATE: **Jan 18, 2010**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
18th DAY OF **January**, 2010

Cucina M. Reyes
Cucina M. Reyes
DATE: **5/23/2011**
MY COMMISSION EXPIRES



NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL
LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1522454 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

SCALE: 1"=400'	DATE: JAN 2010	NORTH:
DRAWN BY: PST/HF	CHECKED BY: JWS	SHEET: P-5
REVISED: 1/15/10	FILE NAME: 2008-12-09 ANNEXATION 028-ANNEXPLAN-12	
WORKED ON: 1/15/10		

CITY REVIEW
Risam Brown
CITY ENGINEER
Jamie Bauer
CITY PLANNER
DATE: **02/24/10**
DATE: **02/10/10**

	LAND AREA
REGIONAL COMMERCIAL C-2	82.52 AC±
COMMUNITY COMMERCIAL C-2	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) C-2	48.99 AC±
COMMUNITY COMMERCIAL SC-2	20.21 AC±
OFFICE C-1	50.29 AC±
BUSINESS INDUSTRIAL PARK BIP	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES I	39.03 AC±
MIXED USE MU	37.49 AC±
RESIDENTIAL HIGH DENSITY RM-1	43.69 AC±
RESIDENTIAL MEDIUM DENSITY RM-LD	102.66 AC±
RESIDENTIAL LOW DENSITY R-6	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

SPECIAL WARRANTY DEED

Las Soleras Center, LLC, a New Mexico limited liability company (collectively, “**Grantor**”), for consideration paid, grants and conveys to *Beckner Road Partners, LLC*, a New Mexico limited liability company (“**Grantee**”), whose address is 150 Washington Avenue, Suite 201, Santa Fe, New Mexico 87501, the real property located in Santa Fe County, New Mexico legally described as follows:

Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled “Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico”, recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.

Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled “Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18”, recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled “ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.”, recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Sewer maintenance and garbage disposal assessments not yet due and payable.

SUBJECT TO: Reservations and exceptions contained in Patents from the United States of America to Samuel A. Larson, recorded December 10, 1921 in Patent Book A, Page 180 and Patent recorded November 4, 1943 in Patent Book C, Page 93, records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations and exceptions contained in Patent from the United States of America to Amos W. Beckner, recorded February 17, 1941 in Patent Book C, Page 14, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in Annexation Agreement recorded March 4, 2010 as Instrument #1592456, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593744, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593745, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, easements and rights incident thereto as shown and delineated on plat of survey entitled "ALTA/ ACSM Boundary Survey prepared for Paseo Nuevo, LTD. Co. of Lots 21, 22, and 23 Las Soleras...", recorded February 14, 2012 in Plat Book 742, Page 018, #1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-9...", recorded October 31, 2016 in Plat Book 809, Pages 003-004, #1808503, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Las Soleras Amended Master Plan Township 16N, Range 9E, Sections 7, 8, 17 & 18.", recorded January 4, 2017 in Plat Book 812, Pages 037-046, # 1814047 and recorded July 17, 2018 in Plat Book 836, Pages 047-050D, # 1862707, records of Santa Fe County, New Mexico.

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26).

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Center, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802605, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26)

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

Witness my hand and seal this 23 day of January, 2023.

GRANTOR:

LAS SOLERAS CENTER, LLC,
a New Mexico limited liability company



Gordon L. Skarsgard, Operations Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 27th day of January, 2023 by **Gordon L. Skarsgard** as Operations Manager of Las Soleras Center, LLC, a New Mexico limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
DIANA SLIWICKI
Commission # 1115266
My Comm. Exp. June 17, 2024


Title of Office: NOTARY Public