



Agenda

Notice of the Early
Neighborhood Notification
(ENN)
July 22, 2025 at 5:30 PM
Meeting Virtually

Procedures for Early Neighborhood Notification (ENN) Meeting

1. ENN Name
 - a. Vista De La Sierra Subdivision Phase 3
2. Project Address
 - a. 3800 Governor Miles Road
3. Description
 - a. Preliminary and Final Plat Approval for Vista de La Sierra Subdivision Phase 3 128 Single Family Residential Subdivision.
4. Applicant
 - a. Liaison Planning Services, Inc., agent for Forestar (USA) Real Estate Group, Inc. 505-920-6839
5. Staff
 - a. Rebekah Clouser, reclouser@santafenm.gov Dan Esquibel, daesquibel@santafenm.gov
6. Meeting Location
 - a. Join Zoom Meeting
<https://us02web.zoom.us/j/86733943632?pwd=e67bglmxeh631CR01RBcNjc0RvaEWq.1>

Meeting ID: 867 3394 3632
Passcode: 214292

One tap mobile
+12532050468,,86733943632#,,,,*214292# US
+12532158782,,86733943632#,,,,*214292# US (Tacoma)

Dial by your location

- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 719 359 4580 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 929 436 2866 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US

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Find your local number: <https://us02web.zoom.us/j/86733943632>

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

LIAISON Planning Services Inc.

P.O. Box 1835 Santa Fe, NM 87504 (505) 920-6839 liaisonplanning@gmail.com

June 16, 2025

Re: Early Neighborhood Notification Meeting
Preliminary and Final Plat Approval for Vista de la Sierra Subdivision Phase 3
3800 Governor Miles Rd., Santa Fe NM

Dear Neighbor,

The property owner for the above referenced address is requesting Preliminary and Final Subdivision Plat Approval a 24.423-acre parcel to be developed as a 128 lot single family residential subdivision. In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification ordinance, this is to inform you that a ZOOM meeting is scheduled for:

Liaison Planning is inviting you to a scheduled Zoom meeting.

Topic: ENN Meeting for Vista de la Sierra Subdivision Phase 3

Time: TBD

Join Zoom Meeting:

https:

Meeting ID:

Passcode:

Find your local number:

Please email us for meeting link.

The Early Notification ordinance provides for an exchange of information between perspective applicants for development projects and the project's neighbors before the application becomes too firm to respond meaningfully to community input.

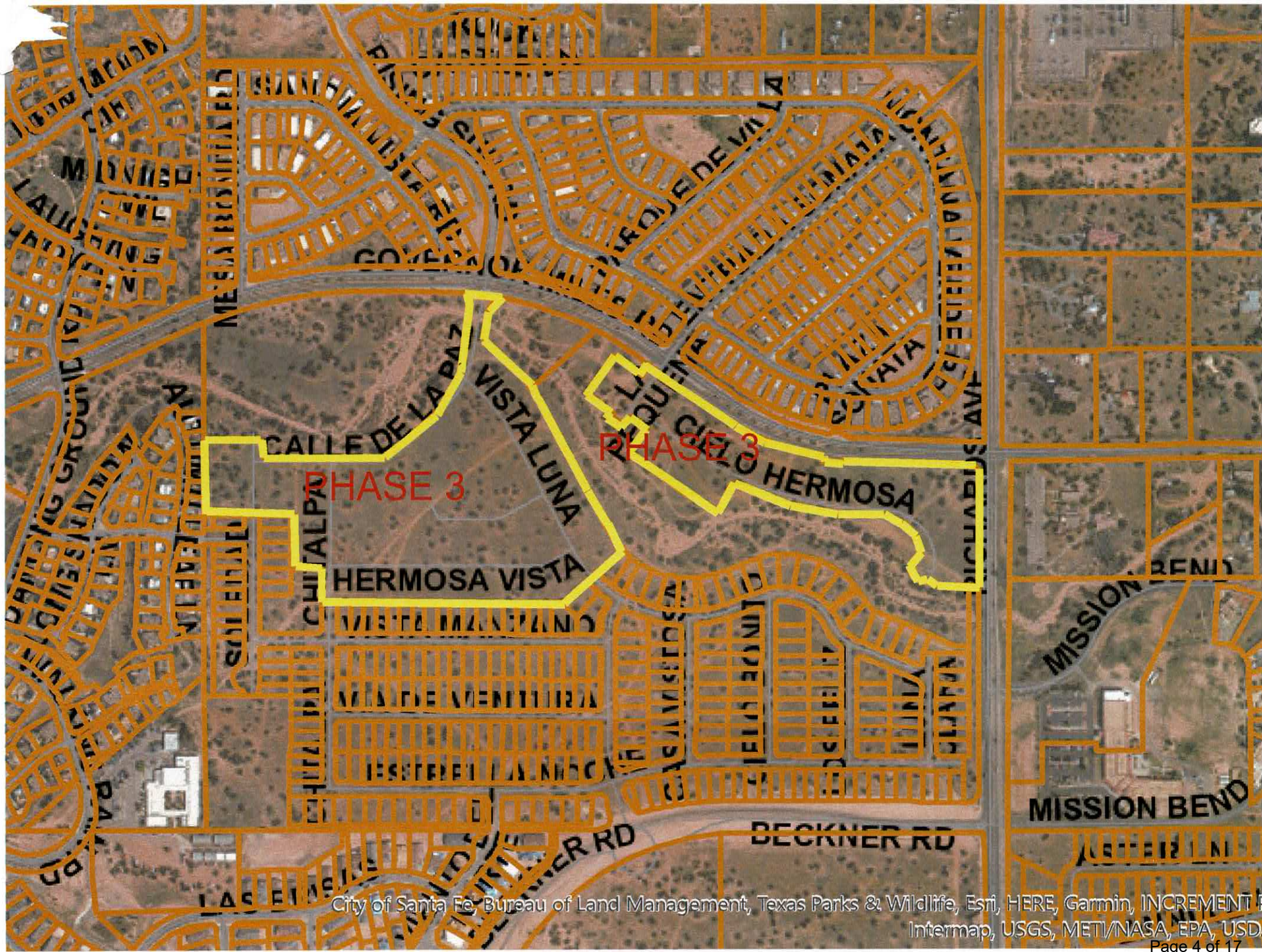
Attached, please find a vicinity map outlining the project area and proposed site plan. If you have any questions or comments, please contact Liaison Planning Services Inc., (505) 920-6839.

Sincerely,

Dolores I. Vigil

Attachments: Vicinity Map
Proposed Site Plan

Special Note: Persons with disabilities in need of special accommodations or the hearing impaired in need of an interpreter please contact the Land Use Office (505) 6820 5 days prior to the hearing or meeting date.





TOTAL LOTS (3A + 3B) = 128

LEGEND

- LOT = 40' x 105' (MIN.)
(115 LOTS TOTAL)
- LOT = 50' x 112' (MIN.)
(13 LOTS TOTAL)
- AFFORDABLE HOUSING
(25 LOTS)

VISTA DE LA SIERRA UNIT 3A & 3B
SANTA FE, NM
SITE PLAN

DHI **DHI Engineering, LLC.**
5419 N. LOOP 1604 EAST
SAN ANTONIO, TX 78247
(210) 496-2668 | dhiengineering.com
TBPE REG. NO. F-19561

DESIGNED BY: JWS
DRAWN BY: JWS
DATE: 06/09/2025
JOB NO.: 05004
EXHIBIT NO.
1 OF 3



Santa Fe Public Schools
Property & Asset Management
Residential Development Impact Information Form
School Notification as required by City Ordinance 14-8.18 AFCC 1987

- 1. Project Name: Vista de la Sierra Final Subdivision Phase 3
- 2. Location of Property: 3800 Governor Miles Rd
- 3. Owner/Agent Name: Forestar Real Estate Group Inc.
 Mailing Address: 333 E Wetmore Road Suite 285
 Phone & Fax: (520) 496-3073

4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached)	128	TBD
Single Family (attached)		
Townhome/ Apartment		
Multi-Family		
Commercial		

- 5. Elementary School Zone for Proposed Development: Pinion Elementary
- 6. Middle School Zone for Proposed Development: Milagro Middle School
- 7. High School Zone for Proposed Development: Monte del Sol and Capitol High School
- 8. Build out Rates (Year/s; #/yr): _____

Educational Services Center
 610 Alta Vista
 Santa Fe, NM 87505
 Telephone (505) 467-2000
 www.sfps.info

For questions & submittal, contact:
 Santa Fe Public Schools, Property & Asset Management,
 2195 Zia Road, Santa Fe NM 87505
 505 467 3400



APPLICATION RESOURCES

PLANNING AND LAND USE DEPARTMENT RESOURCES

MISSION: The mission of the Planning Division is to review development applications for compliance with the City's land development code and department policies while providing information, guidance, and the highest possible level of customer service to applicants, neighborhoods, and the City's quasi-judicial decision-making bodies.

OFFICE: Santa Fe City Hall 200 Lincoln Avenue Santa Fe, NM 87501

WEBSITE: https://santafenm.gov/land-use/current-planning

CURRENT AND UPCOMING PUBLIC MEETINGS: https://santafe.primegov.com/public/portal

INTERACTIVE GIS MAPS: https://santafenm.gov/information-technology-telecommunications/gis

SANTA FE CITY CODE (SFCC): https://library.municode.com/nm/santa_fe/codes/code_of_ordinances

APPLICATION SUBMISSION AND FEES: All applications shall be submitted electronically as PDF files to planning@santafenm.gov. Incomplete applications, including those missing required submittals will be returned without processing. Application fees will be assessed and invoiced upon acceptance of the application for initial review. Fee tables may be viewed online.

GENERAL QUESTIONS: zoningcounter@santafenm.gov

DEVELOPMENT REVIEW PROCESS



PRE-APPLICATION PHASE

For many applications, the development review process begins with a pre-application conference, where the applicant presents their proposal to the City's Development Review Team (DRT) for initial review and feedback. If the applicant wishes to proceed, a city planner is assigned to assist the applicant through the remaining steps of the process. For administratively reviewed applications, a pre-application conference is usually not required.

For all applications requiring a hearing before a land use board, the applicant shall schedule, notice and host an early neighborhood notification (ENN) meeting in coordination with the city planner. The intent of the ENN is to provide for an exchange of information among the applicant, residents, and property owners, prior to application submittal. ENN notification requirements are set forth in SFCC §14-3.1(H). Applications that qualify for administrative review and some variances are not required to conduct an ENN meeting.

DEVELOPMENT REVIEW PHASE

Once an application and all required submittals are prepared by the applicant, they or their agent submits the Application to the City via planning@santafenm.gov. The applicant will receive an email confirming receipt of the application, and an invoice for applicable development fees which can be paid online or at the cashier's office at City Hall. The city planner and the DRT review the application for completeness and compliance with all applicable codes, ordinances, plans and regulations. During the review process, the city planner or members of the DRT may request additional information or amendments from the applicant to complete the review process. The review timeline can range for 9-12 weeks or more depending on the complexity of the application and the total number of cases under review.

PUBLIC HEARING PHASE

When the City determines that the application is complete, the case is scheduled for a public hearing before the applicable Land Use Board. Notification requirements for public hearings are set forth in SFCC §14-3.1(H). If the application is approved at the public hearing, the city planner will prepare the findings of fact and conclusions of law (FOFCOL) documenting the approval findings, any conditions of approval and an expiration date for the approval, as required.

POST APPROVAL PHASE

When the applicant has met all necessary conditions of approval and technical corrections, the plan or plat is recorded at the County Clerk's office and filed with the City's plat room. The case planner prepares an action letter detailing the approval record. The applicant may then proceed to building permitting and construction.

If you have questions about the requirements please contact your assigned case planner or planning@santafenm.gov.



LAND DEVELOPMENT CODE REFERENCE

EARLY NEIGHBORHOOD NOTIFICATION PROCEDURES (SECTION 14-3.1(F)SFCC)

Intent: The early neighborhood notification meeting (ENN) is intended to provide for an exchange of information between the applicant and residents and property owners in affected neighborhoods before plans become too firm to respond meaningfully to community input and before changes in plans might cause major financial losses by the applicant.

Applicability: Generally, an ENN is required for all projects heard before a land use board or the governing body.

ENN Scheduling; Notice Required: ENN's shall be scheduled in coordination with city staff, prior to issuing notice. The applicant is responsible for providing notice of the ENN in accordance with Subsection 14-3.1(H).

ENNs are scheduled Monday - Thursday from 5:30 PM to 7:00 PM based on staff availability. ENNs are hosted by the applicant on Zoom.

All ENNs are posted on the City's Primegov portal: https://santafe.primegov.com/public/portal

ENN Procedures: ENNs must take place at least ten days before an application is submitted to the City. The applicant is responsible for hosting the meeting and providing information on the proposal addressing the ENN Guildelines. Staff is present at the ENN meeting to acquaint the applicant and community with the provisions of city ordinances, applicable code standards and the development review process. The applicant presents schematic or preliminary plans for the proposed project and a drawing or other graphical representation suitable to reasonably indicate streets and structures within a two hundred (200) foot radius from the perimeter of the property that is the subject of the application. Following the presentation the community is invited to ask questions, provide feedback and comments on the proposal.

ENN Guidelines: The guidelines listed below are explained in further detail and are to be filled out in the following pages of this application.

- a. Effect on character and appearance of surrounding neighborhoods
b. Effect on protection of physical environment
c. Impacts on prehistoric, historic, archaeological or cultural sites or structures, including acequias and historic downtown
d. Relationship to existing density and land use within surrounding area and with land uses and densities proposed by the general plan
e. Effects on pedestrian or vehicular traffic and access to services
f. Impact on economic base of Santa Fe
g. Effect on availability of affordable housing and availability of housing choices
h. Effect on public services and infrastructure elements
i. Impacts on water supply, availability and conservation methods
j. Effect on opportunities for community integration and social balance
k. Effect on urban form

SUBMITTAL CHECKLIST

Submittal requirements may vary based on the individual application. The City reserves the right to request additional information during the review process. Please submit each of the following items as separate PDF files saved with unique and descriptive file names:

Table with 2 columns: Item Description and Item Name. Items include County parcel map, ENN meeting notification guidelines, Legal lot of record, Notification mailing list, Draft notification poster, Draft neighborhood notice letter, and Site Plan with vicinity map.



PROJECT INFORMATION

Project Name:		
Address:		Parcel Size:
Zoning:	Future Land Use:	
Pre-application Conference Date:		
Project Description:		

PROPERTY OWNER INFORMATION

Name (First, Last):		
Address:		
Street Address	Suite/Unit #	
City	State	ZIP Code
Phone:	E-mail Address:	

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Name (First, Last):		
Address:		
Street Address	Suite/Unit #	
City	State	ZIP Code
Phone:	E-mail Address:	

AGENT AUTHORIZATION (IF APPLICABLE)

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

I/we authorize _____ to act as my/our agent to execute this application.

Signed:	Date:
Signed:	Date:

PROPOSED ENN MEETING DATES

Please provide 2 options	Preferred Option	Alternative Option
Date:		

ENN Policies:

- ENN are scheduled in coordination with City staff; Monday - Thursday; 5:30 PM to 7:00 PM
- ENN notice affidavit must be submitted on the notice date (15 days prior to the ENN)
- ENN are hosted by the applicant on their Zoom account (Minimum Pro Plan)
- ENN must be recorded by the applicant
- ENN are valid for one year



ENN MEETING GUIDELINES

The applicant and neighborhood shall use the guidelines below to assist them in discussing the project at the ENN. The guidelines are based on the requirements of Chapter 14 and the general plan and other formally adopted city plans. Responses from all participants shall be provided to the land use board prior to hearing the application.

Please address each of the discussion items below. Each discussion item is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in [Section 14-3.1\(F\)\(5\)](#) SFCC 2001. A short narrative should address each item (if applicable) in order to facilitate discussion of the project at the ENN meeting. Responses should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail consult the Land Development Code.

A. EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.

B. EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.

C. IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.

D. RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.



E. EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.

F. IMPACT ON THE ECONOMIC BASE OF SANTA FE For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.

G. EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.

H. EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.

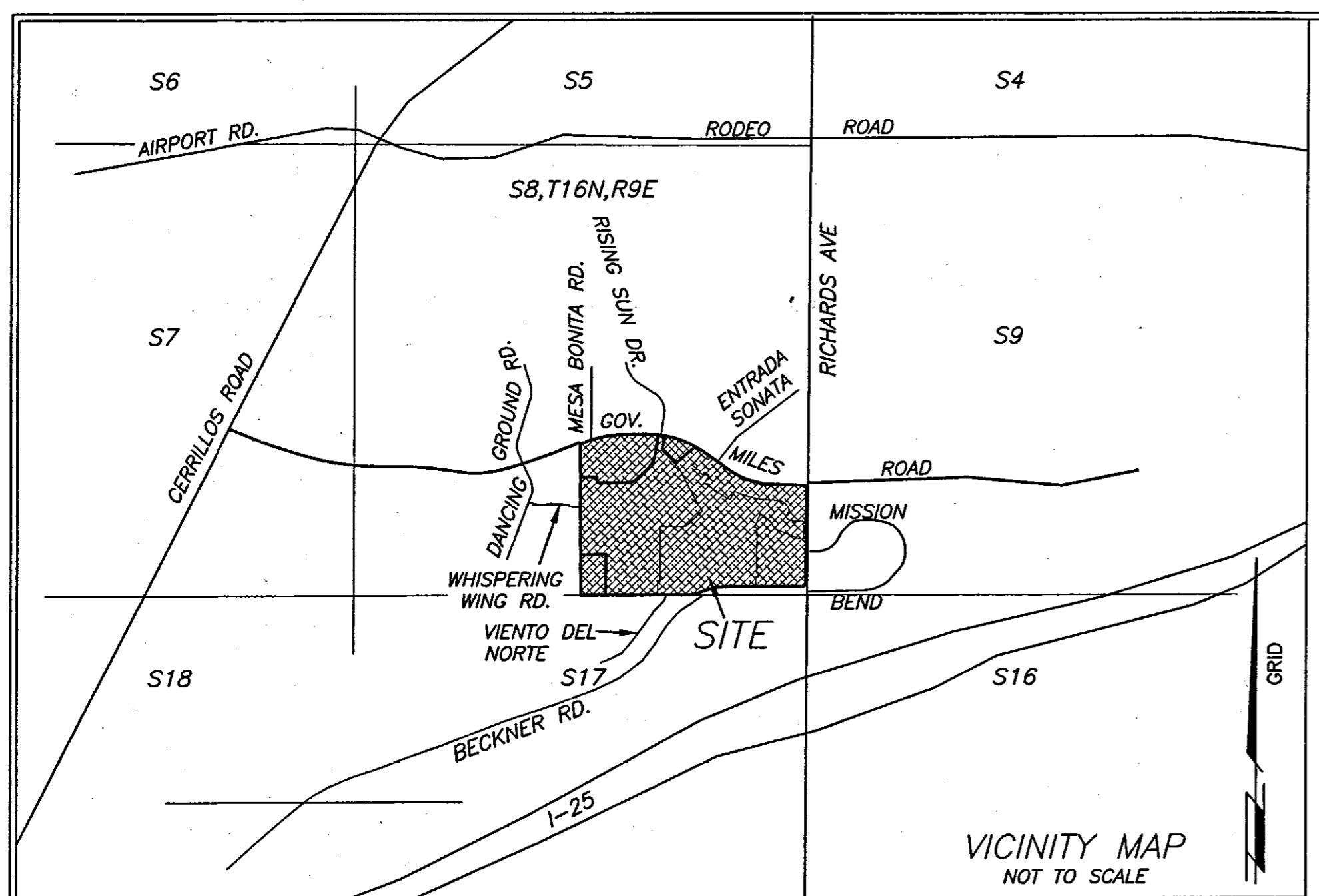
I. IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.



J. EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.

K. EFFECT ON SANTA FE'S URBAN FORM For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.

L. ADDITIONAL COMMENTS (Optional)



SURVEY SHEET INDEX
SHEET 2: MS4 RETAINAGE, LOT & CURVE TABLES AND ADDRESSES
SHEET 3: LARGE TRACTS, PHASING, EASEMENT VACATION AND TEMPORARY & OFFSITE EASEMENTS
SHEET 4: PHASE 1 SUBDIVISION DATA

LOT OF RECORD & OTHER REFERENCE DOCUMENTS:

- 1. LOT 3: "BECKNER ROAD EXTENSION DEDICATION PLAT PREPARED FOR BUILDING SERVICES OF SANTA FE, BEATY FAMILY LTD. CO. AND THE CITY OF SANTA FE SHOWING PUBLIC R/W DEDICATION OF A PORTION OF LOT 3 AS SHOWN ON PLAT RECORDED IN BOOK 710 PAGES 21-22" AS RECORDED AS INST.# 1796166 IN BK. 804 PAGES 09-10.
2. LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC. BY GARY E. DAWSON, NMLS 7014. PLAT RECORDED AS INSTRUMENT NUMBER 1592455 ON THE 4TH DAY OF MARCH, 2010 AND PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERKS OFFICE.
3. ROADWAY & UTILITY RIGHT OF WAY GOVERNOR MILES ROAD NAVA ADE SUBD. TO RICHARDS AVE. SE1/4 SB, T16N, R9E, NMPM SANTA FE COUNTY, N.M. PREPARED BY RICHARD A. MORRIS, L.S.#10277, RECORDED IN PLAT BK. 362 PG.07.
4. WARRANTY DEED, JOHN ARDISSONE AND MAY T. ARDISSONE TO BUILDING SERVICES OF SANTA FE, BK 462 PAGE 621.
5. ALTA/NSPS ALTA/NSPS LAND TITLE SURVEY PREPARED FOR BRANCH FAMILY HOLDINGS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY SHOWING LOT 3A 3800 GOVERNOR MILES RD. PREPARED BY DIEGO J. SISNEROS, NMPMS 13986, JUNE 9, 2020, BEARING FILE NUMBER 10328ALTA.

ALL OTHER REFERENCE DOCUMENTS AS NOTED HEREON.

DUST CONTROL

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES. ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPs) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS. A PLAN, OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES (BMPs) SHALL BE PROVIDED TO THE CITY ENGINEER, OR HIS/HER DESIGNEE FOR REVIEW AND APPROVAL. THE APPROVED BMPs SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE. THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL, AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.

- SOME BMPs SHALL INCLUDE:
- THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINMENT BY VEHICLES.
- THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY, AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
- HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
- RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.
- BASE COURSE OR OTHER STABILIZER PROVIDED AT STAGING AND PARKING AREAS.
- AT LEAST TWO WATER TRUCKS SHALL BE ON-SITE FOR DUST CONTROL WHENEVER GRADING, MOVING, DISTURBING DIRT, OR CONDUCTING CONSTRUCTION ACTIVITY THAT COULD CREATE DUST.
- TACKIFIER SHALL BE USED ON ALL GRADED (OR CLEARED/GRUBBED) AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT OCCUR WITHIN 30 DAYS.
- WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS, AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSE.
- WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
- VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
- SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY OR WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
- COVER: INSTALL COVER MATERIALS SUCH AS TACKIFIERS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), COLD-MILLINGS, ETC. DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.
- SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE PERSON, OWNER, OR OPERATOR SHALL USE AT ONE OR MORE OF THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs):

APPROVED BY THE CITY PLANNING COMMISSION
APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF JUNE 21, 2021, AS CASE NO. 2020-2924
8-31-2021
PLANNING COMMISSION CHAIRPERSON
8-31-2021
DATE
PLANNING COMMISSION SECRETARY
8-31-2021
DATE

REVIEWED BY CITY OF SANTA FE
APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 14-3.8(7)
9/1/21
DATE
CITY ENGINEER FOR LAND USE
9/1/21
DATE
CITY PLANNER

NOTES

THIS PLAT IS SUBJECT TO PROVISION OF THE VISTA DE LA SIERRA HOMEOWNERS ASSOCIATION, RECORDED AS INST.# OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY.
THIS DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT(ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.

SOME OF THESE LOTS REQUIRE ON-LOT PONDING FOR IMPERVIOUS SURFACE IMPROVEMENTS. REFER TO MS4 TABLES ON SHEET 2 OF THIS PLAT.

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 CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.

EACH LOT SHALL BE SERVED WITH SEPARATE SEWER AND WATER SERVICES.

THE PROPERTY AND STRUCTURES SHALL BE CONNECTED TO THE CITY'S PUBLIC SEWER COLLECTION SYSTEM.

PRIOR TO ANY NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE WITH INTERNATIONAL FIRE CODE.

WASTEWATER U.E.C. CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

NO FENCES, WALLS OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS.

NO WALLS, FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

ANY AND ALL DEVELOPMENT SHALL MEET THE IFC CODE REQUIREMENTS 2009 EDITION OR THE MOST CURRENT EDITION THE GOVERNING BODY HAS ADOPTED AT THE TIME OF PERMITTING.

NO CONSTRUCTION TRAFFIC WILL BE ALLOWED WITHIN NAVA ADE FOR THIS PROJECT.

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

FLOOD ZONE

THIS PROPERTY LIES WITHIN OTHER AREAS ZONE "X", AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0394D, EFFECTIVE DATE JUNE 17, 2008.

PARK AREA DEDICATED TO THE HOA

- PHASE 1: 0 acres
PHASE 2: 1.02 acres
PHASE 3: 1.95 acres
TOTAL: 2.97 acres

** ANYWHERE THIS PLAT REFERS TO "VISTA DE LA SIERRA" IT SHALL MEAN AND REFER TO "VISTAS DE LA SIERRA!"

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 19TH DAY OF MARCH, 2019, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

Diego J. Sisneros
DIEGO J. SISNEROS, NMPMS#13986 7/16/2021



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO SUBDIVIDE THOSE LANDS SHOWN HEREON. OPEN SPACE TRACTS A THROUGH I ARE HEREBY GRANTED TO THE VISTA DE LA SIERRA HOMEOWNERS ASSOCIATION. OPEN SPACE TRACTS 1'S THROUGH 3'S ARE HEREBY GRANTED TO THE VISTA DE LA SIERRA HOA. MAINTENANCE OF PARK IMPROVEMENTS WITHIN THE OPEN SPACE TRACTS IS THE RESPONSIBILITY OF THE VISTA DE LA SIERRA HOA. DRAINAGE EASEMENTS ARE HEREBY CREATED FOR THE MITIGATION OF STORM WATERS OF THE SUBDIVISION LOTS AND ROADS. THE MAINTENANCE OF THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOA.

ROADS SHOWN HEREON AS PUBLIC RIGHT OF WAY, CREATED BY THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE & MAINTENANCE.

TRAIL EASEMENTS SHOWN HEREON, CREATED BY THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR A PUBLIC NON-MOTORIZED PEDESTRIAN TRAIL AND THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF SAID TRAIL. MAINTENANCE IS THE RESPONSIBILITY OF THE CITY OF SANTA FE.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE FOR NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

"QWEST CORPORATION, D/B/A CENTURYLINK QC" FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDED COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES. THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICES TO THE SUBDIVISION.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERCTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS PLAT CONTAINS 94.058 ACRES, MORE OR LESS. THIS DEDICATION LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

STORM WATER AGREEMENT

STORMWATER AGREEMENT: THE PROPERTY OWNER AND BY ACCEPTANCE OF TITLE TO A LOT, EACH SUBSEQUENT LOT OWNER, HEREBY AGREES THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS LOCATED ON A RESIDENTIAL LOT WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED BY THE LOT OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. ALL DRAINAGE EASEMENTS, CULVERTS AND DETENTION PONDS LOCATED WITHIN DESIGNATED OPEN SPACE WILL BE MAINTAINED BY THE VISTA DE LA SIERRA HOMEOWNERS ASSOCIATION AND KEPT FULLY FUNCTIONAL, CONSISTENT WITH THE ORIGINAL DESIGN. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENT DEFICIENCY AND AFTER 10 DAYS WRITTEN NOTICE TO THE RESPECTIVE LOT OWNER OR TO THE VISTA DE LA SIERRA HOMEOWNERS ASSOCIATION IN THE CASE OF COMMON IMPROVEMENTS, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS; AND (3) TO LIEN THE DEFAULTING OWNER'S LOT OR IN THE CASE OF COMMON IMPROVEMENTS, ALL OF THE LOTS, FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. IN THE CASE OF A LIEN RELATED TO WORK ON COMMON IMPROVEMENTS, UPON PAYMENT OF A LOT OWNER'S PRORATA SHARE, A LOT OWNER MAY OBTAIN A WRITTEN RELEASE OF SUCH LIEN, IN RECORDABLE FORM, FROM THE CITY, BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER APPROVES AND AGREES THAT THE FOREGOING STORMWATER AGREEMENT IS PERPETUAL AND RUNS WITH THE LAND, AND IS BINDING UPON ON PRESENT AND FUTURE LOT OWNERS, AND EACH LOT OWNER'S HEIRS, SUCCESSORS AND ASSIGNS.

DRAINAGE FACILITIES MAINTENANCE

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

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

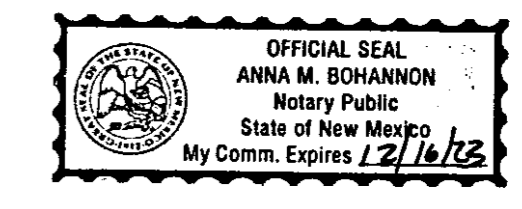
ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE INSPECTOR AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

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

- A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.
E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.
F. ALL BASINS/PONDS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.2(D)(4)(C)(ii).

OWNER LOT 3:
VDLS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

Greg Gonzales, Member
STATE OF NEW MEXICO
COUNTY OF SANTA FE



ON THIS 27 DAY OF AUGUST, 2021, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GREG GONZALES, MEMBER OF VDLS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

Quinn M. Bohannon 12-16-23
NOTARY PUBLIC COMMISSION EXPIRES

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

PARENT PARCEL: LOT 3A BECKNER ROAD EXTENSION DEDICATION PLAT PREPARED FOR BUILDING SERVICES OF SANTA FE, BEATY FAMILY LTD CO. AND THE CITY OF SANTA FE, RECORDED AS INST.#1796166 IN BOOK 804 PAGES 9-10.
UPC: 1-050-095-387-083

PLSS LOCATION: SECTION 8, T16N, R9E, NMPM
CITY: SANTA FE
COUNTY: SANTA FE
STATE: NEW MEXICO

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 471-6660
FILE# 10508PH1 DATE:7/16/2021

UTILITY COMPANIES
David R Aikin 7/19/2021
COMCAST DATE

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Fernando Vigil July 19, 2021
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM ELECTRIC) DATE

Frank A. Quason 7/21/2021
NM GAS COMPANY (NMGC) DATE

QWEST CORPORATION d/b/a/ CENTURYLINK QC
THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICES TO THE SUBDIVISION.

Doug Dale 7/19/2021
QWEST CORPORATION, D/B/A CENTURYLINK QC DATE

CONTROL REFERENCE

-BEARINGS ARE GRID, REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM NAD83(1992), CENTRAL ZONE FROM GPS STATE PLANE PROJECTION VIA DATA COLLECTION PROGRAM "CARLSON SURVEY".
-DISTANCES ARE REFERRED TO 6800 AKSL.
-DATUM DERIVED FROM DAWSON2 GPS BASE STATION N=1,687,626.870
E=1,708,833.475 ELE=6572.376'. ESTABLISHED FROM SANTA FE COUNTY CONTROL STATIONS USING DATA FROM THE 1992 BLUEBOOK REPORT FOR NGS AND S.F. CO.

SANTA FE COUNTY SIGNATURES

Santa Fe County Treasurer July 26, 21

COUNTY OF SANTA FE JSS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 27 day of September, 2021 A.D. at 3:26 o'clock P.M. and was duly recorded in book 886, page(s) 2-3 of the records of Santa Fe County.

KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.
Deputy



LOT DATA TABLES

PHASE 1 MS4 RETAINAGE											
Lot #	Lot Width	Impervious Area Accommodated By Off-Lot Ponding (Square FT)	Impervious Volume Accommodated By Off-Lot Ponding (Cubic FT)	Lot #	Lot Width	Impervious Area Accommodated By Off-Lot Ponding (Square FT)	Impervious Volume Accommodated By Off-Lot Ponding (Cubic FT)	Lot #	Lot Width	Impervious Area Accommodated By Off-Lot Ponding (Square FT)	Impervious Volume Accommodated By Off-Lot Ponding (Cubic FT)
1	45	2925	129	52	50	3580	158	103	50	1543	68
2	45	2925	129	53	50	3580	158	104	50	1543	68
3	45	2925	129	54	50	3580	158	105	50	1543	68
4	40	2550	112	55	50	3580	158	106	50	1543	68
5	40	2550	112	56	50	1543	68	107	50	1543	68
6	40	2550	112	57	50	1543	68	108	50	1543	68
7	45	2925	129	58	50	1543	68	109	50	1543	68
8	50	1543	68	59	50	1543	68	110	50	1543	68
9	50	1543	68	60	50	1543	68	111	50	1543	68
10	45	2925	129	61	50	1543	68	112	50	1543	68
11	45	2925	129	62	50	1543	68	113	50	1543	68
12	45	2925	129	63	50	1543	68	114	50	1543	68
13	40	2550	112	64	50	1543	68	115	45	1326	58
14	40	2550	112	65	50	1543	68	116	40	1178	52
15	40	2550	112	66	50	1543	68	117	40	1178	52
16	40	2550	112	67	50	1543	68	118	40	1178	52
17	40	2550	112	68	50	1543	68	119	40	1178	52
18	40	2550	112	69	50	1543	68	120	40	1178	52
19	40	2550	112	70	50	1543	68	121	40	1178	52
20	45	2925	129	71	50	1543	68	122	40	1178	52
21	45	2925	129	72	50	1543	68	123	40	1178	52
22	45	2925	129	73	50	1543	68	124	40	1178	52
23	40	2550	112	74	50	1543	68	125	40	1178	52
24	40	2550	112	75	50	1543	68	126	40	1178	52
25	40	2550	112	76	50	1543	68	127	40	1178	52
26	40	2550	112	77	50	1543	68	128	40	1178	52
27	40	2550	112	78	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
28	40	2550	112	79	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
29	40	2550	112	80	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
30	45	2925	129	81	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
31	45	2925	129	82	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
32	45	2925	129	83	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
33	40	2550	112	84	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
34	40	2550	112	85	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
35	40	2550	112	86	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
36	40	2550	112	87	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
37	40	2550	112	88	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
38	40	2550	112	89	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
39	45	2925	129	90	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
40	45	2925	129	91	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
41	45	2925	129	92	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
42	40	2550	112	93	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
43	40	2550	112	94	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
44	40	2550	112	95	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
45	45	2925	129	96	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
46	50	3580	158	97	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
47	50	3580	158	98	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
48	50	3580	158	99	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
49	50	3580	158	100	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
50	50	3580	158	101	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			
51	50	3580	158	102	50	1543	68	Impervious Area Accommodated Less Than Typical On Lot MS4 Retainage May Be Required			

"THE CONSTRUCTION OF IMPERVIOUS AREA, SUCH AS STRUCTURES AND PAVING, THAT EXCEEDS THE SQUARE FOOTAGE LIMITATIONS SHOWN IN THE TABLES ABOVE MAY REQUIRE ON-LOT PONDING."

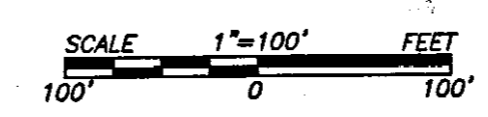
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	570.00'	53.41'	53.39'	S46°43'48"E	5°22'06"
C2	460.00'	50.10'	50.07'	S46°17'39"E	6°14'24"
C3	160.00'	63.57'	63.15'	S11°29'51"W	2°24'47"
C4	14.50'	4.58'	4.56'	S81°04'34"W	18°04'48"
C5	460.00'	38.09'	38.08'	S51°47'11"E	4°44'40"
C6	14.50'	13.32'	12.85'	S27°51'02"E	52°36'57"
C7	150.00'	81.03'	80.05'	S15°35'28"W	30°57'01"
C8	14.50'	18.20'	17.03'	S36°04'34"W	71°55'12"
C9	14.50'	8.25'	8.14'	S14°45'43"W	32°36'32"
C10	14.50'	10.36'	10.14'	S69°25'03"E	40°55'58"
C11	14.50'	12.42'	12.04'	S24°38'59"W	49°04'02"
C12	14.50'	12.42'	12.04'	S24°25'03"E	49°04'02"
C13	14.50'	10.36'	10.14'	S69°38'59"W	40°55'58"
C14	14.50'	10.36'	10.14'	S69°25'03"E	40°55'58"
C15	14.50'	12.42'	12.04'	S24°38'59"W	49°04'02"
C16	14.50'	12.42'	12.04'	S24°25'03"E	49°04'02"
C17	150.00'	7.40'	7.40'	S88°42'13"W	2°49'31"
C18	14.50'	3.96'	3.95'	S57°00'11"W	15°38'21"
C19	150.00'	58.82'	58.45'	S76°03'24"W	22°28'06"
C20	14.50'	22.78'	20.51'	N45°06'58"E	90°00'00"
C21	200.00'	42.72'	42.64'	N83°59'50"E	12°14'15"
C22	47.50'	33.83'	33.12'	S11°15'11"W	40°48'37"
C23	956.98'	43.19'	43.19'	S65°02'45"W	2°35'10"
C24	200.00'	19.58'	19.57'	N75°04'27"E	5°36'31"
C25	25.00'	40.65'	36.32'	S61°08'56"W	93°10'24"
C26	8.00'	5.52'	5.41'	S19°53'17"W	39°32'39"
C27	14.50'	22.78'	20.51'	S44°53'02"E	90°00'00"
C28	410.00'	65.15'	65.08'	N47°35'00"W	9°06'15"
C29	354.34'	47.35'	47.32'	S46°28'16"W	7°39'24"
C30	410.00'	65.65'	65.58'	N62°39'20"W	9°10'29"
C31	304.80'	47.83'	47.78'	S62°53'40"E	8°59'28"
C32	410.00'	65.66'	65.59'	N71°49'51"W	9°10'32"
C33	304.80'	47.84'	47.84'	S71°53'16"W	9°00'05"
C34	410.00'	65.36'	65.29'	N80°59'07"W	9°08'01"
C35	304.80'	47.50'	47.45'	S80°51'20"E	8°55'42"
C36	410.00'	63.44'	63.37'	N89°59'05"W	8°51'55"
C37	304.80'	47.53'	47.46'	S89°47'13"E	8°56'03"
C38	410.00'	63.87'	63.81'	S76°30'08"W	8°55'33"
C39	304.80'	47.67'	47.62'	N77°44'50"E	8°57'38"
C40	410.00'	25.22'	25.22'	S70°16'37"W	3°31'28"
C41	304.80'	21.25'	21.24'	N71°16'12"E	3°59'38"
C42	200.00'	19.14'	19.14'	S71°15'25"W	5°29'03"
C43	200.00'	45.90'	45.80'	S80°34'27"W	13°09'01"
C44	189.15'	67.60'	67.24'	N79°00'54"E	20°28'39"
C45	200.00'	46.28'	46.17'	N86°13'19"W	13°15'27"
C46	189.15'	18.60'	18.59'	S87°55'45"E	5°38'02"
C47	310.24'	13.85'	13.85'	S80°58'07"E	2°33'27"
C48	200.00'	46.32'	46.22'	N72°57'29"W	13°16'13"
C49	310.24'	68.21'	68.07'	S73°23'30"E	12°35'49"
C50	287.61'	4.11'	4.11'	S67°47'31"E	0°49'08"
C51	410.00'	42.45'	42.43'	N55°06'07"W	5°55'58"
C52	304.80'	30.63'	30.61'	S55°31'13"E	5°45'26"
C53	410.00'	33.04'	33.03'	S83°16'26"W	4°37'04"
C54	304.80'	18.72'	18.71'	N83°59'13"E	3°31'06"
C55	100.00'	60.68'	59.76'	N17°30'02"E	34°46'08"
C56	14.50'	20.60'	18.91'	N75°34'36"E	81°22'59"
C57	460.00'	79.31'	79.21'	S68°40'18"E	9°52'42"
C58	1117.00'	80.42'	80.41'	S75°10'29"W	4°07'31"
C59	25.00'	46.69'	40.19'	N53°23'09"W	107°00'14"
C60	460.00'	98.24'	98.06'	S79°43'43"E	12°14'13"
C61	14.50'	21.75'	19.77'	S42°51'56"E	85°57'47"
C62	14.50'	20.80'	19.06'	S41°13'07"W	82°12'18"
C63	1117.00'	99.11'	99.07'	S79°46'45"W	5°05'01"
C64	14.50'	21.38'	19.50'	N42°21'32"E	84°29'09"
C65	460.00'	99.14'	98.95'	N78°25'40"E	12°20'53"
C66	1117.00'	73.56'	73.55'	S88°13'46"W	3°46'24"
C67	14.50'	23.73'	21.17'	N46°46'14"W	93°46'24"
C68	460.00'	30.02'	30.01'	N70°23'03"E	3°44'20"

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C69	14.50'	28.24'	23.99'	S55°41'04"E	111°36'05"
C70	14.50'	22.78'	20.51'	S45°06'58"W	90°00'00"
C71	14.50'	21.78'	19.79'	N43°09'01"E	86°04'06"
C72	150.00'	102.13'	100.17'	N44°53'02"W	90°00'00"
C73	14.50'	22.78'	20.51'	S74°18'34"E	39°00'44"
C74	954.20'	5.49'	5.49'	N38°32'58"W	14°31'48"
C75	169.73'	43.04'	42.93'	N29°16'59"E	87°40'06"
C76	25.00'	38.25'	34.63'	N73°13'37"E	0°13'10"
C77	1067.00'	4.09'	4.09'	N78°57'06"E	22°19'43"
C78	175.00'	68.20'	67.77'	N69°00'25"E	2°26'21"
C79	1092.00'	46.49'	46.48'	N69°00'25"E	14°03'10"
C80	1092.00'	267.83'	267.16'	N87°11'52"E	5°50'13"
C81	1092.00'	111.24'	111.20'	S74°39'47"W	2°39'10"
C82	957.00'	44.31'	44.31'	S74°39'47"E	2°39'10"
C83	1067.00'	49.40'	49.40'	S77°10'06"W	2°21'29"
C84	957.00'	39.39'	39.38'	N77°10'06"E	2°21'29"
C85	1067.00'	43.91'	43.91'	S79°31'35"W	2°21'29"
C86	957.00'	39.39'	39.38'	N79°31'35"E	2°21'29"
C87	1067.00'	43.91'	43.91'	S79°31'35"E	2°21'29"
C88	957.00'	39.39'	39.38'	S81°53'04"E	2°21'29"
C89	1067.00'	43.91'	43.91'	S81°53'04"E	2°21'29"
C90	957.00'	39.39'	39.38'	S84°14'33"W	2°21'29"
C91	1067.00'	43.91'	43.91'	N84°14'33"E	2°21'29"
C92	957.00'	39.37'	39.37'	S86°36'00"W	2°21'52"
C93	1067.00'	44.03'	44.03'	N86°36'13"E	2°21'52"
C94	957.00'	39.04'	39.04'	S88°56'50"W	2°20'15"
C95	1067.00'	43.40'	43.39'	N88°57'04"E	2°19'49"
C96	133.81'	34.25'	34.16'	N07°13'03"W	14°40'02"
C97	125.00'	67.52'	66.71'	N15°35'28"E	30°57'01"
C98	435.00'	120.16'	119.78'	N51°01'13"W	15°49'37"
C99	435.00'	241.08'	238.00'	N74°48'37"W	31°45'12"
C100	435.00'	157.			

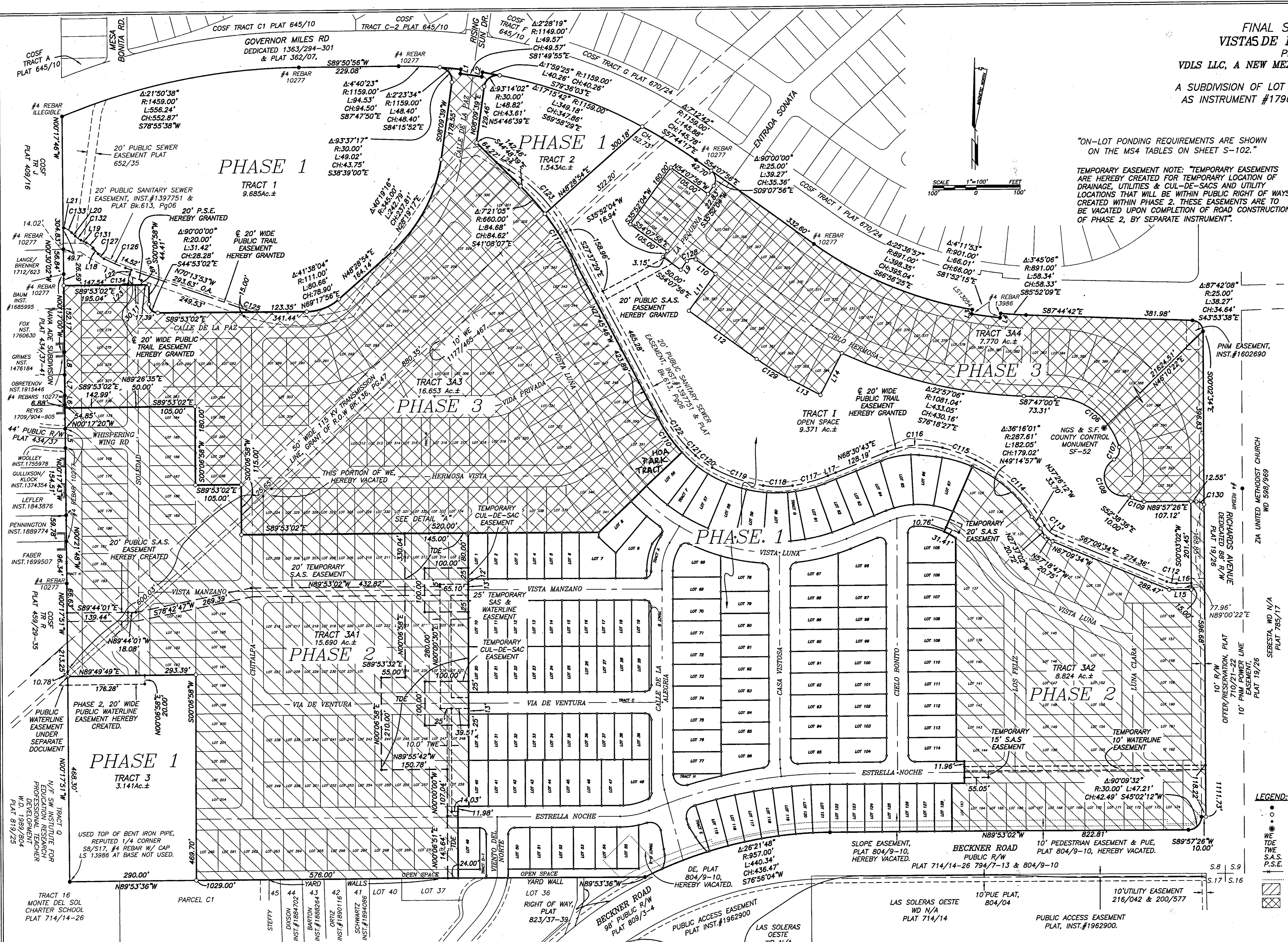
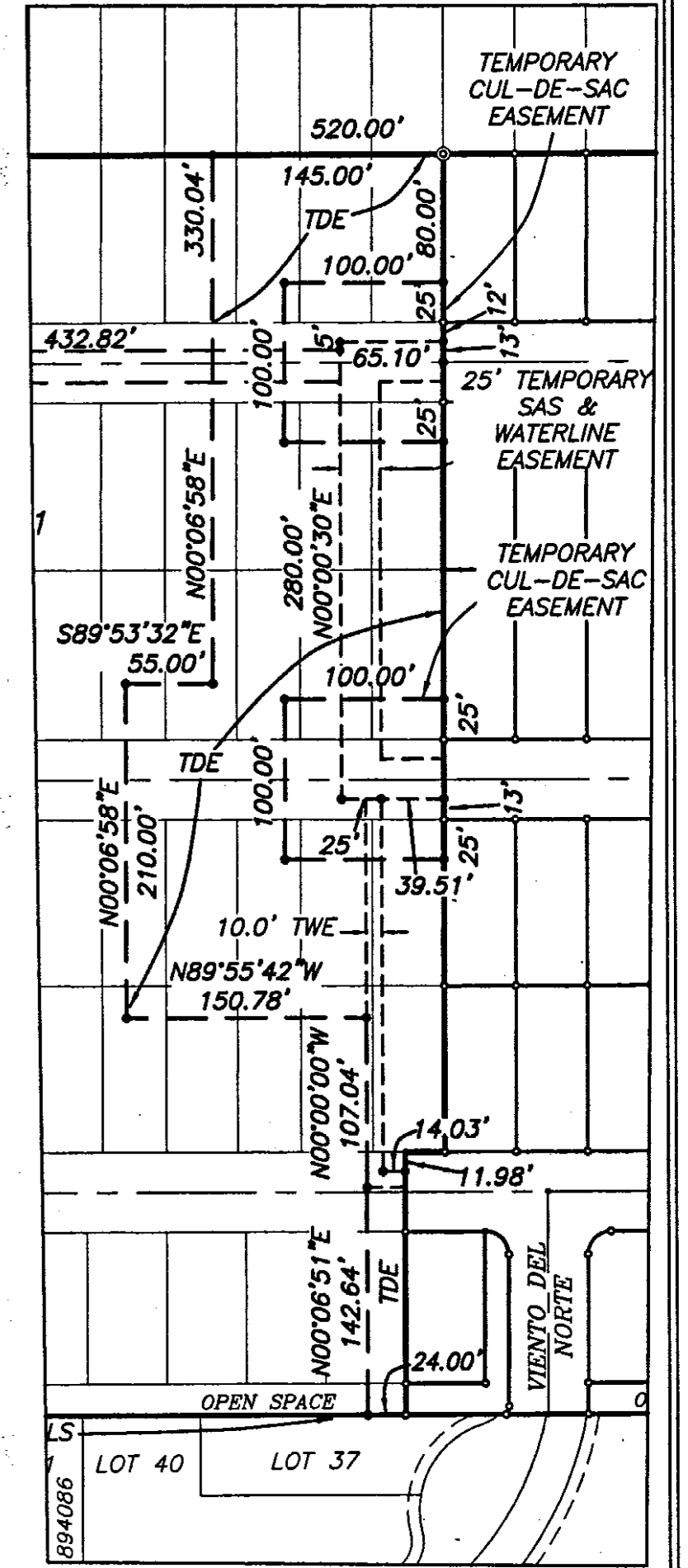
FINAL SUBDIVISION PLAT 882-04
VISTAS DE LA SIERRA PHASE 1
 PREPARED FOR
VDLS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
 SHOWING
 A SUBDIVISION OF LOT 3A AS SHOWN ON PLAT RECORDED
 AS INSTRUMENT #1796166 IN BOOK 804 PAGES 09-10

"ON-LOT PONDING REQUIREMENTS ARE SHOWN ON THE MS4 TABLES ON SHEET S-102."

TEMPORARY EASEMENT NOTE: "TEMPORARY EASEMENTS ARE HEREBY CREATED FOR TEMPORARY LOCATION OF DRAINAGE, UTILITIES & CUL-DE-SACS AND UTILITY LOCATIONS THAT WILL BE WITHIN PUBLIC RIGHT OF WAYS CREATED WITHIN PHASE 2. THESE EASEMENTS ARE TO BE VACATED UPON COMPLETION OF ROAD CONSTRUCTION OF PHASE 2, BY SEPARATE INSTRUMENT."



"DETAIL A" 1"=100' FOR CLARIFICATION



- LEGEND:**
- DENOTES REBAR LS 13986, OR AS SHOWN FOUND
 - DENOTES REBAR, OR AS SHOWN SET
 - DENOTES CALCULATED POINT NOT SET
 - DENOTES BRASS CAP/NGS MONUMENT FOUND
 - DENOTES PUBLIC WATERLINE EASEMENT
 - DENOTES TEMPORARY DRAINAGE EASEMENT
 - DENOTES TEMPORARY WATERLINE EASEMENT
 - DENOTES SANITARY SEWER
 - DENOTES PUBLIC SANITARY SEWER EASEMENT
 - DENOTES WOOD FENCE
 - DENOTES EASEMENT HEREBY VACATED
 - DENOTES FUTURE PHASE 2
 - DENOTES FUTURE PHASE 3

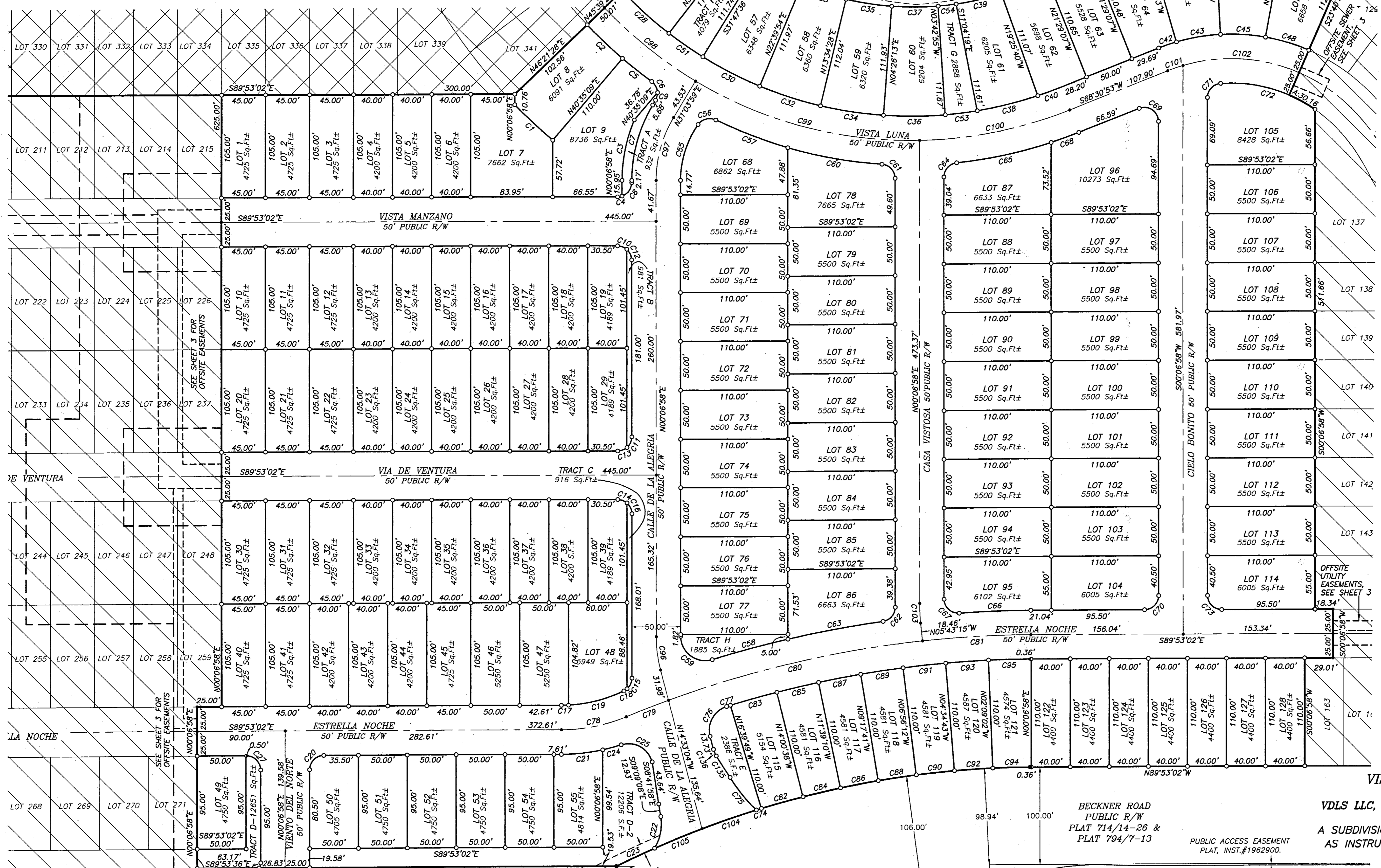
Diego J. Sisneros
 DIEGO J. SISNEROS, NMP#13986 7/16/2021



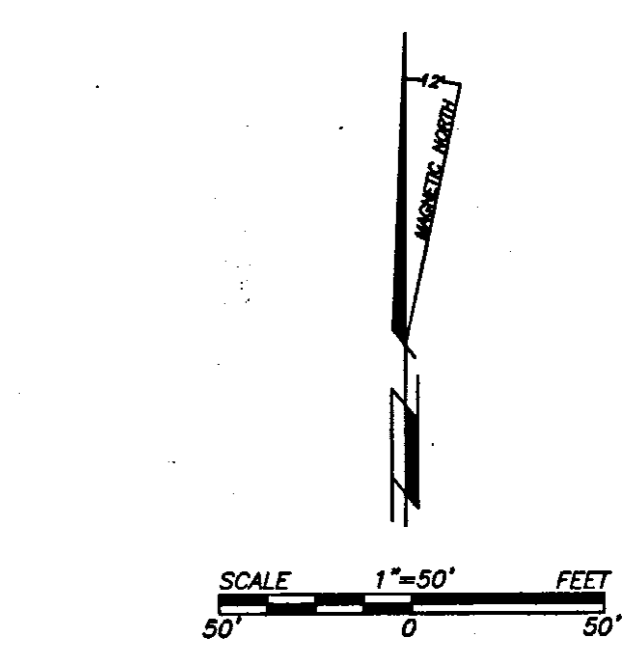
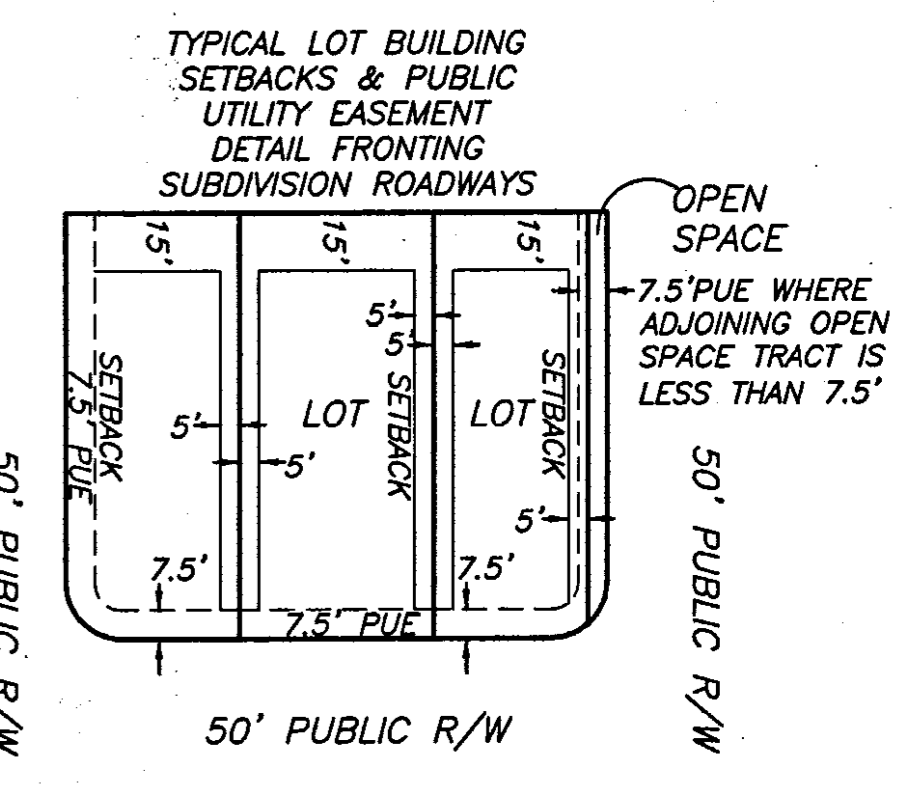
DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 7505 MALLARD WAY, SUITE A
 SANTA FE, N.M., 87507 471-6660
 FILE# 10508PH1 DATE: 7/16/2021

- LEGEND:**
- DENOTES REBAR, OR AS SHOWN FOUND
 - DENOTES REBAR, OR AS SHOWN SET
 - DENOTES CALCULATED POINT NOT SET
 - PUE DENOTES PUBLIC UTILITY EASEMENT
 - ▨ DENOTES FUTURE PHASE
 - ▩ DENOTES FUTURE PHASE 3

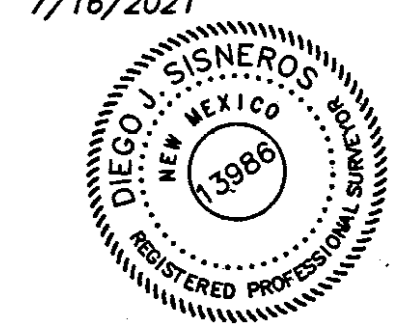
"ON-LOT PONDING REQUIREMENTS ARE SHOWN ON THE MS4 TABLES ON SHEET S-102."



NOTE: LOT BEARINGS ARE TYPICAL AND MATCH OPPOSING LOT OR ROADWAY BEARING UNLESS SHOWN OTHERWISE.



Diego J. Sineros
DIEGO J. SINEROS, N.M.P.S.#13988 7/16/2021



FINAL SUBDIVISION PLAT
VISTAS DE LA SIERRA PHASE 1
 PREPARED FOR
VDLS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
 SHOWING
 A SUBDIVISION OF LOT 3A AS SHOWN ON PLAT RECORDED
 AS INSTRUMENT #1796166 IN BOOK 804 PAGES 09-10

SHEET 4 OF 4

DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 7505 MALLARD WAY, SUITE A
 SANTA FE, N.M., 87507 471-6660
 FILE# 10508PH1 DATE:7/16/2021

LIAISON Planning Services Inc.

P.O. Box 1835 Santa Fe, NM 87504 (505) 920-6839 liaisonplanning@gmail.com

June 16, 2025

Re: Early Neighborhood Notification Meeting
Preliminary and Final Plat Approval for Vista de la Sierra Subdivision Phase 3
3800 Governor Miles Rd., Santa Fe NM

Dear Neighbor,

The property owner for the above referenced address is requesting Preliminary and Final Subdivision Plat Approval a 24.423-acre parcel to be developed as a 128 lot single family residential subdivision. In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification ordinance, this is to inform you that a ZOOM meeting is scheduled for:

July 2, 2025
5:30 PM

Virtual at <https://santafe.primegov.com/public/portal>

The Early Notification ordinance provides for an exchange of information between perspective applicants for development projects and the project's neighbors before the application becomes too firm to respond meaningfully to community input.

Attached, please find a vicinity map outlining the project area and proposed site plan. If you have any questions or comments, please contact Liaison Planning Services Inc., (505) 920-6839.

Sincerely,



Dolores L. Mrgil

Attachments: Vicinity Map
Proposed Site Plan

Special Note: Persons with disabilities in need of special accommodations or the hearing impaired in need of an interpreter please contact the Land Use Office (505) 6820 5 days prior to the hearing or meeting date.