



AGENDA

REGULAR MEETING OF
THE PLANNING COMMISSION
AUGUST 06, 2020 AT 6:00 PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT

Attendance: In response to the State’s declaration of a Public Health Emergency, the Mayor’s Proclamation of Emergency, and the ban on public gatherings of more than five (5) people, the Planning Commission meeting will be conducted using Zoom.

Viewing on YouTube: Members of the public may stream the meeting live on the City of Santa Fe’s YouTube channel at <https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA>. The YouTube live stream can be accessed at this address from most computers, mobile devices, or smartphones. A video recording of the meeting will be posted on YouTube and available for viewing after the meeting.

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted on the City of Santa Fe’s Calendar of Events website at least seventy-two (72) hours before the meeting: <https://www.santafenm.gov/events>. The direct Zoom link is: <https://us02web.zoom.us/j/83138050511?pwd=UlhueHUwd2VLUG5JM1c4RURFZ1NKdz09> and use password: 349362.

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 831 3805 0511

Public Comment:

- By video: A person attending the Zoom meeting by using a computer, mobile device, or smart phone may provide public comment during the meeting. Attendees should use the “Raise Hand” function to be recognized by the chair to speak at the appropriate time.
- By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting but **must** provide advance notice to City staff. Please



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contact Noah Berke (505-490-5930, nlberke@santafenm.gov) no later than Monday, August 3, 2020, and provide your **full name, address, and the phone number** you will be using to call in to the teleconference. Without your phone number, the chair will not be able to recognize you to speak at the meeting.

- In writing: A person may submit written public comments in advance of the meeting by email (LandUsePublicComment@santafenm.gov), by U.S. Postal Service (City of Santa Fe, ATTN: Noah Berke, PO Box 909, Santa Fe, NM 87504-0909), or by dropping off a comment at the physical drop box which will be located outside City Hall at the entrance to Land Use Lobby facing Marcy Street. Please include your full name and address, and identify the specific agenda item you are commenting on. To be included in the official record and considered at the hearing, written public comment **must** be received no later than Monday, August 3, 2020.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. June 18, 2020
2. July 2, 2020

E. APPROVAL OF FINDINGS/CONCLUSIONS

F. OLD BUSINESS

1. An Ordinance Amending Section 14-11.4 of the Land Development Code to Adopt Civil Penalty Provisions, a Civil Fine Schedule, and Civil Citation Procedures for Land Use Code Enforcement Actions; and to Permit the Land Use Director to Order a One-Year Waiting Period for Application for Short-Term Rental Permit by a Person Who Has Violated the Short-Term Rental ordinance, Section 14-6.2(A)(5) SFCC 1987. (Mayor Webber and Councilors Lindell, Romero-Wirth, and Villarreal) (Elias Isaacson, Land Use



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Director, esiasacson@santafenm.gov, 955-6730) (Sally Paez, Assistant City Attorney, sapaez@santafenm.gov, 955-6501) **(POSTPONED FROM JUNE 18, 2020)**

G. NEW BUSINESS

1. **Case #2020-2267. 719, 721, 723, 723½ Don Diego; Castillo Compound Zoning Ordinance Amendment.** Celia and Alvino Castillo, Owners, request an amendment to Ordinance 1998-4 and the associated development plan to allow building additions, to allow two additional commercial uses, and to clarify and align various other conditions of approval with a development plan approved in 1999 and a proposed development plan amendment (2020-2268). The properties are approximately 0.40 acres and is zoned C-1PUD (Office and Related Commercial; Ordinance #1998-4). (Carlos Gemora, cegemora@santafenm.gov, 505-955-6670).
2. **Case #2020-2268. 719, 721, 723, 723½ Don Diego; Castillo Compound Development Plan.** Celia and Alvino Castillo, Owners, request an amendment to a development plan and the associated Zoning Ordinance 1998-4 to expand the building footprints on the property by approximately 1,300 sq. ft., to modify existing accessory structures, to construct a carport of approximately 550 sq. ft, and to construct new walls and fences. The properties are approximately 0.40 acres and is zoned C-1PUD (Office and Related Commercial; Ordinance #1998-4). (Carlos Gemora, cegemora@santafenm.gov, 505-955-6670).



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3. **Case #2020-2269. 5750 Airport Road Casa Azul Final Subdivision.** JenkinsGavin, Inc., Agent, for BBR 5750 Airport Road, LLC, Owner, requests approval of a Final Subdivision Plat for three lots located at 5750 Airport Road. The property is zoned SC-1 (Neighborhood Shopping Center District), is within the Airport Road Overlay District, and is approximately 6.24 acres. (Lee Logston, Case Manager, lrllogston@santafenm.gov, 955-6136).

- H. STAFF COMMUNICATIONS
- I. MATTERS FROM THE COMMISSION
- J. ADJOURNMENT

**SUMMARY INDEX
PLANNING COMMISSION MINUTES
JUNE 18, 2020**

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A. Roll Call	Quorum Present	1
B. Pledge of Allegiance	Recited	1
C. Approval of Agenda	Approved as published	2
D. Approval of Minutes May 21, 2020	Approved	2
Findings/Conclusions	None	2
E. Old Business:	None	2
F. New Business		
1) Case #2020-2115. Vista del Rio Final Subdivision Plat Findings/Conclusions	Approved with conditions Approved	2-3 3
2) An Ordinance Amending Section 14-6.2	Postponed	3-37
3) An Ordinance Amending Section 14-11.4	Postponed	3-37
G. Staff Communications	Comments	37-38
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I. Adjournment	Adjourned at 10:06 pm	38

MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, June 18, 2020 - 6:00pm
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Planning Commission was called to order by Chair Hiatt on the above date at approximately 6:00 p.m. at a virtual meeting held at <https://www.youtube.com/user/cityofsantafe>.

A. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present

Commissioner John B. (Jack) Hiatt, Chair
Commissioner Mark Hogan, Vice Chair
Commissioner Janet Clow
Commissioner Pilar Faulkner, Secretary
Commissioner Brian Patrick Gutierrez
Commissioner Jessica Lawrence
Commissioner Dominic Sategna

Members Absent

Commissioner Lee Garcia (Excused)
(One Vacancy)

Others Present:

Mr. Elias Isaacson, Land Use Director
Mr. Noah Berke, Planner Manager and Staff Liaison
Ms. Sally Paez, Assistant City Attorney
Ms. Melissa D. Byers, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Land Use Department.

B. PLEDGE OF ALLEGIANCE

Chair Hiatt led the Pledge of Allegiance.

Mr. Berke explained the process for participation by members of the public once the Chair opens the Public Hearing.

C. APPROVAL OF AGENDA

MOTION: Commissioner Faulkner moved, seconded by Commissioner Hogan, to approve the agenda, as presented.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Faulkner, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: May 21, 2020

Commissioner Clow noted on page 25, the sixth paragraph, "Commissioner Clow said the *applicant* appeared to have determined that having..." Instead of *applicant* it should say City staff.

MOTION: Commissioner Sategna moved, seconded by Commissioner Faulkner to approve the Minutes of May 21, 2020 as amended.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Faulkner, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

FINDINGS/CONCLUSIONS: None

E. OLD BUSINESS:

None.

F. NEW BUSINESS

1. **Case #2020-2115. Vista del Rio Final Subdivision Plat.** JenkinsGavin, Inc., Agent, for Moellenbeck Professional Association Retirement Trust and Twilight Homes, Owners, requests approval of a final subdivision plat for twenty-one single family lots located at 5401 Agua Fria St. The property is approximately 4.02 acres and is zoned MU (Mixed Use). (Dan Esquibel, Case Manager, daesquibel@santafenn.gov, 955-6587)

Staff Report

Dan Esquibel presented the staff report.

Mr. Esquibel stated the Land Use Department recommends approval for the final subdivision plat for the 21 family units, with the conditions of approval as outlined in the report and technical corrections in Exhibit A. He noted the criteria of section 14-3.7(C) is shown in Exhibit C and the applicant has agreed to the conditions.

Applicant's Presentation

Jennifer Jenkins, 130 Grant Avenue, Suite 101, was sworn. She stated the applicant agreed with all conditions of approval and technical corrections. She stood for questions.

Public Hearing

There were no public comments, therefore, Chair Hiatt closed the public hearing.

Commission Discussion

MOTION: In Case #2020-2115, Vista del Rio Final Subdivision Plat, Commissioner Hogan moved to approve with staff recommendations and technical corrections and conditions of approval. The motion was seconded by Commissioner Clow.

VOTE: The motion was approved by unanimous roll call vote with Commissioners Clow, Faulkner, Hogan, Gutierrez, Lawrence and Sategna voting in favor and none voting against.

MOTION: In Case #2020-2115, Vista del Rio Final Subdivision Plat Findings of Fact and Conclusions of Law, Commissioner Hogan moved, seconded by Commissioner Clow to approve the Findings of Fact and Conclusions of Law.

VOTE: The motion was approved by unanimous roll call vote with Commissioners Clow, Faulkner, Hogan, Gutierrez, Lawrence and Sategna voting in favor and none voting against.

2. **An Ordinance Amending Section 14-6.2 SFCC 1987 to Adopt by Ordinance a Maximum of one thousand (1000) Short-Term Rental Permits in the City; to Prospectively Limit the Number of Short-Term Rental Permits to One Per Natural Person; to Prospectively Limit the Proximity of Short-Term Rental Units on Residentially Zoned Property; to Require a Local Operator for Short-Term Rental Units; to Adopt Record-Keeping and Reporting Requirements for Short-Term Rental Unit Owners and Host Platforms; and to Clarify Other Provisions of**

the Short-Term Rental Ordinance. (Mayor Webber and Councilors Lindell, Romero-Wirth, and Villarreal) (Elias Isaacson, Land Use Director, esiasaacson@santafenm.gov, 955-6730) (Sally Paez, Assistant City Attorney, sapaez@santafenm.gov, 955-6501)

3. **An Ordinance Amending Section 14-11.4 of the Land Development Code to Adopt Civil Penalty Provisions, a Civil Fine Schedule, and Civil Citation Procedures for Land Use Code Enforcement Actions; and to Permit the Land Use Director to Order a One-Year Waiting Period for Application for Short-Term Rental Permit by a Person Who Has Violated the Short-Term Rental ordinance, Section 14-6.2(A)(5) SFCC 1987.** (Mayor Webber and Councilors Lindell, Romero-Wirth, and Villarreal) (Elias Isaacson, Land Use Director, esiasaacson@santafenm.gov, 955-6730) (Sally Paez, Assistant City Attorney, sapaez@santafenm.gov, 955-6501)

Chair Hiatt asked if both ordinances should be heard at the same time.

Ms. Paez explained it was up to the Commission, but the two proposals are meant to work in harmony and have one staff report. Taking them together made sense.

Seeing no objections from the Commission, Chair Hiatt ruled the two Ordinances would be heard together

Staff Report

Director Isaacson provided the staff report. The amendments improve enforcement of the City's Short-Term Rental (STR) program and create a system to impose penalties on owners operating STRs without authorization from the Land Use Department. The sponsors include Mayor Webber and Councilors Signe Lindell, Carol Romero-Wirth, and Renée Villarreal.

Per section 14-3.3, amendments to the Land Use Code require a public hearing, a review, and a recommendation from the Planning Commission before consideration by the Governing Body.

The amendments to section 14-6.2 amend and clarify the existing Short-Term Rental ordinance. The current limitation maximum is 1000 permits that may be issued by the Land Use Department as previously adopted by the City, by resolution. That amount will remain unchanged.

Additionally, the Ordinance will limit short-term rental permits to one per natural person and the proximity of STRs on residentially zoned property and require a local

operator for STR units. The Ordinance will require permit holders and host platforms to adhere to record-keeping and reporting.

Amendments to Section 14-11.4 include provisions for adopting civil penalties, a civil fine schedule, and civil citation procedures for Land Use Code enforcement. The amended ordinance would clarify the circumstances under which the Land-Use Director can invoke permits, including short-term rental permits. The Director could order for anyone that violates Code, a one year waiting period for application for a STR permit.

Director Isaacson referred to a chart in the packet showing the substantive changes to the two ordinances, the policy objectives, and the City's regulatory approach which is to ensure that operation of the STR in residential areas does not disrupt the character or quality of life of the neighborhood. The regulatory approach will be to limit the density and proximity of STRs by preventing new STRs on residentially zoned property within 75 feet of an existing STR. The resolution's 1,000 permit limit would be maintained and incorporated into the Ordinance.

Another policy objective is to prevent speculators from purchasing multiple homes for the purpose of operating multiple STR units, resulting in the reduction of long-term rental (LTR) housing. The regulatory approach is to issue only one permit to one actual person. Additionally, law-abiding residents would be allowed an option to utilize accessory dwelling units (ADU) as STR units to create wealth and generate supplemental income. The regulatory approach would exclude ADUs operating in compliance with the ADU ordinance section 14-6.3(D)(1) from the proximity/density limitations set forth in 14-6.2(E)(5)(e).

The policy objective to minimize public safety risks associated with STR units such as higher traffic levels, parking issues, noise, litter, and other public nuisances. Regulatory approaches would include who is available requiring a local operator 24/7 to respond to complaints and include their contact information. Also proposed is to limit frequency in STR guest turnover by prohibiting the rental of STR units to no more than once in 7 days. Existing limitations will be maintained on the maximum number of guests (2 x the number of bedrooms) and continued administration of the City's formal annual permitting requirements.

Last, to ensure the owner/operator of STR's follows applicable regulations, including the payment of all fees and taxes, they will adopt and enforce new enforcement options. That includes the schedule of civil fines which increases for repeat violators, the revocation of permits, and a one-year application waiting period for anyone who has violated. Permit holders will also be required to maintain books and records for a three-year minimum and record-keeping/reporting by host platforms and to collect revenues.

Director Isaacson turned the floor over to City Attorney Paez to discuss the policy making process and opportunities for public participation.

Ms. Paez said this is the first opportunity for public input on the legislation and is a matter of interest for City Councilors and the Mayor. Due to the limitations in State law for open meetings they cannot get together as a group of interested Councilors outside the context of formal public meetings. The objective of the four sponsors was to create a preliminary proposal with a lot of ideas and take that into the committee process. They would then obtain input from members of the public and stakeholders.

Staff has received a lot of input already and this is the first time a City body could weigh in on the amendments in a formal public meeting. The schedule proposed for the committees staffed by City Councilors is to go before the Quality of Life Committee on July 1; Public Works and Utilities Committee, July 6; request to publish before the City Council on July 8, go to the Finance Committee on July 13; and public hearing before City Council on August 12, 2020.

It is possible the Planning Commission could reach a final recommendation to approve, that contains possible nuances. They can recommend changes of what they like or eliminate what they don't like within their purview.

Staff has been compiling comments even those received after the deadline (Monday), due to the large volume. She hoped that Commissioners had a chance to review the first batch because three additional batches of recent public comments were sent to Commissioners.

Ms. Paez said she would like to read the names of those who sent written comments into the record. Additional comments have been received since the last batch. She will continue to gather that input and make it available to the City Councilors and other committees and the Governing Body to retain as a formal record.

Chair Hiatt asked if the draftsmen or sponsors of the Ordinance had an opportunity to involve the STR community or interested citizens.

Ms. Paez replied she is aware that sponsors individually have been speaking with stakeholders and community members ad hoc. There was no formal opportunity until tonight.

Mr. Berke provided historical context on the STR Ordinance and changes. He said that in about 2005, Santa Fe recognized the operation of vacation rentals throughout the City and they were somewhat disruptive to neighborhoods. They received a lot of neighborhood input on the issue and the City decided to look into the issue. Subsequently through a series of stakeholder meetings an STR ordinance was drafted and passed in 2007/2008. In 2015 the Governing Body passed a resolution that asked staff to analyze the current Land Development Code regarding STRs. They were asked to make recommendations in the ordinance.

There were a series of well attended public meetings with neighborhoods, different stakeholders, the Tourism/Hospitality industry. Options were presented at the meetings by City staff and the Tourism Department and considered changes and issues that would be needed through ordinance revisions. There were online platforms that could be rented through AirBNB, Craig's List, VRBO, etc. all showing short-term rentals that were not captured as having a permit.

The cap at that time was 350 STRs with a lengthy waiting list. They drafted major changes to the STR ordinances in 2015-2016 which included that:

- All rentals of less than 30 days had to register with the City with a registration permit regardless of zoning district.
- The cap for residential permits was increased from 350 to 1000 and could be adjusted if City Council thought necessary.
- They eliminated the 17 rentals per year but kept that there could only be 1 rental every 7 days.
- Two adjoining STRs on a residential street was prohibited.
- They clarified that STR permits were nontransferable and only for the owner of the property, it wouldn't transfer to a new owner.
- Applicants were allowed to submit self-compliance statements for renewal.
- A mailing requirement was added that applicants should notify the homeowners and neighborhood associations within a specific range.
- Fees were adjusted to cover the cost of staff performing fire inspection, home inspection and business permitting, and a late fee of \$50 that granted a 30-day extension for renewals.
- Fees for enforcement were added and a fine of \$500 with a required written notice to the applicant of a violation.
- Applicants had to list on the application where they advertised for verification by the City that the applicant legally advertised.
- A Short-Term Rental office was added with an increase in staffing of that office.
- The City purchased compliance software with the ability to compare the list of STRs with permits and the lists from VRBO, AirBNB, etc. and the ability to send a notification for non-compliance.
- Council instructed staff to report back and provide an update in 18 months from the adoption of the changes. That has been done.

Chair Hiatt asked Director Isaacson if there was anything else from staff. He was told there was none.

Vice Chair Hogan said he wanted to disclose two things: One, he received a large number of calls on this issue. Out of concern about ex parte, he had encouraged everyone to send their comments in writing to the City to be distributed to everyone. He added he did not believe his capacity to take action on this had been compromised.

Commissioner Hogan said secondly, he may soon be an STR operator. He had applied for a permit in January for his converted office and was given a permit. But he has never acted on that nor received any income because of COVID.

Commissioner Hogan said he felt the obligation to disclose his permit, but again did not think that compromised his ability to participate. He offered to recuse himself if the Chair or Attorney Paez felt differently.

Chair Hiatt said his understanding is that legislative matters for ex parte have a different connotation. He asked Ms. Paez to comment.

Ms. Paez agreed. A legislative matter has no ex parte communication limitation, whereas a quasi-judicial matter does have an ex parte communication limitation. In a quasi-judicial matter, the applicant has a constitutional right to impartial decision-makers who have not been swayed by information from outside the formal record. In this case, as a legislative matter it is okay to correspond. The sponsors have been trying to correspond with interested parties, which is appropriate. She saw no problem as long as a quorum of the Commission does not discuss this outside the context of a public meeting.

Chair Hiatt said on the second matter of the Vice Chair owning a STR but not having any tenants yet, based on Vice Chair Hogan's comments, he did not find an inability for him to participate. He asked if any Commissioner objected to the ruling of the Chair. There were no objections noted.

Ms. Paez provided for the record additional context in the Code of Ethics in Code, Section 1-7 requiring a public official with a conflict of interest to disclose that conflict at the public meeting. It states, "*A public official shall not perform an official act or attempt to influence another person to perform an official act in any matter in which he/she has a conflict of interest.*" In this case because changes are not being made that would increase the revenues received, voting on the legislation would not be a conflict of interest. As long as no money is a result to the Commissioner.

Public Hearing

Chair Hiatt explained the process for the public hearing and that the comments were limited to two minutes. He noted 58 people wanted to participate and he appreciated all of their comments.

Ms. Paez read the names of those submitting written comments to the Commission, noting they continue to receive comments. Those will be compiled and be of benefit to additional committee meetings. She read into the record names of those sending written comments in alphabetical order: Rebecca Anderson, Cindy Atanasoff, Irene P. Ayala, Cheryl Benard, Tai Bixby, Steve Harris, Karen Heldmeyer, Robert

Hilgendorf, Craig Lamb, Patricia Lillis, David Mansure (with petition attached), John M. Nye, Paul Plunket, Karen Kolbert Richelli, Victoria Rogers, Tim Ryan, Marvin Schrage, Ron & Myrna Simon, Sara & Dave Singleton, Michael Tankersley, Jon B. Tucker, Elizabeth West, Janet Williams and Richard A. Woodruff. The written public comments are attached hereto as Exhibits 1, 2, 3 and 4.

Ms. Paez indicated the list of names would be provided to the stenographer. She apologized for any incorrect pronunciations.

Chair Hiatt noted for the record that he had not seen at least half of those comments. He counted the names on the petitions and appears there are 700 names.

Preston Ellsworth, 1412 Cerrillos Road, was sworn. He thanked Mr. Berke for his help in navigating the administrative management of the system. He said he preferred this go to the Governing Body for better administration and oversight. Secondly, they need to get the County on board so the community could comprehend the problem. Third, the revenues, which are substantial, should be coming to the City and distributed by the Governing Body to the Convention and Visitor's Bureau, minus the fees and charges for enforcement.

Myra Canterbury, 15 Mesa Encantado, Unit 227, was sworn. She wasn't sure if she fell under the guidelines or was outside the boundaries of the 1000 people who are permitted. She asked the boundaries for the legislation.

Chair Hiatt asked Ms. Canterbury if she was registered with the City as a short-term rental owner. She told him she thought she was outside City limits.

Chair Hiatt said they were interested in her comments either way. He asked Mr. Berke to assist Ms. Canterbury.

Ms. Canterbury continued, saying how important it is to balance having affordable housing in Santa Fe because they need them to help manage their properties. She lives in a townhome community that has on-site management. She thought they could probably accommodate that. She pays her taxes through VRBO and they have started collecting taxes for the State and she presumes for Santa Fe, around December.

She asked if she has to be registered with the City of Santa Fe. She is not opposed to the changes other than that this community has a lot of short-term owners. They are back to back and attached, etc. and the 75 feet rule would be a problem for them. She wasn't sure what the 75 feet rule buys them when you have a community that is well-maintained and has a very strict HOA. She wanted to be sure she is legal and has no desire to cheat anyone out of revenues or money.

Ms. Paez encouraged Ms. Canterbury to contact the City. She noted the information is on the website for the Short-Term Rental office and they are easy to contact about the City's boundaries.

Chair Hiatt said he would go a step further and be proactive. He asked Mr. Berke to take Ms. Canterbury's address and initiate contact. He thanked her for coming.

Karen Kolbert Rokelly, 214 Griffin Street, was sworn. She didn't agree with this. She lives downtown and knows that the City needs to look for revenue, but where she lives there are no residents. It is just her and one other person. The City should look at another part, like Catron to Grant, not the Capital District area. They are different than a residential district. Her house was a business for 10 years and she now lives in it and uses it as both. She thought this absurd because the City needs the money more than ever because of the pandemic. They are cutting off their nose to spite their face by not letting a district like this, which is really business. STRs in this area should be exempt if they are not already, because it is not residential and areas like downtown should be excluded.

Andy Duettra, 25 Bluebonnet Circle, was sworn. He owns WSR Properties and manages almost 40 STRs in commercial districts, most within three blocks of the Plaza. They feel zoning rules should be consistent and reasonable. He agrees with Ms. Rokelly on separating commercial and residential areas, the BCD is a business district. He has operated a lodging business recognized by the City for 15 years. He doesn't understand why now that would change and residential rules brought into a business zone. The distinction contained in 14-6.2(A)(6) should remain and be reinserted into the Ordinance. He operates like any other hotel and B&B and the zoning should stay in place and remain sensible.

Marc Bertram, 906 Trail Cross Court, was sworn. He was thankful that Mr. Burke provided the history of the Ordinance. He echoed Andy's concerns on non-residential zoning versus residential. Every iteration of the Ordinance has taken that difference into account and the difference should remain. Another problem with the Ordinance is enforcement. The recommendations of the O'Donnell Report said additional regulation might be needed at some point. The City has to do better at enforcing laws already on the books. He asked how the Planning and Land-Use staff would grade themselves on the enforcement issue. He thought the ultimate problem was the City is trying to get those not in compliance, not registered and/or permitted, to either be in compliance, or get out of the business. Enforcement would go a long way to address the concerns of those in the residential zones. He recommends removing the "*natural person*" ownership requirement and wasn't sure that is legal. It is problematic and could be a legal problem down the road. He agreed with the previous speaker on the 75-foot rule.

David Mansure, 212 E. Berger St., was sworn. He works with Mr. Duettra and would add what he and many others have said, they need to reinsert 14-6.2(A)6. As a

BCD downtown business for 15 years they were exempt from residential rules. They are licensed as a business and operating solely in the BCD District. They should be treated like any other hotel and B&B downtown. He and Mr. Duetra initiated and sent the petition with 700 online signatures and had garnered them in one week. He also canvassed the downtown, BCD District retail businesses, galleries, restaurants, jewelers etc. and has a fair number of signatures in hand from them that he could share. The lists from which the signatures were garnered has past guests, property managers/owners, realtors, and other fellow business owners who all assert the language should be reinserted and all favor the exemption from residential rules.

Chair Hiatt stated unless the Commission objected, the Commission will permit the additional signatures to be added to the record if Mr. Mansure could turn them in to the Land Use staff by tomorrow at 5 PM, since the hearing is a virtual hearing.

Susan Orth, 2115 Calle Tecalote, was sworn. She noted she is the president of the Santa Fe Association of Realtors with over 900 realtor members and 100 affiliated industry members. She respectfully requested on their behalf that the action on the two ordinances be postponed. The ordinances represent significant changes to the City's existing short-term rental ordinance, as well as a fines and penalties structure. They believe the Association, STR owners and the public needs more time to review the proposals and the significant impact they will have on property owners and businesses in how the City will enact those regulations. The regulations were only available for public preview last week and the ordinance was extensively rewritten. Additionally, the fine and penalties section was severed from the original ordinance and changed extensively from a criminal to a civil structure. The Association was not involved nor consulted regarding the proposed changes. They believe the timing of the significant Land Use changes is particularly problematic. The community and local businesses are already seriously stressed in responding to the COVID 19 pandemic. The City should be completely invested in an open, transparent, inclusive process on any regulatory changes, particularly those that impact property rights. The City should ensure that changes are thoroughly vetted and supported to the extent possible by the community. The Association strongly urged the Planning Commission members to postpone action this evening.

Gregg Bovee, 3760 Academy Road, Unit A, was sworn. He said the regulation was brought to preserve the neighborhood's cohesiveness by eliminating traffic, noise, and complaints from neighbors. But he couldn't find a list or police reports verifying that those occurred. He asked if that was available.

Chair Hiatt asked that he address his questions to him as Chair. He has been making a note of them. He asked staff to put his question on the list of questions to be answered at the end of public comment.

Paula Moya, 625 Garcia St., was sworn. She is a registered, compliant short-term rental owner and pays STR taxes even before the platforms started collecting them. They have worked hard to contribute to the City. She grew up and went to school in Santa Fe and her parents owned a business here. She and her husband plan to retire from their jobs as professors at Stanford University to their home in Santa Fe. They purchased the home in Santa Fe not only as a home for them when visiting Santa Fe and her parents, but to be financially feasible they rent the house as an STR. She has two problems with the proposal: one is the STR should be one per natural person. They have the home in an LLC and the "natural" language could be problematic. Also, on the requirement of being a local operator. She manages the rental herself and works with many local residents in Santa Fe. She is available 24 hours a day and has never had any complaints or problems. Those two provisions make it financially unfeasible for her to own the home that they hope to retire to.

Charles Burkhardt, 13 Desert Plume Trail, was sworn. He noted he also owns 1155 Camino Delora and operates his own and several other vacation rentals throughout town. He said he is against the majority of the regulations. Someone earlier asked if the restrictions were to address current weaknesses in regulations. He didn't think so. Additional restrictions will only hurt those following the rules and does nothing to curb those who are operating illegally. The City should enforce the current regulations and look at the results. The Commission should consider the number of actual complaints filed over the last year; how many fines were issued for illegal operation of STRs. He was against all of the restrictions proposed.

Robert Zilinski, 502 Sunset, Unit B, was sworn. He currently lives in New Jersey and graduated from the University of New Mexico. In 1976 he bought property in Santa Fe and started the STR in 2008 after regulations were put in. He has always had a permit and paid all taxes and fees and has never had problems with noise or parking at the rental. He wondered who the regulation benefits because he thought it limits competition and benefits larger hotels. He saw no benefit for the City to limit competition. His renters have said they like staying in a house rather than a hotel and some of his people return again and again. This could hurt the visitors and tourism in Santa Fe and the investors who purchased property with conditions that appear to be changing. He thought this overregulation, and as one person with one property, appeared he was being pushed out of the STR market. He recommended postponing the ordinance or rejecting it.

Frances Maier, 633 Garcia Street, was sworn. She lives in both San Francisco and Santa Fe and grew up here. She has two rental properties that are loved by her guests, pays the taxes and has notified her neighbors. She has never had a complaint and her guests comply with everything. Vacation rentals bring in families who are not comfortable in hotels and like to support the local community. STRs allow her to keep her properties in the best shape. She agrees there is not enough enforcement. This change puts more burden on those who are compliant than someone who is not. She couldn't understand the benefit of the natural person rule. There are good reasons to

have an LLC to protect themselves. And the local operator rule is ridiculous. She pointed out that the Internet and phone works well both in Santa Fe and San Francisco and she can address any issues her guests might have. She said she does have a question on the part of the Ordinance that is grandfathered and isn't clear how or what that applies to. She purchased her second property based on the last ordinance and wants to be sure her property rights are not violated.

Germaine Gomez, 511 Cortez Street, was sworn. She owns and operates Fridays Off in Santa Fe, a STR property management company. She and her business partners were born and raised in Santa Fe. The proposed changes would hurt their small business, which supports 10 local families. They buy and shop in Santa Fe. Vacation rentals bring in revenue to the area and expand the economic pie. They provide jobs, support vendors and contractors regularly, and some rentals bring in traveling nurses. They provide a place for people to stay in a local vacation rental and this will limit competition. They want to see current regulations enforced. She has been in the industry almost 13 years when there were only 350 rentals. She understands a lot of changes have happened, but enforcement has not come full circle. They oppose the one rental per person, and the natural person and have several homeowners that own multiple properties. That should be allowed, and it helps to support the economy. Lastly, on the 16.3 or the one year, if there is a violation there should be a warning. Some of their owners are getting letters of violation when there is no violation. It would be unfair for the home to lose their permit without verification.

Barbara Yoffee, 209 Polaco Street, was sworn. She is the vice president of the Historic Guadalupe Neighborhood Association. She has lived in the neighborhood since 2002 and understands those with a vested interest. She said residential neighborhoods are not here as a business proposition or only for investors. As residents they have invested a lot of blood, sweat and tears and money in their neighborhoods. She has talked to many residents in the neighborhood who feel this is a good balance. Finally, there is a proposal and it should be discussed. Also, the STR rentals in historic neighborhoods have cut the long-term rental housing problem. Their neighborhood used to have long-term rentals for people who worked here, and the neighborhood was more substantial and consistent. She asked that they please talk with the neighbors, not just realtors and investors.

Karl Hans Sommer, PO Box 2678, was sworn. He said the job tonight is to look at the policy behind the amendment in light of the policies for the STR Ordinance. The proposed amendments, with the inclusion of the BCD, will be counterproductive. He noted that Mr. Bertram is just one of many local investors who revitalized buildings that were obsolete and difficult to occupy. He and others have spent tens of millions of dollars to bring properties to a new vitality in the downtown area. If the BCD is subject to the new regulations, they will limit the supply and eviscerate and discourage those investments and discourage further investment downtown. That is a serious policy to consider. Also, there is a serious question about the ownership provision. There is a

case in the New Mexico Supreme Court that may prohibit the amendment on who owns the property.

Chair Hiatt asked that Mr. Sommer to forward a copy of the Supreme Court case to Ms. Paez.

Jerry Richardson, 703 Don Felix St., was sworn. He is the president of the Historic Guadalupe Neighborhood Association but was speaking for himself. He has notified all of the members so they could make their opinions known. He is gratified to see the City looking at problems created by unlimited STR growth that has negatively impacted his neighborhood. His neighborhood is close to downtown and walkable to the Railyard, etc.

Mr. Richardson said people lose the sense of neighborhood and don't know their neighbors and there are a lot of people going in and out. They don't understand how densely populated their neighborhood is with zoning that allows 19 units per acre. It isn't that people are misbehaving or there have been significant issues. They are just not aware of other people living here. He appreciates the efforts to get the issue under control and thought it obviously needs more work. Most of the people talking tonight are not going to be affected by the amendments because they are grandfathered in. This is just trying to control it in some way.

Richard A. Woodruff, 615 Onate St., was sworn. He said for the record he co-owns Adobe Casitas Vacation Rentals. They have been renting about 18 homes for about six years and pay all their taxes and have never had a complaint. There are too many things wrong to go through each point. He doesn't believe they did due diligence on an economic impact study and what it would mean if they did not capture STR and if transfers were prohibited. They are mostly rented by tourists with families, often with pets. The 75-foot radius will decimate home transfer by about 75% of the existing vacation permits. Another point of fact is that since 2018 and the increase from 350 to 850 STR permits, they have not grown and remain flat. He recommends a proper economic impact study be done by City Council and an evaluation.

Laura Post, 832 Dunlap Street, was sworn. She lives in the Guadalupe neighborhood and this has been a concern of hers. She does not have an STR. She lives and works at St. Vincent Hospital and is a full-time resident for 45 years and raised her family here. She understands the economic impact that was expressed but is concerned more about the explosion of the AirBNB's. Specifically, downtown where she lives now. Her focus is on the availability and affordability of houses and the ability to buy affordable houses. Many of the AirBNBs are bought by people from out of State, out-of-towners who are exploiting their neighborhoods. Her son recently moved back with his family this year and couldn't find anything nearby to rent or buy. There is a long list of young people in the same situation.

Denise Ramonas, 600 A Griffin Street, was sworn. She is the president of the Griffin Park Condominium Association off Paseo de Peralta. They have 27 units and now have 8 units licensed for STR. Most of the other units are full-time residents who are very unhappy about the STRs. The Association's declaration prohibits STRs, "*No unit can be used for hotel or transient purposes*". They have written and met with the STR office over the last three years and ask them not to renew or issue STRs for Griffin Park. Yet renewals continue and new permits have been issued. Most of the Griffin Park owners, including herself, support the proposed changes to the Ordinance. They ask that the Commission also consider including in the ordinance that if a condominium document prohibits STR, the City will honor that and not issue short-term licenses.

Mr. Berke offered to look into that if Ms. Ramonas emailed him the addresses.

Marilyn Proctor, Sandia Circle, was sworn. She has owned Proctor Property Management and Adobe Destinations for over 40 years. Her most important question is addressed to the Land-Use Director or Mr. Berke: "why this is happening"? She wants to hear the complaints and where they were and what the complaint was about. This is her livelihood and she has never had a complaint in 40 years. She asked why now the City is starting random inspections and why they couldn't go back to fire inspections instead. As a small business she shouldn't be punished because of the large corporate businesses like AirBNB. She follows the rules and guidelines and as many others said, there is and never has been enforcement. There has been a huge turnover in the Land Use Department, and she has never had them return her calls. She manages 50 properties and since the pandemic has lost over \$300,000 of revenue since March. Tourism is suffering.

Stefanie Beninato, PO Box 1601, was sworn. She was happy that fines would be civil rather than criminal penalties because they will be easier to enforce. She has concerns about some of the provisions. It will not be easy to enforce a 75-foot separation of STRs. There are about the same number of unpermitted STRs as those permitted. The problem is enforcement and the City has been putting that off for at least three years. They say they are acquiring more programs and staff that is needed to enforce, but nothing changes. She favors one STR rental per owner because that does not affect the availability of affordable housing, which is a huge issue in neighborhoods like South Capital. Also, it can be disruptive in terms of feeling like they are part of the neighborhood. She sees a lot of RVs parked on the street in her neighborhood and appreciates that supposedly will not be allowed. But again, it is about enforcement. The City needs for not just the AirBNBs to pay taxes, but all of the platforms and to pursue those without a permit. She knows a person who rents apartments and uses them for AirBNBs. That is a total abuse of the system, as well as the people who own 10 units. People who have a second unit on their property are treated differently than someone with one unit. The treatment of STRs compared to hotels, now STRs have to meet hotel standards for fire. She goes to AirBNBs to avoid chemicals at the hotels. The Commission should look at consistency in terms of fire standards.

Madelyn Carey, 1674 Camino de Cruz Blanca, was sworn. She explained she is Nick's partner and is using his computer. Nick runs an STR. Her experience comes mostly from a federal level in environmental. She is heartened by the amount of diligence, care and opportunity for the public to comment. She would like the City to be regulating, managing and enforcing towards a vision, instead of in response to complaints. It is important to have a vision and know how STR rentals will exist within it. She wanted more discussion about tourism economy and how it has long been a consistent opportunity for locals to participate. To deny or limit how individuals can participate creates an equity issue. She encourages policymakers to consider how STRs can be part of a healthy, thriving Santa Fe and contribute to the locals' ability to remain in Santa Fe and participate in the economy. Ms. Carey said her partner is a full-time freelance creative and the AirBNB allows him to maintain his expenses while participating in the artistic and creative community.

Janet Williams, 1200 Don Gaspar, was sworn. She was speaking on behalf of the amendments which she believes are important. Her daughter lives on Apodaca Hill and neighbors on two sides are AirBNB. They have no neighbors, the STRs are destroying the fabric of neighborhoods. The City needs to get them under control. Owning one is fine, or a guest house rental is fine, but she doesn't want people owning 50 AirBNBs. She wants a limit and approves of the amendments.

Eric Enfield, 612 Old Santa Fe Trail, was sworn. He has lived in Santa Fe most of his life and has invested in the BCD zone and had an AirBNB. He said it is a mistake to include the BCD District in the Ordinance and is short sighted. The dynamics of a downtown area requires visitors. He has lived here for 48 years and worked with many of the City agents and including the BCD in a residential ordinance isn't right. Currently you can build a restaurant and bar next to a house in the BCD District. That is important for them to consider. The idea that a person can only own one unit makes no sense economically. When they change a district in the center of the City there is a lot to consider; it should be vibrant with people coming and going. He would rather have a family stay three days with their dog than a restaurant and bar. That would be what they are talking about if they eliminate residential use in the BCD.

Patricia Lilis, 2119 Conejo Drive, was sworn in. She appreciates the changes to the STRs and recognizes their negative effects on Santa Fe's long-term housing and the neighborhoods. The ordinance is written, "*Any natural person from anywhere can obtain one short-term rental permit.*" Primary residency is not a requirement. Denver, Boulder, Charleston, Portland and many other cities chose to have a primary resident requirement in residential neighborhoods to address STR speculation and housing challenges. She has two requests: first, that the ordinance consider allowing one short-term rental per primary residence in residential neighborhoods. One permit per household for a main house or a guest house. Secondly, page 17, "*All current rentals are grandfathered in*". She asked how that would address the current housing issues and neighborhood

complaints. She asked that the Commission consider a grandfather clause of two years, which is generous, and more than many cities have allowed; including anonymous complaints to help identify illegal rentals and the safety of anyone making a complaint; post STR permit numbers instead of a business license; and require the owner's name(s) on the permit to match all names in the deed. STR abuse takes homes from people and families who have a primary residence in Santa Fe. STR regulations need to be reformed and a primary residence requirement is the best way to do that.

Nancy Bookbinder, 426 Abeyta Street, was sworn in. She said she seconded and concurred with everything Ms. Lilis said. Core to the conversations is to define what is meant by community. They use the word a lot and have talked about a key issue, a community that doesn't have housing.

Ms. Bookbinder said Long-term rentals are fine in a neighborhood, but short-term rentals tear up the neighborhood fabric. Not having neighbors or knowing who they are, people who come into your neighborhood and don't respect your property, or letting their dogs come onto your grounds. Someone had mentioned they live in San Francisco. San Francisco recognized what STRs were doing to the neighborhoods and changed their requirements. They allow STRs for a shorter period of time with the requirement that the owner must live on the property. She agrees with one property with a casita, etc., but when talking about what community is, means they have to support the people who want to live in Santa Fe. The hotels in Santa Fe serve people and support tourism. Neighborhoods are not established for people to come in for a night or two and disrupt the rest of the neighborhood. They preclude the opportunity for Santa Feans to live in these neighborhoods. People who are concerned about their investments should look at the market today and put their place up for sale. It will sell in the next two weeks.

Mr. Berke noted that Karen Heldmeyer, 325 E. Berger had called in and was not able to access the meeting. She asked that her following statement be read into record:

I swear. Karen Heldmeyer, 325 E. Berger.

I sent in a consensus document w/ suggestions from the Neighborhood Network board.

3 issues with STRs: affects actual neighborhoods wactual neighborhoods, decreases stock of available housing in many neighborhoods, never really been adequate enforcement especially of fiscal impact

People who actually live here also contribute to the city financially through their ownership and through their living expenses, but also contribute in many other ways to the community. that doesn't occur with transient renters.

Mr. Berke indicated he would email the comments to the stenographer for the record.

Chair Hiatt thanked Ms. Heldmeyer for her comments. He informed the Commission for those who didn't know, Councilor Heldmeyer was *the* Councilor who brought this to the Land Use Department and the various committees and to the Planning Commission when it was originally passed in the early 2,000's.

Paul Dedomenico, 1413 Paseo de Peralta, was sworn. He commented there had been a lot of focus on the BCD, but there are other commercial zonings that allow residential use. He owns properties in both BCD and C1 and thought there shouldn't be any STR limitations on property zoned commercially that allows residential use. He thought if that were to happen it was taking away his property rights.

Michael John Blackwell, 709 Don Felix, Unit D, was sworn in. He said he knows the STR's bring in a lot of revenue to the City in Gross Receipts Tax. He asked if the property tax would be increased or City workers would be laid off if STRs are decreased.

Chair Hiatt said Mr. Blackwell's question would be posed to Director Isaacson after the public hearing.

Chair Hiatt allowed a minute to ensure anyone wanting to comment had done so.

Mr. Berke noted there appeared to be no one else who wanted to comment.

Chair Hiatt closed the public hearing. He asked if there were questions from the Commissioners to staff. There were none.

He noted that he had been in the Director's chair at one time and was there when the Ordinance was passed. He had tried to create a strong enforcement team but thought he had not succeeded and hasn't been successful in enforcement since. He asked if there were statistics on enforcement activity in STR.

Mr. Isaacson replied he didn't have specific data on enforcement. The short-term rental enforcement is challenged by staff's ability to respond in a timely manner to issues. When a complaint is received of noise in the late evening, by the time staff receives the complaint they are not in a position to act. They are not able to verify that a violation occurred when they go to the site the following day.

Another challenge is that, as drafted, the Ordinance contains inherently difficult to enforce supervisions that either lacked clarity. Worse, staff doesn't have the tools to verify a violation. That motivated them in providing clarity in the ordinance where it was not clear and to simplify where necessary for easier interpretation.

He indicated when Ms. Paez started work on the amendments and presented it to the City Attorney's office, a comment was made that the Ordinance, as drafted, was very vague. That kicked off the question, before they went into public comment of, what is your opinion on areas of weakness and do the amendments address them? He thought one area of weakness is the drafting of the current ordinance. They have made significant strides with the proposals to strengthen the areas that are difficult to enforce.

Director Isaacson said they have made important strides in the department in the past 18 months and did a good job aligning their human resources to their technological resources. They now have better tools, especially with the switch to the Inter-Gov Permitting System. They no longer have to manage the STR program by spreadsheet and the licensing program allows them to accept applications online or in person. They can be entered into the system and tracked year to year. The system also communicates with another platform that allows them to monitor the permitted and unpermitted short-term rentals. By comparing a list of both they get a clear picture of who is operating outside the lines. Now they are in a position to strengthen the Ordinance in regard to enforcement. The tools through the civil penalties system will make it significantly easier for them to enforce the STRs.

Commissioner Clow asked to clarify the statement that a permit has to be issued to a natural person. She asked if that meant that the person applying for the permit has to have their name on the permit, but the house could still be deeded in an LLC.

Ms. Paez said yes, the intent of the natural person provision is to ensure the permit is held in the name of an actual human, not a legal or business entity. A real property owned by an LLC would typically have an operating agreement that specifies managing members who have authority to sign documents on behalf of the LLC. The people with that authority could obtain the permit. The intent is to have a human identity for the permit, but it doesn't restrict the underlying manner in which the real property is owned.

Commissioner Clow thought she had heard comments of concern it was legal title.

Ms. Paez said a sentence could be added to clarify that.

Chair Hiatt asked Ms. Paez to work in the meantime on an appropriate sentence.

Ms. Paez confirmed it would be okay to have a concept, so she wouldn't lose track of the substantive discussion.

Chair Hiatt addressed Mr. Isaacson on the argument on the BCD. He didn't understand why they should be treated differently than hotels.

Director Isaacson wasn't sure that had been contemplated. He explained motivation behind one of the changes was to simplify the program rather than have to

make a distinction between permits and registrations. Staff thought STRs would be easier to administer, manage and enforce by having only one license/permit application for all STR operators.

Chair Hiatt said he still didn't understand why they shouldn't be treated that way if in the District and competing with the hotels.

Director Isaacson said the number of comments received indicate the area warrants additional consideration.

Mr. Berke explained the requirements for hotels are completely different in their regulations and fire codes than an STR. At the time the Ordinance was drafted there was a difference between a bed-and-breakfast, a hotel and an STR. The Code differentiates through definitions, not just the amount of days the person stays. Amenities are also considered such as meeting rooms and recreation centers to determine what districts the hotels are allowed.

Commissioner Faulkner thought that wouldn't even be feasible in more dense neighborhoods on the requirement for 75 feet between STRs. The houses are six feet from each other and there isn't enough distance between properties.

Director Isaacson explained the 75 feet is measured with their software, not from property lines, but from the center of the property. As written, no two adjoining properties could have STRs but what is unclear is if adjoining means side to side or rear to rear. That lacks clarity and has been a challenge for staff to determine what properties are eligible for STR permits based on the existing permits. This is a clearer more precise way to quickly analyze proximity and density of the existing permits in any neighborhood.

Commissioner Faulkner asked if the 75 feet is from permits owned by the same person or between permits, period.

Director Isaacson replied 75 feet between permits. Applicants under the new system with exiting permits do not have to give up permits, even if they violate the 75 feet rule. But applicants who apply in the future may not be eligible if within 75 feet of a property holding a permit shown in the system.

Commissioner Faulkner said that would eliminate the ability for anyone in a dense neighborhood to have an STR. Her property is not 75 feet wide.

Director Isaacson agreed if her neighbor has a permit, she may not be eligible.

Commissioner Faulkner said that would exclude a massive amount of people who could have benefited from this in their retirement.

Director Isaacson said this is a way to express an existing provision in Code that is easier for staff to interpret.

Commissioner Faulkner asked if there is a way to specify restrictions of an area based on density and zoning. The 75-foot rule is very prohibitive regarding density. In Tierra Contenta or Las Solaras less than one person per 7-10 houses could have an STR.

Director Isaacson explained they ran an analysis and found applying the existing STRs to the existing permit holders affects roughly 125-140 existing permits. This is not as restrictive, but it is restrictive, intentionally. This was partly an approach to try to reduce the intensity and concentration of STRs in residential areas.

Commissioner Faulkner asked what areas of the City were facing that problem.

Director Isaacson replied that analysis confirmed their suspicions. The densest areas for short-term rentals are in the BCD and neighborhoods immediately adjacent.

Commissioner Faulkner asked why not just address those neighborhoods more stringently.

Chair Hiatt asked to interrupt. He noted that everyone on the Commission has the opportunity to amend and Commissioner Faulkner could provide specific limitations in a motion. He noted there were others that wanted to speak, and they could return to this issue.

Commissioner Sategna in trying to understand the one STR per natural person limitation, asked when married if each individual could own an STR.

Ms. Paez replied yes, one permit per human.

Commissioner Sategna clarified that a married couple could actually own two properties and be within the law.

Ms. Paez said it could be argued that way as community property.

Commissioner Sategna noted that given that; a single person doesn't have the same economic advantage as a married couple.

Ms. Paez replied that could be argued. There are a lot of benefits that tend to favor married couples, taxes and economics. This is not much different.

Commissioner Sategna asked if that was considered when this was being drafted and if staff believes it complies with the law.

Ms. Paez responded she hasn't come across anything that indicated the contrary. Other restrictions were looked at, such as restricting out-of-state owners. That type of limitation is problematic and raised potential issues with constitutional doctrines. She is unaware of a legal limitation treating one person the same as another, married or not.

Commissioner Sategna asked if they had also considered families that pass down property or in a trust where a family will benefit from the property. He asked if this Ordinance would impact that.

Ms. Paez said her understanding is a transfer of property ownership does not transfer an STR permit. She thought that was not allowed in the existing Ordinance. It is an ambiguity they want to clean up and in the current draft it is not allowed. The property has to be held by a natural person, which may have limited duration of ownership. To that point they could add language about transfers to allow the permit to be renewed and remain effective if it remains within the family. More precise limitations could be drafted, but none are in the current draft.

Commissioner Sategna said they have to consider consistency of the criteria with the General Plan. There is not a lot of detail how the changes meet that. The executive summary notes that the General Plan includes enhancing the quality of life for residents; fostering economic diversity; maintaining Santa Fe's unique personality; a sense of place and character; and preserving a community oriented downtown. Other issues raised in public comment were how this will impact small businesses.

He asked if there had been an economic impact study and details on how this met the criteria of consistency with the General Plan.

Director Isaacson said a main motivating factor in the revisions is the quality of life for residents. Several of the public comments today were on concerns for their neighborhoods, some centrally located. The sentiment is that the proliferation of STRs come at the expense of long-term rental units. The O'Donnell Report looked at issues around accessory dwelling units as well as short-term rentals. A connection was made between the proliferation of STRs and the decrease of the long-term rental units available, and the commencement increase in rents with LTR units. The report also connected the proliferation of STRs with the rising cost of housing. Ms. O'Donnell attributed roughly a 20% increase in average home prices directly caused by having more STR units.

Director Isaacson said comments were made tonight on economic diversity and that having LTR units on the market is important to the local workforce. They can see the vulnerabilities in local economy caused by relying solely on tourism for Santa Fe's economic base. More rental units on the market allows people in more diverse sectors of the economy to live, work and have families in Santa Fe. The City is more resilient to things like economic and health crises as currently experienced.

Commissioner Sategna thanked the Director for the additional information. He pointed out that an economic impact study has not been done on the changes.

Director Isaacson replied some decisions in preparation of the proposals have relied on the study by Ms. O'Donnell and informed these changes. But, he agreed, analysis on the changes themselves or the potential economic impact has not been done.

Commissioner Lawrence commented on Commissioner Faulkner's point on the 75 feet. She said she supports a radius and limitations on STRs and is often concerned about the possibility of STRs on multiple sides of her at one time. She wasn't sure 75 feet was the right number, but it is a good way to address the issue. She asked why one STR, opposed to two or three.

Director Isaacson thought that had come up in conversations and questions about primary residents. Limiting one STR to a natural person seemed a way to achieve the same outcome of limitation and move in that direction without going too far. Comments received over the last week may suggest that warrants further consideration.

Commissioner Lawrence asked if other ways were considered to limit the speculation, which clearly is the problem they need to solve.

Director Isaacson replied staff investigated the legality of restricting the permits to local residents, reducing the out-of-towners buying to use as STRs. That was decided as inappropriate. Returning to the question of why they are doing this, it is partly because the STR industry has evolved since the early 2000's and it has been a rapid evolution to now. Although this is more profound in larger cities, it is definitely happening in Santa Fe. One per natural person was a way to push back the trend and try to limit the growth. They wanted it to be more about the preservation of neighborhoods and the STR program to provide opportunities for people to supplement their income, but not as a big business. If STRs become big business, it will be at the detriment to many of their great neighborhoods.

Commissioner Lawrence thought the reasoning was sound, but was hesitant about having just one, opposed to two or three. She suggested increasing fees could obtain more funds from those renting STRs as a small business.

Director Isaacson said it is important that he declare he is not a short-term rental operator. Meetings like tonight are valuable because they receive input from people who are professional STR operators. He is happy with the level of interest, but they should keep in mind that often the operator/management companies operate STRs for private individuals. They manage the listings, do the rentals, etc., but the companies don't own the units and will not be impacted by these changes. He added there are various structures and he realizes he may have misspoken for some.

Commissioner Lawrence added that she also appreciated the public comments and has learned a lot.

Commissioner Clow referenced page 6, section D about a permit not being transferable to another person or property. She suggested clarification that a transfer to a trust for estate planning purposes is allowed. The reference specifically is when transfer is to another owner. Also, on page 12 section E, stating the 75-foot radius, "*shall be measured from the subject property boundary.*" She would think that would be the edge of the property.

Director Isaacson replied that is correct, but the statement is inaccurate on how the 75 feet is interpreted.

Commissioner Clow noted she was confused about the exception of STR units that complies with the requirements of an accessory dwelling unit. She asked to clarify whether the 75-foot requirement is excluded.

Ms. Paez explained the Accessory Dwelling Unit Ordinance allows an STR on the property only if the owner resides in one of the units. The ADU Ordinance was written such that both units could not be STRs; for consistency, the STR Ordinance allows an owner who lives on site to rent out either the principal or accessory dwelling unit and excludes that owner from the density limitation. But if they want to rent an accessory or principal dwelling as STR, the owner must reside in one of the units. The nuance is similar to a permanent residency requirement because having an owner reside on the property mitigates damage to the character of the neighborhood. An application for an ADU in that circumstance would not prohibit a permit based on the 75-foot proximity rule.

Commissioner Clow confirmed the owner would be allowed to have an STR in that instance, even if within 75 feet of a neighbor who also has an STR.

Ms. Paez agreed. The ADU was written that both units could not be STRs for consistency, but this excludes the owner from the density limitation.

Commissioner Faulkner asked to clarify that the 75-foot requirement would not affect married couples.

Ms. Paez said the density limitation and the discussion of one per person could potentially impact families with more members. But they have more opportunities to have more permits as long as the permits are spread throughout town. If she and her husband and her daughter all wanted STR permits, they would have to find locations meeting the density requirement.

Director Isaacson thought the scenario described by Commissioner Faulkner may fall under the 75-foot exception rule Commissioner Clow referenced. The additional unit may likely be an accessory dwelling unit and would therefore be exempt.

Commissioner Faulkner asked how difficult it would be to enforce a larger radius instead of the 75-foot rule for one STR to another, using the number of homes within a specific radius, like a block.

Director Isaacson said that would not be as easy to enforce. Many of the amendments proposed are to simplify and eliminate having to do case by case analysis.

Ms. Paez explained problems with the existing proximity provision include the difficulty in defining "more than two adjacent STRs on a residential street", or "what is a residential street" or "what is a Santa Fe block." The City blocks don't look anything alike and it is difficult to apply a universal metric. They also discussed census blocks and tracts and Council Districts as potential quantifiable boundaries.

Commissioner Faulkner agreed each is different and each part of the City has a different matrix. Her thinking was to have a radius, such as 500 feet, in which no more than five STRs would be allowed.

Director Isaacson said that makes more sense, but the question is how to identify the center point of the 500-foot radius. The solution to the issue in other cities may not be one that could be easily applied in Santa Fe.

Commissioner Faulkner asked about a subdivision.

Director Isaacson said again it would be a situation requiring the application of a unique rule to a specific area of town that would have to be tracked or analyzed. They want to remove those unique aspects and have one rule that could be applied as consistently as possible that could determine eligibility.

Commissioner Faulkner said given the neighborhoods are diverse and different, she wasn't sure a blanket approach is the most equitable.

Director Isaacson said staff did a rough analysis on the existing permits on distances ranging from 25 up to 200 feet to find the best spot. In most places 75 feet seemed to work and aligned with areas where sentiment was that there was a concentration of too many STRs. It spoke directly to a policy objective and wouldn't negatively impact other parts of the City.

Commissioner Faulkner noted the intent is to grandfather the existing STR permits. The 75-foot restriction is mostly to ensure additional rentals could not go into areas with high STR rentals.

Director Isaacson explained it is twofold. It will immediately impact new permit applications but have a long-term effect in those areas as well. Through attrition, owners moving etc. the 75-foot rule will balance the neighborhoods and they will find equilibrium.

Chair Hiatt noted Richard Woodruff testified that the 75-foot rule could eliminate 75% of short-term rentals. He asked if that comported with what the Director observed.

Director Isaacson said Jennifer Fabian who helped put the proposals together also worked with GIS staff to analyze the properties. That assessment did not bear out the analysis. There is roughly 800 STRs in the City and the overlapping conflict of the 75-foot radius was about 125-140 of the current permits.

Commissioner Hogan said he appreciated the outline of the policy objectives and was glad the Ordinance was separated from the enforcement. He noted the numbers between the permitted and non-permitted STRs are nearly parallel, which points to enforcement being a significant issue. It would become more complicated to ensure the quality of STR management is maintained if the City doesn't have access. He supports enforcement and likes the idea of the penalty but suggests having a short period of amnesty for those who are noncompliant to be able to get permits.

Commissioner Hogan said he had more questions when it gets to making the changes. But he wondered how many issues they would hear if there were less illegal STRs. He noted the second point from the policy objectives, in the information the Commission was given says, *"Prevent speculation for purchasing multiple homes for the purpose of operating multiple short-term units, thereby, reducing the amount of long-term housing availability."*

Commissioner Hogan thought that seems intuitive, but he wasn't sure if it was factual. He and Alexandra Ladd have discussed that his impression, given the location of the majority of STRs, is they do not have a big impact on the long-term rental market. He asked if the Director could address and substantiate that.

Director Isaacson said he did not have the numbers with him, but agreed it seems intuitive with the fixed amount of housing. It is hard to say and is a one to one correlation. With the current health crisis and the State restriction of STRs operating at full occupancy, more than a handful of STRs have converted to long-term rental. They anticipate the trend to continue if the conditions continue; or a reversal of the trend if tourism increases the demand. One does impact the other.

Commissioner Hogan said it would be good to drill down on that more. Many would find that makes sense, but the action could negatively impact a lot of people financially. Including opportunities for locals to utilize their property to increase their family income. He suggested they get more hard data on that.

Director Isaacson noted some data is available in the O'Donnell Report about STRs as a percentage of housing, and the connection to the impact of STRs on affordable housing and housing prices overall. Also, the report references impact on the overall numbers of LTRs versus STRs and how the ratio fluctuated over the years and STR rentals have increased.

Commissioner Hogan said he couldn't help but wonder how the number would change if the number of illegal STRs were reduced. On the public safety, risk and quality of life it is implied that STRs have less maintenance and care and assumed they therefore become a blight on the neighborhood. He has seen the opposite. The property not viable for renovation in the historic downtown area was renovated. The reason it could be brought back to life is because a higher income could be expected from the STR. It is not necessarily a safe assumption that an STR will degrade the quality of the neighborhood and they are more sensitive to presentation and curb appeal. They advertise in an effort to attract people online.

He said another assumption is there is increase in traffic levels. When occupied full-time the person would make numerous trips in and out. Occupancy with an STR is more restricted because occupancy is cut by 50%, which would be less traffic than the average homeowner.

Director Isaacson pointed out nothing in the proposed revisions restricts occupancy and it remains the same as the existing Ordinance. Earlier his reference was the occupancy description that was related to the public health order issued. The order placed occupancy restrictions on STRs during the health crisis.

Commissioner Hogan asked if the discussion in the packet on the limit of one rental per seven days, is a response to the virus or if it is the existing condition.

Director Isaacson replied it is the existing condition and will carry through to the new version of the Ordinance. His reference was to recent restrictions of 50% occupancy for hotels and lodging in the State.

Commissioner Hogan said he didn't hear a lot of good public testimony and examples of direct testimony of how the quality of life has diminished, other than comments about losing their neighborhoods.

Commissioner Sategna asked on public comment referencing a petition with 700 signatures that favors exempting the BCD, has that been considered and if not, why not. He asked if that action is consistent with other policies adopted by the Governing Body.

Director Isaacson replied based on feedback received, questions regarding the proposed changes in the BCD probably warrant further consideration.

Commissioner Sategna asked if correct that the 800 permits already issued would be grandfathered and 80% of the existing permits would not be impacted by the new amendments. He was told that was correct.

Commissioner Sategna noted the amendments would only apply to 200 future properties and appears applications are already in place for those.

Director Isaacson replied currently not more than a handful of applications are pending.

Commissioner Sategna thought empowering the City to address the issues and enforce the laws was great. He liked that it is separate from other amendments but asked how they really help. They only apply to 20% of the applicants, and 80% are not impacted.

Director Isaacson explained it goes back to his discussion with Commissioner Faulkner. Initially 200 more permits can be issued before reaching the cap, but over time the existing permits will expire. The new applicants will be subject to the new provisions of the Ordinance and they will see a small impact at first. Over time the landscape of STRs will become more in line with the new Ordinance.

Commissioner Sategna said back to the matter on pass-through entities, family trusts; there might be loopholes. He supports a family being able to pass their property down but is concerned about an entire family having the ability to use that opportunity in the Ordinance. He asked that staff consider that while 800 homes will not be impacted currently and some will fall off, they should consider the loopholes and the impact of that.

Commissioner Gutierrez said the Commission was bombarded with additional correspondence and this is the first time the amendments have been heard. He asked if there would be other opportunities for the public to talk with staff on the changes.

Director Isaacson said this is the first time these specific policy proposals have been shared for public comment. There is a steady stream of feedback on the direct strengths and weaknesses of the Ordinance that has informed the policy shaping. And there will be plenty of opportunity for the public to weigh in on the revisions and shape the final Ordinances.

Ms. Paez added this has been driven by the elected policy makers who all have strong thoughts about amending the Ordinance. Limitations on moving this forward were due to the inability to meet with the public without violating the Open Meetings Act and quorum issues. The decision was to get something introduced and receive targeted input such as tonight. She thanked everyone for their help. It is a work in progress and has to go through the legislative process. They will consider the amendments and the input received throughout the summer.

Commissioner Gutierrez noted that it would be up to the chairman of each committee as this goes through the process, whether there will be public comment.

Ms. Paez said that is her understanding. There is a lot of interest and she anticipates the committees will want to hear the public comments. She plans to forward all of the written public comments on the record from this hearing. There are also people emailing City Council directly.

Commissioner Gutierrez said like an ENN, some issues can be hammered out before going to committees or the Governing Body. He was confused why the STR seven-day, one stay limitation was included in the proposed regulatory approach. He asked if that had changed.

Ms. Paez explained they highlighted some things they would keep, including the limit of 1000 permits. Potentially there is some ambiguity in the existing Ordinance about whether the one stay per every seven days limitation applies to non-residentially zoned properties. She explained it is an existing provision that is not expressly limited to residential properties. As she reads it, it is general and applied Citywide, but it could be argued either way. At a minimum they want to clean up the language and be very clear on the intent and rules.

Director Isaacson pointed out prior to the new technology, that provision had been almost impossible to enforce. Though they are not in a position to be proactive, if more than one rental occurs, they can now confidently verify that and pursue enforcement.

Commissioner Gutierrez clarified that when the Director says *technology* the reference is to the host platforms that will notify them.

Director Isaacson said one is the permitting system, Inter-Government, which helps throughout Land-Use and with the STR enforcement and applications. The other is Host Compliance, a platform monitoring service that provides data on all STR activity.

Commissioner Gutierrez asked the Director to pick one of the biggest problems with the STR Ordinance and how the issue is addressed, opposed to what the Commission has before them.

Director Isaacson replied one of the toughest and most confusing is the adjacency provision language. It continues to cause problems because of the number of variations; is it a private drive, a residential street, how do you define adjoining, etc. Some would argue adjoining is across the street or back door to back door. That causes frustration and has led to inconsistent permitting.

Director Isaacson stated that per the comments, they have not done a good job

cracking down on the STR units that have no permits. That impacts quality of life as well as loss of revenue to the City and is important they get a handle on that. They have the staff and technology, but they need an ordinance that is easy to understand and enforce. Those three things will enable the City to be more effective in managing the STR program.

Commissioner Gutierrez asked what other cities comparable to Santa Fe were looked at and what was the biggest take-away.

Director Isaacson said other cities with larger short-term rental programs that were looked at and were comparable in size: Charleston, SC because they are always neck and neck in the Top Tourist Destination for Historic. Also, they looked at larger cities like Austin, Boulder, San Francisco, Denver, and Boston for trends in the industry. Some cities have canceled their STR program altogether, but two consistent approaches were a primary residence versus limiting the number of permits per person. Staff chose to limit the number of permits.

Commissioner Gutierrez asked if Director Isaacson was comfortable that the 75 feet rule would work best for Santa Fe.

Director Isaacson said he was comfortable with the recommendations. The 75 feet is a workable distance; 50 feet didn't work and over 100 feet wasn't workable either. Staff felt the 75 feet would achieve their goals without drastically impacting the existing STRs.

Chair Hiatt indicated that Alexandra Ladd had signed back on to address Commissioner Hogan's question.

Mr. Berke asked to first clarify the discussion on the adjacency issue. That was not recommended by staff, as stated. The recommendation came from Councilors who included that provision as an amendment to proposals. He recalled the intent at the time was that the streets would not be inundated with short-term rentals.

Commissioner Hogan thanked Ms. Ladd for returning to the meeting. He asked her about the idea that an increase in short term rentals results in problems because it reduces the amount of long-term housing availability. He thought that seemed intuitive and recalled they had discussed it briefly. He was surprised now to hear it was not as big an impact. He asked if she could elaborate.

Ms. Ladd said there is not years of study, but research has shown in other communities there is a tipping point where the number of STRs impact the market. Santa Fe is probably not there yet but certain neighborhoods do have a higher share of STRs. It was possibly because those neighborhoods did not offer a lot of affordability due to their location or they were higher-end homes. She thought it likely that the initial purchase of a home had created more of the impact on raising the values rather than the use of the home for STR that affected rent affordability or rental units available.

Commissioner Clow referenced page 5, *Short-term rental units located in a development containing resort facilities...* She noted the statement had been deleted. She asked to confirm that had been the exception to requiring a permit for an STR.

Ms. Paez explained the existing Ordinance has two categories: the Permit and the Registration category. The registration category is any short-term rental on a non-residentially owned property. Residentially owned property has a list of zoning districts as defined in the definitions and is mostly residential.

Pursuant to the registration category, the two categories were non-residentially zoned including BCD and Commercial Districts and developments that contain resort facilities. Two of the resort facility communities came into the City through annexation with Special Use Permits for the County. They were built on that business model and that was justification not to subject them to the permit limitations and adjacency requirements. In review, they noticed there are only 3 registered STRs in that category. The sponsors found no reason to include them.

Commissioner Clow asked going forward if those units would have to be permitted, opposed to just registered.

Ms. Paez agreed the existing requirements subject them to being like any STR unit unless they are grandfathered.

Commissioner Clow referenced page 17, Preexisting Permits. She asked if the units in the development have permits or if they were just registered.

Ms. Paez said the Commissioner is pointing out a definite drafting error at the top of page 17.

Commissioner Clow verified it should say *short-term rental permits and registrations held at the time of the Ordinance amendment.*

Ms. Paez said that was correct. She thought this draft had included that and the intent was to convert those.

Commissioner Clow asked if the amendment had to be addressed tonight. It is complicated and she preferred their comments be noted and come back after edits. She said it was good to explore the changes and hear the public comments, but she preferred this come back after it is fine-tuned. She wanted others to hear the changes and get additional comments before making a decision.

Chair Hiatt agreed with Commissioner Clow's point of view. He said he would come back to that after hearing all of the Commissioners comments.

Commissioner Hogan had a point on the BCD. He thought the BCD is very unique given the part of town, income, the number of tourists it attracts and the percentage of turnover. He suggested it should be treated separately.

Director Isaacson agreed that was consistent with feedback from the public and it may warrant further consideration.

Commissioner Sategna asked if Chair Hiatt would entertain a motion.

Chair Hiatt said they were getting close to wrapping up comments.

Commissioner Faulkner agreed with Commissioner Hogan but couldn't step away from the 75-foot radius as the only solution for every part of town. She wouldn't be comfortable voting without trying to amend that in some way.

Commissioner Faulkner said she was trying to be helpful and offer solutions but couldn't understand why they don't apply the 75-foot rule in the areas where there are problems. If it becomes a problem in another part of town they will have a mechanism to activate the 75-foot radius. She agreed there was a lot to consider.

Chair Hiatt confirmed with Ms. Paez recommendation could be to postpone to a date certain.

Ms. Paez said if the Commission could supply input it would be helpful. If further exploration was warranted it possibly could be amended as it goes through the committee process. Then this could be brought back to the Commission.

Chair Hiatt asked why they would go through the process if there is opportunity now to provide input, and then have revisions come back to them. He was concerned because he hadn't read all of the public comments. He heard public comments today that he knows have not been addressed and there are important comments that haven't been answered. He wasn't sure they had been through all of them. He thought this was too quick for him.

He asked if they could keep the amendments here before sending to other committees.

Ms. Paez explained the sponsors are interested in taking it to the additional committee meetings which have been scheduled. They would want to proceed. She offered to forward the request. She noted it would not preclude the Commission from postponing and making a recommendation. Per Code, this would not go to the Governing Body without the Commission's recommendation. She agreed it would be fair for them

to take more time to digest the proposal and the input received.

Ms. Paez indicated she had written a couple of sentences of clarification requested by Commissioners. On clarifying subject property: *"If the subject property is owned by an organization or a legal or business entity, the permit must be held in the name of a person with legal authority to act on behalf of that organization or entity."* That language clarifies that the property could be held by a business or legal entity.

Ms. Paez added in terms of transfer, transferring into an entity, *"This subparagraph does not preclude a permit holder from transferring ownership of the subject property into ownership by an organization or a legal or business entity, provided however, that the permit holder must have legal authority to act on behalf of the organization or entity that owns the property."* She said something could be added that specifies the property title in a person's name could be transferred into a trust, and the owner could maintain their permit as trustee.

Commissioner Clow thought it really applies to whether a legitimate transfer to a different person/entity could apply upon death, if gifted to a trust, or if a person dies and goes through an estate. That is a legitimate transfer that requires a new deed and taxes to be paid. Those are the issues that should be looked into.

She explained if transferred to an entity, 100% owned by the original owner, that is not really a transfer. A transfer is if legally transferred to a different owner, and a gift where gift tax is due, or a transfer to a different entity. She noted comments by Commissioner Sategna of whether there is an exception and if family members should be able to gift to their children and the children retain the permit, are issues to look into further. But they are two separate issues.

Commissioner Clow continued that the two issues, the kind of transfer it is and if a new owner, should be addressed. In addition to whether there should be exceptions to a transfer that allow the permit to be transferred.

Ms. Paez said she hoped Commissioner Clow could render some proposed language.

Mr. Berke thought it beneficial to look at STR permits being transferable in general. He wasn't sure they were.

Ms. Paez informed him they are not transferable but can be held by a business entity which makes them more durable. The persons involved might change and the business entity owning the permit could remain the same. Eliminating the ability to hold a permit by a legal or business entity will preclude turnover of the ownership structure.

Commissioner Clow noted that many people do irrevocable trusts because they don't want a probate. They own a house in their name but retitle it in an irrevocable trust so it passes without probate and that should be excluded. The big issue is when there is a real transfer with new owners.

Director Isaacson explained the intent is for permits to expire at that point. The process was discussed in different contexts and that is how they will slowly implement the new regulation. The permits would expire over time with the transfer of property. The new owner would have to apply and is subject to the new permitting rules. That should remain intact as a critical part of the implementation.

Commissioner Clow agreed but noted the issue raised by Commissioner Sategna whether there should be family exceptions to the transfer.

Chair Hiatt asked Ms. Paez when this would return to the Commission before going to the Governing Body.

Ms. Paez thought it would be either the second meeting in July or the first meeting in August; most likely July.

Mr. Berke also thought the second meeting in July.

Director Isaacson explained they are reviewing the Land Use Development Fee schedule and it would come before the Planning Commission for review. The timeliness of the fee schedule relates to the Land Use operational budget proposal.

Ms. Paez noted it was seen before by the Commission with Carol Johnson.

Chair Hiatt asked if it was necessary for the Governing Body to hear from the Commission at that time. He wouldn't be opposed to both on the same schedule.

Director Isaacson said the timing for the second meeting of July is important. He noted the fee schedule isn't significantly different than last year.

Chair Hiatt said if they receive the draft ordinance by the second meeting in July, and the fees were in the same meeting, he suggests they not hold a public hearing. He asked if that would be acceptable.

Ms. Paez said the motion to postpone should include whether or not the Commission would hear public comment. She thought it might be useful to continue receiving written public comments with a specific deadline before the meeting.

Commission Discussion

MOTION: Commissioner Clow moved to postpone the recommendation on the ordinances until the second meeting in July, at which time there would be no public hearing, but written comments are encouraged to be received by the deadline, a week prior to the meeting. Commissioner Faulkner seconded the motion for both ordinances.

Commissioner Sategna said he suggested exceptions be considered for family pass-through entities. He understood the current proposed amendments already have exceptions through an LLC. He asked Ms. Paez for clarification if people could own multiple properties through an LLC.

Ms. Paez explained the existing draft legislation would preclude that. Any type of ownership transfer would result in the termination of the existing permit. Commissioners could add a friendly amendment or rely on staff, but there is no loophole for that in the draft.

Commissioner Sategna said he still favors exceptions.

Chair Hiatt asked to confirm that if the motion is successful it would not preclude any of the Commissioners contacting Ms. Paez or staff to provide more feedback.

Ms. Paez replied they would be happy to receive feedback. The sponsors are also considering input and amendments before the draft is published.

Chair Hiatt confirmed that Commissioner Clow's motion referred to both item 2 and item 3 and Commissioner Faulkner was aware of that.

Commissioners Clow and Faulkner confirmed that was their understanding.

Director Isaacson asked Ms. Paez if the draft could still move forward to the Governing Body committees if postponed tonight.

Ms. Paez said she wasn't aware of any legal limitation. The Code states there must be a recommendation from the Planning Commission, but the practice is to send legislation to committees. The Commission could include a request in their recommendation to hold this back from review by other committees at this time. She noted staff recommends this stay on schedule with the other committees to keep momentum and to have discussion in other venues.

Director Isaacson thought it important to use the committee's public hearings for the public to participate and provide input. He didn't want to stop the momentum for other committees to also have this type of conversation. He hoped this could still move forward to other committees.

Chair Hiatt said that was his intent.

Commissioner Faulkner asked if they could postpone but include a recommendation requesting the chairs of the committees allow public comment.

Chair Hiatt suggested the Commission just stay in their lane. The other committees will know this is an issue that will have tremendous feedback.

Chair Hiatt said he wanted to be sure everyone has opportunity to hear feedback and that the sponsors receive that feedback. Then the Planning Commission could give the sponsors their best in regard to the recommendation and language. He was looking forward to getting this draft back from the other committees.

Director Isaacson noted the Governing Body committed to the Ordinance revision going through all three Governing Body committees. That shows their interest in getting the draft in front of as many people as possible.

Commissioner Gutierrez repeated that the motion would not have public comment except the written comments. He asked if possible since other committees could decide whether to have public comment, to ask staff to set up a meeting for public feedback. Staff could report back to the Commission on the results.

Chair Hiatt asked if Commissioner Gutierrez was concerned it would stifle public comment by the Planning Commission not having a public hearing in July.

Commissioner Gutierrez replied there are three committees where public comment depends on the chair meaning there is only public comment at the Governing Body level. And they don't know if the other committees will open their meeting to comments.

Chair Hiatt pointed out written comment is requested before the draft comes back to the Commission. That provides opportunity for the public to focus on the changes or something they may have missed.

Commissioner Gutierrez noted there is no interaction with written comment.

He wanted a meeting of some sort with Land Use staff and the public who want to comment.

Chair Hiatt stated the motion limits public comment to written comments. Commissioner Gutierrez would like to ask Land-Use staff if they would consider a meeting with the general public.

Director Isaacson said he is reluctant for several reasons, one because of workload and capacity challenges. Secondly, the circumstances they find themselves in and the challenge of holding a public meeting over Zoom and the efficacy of that. If they could make the request contingent on what happens at the committee meetings, if all three committees hold public comment, the meeting hosted by Land Use may not be necessary.

Chair Hiatt asked if Commissioner Clow would remove public comments from the motion and allow the chair to make that decision.

Ms. Paez suggested the motion specify one way or the other.

Commissioner Clow said for her, listening to someone for two minutes and then cutting them off really doesn't provide a lot. Written comments are much better if everyone reads them and they give more details. She envisions the next meeting as brainstorming and doesn't want to take time for a two-minute public comment.

VOTE: The motion was approved by unanimous roll call vote with Commissioners Clow, Faulkner, Hogan, Gutierrez, Lawrence and Sategna voting in favor and none voting in against.

G. STAFF COMMUNICATIONS

Mr. Berke thanked everyone for their participation and good comments.

Director Isaacson agreed with Mr. Berke. He too appreciated the conversation and good public input. He will keep Chair Hiatt informed on the progress through the committees. He noted that staff will receive several applications and be very busy through July and August.

Ms. Paez added she would work with Director Isaacson to communicate suggestions from the meeting on areas that warrant further consideration. She took notes and thought it important to communicate the highlights of the discussion, especially to City Council. She offered to run what she captured of the discussion by Chair Hiatt and circulate that to the full Commission. Commissioners could contact her directly with their specific comments or anything she missed.

Chair Hiatt said he definitely wanted to see those.

Director Isaacson offered to work with his team to get the numbers for the data driven questions and have them available at the next meeting.

H. MATTERS FROM THE COMMISSION

Chair Hiatt said he received a communication about the Land Use budget issue that he will pass on to staff.

He noted that Commissioner Faulkner had drafted a letter to the Governing Body, and he will postpone the discussion until the next meeting.

Commissioner Gutierrez thanked staff for their work. He asked that they pay attention to the deadline date on the emails for the written comments, and stick to the deadline to allow the Commissioners time to process the comments.

Commissioner Faulkner asked if the letter from the Commission had to be postponed or could it be circulated and sent by the Chair.

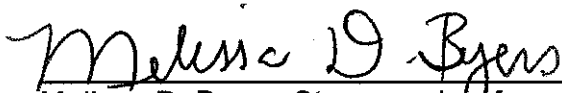
Chair Hiatt thought it had to come before the Commission in an open meeting.

Ms. Paez agreed.

I. ADJOURNMENT

Adjourned at 10:06 pm.

Submitted by:



Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

John B. Hiatt, Chair

**SUMMARY INDEX
PLANNING COMMISSION MINUTES
JULY 2, 2020**

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B. Pledge of Allegiance	Recited	1
C. Approval of Agenda	Approved as published	2
D. Approval of Minutes June 04, 2020	Approved	2
Findings/Conclusions	None	2
E. Old Business: None		2
F. New Business		
1) Case #2020-2118. Rufina/Lopez Lane Final Development Plan	Approved with conditions	6
Findings/Conclusions	Approved	6
2) Case #2020-2119. Rufina/Lopez Lane Final Subdivision Plat	Approved	6
Findings / Conclusions	Approved	7
3) Case #2020-2147. 4980 Beckner Road Lot Split	Approved	17
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4) Case #2020-2148. 4980 Beckner Road Development Plan	Approved	17
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MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, July 2, 2020 - 6:00pm
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Planning Commission was called to order by Chair Hiatt on the above date at approximately 6:00 p.m. at a virtual meeting held at <https://www.youtube.com/user/cityofsantafe>.

A. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present

Commissioner John B. (Jack) Hiatt, Chair
Commissioner Mark Hogan, Vice Chair
Commissioner Janet Clow
Commissioner Lee Garcia
Commissioner Brian Patrick Gutierrez
Commissioner Jessica Lawrence
Commissioner Dominic Sategna

Members Absent

Commissioner Pilar Faulkner, Secretary
(One Vacancy)

Others Present:

Mr. Elias Isaacson, Land Use Director
Mr. Noah Berke, Planner Manager and Staff Liaison
Ms. Sally Paez, Assistant City Attorney
Ms. Melissa D. Byers, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Land Use Department.

B. PLEDGE OF ALLEGIANCE

Chair Hiatt led the Pledge Of Allegiance.

Mr. Berke explained the public comment process where members of the public can participate when the Chair recognizes them.

Mr. Berke informed them that the Q&A function was disabled for this meeting and only comments made at the hearing and submitted written comments received 72 hours prior to the meeting would be entered into the record.

Chair Hiatt set the limit for the public comment to two minutes per person.

C. APPROVAL OF AGENDA

MOTION: Commissioner Hogan moved, seconded by Commissioner Clow, to approve the agenda, as presented.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: June 4, 2020

MOTION: Commissioner Lawrence moved, seconded by Commissioner Clow, to approve the Minutes of June 4, 2020, as presented.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

FINDINGS/CONCLUSIONS: None

E. OLD BUSINESS:

None.

F. NEW BUSINESS

1. **Case #2020-2118. Jaxson Subdivision, Rufina/Lopez Lane Final Development Plan.** Monica Montoya of Montoya Land Use Consulting, Inc., Agent, for Next Generation Contracting, Inc., Owner, requests final development plan approval for 26 dwelling units on approximately 3.57 acres of vacant land. The property is zoned R-7 (Residential- seven dwelling units per acre) and is located at the southwest corner of Rufina and Lopez. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).

2. **Case #2020-2119. Jaxson Subdivision, Rufina/Lopez Lane Final Subdivision Plat.** Monica Montoya of Montoya Land Use Consulting, Inc., Agent, for Next Generation Contracting, Inc., Owner, requests final subdivision plat approval for 26 lots on approximately 3.57 acres of vacant land. The property is zoned R-7 (Residential- seven dwelling units per acre) and is located at the southwest corner of Rufina and Lopez. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov , 955-6325).

Staff Report

Donna Wynant presented the staff report. She reported it has been four months since the Jaxson Subdivision case came before the Commission to be rezoned and a preliminary subdivision plat. The subdivision was rezoned to R-7 PUD District which requires a development plan and approval by the Governing Body. The Governing Body approved the rezoning and preliminary development plan and the cases now before the Commission are for the final development plan and final subdivision plat. The project is 26 dwelling units on the corner of Rufina and Lopez on 3.57 acres of land. Five lots are to be developed into 5 affordable homes. Those are identified on the subdivision plat.

The comments brought up in the development plan and subdivision plat were that some street standards did not meet the typical standards in Chapter 14. Those have been revised and approved by John Romero. In addition, it is important the Commission keep in mind that the main street through the development ends at the north end of the street. The applicant has a brief presentation to show the layout.

Both the Traffic Engineer and the Fire Marshal's Office wanted the dead end to have access for emergency vehicles and as a right turn in and right turn out at that point. There are minor changes to the report because the Fire Marshal's comments were received after the report went to print. A right turn out of the development was agreed on and the exit will use a "pork chop" design. People will be forced to turn right out of the development. The design also allows emergency vehicles like fire trucks with large rigs, to easily exit. Residents living at the north end of the development can turn right out of the development or go south to Jaxson Lane to exit.

Three communications received from the public are included in the packet. One comment was about the project being an apartment development, which it is not. Another comment was on the amount of traffic. Both are concerns and issues seen with almost any development. The potential at the intersection of Rufina and Lopez should address those issues.

Ms. Wynant indicated that the criteria has been met for the preliminary and final subdivision plats and the development plans and is included in the staff report.

Chair Hiatt asked Ms. Paez to address the comments made that would be included in the record.

Ms. Paez noted she would read the names for the written comments into the record.

Applicant's Presentation

Monica Montoya, 726 Gregory Lane, was sworn. She is with Montoya Land Use Consulting and represents the property owners. She indicated the Next Generation contractors were in attendance along with Oralynn Guerrerortiz, with Design Enginuity, the Project Engineer.

She shared a PowerPoint presentation:

She reminded Commissioners that the Findings of Facts were adopted in March and they recommended approval of R-7 zoning stating that the criteria was met for rezoning. City Council reviewed the project in May and agreed and approved the rezoning.

The Findings of Facts indicates proper procedures were followed, proper testimony was heard, that requirements for the ENN (Early Neighborhood Notification) were followed and the design requirements are in compliance with the Santa Fe City Code.

This case is to request approval for the final subdivision and final development plan. The subdivision was previously approved with several conditions and technical corrections by the Commission, City Council and staff. The applicant agrees those conditions and technical corrections will make the project better as a whole.

Ms. Montoya briefly presented an overview of the project, the site plan and architecture, the neighborhood response, and the conditions of approval.

The location of the property was shown with major streets and an aerial view of the subdivision layout. Access to the property was noted off of Lopez Lane. Access includes full primary access at the south end off of Jaxson, and a right-in/right-out on the north (added per staff conditions). A decel lane will provide easy access into the subdivision. New sidewalks will be installed along Rufina and Lopez where there are none. The applicant has dedicated a portion of land at Rufina and Lopez to assist the City with future improvements to the intersection.

The subdivision parking spaces, and on-street parking were reviewed and there will be five affordable units built to standards. The required right-in/right-out process was described by the condition of approval. The Traffic Engineer and the Fire Marshal both agreed.

The standards of approval for R-7 zoning were described: 7 dwelling units per acre, a minimum lot size of four to six thousand square feet and a height of 24 feet. Setbacks will be standard and building separation of 10' for lots, and requirements for lot coverage at 55% with private open space would be met.

Photographs of varying floor plans and the styles and colors were shown.

Ms. Montoya reviewed the ENN responses noting the neighborhood has been involved in the vetting process since October 2019. The applicant responded to the major issues of density and the subdivision will be equal to the neighbors to the west previously approved.

On the question of whether the homes would be mobile or modular, Code regulates the type of structures. Both could be approved and would be constructed as stick built.

A specific request was for a privacy wall with the Las Acequia subdivision at the west boundary and that will be 6 feet high.

Traffic congestion when going east and west was a big concern because of development in the area. A right-of-way was dedicated at the corner to assist with the issue and a contribution will be made toward traffic mitigation.

Ms. Montoya reminded the Commission they received 8 letters of support from local residents and housing communities that will be included in the official record. Some letters testify to the character of the applicant and the quality of their work. Some testify to the difficulty of finding affordable housing.

Ms. Montoya stood for questions.

Public Hearing

Ms. Paez said three written public comments received have been provided to the stenographer and to the Commission. The letters will be attached to the minutes and were from: Linda Wilder Flatt, Cheryl Odom and the third comment did not have a full name. The comments are attached as Exhibit "1".

Ms. Paez reviewed the process to provide a public comment.

Fabian Trujillo, 1157 Vuelta de Las Acequias, was sworn. He is the president of the Las Acequias Neighborhood Association. He thanked staff and Ms. Montoya for their responses and for listening to the concerns of the neighborhood. He also thanked them for agreeing to the 6-foot wall, which is important to the neighborhood and for their work on the traffic issue. Although still a huge concern for the Association, they hope that a

traffic circle will be built as soon as possible for some relief. He noted there are two more subdivisions planned that will add to the traffic congestion on Rufina.

Mr. Trujillo said the Association is fine with the subdivision with the changes agreed to at City Council. He hoped the Jaxson HOA would be good neighbors.

There being no further public comment, Chair Hiatt closed the public hearing at this time.

Commissioner Hogan indicated he wasn't clear on the housing type that will be allowed in the subdivision.

Ms. Montoya recalled that mobile or modular homes would not be prohibited by the Santa Fe City Code and their requirements also permit a stick-built home.

Commissioner Hogan was still not clear if mobile homes are within the Code.

Mr. Berke explained that Code does not prohibit manufactured homes in residentially zoned properties. If a home meets the definition of a mobile home, it would require a Special Use permit that is awarded by the Board of Adjustment.

Commissioner Sategna indicated he was ready to make a motion.

Chair Hiatt wanted to ask about the general layout on the schematic first. He asked Ms. Montoya to explain the fire exit on the west side that appeared to be stubbed.

Ms. Montoya indicated at the northern most entrance to the subdivision, off of Jaxson Lane, a car could turn right into the subdivision and leaving off Jaxson a car can make a right turn out and head south. The stub out is an access driveway to the southwest corner lots.

Commission Discussion

MOTION: In Case #2020-2118, Jaxson Subdivision, Rufina/Lopez Lane Final Development Plan, Commissioner Sategna moved to approve subject to the technical corrections recommended by staff.

MOTION: In Case #2020-2119, Jaxson Subdivision, Rufina/Lopez Lane Final Subdivision Plat, Commissioner Sategna moved to approve subject to the conditions of approval and technical corrections recommended by staff.

MOTION: In Case #2020-2118, Jaxson Subdivision, Rufina/Lopez Lane, Findings of Fact and Conclusions of Law, Commissioner Sategna moved to approve as proposed in Exhibit A2.

MOTION: In Case #2020-2119, Jaxson Subdivision, Rufina/Lopez Lane, Findings of Fact and Conclusions of Law, Commissioner Sategna moved to approve as proposed in Exhibit A2.

Commissioner Clow seconded the motions with a friendly amendment to correct the first Findings. General finding #8 states that the issue was addressed by City Council on March 13, and should be corrected to May 13, 2020, the actual date heard before City Council.

Commissioner Sategna accepted the friendly amendment.

VOTE: The motions to approve Case #2020-2118 Final Development Plan and Case #2020-2019, Final Subdivision Plat and in the Findings of Fact and Conclusions of Law for Cases #2020-2018 and #2020-2019, passed unanimously by roll call vote with Commissioners Clow, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

3. **Case #2020-2147. 4980 Beckner Road Lot Split.** James Siebert and Associates, Inc., Agent, for Presbyterian Healthcare Services, Owner, requests approval of a lot split to divide approximately 22.67 acres into two Lots (Lot 27-A – approximately 17.06 acres and Lot 27-B approximately 5.17 acres). The property is zoned C-1 (General Office) and is within the Suburban Archaeological Review District. (Dan Esquibel, Case Manager, daesquibel@santafenn.gov, 955-6587)
4. **Case #2020-2148. 4980 Beckner Road Development Plan.** James Siebert and Associates, Inc., Agent, for Presbyterian Healthcare Services, Owner, requests approval of a Development Plan to construct a 47,690 square foot building, for use as a health services clinic. The property (Lot 27-B) is approximately 5.17 acres, is zoned C-1 (General Office), and is within the Suburban Archaeological Review District. (Dan Esquibel, Case Manager, daesquibel@santafenn.gov, 955-6587)
5. **Case #2020-2150. 4980 Beckner Road Sign Variances.** James Siebert and Associates, Inc., Agent, for Presbyterian Healthcare Services, Owner, requests approval of three variances to Subsection 14-8.10(G)(C), which regulates height, size, and number of signs within a C-1 District. The property (Lot 27-B) is approximately 5.17 acres, is zoned C-1 (General Office), and is within the Suburban Archaeological Review District. (Dan Esquibel, Case Manager, daesquibel@santafenn.gov, 955-6587)

Staff Report

Dan Esquibel presented the staff report.

Mr. Esquibel explained Case #2020-2147, 4980 Beckner Rd., is a Lot Split request for Presbyterian Healthcare Services (PHCS), the owners. This would divide approximately 22.67 acres into two tracts, 27A (17.6 acres) and 27B (5.17 acres). It is zoned C-1, General Office and is within the Suburban and Archaeological Review District.

The second Case #2020-2148, 4980 Beckner Road is for the Development Plan. The applicant is the same and is the agent for Presbyterian Healthcare Services. The request is for approval of the development plan to construct a 47,690 ft.² building for use as a health service clinic. The property is approximately 5.17 acres zoned C-1, tract 27B.

Case #2020-2150, 4980 Beckner Rd. Sign Variances. James Siebert Associates is agent for Presbyterian Healthcare Services. The request is approval of two variances: to regulate size and the number of the signs within the C-1 district. A third height variance was rescinded by the applicant.

The Land Use Department recommends approval of Cases #2020-2147, 4980 Beckner Rd., Lot Split; Case #2020-2148, 4980 Beckner Rd. Development Plan and Case #2020-2150, 4980 Beckner Rd. Sign Variances subject to staff recommendations and conditions of approval listed in section 2 of the report, and the technical corrections listed in Exhibit A of the packet.

This will require six motions in the following order 1) Approve/deny Case #2020-2147 Lot Split, 4980 Beckner Rd. subject to conditions of approval and technical corrections recommended by staff. 2) Approve/deny Case #2020-2148, at the same address, Development Plan, subject to conditions of approval and technical corrections recommended by staff. 3) Approve/deny Case #2020-2150, at the same address, Sign Variances, subject to conditions of approval and technical corrections recommended by staff. 4) Approve/deny Findings of Fact and Conclusions of Law for Case #2020-2147 presented in Exhibit B. 5) Approve/deny Findings of Fact and Conclusions of Law for Case #2020-2148 presented in Exhibit B. 6) Approve/deny the Findings of Fact and Conclusions of Law for Case #2020-2150 presented in Exhibit B.

The applicant has complied with subsection 14-3.1(E), pre-application conferences, and 14-3.1(M) Early Neighborhood Notification (ENN) procedures as well as 14-3.1 (H) notice requirements. The applicant has submitted the approval criteria and addressed all prerequisites for subdivision plats within section 14-3.7(C) for the lot split. The applicant has addressed all of the approval criteria for the development plan for necessary findings, subject to section 14-3.1(D) of Chapter 14. And the applicant has satisfied variance approval for subsection 14-3.16 (C) for increasing the size of signs and table 8 reflects approval criteria has been satisfied for 14-3.16(C) increase in number of

signs for both variances. Early Neighborhood Notification was conducted on April 21, 2020 at 5:30 via a GoToMeeting. There was one in attendance. No concerns were raised.

All of the applications are subject to the expiration requirements of 14-3.19(B)(n)(6). Should the Planning Commission approve the lot split, development plan and variances, and adopt all of the Findings of Fact and Conclusions of Law, the expiration date will be July 2, 2023 if the applicant does not act on any of these.

Mr. Esquibel stood for questions.

Applicant's Presentation

Jim Siebert, 915 Mercer, was sworn. He indicated there were two others, John Lauer and Patrick Dyer who would present tonight.

Mr. Siebert shared a PowerPoint presentation with the Commission.

Slides were shown of the location and surrounding area; the means of access from intersections from Cerrillos and Beckner; Beckner and Wellness Way; and from Rail Runner Road to Beckner Road.

The location of Presbyterian Hospital and the location of utilities was shown.

Two lots were shown; a 5-acre lot with the clinic and a 22-acre lot.

The application for a lot split was being submitted now to give a better understanding of how the future site will coordinate.

Chair Hiatt asked why the lot split is included for Commission approval if it is an administrative procedure.

Mr. Siebert indicated both he and staff thought it relevant and appropriate the Commission hear where the clinic came from. The Commission does not technically need to act on the lot split.

Mr. Berke added the applicant probably would not proceed with the lot split if the development plan is not approved.

Mr. Siebert continued with the slideshow, and a slide of the site plan. He noted the round-about and explained the future traffic pattern would be a right-in/right-out off of Beckner Road only. The main entry will be from Rail Runner Road. John Romero requested the roundabout intersection be reviewed by a traffic engineer. The engineer was to assess capacity from the standpoint of Las Soleras fully developed in 20 years. The traffic engineer determined that the round about would still work at an acceptable

level of service at that point. It was noted that Beckner Road is designed for four lanes at 45 miles per hour.

Mr. Siebert asked Mr. Lauer to describe more of the project. Mr. Siebert while waiting for Mr. Lauer, wanted to also introduce Patrick Dyer, with Presbyterian Medical Services (PMS).

Mr. Siebert explained that PHCS owns the land and would build the building and Presbyterian Medical Services (PMS) will lease the building from PHCS.

John Lauer, 7601 Jefferson, Albuquerque New Mexico, was sworn. He explained this would be a one-story ambulatory clinic, approximately 47,700 ft.². The parking has about 215 spaces and meets zoning requirements and user's needs. As required, it will be a light-colored stucco with a metal roof and landscaping that meets the City requirements. Access would be off of Beckner and Rail Runner Roads with the entry facing south.

A diagram of the elevation of the buildings shows the impact between a 16 square foot sign and a 50 square-foot sign. The sign includes Presbyterian Medical Services logo, an identifier patients would recognize. The sign is larger as a wayfinding tool and located about 600 feet from I-25.

Chair Hiatt asked Mr. Siebert to show the sign diagram on screen.

Mr. Siebert brought the diagram on screen explaining location of each of the three signs. Eastbound on Beckner and from the roundabout westbound from Beckner. The sign seen from I-25 is about 600 feet from the travel lane. He indicated historically medical services signage is treated differently and larger signs are allowed for wayfinding. He reviewed previously approved sign locations that exceed sign limitations.

Mr. Siebert said a C-1 district sign limit for medical services is 16 square feet and the applicant is asking for 50 square feet. St. Vincent's Hospital was granted a waiver based on their master plan and a larger sign was approved across the street. He is reporting this not as a precedent but that medical facilities have been treated differently in the past. People need more wayfinding to get there.

Mr. Siebert added that people on Beckner Road drive the speed limit of 45 mph and signage has to be more visible. He asked Commissioners to consider this is a four-lane road that would usually have C-2 zoning allowing for 50 square foot signs.

Chair Hiatt asked if the third variance Mr. Siebert mentioned is a medical facility. He also wanted to know if the roundabout is double or a single lane.

Mr. Siebert said the roundabout is double with two lanes on either side. He added that PMS clients have a range of income levels and caters to those in a median or lower income. This facility serves regionally with many people coming from 20 to 40 miles away. He noted that Steve Hansen was online.

Chair Hiatt asked that Mr. Hanson be sworn.

Steve Hansen, 13 Arroyo Vista, CDO at PMS, was sworn. He said there is confusion about Presbyterian Medical Services and Presbyterian Health Services. They share the first name but are two separate organizations and work well together. They are a clinic-based organization with their home in Santa Fe, but clinics throughout the State. They have a number of clinics in Santa Fe, the Santa Fe Guidance Center, the Santa Fe Wellness Center and the Behavioral Health with medical and dental services for everyone, insured and uninsured, Medicare and Medicaid, etc. They are the largest behavioral health provider and serve people regionally who come into Santa Fe.

Mr. Siebert concluded his presentation. He noted the applicant agrees to the conditions and the better part of the technical corrections have already been made.

Mr. Siebert noted the Water Division has a condition requiring the ACD agreement to construct and dedicate the water line of the water facilities, before reporting the development plan. That cannot be done that way because the ACD audits are approved right before the building permit is pulled. Only the contractor can apply to get the ACD. The applicant agrees they need an ACD, but the timing is off and Brian may have forgotten that.

Chair Hiatt asked if Mr. Esquibel agreed.

Mr. Esquibel replied that Mr. Siebert is correct. Most of the time that condition is placed before construction. They often use templates and the comments might have been missed. But right before the development plan the applicant will still be required to meet the conditions of approval.

Chair Hiatt thought that sounded like agreement.

Public Hearing

There being no public comment, Chair Hiatt closed the public hearing.

Commission Discussion

Commissioner Sategna said he was troubled by the signs and didn't agree they should approve a variance. He asked if there had been a distinction in the past between a medical service versus any type of retail service where this had been granted.

Mr. Esquibel said his approach for this particular project was as if it was part of a campus-like facility for the hospital, one big campus that provides regional service. As he explained in the criteria, there is no competition and standards are somewhat different. The Code doesn't necessarily address these types of issues as they would for a business competing with another business. The focus here is wayfinding for the needs of health services. Mr. Esquibel thought the criteria was addressed in a way that met the health, safety, and welfare requirements as opposed to a competing business they are trying to target for a streetscape.

Commissioner Sategna understood that this is a different type of business. However, the criterion the Commission has to use to approve the variance has not changed. Looking at criterion applied in the past, regardless of this being for medical services, he couldn't believe that some of the criteria wouldn't apply.

Commissioner Garcia commented on the variance that often people are trying to find medical facilities. He thought the signs would help.

Commissioner Gutierrez asked Mr. Esquibel if the references of medical facilities with larger signs were also located in C-1 zoning.

Mr. Esquibel explained the St. Vincent's Medical Center next to the new Walmart is in the C-2 district. Presbyterian Medical Service across from St. Vincent's Hospital is in a C-1 district, and they come the closest to this type of facility. This is somewhat different because it is involved with the hospital for services for the region. He said he had hoped his memo would explain that under criteria.

Commissioner Gutierrez said C-2 zoning or H, Hospital zoning, allows 50 square feet.

Mr. Esquibel explained the difference between a C-1 district and a C-2 is that requirements for a sign can be shared up to 150 ft.² for a C-2. Whereas a C-1 only allows two signs to share 32 ft.², meaning two 16 ft.² signs. He did not believe the intent of Code was that this type of medical facility should have a 16 ft.² sign. Especially with the health and safety component. He believed there could be leeway in interpretation of sign regulations.

Commissioner Gutierrez asked why Mr. Esquibel was okay with the 50 ft.² opposed to 32 ft.², which is double the normal sign size.

Mr. Esquibel explained it was the issue of wayfinding opposed to a business fighting for marketing. In this case they are not trying to brand or market their service. This is not to reduce streetscape clutter to avoid driver distraction. This is the opposite.

This provides wayfinding for people looking for medical services who are unfamiliar with the area. The difference in his evaluation was based on that.

Commissioner Gutierrez asked for examples of other businesses that would have a 50 ft.² sign.

Mr. Esquibel indicated there are many signs along Cerrillos Road that would be allowed those types. Some have two signs, and some three, but they share 150 ft.² apiece within a C-2 district. A C-1 district is predominantly office use. He found it hard to believe those who wrote the Code had intended these facilities to actually reduce signage for people looking for health services in a campus type environment.

Chair Hiatt acknowledged Director Isaacson, who wanted to comment.

Director Isaacson said as a point of clarification and information, many of the medical facilities referenced earlier around Saint Michael's Drive, are also designated as C-1 zoning.

Commissioner Gutierrez asked Mr. Hansen about the signage of his other Santa Fe facilities, specifically.

Mr. Hansen said PMS Santa Fe Wellness on Camino Entrada, across from the police station has a fairly large sign. He thought it bigger than 50 ft.². The PMS building and logo can be seen from the freeway on the Santa Fe Guidance Center on Rodeo Park Way. In both locations the signs are fairly large.

Chair Hiatt asked Mr. Siebert if he wanted to respond to Commissioner Sategna and Commissioner Gutierrez.

Mr. Siebert attempted to bring up a comparison of a façade of the building.

Mr. Berke pointed out that most of the signage along Cerrillos Road in a C-2 district has a maximum of 80 ft.² per sign. There can be up to three signs, depending on the number of businesses occupying the building. Then they have to share the 150 ft.² maximum allowed. That includes monument signs, that have different limitations in height and square feet.

He noted regarding the question of the location of sign variances for wayfinding, there are about 30 variances to signage across the street at Presbyterian Hospital. That campus was approved with the development plan and the Commission granted exceeded height, square footage maximum allowances and the number of signs. He recalled one reason was because a hospital campus is different than a business. The campus needs to be easily visible and accessible in emergencies. Often multiple services are offered

there as well and must be easily identifiable. The Commission granted every variance requested in that case.

Mr. Siebert said this is somewhat unique with only one or two businesses within the facility. However, the precedent is Christus St. Vincent's, that includes their emergency room across the street on Cerrillos, and Presbyterian Urgent Care on St. Michael's Drive. That sign was in the DOT right-of-way and they were given even more signage. He noted for context that there are differences in what they typically see in C-2 zoning.

Mr. Siebert referred to the elevations shown on screen and noted the size of the building with a sign above that is 50 ft.² and below was a sign at 16 ft.². He noted that the 16 ft.² of signage on a building that large is lost.

Commissioner Lawrence was sympathetic to the idea that medical facilities need signage but troubled by criterion 2, for reasons other than financial costs. She asked how that criterion had been met; it has either unusual physical characteristics or a legal nonconforming lot. She said if Mr. Esquibel could explain his logic it would help.

Mr. Esquibel referred to his report. The criterion he felt met the standards was based on the uniqueness of the building. The standards address both property and structure, "*unusual physical characteristics exist that distinguish the land or structure from others in the vicinity.*" This structure is very different than others in the facility not only in the way it integrates with the hospital for its services, but for its wayfinding needs very different from the structures in the facility. Not only in the way it integrates with the hospital for its services, but for its wayfinding needs. Where it is located and how it needs to advertise to people looking for those services not just along I-25 or Beckner, but the adjacent roadway.

He thought that lent itself to a different characteristic not just in use or building, but within the campus environment established with the existing variances already adopted. He noted the Findings of the variance decision was in the Commission's packet.

Commissioner Lawrence agreed the structure is different than others in the vicinity subject to the same sign ordinance.

Mr. Esquibel said everything else is residential in nature. This building and the hospital relative to the campus environment, and the needs of the hospital and community is fairly unique. Therefore, it meets that standard.

Commissioner Lawrence was concerned about increasing signage around an area surrounded by residential.

Commissioner Sategna asked if the campus could be extended to businesses other than medical services.

Mr. Esquibel said a C-1 district is limited to office. Medical facilities are allowed, retail is not, or would be limited as an ancillary use such as a coffee shop.

Mr. Sategna asked if the sign was to an office building unrelated to medical services, if it would be the same argument that the building is distinct in its environment.

Mr. Esquibel said an if an office building that is not part of the campus, asked for a variance this large to the sign regulation, no. He would not find the same options.

Mr. Sategna asked the applicant how many different medical services would take place in the building.

Mr. Hansen explained there will be Behavioral Health, adult and children, and medical and dental.

Commissioner Sategna asked if Mr. Hansen considered those emergency services similar to the hospital.

Mr. Hansen said probably not as an emergency, but he considered them urgent, specifically in Behavioral Health or dental.

Commissioner Sategna asked if the building would be open 24 hours a day like a hospital or would have regular office hours.

Mr. Hansen said it will have regular hours, but most likely extended hours.

Commissioner Sategna thought the variance didn't meet criterion 1 or 2 just because it is a medical service building or an extension of the hospital. For him, a red flag with criterion 1 was that the applicant said the sign couldn't be seen by I-25. Other businesses apply for additional signage. Signage is advertising and it could be argued as wayfinding for any service. He was concerned with the argument that the sign could not be seen from I-25 when it is not an emergency service. It will have normal business hours and the building can be occupied by offices. Staff stated if this were a regular office building and nonmedically related, a variance would not be granted.

Mr. Esquibel pointed out that staff looked at this in a couple of ways. It can be seen as an individual piece of property and unique. But Chapter 14 has a section that deals with premises of an organization. Adjacent businesses associated with the premise are linked as a unified development. They are designed and master planned as one large development project. That was the premise for the hospital that is unique to

everything around it. And because of that this still meets the criteria for Chapter 14 based on the premises of the hospital being unique to the area.

Commissioner Sategna pointed out the lot split could have additional commercial property developed. The signage normally would be limited to the total square feet of the property and shared among the businesses. He asked for clarification if this would create additional signage in the future that would normally be shared per Chapter 14.

Mr. Esquibel replied that is possible. He noted there were two ways to look at it; per lot, or as part of the premises. The Commission has already granted a number of variances to the hospital. This is an extension of that for this particular structure's use and need.

Mr. Esquibel offered to put the definition on screen for Commissioners to read.

Mr. Berke said a lot split creates two separate lots and they would have more signage than one lot would be allowed. Also, another building could occupy the other lot that would have additional signage.

He informed Commissioners that the Las Soleras Master Plan requires lots abutting the I-25 corridor to perform a visual analysis. With this lot split the applicant does not have to do that analysis and is an advantage. But this variance remains with this lot and will not apply to the other lot.

Commissioner Sategna explained he was trying to understand whether actions taken today on the lot would cause the Commission to have to re-examine a future variance on the other lot. He asked to clarify that square footage would not have to be shared as a result of the lot split.

Mr. Berke said that was correct, and if the new owner of the second lot wanted to exceed signage in Chapter 14 for a C-2, they would be required to come before the Commission and go through the same process.

Commissioner Sategna said before them is an applicant who has mentioned their sign is not visible from I-25. He thought creating a lot split is convenient and they would not have to do the sign analysis. The applicant has argued they meet criteria for a variance because the signs are not visible from I-25. He said he is sympathetic with the applicant and staff's argument that this is an extension of the hospital. However, if the building was designed exactly the same and the sign was changed to offices, some of the criteria would obviously not be met.

Mr. Berke suggested the Commission should also differentiate that Presbyterian Hospital is different from Presbyterian Medical Services, although under the same family.

Commissioner Clow saw this as different from a retail business and it is set quite a bit back from I-25 and the sign will appear smaller. Signs are important for wayfinding and people looking for their doctor's office would appreciate a larger sign. And that would be allowed if in a C-2 zone and this is appropriate, and the criteria has been met.

Mr. Siebert pointed out that each application that requests a variance has to stand on its own merits. Because this project might receive a variance, would not mean all of the future applications would receive one.

Chair Hiatt suggested the Commission take the lot split and development plan as one item, making it four motions.

MOTION: In Case #2020-2147 and Case #2020-2148, 4980 Beckner Road Lot Split and Development Plan, Commissioner Clow moved to approve the lot split subject to conditions as specified by staff, and to approve the development plan subject to conditions and criteria, with the understanding that the DCD needs to be changed by agreement that it will occur at the time of the building permit. Commissioner Hogan seconded the motion.

VOTE: The motion was approved by unanimous roll call vote with Commissioners Clow, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

MOTION: In Case #2020-2148, 4980 Beckner Road Signage Variance, Commissioner Clow moved to approve the increase in size of signage and to increase the number of signs from two to three signs. Commissioner Garcia seconded the motion.

VOTE: The motion was approved by majority roll call vote with Commissioners Clow, Garcia and Hogan voting in favor and Commissioners Gutierrez, Lawrence [with comment], and Sategna [with comment] voting against. Chair Hiatt broke the tie voting in favor [with comment].

Commissioner Lawrence said her vote against was because criteria 1 and 2 had not been met. Commissioner Sategna agreed.

Chair Hiatt said his vote in favor was because he agreed that this is different, and the criteria had been met.

MOTION: In Case #2020-2147, Lot Split and #2020-2148 Development Plan, Findings of Fact and Conclusions of Law, Commissioner Clow moved to approve, seconded by Commissioner Hogan.

VOTE: The motion was approved by unanimous roll call vote with Commissioners Clow, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

MOTION: In Case #2020-2150, Findings of Fact and Conclusions of Law, Signage Variance, Commissioner Clow moved, seconded by Commissioner Hogan, to approve the Findings of Fact and Conclusions of Law.

VOTE: The motion was approved by majority roll call vote with Commissioners Clow, Garcia, and Hogan voting in favor and Commissioners Gutierrez, Lawrence, and Sategna voting against. Chair Hiatt voted in favor breaking the tie.

G. STAFF COMMUNICATIONS

Mr. Berke reminded everyone that the second meeting in July was canceled. The first meeting in August the Commission will hear two text amendments/ordinance changes. The second meeting in August will be a case with a public hearing.

Director Isaacson noted his button called the *Santa Fe Promise*. The Mayor's office started an initiative to wash their hands, wear masks and practice social distancing. He reminded everyone of the importance for the holiday weekend to be vigilant against the virus. The City website: www.sfnm.gov/office has a place people can sign up and take the pledge. They should encourage others in the business community to sign up as well. The Mayor has received questions on social media about institutes interested in supporting businesses that observe safe practices with COVID 19. The City wants to point them in the direction of businesses making that promise.

He offered to work with their contacts in the business community to get the campaign up and running. Those interested in buttons, posters, informational cards, etc. could email him for materials. He hoped everyone would be wearing a button and made a commitment to the promise by the next meeting. The Santa Fe Downtown Visitors Center is distributing buttons, posters, pins and masks, as well.

Chair Hiatt asked if one of the items in August is short-term rentals.

Mr. Berke said yes. They will pause on text amendments to the ordinance and move forward with civil penalties of the short-term rentals. The meeting will not be open to a public hearing. They plan to introduce fee changes for developmental reviews and cases would be heard the second hearing in August.

Mr. Isaacson noted there is a final development plan and Carlos Gemora has some cases and there are two ordinance changes. He said he and Ms. Paez met with the Quality of Life Committee and discussed civil penalties. They will try to do that in one meeting and the middle of August will be the larger development plan review.

Chair Hiatt asked when they would see the changes for affordable housing.

Mr. Berke said staff and Carlos Gemora are working with stakeholders in the community and other organizations on affordable housing. The ideas will come back to the subcommittee working group probably in September. They hope the subcommittee will be comfortable presenting proposed updated language to Chapter 14 and the affordable housing incentives no later than October.

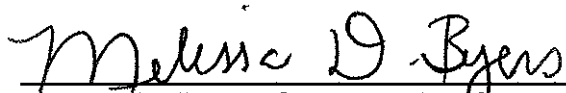
H. MATTERS FROM THE COMMISSION

There were none.

I. ADJOURNMENT

Adjourned at 7:55 p.m.

Submitted by:



Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

John B. Hiatt, Chair



City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:

Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

DATE: July 9, 2020

TO: Planning Commission, Quality of Life Committee, Public Utilities/Public Works Committee, and Governing Body

From: _____
Elias Isaacson, Planning & Land Use Director

ISSUE:

This proposal includes amendments to Section 14-11.4 SFCC 1987 of the Land Use Code. The proposed amendments aim to improve administration and enforcement of the City's Short-Term Rental (STR) program and to create a system for imposing civil penalties on owners that operate STR units without proper authorization from the Land Use Department. The legislative sponsors of these amendments include Mayor Webber and Councilors Lindell, Romero-Wirth, and Villarreal. Under Section 14-3.3(A)(4), all amendments to the Land Use Code require a public hearing, review, and recommendation from the Planning Commission prior to consideration by the Governing Body.

(Elias Isaacson Planning and Land Use Director, esisaacson@santafenm.gov, 955-6370; and Sally Paez, Assistant City Attorney, sapaez@santafenm.gov, 955-6501)

EXECUTIVE SUMMARY:

Amendments to Section 14-11.4 SFCC 1987 include provisions for adopting civil penalties, a civil fine schedule, and civil citation procedures for Land Use Code enforcement actions. The amended ordinance would also clarify the circumstances under which the Land Use Director may revoke permits, including short-term rental permits, and would permit the Land Use Director to order a one-year waiting period for application for a short-term rental permit by a person who has violated the Short-Term Rental Ordinance

Section 14-3.3, "Amendments to Text of Chapter 14," outlines the process for amending the text of the Land Use Code. To make a positive recommendation to the Governing Body, the Planning Commission must find that a



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Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

text amendment meets the six criteria set forth in Section 14-3.3(B). The criteria are set forth below, followed by the Land Use Director's assessment of each.

(1) compliance with law;

The proposed amendments comply with municipal, state, and federal law concerning the regulation of short-term rentals.

(2) consistency with the general plan;

Although the General Plan does not speak directly to the regulation of short-term rental units, the proposed amendments will further many of the themes and policies set forth in the General Plan, including enhancing the quality of life for residents; fostering economic diversity; maintaining Santa Fe's unique personality, sense of place and character; and preserving an community-oriented downtown.

(3) consistency with other policies adopted by the governing body;

The policy objectives behind the proposed amendments are consistent with other policies adopted by the Governing Body and are described on the **attached chart**, which summarizes the sponsors' policy objectives and regulatory strategies.

(4) consistency with the purpose and intent of Chapter 14 and of the section being amended;

The proposed amendments are consistent with the general purposes of the Land Use Code, as set forth in SFCC Section 14-1.3, because they are intended to promote the health, safety, order, convenience, prosperity, and general welfare of the residents of Santa Fe.

(5) consideration of how the amendment relates to other provisions of the Santa Fe City Code and the avoidance of unintended consequences; and

The proposed amendments to the Short-Term Rental Ordinance and the Land Use Code Enforcement Ordinance are intended to work in concert and with other provisions of the Santa Fe City Code, including the provisions governing business licenses and the collection of lodgers' tax.

(6) consistency with any approved neighborhood conservation overlay districts.

The amendments are consistent with the regulations that apply in the City's overlay districts.

RECOMMENDATION:



City of Santa Fe, New Mexico

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www.santafenm.gov

Alan Webber, Mayor

Councilors:

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Renee Villarreal, District 1
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Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

Staff recommends that the Planning Commission recommend approval to the Governing Body of the proposed ordinance amendments that would amend Section 14-11.4 SFCC 1987 by adopting civil penalty provisions, a civil fine schedule, and civil citation procedures for Land Use Code enforcement actions.

ATTACHMENTS:

1. Amendment from Councilor Garcia
2. Proposed Text Amendments
3. FIR

CITY OF SANTA FE, NEW MEXICO
PROPOSED AMENDMENT(S) TO BILL NO. 2020-17
Chapter 14 Civil Penalties

Mayor and Members of the City Council:

I propose the following amendment(s) to Bill No. 2020-17:

1. On page 6, line 21 *insert* the following new Section:
 “**Section 2. Effective Date.** This ordinance shall take effect thirty (30) days after adoption by the governing body.”

Respectfully submitted,

Michael Garcia, Councilor

Approved as to Form:



Erin K. McSherry, City Attorney

ADOPTED: _____
NOT ADOPTED: _____
DATE: _____

Yolanda Y. Vigil, City Clerk

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CITY OF SANTA FE, NEW MEXICO

BILL NO. 2020-17

INTRODUCED BY:

Mayor Alan Webber

Councilor Signe I. Lindell

Councilor Carol Romero-Wirth

Councilor Renee Villarreal

AN ORDINANCE

AMENDING SECTION 14-11.4 OF THE LAND DEVELOPMENT CODE TO ADOPT CIVIL PENALTY PROVISIONS, A CIVIL FINE SCHEDULE, AND CIVIL CITATION PROCEDURES FOR LAND USE CODE ENFORCEMENT ACTIONS; AND TO PERMIT THE LAND USE DIRECTOR TO ORDER A ONE-YEAR WAITING PERIOD FOR APPLICATION FOR SHORT-TERM RENTAL PERMIT BY A PERSON WHO HAS VIOLATED THE SHORT-TERM RENTAL ORDINANCE, SECTION 14-6.2(A)(5) SFCC 1987.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Section 14-11.4 of the Land Development Code (being Ord. No. 2011-37, § 14, as amended) is amended to read:

14-11 ENFORCEMENT

14-11.4 REMEDIES AND PENALTIES

(A) Remedies

(1) If a *structure* is erected, constructed, reconstructed, *altered*, repaired,

1 converted, or maintained in violation of Chapter 14; or a *structure* or *property* is used
2 in violation of Chapter 14; or if any other violation of this chapter occurs,
3 the *governing body*, *city attorney*, enforcement officer, or other proper *city* official
4 may institute appropriate actions or proceedings to prevent, restrain, correct, or abate
5 such violation or to mandate compliance.

6 (2) The *land use director* may :

7 (a) withhold or revoke permits that the director is authorized to
8 issue, including construction *permits* and short-term rental permits, if the
9 applicant or permittee has violated a regulation relating to the granting of the
10 permit, or if in the judgment of the land use director or the public welfare
11 requires that the permit be revoked or withheld;

12 (b) withhold or revoke *certificates of occupancy*;

13 (c) withhold the recording of *plats* or *development plans*;

14 (d) order discontinuance of illegal use of land or *structures*;

15 (e) order discontinuance of any illegal work being done;

16 (f) order removal of illegal *structures* or *alterations*; [and]

17 (g) order that any land or *structure* modified in violation of this
18 Chapter be restored to compliance; or

19 (h) order a one (1)-year waiting period for *application* for a short-
20 *term rental permit* by a person who has operated a *short-term rental unit* in
21 violation of the short-term rental ordinance, subsection 14-6.2(A)(5), or has
22 failed to pay or report taxes on the *short-term rental unit* as required by law.

23 (3) The *land use director* may use one or more of the remedies and
24 penalties provided in this Article 14-11 without limiting the authority of the *land use*
25 *director* or other officials to take other enforcement actions provided in this Code,

1 including the suspension or revocation of a *permit* by the *building official* pursuant to
2 Chapter 7 Building and Housing, or [to pursue] the pursuit of other legal remedies .

3 (B) **Fines, Imprisonment**

4 Violations of Chapter 14 or of terms of approvals made pursuant to this chapter
5 may be punished as provided in [Article ~~Section~~ 1-3 SFCC 1987 (General Penalty) ~~of~~
6 the Santa Fe City Code].

7 (C) **Civil Penalties**

8 (1) **Assessment of Civil Fines.** In addition to other penalties or remedies,
9 the *land use director* may assess a [penalty fee may be assessed for construction with
10 proper *permit* approvals in accordance with a schedule adopted by resolution of
11 *governing body*] civil fine for any of the following:

- 12 (a) violation of any provision of Chapter 14;
- 13 (b) construction or other *development* without a required *permit* ;
- 14 (c) rental of a *short-term rental unit* without a *permit* or
15 registration;
- 16 (d) misrepresentation of fact on an application submitted to the
17 *land use department*; or
- 18 (e) failure to pay or report fees or taxes owed.

19 (2) Civil Fine Schedule. Each act subject to a civil fine constitutes a
20 separate civil violation. For violations that can be remedied within one day, each day
21 after receipt of notice of violation constitutes a separate civil violation. A civil violation
22 shall subject the applicant, permittee, *owner*, operator of a *short-term rental unit*,
23 and/or tenant, as applicable, to the following civil fines for violations during any
24 consecutive thirty-six (36)-month period:

- 25 (a) a civil fine of one hundred dollars (\$100.00) for the first

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offense:

(b) a civil fine of two hundred and fifty dollars (\$250.00) for the second offense; and

(c) a civil fine of five hundred dollars (\$500.00) for the third and subsequent offenses.

(3) Civil Citation. If the *land use director* determines that a civil penalty should be assessed, the land use department shall issue a written civil citation.

(a) Delivery. The civil citation shall be posted on the *property* in a conspicuous place; delivered in person; or mailed by certified mail, return receipt requested, to the last-known address of the *applicant*, permittee, *owner*, operator of a *short-term rental unit*, and/or tenant, as applicable .

(b) Form and Contents. The civil citation shall contain the following information:

(i) the address where the violation occurred;

(ii) a description of the specific violation;

(iii) a statement of whether this is the first, second, or third or subsequent offense;

(iv) instructions for submitting payment of the civil fine;

(v) a statement that within fifteen (15) days of issuance of the civil citation the cited person must either pay the civil fine or submit a written request for hearing;

(vi) the name and phone number of the city employee from whom the person cited may obtain further information or submit a request for hearing; and

(vii) a copy of this subsection 14-11.4.

1 (4) Administrative Hearing.

2 (a) Request for Hearing. A person who is issued a civil citation
3 may request an administrative appeal hearing before a hearing officer, who
4 shall be appointed by the city manager. A request for hearing must be made in
5 writing and must be submitted to the *land use director* within fifteen (15) days
6 of the date that the civil citation was posted, delivered, or mailed.

7 (b) Deposit Pending Appeal. An amount equal to the civil fine
8 assessed must accompany a request for hearing. The *city* shall hold the payment
9 as a deposit until the hearing officer makes a decision. The hearing officer shall
10 schedule a hearing within thirty (30) days of the request for hearing. If the
11 hearing officer upholds the civil citation, the *city* shall apply the deposit toward
12 the civil citation. If the hearing officer decides in favor of the requestor, the city
13 shall return the deposit to the requestor.

14 (5) Appeal to District Court. If the hearing officer denies an appeal, the
15 appealing party may file an appeal in the first judicial district court under Rule 1-074
16 NMRA. If the court rules in favor of the appealing party, the city shall dismiss the civil
17 citation and return the deposit to the requester.

18 (6) Revenue. The revenue generated through civil fines shall be retained by
19 the land use department and shall be used exclusively for enforcement of the land use
20 code.

21 (D) **Revocation of Approvals**

22 Land use and *development* approvals, ~~[such as]~~ including but not limited to special
23 use permits, development plan approvals, variances, design approvals by the HDRB [~~or~~
24 ~~BCDDRC and], construction permits, or short-term rental permits,~~ may be revoked by
25 whichever body or official approved them, upon determining that there exists a substantial,

1 continuing, or recurring violation of any of the conditions of approval or other provisions of
2 this Code and that revocation is an appropriate remedy given the nature of the violation.

3 (1) The procedure to revoke an approval shall be similar to the procedure
4 for its issuance.

5 (a) For an approval that was granted by a *land use board* or
6 the *governing body*, a public hearing shall be required at the same body to
7 consider revocation. The *land use director* shall provide public notice of the
8 revocation hearing by publication of the meeting agenda and/or a public
9 hearing notice and by posting the *property* as required for the approval
10 hearing. The *land use director* shall also provide notice fifteen (15) days prior
11 to the hearing by certified mail with return receipt requested to the permittee
12 and to any *person* who has filed a written complaint concerning the violation.

13 (b) The *land use director* or other administrative official may
14 revoke an approval that he or she has granted upon written notice delivered to
15 the permittee by hand, by posting a notice on the *property* where the violation
16 occurs, or by certified mail with return receipt requested.

17 (2) Vacation of recorded subdivision ~~plans~~ shall be as provided in Section
18 3-20 -12 NMSA 1978 and Section 23 -1.2 SFCC 1987. Revocation of approved
19 amendments to the *general plan* future land use map or the official zoning map shall
20 be as provided for *city*-initiated amendments to those maps.

21 APPROVED AS TO FORM:

22 
23 _____

24 ERIN K. McSHERRY, CITY ATTORNEY

25 *Legislation/2020 Bills/Chapter 14 Civil Penalties*

FISCAL IMPACT REPORT**General Information:**(Check) Bill: X Resolution: _____Short Title(s): Chapter 14 Civil PenaltiesSponsor(s): Mayor Alan Webber, and Councilors Lindell, Romero -Wirth, and VillarrealReviewing Department(s): Land Use, City Attorney Office, FinanceStaff Completing FIR: Elias Isaacson Date: 06/01/20 Phone: 505-955-6370Reviewed by City Attorney:  Date: Jun 10, 2020Reviewed by Finance Director:  Date: Jun 15, 2020**Summary:**

This Bill amends Section 14-11.4 SFCC 1987 by adopting civil penalty provisions, a civil fine schedule, and civil citation procedures for Land Use Code enforcement actions. The Bill also clarifies the circumstances under which the Land Use Director may revoke permits, including short-term rental permits, and would permit the Land Use Director to order a one-year waiting period for application for a short-term rental permit by a person who has violated the Short-Term Rental Ordinance, Section 14-6.2(A)(5) SFCC 1987.

Departments Affected:Land Use, Tourism, and Finance**Consequences of Not Enacting Legislation:**

If this Bill is not adopted, enforcement of the Short-Term Rental Ordinance (Section 14-6.2) will remain difficult to enforce, and issues with unpermitted short-term rental units and other violations of the Short-Term Rental Ordinance are likely to persist at unacceptable levels.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:

No conflicts or duplications exist. The amendments contained in the Bill complement existing enforcement provisions in Section 1.3 SFCC 1987 and Section 14-11.4 SFCC 1987. This Bill relates to a companion Bill that amends the Short-Term Rental Ordinance set forth in Subsection 14-6.2(A)(5) SFCC 1987. That Bill retains the existing maximum of one thousand (1000) short-term rental permits in the City; prospectively limits the number of short-term rental permits to one per natural person; prospectively limits the proximity of short-term rental units on residentially zoned property; requires a local operator for short-term rental units; and establishes new record keeping and reporting requirements for short-term rental units.

Performance and Administrative Implications:

The revised Bill will make the City's short-term rental program easier to enforce and administer by creating a clearer framework to enforce violations of Chapter 14.

Fiscal Implications:

The impact to revenue will depend on the number of civil fines the Land Use Department issues. The City can expect this number to be greater at first, and then taper off over time as more properties are brought into compliance.

Fiscal Impact

_____ Check here if no fiscal impact

Expenditures

Expenditure Type	FYE 21	FYE 22	FYE 23	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
Personnel and Benefits*	\$	\$	\$				
Capital Outlay	\$	\$	\$				
Contractual/Professional Services	\$	\$	\$				
Operating	\$	\$	\$				\$
Total:	\$	\$	\$				\$

* This includes all staff time associated with executing the job functions of the proposed legislation.

Expenditure Narrative:

Revenue

Revenue Type	FYE 21	FYE 22	FYE 23	Recurring (R) or Non-recurring (NR)	Fund
General Fund	\$71,250	\$35,625	\$17,812	R	100
Special Revenue	\$	\$	\$		
CIP	\$	\$	\$		
Enterprise	\$	\$	\$		
Internal Service	\$	\$	\$		
Trust and Agency	\$	\$	\$		
Federal	\$	\$	\$		
Other	\$	\$	\$		
Total	\$71,250	\$35,625	\$17,812		

Revenue Narrative:

The impact to revenue will depend on the number of civil lines the Land Use Department issues. The City can expect this number to be greater at first, and then taper off over time as more properties are brought into compliance. This projection assumes 250 lines will be issued in the first year, with a 50% reduction in lines each subsequent year until ultimately leveling off at a persistent rate of 40 lines per year. This projection assumes a line of \$285, based on the average of the escalating line amounts included in the Bill.

CITY OF SANTA FE, NEW MEXICO
PROPOSED AMENDMENT(S) TO BILL NO. 2020-17
Chapter 14 Civil Penalties

Mayor and Members of the City Council:

I propose the following amendment(s) to Bill No. 2020-17:

1. On page 6, line 21 *insert* the following new Section:
 “**Section 2. Effective Date.** This ordinance shall take effect thirty (30) days after adoption by the governing body.”

Respectfully submitted,

Michael Garcia, Councilor

Approved as to Form:



Erin K. McSherry, City Attorney

ADOPTED: _____

NOT ADOPTED: _____

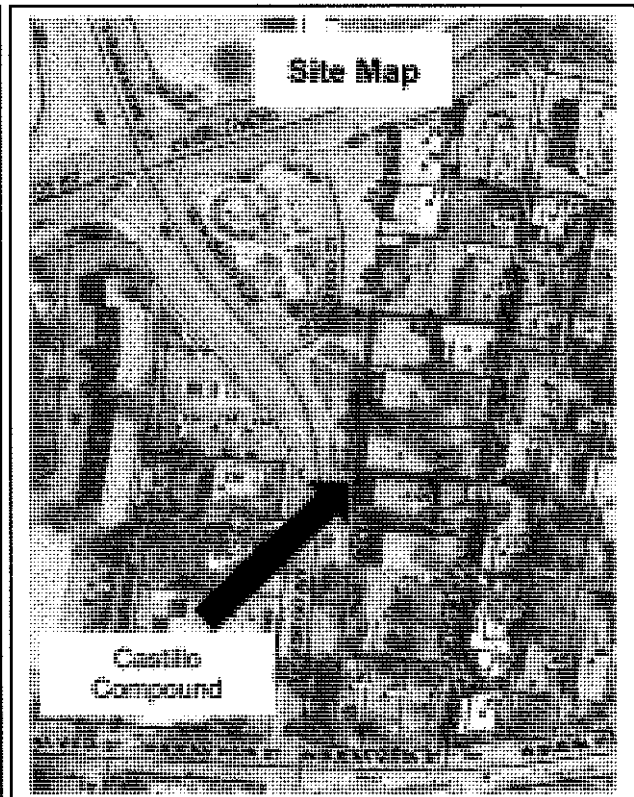
DATE: _____

Yolanda Y. Vigil, City Clerk



Land Use Department Planning Commission Staff Report

Case No: 2020-2267; 2020-2268
Hearing Date: August 6, 2020
Applicant: Celia and Alvino Castillo
Request: Zoning Ordinance Amendment,
Development Plan Amendment
Location: 719, 721, 723, 723½ Don Diego
"Castillo Compound"
Case Mgr.: Carlos Gemora
Zoning: C-1PUD
Pre-app Mtg: January 30, 2020
ENN Mtg: June 8, 2020
Proposal: Zoning Ordinance Amendment,
and Development Plan Amendment
approval for a project currently
developed with 4 residential units
on approximately +/-0.40 acres



Case #2020-2267. 719, 721, 723, 723½ Don Diego; Castillo Compound Zoning Ordinance Amendment. Celia and Alvino Castillo, Owners, request an amendment to Ordinance 1998-4 and the associated development plan to allow building additions, to allow two additional commercial uses, and to clarify and align various other conditions of approval with a development plan approved in 1999 and a proposed development plan amendment (2020-2268). The properties are approximately 0.40 acres and is zoned C-1PUD (Office and Related Commercial; Ordinance #1998-4). (Carlos Gemora, cegemora@santafenm.gov, 505-955-6670).

Case #2020-2268. 719, 721, 723, 723½ Don Diego; Castillo Compound Development Plan. Celia and Alvino Castillo, Owners, request an amendment to a development plan and the associated Zoning Ordinance 1998-4 to expand the building footprints on the property by approximately 1,250 sq. ft., to modify existing accessory structures, to construct a carport of approximately 400 sq. ft, and to construct new walls and fences. The properties are approximately 0.40 acres and is zoned C-1PUD (Office and Related Commercial; Ordinance #1998-4). (Carlos Gemora, cegemora@santafenm.gov, 505-955-6670).

I. RECOMMENDATION:

Staff recommends that the Commission should **RECOMMEND APPROVAL TO THE GOVERNING BODY** of the zoning ordinance amendment (Case #2020-2267).

Staff recommends **APPROVAL** of the development plan amendment (Case #2020-2268), with the conditions of approval and technical corrections outlined in this report.

A recommendation for denial of the zoning ordinance amendment request would render the development plan inapplicable, in which case a recommendation for the Governing Body to deny the zoning ordinance amendment and a vote to deny the development plan would be appropriate.

Four motions will be required, in the following order, for this case:

- *Recommend the Governing Body approve the zoning ordinance amendment for Case #2020-2267;*
- *Approve the development plan amendment for Case #2020-2268, subject to the conditions of approval and technical corrections recommended by staff;*
- *Approve the Findings of Fact and Conclusions of Law for Case #2020-2267 (Exhibit A(2)); and*
- *Approve the Findings of Fact and Conclusions of Law for Case #2020-2268 (Exhibit A(3)).*

II. DEVELOPMENT PLAN CONDITIONS OF APPROVAL (2020-2268)

Staff recommends the following conditions of approval:

#	Condition of Approval	Dept. or Division	To be completed by:
1	All zoning ordinance conditions as approved by the Governing Body shall apply to and be attached to the development plan. Such conditions may include: <ol style="list-style-type: none"> 1. Commercial uses to be limited to: <ol style="list-style-type: none"> a) Arts and crafts studios, galleries and shops, gift shops for the sale of arts and crafts; b) Restaurants-fast service/take-out, no drive-through/driveup; and c) Businesses and professional offices only. 2. Requiring that the architectural styles of the existing buildings be preserved, provided however that additions, renovations, and new construction be allowed as long as they are compatible with the architectural styles of the existing buildings. 3. A mixture of residential, office, and commercial uses limited herein to be allowed in the existing buildings subject to approval by staff and in compliance with applicable regulations. 	Land Use Department	Prior to Recordation
2	Add note that proposed commercial uses must comply with commercial building, zoning, and parking standards as applicable.	Land Use Department	Prior to Recordation
3	Add note to the development plan requiring that parking areas shall be built and maintained by using basecourse	Land Use Department	Prior to Recordation

	or decomposed granite and not asphalt.		
4	Add note to the development plan requiring that no parking shall be allowed on City Right of Way between the property line of the Castillo Compound and Don Diego Street.	Land Use Department	Prior to Recordation
5	Add note to the development plan requiring that vegetation shall be maintained on the fence along the front property line of 721 Don Diego.	Land Use Department	Prior to Recordation
6	Add note to the development plan requiring that, prior to the sale of any individual property (719, 721, or 723), parking, utility, and access easements shall be recorded.	Land Use Department	Prior to Recordation

Following standard practice, redline comments will be provided to the Applicant who shall make any necessary changes to comply with technical corrections and submit the corrected plat in Mylar. The “technical corrections” that must be made to the development plan prior to recordation are listed in Exhibit A.

III. EXECUTIVE SUMMARY:

The Castillo Compound is comprised of three properties and four residential units addressed as 719, 721, 723, and 723 ½ Don Diego and located near the corner of Don Diego Avenue and Cerrillos Road. The three properties are zoned C-1PUD (Office and Light Commercial; Ordinance 1998-4) but currently feature three residential buildings and an accessory storage building comprising approximately 5,000 square feet of total roofed area.

The Applicant has two requests:

1. Amend the zoning Ordinance (1998-4) to modify, delete, and transfer conditions of approval from the zoning ordinance to the proposed development plan; and
2. Amend the development plan approved in 1999, to allow modifications and additions to the residential use.

In amending the C-1PUD zoning Ordinance (1998-4), the Applicant requests changing and clarifying original conditions of approval. Specific changes would:

- Clarify how new construction and building additions may be permitted;
- Adds two additional permissible commercial uses on the properties in addition to office use:
 - Arts and crafts studios, galleries and shops; gift shops for the sale of arts and crafts (permitted in C-1 districts); and
 - Restaurants-fast service/take-out, no drive-through drive-up (permitted in C-1 Districts);
- Move development-related conditions from the zoning ordinance to the proposed development plan. This would include maintenance, wall, parking, and landscaping requirements.
- Delete zoning ordinance conditions which are either redundant due to existing regulations and zoning ordinances, which conflict with the development plan approved in 1999, or which are no longer applicable.

In amending the development plan, the Applicant requests approval of approximately 1,250 square feet of residential additions, the conversion of a storage building (previously a single-car garage) back into a

garage, the construction of an approximately 400 square-foot two-car carport, and modifications to walls, fences, and gates. Additionally, the Applicant is proposing to transfer development-related conditions from the zoning ordinance to the development plan and to establish setback requirements for all three properties.

The zoning ordinance amendment is required in order to approve the development plan amendment. Staff finds that amendments to the zoning ordinance will simplify and clarify the existing restrictions applied to the property, will assist the Planning Commission in reviewing the proposed development plan amendment, and will allow the Applicant to address potential future uses as is consistent with C-1 zoning and surrounding development; therefore staff recommends approval of the zoning ordinance amendment.

The proposed development plan meets all development standards and will not create or increase any non-conformities with Chapter 14; therefore staff recommends approval of the development plan amendment.

IV. BACKGROUND

The three properties (Castillo Compound) were originally rezoned by the Castillos from RM-1 (Residential Multi-Family) to C-1PUD (Office and Light Commercial) in 1982 and a development plan was approved in 1984 which involved demolishing an accessory garage and increasing a parking lot for commercial use. The Castillos did not pursue the approved changes.

In January 1998, the C-1PUD zoning ordinance was renewed as zoning Ordinance 1998-4 and 15 conditions proposed by the Applicant and requested by the Don Diego Neighborhood Association were placed in the zoning ordinance. The zoning conditions included preservation of building footprints, prohibited second stories, established landscaping conditions, required the demolition of the garage, prohibited vehicular access from Don Cubero Alley, and required the construction of an emergency-access gate across Don Cubero Alley.

In late 1998 and early 1999, the Applicant and the Neighborhood Association agreed upon modified conditions inconsistent with the 15 conditions proposed by the Applicant and approved through zoning Ordinance 1998-4. Staff has no information about what processes or discussions took place but a resulting development plan approved by the Planning Commission in 1999 contradicts the zoning ordinance by allowing the garage to remain, allowing vehicular access from the Don Cubero Alley, and not requiring an emergency-access gate across Don Cubero Alley. The Applicant has since developed the property as shown on the 1999 development plan.

In January 2020, the Applicant discussed the entire project with Staff. Because the zoning ordinance conditions are unclear about whether additions are allowed to the building footprint and because the zoning ordinance and development plan are inconsistent, the Applicant agreed to pursue much more comprehensive changes to the zoning ordinance and the development plan to provide greater regulatory clarity and consistency.

V. EXISTING CONDITIONS:

The Castillo Compound is comprised of three properties zoned C-1PUD (1998-4). Though commercial uses have operated at the compound in the past, all three properties currently operate as residential single-family use. The northern property has a 1,300 square foot single family home addressed as 719 Don Diego. The central property has a 1,400 square foot single family home addressed as 721 Don Diego and a 360 square foot accessory structure which was once a single-car garage but has since been converted into a storage building. The southern property has a 1,900 square foot duplex addressed as 723 and 723½ Don Diego. Approximately 5,000 square feet of roofed area is included across the properties.

The three properties are approximately 200’ from the corner of Don Diego Avenue and Cerrillos Road (public intersection) and access Don Diego Avenue through Don Diego Court (public right-of-way), an approximately 185’ long, dead-end street providing access to the adjacent northern commercial uses. Adjacent to the west property line is Don Cubero Alley (public right-of-way) with shared residential and commercial use.

Surrounding uses include commercial uses to the north and west of the properties and residential use to the south and east. Surrounding zoning includes C-2PUD (General Commercial – Planned Unit Development), BCDCER (Business Capitol District – Cerrillos Road Subdistrict), and R-29 (Residential – twenty-nine dwelling units per acre).

VI. ZONING ORDINANCE AMENDMENT

SFCC Section 14-3.5 governs the authority and procedures for rezonings and zoning ordinance amendments. SFCC Subsections 14-3.5(B)(1)(a)&(b) state that “All proposed rezonings shall be submitted to the planning commission for review and recommendation at a public hearing”, and that “the planning commission shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval”.

The 1998-4 C-1PUD zoning ordinance placed 15 conditions on the Compound which were predominantly drafted as an agreement between the Applicant and the Don Diego Neighborhood Association. Applied zoning ordinance conditions include typical regulations of use, such as limiting commercial uses to office use only. Applied zoning ordinance conditions also included regulations more commonly applied as development plan conditions of approval, such as the preservation of building footprints, the maintenance of low walls, building an emergency gate across the Don Cubero Alley, demolishing the existing garage, and maintenance of landscaping on the properties.

The Applicant’s proposed zoning ordinance amendment clarifies applicable conditions of approval, adds two additional permissible commercial uses, transfers development-related conditions to the proposed development plan, and deletes conditions which are either redundant due to existing regulations and conditions, which conflict with the 1999 development plan, or which are no longer applicable.

#	Zoning Condition	Proposal	Rationale
1	Commercial uses to be limited to <u>galleries;</u> <u>restaurants-fast service/take-out, no drive-</u>	Modify to allow	Applicant would like the ability to allow additional light

	<u>through/drive-up; and businesses and professional offices only.</u>	additional uses.	commercial uses consistent with C-1 zoning.
2	<u>Requiring that the footprint and architectural styles of the existing buildings be preserved, provided however that additions, renovations, and new construction be allowed as long as they are compatible with the architectural styles of the existing buildings</u>	Modify / Clarify	Staff is unclear whether preservation of the footprint allows additions. Applicant would like to clarify that additions and renovations may be allowed but must be compatible with existing architectural styles.
3	<u>A mixture of residential, and-office, and commercial uses as limited herein to be allowed in the existing buildings subject to approval of staff and in compliance with applicable regulations zoning requirements for residential uses.</u>	Modify / Clarify	Staff would like clarification that new commercial uses shall comply with applicable commercial regulations rather than residential regulations.
4	To maintain and repair the three existing buildings with their current architectural styles and with no future second story additions.	Delete	Compatibility with architectural styles required in Condition #2. Applicant would like the ability to construct second stories as noted on the proposed development plan (consistent with surrounding regulations).
5	To keep and repair the low walls and fences with plantings on the property lines.	Delete/ Transfer to Development Plan	Planting requirements at 721 Don Diego are proposed as a condition of approval on the proposed development plan. Applicant would like the ability to construct tall walls.
6	To build new wall and/or fences continuously along the Don Cubero Alley to limit the visibility and automobile access between the Castillo property and Don Cubero.	Delete	New walls and fences not required in 1999 Development Plan. Applicant would like to retain existing automobile access (ingress and egress) from Don Cubero Alley.
7	To not allow general automobile ingress or egress between Don Cubero and the Castillo Property.	Delete	
8	To build an emergency automobile gate on Don Cubero, which will only be used for emergency ingress and egress between Don Cubero and the Castillo property.	Delete	Gate not required in 1999 Development Plan. Fire Department generally requires 20' wide access routes and would have to review any potential gate across Don Cubero Alley.
9	To keep existing landscaping but provide a general clean-up.	Delete / Transfer to	Landscaping requirements are proposed to follow the City of

10	To meet the City of Santa Fe's additional landscaping requirements as required.	Development Plan	Santa Fe Land Use Code as referenced by a note on the proposed development plan.
11	To build any new parking areas with basecourse or decomposed granite instead of the asphalt shown on the 1984 plans.	Delete / Transfer to Development Plan	Basecourse or decomposed parking areas proposed as a condition of approval on the proposed development plan.
12	To tear down the existing garage and carport due to their decomposed condition.	Delete	Garage allowed to remain in 1999 Development Plan. Applicant is requesting a new carport in a similar area to the previous, pre-1999 carport.
13	To not allow parking on the City land between the Castillo property and Don Diego Street.	Delete / Transfer to Development Plan	The parking prohibition on City Land between the Castillo property and Don Diego Street is proposed as a condition of approval on the proposed development plan.
14	That all improvements as shown as the final development plan be in place prior to occupancy of the existing structure by any non-residential use. The landscaping may be completed after occupancy, although such work must be contracted prior to occupancy by any non-residential use.	Delete	This condition has been satisfied and is no longer applicable. The compound reflects the improvements shown on the 1999 development plan and has since been occupied by commercial uses.
15	The existing structures must comply with all City commercial building codes prior to occupancy by any non-residential use.	Delete / Transfer to Development Plan	Commercial building, zoning, and parking standards must be satisfied at the time of building permit and is proposed as part of zoning ordinance condition #3 and is further proposed as a condition of approval on the proposed development plan.

Allowance of Additional Commercial Uses

Current zoning conditions (Condition #1) limit commercial use to office use (business and professional offices). C-1 zoning generally allows a variety of light commercial uses. The Applicant's request to add "arts and crafts studios, galleries and shops; gift shops for the sale of arts and crafts" and "restaurants – fast service/take-out, no drive-through/drive-up" is within the typically-permitted uses in a C-1 district. Note that commercial uses are not proposed for development at this time and are not included in the proposed development plan. Both the proposed zoning ordinance and the proposed development plan have conditions of approval that specify that future commercial uses shall comply with applicable building, zoning, and parking standards.

Clarification of Conditions

Existing conditions (Condition #2) require "...that the footprint and the architectural styles of the existing buildings be preserved." Though a building can be preserved and added onto, a footprint defines a fixed form and shape on the property and, by definition, is changed by future additions. The condition was added without clarification or intent and staff is thus unclear whether additions are permissible. The Applicant proposes to clarify that additions, renovations, and new construction may be permitted as long as they are compatible with the architectural styles of the existing buildings. Most changes and building additions require Planning Commission approval and compatibility with architectural styles would generally be evaluated as a development plan amendment, thus staff defers to the Commission whether the proposed language will provide enough clarity for future decisions.

Alignment and Deferral of Conditions to the Development Plan

Though the 15 original zoning ordinance conditions were predominately drafted and agreed-upon by the Applicant and the Don Diego Neighborhood Association, subsequent agreements resulted in a 1999 development plan approved by the Planning Commission which was inconsistent with the zoning ordinance conditions. Conditions 6, 7, 8, and 12 relate to the demolition of the garage and construction of walls, fences, and the emergency-access gate. The Applicant proposes to delete these conditions to align the zoning conditions with the 1999 development plan and the resulting present use of the property.

Most of the 1998-4 C-1 PUD zoning ordinance conditions concern the development, maintenance, and usage of specific parts of the property. Therefore, the Applicant proposes to either delete or transfer the development-related conditions from the zoning ordinance to the development plan:

- Condition 4 requires maintenance and repair of existing architectural styles and prohibits second stories. The Applicant proposes to remove these conditions from the zoning ordinance and to not apply them to the development plan because compatibility with existing architectural styles is already required through a condition of the zoning ordinance (#2) and because the applicant would like to have the option of second story development (noted on the development plan). Staff recommends deleting the zoning conditions.
- Conditions 5, 9, and 10 relate to the maintenance of existing landscaping and low fences and walls on the property lines with plantings. The Applicant proposes to remove these conditions from the zoning ordinance, to place a note on the proposed development plan detailing compliance with the City of Santa Fe landscaping requirements, to place a condition of approval on the proposed development plan that vegetation shall be maintained on the front property line of 721 Don Diego, and to delete the requirement to keep low walls. Staff recommends either deleting the zoning conditions or, if the Planning Commission agrees with a limitation of low walls and fences on the property line, transferring the zoning conditions to the development plan.
- Conditions 11 and 13 require all parking to be built with basecourse or decomposed granite (instead of asphalt) and prohibit parking on City of Santa Fe property adjacent to the properties. The applicant proposes to transfer these conditions from the zoning ordinance to the proposed development plan. Staff recommends transferring these conditions to the development plan.
- Condition 14 requires completion of improvements prior to non-residential use which the Applicant proposes to remove from the zoning ordinance and not apply to the development plan because it has already been satisfied and is no longer applicable. Staff recommends deleting the zoning condition.
- Condition 15 requires commercial building codes prior to occupancy by any non-residential use.

The applicant proposes to delete the condition as redundant with proposed zoning condition #3 and to further note on the proposed development plan that commercial uses must comply with building, zoning, and parking regulations as applicable. Staff recommends deleting the zoning condition.

Chapter 14 provides specific criteria which must be met in order to rezone a property, but provides no specific criteria for evaluating a request to amend the conditions of a prior rezoning. Rezoning criteria are based on a determination that the public interest is not harmed, but in fact better served by development under the amended zoning than the original zoning, and that infrastructure can handle or be modified to handle the new proposed development. Because the proposed zoning ordinance clarifies existing conditions which are unclear, moves development-related conditions to the development plan, removes redundant zoning conditions, and allows uses and development similar to the surrounding neighborhood, staff supports the zoning ordinance amendment.

VII. DEVELOPMENT PLAN AMENDMENT

Project Description

The Applicant requests approval of approximately 1,250 square feet of residential additions, the conversion of a storage structure (previously a single-car garage) back into a garage, the construction of an approximately 400 square-foot two-car carport, and modifications to walls, fences, and gates. Additionally, the Applicant is proposing to move development-related conditions from the zoning ordinance to the development plan and to establish setback requirements for the three properties.

Residential Additions

The northern property has a 1,300 square foot single family home addressed as 719 Don Diego to which the Applicant would like to add approximately 975 square feet and a roof deck. The central property has a 1,400 square foot single family home addressed as 721 Don Diego to which the Applicant would like to add approximately 260 square feet. No changes are proposed to the duplex building on the southern property.

Accessory Structures

On the central property (721 Don Diego) is a 360 square foot storage building that was once a single-car garage and which the Applicant would like to turn back into a garage. On the southern property (723 Don Diego) the Applicant proposes a 400 square foot two-car carport.

Walls, Fences, Gates

Towards Don Diego and Don Cubero Alley (facing East and West) the Applicant proposes mostly 6' high stucco walls, fences, and pedestrian gates. Between Don Diego Court and the internal parking area, the Applicant proposes an 11' wide and 6' high remote-controlled gate. A participant at the ENN expressed concern that 6' high walls might be out of character with the neighborhood.

Traffic & Visibility

Walls and fences comply with sight visibility triangles. A waiver has been granted by the Public Works Department to allow the proposed garage to be setback from Don Cubero Alley 12'-4" rather than the otherwise-required 20' (SFCC Subsection 14-7.1(F)(1) and 14-7.1(F)(4)). Public Works staff have identified no traffic concerns regarding the development plan or the proposed deletion of a condition that

required an emergency-access gate be constructed across Don Cubero Alley.

Parking

Parking is proposed to remain as basecourse or decomposed granite. No parking will be allowed on adjacent city property between the Castillo Compound and Don Diego Avenue. Eight parking spaces are required for the four residential dwelling units and 13 parking spaces are proposed. Future commercial parking and ADA compliance shall be required to comply with applicable regulations at the time of building permit.

Setbacks

The Applicant proposes setbacks for the development plan to be as follows: 7' required front yard; 5' required side yards except that internal side property lines which will be 0'; 5' required rear yard (Don Cubero Alley). Existing structures are 719 Don Diego is currently setback approximately 2' from the internal, side property line and the additional massing is similarly proposed to be setback approximately 2' from the internal property lines.

Landscaping, Grading, and Drainage

Landscaping, grading, and drainage will be reviewed and shall comply with all applicable SFCC regulations at the time of building permit.

VIII. DEVELOPMENT PLAN APPROVAL CRITERIA SECTION 14-3.8(D)(1)

SFCC Section 14-3.8 governs the authority, procedures, and restrictions for development plans. The Criteria for approval of development plans are detailed below:

Criterion 1: that the Planning Commission has the authority and is empowered to approve the development plan under the section of Chapter 14 described in the application;	Criterion Met: (Yes/No) YES
Santa Fe City Code (SFCC) Subsection 14-5.7(C) requires a development plan in conjunction with a PUD rezoning or zoning amendment. Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans.	
Criterion 2: that approving the development plan will not adversely affect the public interest; and	Criterion Met: (Yes/No) YES
The Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. Subject to staff recommended conditions of approval, the proposed development plan complies with SFCC Chapter 14 and would not adversely affect the public interest. The project serves the public interest by providing expanded residential uses and clarifying potentially conflicting previous approvals.	
Criterion 3: that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	Criterion Met: (Yes/No) YES
The subject property is located between general commercial and higher density residential development. The proposed use and scale of the Project is compatible with land uses in the vicinity.	

IX. EARLY NEIGHBORHOOD NOTIFICATION

An ENN was held over the “Zoom” video conferencing software platform on June 8, 2020 and attended by three members of the public. Concerns generally involved parking, future commercial uses, and wall heights. Some residents were concerned that commercial uses might require more parking and create more traffic impacts but the Applicant also clarified that no commercial development was proposed at this time. One neighbor suggested that a clarification or condition of approval is included which specifies that new commercial uses comply with city requirements. There was also concern about 6’ high walls being out of character with the neighborhood and that “preservation” of the existing structures should be clarified to give a better idea about *what* existing features should be preserved.

X. EXPIRATION

The zoning ordinance amendment, if approved by the Governing Body, runs with the land and will not expire.

Per SFCC Subsection 14-3.19(B)(4) “Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6).” Therefore if the development plan is approved and the Findings of Fact and Conclusions of Law are adopted by the Planning Commission, the expiration date will be August 6, 2023.

XI. ATTACHMENTS:

EXHIBIT A:

1. Technical Corrections
2. Draft Findings of Fact/Conclusions of Law Case #2020-2267 Zoning Ordinance Amendment
3. Draft Findings of Fact/Conclusions of Law Case #2020-2268 Development Plan Amendment
4. Ordinance #1998-4 Castillo Compound C1-PUD
5. Development Plan Recorded February 1999

EXHIBIT B: Development Review Team Memoranda

1. Fire Review Memorandum
2. Traffic Review Permit to Access Public Right-of-Way and Waiver to 20’ Garage Setback
3. Technical Review, ADA, and Landscape Review Memorandum

EXHIBIT C: Maps and Photos

1. Future Land Use Map
2. Current Zoning Map
3. Aerial Photo
4. Street Views

EXHIBIT D: ENN

1. ENN Guidelines
2. ENN Notification Letter

- 3. ENN Notes
- 4. Public Correspondence Regarding ENN

EXHIBIT E: Applicant Materials

- 1. Applicant Submission (7/28/2020)
- 2. Elevations/Photosimulations

APPROVED BY:

Title	Name	Initials
Land Use Director	Elias Isaacson, AICP	ESI
Land Use Planner Manager	Noah Berke, AICP	NLB NJR
Land Use Department Case Manager	Carlos Gemora	CEG

City of Santa Fe, New Mexico

Exhibit A

- 1. Technical Corrections**
- 2. Draft Findings of Fact/Conclusions of Law Case #2020-2267
Zoning Ordinance Amendment**
- 3. Draft Findings of Fact/Conclusions of Law Case #2020-2268
Development Plan Amendment**
- 4. Ordinance #1998-4 Castillo Compound C1-PUD**
- 5. Development Plan Recorded February 1999**

EXHIBIT A
Technical Corrections
719, 721, 723, 723½ Don Diego Zoning Ordinance Amendment and Development Plan Amendment
Case #2020-2267 & 2020-2268

Technical Corrections			
	Correction	Department/ Team	Staff Responsible
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)	Fire Department	Geronimo Griego
2.	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)	Fire Department	Geronimo Griego
3.	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.	Fire Department	Geronimo Griego
4.	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1)	Fire Department	Geronimo Griego
5.	Shall Comply with Section 507.5. Fire hydrant system. Complying with Sections 507.501-507.5.6 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.	Fire Department	Geronimo Griego
6.	Shall have water supply that meets fire flow requirements as per IFC (Appendix B)	Fire Department	Geronimo Griego
7.	Shall comply with Section D102.1 Access and Loading (75,000 lbs).	Fire Department	Geronimo Griego
8.	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)	Fire Department	Geronimo Griego
9.	Shall comply with IFC 2009 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade	Fire Department	Geronimo Griego
10.	Shall comply with IFC 2009 Section D103.5 Fire apparatus access road gates.	Fire Department	Geronimo Griego

EXHIBIT A
Technical Corrections
 719, 721, 723, 723½ Don Diego Zoning Ordinance Amendment and Development Plan Amendment
 Case #2020-2267 & 2020-2268

11.	Shall meet the IFC code requirements 2009 edition or the most current edition the governing body has adopted at the time of permitting.	Fire Department	Geronimo Griego
12.	On-site ponding will be required for the increased impervious surface created by the additions.	Technical Review	Dee Beingessner
13.	Other comments will be provided on Plans at the time of the building permit and changes may be required during permitting process	Technical Review	Dee Beingessner
14.	Site will be required to comply with ADA regulations.	Technical Review	Dee Beingessner

**City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law**

Case #2020-2267

719, 721, 723, 723½ Don Diego; “Castillo Compound” Zoning Ordinance Amendment

Owners/Applicants - Celia and Alvino Castillo

THIS MATTER came before the Planning Commission (Commission) for hearing on August 6, 2020 upon the application (Application) of Celia and Alvino Castillo (Applicants).

The Application pertains to three properties addressed 719, 721, 723, and 723½ Don Diego, called the “Castillo Compound” and totaling approximately 0.40 acres (Compound). In this case, the Applicants request approval of amendments to the conditions of approval attached to Ordinance No. 1998-4, which zoned the Compound as C-1 PUD (Office and Related Commercial, Planned Unit Development District). The proposed amendments to the zoning ordinance for the Compound would allow building additions, would allow two additional commercial uses, and would relocate development-related conditions of approval so that the conditions are attached to the development plan for the Compound, and not attached to the zoning ordinance. In related Case #2020-2268, Applicants request a development plan for the Compound, which would amend the development plan adopted in 1999.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

Background

1. The Compound is currently comprised of three properties totaling approximately 0.40 acres.
2. On January 28, 1998, the Governing Body adopted Ordinance No. 1998-4, which zoned the subject properties as C-1 PUD (Office and Related Commercial, Planned Unit Development District).
3. The Governing Body attached fifteen conditions of approval to Ordinance No. 1998-4. The conditions, which were drafted primarily by the Don Diego Neighborhood Association and the Applicants, include the following: a limitation of commercial uses to office use only, the preservation of the existing footprint and architectural styles, no future second stories, low walls and fences, no vehicular access between the properties and the Don Cubero Alley (west property line), an emergency gate across the Don Cubero Alley, general landscaping requirements, non-asphalt parking areas, and demolition of an accessory garage.
4. In February 1999, the Planning Commission approved a development plan that the Applicants proposed for the Compound. The Don Gaspar Neighborhood Association participated in the approval process. Contrary to the conditions attached to Ordinance No. 1998-4, the 1999 development plan allowed vehicular access between the properties and the Don Cubero Alley,

did not construct an emergency access gate across the Don Cubero Alley, and maintained rather than demolished the accessory garage structure.

5. Since 1999, the Applicants have been operating the properties as shown on the 1999 Development Plan, with a mixture of residential and commercial properties.
6. Current usage is comprised of four single-family residential units addressed 719, 721, 723, and 723½ Don Diego.

General

7. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
8. The Santa Fe City Code (“SFCC”) Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC Section 14-3.1(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC Section 14-3.1(F)(2)(a)(iii)&(iv)]; and (c) compliance with notice and public hearing requirements [SFCC Section 14-3.1(H)-(I)].
9. A pre-application conference was held in January 30, 2020 in accordance with SFCC Section 14-3.1(E).
10. Pursuant to SFCC Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
11. Pursuant to SFCC Section 14-3.1(F), an ENN meeting was held on June 8, 2020. The ENN meeting was attended by the Applicants, the Applicants’ family members, two members of City staff, and three members of the public. Concerns generally involved parking, future commercial uses, and wall heights.
12. In this case, the Applicants seek to modify, clarify, or amend three conditions of approval attached to Ordinance 1998-4, which would allow building additions, either to the existing building footprint or as a second story; and which would allow commercial uses in addition to office use, including arts and crafts studios, galleries and shops, gift shops for the sale of arts and crafts, and fast service/take-out restaurants (no drive-through or drive-up shall be permitted).
13. Applicants seek to remove the remaining twelve conditions from Ordinance No. 1998-4 and to relocate applicable development-related conditions to become conditions attached to the development plan proposed in related Case No.2020-2268. Development-related conditions include those concerning maintenance, walls, parking, and landscaping requirements.
14. City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
15. Staff recommended that the Commission should recommend that the Governing Body amend Ordinance 1998-4 by modifying, clarifying, and amending three conditions of approval and by removing the remaining twelve conditions of approval.

Zoning Ordinance Amendment; Case #2020-2267

16. Pursuant to SFCC Section 14-3.5(A)(1), any person may submit a written request for rezoning, along with all submissions required by Chapter 14 and any other necessary information requested by the land use director.

17. SFCC Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
18. SFCC Section 14-3.5(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
19. Most of the approval criteria in SFCC Section 14-3.5(C) are inapplicable to a request to amend the conditions attached to a prior rezoning ordinance, and the SFCC does not provide specific criteria for evaluating a request to amend such conditions.
20. The Commission finds that the rezoning criteria are intended to ensure that the public interest is not harmed by the rezoning, that development under the new zoning will serve the public more than development under the original zoning, and that infrastructure can handle or be modified to handle the proposed new development.
21. In this case, the Commission finds that the proposed amendments should be adopted because they would allow the Applicants to develop and utilize the property in manner consistent with the underlying and surrounding zoning.
22. Allowing building additions and additional commercial uses that are permitted by the underlying zoning will not harm the public interest and would be supported by existing infrastructure.
23. It is preferable to attach conditions of approval related to development to the development plan, and not to the zoning ordinance.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

General

1. Pursuant to SFCC Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.

Zoning Ordinance Amendment

2. The Applicants have the right under the SFCC to propose amendments to the conditions of approval attached to Ordinance No. 1998-4.
3. The Commission has the power and authority at law and under the Code to review the proposed zoning ordinance amendments and to make recommendations regarding the proposed amendments to the Governing Body.
4. All applicable code requirements and criteria for recommendation of approval of the proposed zoning ordinance amendments have been met.
5. The Commission should recommend approval of the proposed zoning ordinance amendments.
6. The amendments to the zoning ordinance cannot take effect unless they are approved by the Governing Body.

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF August 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Case #2020-2267

719, 721, 723, 723½ Don Diego; Castillo Compound Zoning Ordinance Amendment.

Considering the foregoing findings and conclusions, the Commission recommends approval of the proposed zoning ordinance amendments requested in Case #2020-2267.

John B. Hiatt
Chairperson

Date

FILED:

Yolanda Y. Vigil
City Clerk

Date

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

Date

**City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law**

Case #2020-2268

719, 721, 723, 723½ Don Diego; “Castillo Compound” Development Plan Amendment

Owners/Applicants - Celia and Alvino Castillo

THIS MATTER came before the Planning Commission (Commission) for hearing on August 6, 2020 upon the application (Application) of Celia and Alvino Castillo (Applicants).

The Application pertains to three properties addressed 719, 721, 723, and 723½ Don Diego, called the “Castillo Compound” and totaling approximately 0.40 acres (Compound). The Applicants request approval of an amendment to the development plan for the Compound to expand the building footprints by approximately 1,250 square feet, to modify existing accessory structures, to construct a carport of approximately 400 square feet, and to construct new walls and fences. The Compound is zoned C-1 PUD (Office and Related Commercial, Planned Unit Development). In related Case #2020-2267, Applicants seek approval of amendments to the conditions of approval attached to the underlying zoning ordinance, Ordinance No. 1998-4.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

Background

1. The Compound is currently comprised of three properties totaling approximately 0.40 acres.
2. On January 28, 1998, the Governing Body adopted Ordinance No. 1998-4, which zoned the subject properties as C-1 PUD (Office and Related Commercial, Planned Unit Development District).
3. The Governing Body attached fifteen conditions of approval to Ordinance No. 1998-4. The conditions, which were drafted primarily by the Don Diego Neighborhood Association and the Applicants, include the following: a limitation of commercial uses to office use only, the preservation of the existing footprint and architectural styles, no future second stories, low walls and fences, no vehicular access between the properties and the Don Cubero Alley (west property line), an emergency gate across the Don Cubero Alley, general landscaping requirements, non-asphalt parking areas, and demolition of an accessory garage.
4. In February 1999, the Planning Commission approved a development plan that the Applicants proposed for the Compound. The Don Gaspar Neighborhood Association participated in the approval process. Contrary to the conditions attached to Ordinance No. 1998-4, the 1999 development plan allowed vehicular access between the properties and the Don Cubero Alley, did not construct an emergency access gate across the Don Cubero Alley, and maintained rather than demolished the accessory garage structure.

5. Since 1999, the Applicants have been operating the properties as shown on the 1999 Development Plan, with a mixture of residential and commercial properties.
6. Current usage is comprised of four single-family residential units addressed 719, 721, 723, and 723½ Don Diego.

General

7. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
8. The Santa Fe City Code ("SFCC") Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC Section 14-3.1(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC Section 14-3.1(F)(2)(a)(iii)&(iv)]; and (c) compliance with notice and public hearing requirements [SFCC Section 14-3.1(H)-(I)].
9. A pre-application conference was held in January 30, 2020 in accordance with SFCC Section 14-3.1(E).
10. Pursuant to SFCC Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
11. Pursuant to SFCC Section 14-3.1(F), an ENN meeting was held on June 8, 2020. The ENN meeting was attended by the Applicants, the Applicants' family members, two members of City staff, and three members of the public. Concerns generally involved parking, future commercial uses, and wall heights.
12. City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
13. Staff recommended that the Commission should approve the development plan, subject to certain conditions (Conditions) and technical corrections set out in the Staff Report and exhibits.

Development Plan Amendment; Case #2020-2268

14. Pursuant to SFCC Section 14-3.19(D)(1), the procedures and criteria for approval of substantive amendments to a development plan are the same as those that apply to a new application for a development plan.
15. SFCC Section 14-5.7(C) requires a development plan in conjunction with a PUD rezoning.
16. Pursuant to SFCC 14-2.3(C)(1) and 14-3.8(B)(4), the Commission has the authority to review and approve development plans.
17. SFCC Section 14-3.8 sets forth procedures and approval criteria for development plans.
18. SFCC Section 14-3.8(C)(1) requires the Applicant to submit plans and other documentation that demonstrates conformance with applicable provisions of the SFCC (Submittal Requirements).
19. SFCC Section 14-3.8(D) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a development plan.

20. Pursuant to SFCC Section 14-3.8(D)(1)(a), the Commission finds that it has the authority and is empowered to approve the development plan under Sections 14-2.3(C)(1) and 14-3.8(B)(3)(a).
21. Pursuant to SFCC Section 14-3.8(D)(1)(b), the Commission finds that the development plan will not adversely affect the public interest.
22. Pursuant to SFCC Section 14-3.8(D)(1)(c), The Commission finds that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.
23. Pursuant to SFCC Section 14-3.8(D)(2), the Commission “may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.”
24. The Commission finds that the Conditions and technical corrections set forth in the Staff Report and exhibits are necessary to accomplish the proper development of the area and to implement the policies of the general plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

General

1. Pursuant to SFCC Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.

Development Plan Amendment

2. The Commission has the authority to review and approve the development plan subject to conditions.
3. The Applicant met the applicable Submittal Requirements.
4. The development plan should be approved subject to conditions because all applicable code requirements and criteria for development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF August 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the development plan subject to the Conditions and technical corrections set forth in the Staff Report and exhibits for Case #2020-2267. The development plan shall expire on August 6, 2023, unless actual development of the site or offsite improvements has begun and is continued pursuant to SFCC Section 14-3.19(B)(6) or an extension is granted pursuant to SFCC Section 14-3.19(C).

John B. Hiatt
Chairperson
FILED:

Date

Case #2020-2268

719, 721, 723, 723½ Don Diego; Castillo Development Plan Amendment.

Yolanda Y. Vigil
City Clerk

Date

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

Date

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 1998-4

3
4
5 AN ORDINANCE

6 AMENDING ORDINANCE NO. 68, 1982 TO ADOPT CONDITIONS OF APPROVAL
7 FOR AN OFFICE PLANNED UNIT DEVELOPMENT; AND PROVIDING AN
8 EFFECTIVE DATE. PROPERTY LOCATED AT 719, 721, 733 AND 733 1/2 DON
9 DIEGO AVENUE BETWEEN CERRILLOS ROAD AND WEST BUENA VISTA.
10 (CASTILLO COMPOUND ZONING AND DEVELOPMENT PLAN EXTENSION CASE
11 NO. M 1997-32).

12
13 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

14 Section 1. The Conditions of Rezoning, attached hereto and referenced herein as
15 "Exhibit A" are hereby adopted for the property described as follows:

16 Lots 9, 10, 11, 12, 13 and 14 of Block 2, Don Diego Addition, Santa Fe, New
17 Mexico.

18 Section 2. This Ordinance shall be published one time by title and general summary
19 and shall become effective five (5) days after such publication.

20 Section 3. The rezoning action with respect to the property affected by this Ordinance
21 is subject to the time restrictions set forth in Section 14-9.19 SFCC 1987.

22 PASSED, APPROVED AND ADOPTED this 28th day of January, 1998.

23
24 
25 DEBBIE JARAMILLO, MAYOR

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ATTEST:

Yolanda Y. Vigil

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

MARK

MARK A. BASHAM, CITY ATTORNEY

Exhibit A to Ordinance No. 1998-4

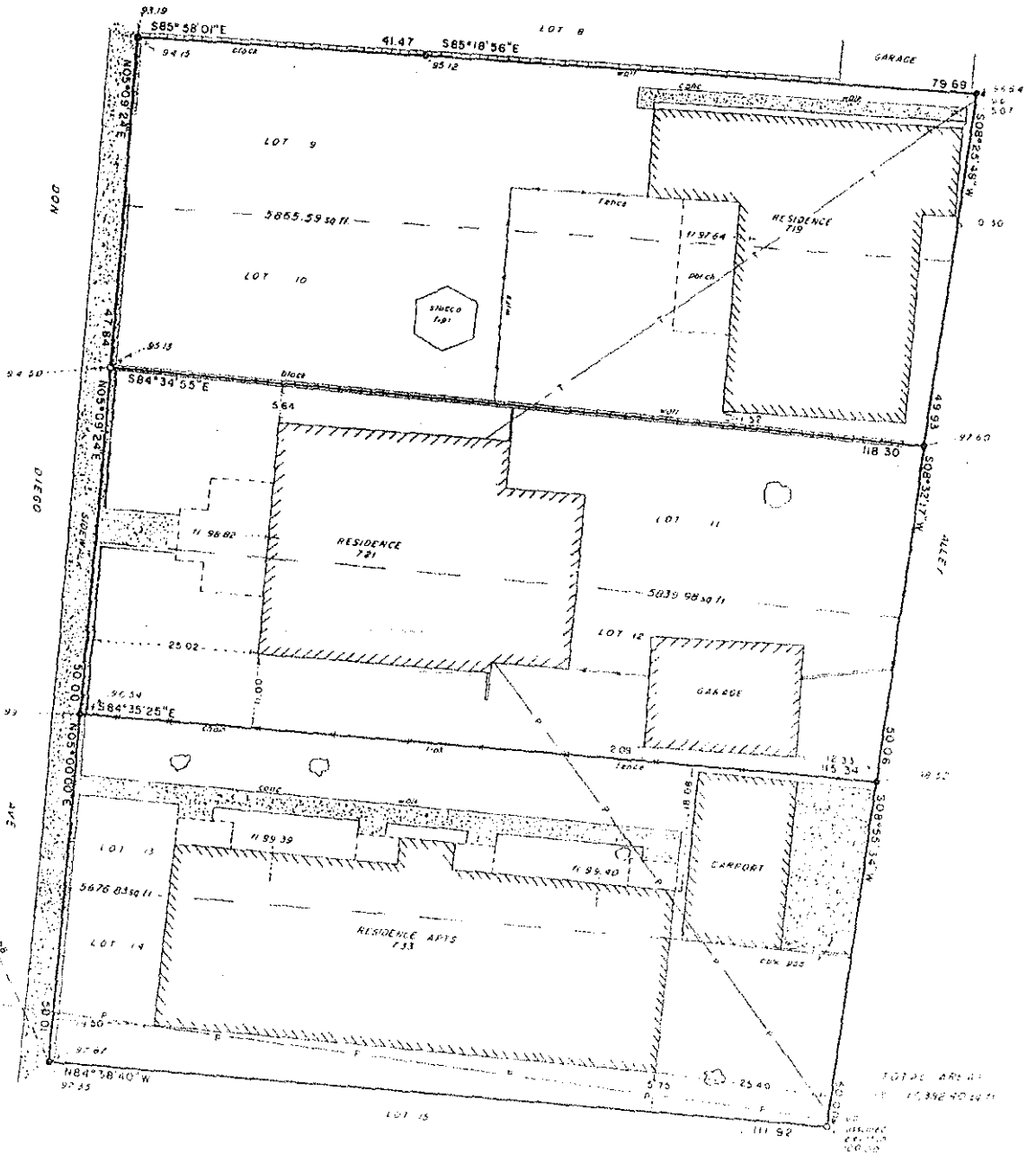
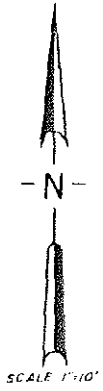
Castillo Compound Zoning and Development Plan

Conditions of Approval

1. Commercial uses to be limited to office only; and
2. Requiring that the footprint and the architectural styles of the existing buildings be preserved; and
3. A mixture of residential and office use to be allowed in the existing building subject to approval of staff and in compliance with zoning requirements for residential uses.
4. To maintain and repair the three existing buildings with their current architectural styles and with no future second story additions;
5. To keep and repair the low walls and fences with plantings on the property lines;
6. To build new wall and/or fences continuously along the Don Cubero Alley to limit the visibility and automobile access between the Castillo property and Don Cubero;
7. To not allow general automobile ingress or egress between Don Cubero and the Castillo property;
8. To build an emergency automobile gate on Don Cubero, which will only be used for emergency ingress and egress between Don Cubero and the Castillo property;
9. To keep the existing landscaping but provide a general clean-up;
10. To meet the City of Santa Fe's additional landscaping requirements as required;
11. To build any new parking areas with basecourse or decomposed granite instead of the asphalt shown on the 1984 plans;
12. To tear down the existing garage and carport, due to their decomposed condition;
13. To not allow parking on the City land between the Castillo property and Don Diego Street;

14. That all improvements as shown as the final development plan be in place prior to the occupancy of the existing structure by any non-residential use. The landscaping may be completed after occupancy, although such work must be contracted prior to occupancy by any non-residential use.
15. The existing structures must comply with all City commercial building codes prior to occupancy by any non-residential use.

PLAT OF SURVEY SHOWING IMPROVEMENTS OF LOTS 9, 10, 11, 12, 13 & 14 OF BLOCK 2, DON DIEGO ADDITION, SANTA FE, NEW MEXICO.



SUBJECT TO RECORD

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY SUPERVISION AND CORRECTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Henry W. Tice Land
 DON DIEGO TRACT 111507173

LEGEND

BEARINGS BASED ON FILE OF SURVEY BY GUY HARVEY, DATED FEB. 11, 1917.

- DENOTES 1" AREA LOT
- DENOTES 1" PERM FOUND

City of Santa Fe, New Mexico

Exhibit B

Development Review Team

- 1. Fire Review**
- 2. Traffic Review**
- 3. Technical Review/ADA/Landscaping Review**

Development Review Team

Comment Form

Date: 07/13/2020

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2020-2267 & 2268 719,721,723 Don Diego

Case Mgr: Carlos Gemora



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:
by:

Must be completed

	Prior to planning commission.
--	-------------------------------

Technical Corrections*:

Must be completed by:

<ol style="list-style-type: none">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)2. 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)3. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1)5. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.6. Shall have water supply that meets fire flow requirements as per IFC (Appendix B)	At the time of any new construction or remodel.
--	---

<ol style="list-style-type: none">7. Shall comply with Section D102.1 Access and Loading (75,000 lbs).8. 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)9. Shall comply with IFC 2009 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.10. Shall comply with IFC 2009 Section D103.5 Fire apparatus access road gates.11. Shall comply with IFC 2009, Appendix D, Aerial Fire Apparatus Access Roads.12. Shall meet the IFC code requirements 2009 edition or the most current edition the governing body has adopted at the time of permitting.	
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*Must made prior to recording and/or permit issuance

From: [GRIEGO, GERONIMO G.](mailto:GGGRIEGO@SANTAFENM.GOV)
To: [GEMORA, CARLOS E.](mailto:CEGEMORA@SANTAFENM.GOV)
Subject: RE: Castillo Compound Development Plan & Zoning Amendment
Date: Monday, July 13, 2020 4:04:12 PM
Attachments: [image001.png](#)

Carlos,

Our approach to gates is that the gates need to meet the 20' requirement unless we can meet every point of the structure within 150'. This would mean that if a gate is installed on Don Cubero Alley than the gate would have to be at 20' gate either with a breakable lock and if an electrical gate is added than an opticom to access in case of emergency. The fire department does not require gates to be installed but if they are than they need to be accessible and this is achieved by meeting the fire code.

Thanks,

Geronimo

From: GEMORA, CARLOS E. <cegemora@santafenm.gov>
Sent: Monday, July 13, 2020 1:54 PM
To: GRIEGO, GERONIMO G. <gggriego@santafenm.gov>
Subject: RE: Castillo Compound Development Plan & Zoning Amendment

Geronimo,

What did you think about the front vehicular gate they were proposing? Is that going to be okay? I'll say that the Fire Department has no position or recommendation about removing the requirement to build a gate across the Don Cubero alley (never built).

C

From: GRIEGO, GERONIMO G. <gggriego@santafenm.gov>
Sent: Thursday, July 02, 2020 3:03 PM
To: GEMORA, CARLOS E. <cegemora@santafenm.gov>
Subject: RE: Castillo Compound Development Plan & Zoning Amendment

Carlos,

Our approach to gates is that the gates need to meet the 20' requirement unless we can meet every point of the structure within 150'.

Thanks,

Geronimo

From: GEMORA, CARLOS E. <cegemora@santafenm.gov>
Sent: Thursday, July 2, 2020 8:37 AM
To: GRIEGO, GERONIMO G. <gggriego@santafenm.gov>
Subject: RE: Castillo Compound Development Plan & Zoning Amendment

Hey Geronimo,

Thanks for reviewing the development plan

So one thing out of the ordinary is that this is also a zoning amendment and they want to remove a requirement that they build an emergency access gate across the Don Cubero Alley.
Context: back in 1998-99 the neighborhood wanted them to build a gate across the Don Cubero Alley to prevent through traffic from using it so it was put into the zoning ordinance. In 1999, some conversations occurred and they never built the gate (staff never required it), I'm not sure why but it never happened but no gate exists across the Don Cubero Alley right now.

They are now asking the governing body to remove that requirement so that no gate will be built.

My question: Regarding zoning conditions, what is the Fire Department's stance is on removing the gate condition? Do you want, not want, or do you not care about a gate going across the alley?

Carlos

From: GRIEGO, GERONIMO G. <gggriego@santafenm.gov>
Sent: Wednesday, July 1, 2020 1:01 PM
To: GEMORA, CARLOS E. <cegemora@santafenm.gov>
Subject: RE: Castillo Compound Development Plan & Zoning Amendment

Carlos,

Let me know if you need me to comment on anything else?

Thanks,

Geronimo

From: GEMORA, CARLOS E. <cegemora@santafenm.gov>
Sent: Wednesday, July 1, 2020 9:43 AM
To: GRIEGO, GERONIMO G. <gggriego@santafenm.gov>
Subject: RE: Castillo Compound Development Plan & Zoning Amendment

END

From: GEMORA, CARLOS E.



City of Santa Fe

Public Works Department
PO Box 909
Santa Fe, NM, 87504-0909.

Permit to Access Public Right-of-Way

Applicant: Celia Castillo

Access Permit Number: 2020-002328--PAR

IN ACCORDANCE WITH THE SUBMITTED APPLICATION, AND CONDITIONS NOTED BELOW, PERMISSION IS HEREBY GRANTED FOR ACCESS TO PUBLIC RIGHT-OF-WAY FOR THE FOLLOWING LOCATION:

Site Address or

Lot Number: 721 DON DIEGO AVE, Santa Fe, NM 87505

Name of Subdivision

(if Applicable):

Work to Commence

on or About: July 07, 2020

Permit Expires: January 04, 2021

Conditions Noted:

This Permit provides legal access from private property onto a public right-of-way and is governed by the requirements of City Code Chapter 23 - Construction and Maintenance of Curb, Gutter, and Sidewalk (where applicable). All Conditions and restrictions required by law shall be complied with, and failure to comply with the conditions of this permit shall result in revocation of this permit and the reconstruction of any nonconforming driveway to City of Santa Fe standards at the property owner's expense.

Prior to commencing construction, the property owner shall contact the Streets & Drainage Maintenance Division located at 1142 Siler Road (955-3000) regarding the need for a *Right-of-Way Excavation & Restoration Permit*; and the Planning and Land Use Department located at 200 Lincoln Avenue (955-6955) regarding the need for a building permit. This permit does not constitute review and approval of Americans with Disabilities Act (ADA) Requirements.

Approved per attached drawing. Sight visibility for fencing is approved and meets all requirements

Reviewed and Signed By:

Ladd Lucero

From: [LUCERO, LADD L.](#)
To: [Celia Castillo](#)
Cc: [GEMORA, CARLOS E.](#)
Subject: RE: Castillo Compounds 719, 721, 723, and 723 1/2 Don Diego: garage and parking on Don Cubero
Date: Tuesday, June 23, 2020 7:47:42 AM

Celia,

The proposed fence will have to follow option #1 as option #2 would have an obstruction within the sight triangle. We will not be able to permit the access for the garage because it does not meet the 20' setback which is required in city code. If you have any questions please don't hesitate to email them to me.

Ladd Lucero
City of Santa Fe
Traffic Tech
505-955-6637
llucero@santafenm.gov

From: Celia Castillo <celiafoy@hotmail.com>
Sent: Monday, June 22, 2020 7:43 AM
To: LUCERO, LADD L. <llucero@santafenm.gov>
Cc: BOWDEN SUBY <suby@sb-associates.net>; Julia Wirick <Julia@sb-associates.net>; Alvin Castillo <alvinocastillo@hotmail.com>
Subject: Castillo Compounds 719, 721, 723, and 723 1/2 Don Diego: garage and parking on Don Cubero

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Ladd:

At the end of this email is a copy of the development plan for the renovation and additions to our property described above. I know the plan is very small. I can send you a copy that you can enlarge later today. My computer is updating and I can't get to it now.

The wall in the back of 721 Don Diego is 6 feet so the architect drew it behind the triangle of visibility. When I was talking to her about this, she was wondering if we could move the trash barrels to the corner. They are just a little over 3 feet tall. If that might work, let me know. I have attached photos of the current design and then with the trash barrels moved. See below. #1 with open area in triangle of visibility; #2 with trash barrels in the triangle.

Right now, the plan is to use the garage to house a vintage 1967 restored Mustang, We are hoping that the 20 foot setback can be waived.

If you would like a copy of the entire application, I can send it to you. We are submitting it this morning to Carlos Gemora.

Thank you,
Celia Foy Castillo

GEMORA, CARLOS E.

From: ROMERO, JOHN J <jjromero1@santafenm.gov>
Sent: Monday, July 6, 2020 9:06 AM
To: Celia Castillo
Cc: GEMORA, CARLOS E.; LUCERO, LADD L.
Subject: RE: Request for waiver of 20 foot setback for garage located along Don Cubero Alley at the back of 721 Don Diego Avenue, Santa Fe, NM by Celia and Al Castillo

Hell Ms. Castillo,

We looked at your application again and will be able to approve your garage as proposed. Please continue to work with Ladd.

-jjr

From: Celia Castillo <celiafoy@hotmail.com>
Sent: Sunday, July 5, 2020 6:00 PM
To: ROMERO, JOHN J <jjromero1@santafenm.gov>
Cc: GEMORA, CARLOS E. <cegemora@santafenm.gov>; LUCERO, LADD L. <llucero@santafenm.gov>
Subject: Request for waiver of 20 foot setback for garage located along Don Cubero Alley at the back of 721 Don Diego Avenue, Santa Fe, NM by Celia and Al Castillo

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

TO: John Romero, Director/Traffic Engineer, Public Works Department, City of Santa Fe

CC: Carlos Gemora, Ladd Lucero

RE: Waiver for 20 foot setback for garage along Don Cubero Alley requested by Celia and Al Castillo

Celia and Al Castillo are the owners of the properties at 719, 721, 723 and 723 1/2 Don Diego. We respectfully request a waiver to the 20 foot setback requirement for garages so that the building located along Don Cubero Alley in the back of 721 Don Diego can be used as a garage. The reasons for this request are set forth below.

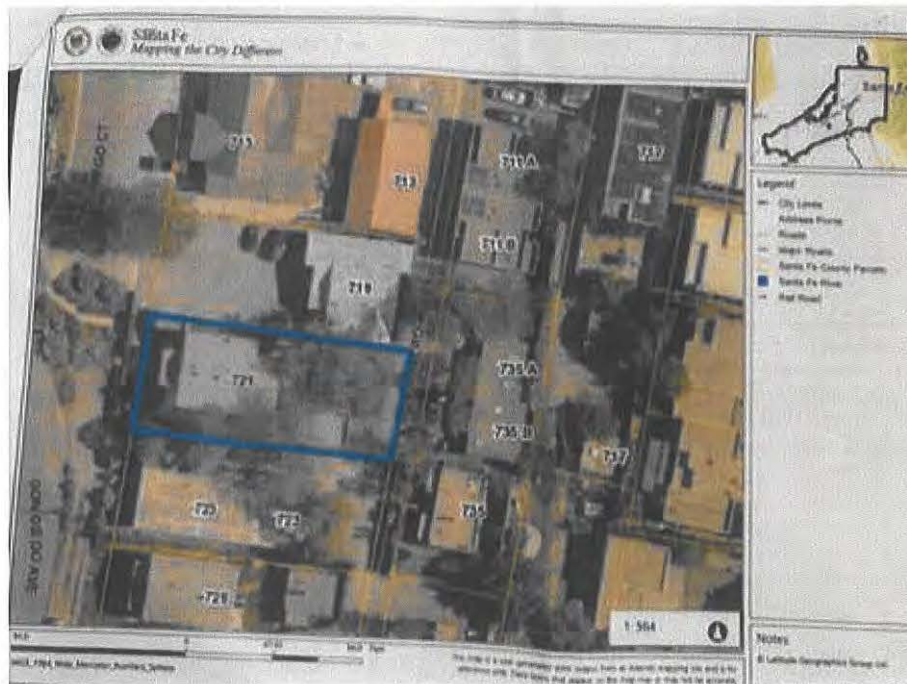
1. Castillos have submitted an application for Amendment of C1-PUD Zoning Conditions of Ordinance No 1998-4 and Associated Development Plan for the Castillo Compound. The plan contemplates re-use of the building located at the back of 721 Don Diego as a garage. This building is between 12 and 13 feet from the boundary of Don Cubero Alley.
2. Castillos are requesting a waiver of the 20 foot setback requirement for this building so it can be used as a garage—will be referred to as the garage.

3. Authorization for the waiver is found at Section 14-7.1 (F) of the City of Santa Fe Land Code .

4. Section 14-7.1(F) states as follows:
 The provisions of this Subsection 14-7.1(F) may be waived by the public works director upon a determination that adequate visibility exists consistent with the standards adopted by the American Association of State Highway and Transportation Officials (AASHTO). This Section 14-7.1 is not intended to limit the authority of the public works director to impose stricter requirements pursuant to the authority provided in Chapter 23 SFCC 1987 (Streets, Sidewalks and Public Places).

5. The requirement for a garage setback is part of Subsection 14-7.1(F). Accordingly, the public works director may waive this requirement.

6. All of the properties in the Castillo Compound abut Don Diego Avenue on the west and Don Cubero on the east. Below is a map indicating the location of the properties. The property at 721Don Diego is marked in blue. The garage is in the southeast corner.



7. Below is a photo of the garage from Don Cubero Alley. There is between 12-13 feet from Don Cubero Alley to the garage.



8. Don Cubero Alley is only 1 block long. There are signs at the entrance and exit indicating “NO THRU TRAFFIC.” The speed limit is 10MPH. See photos below.



Photo #1



Photo #2

Photo #1 is the entry to Don Cubero Alley from Buena Vista (south entrance). The 10 MPH sign is about 150 feet down on the west side of the street. Photo #2 is a closer view of the 10 MPH sign—it is the yellow sign on the west side of the street.

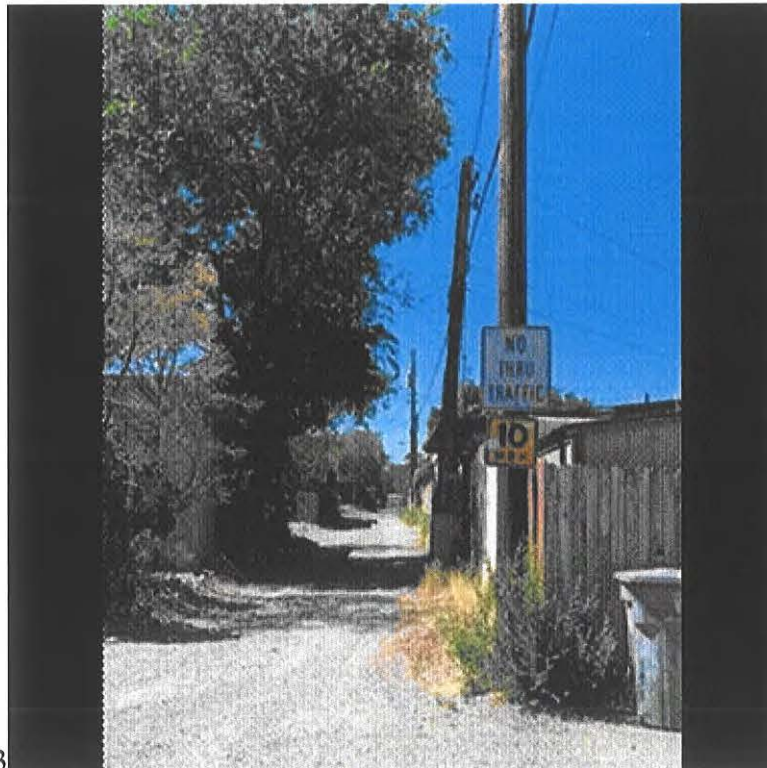


Photo #3



Photo #4

Photo #3 is the entry to Don Cubero Alley from Cerrillos between Modern General and La Unica Dry Cleaners. There are two signs there, and then further down on the right is another 10 MPH sign. Photo #4 is of the second sign. It is on a pole located on northeast corner of 719 Don Diego.

9. The garage was in use until it was designated as a storage building in the Development Plan filed for record in February of 1999. The Castillos current submission contemplates using the properties primarily as residential and would like to use this building as a garage once again.

10. Section 14-7. 1(F)(4)(a) states

- (a) A garage or carport with a vehicle entry facing the street shall be set back at least twenty (20) feet from the street property line as shown on Illustration 14-7.1-3, except as provided in Subsection (4)(b). This Subsection 14-7.1(F)(4) applies to public and private streets including lot access driveways, but does not apply to alleys.

11. There are a number of purposes for setbacks; often they are for aesthetics and safety.

- a. Don Cubero Alley is in an older part of the city, many of the structures almost abut the alley. The open spaces found in the more modern parts of the city are not found here. In fact, this is what makes Don Cubero Alley unique. Allowing a garage with a shorter setback does not affect the aesthetics of the alley, especially since the building was originally used as a garage.

- b. While the language of Section 14-7.1(F)(4) applies the 20 foot setback requirement to streets, it exempts alleys. While Don Cubero Alley can be considered a street in the technical sense, it is functionally closer to an alley. It is much narrower than a street, even narrower than some alleys. For example, Section 14-9.2(I)(1) of the current Santa Fe Land Code states that “the right-of-way width of an alley shall not be less than twenty (20) feet.” The Don Cubero Alley width is 12 feet. Moreover, traffic on Don Cubero is primarily limited to residents who drive to their property. The speed limit is only 10 MPH. There is 12-13 feet between the garage and Don Cubero Alley which is sufficient length for the driver to view any oncoming vehicles or pedestrians, especially in light of the traffic limitations and applicable speed limit.

- c. Castillos have contacted a number of their neighbors on Don Cubero Alley and they have no objection to the project that includes the garage. Additionally, Castillos live in 719 Don Diego with 4 windows and a door on the Don Cubero Alley side. Their experience is that for the most part, the drivers observe the directive that there be no thru traffic, and in fact, the alley is used by many pedestrians including a number of dog walkers.

For all the reasons above, the Castillos respectfully request a waiver from the 20 setback requirement for the garage located along Don Cubero Alley.

Thank you for your consideration.

Sent from Mail for Windows 10

Development Review Team

Comment Form

Date: 7/10/20

Staff person: Dee Beingessner

Dept/Div: Land Use/Terrain Management

Case: **2020-2267 & 2268. Castillo Compound - 719, 721, 723, 723 ½ Don Diego – Development Plan Amendment.**

Case Mgr: Carlos Gemora



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1	
2	
3.	
4	
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Technical Corrections*:	Must be completed by:
1 On-site ponding will be required for the increased impervious surface created by the additions.	During building permit process
2 Other comments will be provided on Plans at the time of the building permit and changes may be required during permitting process	
3 Site will be required to comply with ADA regulations.	
4	
5	
6	
7	
8	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

DRAINAGE FACILITIES MAINTENANCE NOTE

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

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

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

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

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

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

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

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

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

GUNNISON'S PRAIRIE DOG NOTE

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

DUST CONTROL NOTE

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

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

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

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

From: [RIVERA, WILLIAM L.](#)
To: [GEMORA, CARLOS E.](#)
Cc: [BEINGESSNER, DEE](#)
Subject: RE: Castillo Compound Development Plan & Zoning Amendment
Date: Monday, July 13, 2020 2:42:36 PM
Attachments: [image001.png](#)

Hey Carlos,

Although landscaping is required in the code, if the neighbors and planning commission still wanted some of what was in this original plan, they would need to leave the requirements in the development plan because they are not addressed specifically in the code. I would say 3 of the 4 questions you had are not covered by the code, they would have to be mandated in the development plan. We would only require them to follow the code.

Condition #5: To keep and repair the low walls and fences with plantings on the property lines.

Response: If they want the wall to remain, that would need to be in the development plan.

Condition #9: To keep the existing landscaping but provide a general clean-up.

Response: This would also not be required by the code. If that is still desired by the neighbors, they would have to keep it in the development plan. We would not be opposed to completely changing all of the landscaping, if they had a better plan.

Condition #10: To meet the City of Santa Fe's additional landscaping requirements as required.

Response: I am not sure they would go over the 100K and trigger the requirements for the landscaping improvements in the code. But if it did, I would expect a clean and complete landscape at the final inspection prior to the certificate of occupancy. If for some reason that was not possible, I would require a financial guarantee to be in place for the completion of the landscape construction before the release of the Certificate of Occupancy.

Condition #14: That all improvements as shown as the final development plan be in place prior to the occupancy of the existing structure by any non-residential use. The landscaping may be completed after occupancy, although such work must be contracted prior to occupancy by any non-residential use.

Response: We would only require a financial guarantee to be in place for any required remaining work prior to certificate of occupancy.

Thank you,

Lawrence Rivera
Land Use Compliance Officer
Technical Review Division
Planning & Land Use Department

City of Santa Fe, New Mexico

Exhibit C

Maps and Photos

- 1. Future Land Use Map**
- 2. Current Zoning Map**
- 3. Aerial Photo**
- 4. Street Views**

Exhibit C1: Future Land Use Map

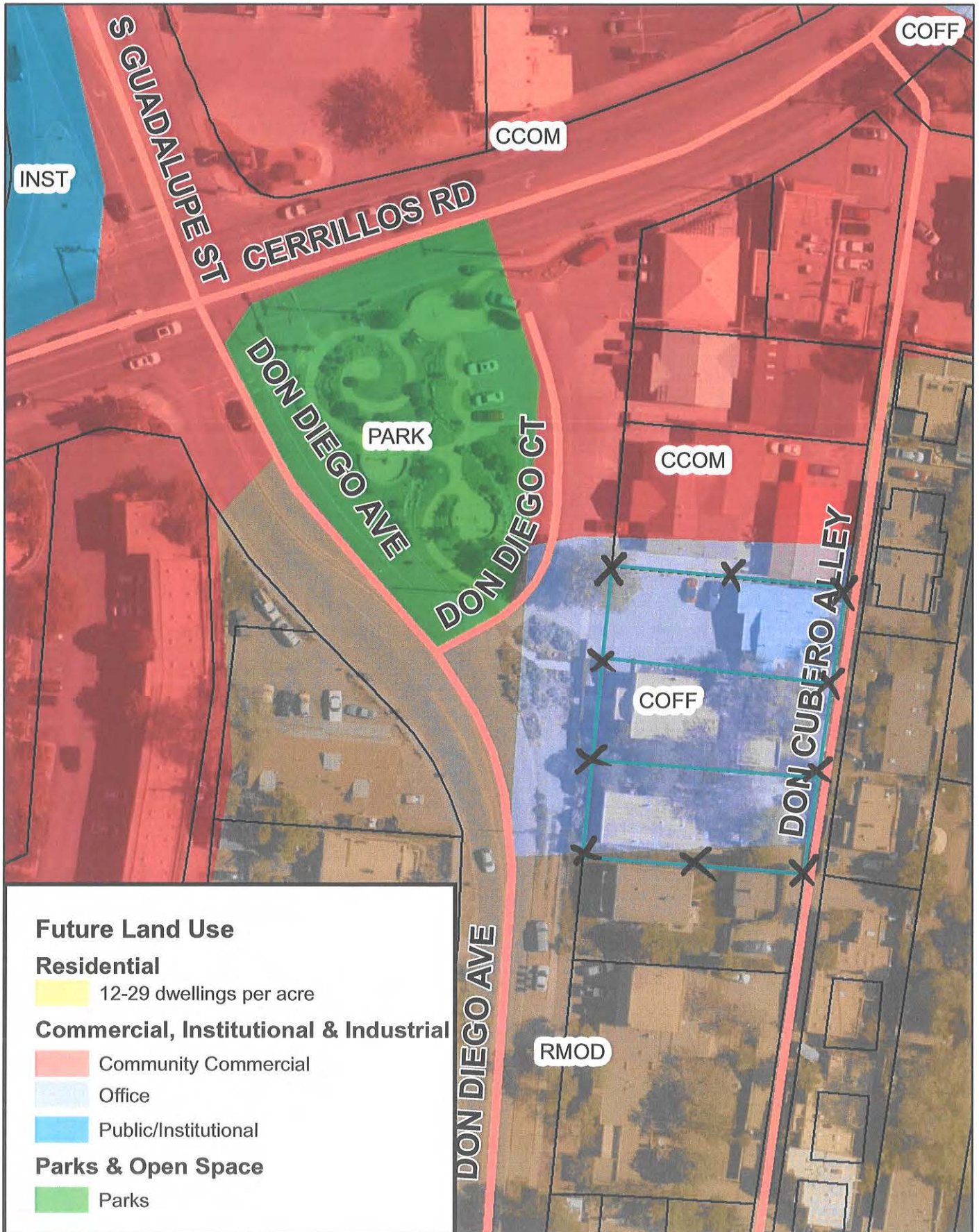


Exhibit C2: Current Zoning Map

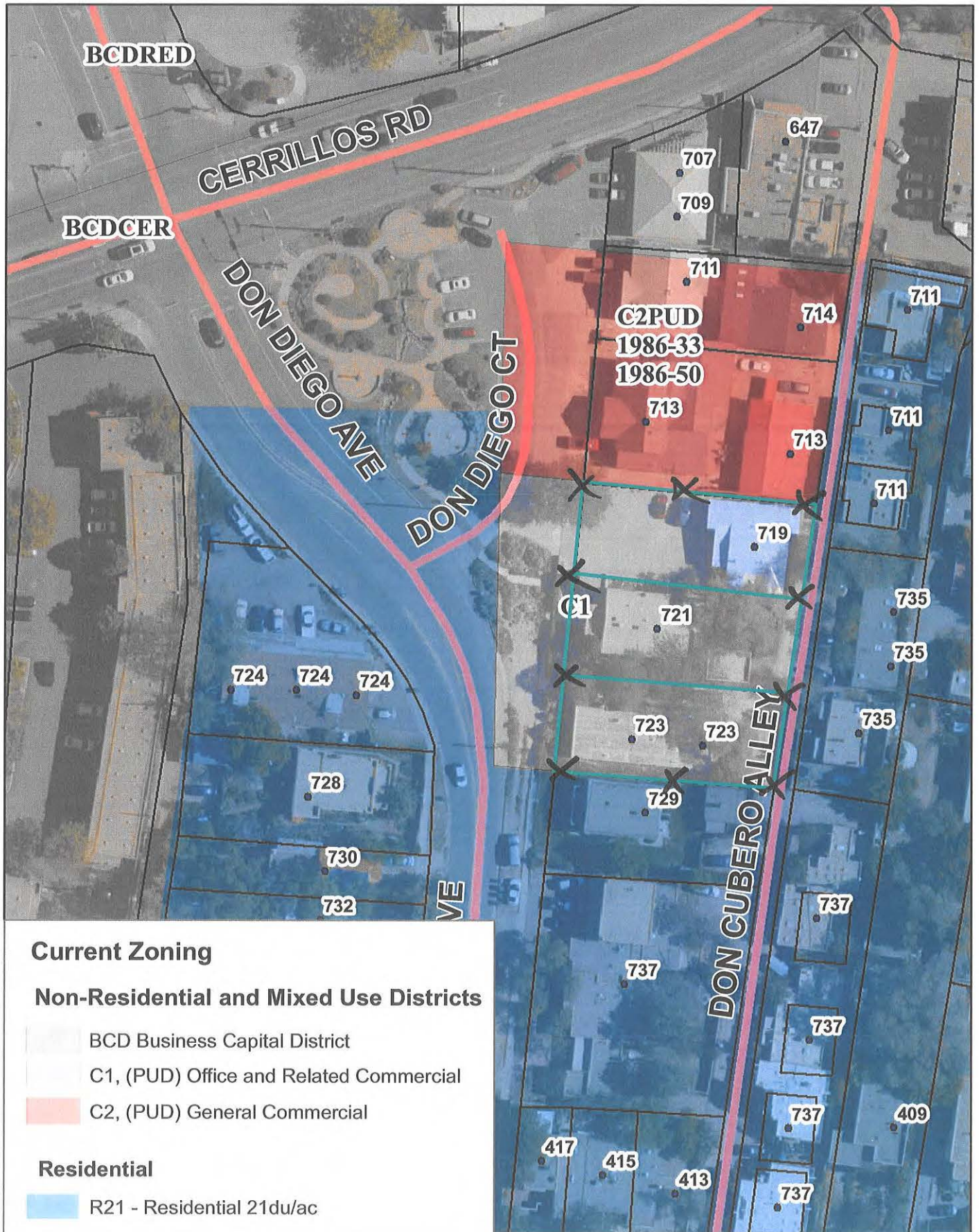


Exhibit C3: Aerial Photo

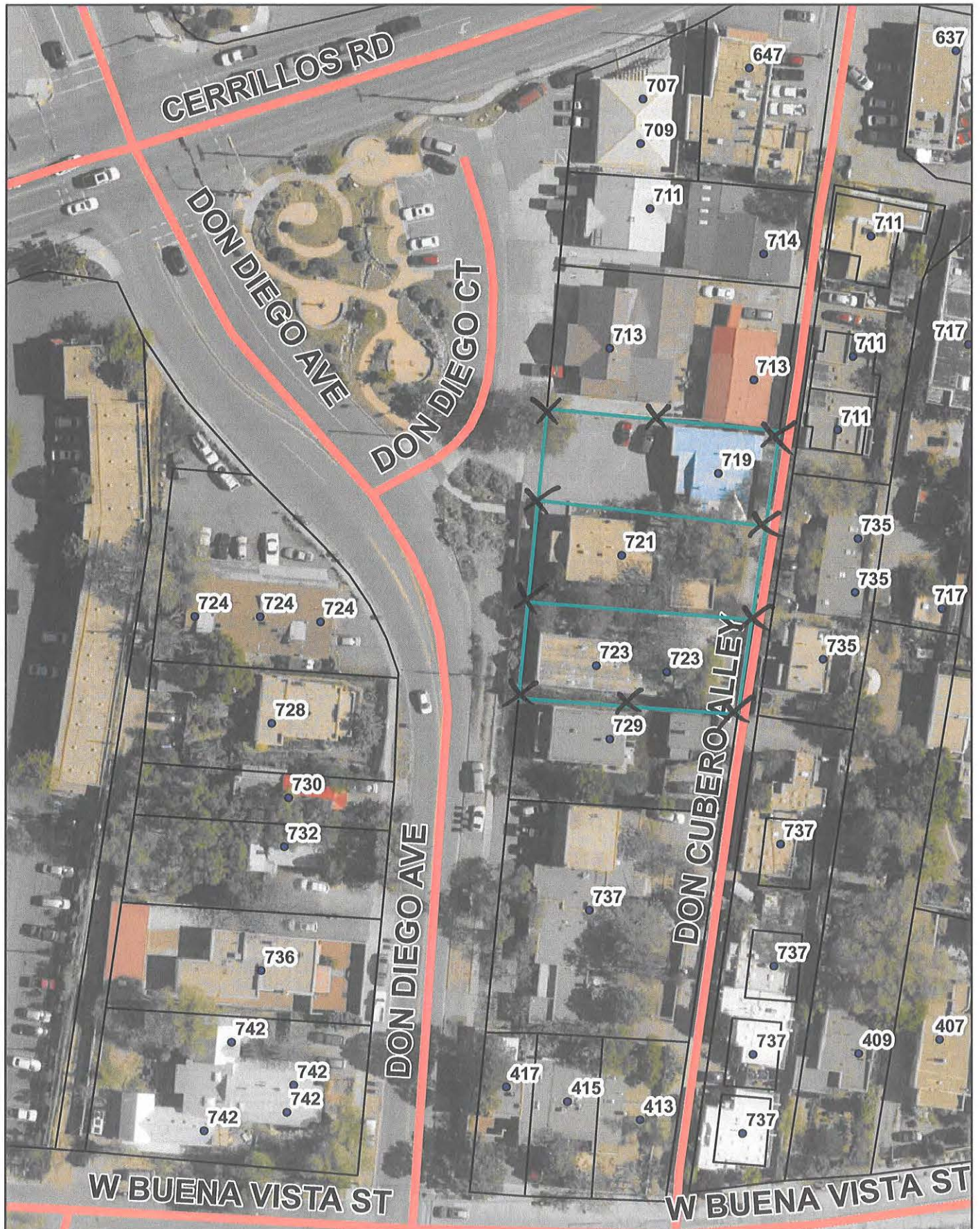


Exhibit C4: Street View

Westside of Property (Front) From Don Diego



Eastside of Property (Rear) Facing South on Don Cubero Alley



Eastside of Property (Rear) Facing North on Don Cubero Alley



City of Santa Fe, New Mexico

Exhibit D

Early Neighborhood Notification

- 1. ENN Guidelines**
- 2. ENN Notification Letter**
- 3. ENN Notes**
- 4. Public Correspondence Regarding ENN**



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: Amendment of Ordinance No 1998-4 and related Development Plan regarding 719, 721, 723 Don Diego Avenue to allow property renovation and additions

Address: 719, 721, 723 Don Diego Avenue Parcel Size: 17,394 square feet

Zoning: C1 PUD Future Land Use: same

Preapplication Conference Date: 1/30/20 4/29/20

Detailed Project Description: see attachment

Property Owner Information

Name: Alvino E. Castillo + Celia Foy Castillo

Address: P.O. Box 5758 Santa Fe, NM 87502-5758

Phone: 575-639-4444 E-mail Address: celiafoy@hotmail.com

Applicant/Agent Information (if different from owner):

Name: Suby Bowden + Associates, Suby Bowden, Julia Wirick

Address: 333 Montezuma Ave, Suite 206, Santa Fe, NM 87501

Phone: 505-983-3755 E-mail Address: suby@sb-associates.net

Agent Authorization (if applicable):

N/A

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:

Provide 2 options:	Preferred Option	Alternative
DATE:	<u>June 8, 2020</u>	<u>June 9, 2020</u>
TIME:	<u>5:30 PM</u>	<u>5:30 PM</u>
LOCATION:	<u>Via Zoom</u>	

Attachment to ENN Meeting-Request for Staff Attendance

Detailed Project Description:

There are 4 units and a garage on the subject property:

719 Don Diego—Castillo residence for last 17 years

721 Don Diego + garage/storage—former law office for approximately 30 plus years

723 Don Diego—a duplex. Castillos' older daughter, Celita, has lived in the unit facing Don Diego for the last 16 years. The back unit was office space until about 7 years ago when the Castillos began using it as their personal office.

The Castillos' younger daughter, son-in-law, and granddaughter (the Boatwrights) are moving to Santa Fe and are planning to live in 721 Don Diego, but they would like to add a second bathroom and renovate the 2 rooms currently at the back of the house—an addition of approximately 200 plus square feet. Boatwrights would like to use the current garage and add another bay. Additional covered parking at the back of the property along Don Cubero would allow parking for the Boatwrights and Celita.

The Castillos would like to add a new living room and deck to 719 Don Diego. This would add approximately around 600 plus square feet of living space to the current building. And they would like to have at least a 6 foot wall along Don Diego in front of 719 and 723; they would like to leave the hedge in front of 721. And they would like an entry gate into the property in front on 719 Don Diego.

In order to accomplish this, Castillos are requesting an amendment to Ordinance No. 1998-4 and the related development plan. When the renewal of the project was approved in 1997-99, the conditions of the ordinance were also included on the draft of development plan, but then the conditions of the ordinance were modified by language set out in the filed Development Plan. Consequently, Castillos seek to amend the ordinance by removing conditions 6, 7, 8 and 12 which were effectively removed with approval of the Don Diego Neighborhood Association and so indicated on the filed Development Plan for the 3 properties. Additionally, the Castillos would like the uses listed in condition 1 to include a gallery, small bakery and gelato type shop. These uses are currently allowed in C1. A gallery is listed under Arts Activities while the bakery and gelato type shop are allowed under Restaurant-Fast service/takeout, no drive through/drive-up. These uses are consistent with a buffer area between the residential nature of the neighborhood going south on Don Diego and the commercial nature of the area to the north. Condition 2 can create ambiguity, so Castillos would like it to be clarified—there is no problem with keeping the current footprint of the buildings, but there should be language to allow for additions that work with the current architectural styles and otherwise follow the Land Code. Castillos would like conditions 5, 9 and 10 to be unified to state that the City's landscaping requirements will be met. It appears that at the time Ordinance 1998-4 was enacted, a comprehensive landscaping ordinance was not in effect and this is why these conditions were included. Castillos would like Condition 4 to be removed so that a second story

might be added in the future. Conditions 14 and 15 have been met so Castillos suggest they be removed. Castillos would like to have the filed Development Plan amended to reflect the renovations and additions on the proposed Site Plan submitted with this packet of information.



ENN GUIDELINES

Applicant Information

Project Name: Amendment of Ordinance No. 1998-4 and related Development Plan regarding 719, 721, 723 Don Diego Avenue to allow property renovation + additions

Name: CASTILLO ALVINO E. + CELIA FOY

Address: 719 Don Diego Avenue

City: Santa Fe State: NM ZIP Code: 87505

Phone: 575-639-4444 E-mail Address: celiafoy@hotmail.com

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, 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.

see attachment

(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.

see attachment

(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.

see attachment

(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.*

see attachment

(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.*

see attachment

(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.*

see attachment

(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.*

see attachment

(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.*

see attachment

(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.*

see attachment

(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.*

see attachment

(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.*

see attachment

(l) ADDITIONAL COMMENTS (optional)

ENN GUIDELINES (Questionnaire)

Page 1

Applicant Information

Name: Alvino E. and Celia Foy Castillo

Address: P.O. Box 5758, Santa Fe, NM 87502-5758

Phone: 575-639-4444 E-mail Address: celiafoy@hotmail.com

Criteria

- (a) The property is located at the entry of the Don Diego Neighborhood Association from Guadalupe Street and is just south of Cerrillos at the intersection of Cerrillos, Don Diego Avenue and Guadalupe Street. It is zoned C1 PUD and has been under this zoning classification since 1982. No change in zoning is contemplated. Castillos have owned these properties for over 40 years.

Currently there is an ordinance and development plan that cover the 3 properties. Both will need to be amended.

Background and Summary of Proposed Project:

There are 4 units on the property and a garage:

719 Don Diego—Castillo residence for last 17 years

721 Don Diego + garage/storage—former law office for approximately 30 plus years

723 Don Diego—a duplex. Castillo's older daughter, Celita, has lived in the unit facing Don Diego for the last 16 years. The back unit was office space until about 7 years ago when the Castillos began using it as their personal office.

The Castillos younger daughter, son-in-law, and granddaughter (the Boatwrights) are moving to Santa Fe and are planning to live in 721 Don Diego, but they would like to add a second bathroom and renovate the 2 rooms currently at the back of the house—an addition of approximately 200 plus square feet. Boatwrights would like to use the current garage and add another bay. Additional covered parking at the back of the property along Don Cubero would allow parking for the Boatwrights and Celita.

The Castillos would like to add a new living room and deck to 719 Don Diego. This would add approximately around 600 plus square feet of living space to the current building. And they would like to have at least a 6 foot wall along Don Diego in front of 719 and 723; they would like to leave the hedge in front of 721. And they would like an entry gate into the property in front on 719 Don Diego.

The proposed project is designed to be compatible with the character of the surrounding neighborhood. With primary emphasis on family use, the proposed project thoroughly enhances the area resulting in a positive impact. No second story is contemplated. The addition to 721 is minor, and the addition to 719 will still leave a substantial set back from Don Diego. Landscaping will follow the Land Code and will preserve as much current landscaping as possible, especially the garden area between 721 and 723. Lighting, access to public places, open spaces and trails will not be affected.

- (b) The proposed project is designed to be harmonious with the physical environment. The addition to 719 extends out into a gravel parking area thus there is no impact on trees. Similarly, the addition to 721 is at the back of the current building and extend into an empty pecan covered space and part of the gravel parking lot. There are no open spaces, rivers, arroyos, floodplain, rock outcropping, escarpments or easements on the properties. There will be no increased trash generation or fire risk and there are no hazardous materials.
- (c) The proposed project will not impact any known prehistoric, historic, archeological, or cultural sites and the subject property is located outside the historic district.

Page 2

- (d) The property is zoned C1 PUD and meets the Land Development Code and required densities governing the property.
- (e) Currently the property has 13 parking spaces, one of which is ADA. The proposed project has 14 parking spaces, one of which will be ADA. There will be 3 cars to be housed in the proposed garage and addition off Don Cubero Alley and then three covered spaces.
- (f) There will be no contemplated additional impact on the economic base. The property has been used for offices. Castillos would like to add uses for a gallery and small bakery or gelato type shop for the future.
- (g) Currently the property has been used for offices and residences by the Castillo family. After renovation, 3 of the 4 units will be used as residences by the family who range in age from 8 to the 80's. The 4th unit will be used by the family as office or it will be leased as office space. As time goes on, the Boatwrights may want to develop a business on the property. They are looking at a gallery, or small bakery, or gelato type shop.

- (h) Castillos plan to incorporate water conservation into the proposed project as well as solar energy. Other than that, the project will not have any effect on the public services and infrastructure as the use will be similar to the current use. There is currently a bus stop in front of 719 Don Diego.

Page 3

- (i) Castillos plan to incorporate water conservation into the proposed project as well as solar energy. Accordingly, the impact should be positive.
 - (j) The Castillos plan to unify and beautify the current property and want to make changes that complement the streetscape and ensure compatibility with the neighborhood. Pedestrian traffic along Don Diego has increased over the years as people walk to the Railyard Park, the Farmers Market and surrounding businesses. Having a small bakery or gelato type shop to stop at would be compatible with the area. There are artists in the family so at some point, having a gallery would be desirable. These uses are consistent with a buffer area between the residential nature of the neighborhood going south on Don Diego and the commercial nature of the area to the north.
 - (k) The property is zoned for the proposed project and follows the City General Plan.
- (l) Additional Comments



Santa Fe Public Schools

Property & Asset Management

Residential Development Impact Information Form

School Notification as required by City Ordinance 14-8.18 AFCC 1987

DEVELOPMENT PLAN REGARDING: AMENDMENT OF ORDINANCE No 1998-4 AND RELATED 719, 721 AND 723 DON DIEGO AVENUE TO ALLOW PROPERTY RENOVATION AND ADDITIONS

- 1. Project Name: _____
- 2. Location of Property: 719, 721, 723 DON DIEGO AVE SANTA FE, NM
- 3. Owner/Agent Name: ALVINO E CASTILLO + CELIA FOY CASTILLO
- Mailing Address: PO Box 5758 SANTA FE, NM 87502-5758
- Phone & Fax: 575-639-4444 celiatoy@hotmail.com
- 4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION <u>N/A</u>		
Unit Type	Unit Quantity	Average Price
Single Family (detached)		
Single Family (attached)		
Townhome/ Apartment		
Multi-Family		
Commercial		

- 5. Elementary School Zone for Proposed Development: WOODBORNLEY ELEMENTARY
- 6. Middle School Zone for Proposed Development: MILAGRO MIDDLE SCHOOL
- 7. High School Zone for Proposed Development: SANTA FE HIGH SCHOOL
- 8. Build out Rates (Year/s; #/yr): N/A

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

Alvino E. Castillo
Celia Foy Castillo
P.O Box 5758
Santa Fe, NM 87502-5758
575-639-4444
celiafoy@hotmail.com

May 23, 2020

RE: Early Neighborhood Notification Meeting
JUNE 8, 2020 5:30 PM via Zoom
Amendment of Ordinance No. 1998-4 and related Development Plan regarding 719,
721, 723 Don Diego Avenue to allow renovation and additions

Dear Neighbor:

The purpose of this neighborhood meeting is to discuss the Castillos' proposal to renovate and make additions to their property located at 719, 721, and 723 Don Diego. The Castillos have owned this property for over 40 years. Currently they reside at 719 Don Diego and their older daughter resides in the front unit of the duplex at 723 Don Diego. Their younger daughter and her family (the Boatwrights) are in the process of moving to Santa Fe and would like to live in 721 Don Diego. This property was formerly a law office but the tenant recently passed away so the building is now vacant. But 721 needs renovations to make it a residence. This would include an addition of a second bathroom, some remodeling and renovation of the back of the building. Plus the Boatwrights would like to have a larger garage at the back of the property with a 6 foot wall along the alley behind 721 Don Diego. The Castillos would like to expand their current home at 719 Don Diego to add on a new living room and a deck. Parking will need to be reconfigured. The Castillos are very pleased the entire family will be able to live in the same compound, a significant opportunity by any measure.

In order to make these changes, the Castillos will be requesting an amendment to Ordinance No. 1998-4 and the related Development Plan, and this will be discussed at the meeting. A copy of the Ordinance with conditions is attached. Specifically, Castillos seek to amend the Ordinance by removing conditions 6, 7, 8 and 12 which were effectively removed with approval of the Don Diego Neighborhood Association and so indicated on the filed Development Plan for the 3 properties. A copy of the general conditions of the plan and the plan is also attached. Additionally, the Castillos would like the uses listed in condition 1 to include a gallery, small bakery and gelato type shop. These uses are consistent with a buffer area between the residential nature of the neighborhood going south on Don Diego and the commercial nature of the area to the north. Condition 2 can create ambiguity, so Castillos would like it to be clarified—there is no problem with the current footprint of the buildings, but there should be language to allow for additions that work with the current architectural styles. Castillos would

like conditions 5, 9 and 10 to be unified to state that the City's landscaping requirements will be met. It appears that at the time Ordinance 1998-4 was enacted, a comprehensive landscaping ordinance was not in effect and this is why these conditions were included. Castillos would like Condition 4 to be removed so that a second story can be added in the future. Conditions 14 and 15 have been met so Castillos suggest they be removed. Castillos would like the filed Development Plan amended to reflect the renovations and additions on the proposed Site Plan attached.

Due to social distancing statewide requirement and health concerns associated with the Corona Virus (Covid 19) an ENN meeting will be conducted only via Zoom Video/Teleconference for this project.

So in accordance with the requirement of the City of Santa Fe's Early Neighborhood Notification ordinance, the purpose of this letter is to inform you that the notification meeting is scheduled for:

Topic: ENN Meeting re: Castillo Request to amend Ordinance and Development Plan
Time: Jun 8, 2020 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87868894127>

Meeting ID: 878 6889 4127

One tap mobile

+13462487799,,87868894127# US (Houston)

+16699006833,,87868894127# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 878 6889 4127

Find your local number: <https://us02web.zoom.us/j/87868894127>

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

Attached, please find a vicinity map and a proposed Site Plan. If you have any questions or comments, please contact Celia Foy Castillo at 575-639-4444, celiafoy@hotmail.com, Box 5758, Santa Fe, NM 87502-5758.

Thank you for your consideration.

Sincerely,


Celia Foy Castillo


Alvino E. Castillo

Attachments:

Ordinance 1998-4 with conditions
General Conditions of filed Development Plan
Filed Development Plan (February 5, 1999)
Proposed Site Plan
Vicinity Map

****Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the Land Use Department (955-6820) at least 5 days prior to the hearing or meeting date.**

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 1998-4

3
4
5 AN ORDINANCE

6 AMENDING ORDINANCE NO. 68, 1982 TO ADOPT CONDITIONS OF APPROVAL
7 FOR AN OFFICE PLANNED UNIT DEVELOPMENT; AND PROVIDING AN
8 EFFECTIVE DATE. PROPERTY LOCATED AT 719, 721, 733 AND 733 1/2 DON
9 DIEGO AVENUE BETWEEN CERRILLOS ROAD AND WEST BUENA VISTA.
10 (CASTILLO COMPOUND ZONING AND DEVELOPMENT PLAN EXTENSION CASE
11 NO. M 1997-32).

12
13 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

14 Section 1. The Conditions of Rezoning, attached hereto and referenced herein as
15 "Exhibit A" are hereby adopted for the property described as follows:

16 Lots 9, 10, 11, 12, 13 and 14 of Block 2, Don Diego Addition, Santa Fe, New
17 Mexico.

18 Section 2. This Ordinance shall be published one time by title and general summary
19 and shall become effective five (5) days after such publication.

20 Section 3. The rezoning action with respect to the property affected by this Ordinance
21 is subject to the time restrictions set forth in Section 14-9.19 SFCC 1987.

22 PASSED, APPROVED AND ADOPTED this 28th day of January, 1998.

23
24 
25 DEBBIE JARAMILLO, MAYOR

Exhibit A to Ordinance No. 1998-4

Castillo Compound Zoning and Development Plan

Conditions of Approval

1. Commercial uses to be limited to office only; and
2. Requiring that the footprint and the architectural styles of the existing buildings be preserved; and
3. A mixture of residential and office use to be allowed in the existing building subject to approval of staff and in compliance with zoning requirements for residential uses.
4. To maintain and repair the three existing buildings with their current architectural styles and with no future second story additions;
5. To keep and repair the low walls and fences with plantings on the property lines;
6. To build new wall and/or fences continuously along the Don Cubero Alley to limit the visibility and automobile access between the Castillo property and Don Cubero;
7. To not allow general automobile ingress or egress between Don Cubero and the Castillo property;
8. To build an emergency automobile gate on Don Cubero, which will only be used for emergency ingress and egress between Don Cubero and the Castillo property;
9. To keep the existing landscaping but provide a general clean-up;
10. To meet the City of Santa Fe's additional landscaping requirements as required;
11. To build any new parking areas with basecourse or decomposed granite instead of the asphalt shown on the 1984 plans;
12. To tear down the existing garage and carport, due to their decomposed condition;
13. To not allow parking on the City land between the Castillo property and Don Diego Street;
14. That all improvements as shown as the final development plan be in place prior to the occupancy of the existing structure by any non-residential use. The landscaping may be completed after occupancy, although such work must be contracted prior to occupancy by any non-residential use.
15. The existing structures must comply with all City commercial building codes prior to occupancy by any non-residential use.

General Notes to Development Plan filed February 5, 1999

THE CASTILLO COMPOUND HAS BEEN APPROVED BY CITY COUNCIL FOR MIXED USE (RESIDENTIAL/COMMERCIAL), ORDINANCE NO. 1997-4

CASE NUMBER MPT-32 CITY COUNCIL HEARING DATE JAN. 28, 1998 PLANNING COMMISSION HEARING DATE DEC. 11, 1997

CONDITIONS OF APPROVAL ARE:

1. COMMERCIAL USES TO BE LIMITED TO OFFICE ONLY.
 2. REQUIRING THAT THE FOOTPRINT AND THE ARCHITECTURAL STYLES OF THE EXISTING BUILDINGS BE PRESERVED.
 3. A MIXTURE OF RESIDENTIAL AND OFFICE USE TO BE ALLOWED IN THE EXISTING BUILDINGS SUBJECT TO APPROVAL BY STAFF AND IN COMPLIANCE WITH ZONING REQUIREMENTS FOR RESIDENTIAL USES.
 4. TO MAINTAIN AND REPAIR THE THREE EXISTING BUILDINGS WITH THEIR CURRENT ARCHITECTURAL STYLES AND NO FUTURE SECOND STORY ADDITIONS.
 5. TO KEEP AND REPAIR THE LOW WALLS AND FENCES WITH PLANTING ON THE PROPERTY LINES.
 6. TO BUILD NEW WALL AND/OR FENCES CONTINUOUSLY ALONG THE DON CUBERO ALLEY TO LIMIT THE VISIBILITY AND AUTOMOBILE ACCESS BETWEEN DON CUBERO AND THE CASTILLO PROPERTY.
 7. TO NOT ALLOW GENERAL AUTOMOBILE INGRESS OR EGRESS BETWEEN DON CUBERO AND THE CASTILLO PROPERTY.
 8. TO BUILD AN EMERGENCY AUTOMOBILE GATE ON DON CUBERO, WHICH WILL ONLY BE USED FOR EMERGENCY INGRESS AND EGRESS BETWEEN DON CUBERO AND THE CASTILLO PROPERTY
 9. TO KEEP THE EXISTING LANDSCAPING BUT PROVIDE GENERAL CLEANUP.
 10. TO MEET THE CITY OF SANTA FE'S ADDITIONAL LANDSCAPING REQUIREMENTS AS REQUIRED.
 11. TO BUILD ANY NEW PARKING AREAS WITH BASECOURSE OR DECOMPOSED GRANITE INSTEAD OF ASPHALT AS SHOWN ON THE 1984 PLANS.
 12. TO TEAR DOWN THE EXISTING GARAGE AND CARPORT, DUE TO THEIR DECOMPOSED CONDITION.
- NOTE: IN JUNE 6TH 1998 MEETING REPAIR OF THE GARAGE WAS APPROVED BY GREG SMITH AND CONFIRMED ON JAN. 12, 1999
13. TO NOT ALLOW PARKING ON THE CITY LAND BETWEEN THE CASTILLO PROPERTY AND DON DIEGO STREET.
 14. THAT ALL IMPROVEMENTS AS SHOWN IN THE FINAL DEVELOPMENT PLAN BE IN PLACE PRIOR TO THE OCCUPANCY OF THE EXISTING STRUCTURE BY ANY NON-RESIDENTIAL USE.

THE LANDSCAPING MAY BE COMPLETED AFTER OCCUPANCY, ALTHOUGH SUCH WORK MUST BE CONTRACTED PRIOR TO OCCUPANCY BY ANY NON RESIDENTIAL USE.

15. THE EXISTING STRUCTURES MUST COMPLY WITH ALL CITY COMMERCIAL BUILDING CODES PRIOR TO OCCUPANCY BY ANY NON RESIDENTIAL USE.

THE PROJECT SHALL COMPLY WITH REQUIREMENTS STATED IN THE CITY OF SANTA FE STAFF LETTER OF OCT. 27, 1997 AND THE SUBY BOWDEN + ASSOCIATES LETTER TO BRIAN DIGANI OF NOV. 3, 1997 WHICH ARE ATTACHED. INTERIOR AND EXTERIOR MAINTENANCE AND REPAIRS SHALL BE CARRIED OUT ACCORDING TO THE ATTACHED LIST DATED SEPT. 25, 1997 FOR T19, T21, T33, T33-1/2 DON DIEGO.

ATTACHED ON JAN. 13, 1999: DON DIEGO NEIGHBORHOOD ASSOCIATION LETTER OF SUPPORT TO REPAIR EXISTING GARAGE AND RETAIN TWO PARALLEL PARKING SPACES IN DON CUBERO ALLEY.

CITY CODE FOR PARKING (14-49) REQUIRES ONE PARKING SPACE FOR EACH 350 SQ. FT. OF NET LEASABLE SPACE. T19, T21, T33 AND T33-1/2 DON DIEGO AVE. HAVE A TOTAL OF 3960 SQ. FT. NET LEASABLE SPACE WHICH REQUIRES 12 PARKING SPACES. PARKING FOR DISABLED PERSONS (6) REQUIRES ONE PARKING PLACE IF THE TOTAL SPACES IS LESS THAN 25

TOTAL OF 12 PARKING SPACES REQ'D, 13 PARKING SPACES PROVIDED.

TOTAL PARKING SPACES ON THE SITE IS 13 - THERE ARE 5 COMPACT SPACES
THE % COMPACT SPACES OF THE TOTAL IS 38%

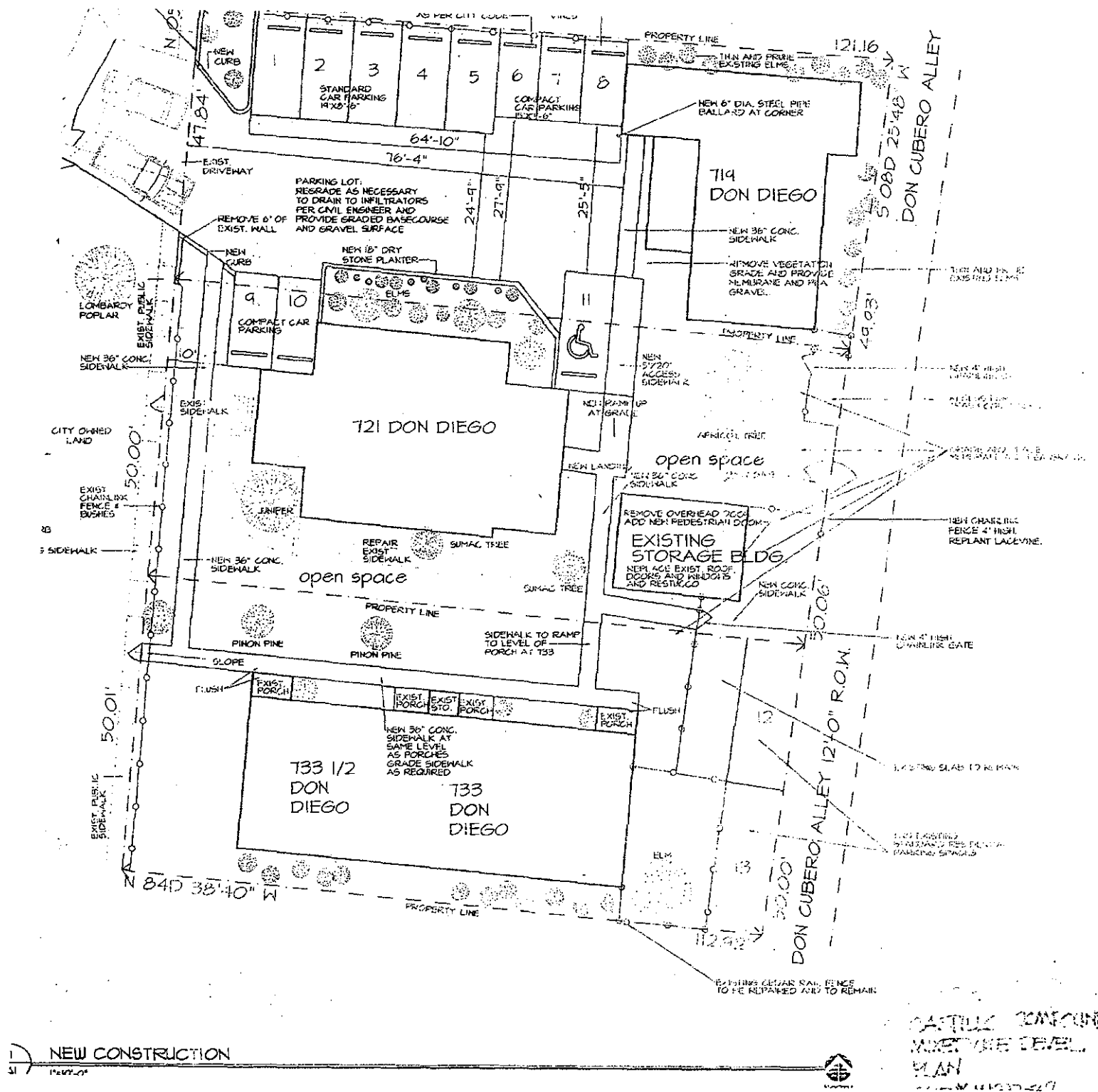
NO PARKING SHALL BE ALLOWED ON CITY RIGHT OF WAY BETWEEN THE PROPERTY LINE AND THE CURB AND GUTTER AT THE STREET.

AREA OF BUILDINGS IS 3960 SQUARE FT. AND AREA OF THE SITE IS 17394 SQUARE FEET.
% OF SITE COVERED BY BUILDINGS IS 23%

THREE BUILDINGS TOGETHER DO NOT EXCEED 4000 SQ. FT. SO NO SPRINKLER SYSTEM REQUIRED.
FIRE EXTINGUISHERS TO BE PROVIDED AT EACH UNIT.

250 SQ. FEET OF OPEN SPACE IS REQUIRED FOR EACH UNIT X 4 UNITS = 1000 SQ. FEET OF OPEN SPACE IS REQUIRED.
2220 SQ. FEET OF OPEN SPACE IS PROVIDED.

THE RECYCLED BUILDINGS SHALL BE MIXED USE FOR EITHER/ OR RESIDENTIAL OR COMMERCIAL USE DEPENDENT ON THE TENANT. FOR THIS REASON THE BUILDINGS SHALL MEET ALL RESIDENTIAL AND COMMERCIAL



1) NEW CONSTRUCTION

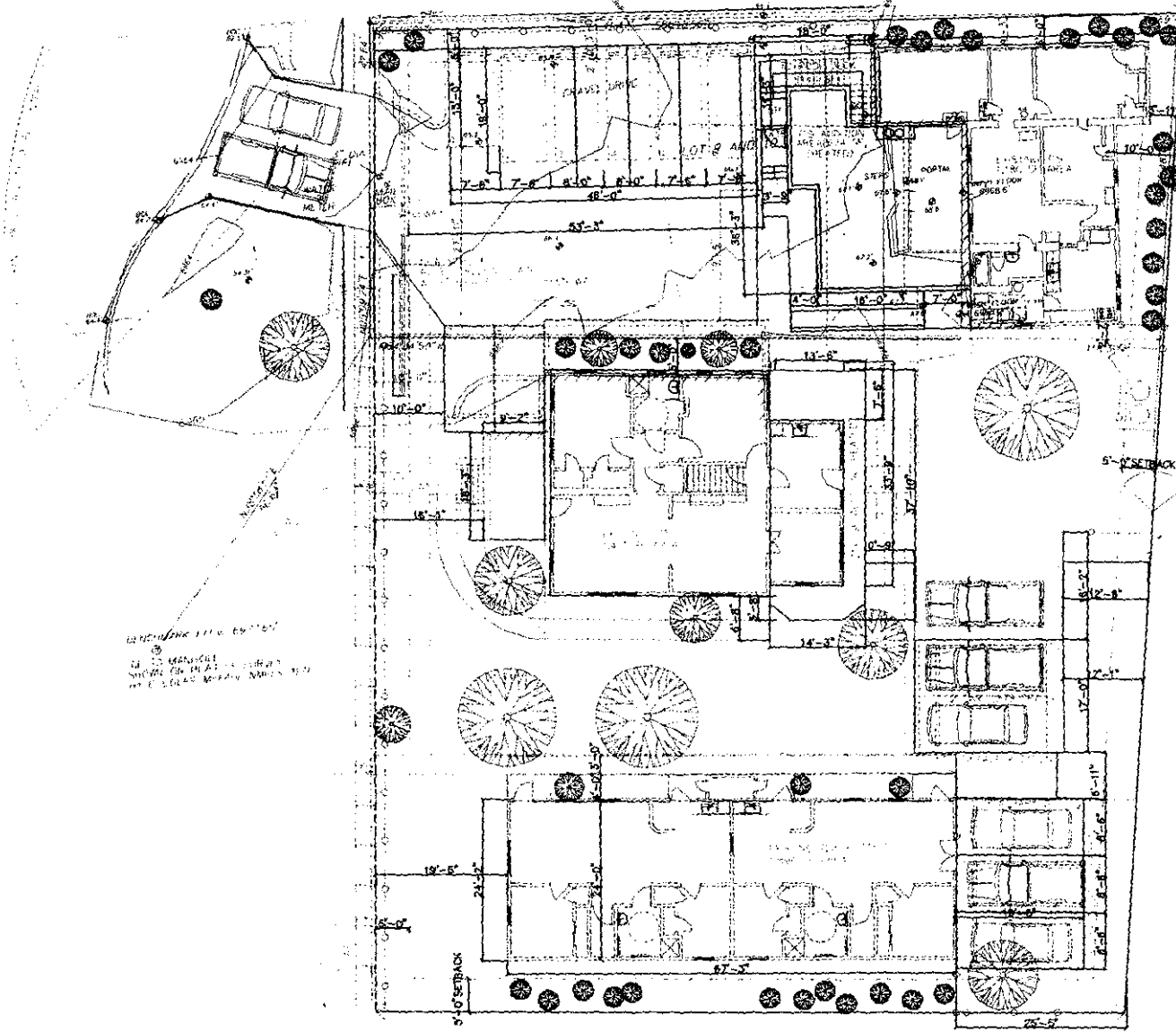


CASTILLO COMPOUND
 MIXTURE LEVEL
 PLAN

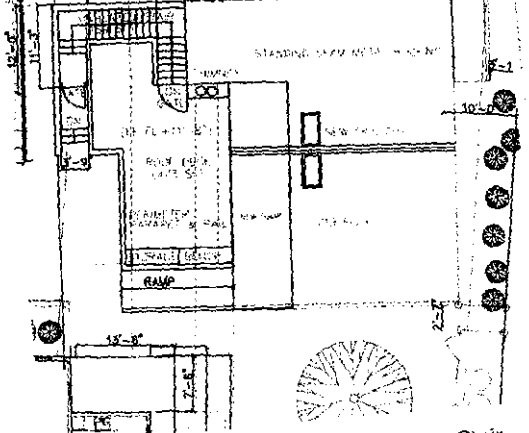
DEVELOPMENT PLAN
 CASTILLO COMPOUND
 Suly Bowden + Assoc
 333 Montezuma Avenue,
 Santa Fe, NM 87501 (505)

FILED
 February 5, 1999
 SANTA FE, N.M.

Checked	
Date	12/18/97
Scale	1"=10'-0"
Drawn By	RP
Site	CASTILLO



1 Castillo Compound Proposed Site Plan
Scale: 1/8" = 1'-0"



2 719 Proposed Roof Deck & Access Stair
Scale: 1/8" = 1'-0"

Fence/wall increased to 6'

FOOTPRINT LEGEND

EXISTING BLDGS	PROPOSED BLDG'S	PARKING
BLDG COVERAGE		
BLDG 719	4075 SF	4075 SF
BLDG 719 ADDITION	4075 SF	4075 SF
BLDG 719 ADDITION	2000 SF	2000 SF
BLDG 719 ADDITION	375 SF	375 SF
TOTAL SF	10525 SF	10525 SF
PARKING		14 TOTAL
OPEN PARKING	2000 SF	2000 SF
COVERED PARKING	1000 SF	1000 SF

ENN Meeting **NOTES**

An Early Neighborhood Notifications meeting was held via Zoom at 5:30 pm on June 8, 2020. Proper notification was mailed, emailed and posted as required by city ordinance. The following people attended.

Attendee Information:

Attendee Name	Attendee Address/Affiliation
Stefanie Beninato	1027 Don Diego Ave, Santa Fe, NM info@nmgo.com
Monica Montoya	monica@mnty.com (505) 412-1016
Kathleen Parks Yoast	723 Gregory Lane, Santa Fe, NM
Carlos Gemora	City of Santa Fe Land Use Staff
Noah Berke	City of Santa Fe Land Use Staff
Suby Bowden	Suby Bowden + Associates
Julia Wirick	Suby Bowden + Associates
Celia Castillo	719 Don Diego, Santa Fe, NM
Al Castillo	719 Don Diego, Santa Fe, NM
Felisa Boatwright	1492 Rivas Rd., Los Lunas, NM
Clark Boatwright	1492 Rivas Rd., Los Lunas, NM
Eleanor Boatwright	1492 Rivas Rd., Los Lunas, NM

A member of the neighborhood sent a letter to the City about the project and the concerns in the letter were addressed at the meeting.

Topics generally discussed included the proposed additions and renovations to the property, future uses, parking on Don Cubero Alley, walls and fencing, and need for amendment to the conditions of Ordinance No. 1998-4. There were 3 main concerns: parking along Don Cubero Alley, the wall around the compound, and commercial uses.

As to parking, along Don Cubero Alley, we have reduced the number of spaces from six to four along the alley.

There was concern about a 6 foot wall. Since 1998, more 6 foot walls have been constructed along Don Diego to Cordova and now there are approximately 20 properties with walls that are at least 6 feet tall and several that are just shy of the 6 foot height. So a six foot wall is not out of character with the neighborhood. Plus we are breaking up the wall with a vine wall in the center 50 feet of the wall so it is more visually interesting.

There was a concern that allowing some additional commercial uses would result in allowing many other commercial uses not specifically designated. Plus there was a concern about commercial parking. We explained that only those commercial uses listed in the ordinance governing the Compound are allowed. We also explained that the two additional commercial uses requested are for the future. Right now, we are contemplating residential use of all the buildings in the Compound. By allowing the two additional commercial uses at this time, Boatwrights will not have to come before the Council to amend the ordinance for authorization. Nevertheless, all Code requirements for the particular type of use will have to be met including parking. The concerns regarding parking for a commercial use can be addressed at that time.

In addition, we spoke with a number of our neighbors who had no objection to the project and as such did not attend the ENN meeting. Letters of support are attached.

From: [Steven Fisher](#)
To: cellafof@hotmail.com
Cc: [GEMORA, CARLOS E.](#)
Subject: Don Diego Proposal
Date: Monday, June 15, 2020 3:28:39 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mrs. Castillo:

Thank you for your email. I apologize for not having responded sooner, but (as so often happens these days) a few personal issues intervened. It's logistically challenging for everyone to have life turned upside down due to Covid19, but particularly so for people my age, given how long it will likely take for things to return to (ahem) "normal." I suspect, from what I heard you said at the meeting (two neighbors participated on-line), that you and your husband feel the same way.

I appreciate your offer to speak with me about your proposal, but I don't see how that would be a good use of your time. I understand your objectives - if I were in your position I would probably be proposing something similar. Providing for their children is something that loving parents never stop doing. That having been said, the issues I posed are not, I believe, ones that are you and I (or anyone else individually) should be hashing out between ourselves. They are ones that the City needs to consider as it makes its decision regarding the appropriate use(s) of your properties.

- Type of business: no-one living nearby could possibly object to a gelato shop or a bakery a few steps away. However, once the "non-office" door is opened, many types of small business could go into any of the buildings in the future. You and your children would, I'm sure, not permit an undesirable one to open, but if the properties are sold (and perhaps the lots combined?), an absentee future owner might not be so discriminating. The City should interest itself as much as the neighbors in the nature and character of enterprises at such an important intersection and so near the Plaza.

- Traffic and parking: attorneys' offices (as you know!) are typically open from ~9:00 to ~5:00 pm and clients are sequential. A bakery, by contrast, might open as early as 6:00 am, and a gelato store until 10:00 pm. If the various businesses are successful, there would be a steady stream of cars entering and exiting the parking areas on both Don Diego and Don Cubero Alley. You must certainly be aware, living at 719, that there are even now significant traffic backups on Guadalupe/Don Diego during rush hours. Again, this should be as much of concern to the City as it is to the neighbors.

Regardless of how the City rules on the proposal when it is firmed up, please know that I (and the rest of the GL neighbors as well) wish you and your husband the best. We're all aware of the services that you both have rendered to the State and its residents over the years.

Very truly yours,

Steven E. Fisher

-----Original Message-----

From: Celia Castillo <celiafoy@hotmail.com>

To: GEMORA, CARLOS E. <cegemora@santafenm.gov>; sfisher951@aol.com <sfisher951@aol.com>

Sent: Wed, Jun 10, 2020 3:57 pm

Subject: RE: Letter from Steven Fisher

Hi Steven:

I am happy to talk to you by phone or in person to answer your questions. I did address them at the meeting and can go over what I said. You let me know what would work best for you. Thank you. Celia

Sent from [Mail](#) for Windows 10

From: GEMORA, CARLOS E.

Sent: Wednesday, June 10, 2020 1:20 PM

To: sfisher951@aol.com

Cc: Celia Castillo

Subject: FW: Letter from Steven Fisher

Hi Steven Fisher,

I will be the case planner for this project which means that I will make sure it is properly reviewed by various city departments before taking it to the Planning Commission and, eventually, the Governing Body (City Council + Mayor).

The ENN process is simply a place for the applicant to discuss ideas and concerns with neighbors BEFORE they submit to the city so nothing official has been presented yet and I cannot comment on the specifics of the proposal yet.

I did forward this letter to the applicant, Celia Castillo and, in addition to explaining what they intend to submit, Celia also addressed the questions in your letter. For now, I am going to connect you and Celia together so that you may discuss concerns and, once the project firms up, I would be happy to answer more questions about it.

Thanks for reaching out,

Carlos

Carlos Gemora

Land Use Planner, Senior

City of Santa Fe, New Mexico

cegemora@santafenm.gov

505.955.6670
Zoning Code Zoning Maps

From: BERKE, NOAH L. <nlberke@santafenm.gov>
Sent: Monday, June 8, 2020 10:55 AM
To: PAEZ, SALLY A. <sapaez@santafenm.gov>; GEMORA, CARLOS E. <cegemora@santafenm.gov>
Subject: FW:

Carlos this is for your case. Please keep this for your report as public correspondence.

Noah Berke, CFM
Planner Manager
City of Santa Fe Land Use Department
Office: (505) 955-6647
Cell or Text: (505) 490-5930
Email: nlberke@santafenm.gov

[Click here for Zoning Code Information](#)

[Click here for Property Information](#)

<https://www.alltogethersantafe.org/>

From: KLUCK, JASON M. <jmkluck@santafenm.gov>
Sent: Monday, June 8, 2020 9:35 AM
To: BERKE, NOAH L. <nlberke@santafenm.gov>
Subject: FW:

Noah,

I think this is for you.

Thanks,

Jason

From: Steven Fisher <sfisher951@aol.com>
Sent: Friday, June 5, 2020 2:47 PM
To: KLUCK, JASON M. <jmkluck@santafenm.gov>
Cc: ROMERO-WIRTH, CAROL <cromero-wirth@santafenm.gov>; GARCIA, MICHAEL J. <mjgarcia@santafenm.gov>
Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

June 6, 2020

Jason Kluck
Assistant director
Land Use Department
City of Santa Fe

RE: Amendment of Ordinance 1998-4 and Related Development Plan

Dear Mr. Kluck:

I am unable to participate in the June 8th virtual early neighborhood notification meeting. Therefore I am submitting my concerns about the proposed "amendment of ordinance 1998-4 and related development plan" in writing. Please forward this email to the appropriate person if that individual is not you. I am also copying the two District 2 councilors because, I assume, they will both be attending the meeting and they want to know what at least one of their constituents' thinks about the proposal.

1. The Castillos' letter states the objective of the development plan is to allow the entire family to live together in the three-structure compound. Why then are they also talking about the possible establishment of up to three shops? If that were to occur, it effectively precludes *anyone* in the Castillo/Boatwright family from living in the compound. Even if there were just a single shop, one of the three families would have to move out. Isn't that contrary to the stated objective of the proposal?
2. The three-structure compound, as currently configured, has 13 parking spaces; they are labeled and numbered on the plan filed February 5, 1999. Parking capacity in the proposed plan is not entirely clear, but it appears as if the number of spaces would be somewhat or significantly reduced. Furthermore 6 of the spaces would be accessed from Don Cubero Alley, as opposed to the current two. Don Cubero Alley is a narrow, unpaved, poorly-maintained roadway that can ill afford to have more traffic on it.
3. The Castillos want to expand the permitted land uses to include a bakery, a gallery and a gelato shop. Each of those businesses would generate quite a bit of automobile traffic – certainly far more than an office. The proposed number of spaces would clearly be insufficient, especially when 6 of them are accessed from Don Cubero Alley. Customers would not necessarily even know those six spaces are there, and therefore would line up to enter the larger lot off of Don Diego. Unlike Don Cubero, Don Diego is neither narrow or unpaved, but it can ill afford more traffic so near the Cerrillos intersection.
4. Finally, a question: if the Castillos' request is approved, would they would have sole control over the number and character of commercial enterprises in

the compound? For example, if they are unable to find a gelato shop, could they rent to an adult book store? A tattoo artist? A massage therapist? A pawn shop? Could any of the structures (in particular 719 which will have a roof deck) be converted into a restaurant? Perhaps none of these would be permitted under current regulations, but there is simply not enough information in the letter to know. It doesn't even address the specifics of the current or proposed zoning classification.

In closing, it would appear that there are many questions about the Castillos' proposal, the answers to which should be made clear at the upcoming meeting. But those answers notwithstanding, it would seem to be inadvisable on the part of the City of Santa Fe to permit any use of buildings in the compound other than as an office for an attorney, an accountant or an insurance agent. Thank you for allowing me, as a close neighbor, to submit my comments.

Very truly yours,

Steven Fisher
727 Gregory Lane
Santa Fe, NM. 87505

City of Santa Fe, New Mexico

Exhibit E

Applicant Materials

- 1. Applicant Submission 7/28/2020**
- 2. Elevations/PhotoSimulations**

#1

JULY 28, 2020

SUBMISSION LETTER

Alvino E. & Celia Foy Castillo
P.O. Box 5758
Santa Fe, NM 87502
celiafoy@hotmail.com
575-639-4444

July 28, 2020

Carlos Gemora, Senior Planner
City of Santa Fe
Planning Division
200 Lincoln Ave.
Santa Fe, NM 87501

SECOND AMENDED SUBMISSION LETTER RE: Castillo Compound: Amendment of C1-PUD Zoning Conditions Ordinance No. 1998-4 (#2020-2267) and Associated Development Plan (#2020-2268)

Dear Carlos:

We are herewith submitting our second amended application for an amendment to a number of zoning conditions contained in Ordinance No. 1998-4 as well as an amended development plan dated July 27, 2020 for 719, 721, 723 and 723 ½ Don Diego Avenue, referred to as the Castillo Compound.

I. History of the Property

Ownership and Occupancy: In 1976 Castillos purchased 721 Don Diego with subsequent purchase of the two adjoining properties, 719 Don Diego and 723/723 ½. Note that until about the early 2000's, 723 and 723 ½ were numbered 733 and 733 ½. They will be referred to as 723 and 723 ½ although some of the documents indicate 733 and 733 ½.

Castillos lived in 721 for several years and ultimately moved to Silver City in 1986.

They returned to Santa Fe in the early 2000's. They remodeled the interior of 719 and have lived there since 2004. Their older daughter Celita moved into 723 in 2005, and she has lived there ever since. Now Castillos' younger daughter Felisa and her family (the

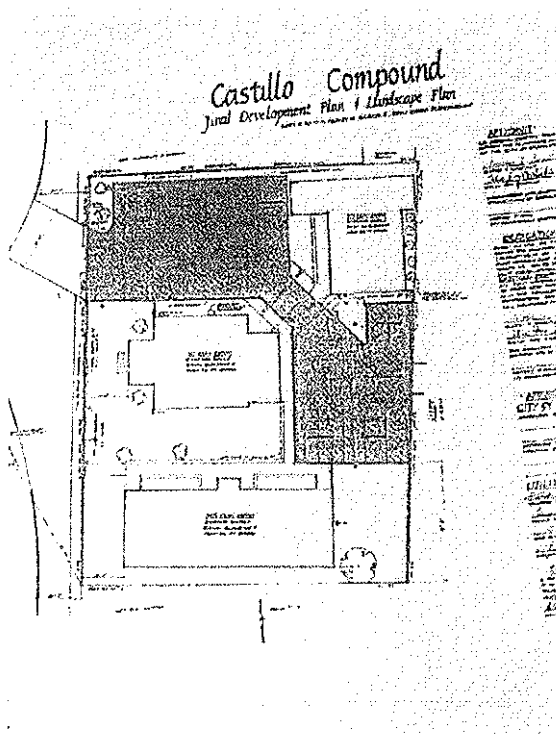
Boatwrights) would like to join the family in Santa Fe. They are looking at 721 Don Diego which is now available.

So the purpose of this application is to allow Castillos to adapt the compound to accommodate the three households.

II. Zoning Status-Currently C1-PUD

December 9, 1982 City Council of Santa Fe approved rezoning of 719-723 Don Diego from RM-1 to C-1 PUD.

February 2, 1984 Final Development Plan for 719-723 Don Diego was approved and it contemplated that the garage be demolished and creation of a driveway leading to parking in the back of the property along Don Cubero Alley. The Castillos moved to Silver City and the property was not developed. For a number of years, the property remained as rentals.



In the late 90's, Castillos were notified that the sunset clause period on the C-1 PUD zoning designation needed to be reviewed and a decision made whether it should be renewed or rescinded. Suby Bowden handled the application for renewal.

January 28, 1998, the Council passed Ordinance 1998-4 with 15 conditions. The conditions were included on the development plan, but as the development plan was in progress, communication with the neighborhood association continued and some modifications to the conditions were made. The modifications were listed on the final development plan, but were not changed in the ordinance.

February 5, 1999, the final development plan was filed and the property was developed pursuant to the plan.

III. Present

In late 2019, Boatwrights told us that they would like to move to Santa Fe at the end of the 2019-20 school year. As such, we needed to do some renovation to the Castillo Compound, and we contacted Suby Bowden and Julia Wirick to work on the project.

We made a presentation to the City Planning Department in January of 2020. The City pointed out problems with language and inconsistencies in Ordinance No. 1998-4, specifically conditions 6, 7, 8, 12, and 2. We discussed amending other conditions to allow currently contemplated renovations as well as future uses. Over time, we discussed reorganizing the ordinance; the zoning requirements would remain but we would request deletion of the other conditions with the understanding that they would be revised and included on the 2020 Development Plan. The purpose of this application is two-fold:

1. to request amendments to Ordinance No 1998-4; and
2. to request approval of an amended development plan with the contemplated additions and renovations.

IV. Amendment to Conditions listed in Ordinance No. 1998-4

There are 15 conditions listed in Ordinance No. 1998-4, copy attached. Our proposed amendments fall into three categories:

1. New language to add two new uses and clarify that new construction, additions and renovations are allowed as long as they are compatible with the architectural styles of the existing buildings;

2. Delete those conditions that conflict with what was allowed by the 1999 Final Development Plan; and
3. Delete the remaining conditions but include a number of them as conditions or notes on the 2020 Development Plan.

1. New Language

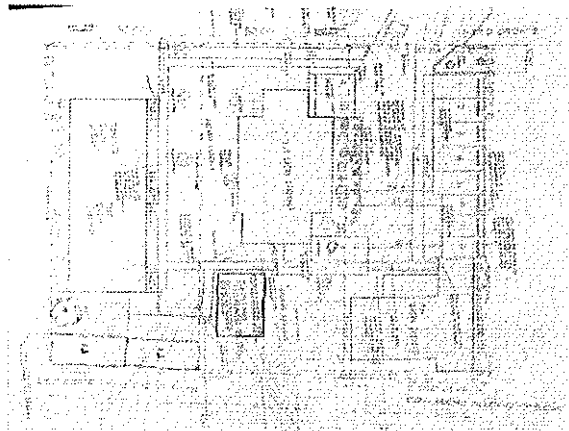
- A. Two New Uses: Currently the property can be used for residential and office use. At some point in the future, the Boatwrights would like to be able to use the property for two other uses: gallery and a small low-impact type restaurant type business for a bakery or gelato-type shop. These would be the only additional uses allowed. The Compound is zoned C1-PUD and both of the additional uses are permitted in this zoning district. With this in mind we would like to add “galleries, restaurants-fast service/take-out, no drive-through/driveup and business and professional offices” to the ordinance. We have also added language to clarify that “All new development will comply with existing standards.” This neighborhood is fortunate in being so close to the Railyard Park and related businesses, and we believe that as time goes on these two types of uses would enhance the character of the neighborhood. We added business and professional as adjectives to offices because this is how the Code refers to this type of office.
- B. Clarification: When we talked to the Planning Department about the additions to 721 Don Diego and 719 Don Diego, there was a concern about the wording in condition 2 of Ordinance 1998-4. Condition #2 requires that the footprint and the architectural styles of the existing buildings be preserved. We are maintaining the present footprint but adding on. The additions meet the City requirements for square footage and open space on the property. City planning staff have a concern that the language could be read to mean that no additions would be allowed although neither they nor we believe this was the intent. To address this possible ambiguity, we would like to add language to specifically allow for additions and specify that any new construction, additions and renovations would be compatible with the architectural styles of the present buildings. The renovations and additions that we propose achieve this.

2. Alignment

Ordinance 1998-4 was passed January 28, 1998. The 15 conditions in the ordinance were also all listed on the proposed development plan. As the plan progressed through the planning department, new information was provided and then incorporated into the Final Development Plan that was filed on February 5,

1999, over a year later. A copy of the General Notes with the 15 conditions and other notations is attached. We know it is a little hard to read. We have yellowed in the pertinent information.

Conditions 6, 7, 8, and 12 relate to walls, fences, and the garage. The conditions require that 1) fence/walls be built along Don Cubero Alley to limit automobile access; 2) ingress and egress of autos not be allowed; 3) an emergency gate be built; and the existing garage and carport be torn down. The Don Diego Neighborhood Association sent a letter on January 13, 1999 supporting repair of the existing garage and retaining two parallel parking spaces along Don Cubero Alley. There is a note on the 1999 Development Plan that "at the June 6, 1998 meeting repair of the Garage was approved by Greg Smith and confirmed on Jan. 12, 1999. (We think there might have been an error and the first date should be 1999.) The 1999 Final Development Plan shows that the garage is to remain and be repaired as a storage building. It also shows the two parking spaces along Don Cubero and no emergency gate. Consequently, we are requesting that conditions 6, 7, 8, and 12 be deleted because they were never required. Below is a small copy of the 1999 Final Development Plan with the storage building and parking spaces indicated.



3. Delete Remaining Conditions but include some as notes or conditions on the 2020 Development Plan.
 - A. Redundancy and Second Story: Conditions #4 has two parts. First it requires the maintenance "and repair of the three existing building with their current architectural styles." This is basically the same as Condition #2 and it refers to three building when there are four. It also prohibits second stories. We would

like to be able to build a second story in the future. There are a number of second story buildings on Don Diego to Cordova. Allowance of a second story can be included on the 2020 Development Plan.

- B. Landscaping: Conditions 5, 9, and 10 relate to landscaping. As indicated on the proposed Development Plan, we would like to have a 6 foot wall along the front of the property: stucco in front of 723, lace vine in front of 721, and stucco and a rolling gate in front of 719. In the back along Don Cubero, the wooden fence behind 719 will remain. We would like a 6 foot stucco wall behind 721. We would like a 6 foot stucco wall around the enclosed yard behind 723 ½ and then along the front of carport area between the duplex building and the garage. Six foot walls are allowed by the Code. Specific requirements regarding landscaping will be included on the 2020 Development Plan. Accordingly, we request that conditions 5, 9, and 10 be deleted from Ordinance 1998-4.
- C. Satisfied Conditions: Conditions 14 and 15 are timing requirements regarding occupancy and landscaping. They have been met. Similar requirements applicable to current and future development will be referenced in a note on the 2020 Development Plan.

A copy of the 15 conditions with summary of and rationale for revisions is attached hereto.

- D. Summary of what will be in the amended Ordinance 2020-___:

Castillo Compound

Amended Conditions of Approval

1. Commercial uses to be limited to galleries; restaurants-fast service/take-out, no drive-through/drive-up; and business and professional offices only; and
2. Requiring that ~~the footprint and~~ the architectural styles of the existing buildings be preserved, provided however that additions, renovations and new construction be allowed as long as they are compatible with the architectural styles of the existing buildings; and
3. A mixture of residential, ~~and~~ office, and commercial uses as limited herein to be allowed in the existing buildings subject to approval of staff and in compliance with ~~zoning requirements for residential uses~~ applicable regulations.

V. Proposed Development Plan

A proposed development plan is included with this submission and it is in compliance with the applicable provisions of the Santa Fe City Code. Changes fall into 4 categories:

1. Addition to 721. We would like to add around 256 square feet to the back of the building. This would allow a second bathroom and more space for the dining room and study. There would be a patio area behind 721—this is open area now. We would like to extend the height of the wall/fence behind 721 to 6 feet for privacy purposes. The storage building will again be used as a garage and the Public Works Director has granted a waiver for the setback.
2. Addition to 719. We would like to add about 700 plus of heated square feet to the front of 719. This would allow a larger living room and a storage area. Then there would be an outdoor staircase to a deck on top of the new living area. There would still be parking to the west. The entry would be to the south.
3. A carport would be added to the east of 723 ½ Don Diego. This is where the former carport was located. The yard behind 723 ½ will be enclosed with a 6 foot stucco wall; another 6 foot stucco wall with gates will run from the duplex building to the garage.
4. Primarily for privacy, safety, and noise reduction purposes, we plan to increase the wall/fencing around the Compound. Along the front of the property, it will increase to 6 foot and be stucco in front of 723, lace vine in front of 721, and stucco and a rolling gate in front of 719. In the back along Don Cubero Alley, the wooden fence behind 719 will remain. We plan a 6 foot stucco wall behind 721. The 6 foot wooden fence around the enclosed yard behind 723 ½ will be replaced by a stucco wall, and the wall will continue along the front of carport area between the duplex building and the garage.

V. ENN Meeting

An Early Neighborhood Notifications meeting was held via Zoom at 5:30 pm on June 8, 2020. Proper notification was mailed, emailed and posted as required by city ordinance. The following people attended.

Attendee Information:

Attendee Name	Attendee Address/Affiliation
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Monica Montoya	monica@mnty.com (505) 412-1016
Kathleen Parks Yoast	723 Gregory Lane, Santa Fe, NM
Carlos Gemora	City of Santa Fe Land Use Staff
Noah Berke	City of Santa Fe Land Use Staff
Suby Bowden	Suby Bowden + Associates
Julia Wirick	Suby Bowden + Associates
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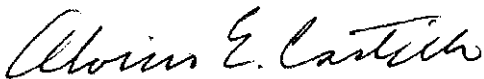
VI. Attachments

Together with this letter, we are submitting the following:

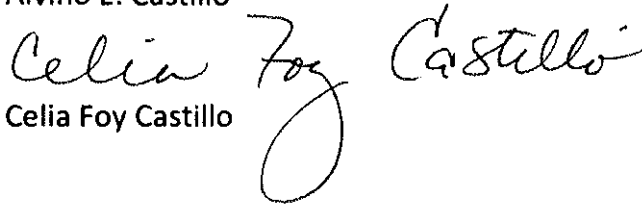
- Ordinance No. 1998-4 with 15 conditions on Exhibit A
- Summary of and Rationale for Amendments to Conditions in Ordinance 1998-4
- Proposed Ordinance 2020-___amending Ordinance No. 1998-4
- Remaining conditions for proposed Ordinance 2020-_____
- Copy of General Conditions on the 1999 Final Development Plan--
- Plan or Plat Amendment Application
- Letters of Support from Neighbors
- Proposed Development Plan dated July 27, 2020

Please let us know if you have any questions or need additional information. Thank you.

Sincerely,



Alvino E. Castillo



Celia Foy Castillo

#2

ORDINANCE No. 1998-4

WITH

15 CONDITIONS ON EXHIBIT A

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 1998-4

3
4
5 AN ORDINANCE

6 AMENDING ORDINANCE NO. 68, 1982 TO ADOPT CONDITIONS OF APPROVAL
7 FOR AN OFFICE PLANNED UNIT DEVELOPMENT; AND PROVIDING AN
8 EFFECTIVE DATE. PROPERTY LOCATED AT 719, 721, 733 AND 733 1/2 DON
9 DIEGO AVENUE BETWEEN CERRILLOS ROAD AND WEST BUENA VISTA.
10 (CASTILLO COMPOUND ZONING AND DEVELOPMENT PLAN EXTENSION CASE
11 NO. M 1997-32).

12
13 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

14 Section 1. The Conditions of Rezoning, attached hereto and referenced herein as
15 "Exhibit A" are hereby adopted for the property described as follows:

16 Lots 9, 10, 11, 12, 13 and 14 of Block 2, Don Diego Addition, Santa Fe, New
17 Mexico.

18 Section 2. This Ordinance shall be published one time by title and general summary
19 and shall become effective five (5) days after such publication.

20 Section 3. The rezoning action with respect to the property affected by this Ordinance
21 is subject to the time restrictions set forth in Section 14-9.19 SFCC 1987.

22 PASSED, APPROVED AND ADOPTED this 28th day of January, 1998.

23
24 
25 DEBBIE JARAMILLO, MAYOR

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ATTEST:

Yolanda Y. Vigil
YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

MARK

MARK A. BASHAM, CITY ATTORNEY

Exhibit A to Ordinance No. 1998-4

Castillo Compound Zoning and Development Plan

Conditions of Approval

1. Commercial uses to be limited to office only; and
2. Requiring that the footprint and the architectural styles of the existing buildings be preserved; and
3. A mixture of residential and office use to be allowed in the existing building subject to approval of staff and in compliance with zoning requirements for residential uses.
4. To maintain and repair the three existing buildings with their current architectural styles and with no future second story additions;
5. To keep and repair the low walls and fences with plantings on the property lines;
6. To build new wall and/or fences continuously along the Don Cubero Alley to limit the visibility and automobile access between the Castillo property and Don Cubero;
7. To not allow general automobile ingress or egress between Don Cubero and the Castillo property;
8. To build an emergency automobile gate on Don Cubero, which will only be used for emergency ingress and egress between Don Cubero and the Castillo property;
9. To keep the existing landscaping but provide a general clean-up;
10. To meet the City of Santa Fe's additional landscaping requirements as required;
11. To build any new parking areas with basecourse or decomposed granite instead of the asphalt shown on the 1984 plans;
12. To tear down the existing garage and carport, due to their decomposed condition;
13. To not allow parking on the City land between the Castillo property and Don Diego Street;

14. That all improvements as shown as the final development plan be in place prior to the occupancy of the existing structure by any non-residential use. The landscaping may be completed after occupancy, although such work must be contracted prior to occupancy by any non-residential use.
15. The existing structures must comply with all City commercial building codes prior to occupancy by any non-residential use.

#3

SUMMARY OF AND RATIONALE FOR
AMENDMENTS 7/28/20

Summary of and Rationale for Amendments 7/28/20:

Red is new language

Purple is deleted because it conflicts with 1999 Development Plan

Green indicated that condition is to be deleted but in some cases the language of the condition is moved to the 2020 Development Plan as a development plan condition or note.

Exhibit A to Ordinance No. 1998-4

Castillo Compound Zoning and Development Plan

Conditions of Approval

1. Commercial uses to be limited to galleries; restaurants-fast service/take-out, no drive-through/drive-up; and business and professional offices only; and
2. Requiring that ~~the footprint and~~ the architectural styles of the existing buildings be preserved, provided however that additions, renovations, and new construction be allowed as long as they are compatible with the architectural styles of the existing buildings; and
3. A mixture of residential, ~~and~~ office, and commercial uses as limited herein to be allowed in the existing buildings subject to approval of staff and in compliance with ~~zoning requirements for residential uses~~ applicable regulations.
4. ~~To maintain and repair the three existing buildings with their current architectural styles and with no future second story additions;~~ [Delete as mostly redundant. Allowance of second story will be included as a note on the 2020 Development Plan.]
5. ~~To keep and repair the low walls and fences with plantings on the property lines;~~ [Delete: Castillos would like to construct a 6 foot wall, part stucco, part vine in the front of the property with a rolling gate and a 6 foot stucco wall along parts of the back of the property. The vine at 721 Don Diego will remain as a development plan condition.]

- ~~6. To build new wall and/or fences continuously along the Don Cubero Alley to limit the visibility and automobile access between the Castillo property and Don Cubero; [Delete—conflict with 1999 Development Plan]~~
- ~~7. To not allow general automobile ingress or egress between Don Cubero and the Castillo property; [Delete—conflict with 1999 Development Plan]~~
- ~~8. 8. To build an emergency automobile gate on Don Cubero, which will only be used for emergency ingress and egress between Don Cubero and the Castillo property; [Delete—conflict with 1999 Development Plan]~~
- ~~9. To keep the existing landscaping but provide a general clean-up; [Delete. Landscaping will follow City of Santa Fe Land Code as referenced in a note on the 2020 Development Plan]~~
- ~~10. To meet the City of Santa Fe's additional landscaping requirements as required; [Delete: Landscaping to follow City of Santa Fe Land Code as referenced in a note on the 2020 Development Plan.]~~
- ~~11. To build any new parking areas with basecourse or decomposed granite instead of the asphalt shown on the 1984 plans; [Delete—has been completed; language with same requirement is a development plan condition.]~~
- ~~12. To tear down the existing garage and carport, due to their decomposed condition; [Delete—conflict with 1999 Development Plan]~~
- ~~13. To not allow parking on the City land between the Castillo property and Don Diego Street; [Delete: this same language is included as a development plan condition.]~~

- ~~14. That all improvements as shown as the final development plan be in place prior to the occupancy of the existing structure by any non-residential use. The landscaping may be completed after occupancy, although such work must be contracted prior to occupancy by any non-residential use. [Delete: The improvements on the final development plan were in place prior to occupancy by any non residential use and landscaping was completed.]~~
- ~~15. The existing structures must comply with all City commercial building codes prior to occupancy by any non-residential use. [Delete: The 2020 Development Plan has a note regarding compliance.]~~

#4

PROPOSED ORDINANCE NO. 2020-_____

AMENDING ORDINANCE NO. 1998-4

CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 2020-___

AMENDING VARIOUS CONDITIONS OF APPROVAL ATTACHED AS EXHIBIT "A" TO ORDINANCE NO. 1998-4 RELATING TO AN OFFICE PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 719, 721, 723 AND 723 ½ DON DIEGO AVENUE BETWEEN CERRILLOS ROAD AND WEST BUENA VISTA. (CASE NO. 2020-2267 AMENDING OF C1-PUD ZONING CONDITIONS AND ASSOCIATED DEVELOPMENT PLAN.)

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Ordinance No. 1998-4 imposed various conditions of approval on the extension of C1-PUD zoning and development plan on land described as Lots 9, 10, 11, 12, 13, and 14 of Block 2, Don Diego Addition, Santa Fe, New Mexico.

Section 2. The conditions of approval for the extension of C1-PUD zoning adopted by Ordinance No 1998-4, are hereby amended as follows:

-Amend condition 1 to read "Commercial uses to be limited to galleries; restaurants-fast service/take-out, no drive-through/drive-up; and business and professional offices only;"

-Amend condition 2 to read "Requiring that the architectural styles of the existing buildings be preserved, provided however that additions, renovations, and new construction be allowed as long as they are compatible with the architectural styles of the existing buildings;" and

-Amend condition 3 to read "A mixture of residential, office, and commercial uses as limited herein to be allowed in the existing buildings subject to approval of staff and in compliance with applicable regulations."

-Remove conditions 4-15.

Section 3. This Ordinance shall be published one time by title and general summary and shall become effective five days after publication.

PASSED, APPROVED, and ADOPTED THIS ___ day of _____, 2020.

ALAN WEBBER, MAYOR

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

ERIN K. McSHERRY, CITY ATTORNEY

REV: 7/9/20

#5

CONDITIONS OF
PROPOSED ORDINANCE 2020-_____

Conditions of Proposed Ordinance 2020-_____

1. Commercial uses to be limited to galleries; restaurants-fast service/take-out, no drive-through/drive-up; and business and professional offices only;
2. Requiring that the architectural styles of the existing buildings be preserved, provided however that additions, renovations, and new construction be allowed as long as they are compatible with the architectural styles of the existing buildings; and
3. A mixture of residential, office, and commercial uses as limited herein to be allowed in the existing buildings subject to approval of staff and in compliance with applicable regulations.

#6

COPY OF GENERAL CONDITIONS
ON THE 1999 FINAL DEVELOPMENT PLAN

THE CASTILLO COMPOUND HAS BEEN APPROVED BY CITY COUNCIL FOR MIXED USE (RESIDENTIAL/COMMERCIAL), ORDINANCE NO. 1997-4

CASE NUMBER MPT-32 CITY COUNCIL HEARING DATE JAN. 28, 1998 PLANNING COMMISSION HEARING DATE DEC. 11, 1997

CONDITIONS OF APPROVAL ARE:

1. COMMERCIAL USES TO BE LIMITED TO OFFICE ONLY.
2. REQUIRING THAT THE FOOTPRINT AND THE ARCHITECTURAL STYLES OF THE EXISTING BUILDINGS BE PRESERVED.
3. A MIXTURE OF RESIDENTIAL AND OFFICE USE TO BE ALLOWED IN THE EXISTING BUILDINGS SUBJECT TO APPROVAL BY STAFF AND IN COMPLIANCE WITH ZONING REQUIREMENTS FOR RESIDENTIAL USES.
4. TO MAINTAIN AND REPAIR THE THREE EXISTING BUILDINGS WITH THEIR CURRENT ARCHITECTURAL STYLES AND NO FUTURE SECOND STORY ADDITIONS.
5. TO KEEP AND REPAIR THE LOW WALLS AND FENCES WITH PLANTING ON THE PROPERTY LINES.
6. TO BUILD NEW WALL AND/OR FENCES CONTINUOUSLY ALONG THE DON CUBERO ALLEY TO LIMIT THE VISIBILITY AND AUTOMOBILE ACCESS BETWEEN DON CUBERO AND THE CASTILLO PROPERTY.
7. TO NOT ALLOW GENERAL AUTOMOBILE INGRESS OR EGRESS BETWEEN DON CUBERO AND THE CASTILLO PROPERTY.
8. TO BUILD AN EMERGENCY AUTOMOBILE GATE ON DON CUBERO, WHICH WILL ONLY BE USED FOR EMERGENCY INGRESS AND EGRESS BETWEEN DON CUBERO AND THE CASTILLO PROPERTY
9. TO KEEP THE EXISTING LANDSCAPING BUT PROVIDE GENERAL CLEANUP.
10. TO MEET THE CITY OF SANTA FE'S ADDITIONAL LANDSCAPING REQUIREMENTS AS REQUIRED.
11. TO BUILD ANY NEW PARKING AREAS WITH BASECOURSE OR DECOMPOSED GRANITE INSTEAD OF ASPHALT AS SHOWN ON THE 1984 PLANS.
12. TO TEAR DOWN THE EXISTING GARAGE AND CARPORT, DUE TO THEIR DECOMPOSED CONDITION. NOTE: IN JUNE 6TH 1998 MEETING REPAIR OF THE GARAGE WAS APPROVED BY GREG SMITH AND CONFIRMED ON JAN. 12, 1999
13. TO NOT ALLOW PARKING ON THE CITY LAND BETWEEN THE CASTILLO PROPERTY AND DON DIEGO STREET.
14. THAT ALL IMPROVEMENTS AS SHOWN IN THE FINAL DEVELOPMENT PLAN BE IN PLACE PRIOR TO THE OCCUPANCY OF THE EXISTING STRUCTURE BY ANY NON-RESIDENTIAL USE.

THE LANDSCAPING MAY BE COMPLETED AFTER OCCUPANCY, ALTHOUGH SUCH WORK MUST BE CONTRACTED PRIOR TO OCCUPANCY BY ANY NON RESIDENTIAL USE.

15. THE EXISTING STRUCTURES MUST COMPLY WITH ALL CITY COMMERCIAL BUILDING CODES PRIOR TO OCCUPANCY BY ANY NON RESIDENTIAL USE.

THE PROJECT SHALL COMPLY WITH REQUIREMENTS STATED IN THE CITY OF SANTA FE STAFF LETTER OF OCT. 27, 1997 AND THE SUBY BOWDEN + ASSOCIATES LETTER TO BRIAN DIGANI OF NOV. 3, 1997 WHICH ARE ATTACHED. INTERIOR AND EXTERIOR MAINTENANCE AND REPAIRS SHALL BE CARRIED OUT ACCORDING TO THE ATTACHED LIST DATED SEPT. 25, 1997 FOR 719, 721, 733, 733-1/2 DON DIEGO.

ATTACHED ON JAN. 13, 1999 : DON DIEGO NEIGHBORHOOD ASSOCIATION LETTER OF SUPPORT TO REPAIR EXISTING GARAGE AND RETAIN TWO PARALLEL PARKING SPACES IN DON CUBERO ALLEY.

CITY CODE FOR PARKING (14-49) REQUIRES ONE PARKING SPACE FOR EACH 350 SQ. FT. OF NET LEASABLE SPACE. 719, 721, 733 AND 733-1/2 DON DIEGO AVE. HAVE A TOTAL OF 3960 SQ. FT. NET LEASABLE SPACE WHICH REQUIRES 12 PARKING SPACES. PARKING FOR DISABLED PERSONS (6) REQUIRES ONE PARKING PLACE IF THE TOTAL SPACES IS LESS THAN 25

TOTAL OF 12 PARKING SPACES REQ'D, 13 PARKING SPACES PROVIDED.

TOTAL PARKING SPACES ON THE SITE IS 13 - THERE ARE 5 COMPACT SPACES THE % COMPACT SPACES OF THE TOTAL IS 38%

NO PARKING SHALL BE ALLOWED ON CITY RIGHT OF WAY BETWEEN THE PROPERTY LINE AND THE CURB AND GUTTER AT THE STREET.

AREA OF BUILDINGS IS 3960 SQUARE FT. AND AREA OF THE SITE IS 17394 SQUARE FEET. % OF SITE COVERED BY BUILDINGS IS 23%

THREE BUILDINGS TOGETHER DO NOT EXCEED 4000 SQ. FT. SO NO SPRINKLER SYSTEM REQUIRED. FIRE EXTINGUISHERS TO BE PROVIDED AT EACH UNIT.

250 SQ. FEET OF OPEN SPACE IS REQUIRED FOR EACH UNIT X 4 UNITS = 1000 SQ. FEET OF OPEN SPACE IS REQUIRED. 2820 SQ. FEET OF OPEN SPACE IS PROVIDED.

THE RECYCLED BUILDINGS SHALL BE MIXED USE FOR EITHER/ OR RESIDENTIAL OR COMMERCIAL USE DEPENDENT ON THE TENANT. FOR THIS REASON THE BUILDINGS SHALL MEET ALL RESIDENTIAL AND COMMERCIAL REQUIREMENTS INCLUDING PLUMBING, ELECTRICAL, AND ADA FOR A TYPE B-2-5N BUILDING. ALL WINDOWS WITHIN 10 FEET OF THE SOUTH PROPERTY LINE SHALL BE ONE HOUR FIRE RATING.

#7

PLAN OR PLAT AMENDMENT APPLICATION



PLAN OR PLAT AMENDMENT APPLICATION

Parcel Information

Project Name: CASTILLO COMPOUND - Amendment of C-2 PUD Zoning Conditions Ordinance No. 1992-4 + Associated Development Plan

Address: 719, 721, 723 + 723 1/2 DON DIEGO AVE Zoning: C1-PUD

Previous Approvals: _____ Purpose of Amendment: _____

Property Owner Information

Company Name: _____

Name: CASTILLO CELIA + ALVINO

Address: 719 DON DIEGO AVENUE

SANTA FE NM 87505

Phone: 505-639-4444 E-mail Address: celiafoy@hotmail.com

Applicant/Agent Information (if different from owner)

Company Name: SUBY BOWDEN + ASSOCIATES

Name: SUBY BOWDEN + JULIA WIRICK

Address: 333 MONTEZUMA AVE. SUITE 200

SANTA FE NM 87501

Phone: 505-983-3755 E-mail Address: suby@sb-associates.net, julia@sb-associates.net

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

Signed: _____ Date: _____

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: Celia Foy Castillo Date: 6-22-20

Alvino J. Castillo

#8

LETTERS OF SUPPORT
FROM NEIGHBORS

From: Kathy Forster
Sent: Saturday, June 6, 2020 9:44 AM
To: Celia Castillo
Subject: EEN Meeting, June 8,2020,via Zoom

To Attendees of the June 8, 2020 meeting:

My husband and I have lived on Don Cubero Alley since 2008. During that time we have seen improvements to structures and land that have enhanced the neighborhood. We have looked at all the information provided by the Castillos, and, since they are our neighbors, have been able to have our questions answered firsthand.

We will not be attending the Zoom meeting since we have no objections to the changes they have proposed. We are pleased to be able to let the Don Diego Neighborhood Association and the City know the positive nature of our position.

FROM: Kathy A. Forster

DATE: June 6, 2020

Sent from my iPhone

To: Attendees of the Don Diego Neighborhood
Association and the City of Santa Fe

From: Ed & Michele English

Date: June 8th, 2020

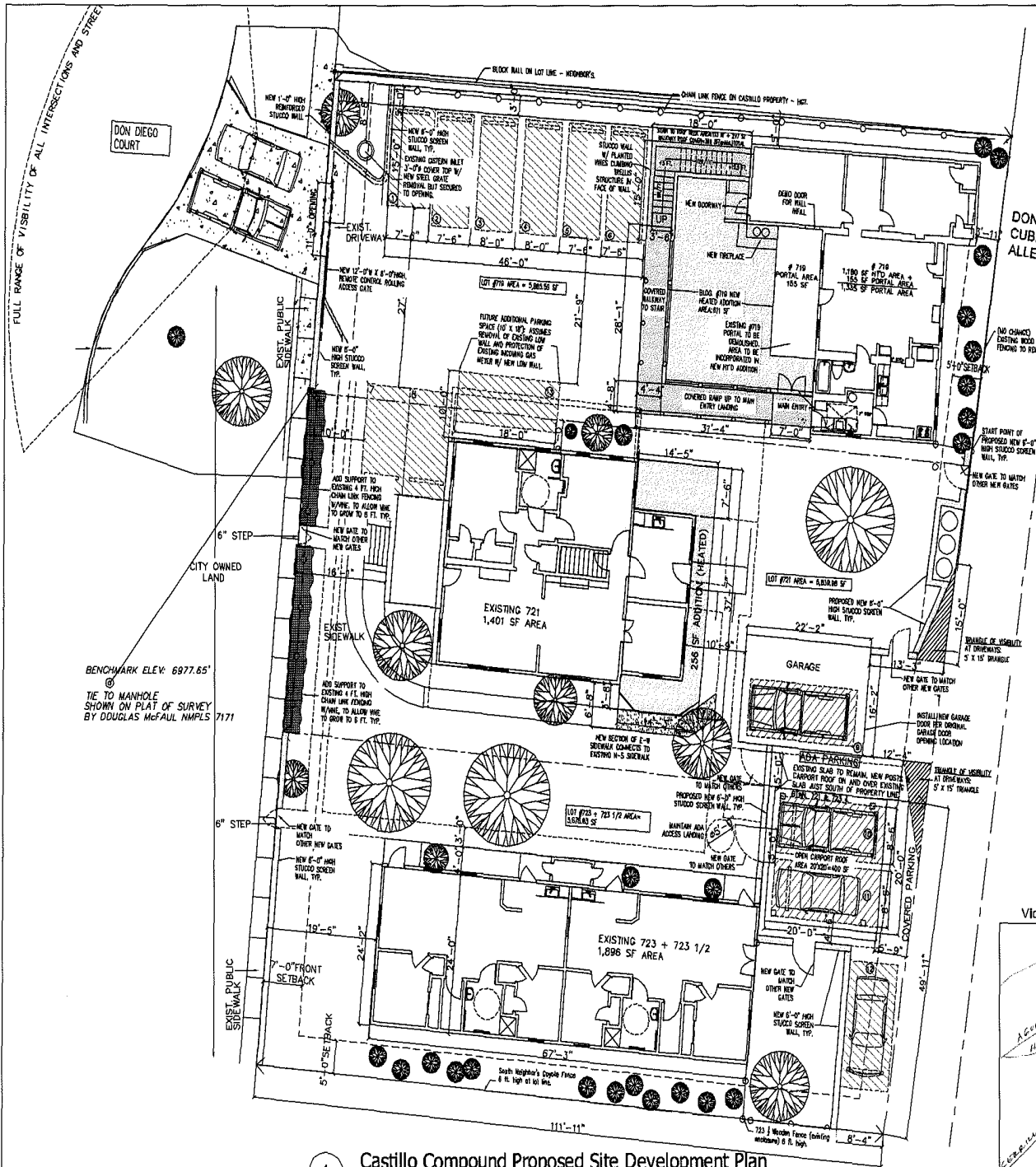
As year round residents of Santa Fe
We are excited by the proposed improvements
the Castillo family suggest for their property
and Don Cubero Alley. The addition of a
young family to the neighborhood is "icing
on the cake". For the record, we live on
Don Cubero Alley, just south of the Castillo
Property. We had looked over the information
provided by the Castillo family and have
no objection to their project. Because
we have no objection, we will not
be attending the meeting.

Sincerely,
Ed & Michele English
727 Don Cubero Alley. A

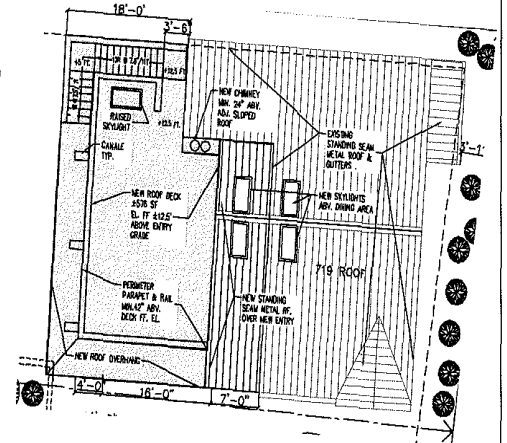
#9

PROPOSED DEVELOPMENT PLAN

DATED JULY 27, 2020



1 Castillo Compound Proposed Site Development Plan
 719, 721, 723 & 723 1/2 DON DIEGO
 Scale: 1/8" = 1'-0"



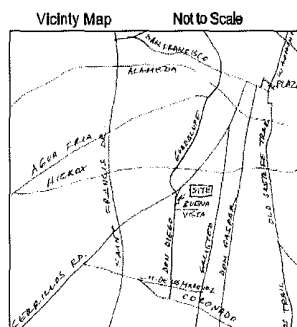
2 719 Proposed Roof Plan w/Deck & Access Stair
 Scale: 1/8" = 1'-0"

Property Dimensions & Areas					
Property	Length in Feet				Total Square Footage
	Front West	N	E	S	
719	47.84	121.16	49.93	118.30	5,865.59
721	50.00	118.30	50.00	115.34	5,839.88
723	50.01	115.34	50.00	111.92	5,616.83
ALL	147.85	121.16	149.93	111.92	17,332.40

FOOTPRINT LEGEND			
EXISTING BLDGS.	PROPOSED ADDITIONS	PARKING	NEW STANDING SEAM METAL ROOF

- SETBACKS TABLE
- FRONT: 7'
 - SIDE: 5' EXCEPT FOR SIDE PROPERTY LINES INTERNAL TO THE DEVELOPMENT PLAN WHICH WILL BE 0'
 - REAR: 5'

Parking 13 TOTAL	
OPEN PARKING:	8 * 1 FT. OPEN SPACES
COVERED PARKING:	1 GAR. SPACE 2 COVD. SPACES
FUTURE DEVELOPMENT SHALL COMPLY WITH PARKING REQUIREMENTS AS APPLICABLE	



City of Santa Fe Signatures

APPROVED BY THE SANTA FE PLANNING COMMISSION

CASE# _____ DATE: _____

PLANNING COMMISSION CHAIRPERSON DATE: _____

PLANNING COMMISSION SECRETARY DATE: _____

REVIEWED BY SANTA FE LAND USE DEPARTMENT

CITY PLANNER DATE: _____

CITY ENGINEER FOR LAND USE DATE: _____

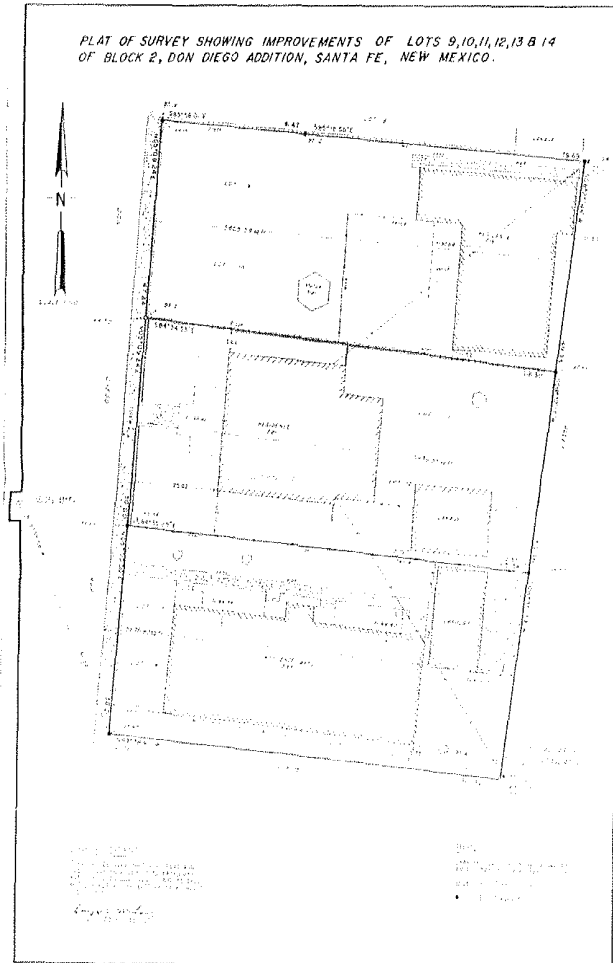
Castillo Compound Site Development Plan
 Suby Bowden + Associates, LLC, 333 Montezuma Ave. Suite 200 Date: 01-07-20
 Santa Fe, NM 87501 Tel: 505-983-3755 Fax: 505-983-8118 REVISED:

Case Numbers: #2020-2267 Zoning Ordinance Amendment
 #2020-2268 Development Plan Amendment

Date: 07.27.20

Scale: 1/8" = 1'-0"

CASTILLO COMPOUND SITE DEVELOPMENT PLAN SHEET 1 of 3



1 Plat of Survey Certified by Douglas McFaul dated Nov. 9, 1985
 Survey shown for Lot Bearings and Dimensions reference. Scale: NTS

Zoning Ordinance Conditions as approved in Ordinance 2020-_____ by the governing body on, _____ 2020.

1. Commercial uses to be limited to galleries, restaurants-fast service/take-out, no drive-through/drive-up and business and professional offices only.
2. The footprint and architectural styles of the existing buildings will be preserved, provided however that additions and renovations to the existing buildings, will be allowed as long as they are compatible with the architectural styles of the existing buildings.
3. A mixture of residential, office, and commercial uses as limited herein to be allowed in the existing buildings subject to approval of staff and in compliance with applicable regulations.

Development Plan Conditions as approved in Case # 2020-2268 by the Planning Commission on _____, 2020.

1. Parking areas shall be built and maintained by using basecourse or decomposed granite and not asphalt.
2. No parking shall be allowed on City Right of Way between the property line of the Castillo Compound and Don Diego Street.
3. Vegetation shall be maintained on the fence along the front property line of 721 Don Diego.

CITY OF SANTA FE DEVELOPMENT NOTES:

1. Landscaping requirements will follow the City of Santa Fe Land Code.
2. The 20 foot setback for the Garage on Don Cubero Alley has been waived by City Staff as provided by Section 14-7.1(F) of the City of Santa Fe Land Code on July 7, 2020.
3. Second stories shall be allowed as long as all Code requirements regarding second stories are observed.
4. Proposed commercial uses must comply with commercial and parking standards as applicable.
5. Parking: City Code requires two parking spaces for each residential dwelling. There are 4 residential dwellings so a total of 8 parking spaces are required. 13 spaces are provided, one of which is ADA compliant.
6. Rolling gate along lot line in front of 719 Don Diego is 11 ft. wide but may be extended as necessary.
7. The Design as set forth in this Development Plan complies with existing building coverage and open space requirements.

Case Numbers: #2020-2267 Zoning Ordinance Amendment
 #2020-2268 Development Plan Amendment

Castillo Compound Site Development Plan

Suby Bowden + Associates, LLC. 333 Montezuma Ave. Suite 200 Santa Fe, NM 87501
 Date: 01-07-20
 Tel: 505-983-3755 Fax: 505-983-8118
 REVISED:

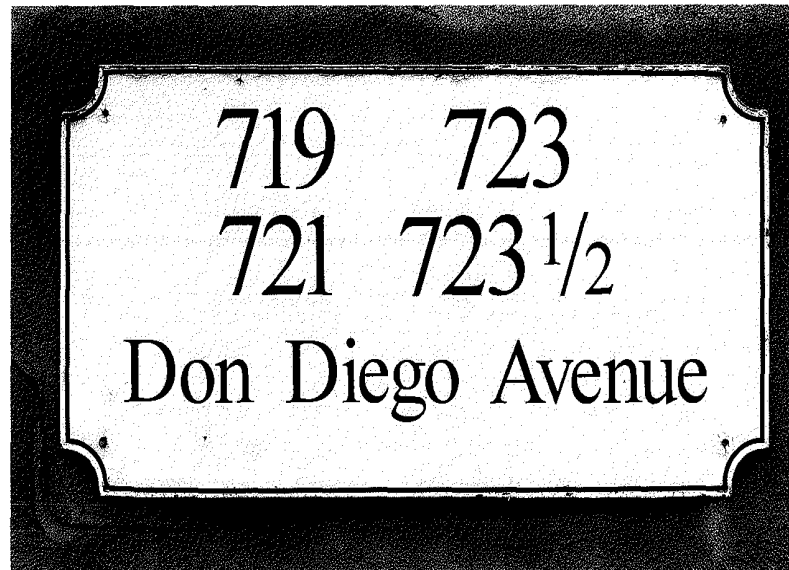
Date:
07.27.20

Scale:
1/8" = 1'-0"

CASTILLO
COMPOUND
SITE
DEVELOPMENT
PLAN
SHEET 2 of 3

Elevations

Castillo Compound





719, 721, 723 & 723 ½ Don Diego -- Castillo Compound

Front Yard Elevation West
Existing



719, 721, 723 & 723 ½ Don Diego -- Castillo Compound
Front Yard Elevation West
Proposed



Existing

719 Don Diego
Front Yard Elevation West



Proposed



Existing

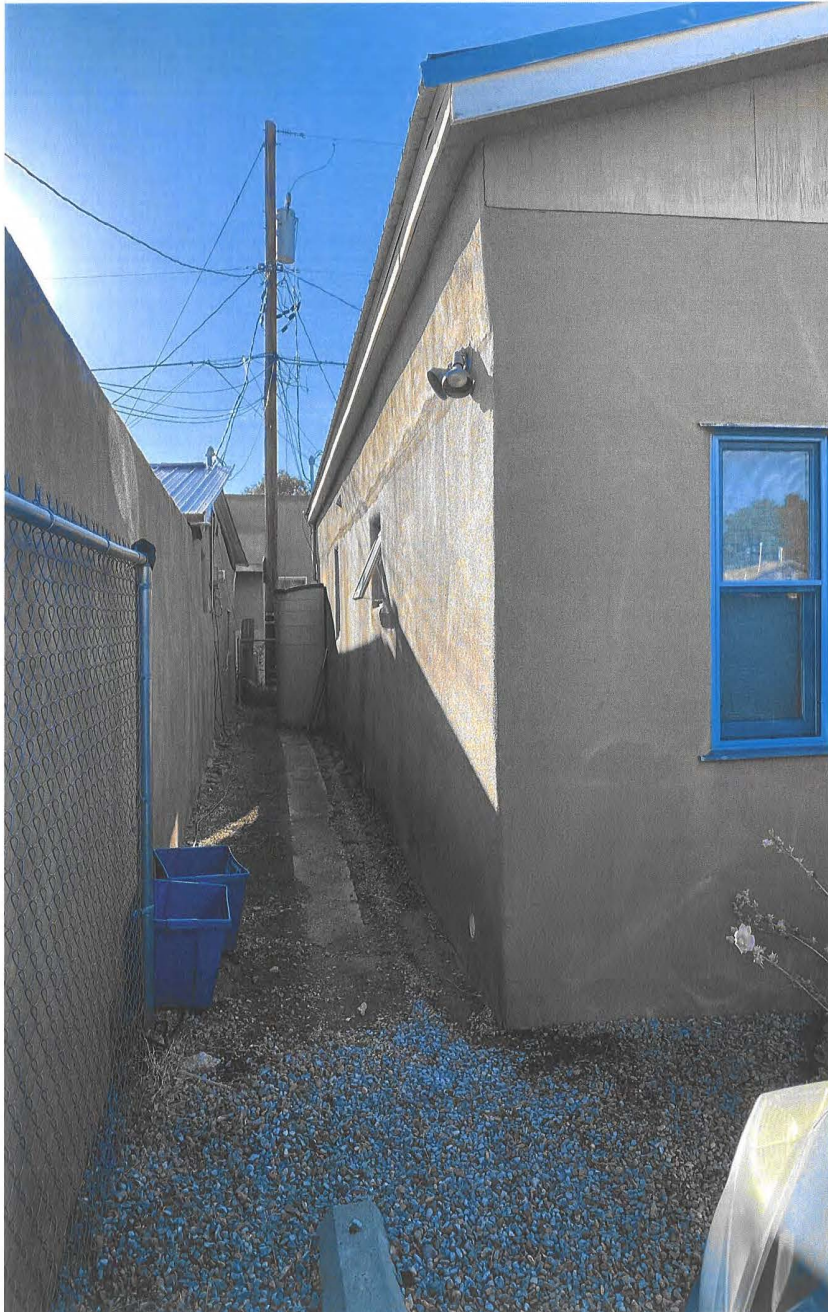


719 Don Diego
Side Yard Elevation South

Proposed



719 Don Diego
Rear Yard Elevation East
No Change



719 Don Diego Side Yard Elevation North

New wall will be extended 18 feet to the east. There will be no additional windows. The new wall will enclose the stairs leading up to the the deck. The new wall will be 16 feet above grade and 42" of that is required height above the roof deck.

721 Don Diego
Front Yard Elevation West
No Change





721 Don Diego
Existing



Side Yard Elevation South
Proposed



721 Don Diego Rear Yard Elevation East

Existing

Proposed



721 Don Diego Side Yard North

Existing

Proposed

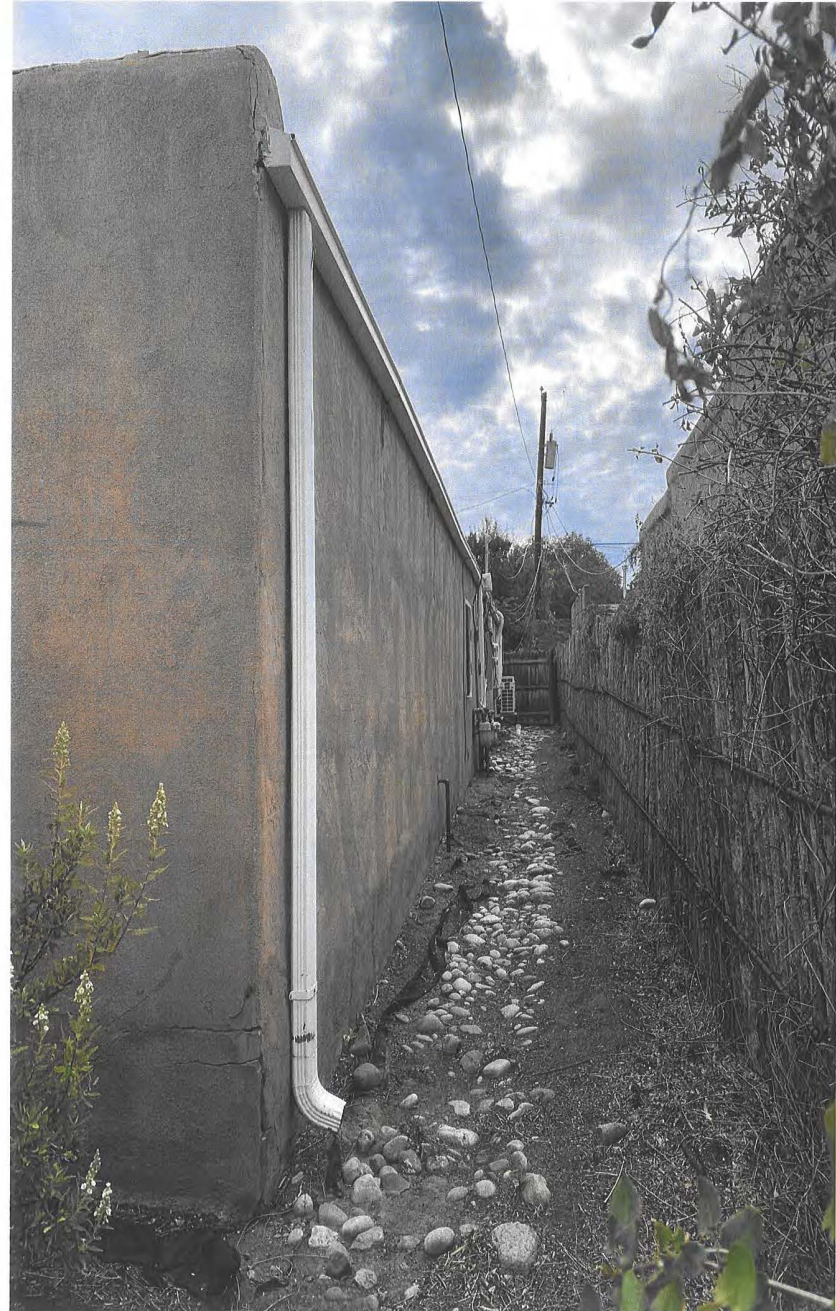


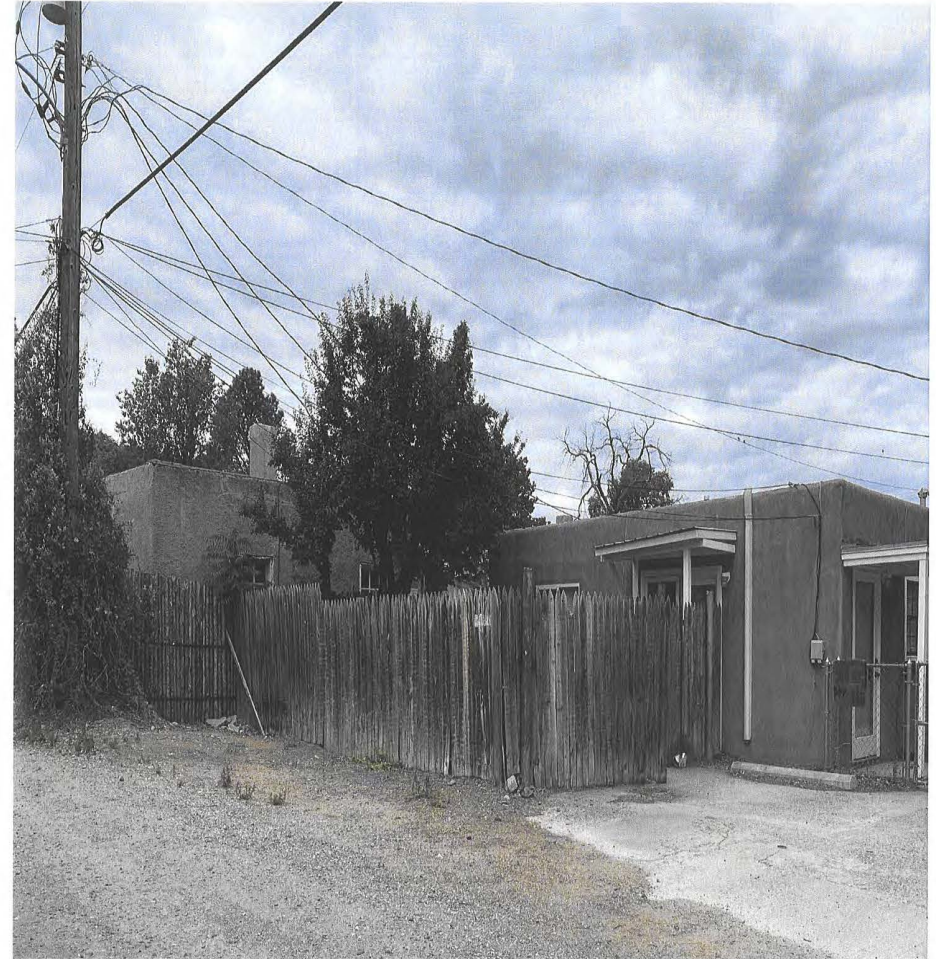
723 Don Diego
Front Yard Elevation West

No Change

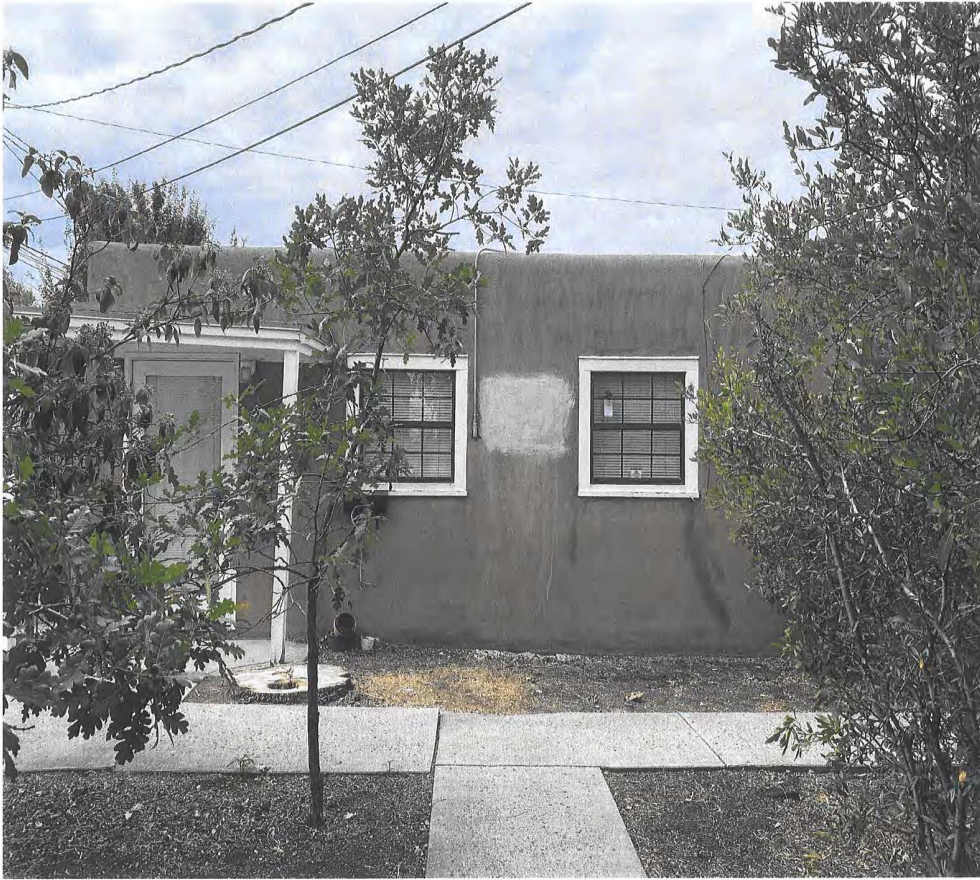
723 Don Diego
Side yard Elevation South

No Change





723 ½ Don Diego
Rear Yard Elevation East
Change 6' wooden fence to 6' stucco wall
Add carport (details in later slide)

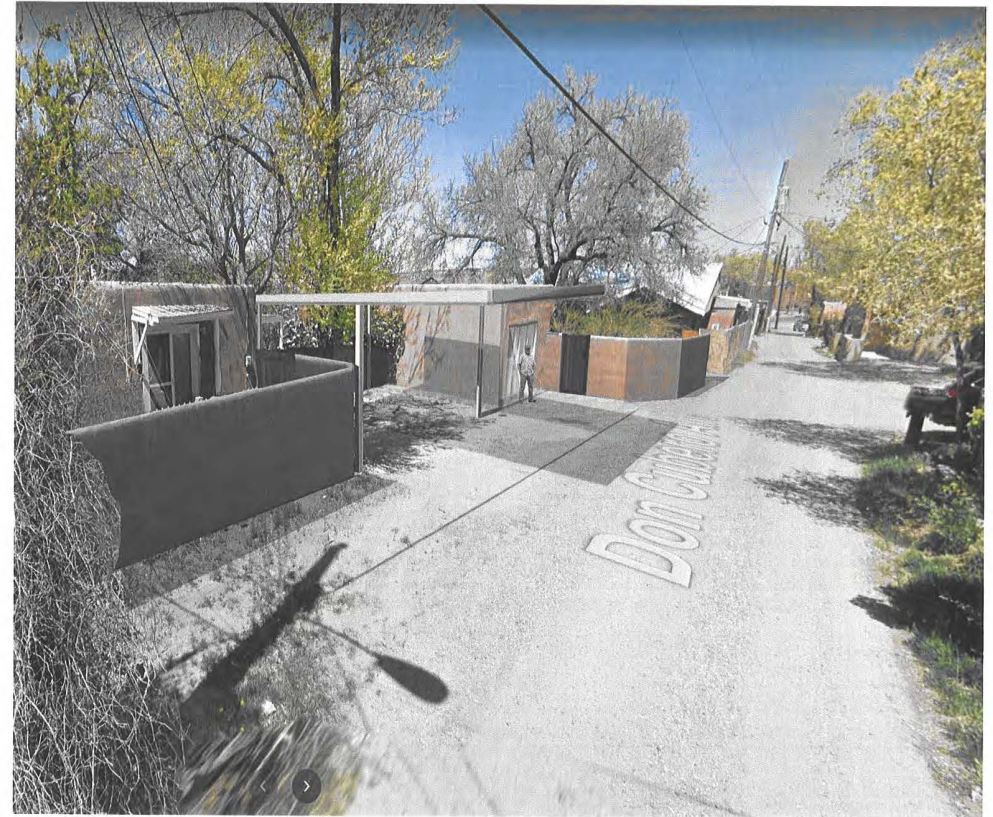


723 ½ and 723 Don Diego Side Yard Elevation North

No Change



Neighbor's home with carport; similar design to 723 Don Diego. Location is 413 Buena Vista Street across from 737 Don Cubero Alley.



723 and 721 Don Diego
Rear Elevation along Don Cubero on the East

Existing

Proposed



Right of Way in front of 721 and 723 Don Diego Castillos are in the process of adopting it and are working with the City on improving and caring for it.

COMMENTS TO PLANNING COMMISSION ON DEVELOPMENT OF 719, 721, 723 Don Diego by the Castillos 6 Aug 2020

General

It seems that the applicants are continuing to want more exceptions based on its existing zoning after getting exceptions to have this zone. The Castillos chose to agree to the city council's conditions in 1998 so its zoning designation could be renewed rather than rescinded when the C1 PUD zone sunsetted.

It is a classic example of a slow slide into an amalgamation of uses that do not comply with the underlying zoning. These requests for deletion of several city council conditions of approval for the C1 PUD designation feel like overreaching. More development on this lot, more traffic, making visual access more difficult is not going to benefit our neighborhood.

The immediate needs or future commercial desires of the extended family are not sufficient to overcome these exceptions based on long term zoning considerations. The standard is whether the owners are getting reasonable use of their property—not whether it meets all their desires for use. Owners change; family members move on etc.

In effect, the Castillos are asking for spot zoning. There are no C-4 zones touching that property to allow for bakeries, galleries or gelato stores; the property is too small for such a rezone; and it benefits one family. These criteria are based on city ordinance and case law.

There are no floor plans that I could see. There is no information for the existing as to total proposed sq footage for 719.

Future gallery, bakery and gelato type shop

Renewal of C1 PUD limited even as to the uses within a C1 PUD—the Castillos are not asking to include the previously excluded C-1 PUD uses (which are clinics, hospitals, pharmacies and businesses directly supporting these facilities as per city code. NOTE C1 PUD sunsetted. These provisions are for the current C1). I do not see the range of uses that the Castillos quoted for C-1 zones. I believe C1 PUD was limited to offices and medical clinics.

The family wants the city to approve more intense commercial uses into this already specially conferred zoning without undergoing the more rigorous process of rezoning to the more intense commercial zoning (C-4).

The Castillos state that this change in use will conform to the existing zoning requirements then in existence when and if these businesses go in. To comply, it would again have to be rezoned—not just comply with the regulations for cherry-picked more intense commercial uses. It makes the lot a unique hybrid lot without the city having any provisions for this type of future exception. It would also set a bad precedent where others will want to cherry pick uses from different commercial zones. Suggestion: Base these future uses conditioned on the lot complying with the all the requirements of the C-4 zone or the appropriate zone for those activities and the design and architectural restrictions and access limitations already agreed to.

Castillos want C-4 uses (current zoning) but these type of uses (and Castillos are suggested multiple C-4 uses) will increase vehicular traffic at a dangerous intersection where there are three commercial lots on the same side as Castillo property—all entering onto private property through the little bottleneck where the Castillo driveway enters the street. Sage Inn is on the opposite side. It is a dangerous to make a left to gain access to the Castillo property or the other 3 businesses served by that narrow entry into their private parking area.

There are no definitive plans. No plans as to which buildings will be used; if new buildings will be needed; if the office use or the residential use will be removed etc. Again conceptual approval of these uses is a bad precedent.

Maintain low walls and fences.

It is a condition of the C-1 PUD designation by which the city council renewed the C1 PUD zoning as that zoning sunsetted. There was no provisions based solely on changes to other properties to allow for these conditions to be thrown out especially since the Castillos are pointing to properties are solely residential and not a commercial zone.

I am particularly concerned about the 6 ft high wall that will be the visual western boundary for three units. The PC should not change this condition. It helps maintain an open residential feel to the area that is historically characteristic

If the proposed taller walls/fences are more than 20 ft away from the street, I think the PC should approve (based on H Board standard) if all other standards are met. The rationale of protecting a nine year old (offered at the ENN meeting) from being snatched is not enough to overcome the condition. I believe there is not a high incident of stranger child kidnapping in Santa Fe. Fencing can be set back and protective devices installed. Nine-year olds become teenagers very fast, but the wall will be there for decades.

On that block there are low walls and low fences still. The only one on that block that has a wall is the two story, multiunit structure facing Buena Vista. Again right next to this compound are similar structures with no wall or very low wall. Yes, some fencing gets higher as you go south on Don Diego but not in the immediate area.

A high fence at the property line will decrease visibility at this bottleneck that serves other commercial businesses and the offices and residences at the Castillo property..

The Castillos have not proven any hardship in complying with this condition since many alternatives for the child's safety exists and this need is short-lived. Other lots are differently zoned than the Castillo property and may have different heights (wall allowed). That is not an indication to make this C1-PUD even more of an amalgamation of zoning requirements/conditions.

Preservation of Architectural Styles including no second stories

1 To me, a historian who works in historic preservation, the preservation of the architectural styles which would include no additional second stories and low fences and walls facing Don Diego is more important than restricting what might be necessary, but small, additions to a structure.

2 Generally I think the PC should uphold the conditions of preserving low fences and walls that are publicly visible and preserving the architectural styles and no additional second stories (which would change the architectural style of all but 719 Don Diego which has a second story). These were deliberate conditions on which city council premised the granting of a C-1 PUD that itself needed exceptions to avoid being sunsetted.

3 Conceptual approval of a future design for an unidentified building addition is a slippery slope. I am opposed to the PC agreeing to a blanket approval of second-stories given the two conditions that the council required (preserve architectural style; no second stories) for this lot

Define “preserve footprint” This statement could have been more artfully crafted. I believe generally the word means to maintain what I think there is grounds for interpretation/compromise that avoids a long legal discussion of the word “preserve” and the technical term “footprint”. Since the Historic Board allows for additions that follow certain conditions and because this property is not subject to H Board review, I would propose as a suitable compromise to allow some modest possible first-story additions on existing structures with the following written conditions:

1. Additions will be limited to 25 percent of the footprint shown in the plat done for the original rezoning/exceptions. (H Board allows 50 percent but this structure had this condition specially applied to maintain its current sunsetted zoning)
2. The addition will be distinct from the rest of the structure but compatible and harmonious with the building’s existing style
3. It will be located so as not to be visible to the public from the West or South sides of the lot;
4. There will be no second stories on the existing one-story buildings.

I believe the applicant did not even comply with the first conditions concerning the garage and never went back seemingly for approval to ignore this condition.

Actual Designs

721 Don Diego South Opposed

The addition of an angled wall changes the architectural design from its traditional look to a more modern look and the window sizes are all being change

*719 yard wall—as long as the extension does not raise the height going west. I think the PC should retain a low wall until 20 ft back from Don Diego on this N wall as per similar HBoard requirements if there is not a higher one already in place

*719 addition: OPPOSED—totally changes the configuration and style of the home. Does the owner have any documentation that it looked that way originally? Really flies in face of at 2 conditions It directly faces the street.

719 Side yard addition acceptable if PC clarifies preserve footprint. QUESTION How big is the footprint and total square footage of the existing house? How much do these additions add on to that sf? No specific info on this in application

*721 Opposed

The configuration of the windows and door in the existing structure is integral to the historic design and architectural style and no change should be allowed. It totally changes the character of this facade

Right Of Way

Castillos are legally responsible for maintenance of the ROW including the sidewalk and driveway apron. When they say they are working on a maintenance agreement with the city, what do they mean they want to landscape the median making it inaccessible to parking? What type of landscaping?

Questions

What are the alternatives including interior renovation?

What is the rationale for justifying these changes other than other lots that are not zoned C1 PUD got to build a wall or have a second story on non historic buildings? Why can’t the family

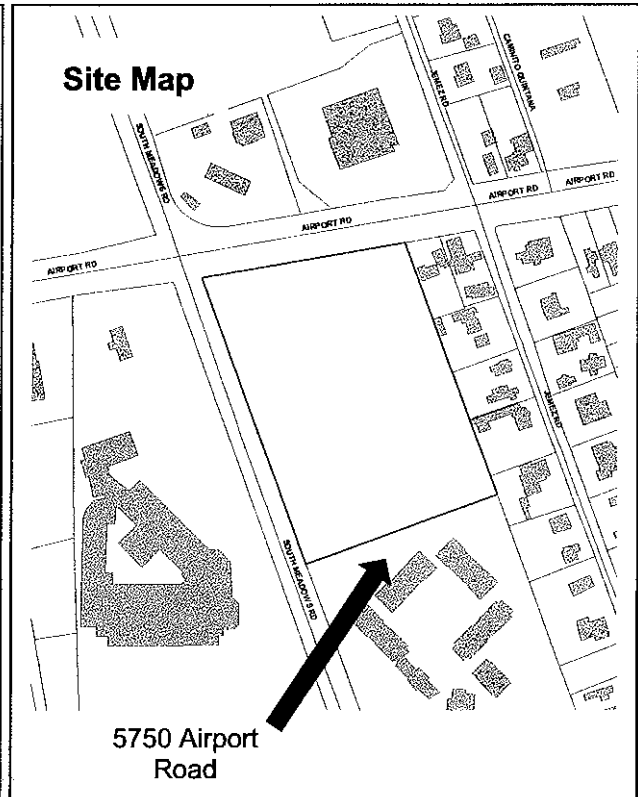
renovate the bathroom? What other space in the existing footprint could be used for this additional bathroom? NO FLOOR PLANS

Thank you
Stefanie Beninato
PO Box 1601
Santa Fe NM 87504



Land Use Department Planning Commission Staff Report

Case No: 2020-2269
Hearing Date: August 6, 2020
Applicant: BBR 5750 Airport Road, LLC
Request: Final Subdivision
Location: 5750 Airport Road
Case Mgr.: Lee Logston
Zoning: SC-1 (Neighborhood Shopping Center District 1)
Overlay: Airport Road Overlay
Pre-app Mtg: September 26, 2019
ENN Mtg: (None required)
Proposal: Final Subdivision approval for three lots on approximately 6.24 acres



Case #2020-2269. 5750 Airport Road Casa Azul Final Subdivision. JenkinsGavin, Inc., Agent, for BBR 5750 Airport Road, LLC, Owner, requests approval of a Final Subdivision Plat for three lots located at 5750 Airport Road. The property is zoned SC-1 (Neighborhood Shopping Center District), is within the Airport Road Overlay District, and is approximately 6.24 acres. (Lee Logston, Case Manager, llogston@santafenm.gov, 955-6136).

I. RECOMMENDATION:

Staff recommends **APPROVAL** of the final subdivision, with the conditions of approval and technical corrections outlined in this report.

Two motions will be required, in the following order, for this case:

- Approve the Final Subdivision for Case #2020-2269, subject to the conditions of approval and technical corrections recommended by staff;
- Approve the Findings of Fact and Conclusions of Law for Case #2020-2269 (Exhibit A(2))

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

#	Condition of Approval	Dept. or Division	To be completed by:
1	An approved water plan from the Water Division will be required. Water Plan comments have been submitted to the design engineer.	Public Utilities/Water Division	Prior to Recordation
2	Provide a shared sewer service agreement will be required. The shared sewer service agreement shall be recorded at the Santa Fe County Clerk's Office. The proposed plat shall make note of the recorded shared sewer agreement in the Development Notes in the Final Subdivision Plat.	Public Utilities/Wastewater Division	Prior to Recordation
3	Provide details of ADS Stormtech Subsurface Storm water Management System.	Land Use/Terrain Management	Prior to Signature Sheet Process
4	The developer shall provide a right-turn deceleration lane for the properties access to Airport Road. The design shall be reviewed and approved by the Public Works Department.	Traffic Engineering Division	Prior to Recordation

Following standard practice, redline comments will be provided to the surveyor who shall make any necessary changes to comply with technical corrections, and submit the corrected plat in Mylar. The "technical corrections" that must be made to the development plan and preliminary subdivision plat prior to recordation are listed in Exhibit A(1).

III. EXECUTIVE SUMMARY:

The subject property is located at 5750 Airport Road, at the southeast corner of Airport Road and South Meadows Road. The Applicant is proposing a mixed-use project, which would include a 7,175 square foot medical office/clinic, a 2,100 square foot coffee shop with a drive through, and a 233-unit apartment community. The Applicant proposes subdividing the property into three lots. The medical office/clinic and the coffee shop would occupy the two smaller lots fronting Airport Road, and the apartments would be built on the larger rear lot.

The Planning Commission gave approval to the preliminary subdivision on March 5, 2020, conditioned on gaining approval of a zoning ordinance amendment and development plan. The Governing Body gave approval for the zoning ordinance amendment and development plan on May 13, 2020.

The proposed final subdivision plat meets all development standards and will not create or increase any non-conformities with Chapter 14; therefore, staff recommends approval.

IV. EXISTING CONDITIONS:

The property is currently vacant. Surrounding uses include Sweeney Elementary School to the west, the Talavera Apartments directly south, retail/commercial development to the north, and single-family development to the east. Surrounding zoning includes C-2 PUD (General Commercial Planned Unit Development), MU (Mixed Use), and residential zoning ranging from R-1 (Residential- one dwelling unit per acre) to R-29 (Residential- twenty-nine dwelling units per acre).

V. PROJECT DESCRIPTION AND ANALYSIS:

Access and Traffic

The primary entrance for the project site is from South Meadows Road, a 66-foot public right-of-way (ROW), near the southwest corner of the property. A secondary right-in/right-out access is planned for Airport Road, a 100-foot public ROW, at the northeast corner. A right-turn deceleration lane for eastbound traffic will be constructed on Airport Road, as recommended by the Traffic Impact Analysis (TIA) and approved by City of Santa Fe Traffic Engineer John Romero. ROW for the deceleration lane will be dedicated to the City on the subdivision plat. The addition of this access and deceleration lane will amend the 1999 Annexation Plat states that prohibited direct access to Airport Road. Furthermore, the Airport Road Overlay permits access to Airport Road with the approval of the Land Use Director.

Water, Sewer, and Dry Utilities

Water will be provided via three new service connections to the existing 10" waterline in South Meadows Road. A series of private sewer service lines will be constructed on-site, which will connect to the existing line in South Meadows Road near the southwest corner of the property.

Water Budget

The projected annual water budget is 30.34-acre feet per year. The Applicant will acquire water rights to offset the project's water demand in accordance with SFCC Section 14-8.13.

Grading and Drainage

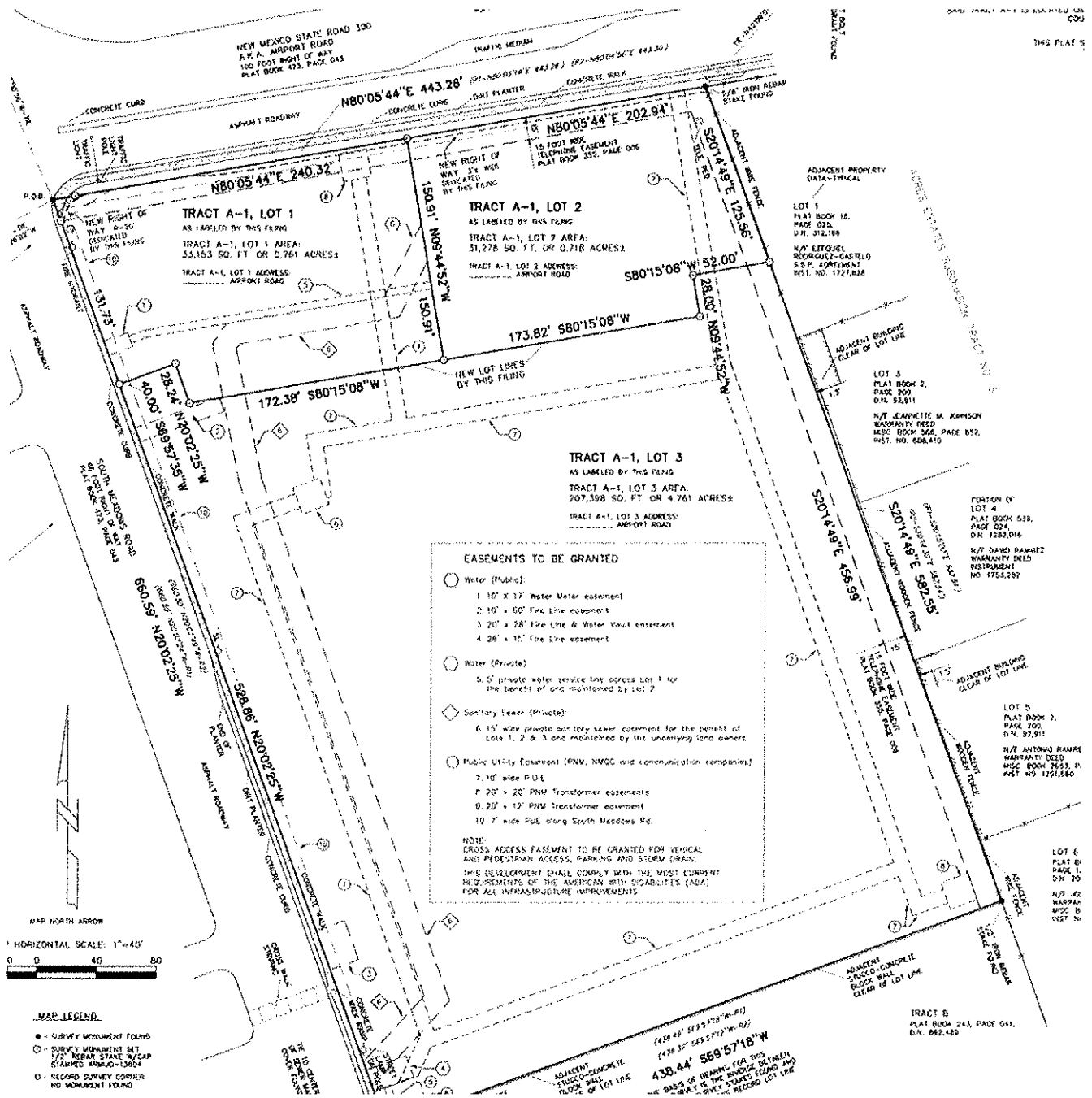
The site slopes gently from the northeast to the southwest with an overall grade change of approximately nine feet. Storm water will be primarily collected in a series of subsurface cisterns via a storm drain system, with some surface retention within the landscaped areas. Compliance with grading and drainage requirements will be demonstrated on the Development Plan.

Santa Fe HOMES Program

The Applicant intends to build affordable units in this development. In accordance with the Santa Fe Homes Program, 15%, or 34, of the apartments will be priced affordably. The Santa Fe Homes Program Proposal was submitted with the Preliminary Plat application.

Environmental Review: Archaeology and Prairie Dogs

The Project is located within the Suburban Archaeological District. An archaeological clearance permit is not required as the parcel is under 10 acres. The site will be assessed for Gunnison's prairie dogs and any colonies will be relocated prior to issuance of construction permits.



Airport Overlay District

Compliance with the provisions of the Airport Road Overlay District relative to site design, architecture, landscaping, setbacks, signage, etc. will be demonstrated on the Development Plan.

VI. FINAL SUBDIVISION PLAT APPROVAL CRITERIA 14-3.7(C)

SFCC Section 14-3.7 governs the authority, procedures, and restrictions for the division of land. The criteria for approval of a Final Subdivision are detailed below:

<p>Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.</p>	<p>Criterion Met: (Yes/No/N/A) YES</p>
<p>The subject parcel is vacant with little vegetation, and there are no historical or significant natural features or drainages on the site. Development of the parcel will include substantial streetscape landscaping improvements along Airport Road and South Meadows Road, and will establish over 1.3 acres of open space for residents.</p>	
<p>Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).</p>	<p>Criterion Met: (Yes/No/N/A) YES</p>
<p>The subject parcel does not lie within a flood zone. It gently slopes away from adjacent existing residential areas toward South Meadows Drive. It is therefore well suited for development and will not create a hazard for adjacent properties. Subdivision of the property and subsequent development will not pose a threat to health, safety, or welfare, nor will it aggravate erosion or flood hazard.</p>	
<p>Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).</p>	<p>Criterion Met: (Yes/No/N/A) YES</p>
<p>The Development Review Team (DRT) has reviewed the Applicant's proposed subdivision design. The DRT includes the following City Divisions: Traffic, Technical Review, Water, Sewer, Environmental, Fire and Land Use. Review comments and conditions from the DRT provide necessary changes to the proposal to conform to the City Code in order to meet standards for health, safety or welfare. The subdivision plat complies with the standards of Chapter 14, Article 9.</p>	
<p>Criterion 4: A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.</p>	<p>Criterion Met: (Yes/No/N/A) YES</p>
<p>No existing nonconformities are increased, nor are any nonconformities created by the approval of this subdivision. The Applicant is not requesting any variances with this proposal.</p>	
<p>Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.</p>	<p>Criterion Met: (Yes/No/N/A) YES</p>

No existing nonconformities are increased, nor are any nonconformities created by the approval of this subdivision. The Applicant is not requesting any exceptions with this proposal.

VII. EARLY NEIGHBORHOOD NOTIFICATION

A final subdivision does not require an Early Neighborhood Notification meeting (ENN). The ENN for the preliminary subdivision was held at the Southside Public Library on October 28, 2019.

VIII. EXPIRATION

Per SFCC Section 14-3.19(B)(3) "Approval of a final plat for a subdivision ... shall expire three years after final action approving it unless the plat is filed for record with the county clerk. If the final plat approval expires, then the approval of the corresponding preliminary plat expires simultaneously". Therefore, if the final subdivision plat is approved the expiration date will be August 6, 2023.

IX. ATTACHMENTS:

EXHIBIT A:

- 1. Technical Corrections
- 2. Draft Findings of Fact/Conclusions of Law Case #2020-2269

EXHIBIT B: Development Review Team Memoranda

- 1. Fire Review Memorandum
- 2. Traffic Review Memorandum
- 3. Water Engineering Division Memorandum
- 4. Wastewater Division Memorandum

EXHIBIT C: Maps and Photos

EXHIBIT D: Applicant Materials

- 1. Application Report
- 2. Traffic Impact Study Summary
- 3. Proposed Subdivision

APPROVED BY:

Title	Name	Initials
Land Use Director	Elias Isaacson, AICP	ESI
Land Use Planner Manager	Noah Berke	NLB
Land Use Department Case Manager	Lee Logston	LL

City of Santa Fe, New Mexico

Exhibit A

- 1. Technical Corrections**
- 2. Draft Findings of Fact & Conclusions of Law**

EXHIBIT A
 Technical Corrections
 Case #2020-2269
 5750 Airport Road Casa Azul Final Subdivision

TECHNICAL CORRECTIONS	Department	Staff
<ol style="list-style-type: none"> 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). 2. 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). 3. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads. 4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1). 5. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. 6. Shall have water supply that meets fire flow requirements as per IFC (Appendix B). 7. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 8. 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) 9. Shall comply with IFC 2009 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 10. Shall comply with IFC 2009 Section D103.5 Fire apparatus access road gates. 11. Shall comply with IFC 2009, Appendix D, Aerial Fire Apparatus Access Roads. 12. Shall meet the IFC code requirements 2009 edition or the most current edition the governing body has adopted at the time of permitting. 	Fire Department	Geronimo Griego
<ol style="list-style-type: none"> 1. Drainage Facilities Maintenance note shall be placed on the Plat. 2. Dust Control Note Shall be placed on the Development Plan. 3. Gunnison's Prairie dog note shall be placed on the Plat. 4. This development shall comply with the most current requirements of the American with Disabilities Act (ADA) for all infrastructure improvements. Place a note on the Plat to reflect this condition. 5. Other comments will be provided on Plans at the time of the building permit and changes may be required during permitting process. 	Land Use/Terrain Management	Dee Beingessner
<p>Water Plan comments have been submitted to the design engineer. Specifically, irrigation system design flow requirements and building fixture counts are needed so irrigation and domestic meters can be accurately sized.</p>	Public Utilities/Water	Brian Snyder

**City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law**

Case #2020-2269

5750 Airport Road Casa Azul Final Subdivision Plat

Owner's/Applicant's Name- BBR 5750 Airport Road, LLC
Agent's Name- JenkinsGavin, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on August 6, 2020 upon the application (Application) of JenkinsGavin, Inc. as agent for BBR 5750 Airport Road, LLC (Applicant).

The Application pertains to 5750 Airport Road, totaling approximately 6.24 acres (Property). The Applicant requests approval of a final subdivision plat for 3 lots (Project). The Property is zoned SC-1 (Neighborhood Shopping Center District).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

General

1. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
2. SFCC Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC § 14-3.1(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC § 14-3.1(H)-(I)].
3. A pre-application conference was held on September 26, 2019 in accordance with SFCC Section 14-3.1(E).
4. Pursuant to SFCC Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
5. Pursuant to SFCC Section 14-3.1(F), an ENN meeting was held on October 28, 2019 at the Southside Library, 6599 Jaguar Drive, Santa Fe, New Mexico 87507. The ENN meeting was attended by a representative of the Applicant and one member of City staff. Approximately twelve members of the public attended. Residents had concerns about traffic impacts, pedestrian circulation and safety, the large number of studio apartments, and that a grocery store would not be built.
6. The Commission heard Case #2020-1611 on March 5, 2020, voted to approve the preliminary subdivision plat for the Property, and adopted written Findings of Fact and Conclusions of Law that approved the preliminary subdivision plat, subject to certain conditions of approval and technical corrections recommended by City staff.
7. Pursuant to SFCC Sections 14-2.3(C)(1) and 14-3.7(B)(4)(e), the Commission has the authority to review and approve or disapprove final subdivision plats.

8. City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
9. Staff recommended that the Commission should approve the final subdivision plat, subject to certain conditions of approval (Conditions) and technical corrections set out in the Staff Report and exhibits.

Final Subdivision Plat

10. SFCC Section 14-3.7(B) establishes certain procedures for final subdivision plat approval including, without limitation, a public hearing by the Commission, review of the preliminary plat, and a decision based on the criteria set out in SFCC Section 14-3.7(C).
11. After a preliminary subdivision plat has been approved, SFCC Section 14-3.7(B)(4)(b) requires the Applicant to submit a final plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material and in conformance with the standards of SFCC Section 14-9 (Submittal Requirements).
12. SFCC Section 14-3.7(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a final subdivision plat.
13. Pursuant to SFCC Section 14-3.7(C)(1), the Commission finds that due regard has been shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets. The site is vacant with little vegetation, and there are no historical or significant natural features or drainages on the site.
14. Pursuant to SFCC Section 14-3.7(C)(2), the Commission finds that the land is suitable for platting and development purposes of the kind proposed. The subject parcel does not lie within a flood zone. It gently slopes away from adjacent existing residential areas toward South Meadows Drive.
15. Pursuant to SFCC Section 14-3.7(C)(3), the Commission finds that the plat complies with the infrastructure design, improvement, and dedication standards set forth in SFCC Section 14-9.
16. Pursuant to SFCC Section 14-3.7(C)(4)-(5), the Commission finds that the plat does not create any nonconformities or increase any existing nonconformities, and no variances or exceptions are requested or needed.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

General

1. Pursuant to SFCC Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.

Final Subdivision

2. The Commission has the authority to review and approve the final subdivision plat subject to conditions.

3. The Applicant met the applicable Submittal Requirements.
4. The final subdivision plat should be approved subject to the Conditions and technical corrections set forth in the Staff Report because all applicable code requirements and criteria for final subdivision plat approval have been met.

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF AUGUST 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the final subdivision plat for the Project, subject to the Conditions and the technical corrections set forth in the Staff Report. The final subdivision plat shall expire three years after issuance of this final action unless the plat is filed for record with the county clerk or an extension is granted pursuant to SFCC Section 14-3.19(C).

John B. Hiatt
Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

Date:

City of Santa Fe, New Mexico

Exhibit B

Development Review Team

- 1. Fire Review**
- 2. Traffic Review**
- 3. Water Engineering Division Review**
- 4. Wastewater Division Review**
- 5. Technical Review**

Development Review Team

Comment Form

Date: 07/13/2020

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2020-2269 5750 Airport Road Casa Azul Final Subdivision

Case Mgr: Lee Logston



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:
by:

Must be completed

	Prior to planning commission.
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Technical Corrections*:

Must be completed by:

<ol style="list-style-type: none">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)2. Shall meet the 150 foot 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)3. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1)5. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.6. Shall have water supply that meets fire flow requirements as per IFC (Appendix B)	At the time of any new construction or remodel.
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<ol style="list-style-type: none">7. Shall comply with Section D102.1 Access and Loading (75,000 lbs).8. Shall meet the 150 foot 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)9. Shall comply with IFC 2009 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.10. Shall comply with IFC 2009 Section D103.5 Fire apparatus access road gates.11. Shall comply with IFC 2009, Appendix D, Aerial Fire Apparatus Access Roads.12. Shall meet the IFC code requirements 2009 edition or the most current edition the governing body has adopted at the time of permitting.	
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*Must made prior to recording and/or permit issuance

City of Santa Fe, New Mexico

memo

DATE: February 13, 2020

TO: Lee Logston, Senior Planner

FROM: John J. Romero, Engineering Division Director 

CASE: 2020-2269: 5750 Airport Road Final Subdivision

ISSUE:

JenkinsGavin, Inc., Agent, for BBR 5750 Airport Road, LLC, Owner, requests approval of a Preliminary Subdivision Plat for three lots located and requests preliminary and final development plan approval a mixed-use project including commercial uses and a 233-unit multifamily apartment community at 5750 Airport Road. The property is zoned SC-1 (Neighborhood Shopping Center District), is within the Airport Road Overlay District, and is approximately +/-6.24 acres.

TRAFFIC:

The developer prepared a Traffic Impact Analysis. Please refer to this analysis for the methodology used to assess traffic. The study looked at the Airport/South Meadows intersection as well as the two proposed access points to the site. The study shows that all intersections operate at acceptable levels of service. The study recommends the addition of a right-turn deceleration lane for the properties access to Airport Road.

The City is aware of traffic progression issues along Airport Road in the area of South Meadows and Jemez Road. The City is currently performing a progression analysis for the entire Airport Road Corridor. The purpose of this analysis is to make recommendations for signal timing adjustment as well as analyze the effects of removing the Jemez signal in an effort to improve overall progression. The City will be conducting a public meeting to go over the study findings and recommendations. We expect to finish the final draft of this study and have the public meeting this summer.

RECOMMENDED ACTION:

Conditions of Approval:		Must be Completed By
1	The developer shall provide a right-turn deceleration lane for the properties access to Airport Road. The design shall be reviewed and approved by the Public Works Department.	Final Signoff

Technical Corrections:		Must be Completed By
1	None	

Development Review Team

Comment Form

Date: 07/07/2020

Staff person: Brian Snyder

Dept/Div: Public Utilities/Water

Case: **Case #2020-2269. 5750 Airport Road Casa Azul Final Subdivision.**

Case Mgr: Lee Logston



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:

Must be completed by:

1 An approved Water Plan from the Water Division will be required. Water Plan comments have been submitted to the design engineer.	Prior to final plat approval.
2	
3	
4	

Technical Corrections*:

Must be completed by:

1 Water Plan comments have been submitted to the design engineer. Specifically, irrigation system design flow requirements and building fixture counts are needed so irrigation and domestic meters can be accurately sized.	Prior to final plat approval.
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team

Comment Form

Date: July 14, 2020

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: **Case #2020-2269. Casa Azul-5750 Airport Road Final Subdivision Plat**

Case Mgr: Lee Logston, Case Manager



The subject properties are accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line.

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:

Must be completed by:

1. Since the private sewer system is serving three (3) lots; a shared sewer service agreement will be required. The shared sewer service agreement shall be recorded at the Santa Fe County Clerk's Office. The proposed plat shall make note of the recorded shared sewer agreement in the Development Notes in the Final Subdivision Plat	Prior to Final Plat recordation
---	---------------------------------

Technical Corrections*:

Must be completed by:

--	--

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [None]

Development Review Team

Comment Form

Date: 7/15/20
 Staff person: Dee Beingessner
 Dept/Div: Land Use/Terrain Management
 Case: Case #2020-2269 5750 Airport Road Casa Azul Final Subdivision
 Case Mgr: Lee Logston



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 Provide details of ADS Stormtech Subsurface Storm water Management System	Prior to Signature Sheet Process
2	
3.	
4	
5	

Technical Corrections*:	Must be completed by:
1 Drainage Facilities Maintenance note shall be placed on the Plat (see attached)	Prior to recordation
2 Dust Control Note Shall be placed on the Development Plan (see attached)	
3 Gunnison's Prairie dog note shall be placed on the Plat (see attached)	
4 This development shall comply with the most current requirements of the American with Disabilities Act (ADA) for all infrastructure improvements. Place a note on the Plat to reflect this condition.	
5 Other comments will be provided on Plans at the time of the building permit and changes may be required during permitting process	
6	
7	
8	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

City of Santa Fe, New Mexico

Exhibit C

Maps and Photos

- 1. Future Land Use Map**
- 2. Current Zoning Map**
- 3. Aerial Photo**
- 4. Google Views**

Exhibit C1: Future Land Use Map

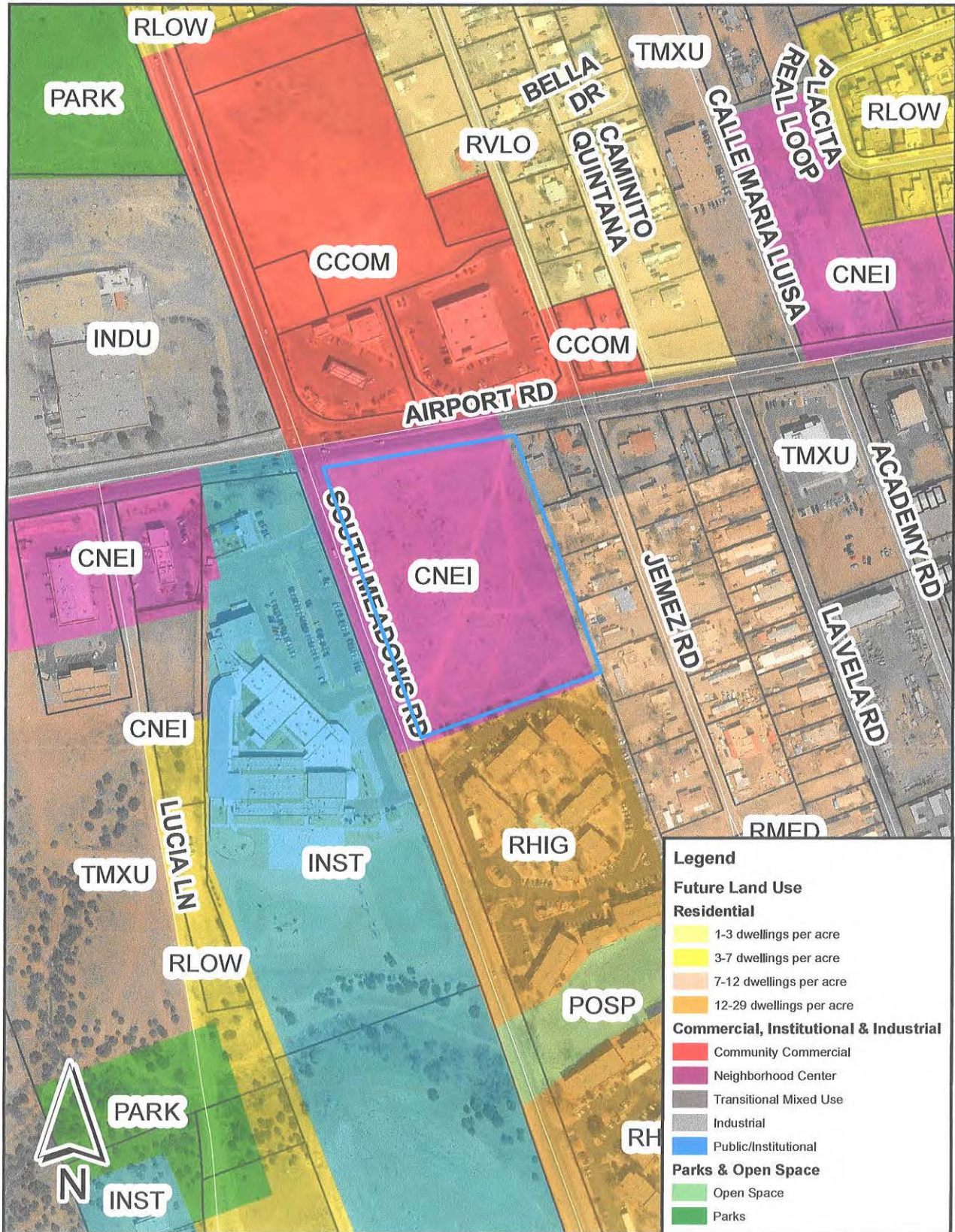


Exhibit C2: Current Zoning Map

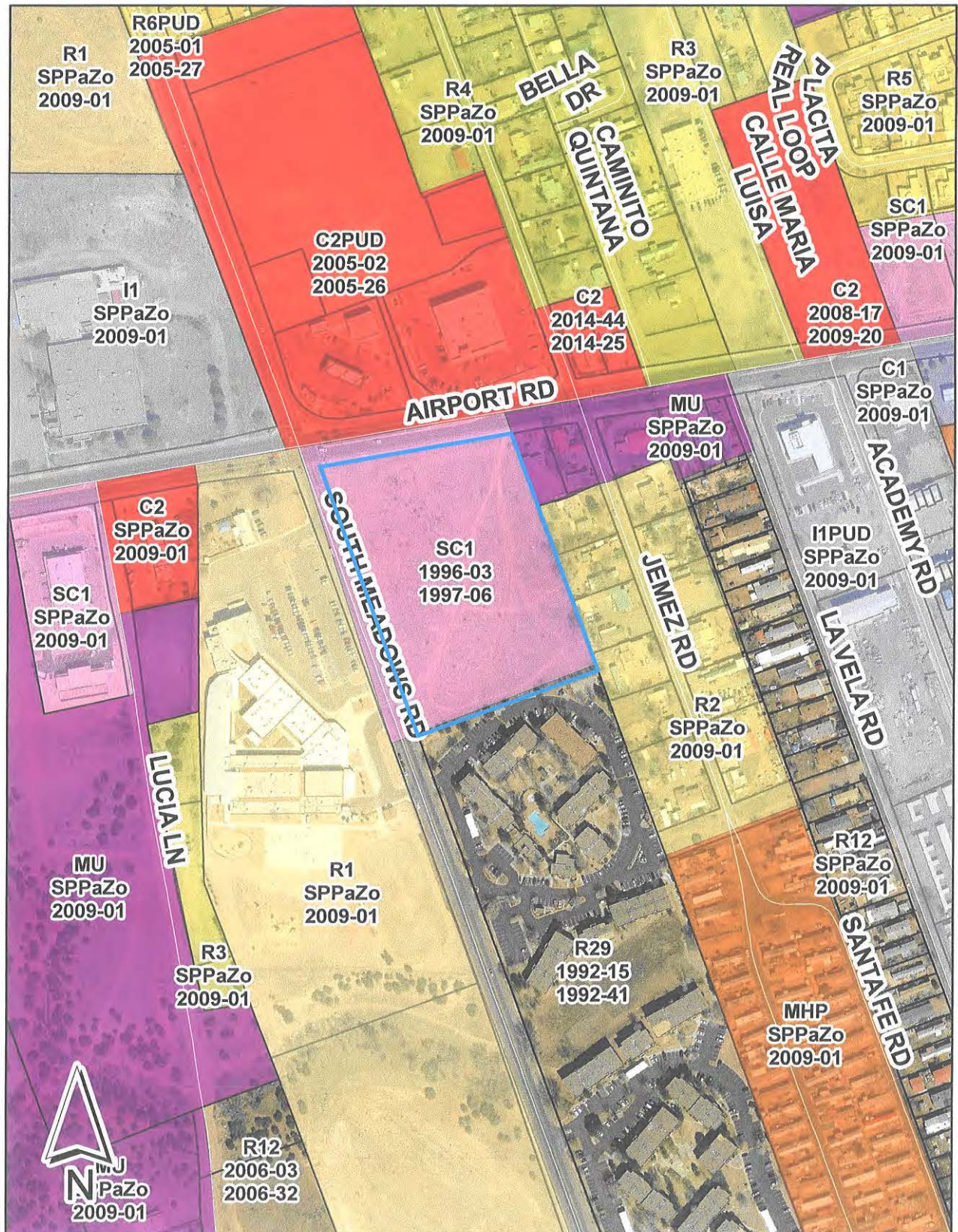


Exhibit C3: Aerial View



Exhibit C4: Google Views

Looking southeast from intersection of Airport & South Meadows



Looking southwest from Airport toward Sweeney Elementary.



Looking northeast from South Meadows



City of Santa Fe, New Mexico

Exhibit D

Applicant Materials

- 1. Application Report**
- 2. Traffic Impact Study Summary**
- 3. Proposed Subdivision**



JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

June 22, 2020

Lee Logston, Senior Planner
Current Planning Division
City of Santa Fe Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

**RE: Casa Azul Mixed-Use Project, 5750 Airport Road
Final Subdivision Plat Application**

Dear Lee:

This letter is respectfully submitted on behalf of BRR 5750 Airport Road, LLC in application for Final Subdivision Plat approval for Casa Azul (the “Project”), for consideration by the Planning Commission at their meeting of August 6, 2020. The vacant 6.24-acre subject property is located at 5750 Airport Road, zoned SC-1 (Shopping Center), and located in the Airport Road Overlay District. The Preliminary Subdivision Plat was approved by the Planning Commission on March 5, 2020 as Case #2020-1611. Subsequently, on May 13, 2020, the City Council approved the Rezone Ordinance Amendment and Development Plan.

Project Description

The subject property is located at the southeast corner of Airport and South Meadows Roads. Existing surrounding uses include Sweeney Elementary School, retail/commercial, multifamily, and single-family development. The proposed mixed-use project includes a 7,175 square foot medical office/clinic, a 2,100 square foot local coffee house with a drive through, and a 233-unit apartment community. The property is being subdivided into three lots to accommodate each of the three buildings.

Subdivision Approval Criteria

The Applicant’s responses to the subdivision approval criteria in SFCC §14-3.7(C) are detailed below.

(1) In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.

The subject parcel is vacant and there are no drainageways and no significant natural features or vegetation on the site. The associated development will include substantial landscaping improvements and establishment of over 1.3 acres of open space.

(2) The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).

The Project does not lie within a 100-year flood zone. Its gentle topography renders it eminently suitable for development. Subdivision of the property and subsequent development will not pose a threat to health, safety, or welfare, nor will it aggravate erosion or flood hazard.

(3) All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).

The Subdivision Plat complies with the standards of Chapter 14, Article 9.

(4) A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.

There are no existing nonconformities and no new nonconformity is being created with this subdivision plat.

(5) A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.

Please refer to the answer to (4) above.

Airport Road Overlay District

The Project complies with the provisions of the Airport Road Overlay District relative to site design, architecture, landscaping, setbacks, signage, etc.

Santa Fe Homes Program

In accordance with the Santa Fe Homes Program, 15%, or 34, of the apartments will be priced affordably. The Santa Fe Homes Program Proposal was submitted with the Preliminary Plat application.

Archaeology

The Project is located within the Suburban Archaeological District. Since the parcel is less than 10 acres, an archaeological clearance permit is not required.

Early Neighborhood Notification

An Early Neighborhood Notification Meeting was held on October 28, 2019. The applicant presented a slide show that featured conceptual project plans and other relevant information. The question and answer session covered various topics that are summarized in the attached meeting notes.

In support of this request, the following documentation is submitted herewith for your reference:

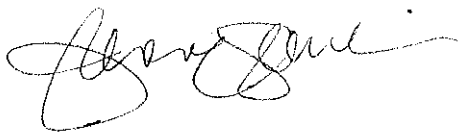
1. Final Subdivision Plat Application
2. Letters of Agent Authorization
3. Warranty Deed
4. Legal Lot of Record Plat
5. Final Subdivision Plat – 3 copies
6. Application Fees in the amount of \$340.00:
 - Final Plat: \$400 less 30% = *\$280.00*
 - 2 Notice Posters – *\$60.00*

Please contact me should you have any questions or require additional information.

Thank you for your consideration.

Sincerely,

JENKINS GAVIN, INC.



Jennifer Jenkins, Principal

estate in Santa Fe County, New Mexico:

Tract A-1, as shown on plat entitled "ALTA/ACSM Land Title Survey for Airport Road Partnership...", within Section 7 T16N, R9E, N.M.P.M., filed in the Office of the County Clerk, Santa Fe County, New Mexico on January 30, 1997, in Plat Book 355, page 006.

Also described as:

Tract A-1 lying within a portion of S.H.C. 1220, Tracts 2 and 3 and a portion of S.H.C 6103, Tract 3 and a portion of Lot 9 in Section 7, T.16N., R.9E. N.M.P.M., as shown on plat entitled "Plat of Boundary Survey of Tract A-1, Airport Road, Santa Fe, NM", recorded in the office of the County Clerk, Santa Fe County, New Mexico on October 4, 2018 in Plat Book 840 at Page 018, as Document No. 1869341.

Subject to Patents, reservations, and easements, and other matters of record and for the taxes for the year 2018, and subsequent years.

WITNESS our hands and seals this 16th day of October, 2018.

Smith's Food & Drug Centers, Inc., an Ohio corporation

By: _____ (Seal)
Name/Title: Rick J. Landrum, Vice President



COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	SPECIAL WARRANTY DEED PAGES: 2
I Hereby Certify That This Instrument Was e-Recorded for Record On The 17TH Day Of October, A.D., 2018 at 01:04:06 PM And Was Duly Recorded as Instrument # 1870362 Of The Records Of Santa Fe County	
Deputy - VDURAN	Witness My Hand And Seal Of Office Geraldine Salazar County Clerk, Santa Fe, NM

ACKNOWLEDGMENT FOR CORPORATION

FOR RECORDER'S USE ONLY

STATE OF OHIO

COUNTY OF HAMILTON } ss.

This instrument was acknowledged before me this 16th day of October, 2018

Rick J. Landrum
(Name of Officer)
Vice President
(Title of Officer) of
Smith's Food & Drug Centers, Inc.
(Name of Corporation Acknowledging)

an Ohio corporation, on behalf of said corporation.
(State of Incorporation)

My commission expires:



Dennis A. R. Cipriani
Notary Public

Tract A-1, as shown on plat entitled "ALTA/ACSM Land Title Survey for Airport Road Partnership...", within Section 7 T16N, R9E, N.M.P.M., filed in the Office of the County Clerk, Santa Fe County, New Mexico on January 30, 1997, in Plat Book 355, page 006.

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"PK" NAIL
IN SIDEWALK

N 80°04'56" E

SIDEWALK

443.30

STREET SIGNS

NO ACCESS ALLOWED ONTO AIRPORT ROAD

UTILITY
BOX

UTILITY BOX
LIGHT POLE

660.50'

CITY LIMIT
RESULTING FROM
THIS PLAT

CONC. SIDEWALK

33.00' RIGHT-OF-WAY DEDICATION TO THE
CITY OF SANTA FE BY THIS PLAT.

COUNTY LIMITS

RANTY
149

EXISTING 10' WIDE UTILITY EASEMENT
BK. 243, PG. 041.

(6.6')

M
E
R

LIGHT POLE

TRACT A-1

CITY LIM
RESULT
THIS PL

CASA AZUL 5750 AIRPORT ROAD SANTA FE NEW MEXICO TRAFFIC IMPACT ANALYSIS

DEVELOPMENT PLAN SUBMITTAL

NOVEMBER 12, 2019

Prepared For:

BRR 5750 AIRPORT ROAD, LLC

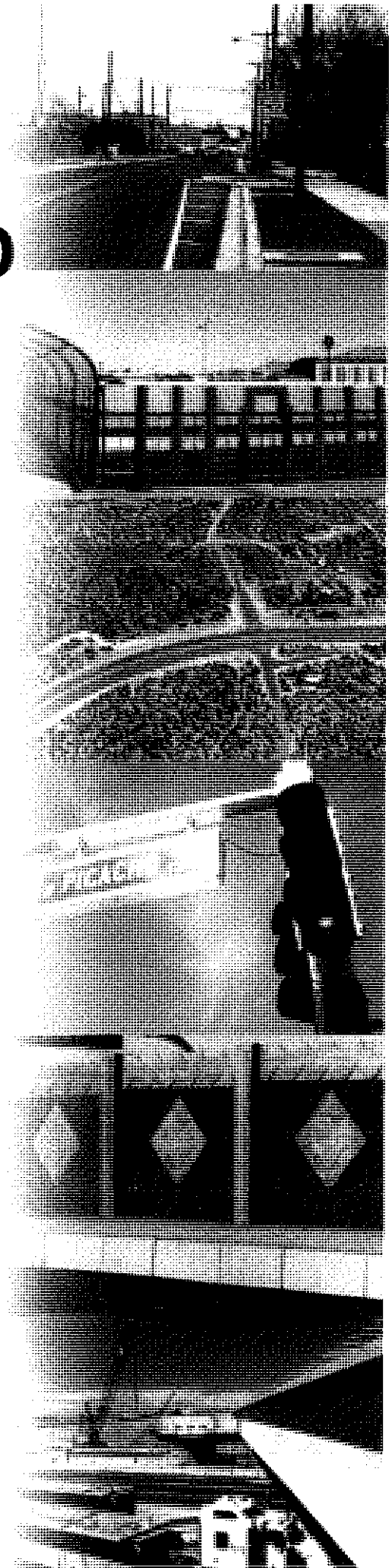
Prepared By:

Bohannon  **Huston**

Engineering

Spatial Data

Advanced Technologies



**CASA AZUL
SANTA FE, NEW MEXICO
TRAFFIC IMPACT ANALYSIS**

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Appendix A Existing Data – Traffic Counts and Crash Data
Appendix B 2019 Existing Intersection Capacity Analysis
Appendix C Turning Movement Development
Appendix D 2022 No Build Intersection Capacity Analysis
Appendix E 2022 Build Intersection Capacity Analysis

I. INTRODUCTION AND SUMMARY

There is a proposal to develop the southeast corner of Airport Road and South Meadows Road with residential, office, and restaurant uses. The program will include a 233-unit apartment complex, 7,170 square feet of medical office building/clinic, and 2,109 square feet for a drive-through coffee shop.

A. STUDY PURPOSE

The purpose of the traffic study is to determine the impacts of the proposed improvements on the surrounding roadway network, and to recommend any mitigation measures that may be necessary to support the new development.

B. EXECUTIVE SUMMARY

1. SITE LOCATION AND STUDY AREA

The site is located across from Sweeney Elementary School, in the City of Santa Fe, New Mexico. A vicinity map and site plan are shown in Figure 1. The site will consist of 233 apartments, a medical office building/clinic, and a coffee shop with both indoor seating and a drive-through window.

The study area consists of the following intersections:

- Airport Road and South Meadows Road (existing signalized full access intersection)
- South Meadows Road and proposed driveway/Sweeney Elementary School drop-off exit (proposed unsignalized full access driveway)
- Airport Road and proposed driveway (proposed unsignalized right-in/right-out driveway)

The intersection evaluations include analysis for the AM and PM peak hours for the following traffic conditions:

- Existing traffic (2019)
- 2022 Completion Year without proposed development (2022 No Build)
- 2022 Completion Year with buildout of the site (2022 Build)

2. PRINCIPAL FINDINGS

The traffic analysis shows that under existing 2019, 2022 No Build, and 2022 Build, all intersections will generally operate at an overall acceptable level of service (LOS).

A dedicated southbound left lane entering the site from South Meadows Road was evaluated as the entering turn volume satisfied left turn lane criteria. However, the left turn lane did not result in reduced delay or queue for the southbound direction. Due to the character of the existing cross-section on South Meadows Road, the left turn lane is not recommended.

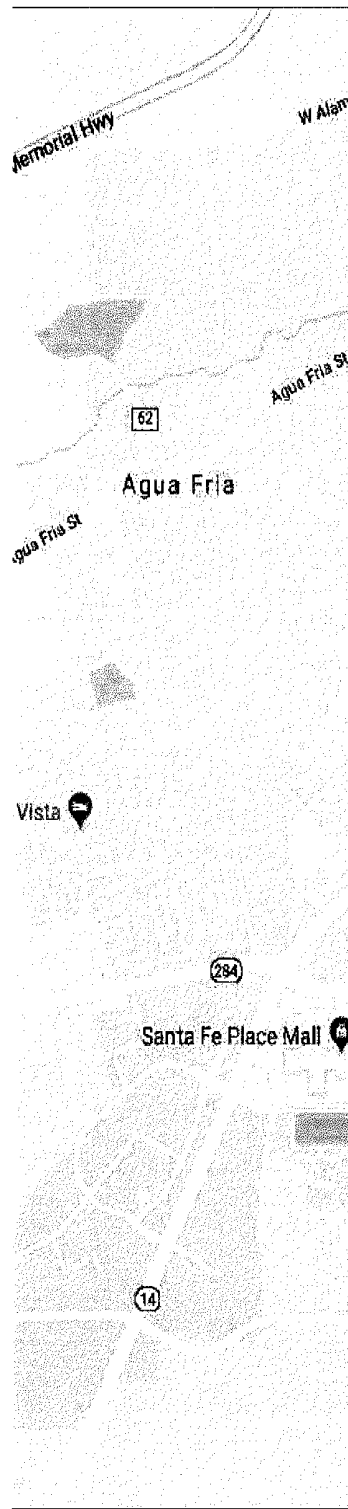
The northbound right turn volume into the South Meadows Road driveway also satisfies criteria for a right turn lane. Due to the proximity of the Talavera Apartments driveway, a right turn lane of sufficient length cannot be constructed, and therefore is not recommended. The right turn lane movement will still operate at an acceptable level of service without the right turn lane.

3. RECOMMENDATIONS

- All designs shall satisfy City of Santa Fe and Manual on Uniform Traffic Control Devices (MUTCD) requirements.
- An eastbound right turn lane is recommended at the right-in/right-out driveway on Airport Road to the maximum length practicable.

Case Title: 5750 Airport Road Final Subdivision Plat

Case #: 2020-002269



CASA AZUL

5750 AIRPORT ROAD
SANTA FE, NEW MEXICO
PRELIMINARY SUBDIVISION PLAT & FINAL DEVELOPMENT PLAN

SHEET LIST

COVER SHEET- VICINITY MAP

- S-1 BOUNDARY SURVEY
- S-2 PRELIMINARY SUBDIVISION PLAT
- DP-101 DEVELOPMENT PLAN
- C-100 CIVIL GENERAL NOTES
- C-101 CITY CONSTRUCTION NOTES
- C-102 EXISTING CONDITIONS AND SLOPE ANALYSIS
- CU-100 WATER PLAN
- CU-101 SITE UTILITY PLAN
- CG-101 GRADING & DRAINAGE PLAN 1 OF 2
- CG-102 GRADING & DRAINAGE PLAN 2 OF 2
- CG-103 DRAINAGE BASINS AND CALCULATIONS
- CG-501 DRAINAGE DETAILS PLAN 1 OF 2
- CG-502 DRAINAGE DETAILS PLAN 2 OF 2
- CG-503 STORMTECH CHAMBER DETAILS
- CP-101 PAVING PLAN
- CP-301 AIRPORT RD TURN LANE
- CP-501 PAVING DETAILS
- CP-502 PAVING DETAILS- CARPORT
- CS-101 SITE WALL AND FENCE LAYOUT

- A401 MULTI-FAMILY BUILDING GROUND FLOOR PLAN
- A402 MULTI-FAMILY BUILDING SECOND FLOOR PLAN
- A403 MULTI-FAMILY BUILDING THIRD FLOOR PLAN
- A410 MULTI-FAMILY BUILDING, ELEVATIONS
- A411 MULTI-FAMILY BUILDING, ELEVATIONS
- A412 MULTI-FAMILY BUILDING, ELEVATIONS
- A413 MULTI-FAMILY BUILDING, ELEVATIONS
- A420 MEDICAL OFFICE BUILDING GROUND FLOOR PLAN
- A421 MEDICAL OFFICE BUILDING, ELEVATIONS
- A422 MEDICAL OFFICE BUILDING, ELEVATIONS
- A430 RESTAURANT BUILDING GROUND FLOOR PLAN
- A431 RESTAURANT BUILDING, ELEVATIONS
- A901 SITE DETAILS

- L 1.00 LANDSCAPE PLAN
- L 1.01 LANDSCAPE PLAN
- L 1.02 LANDSCAPE PLAN
- L 1.03 IRRIGATION PLAN
- L 1.04 IRRIGATION PLAN
- L 1.05 IRRIGATION PLAN

- MEP 1E SITE PLAN - LIGHTING
- MEP 2E SITE PLAN PHOTOMETRICS
- MEP 3E LIGHTING CUT SHEETS
- MEP 4E SITE PLAN - MEP



OWNER	
BBR 5750 AIRPORT ROAD, LLC	
531 DELORES STREET UNIT A SANTA FE, NM 87501	
PLANNER	
ARCHITECT	
HUMPHREYS & PARTNERS ARCHITECTS, LP <small>MEMBER FIRM OF THE ARCHITECTS ASSOCIATION OF NEW MEXICO</small> 	
LANDSCAPE ARCHITECT	
CIVIL ENGINEERING	
Isaacson & Artman, Inc. Civil Engineering Consultants <small>128 Monroe Street NE Albuquerque, NM 87102 505-263-5328 www.isaacoff.com</small>	
MEP ENGINEERING	
 <small>1101 WESTERN AVENUE - SUITE 100 DURHAM, NORTH CAROLINA 27701 704-281-1888 603-286-1888</small>	
SURVEYOR	
ARMUJO SURVEYS INC. PAUL A. ARMUJO N.M.P.S. NO. 13604 P. O. BOX 24436, SANTA FE, NM 87502-3438 PH. (505) 471-1925 FAX. (505) 471-1925	
PROJECT	
CASA AZUL PRELIMINARY SUBDIVISION PLAT & FINAL DEVELOPMENT PLAN 5750 AIRPORT ROAD SANTA FE, NM 87507	
REV.	DATE COMMENT
△	00000
DRAWN BY:	
CHECKED BY:	
DATE:	11/6/2019
JOB NUMBER:	
FILE NAME:	
SHEET NUMBER:	
COVER SHEET	

SANTA FE, NEW MEXICO

CASA AZUL

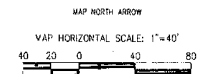
Plat of Boundary Survey of
Tract A-1, Airport Road, Santa Fe, NM

840-18

BOUNDARY SURVEY OF A CERTAIN TRACT A-1, DESCRIBED ON PLAT FILED IN SANTA FE COUNTY CLERK PLAT BOOK 355, PAGE 606, INSTRUMENT NO. 972,495. SAID TRACT A-1 BEING PORTIONS OF SMALL HOLDING CLAIM 1220--TRACT 2, AND SMALL HOLDING CLAIM 6103--TRACT 1 AND SMALL HOLDING CLAIM 1220--TRACT 3 AND U.S.G.L.D. LOT 9, IN SECTION 7, T16N, R3E, N1/4M. SAID TRACT A-1 IS LOCATED ON AIRPORT ROAD AT SOUTH MEADOWS ROAD, IN THE CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO.

CITY OF SANTA FE PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE SHALL NOT APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE TOTAL LOT RECORDS.



MAP LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/ CAP STAMPED: ARMIJO-13504
- RECORDED SURVEY CORNER NO MONUMENT FOUND
- N/P YOUNG OR FORMER PROPERTY OWNER
- UTILITY POLE WITH OVERHEAD UTILITY LINES
- TELEPHONE UTILITY
- WOOD FENCE
- WIRE FENCE
- FIRE HYDRANT

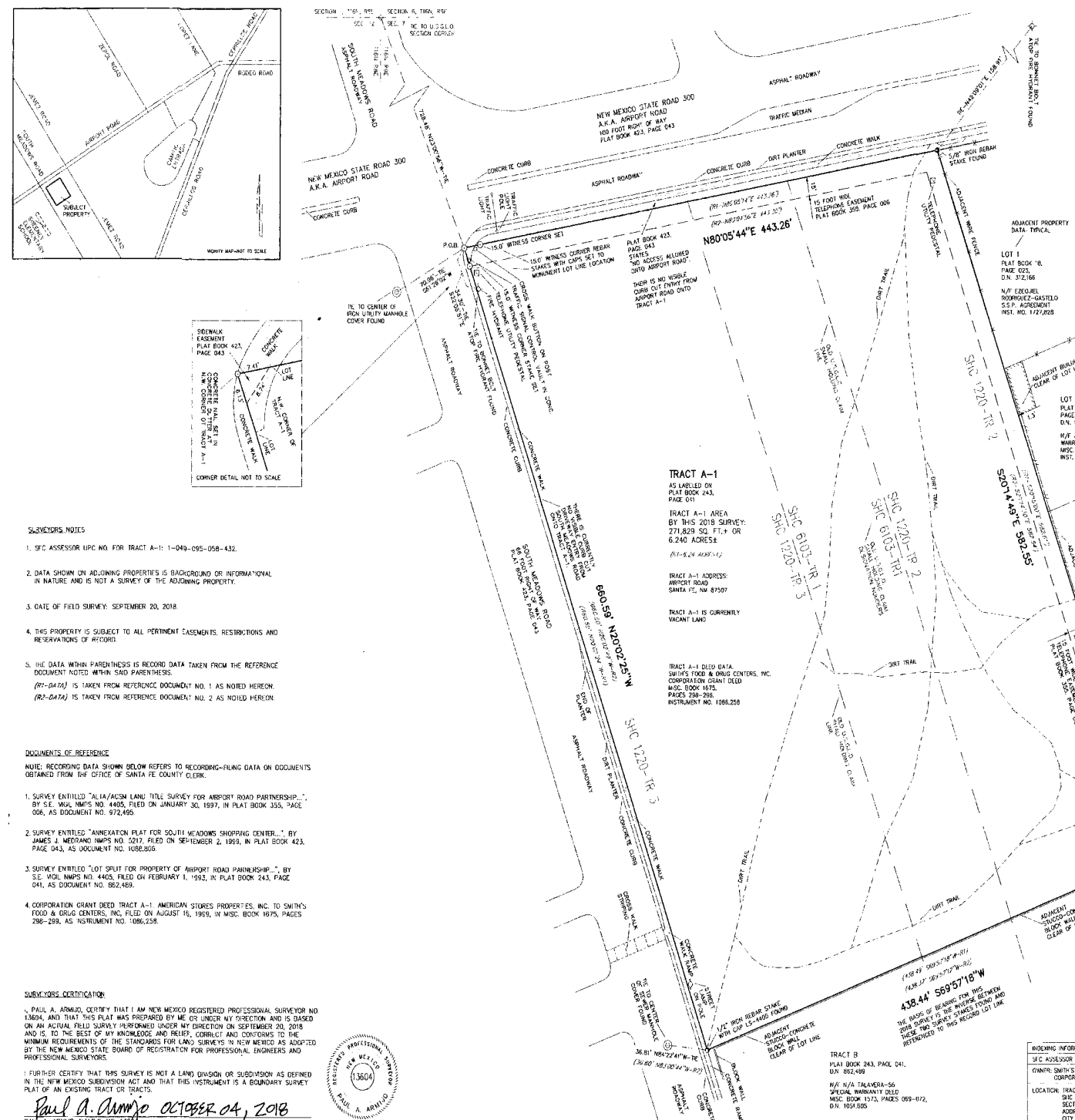


Document No. **1869341**
COUNTY CLERK'S RETURN BOOK
COUNTY OF SANTA FE, STATE OF NEW MEXICO
I hereby certify that this instrument was filed
for record on the 4 day of Oct, A.D. 2018
at 3:34 o'clock P.M., and was duly recorded in
Book 840, Page 18 of the Records of
Santa Fe County
Witness my hand and Seal of Office
CORDELIA SALAZAR
County Clerk, Santa Fe County, New Mexico
Paul A. Armijo
DEPUTY

ARMILJO SURVEYS INC.
PAUL A. ARMILJO: N.M.P.S. NO. 13604
P.O. BOX 24438, SANTA FE, NM 87502-9438
PH: (505) 471-1955 FAX: (505) 471-1925

PLAT OF BOUNDARY SURVEY OF
TRACT A-1
AIRPORT ROAD, SANTA FE, NM

DRAWN BY P.A.A. DATE SEPT 2018
SURVEY NO. 1809301 SHEET NO. 1 OF 1



- SURVEYORS NOTES**
1. SFC ASSESSOR MAP NO. FOR TRACT A-1: 1-049-095-058-432.
 2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF THE ADJOINING PROPERTY.
 3. DATE OF FIELD SURVEY: SEPTEMBER 20, 2018.
 4. THIS PROPERTY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
 5. THE DATA WITHIN PARENTHESIS IS RECORD DATA TAKEN FROM THE REFERENCE DOCUMENT NOTED WITHIN SAID PARENTHESIS.
(R1-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 1 AS NOTED HEREON.
(R2-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 2 AS NOTED HEREON.

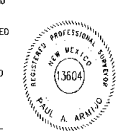
- DOCUMENTS OF REFERENCE**
- NOTE: RECORDING DATA SHOWN BELOW REFERS TO RECORDING-PLING DATA ON DOCUMENTS OBTAINED FROM THE OFFICE OF SANTA FE COUNTY CLERK.
1. SURVEY ENTITLED "ALIA/ACSM LAND TITLE SURVEY FOR AIRPORT ROAD PARTNERSHIP...", BY S.E. VIGAL, N.M.P.S. NO. 4405, FILED ON JANUARY 30, 1997, IN PLAT BOOK 355, PAGE 606, AS DOCUMENT NO. 972,495.
 2. SURVEY ENTITLED "ANNEXATION PLAT FOR SOUTH MEADOWS SHOPPING CENTER...", BY JAMES J. MEDRANO, N.M.P.S. NO. 5217, FILED ON SEPTEMBER 2, 1999, IN PLAT BOOK 423, PAGE 043, AS DOCUMENT NO. 1086,200.
 3. SURVEY ENTITLED "LOT SPLIT FOR PROPERTY OF AIRPORT ROAD PARTNERSHIP...", BY S.E. VIGAL, N.M.P.S. NO. 4405, FILED ON FEBRUARY 1, 1993, IN PLAT BOOK 243, PAGE 041, AS DOCUMENT NO. 862,485.
 4. CORPORATION GRANT DEED TRACT A-1 AMERICAN STORES PROPERTIES, INC. TO SMITH'S FOOD & DRUG CENTERS, INC., FILED ON AUGUST 16, 1989, IN MISC. BOOK 1679, PAGES 296-299, AS INSTRUMENT NO. 1086,258.

SURVEYORS CERTIFICATION

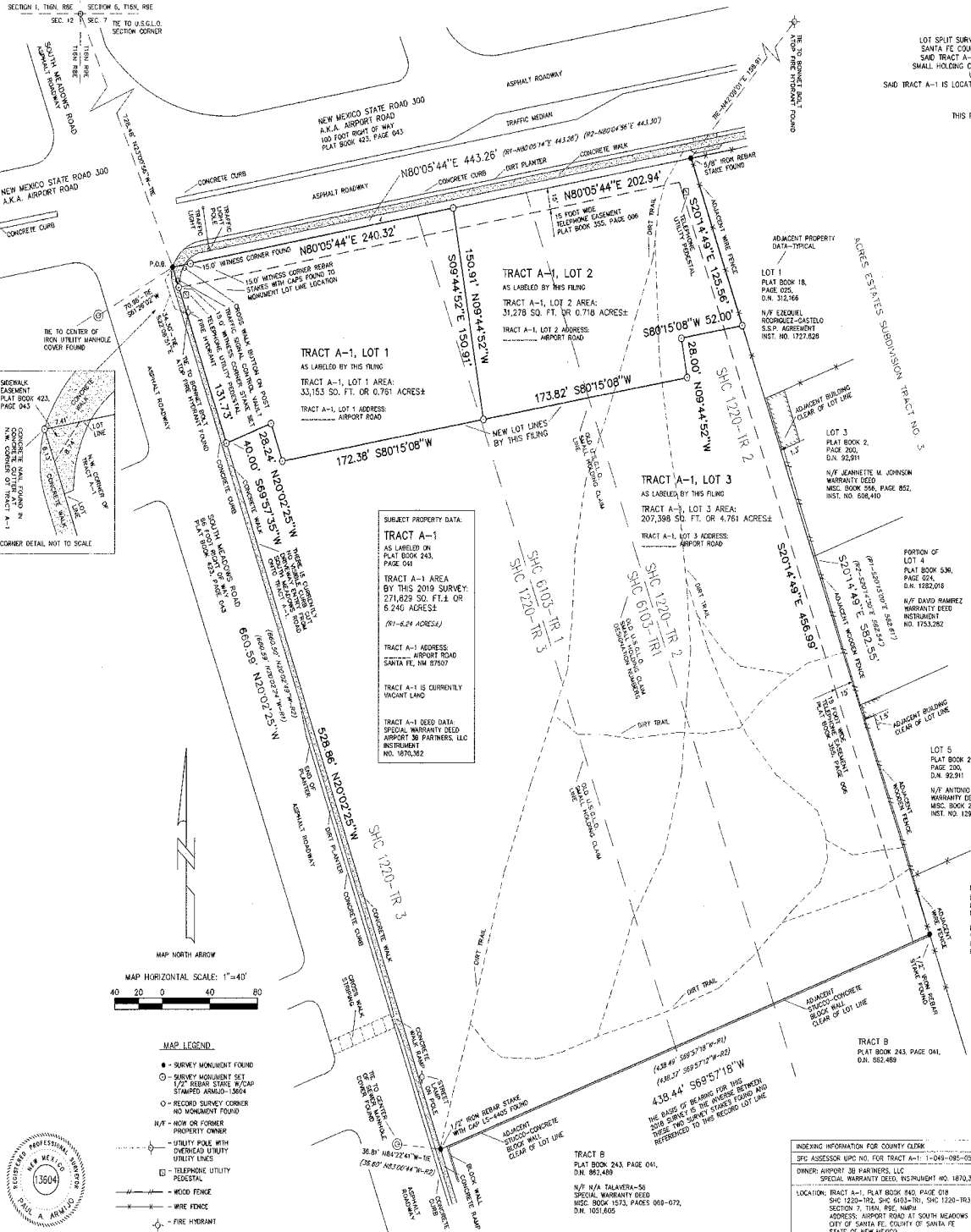
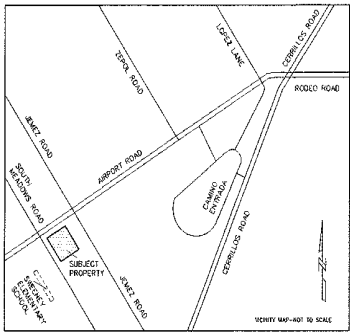
I, PAUL A. ARMILJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION ON SEPTEMBER 20, 2018 AND IS TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Paul A. Armijo OCTOBER 04, 2018
PAUL A. ARMILJO, N.M.P.S. NO. 13604



RECORDING INFORMATION FOR COUNTY CLERK	PLAT BOOK 243, PAGE 041, U.S. 862,489
SFC ASSESSOR MAP NO. FOR TRACT A-1: 1-049-095-058-432	N/P A/TAHERA-56 SPECIAL WARRANTY DEED MISC. BOOK 1973, PAGES 089-072, D.N. 104,800
OWNER: SMITH'S FOOD & DRUG CENTERS, INC. CORPORATION GRANT DEED, INSTRUMENT NO. 1086,258	LOCATION: TRACT A-1, PLAT BOOK 355, PAGE 606
	SIC 1220-TR-3, SIC 8103-TR-1, SIC 1220-TR-3, LOT 9 SECTION 7, T16N, R3E, N1/4M
	ADDRESS: AIRPORT ROAD AT SOUTH MEADOWS ROAD CITY OF SANTA FE, COUNTY OF SANTA FE STATE OF NEW MEXICO



Preliminary Subdivision Plat of Tract A-1, Airport Road, Santa Fe, NM

LOT SPLIT SURVEY OF A CERTAIN TRACT A-1, LAST DESCRIBED ON PLAT FILED IN SANTA FE COUNTY CLERK PLAT BOOK 340, PAGE 018, INSTRUMENT NO. 1869,341 SAID TRACT A-1 BEING PORTIONS OF SMALL HOLDING CLAIM 1220-TRACT 2, AND SMALL HOLDING CLAIM 8103-TRACT 1 AND SMALL HOLDING CLAIM 1220-TRACT 3 AND U.S.G.L.O. LOT 9, IN SECTION 7, T16N, R9E, N14MP4E. SAID TRACT A-1 IS LOCATED ON AIRPORT ROAD AT SOUTH MEADOWS ROAD, IN THE CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO.

SURPOSE STATEMENT:
THIS PLAT SPLIT ONE TRACT OF RECORD INTO THREE TRACTS
TWO NEW TRACTS HAVE BEEN CREATED

PLANNING COMMISSION APPROVAL CASE NO. 2019-_____

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF _____

CHAIR	DATE
SECRETARY	DATE
CITY OF SANTA FE LAND USE APPROVAL	
LAND USE CITY PLANNER	DATE
LAND USE CITY ENGINEER	DATE
COUNTY ACKNOWLEDGEMENT	
SANTA FE COUNTY TREASURER	DATE

OWNERS' CONSENT

THE UNDERSIGNED OWNERS DO HEREBY CONSENT TO THE LOT SPLIT SURVEY OF TRACT A-1 AS SHOWN HEREON. THIS LOT SPLIT AND SURVEY IS BEING MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, STATE OF NEW MEXICO.

STATE OF NEW MEXICO COUNTY OF SANTA FE

THIS INSTRUMENT WAS ASSIGNED BEFORE ME ON _____ BY _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

- SURVEYORS' NOTES**
- SEF ASSESSOR UPC NO. FOR TRACT A-1: 1-049-095-058-432.
 - DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF THE ADJOINING PROPERTY.
 - DATE OF FIELD SURVEY: NOVEMBER 01, 2019.
 - THIS PROPERTY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
 - THE DATA WITHIN PARENTHESES IS RECORD DATA TAKEN FROM THE REFERENCE DOCUMENT NOTED WITHIN SAID PARENTHESES.
(RT-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 1 AS NOTED HEREON.
(RD-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 2 AS NOTED HEREON.

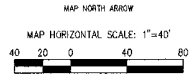
- DOCUMENTS OF REFERENCE**
- NOTE: RECORDING DATA SHOWN BELOW REFERS TO RECORDING-FILED DATA ON DOCUMENTS OBTAINED FROM THE OFFICE OF SANTA FE COUNTY CLERK.
- SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR AIRPORT ROAD PARTNERSHIP," BY S.E. WOLF, N.M.P.S. NO. 4426, FILED ON JANUARY 30, 1997, IN PLAT BOOK 355, PAGE 036, AS DOCUMENT NO. 872,495.
 - SURVEY ENTITLED "ANNEXATION PLAT FOR SOUTH MEADOWS SHOPPING CENTER," BY JAMES S. MEDRANO N.M.P.S. NO. 3277, FILED ON SEPTEMBER 2, 1999, IN PLAT BOOK 423, PAGE 043, AS DOCUMENT NO. 1058,808.
 - SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY OF TRACT A-1, AIRPORT ROAD," BY P.A. ARMUJO N.M.P.S. NO. 13604, FILED ON OCTOBER 4, 2019, IN PLAT BOOK 340, PAGE 018, AS DOCUMENT NO. 1869,341.
 - SPECIAL WARRANTY DEED TRACT A-1, SMITH'S FOOD & DRUG CENTERS, INC. AIRPORT 3B PARTNERS, LLC, FILED ON OCTOBER 17, 2018, AS INSTRUMENT NO. 1970,362.

SURVEYORS' CERTIFICATION

I, PAUL A. ARMUJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION ON NOVEMBER 01, 2019 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Paul A. Armijo 01-15-2020

PAUL A. ARMUJO, N.M.P.S. NO. 13604



- MAP LEGEND**
- SURVEY MONUMENT FOUND
 - SURVEY MONUMENT SET
 - 1/2\"/>

SUBJECT PROPERTY DATA

TRACT A-1 AS LABELED ON PLAT BOOK 243, PAGE 041

TRACT A-1 AREA BY THIS 2019 SURVEY: 271,829 SQ. FT. ± OR 6.246 ACRES ± (RT-6.24 ACRES)

TRACT A-1 ADDRESS: AIRPORT ROAD SANTA FE, NM 87507

TRACT A-1 IS CURRENTLY VACANT LAND

TRACT A-1 DEED DATA: SPECIAL WARRANTY DEED AIRPORT 3B PARTNERS, LLC INSTRUMENT NO. 1870,362

INDEXING INFORMATION FOR COUNTY CLERK

SEF ASSESSOR UPC NO. FOR TRACT A-1: 1-049-095-058-432

SPECIAL WARRANTY DEED, INSTRUMENT NO. 1870,362

DINER: AIRPORT 3B PARTNERS, LLC

TRACT A-1 LOCATION: TRACT A-1, PLAT BOOK 340, PAGE 018

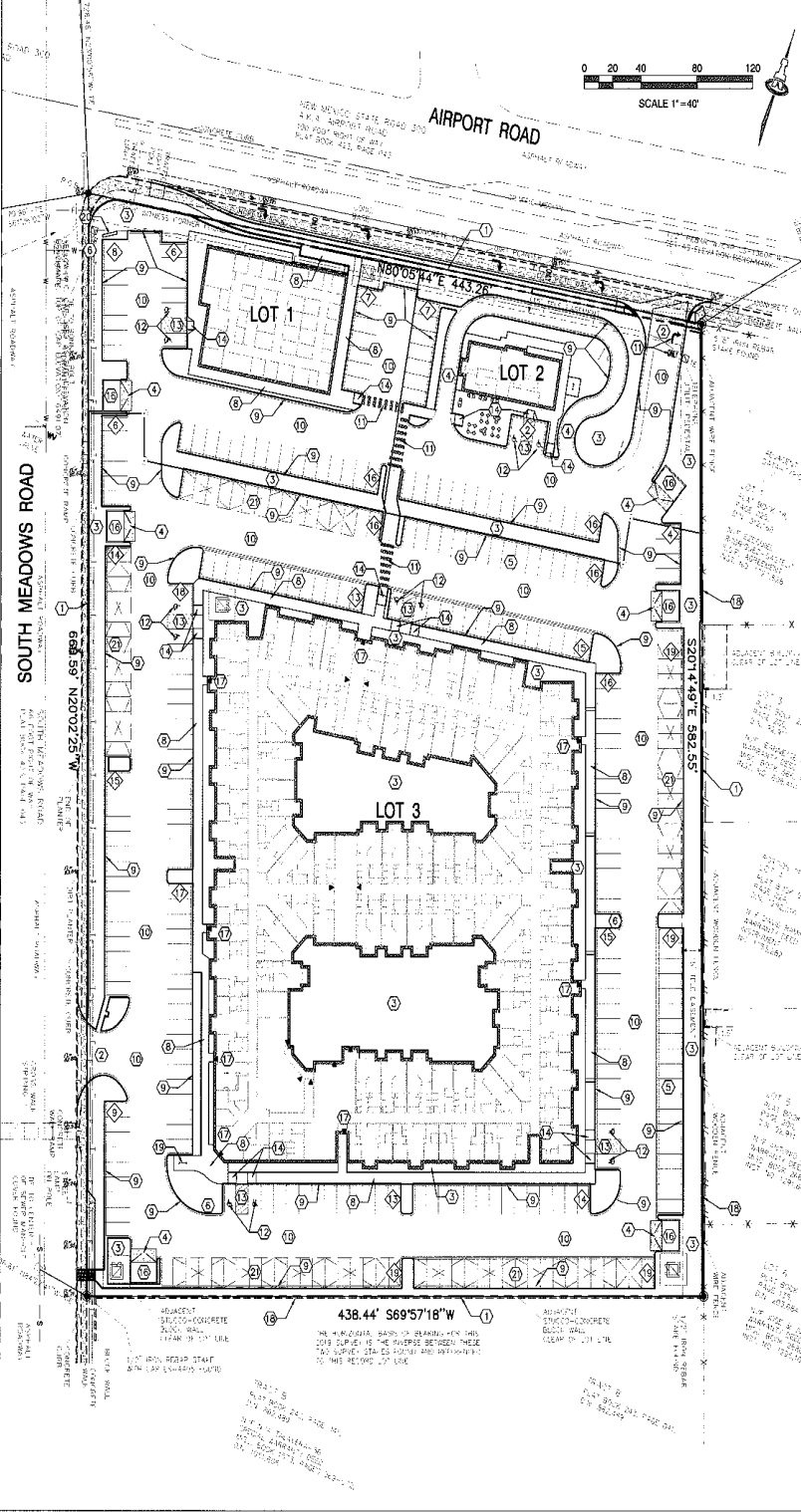
SECTION 7, T16N, R9E, N14MP4E ADDRESS: AIRPORT ROAD AT SOUTH MEADOWS ROAD CITY OF SANTA FE, COUNTY OF SANTA FE STATE OF NEW MEXICO

ARMUJO SURVEYS INC.

PAUL A. ARMUJO N.M.P.S. NO. 13604
P. O. BOX 24428, SANTA FE, NM 87502-9438
PH. (505) 471-9355 FAX: (505) 471-9325

PRELIMINARY SUBDIVISION OF TRACT A-1
5750 AIRPORT ROAD, SANTA FE, NM

DRAWN BY P.A.A. DATE NOV. 2019
SURVEY NO. 1910287 SHEET NO. 1 OF 1



- KEYED NOTES**
- PROPERTY LINE
 - VEHICLE ENTRANCE
 - OPEN SPACE
 - CONCRETE PAVING
 - DRAINAGE POND
 - FIRE HYDRANT
 - FIRE LANE
 - CONCRETE WALK
 - CONCRETE CURB AND CUTTER
 - ASPHALT PAVEMENT
 - PAINTED PAVEMENT MARKINGS
 - ADA COMPLIANT PARKING SPACE
 - ADA COMPLIANT ACCESS AISLE
 - ADA COMPLIANT RAMP
 - LIGHT FIXTURE
 - REFUSE ENCLOSURE
 - ENTRANCE
 - PERMEABLE BLOCK WALL
 - BICYCLE RACK
 - MONUMENT SIGN
 - PARKING SHADE STRUCTURES

NOTARIZED STORMWATER AGREEMENT

STORMWATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY HEREBY GRANTS THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

OWNER'S PRINTED NAME _____
 OWNER'S SIGNATURE/DATE _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20____ (OR EQUAL)
 NOTARY PUBLIC MY COMMISSION EXPIRES _____

CITY APPROVALS

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING ON _____ CASE # _____
 PLANNING COMMISSION CHAIRPERSON _____ DATE _____
 PLANNING COMMISSION SECRETARY _____ DATE _____
 REVIEWED BY THE CITY OF SANTA FE:
 CITY PLANNER _____ DATE _____
 CITY ENGINEER FOR LAND USE _____ DATE _____

AFFIDAVIT

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.
 OWNER'S PRINTED NAME _____
 OWNER'S SIGNATURE/DATE _____
 THE FOREGOING WAS SWORN, ACKNOWLEDGED, AND SUBSCRIBED BEFORE ME
 BY _____ THIS _____ DAY OF _____, 20____

NOTARY PUBLIC MY COMMISSION EXPIRES _____

MODIFICATIONS

SITE PLAN MODIFICATIONS ARE SUBJECT TO APPROVAL BY THE CITY OF SANTA FE AS PART OF THE BUILDING PERMIT PROCESS.

PARKING DATA

PARKING CALCULATIONS:
 Lot 1, Bldg A
 Required: 5,740 NLA @ 1 space/200 SF = 29 spaces
 Provided: 50 parking spaces + 2 ADA = 52 spaces
 Lot 2, Bldg B
 Required: 1,680 NLA 1/200 = 9 spaces
 Provided: 36 parking spaces + 2 ADA = 38 spaces
 Lot 3, Bldg C
 Required: 233 Units < 800 SF x 1.25 = 292 spaces
 Provided: 242 parking spaces + 8 ADA = 250 spaces
 Total* Required = 330 spaces
 Provided = 340 spaces
 * A SHARED PARKING PLAN is approved with this DEVELOPMENT PLAN.
 BICYCLE PARKING: (Per SFCC Table 14.8-6.3)
 Required: 12
 Provided: 12

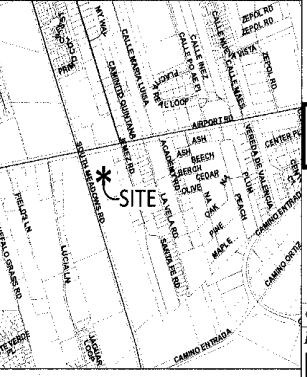
OPEN SPACE

COMMERCIAL: Lots 1 & 2 1.48 ac. / 64,468 sf
 Required: 20% 12,894 SF
 Provided: 25.6% 16,435 SF
RESIDENTIAL: Lot 3 4.761 ac. / 207,398 SF
 Required: 0% 0 SF
 Provided: 19.5% 40,345 SF

LEGEND

- MC SPACE
- TRANSFORMER
- PEDESTRIAN CROSS WALK
- INTERIOR LOT LINE
- BIKE RACK
- CARPURT
- PARKING ROW COUNT

VICINITY MAP



GENERAL NOTES

- SOLID WASTE COLLECTION WILL BE PROVIDED BY SF SOLID WASTE COLLECTION.
- EXTERIOR LUMINAIRES SHALL COMPLY WITH CHAPTER 14-8-9 SFCC.
- THE SITE SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2009.
- THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' AND 28' AROUND THE RESIDENTIAL BUILDING.
- THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIRE FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET FIC REQUIREMENTS.
- ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10%.
- FIRE LANE SURFACE SHALL BE ALL WEATHER AND SUPPORT 75,000 LBS.
- THE PROJECT IS SERVED BY A PRIVATE SANITARY SEWER COLLECTION SYSTEM.

SITE DATA

ZONING: 5C-1 (Shopping Center 1)
LEGAL DESCRIPTION: Tract A-1
SITE AREA: 6.24 Acres 271,814.4 SF
 Lot 1 0.761 Acres 33,153 SF
 Lot 2 0.718 Acres 31,278 SF
 Lot 3 4.761 Acres 207,398 SF
GROSS FLOOR AREAS:
 Lot 1 Bldg. A: 7,175 SF
 Lot 2 Bldg. B: 2,100 SF
 Lot 3 Bldg. C: 148,737 SF
DENSITY: Lot 3 4.761 acres
 Maximum Allowable: No Maximum
 Provided: 233 Dwelling Units/48.94 dwellings per acre
LOT COVERAGE:
 Maximum Allowable: None
 Provided:
 Lot 1 Bldg. A: 7,175 SF/21.64%
 Lot 2 Bldg. B: 2,100 SF/6.7%
 Lot 3 Bldg. C:
 Apartment Bldg: 65,469 SF
 Carports (Roofed Area): 13,284 SF
 Lot 3 Total: 78,753 SF/38.0%
BUILDING HEIGHT:
 Maximum Allowable: 39' (35'-0" + 4'-0" per SFCC 14-7.1 (C)(1)(b))
 Proposed Building Height:
 Bldg. A: 27'-0"
 Bldg. B: 24'-0"
 Bldg. C: 39'-0"

BUILDING SETBACKS:

	REQUIRED	PROVIDED		
		Lot 1, Bldg. A	Lot 2, Bldg. B	Lot 3, Bldg. C
STREET:	7'-0"	10'	36'	85'
SIDE:	5'-0"	78'	98'	76'
REAR:	15'-0"	62'	82'	85'

UNIT DATA

UNIT NAME:	UNIT TYPE:	AREA (SF):	UNIT COUNT:	TOTAL AREA (SF):	% BREAKDOWN
S1	1br/1ba	465	46	21,390	69%
A1	1br/1ba	588	42	24,696	
A2	1br/1ba	615	26	15,190	
A3	1br/1ba	630	46	28,980	
B1	2br/2ba	780	34	26,520	31%
B2	2br/2ba	799	39	31,161	
TOTAL:			233	148,737	

ARCHITECT

NOT FOR CONSTRUCTION

CONSULTANT
Isaacson & Artman, Inc.
 Civil Engineering Consultants
 128 Monroe Street NE
 Albuquerque, NM 87102
 505-248-4328 | www.isaacson.com

CLIENT
BRR 5750
Airport Road,
LLC
 531 DELORES STREET
 UNIT A
 SANTA FE, NM 87501


PROJECT
CASA AZUL

5750 AIRPORT ROAD
 SANTA FE, NM 87507

SHEET TITLE
Development
Plan

REV. DATE COMMENT
 1 10/15/2019

DRAWN BY:
 CHECKED BY:
 DATE: 10/15/2019
 JOB NUMBER:
 FILE NAME:
 SHEET NUMBER:
DP-101

GENERAL CIVIL NOTES	GRADING NOTES	STORM DRAIN NOTES	UTILITY NOTES	ARCHITECT
<p>A. THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.</p> <p>B. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE STATED ON OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS (COA SPEC.)</p> <p>C. NO WORK SHALL BE PERFORMED WITHOUT THE APPROPRIATE PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.</p> <p>D. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.</p> <p>E. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.</p> <p>F. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.</p> <p>G. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES.</p> <p>H. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. THE CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF THE INSPECTIONS.</p> <p>I. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.</p> <p>J. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LINES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.</p> <p>K. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.</p> <p>L. THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.</p> <p>M. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT IN-811 FOR UTILITY LINE SPOTS FIVE WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.</p> <p>N. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NM811 (811) FOR LOCATION OF EXISTING UTILITIES.</p> <p>O. ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR NMDOT STANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND PRIORITY).</p> <p>P. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.</p> <p>Q. VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.</p> <p>R. SOIL TESTING AND INSPECTION SERVICES DURING SITE OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.</p> <p>S. CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE 15-25 TRAFFIC RATES.</p> <p>T. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.</p>	<p>A. GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN IN THIS PLANSET.</p> <p>B. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.</p> <p>C. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.</p> <p>D. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHER.) A CURRENT CITY-APPROVED ESC PERMIT MUST BE SUBMITTED AND APPROVED PRIOR TO RECEIVING A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT. CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE WHO WILL PREPARE SWPPP AND INSPECT REQUIRED ELEMENTS.</p> <p>E. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.</p> <p>F. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE 4:01 FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE 4.0:05' FROM PLAN ELEVATION.</p> <p>G. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR 'X', TRANSITIONS SHALL BE SMOOTH.</p> <p>H. PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.</p> <p>I. ALL EROSION PROTECTION TO BE INSTALLED AS 4" AVG. DIA. ANGULAR FACED ROCK (F.F. ROCK) PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXILE (0.5').</p> <p>J. SIDESLOPES STEEPER THAN 3:1 MUST HAVE PERMANENT EROSION PROTECTION INSTALLED, TYPICAL.</p> <p>K. STORMWATER QUALITY CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.</p> <p>L. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.</p> <p>M. FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE (FOR CERTIFICATE OF OCCUPANCY) CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES: <ul style="list-style-type: none"> AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED PLAN; TOP AND BOTTOM ELEVATIONS AS REQUIRED TO DEFINE THE PERIMETER OF PONDS (TO BE USED BY ENGINEER TO CALCULATE AS-BUILT VOLUME PROVIDED); POND OVERFLOW ELEVATIONS </p> <p>N. ALL CONSTRUCTION, INCLUDING DRAIN INLETS, PIPES AND PONDS SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION.</p> <p>O. GRADING OF FIRST FLUSH BASINS WILL BE INSPECTED AS PART OF ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. DURING LANDSCAPING, FIRST FLUSH BASINS WILL BE SMOOTHLY INTEGRATED INTO LANDSCAPING WHILE MAINTAINING REQUIRED TOP AND BOTTOM ELEVATION, VOLUME AND INLET / OVERFLOW ELEVATIONS.</p> <p>P. UPON WRITTEN REQUEST COORDINATED THROUGH THE PROJECT ARCHITECT, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE WILL BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL. DO NOT USE THIS PLAN FOR PROJECT STAKING AS THERE IS NO CERTAINTY THAT IT IS USING THE MOST CURRENT SITE BASE.</p> <p>Q. SITE CONSTRUCTION HORIZONTAL LAYOUT / STAKING SHALL BE COORDINATED WITH THE ARCHITECT USING THE ARCHITECT PROVIDED SITE PLAN.</p>	<p>A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED STORM DRAINS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, INLET AND MANHOLE COLLARS, MANHOLES, WATER QUALITY FEATURES, EROSION CONTROL FEATURES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.</p> <p>B. MINIMUM COVER FOR STORM DRAIN PIPES SHALL BE 12" UNLESS OTHERWISE NOTED.</p> <p>C. STORM DRAINS SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.</p> <p>D. STORM DRAINS SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.</p> <p>E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO ROOF DOWNSPOUTS AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL.</p> <p>F. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM 0-1557.</p> <p>G. ALL INLET AND AREA DRAIN RINGS & GRATES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE STORM DRAINS SHALL BE ADJUSTED TO FINISHED GRADE UNLESS OTHERWISE NOTED ON THE PLANS.</p> <p>H. ALL STORM DRAIN CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 18" MIN CLEARANCE. IF 18" CLEARANCE IS NOT POSSIBLE, CONTACT THE ENGINEER IMMEDIATELY.</p> <p>I. RCP PIPES, PP PIPES, CONCRETE INLETS, MANHOLES, AND CLEANOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 900.</p> <p>J. HOPE PIPE SHALL BE ADS N-12 (WATERTIGHT) OR ENGINEER APPROVED EQUIVALENT. HOPE PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.</p> <p>K. PVC PIPES SHALL BE PVC SDR-35, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.</p> <p>L. STORM DRAINS SHALL BE INSTALLED AT INVERTS AND SLOPES SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS AND MANHOLES. THE PIPE SHALL DRAIN TOWARD THE OUTLET AT ALL LOCATIONS.</p>	<p>A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED UTILITIES SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.</p> <p>B. MINIMUM COVER SHALL BE 36" FOR WATERLINES AND 48" FOR SANITARY SEWER, EXCEPT AT BUILDING CONNECTIONS.</p> <p>C. UTILITY LINES SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.</p> <p>D. UTILITY LINES SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.</p> <p>E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING PLUMBING AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL. REFER TO THE MECHANICAL AND/OR PLUMBING PLANS FOR SERVICE CONNECTIONS.</p> <p>F. DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES TO DETERMINE THE SIZE, DEPTH, LOCATION, FITTINGS AND REQUIRED APPURTENANCES FOR THE DRY UTILITY SERVICE LINES ON THE SITE. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SERVICE CONNECTIONS.</p> <p>G. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM 0-1557.</p> <p>H. ALL WATER VALVE BOXES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE UTILITIES SHALL BE ADJUSTED TO FINISHED GRADE.</p> <p>I. ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 12" MIN CLEARANCE. IF 12" CLEARANCE IS NOT POSSIBLE, BOTH PIPES SHALL BE ENCASED IN CONCRETE OR AS DIRECTED BY THE ENGINEER.</p> <p>J. VALVES, METERS, SERVICE LINES, METER AND VALVE BOXES, TAPPING SLEEVES, HYDRANTS, AND OTHER WATER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 600.</p> <p>K. WATERLINES LESS THAN 4" DIAMETER SHALL BE COPPER TYPE K MEETING ASTM B 88 REQUIREMENTS. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.</p> <p>L. ALL FITTINGS AND COUPLINGS FOR WATERLINES LESS THAN 4" IN DIAMETER ARE TO BE COPPER. SOLDER JOINT FITTINGS IN ACCORDANCE WITH ASME 16.18 OR ASME B16.22.</p> <p>M. ALL FITTINGS AND COUPLINGS FOR WATERLINES 4" IN DIAMETER OR LARGER ARE TO BE MEGA LUG MECHANICAL JOINTS OR ENGINEER APPROVED EQUIVALENT.</p> <p>N. JOINTS SHALL BE RESTRAINED BY MEGA LUG HARNESSSES, OR ENGINEER APPROVED EQUIVALENT. JOINT RESTRAINTS SHALL BE INSTALLED AT DISTANCES FROM THE FITTINGS AS SHOWN ON THE JOINT RESTRAINT TABLE IN THESE PLANS.</p> <p>O. BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.</p> <p>P. FIRE LINES SHALL USE PIPE MATERIALS LISTED AND APPROVED FOR FIRE SERVICE BY UNDERWRITERS LABORATORIES.</p> <p>Q. FIRE DEPARTMENT CONNECTIONS SHALL MEET UL 405, WPA 1963, LOCAL FIRE DEPARTMENT REQUIREMENTS, AND FC 2015.</p> <p>R. ADJUST WATER AND FIRE LINES TO AVOID FLOODING, SEWER LINES, AND OTHER CONDUITS. INSTALL FITTINGS AS NOTED.</p> <p>S. SEWER MANHOLES, CLEANOUTS, SEWER SERVICE TAPS, AND OTHER SEWER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 900 / APWA SPEC. SECT. 900 / LOCAL UTILITY COMPANY SPECIFICATIONS.</p> <p>T. SEWER SERVICE LINES SHALL BE INSTALLED AT A 1% MINIMUM SLOPE UNLESS OTHERWISE SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS. THE PIPE SHALL DRAIN TOWARD THE SEWER MAIN AT ALL LOCATIONS.</p> <p>U. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE OR PVC 401 40 PIPE.</p>	<p>ARCHITECT</p> <p style="text-align: center;">NOT FOR CONSTRUCTION</p>  <p>CONSULTANT</p> <p>Isaacson & Artman, Inc. Civil Engineering Consultants</p> <p>132 Monroe Street NE Albuquerque, NM 87102 505-248-0428 www.iaaand.com</p> <p>CLIENT</p> <p>BRR 5750 Airport Road, LLC</p> <p>531 DELORES STREET UNIT A SANTA FE, NM 87501</p> <p>PROJECT</p> <p>CASA AZUL</p> <p>5750 AIRPORT ROAD SANTA FE, NM 87507</p> <p>SHEET TITLE</p> <p>Civil - General Notes</p> <p>REV. DATE COMMENT</p> <p>△ 10/09/19</p> <p>DRAWN BY:</p> <p>CHECKED BY:</p> <p>DATE: 10/15/2019</p> <p>JOB NUMBER:</p> <p>FILE NAME:</p> <p>SHEET NUMBER:</p> <p style="text-align: right;">C-100</p>

PAVING NOTES
<p>A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED PAVING SHOWN ON THE PAVING PLANS INCLUDING: ASPHALT AND OR CONCRETE PAVING, CURBS, GUTTERS, SIDEWALKS, RAMPS, PAVEMENT MARKINGS AND SIGNAGE. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.</p> <p>B. ALL PAVING, INCLUDING ASPHALT PAVEMENT, CONCRETE PAVEMENT, CURBS, GUTTERS, SIDEWALKS, AND RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECTION 300.</p> <p>C. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH COA SPEC. SECTION 400.</p> <p>D. ALL PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS (COA SPEC.)</p> <p>E. ADJUST ANY RIMS OR COVERS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. RIMS AND COVERS IN PAVED AREAS SHALL BE 15-25 TRAFFIC RATE.</p>

CITY CONSTRUCTION REQUIREMENTS

- 1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF CITY OF SANTA FE STANDARD DRAWINGS AND SPECIFICATIONS AS APPLICABLE.
2. UTILITY CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE APWA'S NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1987 EDITION INCLUDING LATEST PUBLISHED AMENDMENTS.
3. INFRASTRUCTURE CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION (SS98C).

- 15. GRADING SHALL BE COMPLETED UNDER THE AUTHORITY OF A BUILDING PERMIT, THE APPLICATION OF WHICH SHALL SHOW THE TYPE OF WORK AS "OTHER" WITH THE NOTATION OF GRADING, LANDSCAPING, AND INFRASTRUCTURE SHOW THEREON. CALL 505-955-6945 FOR PERMIT INFORMATION.
20. ALL CUT AND FILL SLOPES, INCLUDING SETBACK REQUIREMENTS, SHALL CONFORM TO THE REQUIREMENTS OF:
20.1. SANTA FE CITY CODE ARTICLE 14-8 (DEVELOPMENT AND DESIGN STANDARDS);
20.2. CHAPTER 33 OF THE UNIFORM BUILDING CODE, 1997 EDITION UNLESS OTHERWISE NOTED ON THE APPROVED CONSTRUCTION PLANS; AND
20.3. IN THE CASE OF CONFLICT BETWEEN THESE TWO SPECIFICATIONS, CITY CODE SHALL PREVAIL.

- 35. PMPB MATERIAL QUALITY TEST SAMPLES (WET) SHALL BE OBTAINED AND TESTED FOR EVERY 500 TONS OR FRACTION THEREOF OR ONE (1) SAMPLE PER DAY.
36. UTILITY AFFURTEENANCE SUCH AS TELEPHONE PEDESTALS, ELECTRICAL TRANSFORMERS, GAS, AND CABLE TV PEDESTALS SHALL BE PLACED OUTSIDE THE PUBLIC RIGHT-OF-WAY AND WITHIN UTILITY EASEMENTS. THE OWNER IS RESPONSIBLE FOR RELOCATING MISPLACED UTILITY STRUCTURES PRIOR TO REQUESTING A PRE-FINAL INSPECTION. WATER METER BOXES AND FIRE HYDRANTS MAY BE PLACED BETWEEN THE SIDEWALK AND CURB. WATER VALVE AND METER BOXES ARE NOT TO BE PLACED WITHIN MAINTENANCE AREAS OF SEAM-IMPROVED (GRAVEL OR EQUAL) ROADS.
37. CONSTRUCTION DEBRIS AND/OR EXCESS MATERIAL SHALL BE STORED IN AN ONSITE AREA AND APPROPRIATELY CONTAINED. SAID DEBRIS SHALL NOT BE A NUISANCE TO THE SURROUNDING NEIGHBORHOOD. DISPOSAL OF DEBRIS SHALL BE EITHER WITHIN THE CITY LIMITS UNDER SEPARATE GRADING PERMIT OR AT A DESIGNATED IMBED APPROVED DISPOSAL SITE. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE AS TO PROPOSED DEBRIS DISPOSAL SITE LOCATION(S). ALL DEBRIS AND/OR EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE PRIOR TO SCHEDULING A PRE-FINAL INSPECTION WITH PAOR STAFF.

- 57. FOR RECORD DRAWINGS, THE MANHOLE TO A CITY OF SANTA FE SURVEY MONUMENT AS PART OF THE FINAL RECORD DRAWINGS SHOW CORRECTED AS-BUILT BEARING AND DISTANCES, SLOPES, RIM AND INVERT ELEVATIONS AND SEWER SERVICES ALONG THE HORIZONTAL ALIGNMENT OF THE SANITARY SEWER.
58. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND LOCATING THE SEWER SYSTEM UNTIL CITY ACCEPTANCE FOR MAINTENANCE. DAMAGES RESULTING FROM A STOPPAGE IN ANY GRAVITY AND/OR PRESSURE SEWER SYSTEM WILL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL A FINAL ACCEPTANCE LETTER FOR PERMANENT MAINTENANCE HAS BEEN ISSUED BY THE WASTEWATER MANAGEMENT DIVISION.
59. WATER METERS WILL NOT BE PLACED UNTIL A FINAL ACCEPTANCE LETTER HAS BEEN ISSUED BY THE WASTEWATER DIVISION FOR ALL ONSITE SANITARY SEWER NEEDED IN ORDER FOR THE PROJECT TO CONNECT TO THE SANITARY SEWER SYSTEM.
60. 20-FOOT WIDE ACCESS GATES SHALL BE PROVIDED AT ALL FENCES, WALLS OR OTHER OBSTRUCTIONS THAT CROSS A PUBLIC SEWER LINE. ACCESS GATES TO BE LOCATED WITHIN THE SANITARY SEWER EASEMENT.

NOT FOR CONSTRUCTION



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CLIENT

BRR 5750
Airport Road,
LLC

531 DELORES STREET
UNIT A
SANTA FE, NM 87501

PROJECT

CASA AZUL

5750 AIRPORT ROAD
SANTA FE, NM 87507

SHEET TITLE

City
Construction
Notes

REV: DATE COMMENT
1 02/09/19

DRAWN BY:

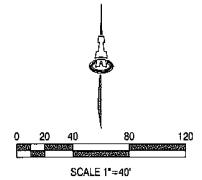
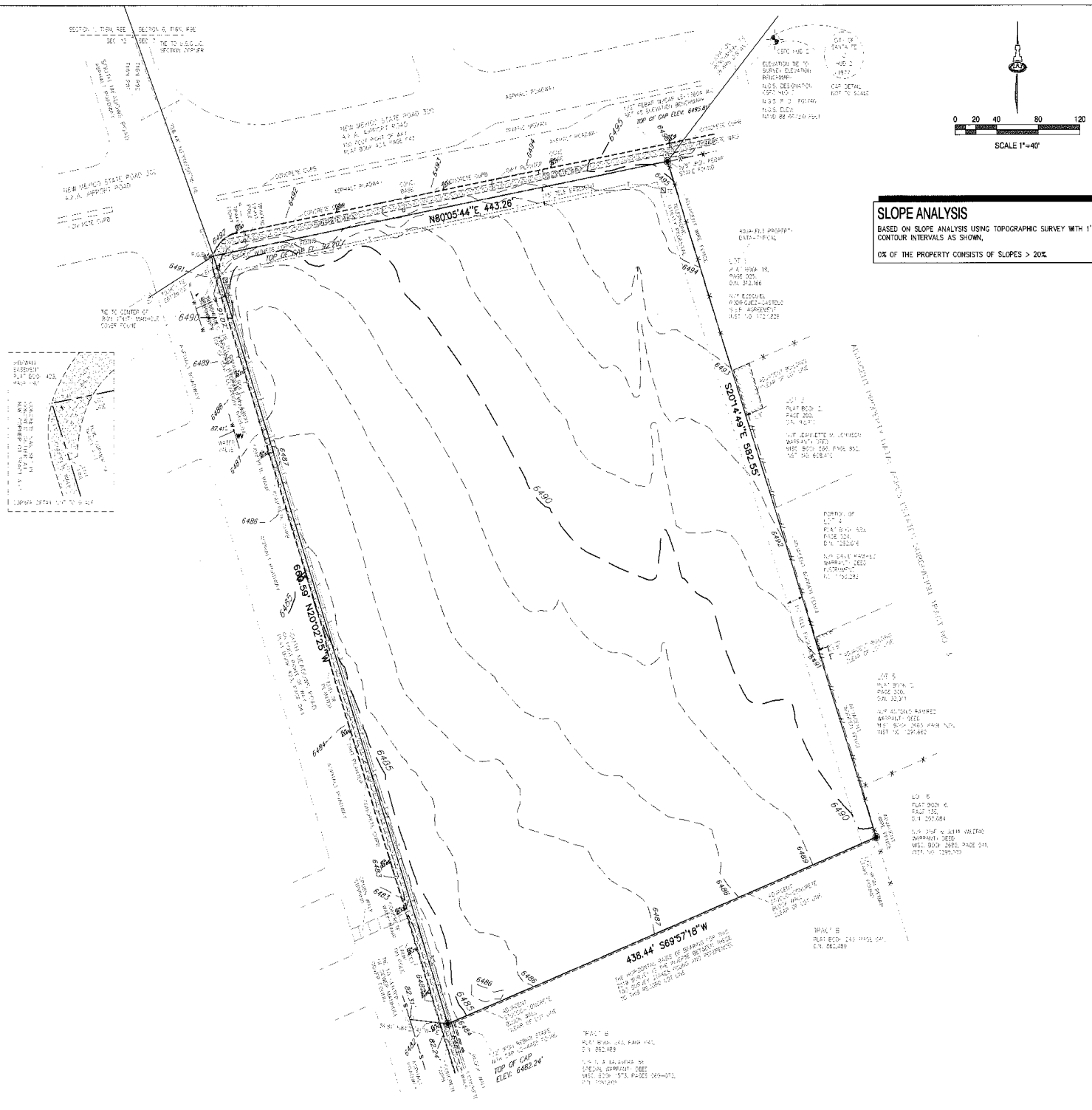
CHECKED BY:

DATE: 10/19/2019

JOB NUMBER:

FILE NAME:

SHEET NUMBER:



SLOPE ANALYSIS
 BASED ON SLOPE ANALYSIS USING TOPOGRAPHIC SURVEY WITH 1' CONTOUR INTERVALS AS SHOWN.
 0% OF THE PROPERTY CONSISTS OF SLOPES > 20%.

ARCHITECT

NOT FOR CONSTRUCTION

CONSULTANT
Isaacson & Artman, Inc.
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 128 Moore Street SE
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CLIENT
BRR 5750
Airport Road, LLC

531 DELORES STREET
 UNIT A
 SANTA FE, NM 87501

PROJECT
CASA AZUL

5750 AIRPORT ROAD
 SANTA FE, NM 87507

SHEET TITLE
Existing Conditions and Slope Analysis

REV	DATE	COMMENT
△	08/01/19	DRAWN

DRAWN BY:
 CHECKED BY:
 DATE: 10/15/2019
 JOB NUMBER:
 FILE NAME:
 SHEET NUMBER:

C-102

AIRPORT ROAD APARTMENTS / OFFICE COMERCIAL CENTER

5750 AIRPORT ROAD
SANTA FE, NEW MEXICO, 87507

FEBRUARY, 2020
WATERLINE PLAN

DOMESTIC & IRRIGATION WATER SERVICE TABLE

SERVICE ADDRESS	STREET NAME	SERVICE SIZE & TYPE (DS OR IR)
5750	AIRPORT RD	5/8" DS
5750	AIRPORT RD	1 1/2" DS
5750	AIRPORT RD	4" DS
5750	AIRPORT RD	1" IR

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW GPM	RESIDUAL PRESSURE PSI	BUILDING(S) SERVED
8"	XXXX	XX	1

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH. PEAK FLOWS IS IN GALLONS PER MINUTE. RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.

GENERAL NOTES

- CONTRACTOR SHALL NOTIFY THE SANGRE DE CRISTO WATER DIVISION FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
- CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE SDCOW CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL EXPOSURES SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
- ALL STREETS SHALL BE CUT TO WITHIN 2" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
- LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVEWAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED IN WRITING BY SDCOW.
- CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SKINNED PLATS AND SDCOW DRAWINGS.
- MATERIAL SUBMITTALS SHALL BE APPROVED BY SDCOW PRIOR TO CONSTRUCTION.
- CONTACT NEW MEXICO ONE CALL AT 847 MYO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
- PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
- A MINIMUM OF 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
- CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING VALVE TIES, AS-BUILT DRAWINGS INCLUDING, BUT NOT LIMITED TO FITTING TO FITTING MEASUREMENTS, SERVICE TO SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
- ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE AFTER FIRST COURSE OF ASPHALT AND BEFORE FINAL COURSE OF ASPHALT.
- FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE SDCOW FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
- A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY SDCOW.
- ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND SDCOW.
- WORK ON SDCOW FACILITIES SHALL NOT BEGIN UNTIL SDCOW HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
- FITTINGS SHALL BE USED TO INSTALL PVC PIPE. NO BENDING OF THE PIPES TO FIELD FIT WILL BE ALLOWED.



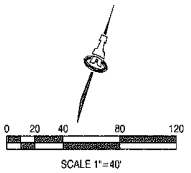
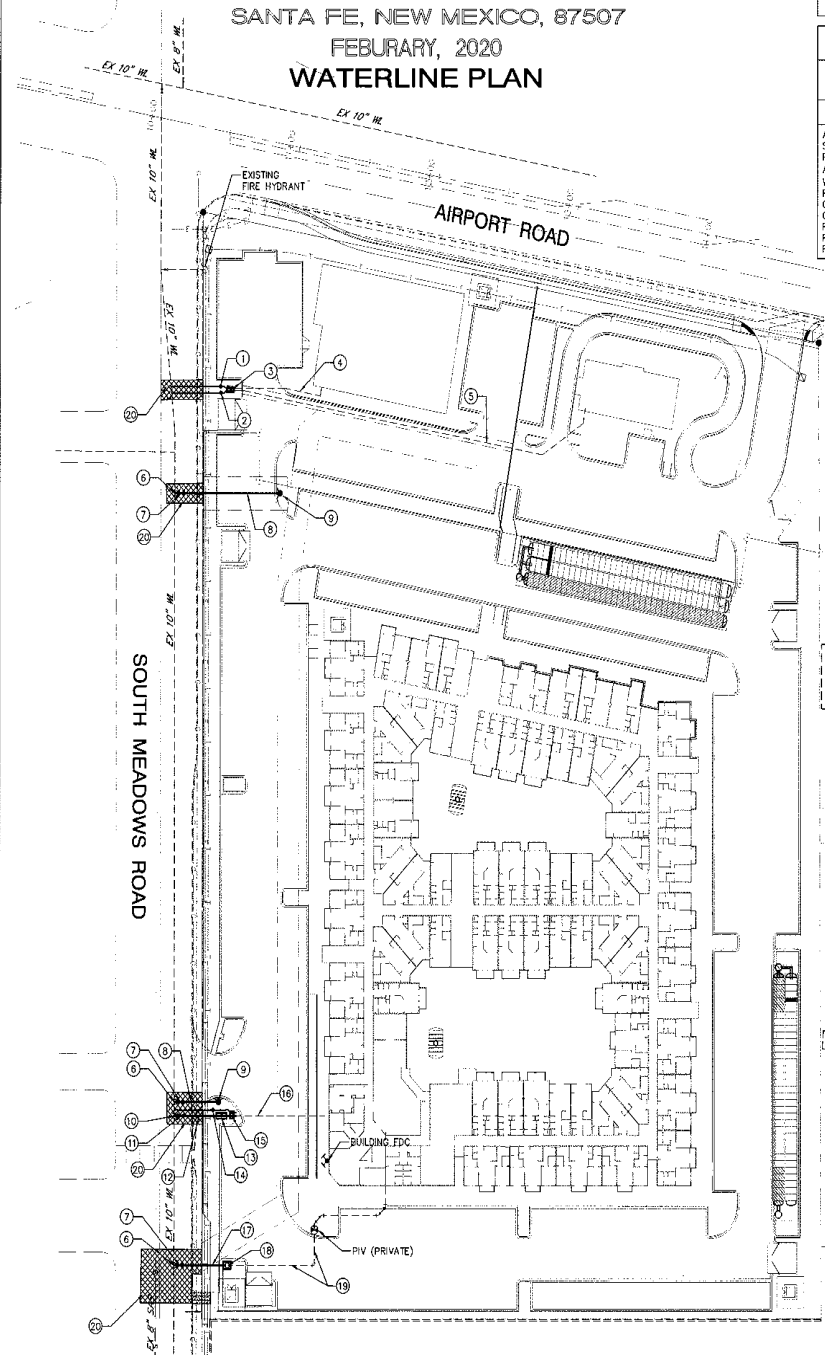
SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS



GENERAL NOTES
DATE: 01

LEGEND

- EXISTING 12" & 8" WATER LINES
- 6" & 8" WATER LINES
- +--- GATE VALVE
- +--- FIRE HYDRANT
- EXISTING SEWER LINE



CITY OF SANTA FE WATER DIVISION _____ DATE _____
SANTA FE FIRE DEPARTMENT _____ DATE _____

RECORD MAPPING

AS BUILT	INITIALS	DATE
VALVE MAPS		
CIS (MAPPINGS)		
INSPECTOR APPROVED		

RECORD DRAWINGS

THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS. CERTIFIER THAT THE INFORMATION SHOWN IS A REASONABLE DOCUMENTATION OF THE FINAL CONSTRUCTION.

ENGINEER	PE	DATE



M-14

KEYED NOTES

- WATER KEYED NOTES
- 5/8" WATER SERVICE CONNECTION / METER PER COSFWO STD. DWGS. 02.
 - 1 1/2" WATER SERVICE CONNECTION / METER PER COSFWO STD. DWGS. 04.
 - 1 1/2" AND 2" RPBFP FERRO MODEL LFB25YA IN A SAFE-T-COVER MODEL 200-AL WITH HEATER.
 - 1" WATER SERVICE LINE (FOR INFORMATION ONLY).
 - 2" WATER SERVICE LINE (FOR INFORMATION ONLY).
 - 10"x6" TAPPING SLEEVE.
 - 6" TAPPING GATE VALVE W/ BOX.
 - 6" WATERLINE.
 - FIRE HYDRANT PER COSFWO STD DWG 07.
 - 10"x4" TAPPING SLEEVE.
 - 4" TAPPING GATE VALVE W/ BOX.
 - 4" WATERLINE.
 - 4" WATER METER IN VAULT PER COSFWO STD DWG 19.
 - 1" WATER SERVICE CONNECTION (IRRIGATION) / METER PER COSFWO STD. DWGS. 03.
 - 4" REDUCED PRESSURE BACK FLOW PREVENTER WITH DETECTOR ASSEMBLY FERRO MODEL LFB50Y AND 1" RPBFP FERRO MODEL LFB25YA IN SAFE-T-COVER MODEL 400TLUB80-AL WITH HEATER.
 - 4" WATER SERVICE LINE (FOR INFORMATION ONLY).
 - 6" D.I. WATERLINE (FIRE).
 - 6" REDUCED PRESSURE BACK FLOW PREVENTER WITH DETECTOR ASSEMBLY FERRO MODEL LFB50Y IN SAFE-T-COVER MODEL 600TLUB80-AL WITH HEATER.
 - 6" FIRE LINES (FOR INFORMATION ONLY).
 - REMOVE AND REPLACE ASPHALT PAVEMENT AND PCC CURB AND GUTTER FOR INSTALLATION OF NEW UTILITIES.

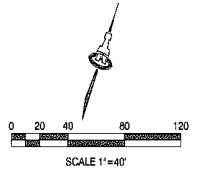
FRED C. ARMSTRONG
NEW MEXICO
Professional Engineer
1322
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**AIRPORT ROAD
APARTMENTS & OFFICE /
COMERCIAL CENTER**

WATERLINE PLAN

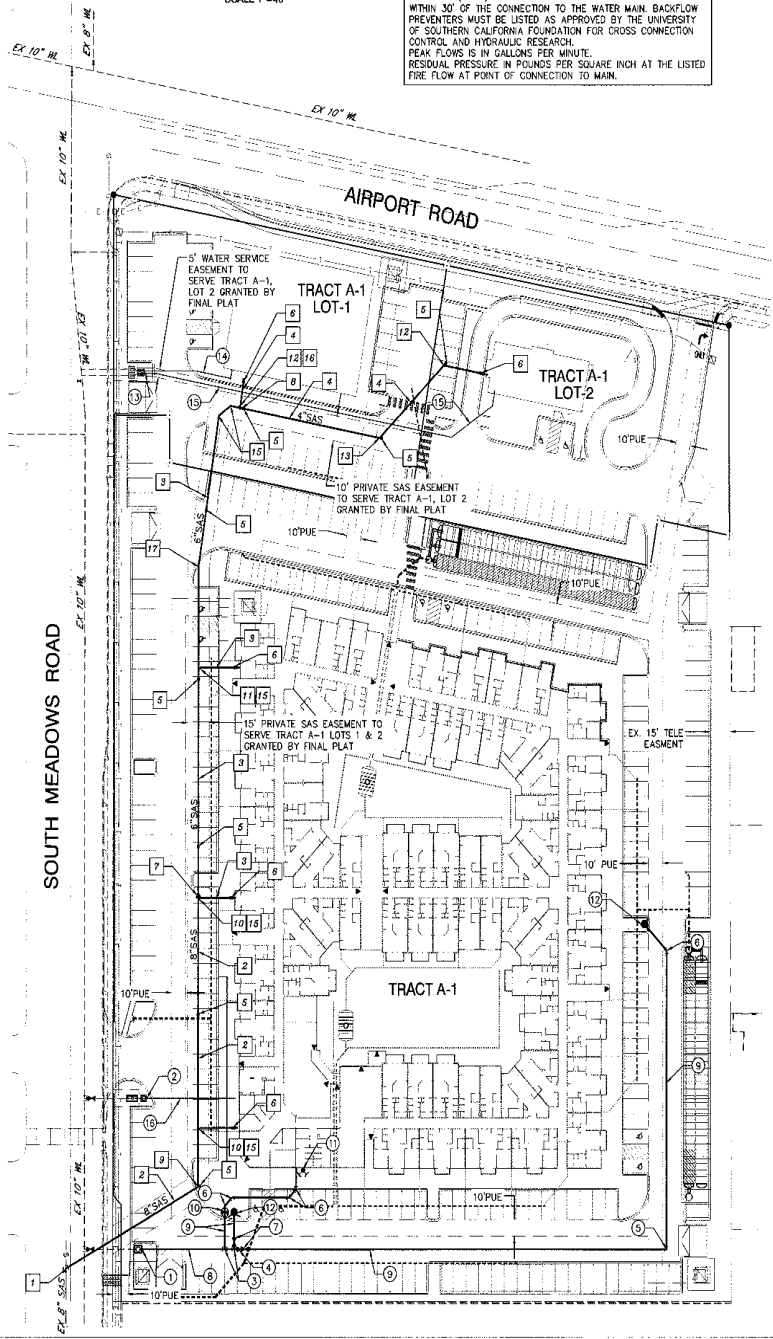
APPROVED	INSPECTOR
DATE: 2019	DATE: 2019
CITY OF SANTA FE WATER DIVISION	CITY OF SANTA FE WATER DIVISION
SANTA FE FIRE DEPARTMENT	SANTA FE FIRE DEPARTMENT
ALBUQUERQUE TERRITORIAL SECTION	ALBUQUERQUE TERRITORIAL SECTION
M-14	T16N, R9E, S07
38	1 OF 1



FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW GPM	RESIDUAL PRESSURE PSI	BUILDING(S) SERVED
8"	XXX	XX	1

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH. PEAK FLOWS IS IN GALLONS PER MINUTE. RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.



KEYED NOTES

WATER KEYED NOTES

- CONNECT 8" FIRE LINE TO EXISTING 8" WATERLINE RPBPF INSTALLED PER COSFW #2019 38
- CONNECT 4" WATER SERVICE LINE TO RPBPF INSTALLED PER COSFW #2019 38
- 8"x5" TEE
- 8"x8" REDUCER
- 6" 90° BEND (LT=46')
- 6" 45° BEND (LT=9')
- 8" GATE VALVE W/ BOX (LT=46')
- 8" DI WATERLINE (FIRE)
- 6" DI WATERLINE (FIRE)
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION, WALL MOUNT (FDC)
- FIRE HYDRANT
- CONNECT 1 1/2" AND 2" WATER SERVICE LINES TO EXISTING RPBPF PER COSFW PROJECT #2019 38
- 1 1/2" WATER SERVICE LINE
- 2" WATER SERVICE LINE
- 4" WATER SERVICE LINE

SEWER KEYED NOTES

- CONNECT NEW SAS SERVICE LINE TO EXISTING SAS MANHOLE PER COSFW STD DWG. SAS-10
- 8" SANITARY SEWER LINE, AT 2% MIN. SLOPE
- 6" SANITARY SEWER LINE, AT 2% MIN. SLOPE
- 4" SANITARY SEWER LINE, AT 2% MIN. SLOPE
- SINGLE CLEAN OUT
- DOUBLE CLEAN-OUT WITH SEWER BACKWATER VALVE. SEE DETAIL BELOW
- 8"x6" REDUCER
- 6"x4" REDUCER
- 8"x8" WYE/TEE
- 8"x5" WYE/TEE
- 6"x6" WYE/TEE
- 6"x4" WYE/TEE
- 4"x4" WYE/TEE
- 8" 45° BEND
- 6" 45° BEND
- 4" 45° BEND
- 8" 11 1/2° BEND

GENERAL NOTES

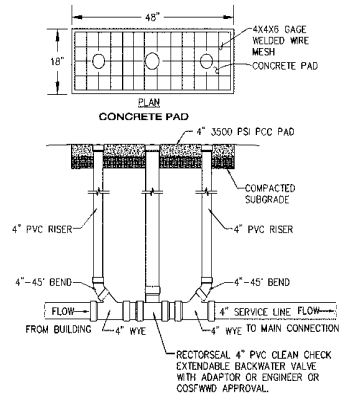
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CC-101 FOR STORM DRAIN DESIGN.
- ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS

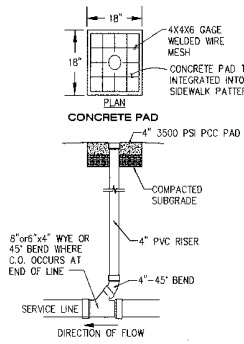
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTINGS PER KEYED NOTES THIS SHEET.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
 - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
- DEPTH OF BURY: 3.0 FT. MINIMUM
FACTOR OF SAFETY: 1.5
MATERIAL: PVC
SOIL TYPE: GM/SW - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE: 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL OR BEDDED IN SAND TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM, BACKFILL COMPACTED TO TOP OF PIPE.
- DIFFERENT CRITERIA, E.G. GREATER DEPTH OF BURY, ETC. WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE CITY OF SANTA FE WATER DEPARTMENT.

LEGEND

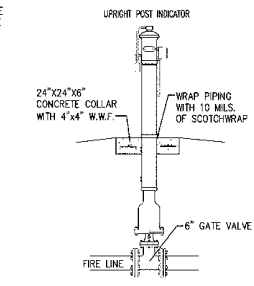
- WL-- EXISTING WATERLINE
- SAS-- EXISTING SEWER LINE
- NEW WATERLINE
- NEW SEWER LINE



DOUBLE CLEANOUT WITH BACKWATER VALVE DETAIL



SINGLE CLEANOUT DETAIL



POST INDICATOR VALVE

ARCHITECT

NOT FOR CONSTRUCTION



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Civil Engineering Consultants
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505-268-8818 | www.iaa.com

CLIENT

BRR 5750
Airport Road,
LLC

631 DELORES STREET
UNIT A
SANTA FE, NM 87501

PROJECT

CASA AZUL

5750 AIRPORT ROAD
SANTA FE, NM 87507

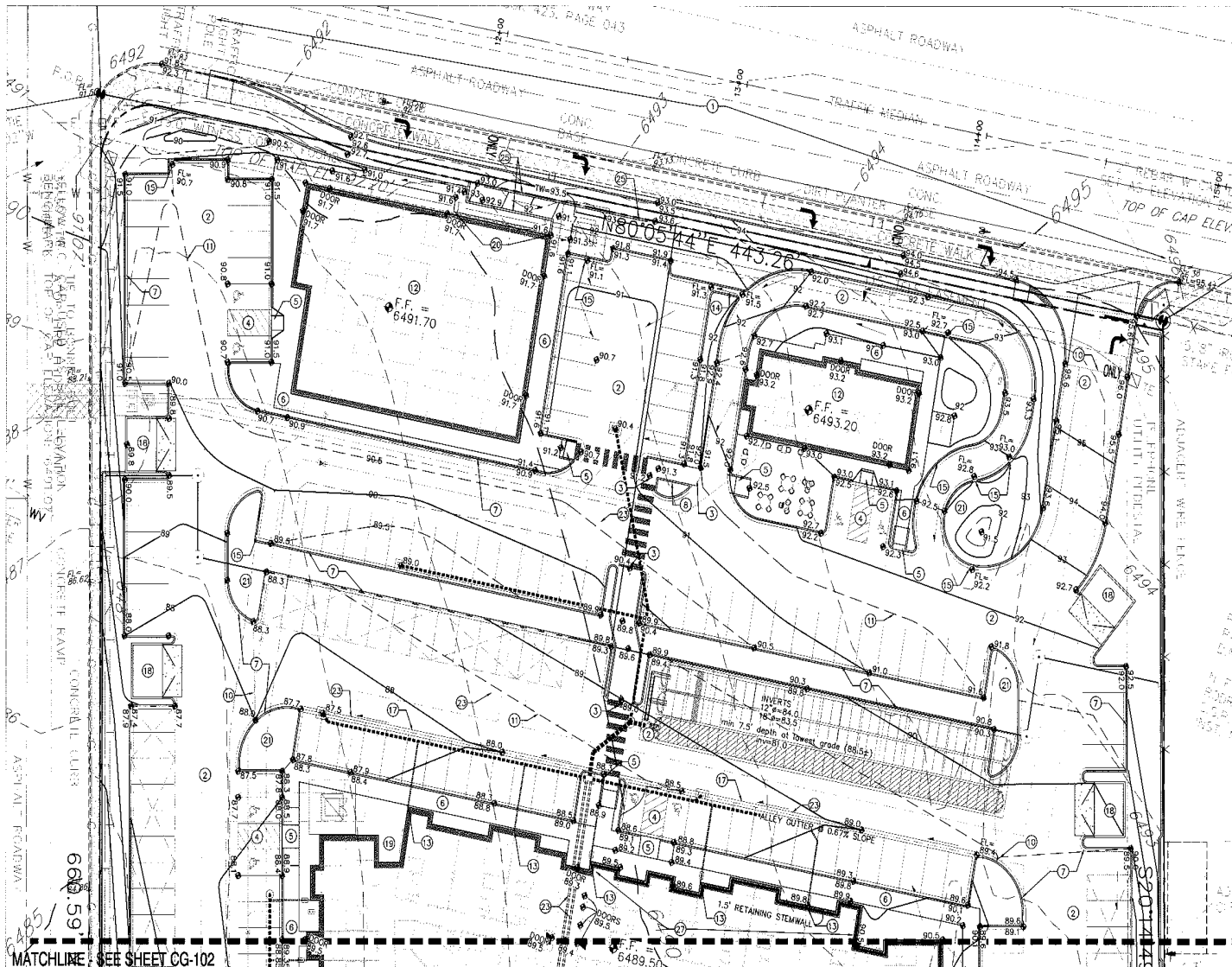
SHEET TITLE

UTILITY PLAN

REV.	DATE	COMMENT
1	10/15/2019	ISSUED FOR PERMIT

DRAWN BY:
CHECKED BY:
DATE: 10/15/2019
JOB NUMBER:
FILE NAME:
SHEET NUMBER:

CJ-101



ARCHITECT

NOT FOR CONSTRUCTION

CONSULTANT

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Civil Engineering Consultants

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505-268-8221 | www.iaa.com

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LLC

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UNIT A
SANTA FE, NM 87501

PROJECT

CASA AZUL

5750 AIRPORT ROAD
SANTA FE, NM 87507

SHEET TITLE

**Grading and
Drainage Plan
1 of 2**

KEYED NOTES

- THESE NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET.
- SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN THE AIRPORT ROAD R/W INCLUDING RIGHT TURN DECELERATION LANE, ENTRANCE DRIVE, CONCRETE VALLEY GUTTER, PUBLIC SIDEWALK, STREET PAVEMENT, ADA COMPLIANT RAMPS, ETC. PROPOSED CROSSES WITHIN R/W ARE SHOWN FOR INFORMATION ONLY. NO WORK SHALL BE PERFORMED IN THE R/W WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
 - CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE PAVING PLAN FOR MATERIAL, EXTENTS, JOINTS AND PAVING SECTIONS. NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOWN ADJACENT TOP OF CURB / TOP OF WALK ELEVATIONS. TEXT SHOWN WITHIN FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5" TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
 - TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA FOR ADA ACCESS.
 - SLOPE WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLIANT.
 - CONSTRUCT ADA COMPLIANT HANDICAP ACCESS RAMP.
 - CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN.
 - CONSTRUCT 6" HIGH MEDIAN CURB AND GUTTER THROUGHOUT. TYPICAL SEE PAVING DETAILS SHEET CP-501.
 - CONSTRUCT CONCRETE HEADER CURB. SEE PAVING DETAILS SHEET CP-501.
 - POOL AND COURTYARD AREA GRADES ARE SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - HIGH POINT / GRADE BREAK LOCATION
 - 0.5" DESIGN CONTOURS ARE SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT. SEE LEGEND FOR ADDITIONAL INFORMATION.
 - COMMERCIAL AND MEDICAL BLDGS. TO DISCHARGE ROOF FLOW VIA GUTTER / DOWNSPOUTS TO SURFACE PAVEMENT. SEE ARCHITECTURAL FOR SPECIFIC LOCATIONS.
 - SEE ARCHITECTURAL AND MECHANICAL PLANS FOR SPECIFIC LOCATIONS AND SIZES OF INTERIOR ROOF DISCHARGE PIPES. EXTEND TO STORM DRAIN USING FITTINGS AS REQUIRED. SEE SHEETS CG-501 AND CG-502 FOR ADDITIONAL STORM DRAIN DESIGN INFORMATION.
 - CONSTRUCT 2.0' WIDE (BOTTOM WIDTH) 'U' SHAPED CHANNEL AT FLOWLINE ELEVATIONS SHOWN.
 - PROVIDE 2.0' WIDE OPENING IN CURB TO PASS FLOW.
 - CONSTRUCT 18" WIDE COVERED CONCRETE SIDEWALK CURBULT. SEE DETAIL SHEET CG-501.
 - CONSTRUCT 2" WIDE CONCRETE ALLEY GUTTER AT FLOWLINE ELEVATIONS SHOWN. SEE PAVING DETAILS.
 - CONSTRUCT CONCRETE REFUSE ENCLOSURE PAD AT ELEVATIONS SHOWN.
 - TOP OF LANDSCAPE MATERIAL WHICH IS DIRECTLY ADJACENT TO BUILDING SHALL BE 0.5' BELOW FF ELEVATION.
 - CONSTRUCT 12" WIDE CONCRETE APRON ADJACENT TO BUILDING THIS AREA TO ACHIEVE GRADES SHOWN. SEE PAVING DETAILS.
 - DEPRESS LANDSCAPING 6" AVG. DEPTH FOR WATER HARVESTING. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
 - INSTALL TWO 3" DIA. PVC PIPES THROUGH WALK. MATCH CURB FLOWLINE ELEVATION. SLOPE @ 1.5%.
 - CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEETS CG-501 AND CG-502 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
 - INSTALL MEDIUM DUTY (6" AVG. DIA., 12" DEEP) ANGULAR ROCK EROSION PROTECTION THIS AREA.
 - CONSTRUCT GARDEN RETAINING WALL(S) (RETAINING < 30') TO ACHIEVE GRADE DIFFERENCE SHOWN. TRW = GRADE ON HIGH SIDE OF WALL; BOW = GRADE ON LOW SIDE OF WALL. SEE ARCHITECTURAL FOR SITE DETAILS INCLUDING TOTAL HEIGHT, FOOTING, GUARDRAILS, REINFORCING, ETC. STRUCTURAL DESIGN TO BE PROVIDED BY WALL CONTRACTOR.
 - CONSTRUCT SITE RETAINING WALL(S) (RETAINING > 30') TO ACHIEVE GRADE DIFFERENCE SHOWN. TRW = GRADE ON HIGH SIDE OF WALL; BOW = GRADE ON LOW SIDE OF WALL. SEE ARCHITECTURAL FOR SITE DETAILS INCLUDING TOTAL HEIGHT, FOOTING, GUARDRAILS, REINFORCING, ETC. STRUCTURAL DESIGN TO BE PROVIDED BY WALL CONTRACTOR.
 - RETAINING STEMWALL (MAX. 18") REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL & STRUCTURAL.

LEGEND

- 6494 — EXISTING CONTOUR
 - 40 — PROPOSED CONTOUR (1' INCREMENT)
 - 40.5 — PROPOSED CONTOUR (0.5' INCREMENT)
 - 39.5 — PROPOSED SPOT ELEVATION
 - — FLOW ARROW
- ACCESSIBLE RAMPS, WALKS & PARKING**
- SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%
CROSS SLOPE SHALL NOT EXCEED 2%
ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7%
LONGITUDINAL SLOPE SHALL NOT EXCEED 12.1% (8.3%)
ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION
- PER C&P: EXISTING SIDEWALKS SHALL BE IN SUBSTANTIAL COMPLIANCE WITH ADA STANDARDS OR IT SHALL BE REPAIRED OR REPLACED.

REV.	DATE	COMMENT

DRAWN BY:

CHECKED BY:

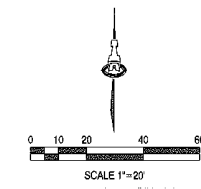
DATE: 10/16/2019

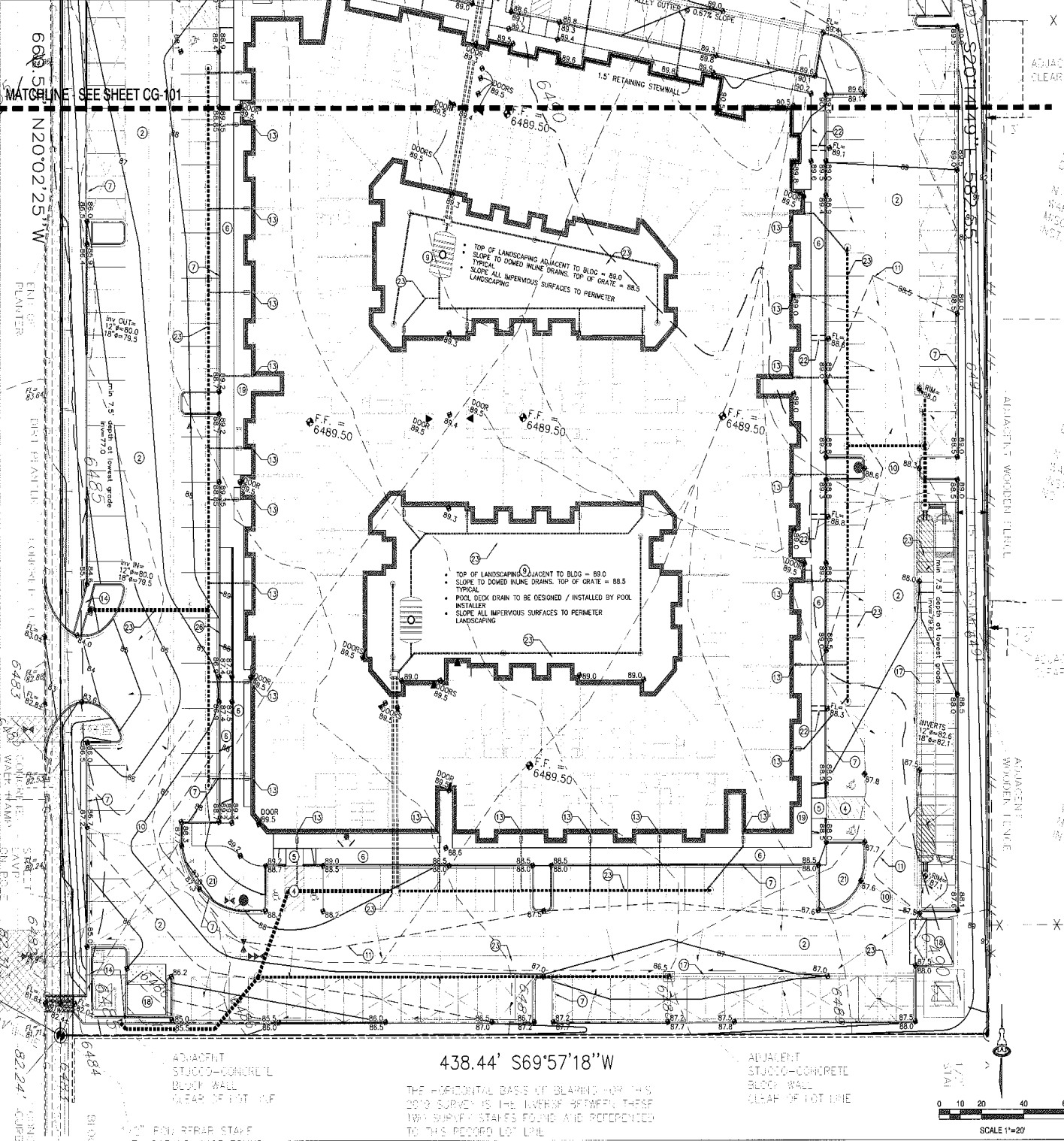
JOB NUMBER:

FILE NAME:

SHEET NUMBER:

CG-101





KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET.

- SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN THE AIRPORT ROAD R/W INCLUDING RIGHT TURN DECELERATION LANE, ENTRANCE DRIVE, CONCRETE VALLEY GUTTER, PUBLIC SIDEWALK, STREET PAVEMENT, ADA COMPLIANT RAMPS, ETC. PROPOSED GRADES WITHIN R/W ARE SHOWN FOR INFORMATION ONLY. NO WORK SHALL BE PERFORMED IN THE R/W WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
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- RETAINING STEMWALL (MAX 18") REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL & STRUCTURAL.

ARCHITECT

NOT FOR CONSTRUCTION

PREP. C. ARRIAGA
 NEW MEXICO
 7322
 10/15/2019

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CLIENT
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Airport Road, LLC

531 DELORES STREET UNIT A
 SANTA FE, NM 87501

PROJECT
CASA AZUL

5750 AIRPORT ROAD
 SANTA FE, NM 87507

SHEET TITLE
Grading and Drainage Plan
 2 of 2

REV. DATE COMMENT
 10/15/2019

DRAWN BY:
 CHECKED BY:
 DATE: 10/15/2019
 JOB NUMBER:
 FILE NAME:
 SHEET NUMBER:

CG-102

LEGEND

- 6494 --- EXISTING CONTOUR
- - - 40 - - - PROPOSED CONTOUR (1' INCREMENT)
- - - 40.5 - - - PROPOSED CONTOUR (0.5' INCREMENT)
- ◆ 39.5 PROPOSED SPOT ELEVATION
- FLOW ARROW

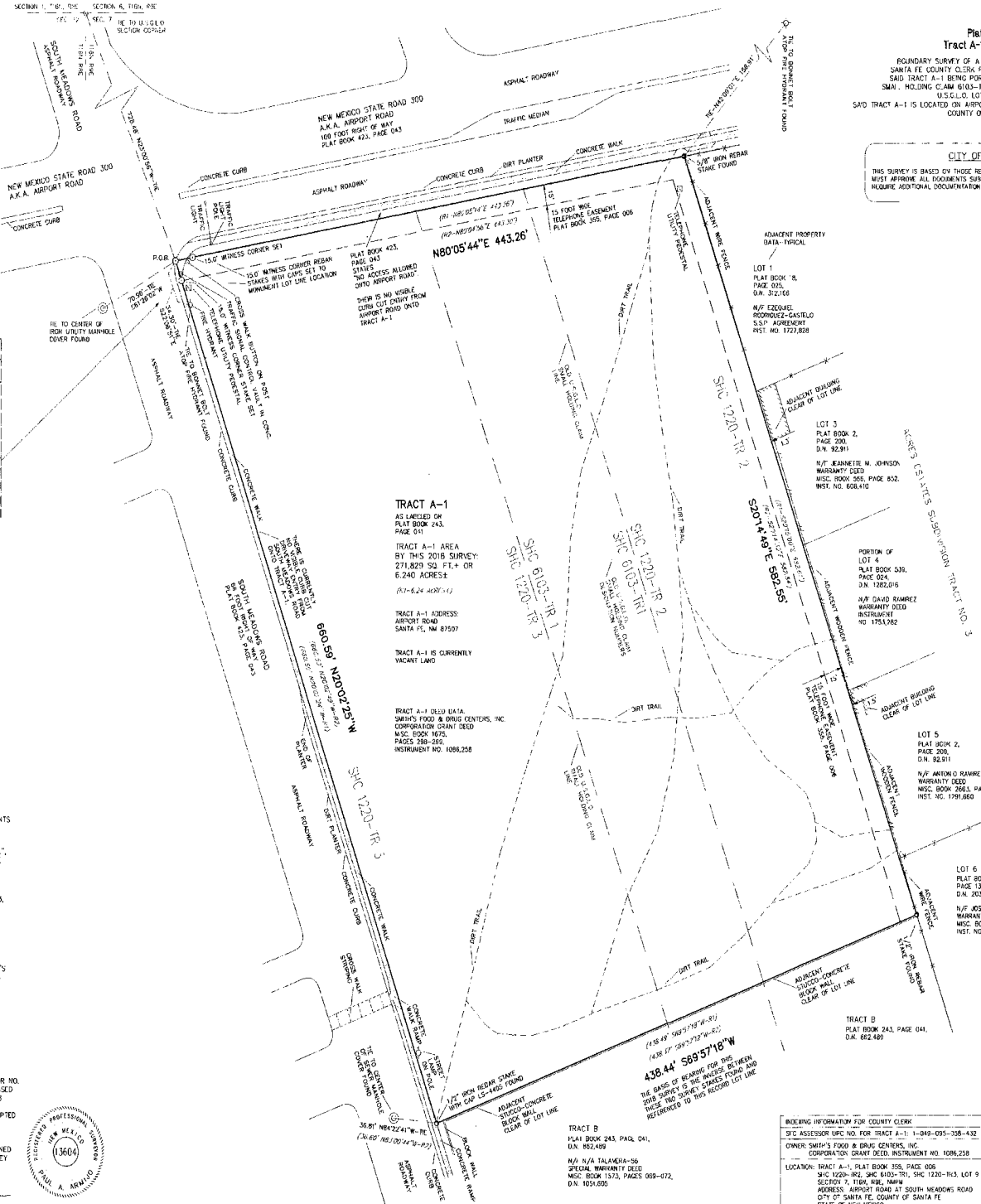
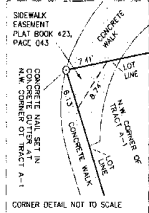
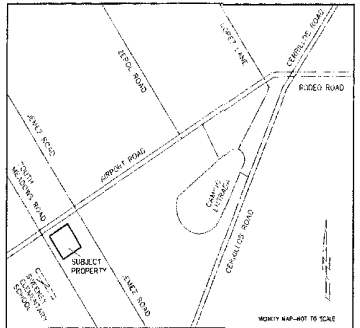
SCALE 1"=20'

BOUNDARY SURVEY OF A CERTAIN TRACT A-1, DESCRIBED ON PLAT FILED IN SANTA FE COUNTY CLERK PLAT BOOK 355, PAGE 006, INSTRUMENT NO. 972,495 SAID TRACT A-1 BEING PORTIONS OF SMALL HOLDING CLAIM 1220--TRACT 2, AND SMALL HOLDING CLAIM 6103--TRACT 1 AND SMALL HOLDING CLAIM 1220--TRACT 3 AND USUALLY LOT 3, IN SECTION 7, T18N, R15E, N.M.P.M.

SAID TRACT A-1 IS LOCATED ON AIRPORT ROAD AT SOUTH MEADOWS ROAD, IN THE CITY OF SANTA FE COUNTY OF SANTA FE, STATE OF NEW MEXICO.

CITY OF SANTA FE PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORD DOCUMENTS NOTED HEREOF. CITY OF SANTA FE STAFF MUST APPEAL ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT RECORD.



TRACT A-1
AS LABELED ON PLAT BOOK 243, PAGE 011

TRACT A-1 AREA BY THIS 2018 SURVEY: 271,829 SQ. FT. ± OR 6.240 ACRES ± (617-624 ACRES ±)

TRACT A-1 ADDRESS: AIRPORT ROAD SANTA FE, NM 87507

TRACT A-1 IS CURRENTLY VACANT LAND

TRACT A-1 DEED DATA: SMITH'S FOOD & DRUG CENTERS, INC. CORPORATION GRANT DEED W/SC BOOK 1675, PAGES 288-289, INSTRUMENT NO. 1086,258

LOT 1
PLAT BOOK 18, PAGE 005, D.N. 92,168

N/E EDUQUEL RODRIGUEZ-GASTILO 5.5% AGREEMENT INST. NO. 1722,828

LOT 3
PLAT BOOK 2, PAGE 004, D.N. 92,911

N/E JEANNETTE M. JOHNSON WARRANTY DEED W/SC BOOK 365, PAGE 852, INST. NO. 608,410

LOT 5
PLAT BOOK 2, PAGE 209, D.N. 92,911

N/E ANTONIO RAMIREZ WARRANTY DEED W/SC BOOK 266, PAGE 329, INST. NO. 1791,660

LOT 6
PLAT BOOK 6, PAGE 132, D.N. 203,589

N/E JOSE & ALVA VALERO WARRANTY DEED W/SC BOOK 266, PAGE 041, INST. NO. 1256,100

TRACT B
PLAT BOOK 243, PAGE 041, D.N. 922,497

N/A N/A TALAMEDA-DE SUEAL WARRANTY DEED W/SC BOOK 1373, PAGES 069-072, D.N. 1004,000

438.44' 569°57'18"W

BE THE BASIS OF BEARING FOR THE 2018 SURVEY IS THE INTERSECTION OF THE 2018 SURVEYED CORNER STAKE FOUND AND THESE TWO TO THIS RECORD LOT LINE

SURVEYORS NOTES

- SFC ASSESSOR UPC NO. FOR TRACT A-1: 1-049-095-058-432
- DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF THE ADJOINING PROPERTY.
- DATE OF FIELD SURVEY: SEPTEMBER 20, 2018.
- THIS PROPERTY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
- THE DATA WITHIN PARENTHESES IS RECORD DATA TAKEN FROM THE REFERENCE DOCUMENT NOTED WITHIN SAID PARENTHESES.
(R1-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 1 AS NOTED HEREOF.
(R2-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 2 AS NOTED HEREOF.

DOCUMENTS OF REFERENCE

NOTE: RECORDING DATA SHOWN BELOW REFERS TO RECORDING-FILED DATA ON DOCUMENTS OBTAINED FROM THE OFFICE OF SANTA FE COUNTY CLERK.

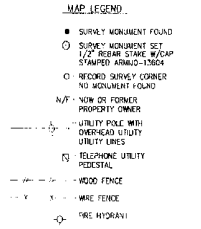
- SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR AIRPORT ROAD PARTNERSHIP...", BY S.E. WOL N.M.P.S. NO. 4405, FILED ON JANUARY 30, 1997, IN PLAT BOOK 355, PAGE 006, AS DOCUMENT NO. 972,495.
- SURVEY ENTITLED "ANNEXATION PLAT FOR SOUTH MEADOWS SHOPPING CENTER...", BY JAMES J. WEHRMAN N.M.P.S. NO. 5217, FILED ON SEPTEMBER 2, 1999, IN PLAT BOOK 423, PAGE 014, AS DOCUMENT NO. 1086,006.
- SURVEY ENTITLED "LOT SPLIT FOR PROPERTY OF AIRPORT ROAD PARTNERSHIP...", BY S.E. WOL N.M.P.S. NO. 4405, FILED ON FEBRUARY 1, 1999, IN PLAT BOOK 243, PAGE 041, AS DOCUMENT NO. 982,495.
- CORPORATION GRANT DEED TRACT A-1 AMERICAN STORES PROPERTIES, INC. TO SMITH'S FOOD & DRUG CENTERS, INC. FILED ON AUGUST 16, 1999, IN MISC. BOOK 1675, PAGES 288-289, AS INSTRUMENT NO. 1086,258.

SURVEYORS CERTIFICATION

I, PAUL A. ARMILLO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION ON SEPTEMBER 20, 2018 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Paul A. Armillo OCTOBER 04, 2018
PAUL A. ARMILLO, N.M.P.S. NO. 13604



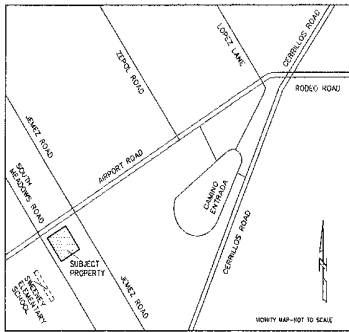
Document No. **1867341**

COUNTY CLERK INSTRUMENT BOOK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed
for record on the 4 day of Oct, A.D. 2018
at 3:38 o'clock P.m. and was duly recorded in
Book 840, Page 18 of the Records of
Santa Fe County
Witness my Hand and Seal of Office
Geraldine Salazar
County Clerk, Santa Fe County, New Mexico
Geraldine Salazar
DEPUTY

INDEXING INFORMATION FOR COUNTY CLERK
SFC ASSESSOR UPC NO. FOR TRACT A-1: 1-049-095-058-432
OWNER: SMITH'S FOOD & DRUG CENTERS, INC.
CORPORATION GRANT DEED, INSTRUMENT NO. 1086,258
LOCATION: TRACT A-1, PLAT BOOK 355, PAGE 006
SFC 1220--TR 2, SFC 6103--TR 1, SFC 1220--TR 3, LOT 9
SECTION 7, T18N, R15E, N.M.P.M.
ADDRESS: AIRPORT ROAD AT SOUTH MEADOWS ROAD
CITY OF SANTA FE, COUNTY OF SANTA FE
STATE OF NEW MEXICO

ARMILLO SURVEYS INC. PAUL A. ARMILLO N.M.P.S. NO. 13604 P. O. BOX 24438, SANTA FE, NM 87502-2438 PH (505) 471-1925 FAX (505) 471-1925
PLAT OF BOUNDARY SURVEY OF TRACT A-1 AIRPORT ROAD, SANTA FE, NM
DRAWN BY P.A.A. DATE SEPT 2018 SURVEY NO. 1809301 SHEET NO. 1 OF 1



OWNERS CONSENT
 THE UNDERSIGNED OWNERS DO HEREBY CONSENT TO THE LOT SPLIT SURVEY OF TRACT A-1 AS SHOWN HEREON. THIS LOT SPLIT AND SURVEY IS BEING MADE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, STATE OF NEW MEXICO.

STATE OF NEW MEXICO)
 COUNTY OF SANTA FE) SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____
 NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

- SURVEYORS NOTES**
- SFC ASSESSOR UPC NO. FOR TRACT A-1: 1-049-095-058-432.
 - DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF THE ADJOINING PROPERTY.
 - DATE OF FIELD SURVEY: NOVEMBER 01, 2019.
 - THIS PROPERTY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
 - THE DATA WITHIN PARENTHESES IS RECORD DATA TAKEN FROM THE REFERENCE DOCUMENT NOTED WITHIN SAID PARENTHESES.
 (RI-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 1 AS NOTED HEREON.
 (R2-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 2 AS NOTED HEREON.

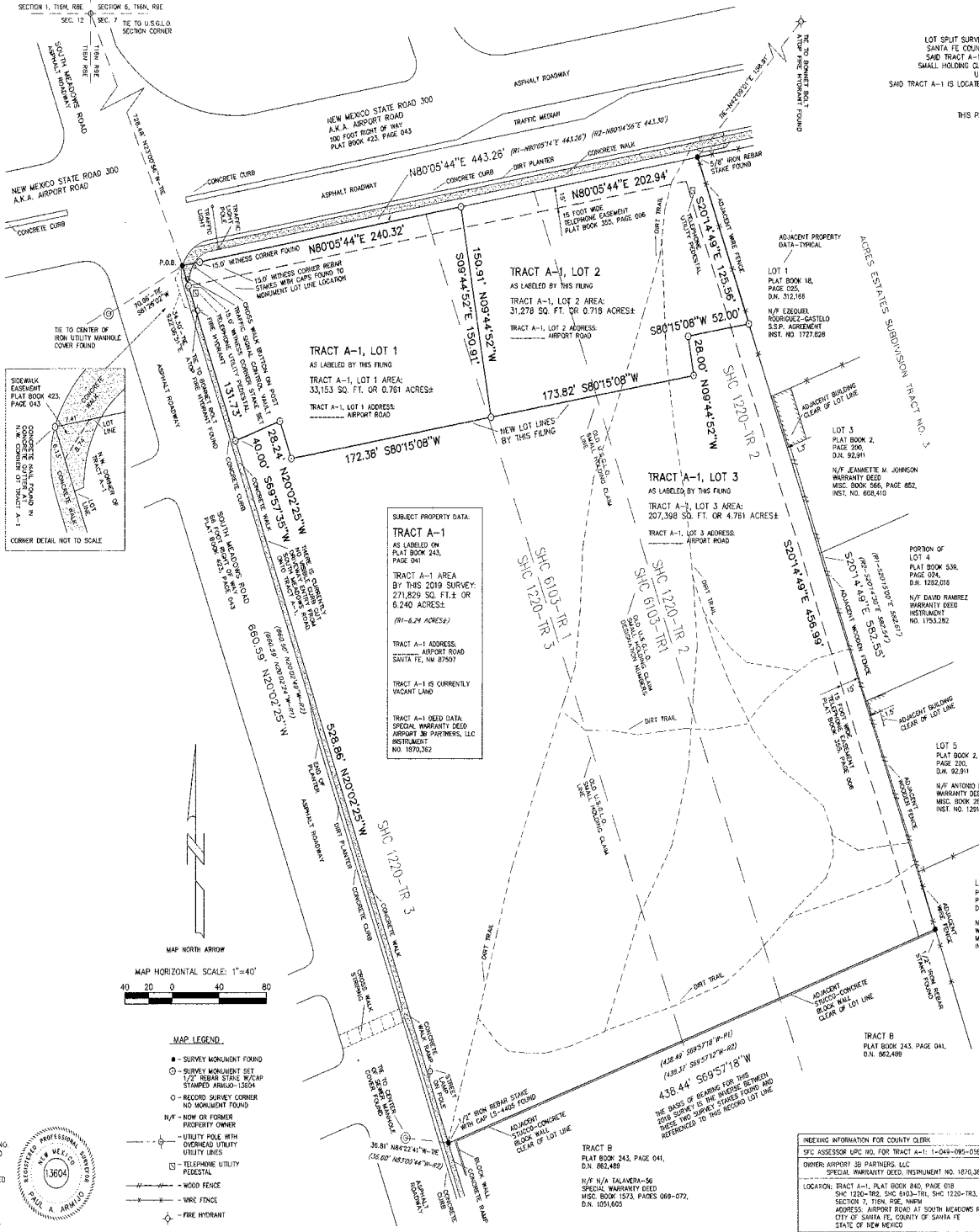
- DOCUMENTS OF REFERENCE**
- NOTE: RECORDING DATA SHOWN BELOW REFERS TO RECORDING-FILED DATA ON DOCUMENTS OBTAINED FROM THE OFFICE OF SANTA FE COUNTY CLERK.
- SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR AIRPORT ROAD PARTNERSHIP," BY S.E. HOLL N.M.P.S. NO. 14005, FILED ON JANUARY 30, 1997, IN PLAT BOOK 355, PAGE 006, AS DOCUMENT NO. 972,465.
 - SURVEY ENTITLED "ANNEXATION PLAT FOR SOUTH MEADOWS SHOPPING CENTER," BY JAMES J. MEDRANO N.M.P.S. NO. 5212, FILED ON SEPTEMBER 2, 1999, IN PLAT BOOK 423, PAGE 043, AS DOCUMENT NO. 1028,606.
 - SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY OF TRACT A-1, AIRPORT ROAD," BY P.A. ARMUJO N.M.P.S. NO. 13604, FILED ON OCTOBER 4, 2019, IN PLAT BOOK 040, PAGE 016, AS DOCUMENT NO. 1869,341.
 - SPECIAL WARRANTY DEED TRACT A-1, SMITH'S FOOD & DRUG CENTERS, INC. AIRPORT 38 PARTNERS, L.L.C. FILED ON OCTOBER 17, 2018, AS INSTRUMENT NO. 1870,352.

SURVEYORS CERTIFICATION

I, PAUL A. ARMUJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION ON NOVEMBER 01, 2019 AND IS TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Paul A. Armijo 01-15-2020

PAUL A. ARMUJO, N.M.P.S. NO. 13604



Preliminary Subdivision Plat of Tract A-1, Airport Road, Santa Fe, NM

LOT SPLIT SURVEY OF A CERTAIN TRACT A-1, LAST DESCRIBED ON PLAT FILED IN SANTA FE COUNTY CLERK PLAT BOOK 040, PAGE 016, INSTRUMENT NO. 1869,341 AND TRACT A-1 BEING PORTIONS OF SMALL HOLDING CLAIM 1220-TRACT 2, AND SMALL HOLDING CLAIM 8103-TRACT 1 AND SMALL HOLDING CLAIM 1220-TRACT 3 AND U.S.G.L.O. LOT 9, IN SECTION 7, T18N, R9E, N.M.P.M.
 SAID TRACT A-1 IS LOCATED ON AIRPORT ROAD AT SOUTH MEADOWS ROAD, IN THE CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO.

PURPOSE STATEMENT:
 THIS PLAT SPLIT ONE TRACT OF RECORD INTO THREE TRACTS
 TWO NEW TRACTS HAVE BEEN CREATED

PLANNING COMMISSION APPROVAL CASE NO. 2019--

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF _____

CHAIR	DATE
SECRETARY	DATE

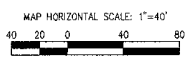
CITY OF SANTA FE LAND USE APPROVAL

LAND USE CITY PLANNER	DATE
LAND USE CITY ENGINEER	DATE

COUNTY ACKNOWLEDGEMENT

SANTA FE COUNTY TREASURER	DATE
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- DEVELOPMENT NOTES**
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCO 2001 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 ADDRESSES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCO 2001 AND SUBSEQUENT AMENDMENTS.
 - BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
 - DIRECT ACCESS TO AIRPORT ROAD IS PERMITTED SUBJECT TO APPROVAL BY THE LAND USE ADMINISTRATOR.



MAP LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET
- RECORD SURVEY CORNER NO MONUMENT FOUND
- N/F - NOW OR FORMER PROPERTY OWNER
- UTILITY POLE WITH OVERHEAD UTILITY LINES
- TELEPHONE UTILITY
- WOOD FENCE
- WIRE FENCE
- FIRE HYDRANT



Document No. _____

COUNTY CLERK INSTRUMENT BOOK
 COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed
 for record on the _____ day of _____, A.D. 2020
 at _____ o'clock _____ p.m. and was duly recorded in
 Book _____ Page _____ of the Records of
 Santa Fe County
 Witness my Hand and Seal of Office
 GERALDINE SALAZAR
 County Clerk, Santa Fe County, New Mexico

COUNTY _____

ARMUJO SURVEYS INC.
 PAUL A. ARMUJO, N.M.P.S. NO. 13604
 P. O. BOX 24438, SANTA FE, NM 87502-9438
 PH. (505) 437-1955 FAX. (505) 437-1925

PRELIMINARY SUBDIVISION OF
 TRACT A-1
 5750 AIRPORT ROAD, SANTA FE, NM

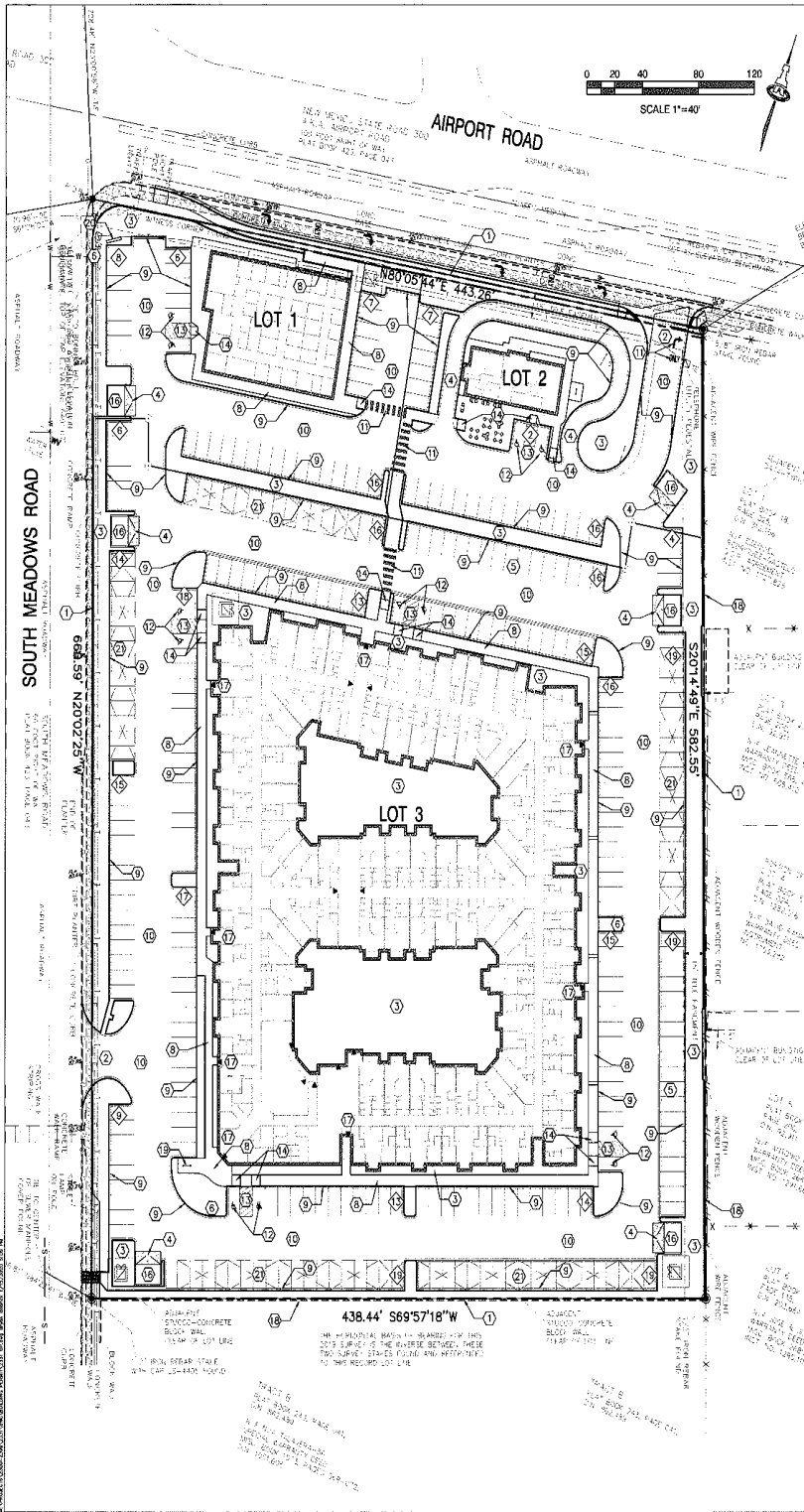
DRAWN BY P.A.A. DATE NOV. 2019
 SURVEY NO. 1910287 SHEET NO. 1 OF 1

INDEXING INFORMATION FOR COUNTY CLERK

SFC ASSESSOR UPC NO. FOR TRACT A-1: 1-049-095-058-432

OWNER: AIRPORT 38 PARTNERS, L.L.C.
 SPECIAL WARRANTY DEED, INSTRUMENT NO. 1870,352

LOCATION: TRACT A-1, PLAT BOOK 040, PAGE 016
 SECTION 7, T18N, R9E, N.M.P.M.
 ADDRESS: AIRPORT ROAD AT SOUTH MEADOWS ROAD
 CITY OF SANTA FE, COUNTY OF SANTA FE
 STATE OF NEW MEXICO



- ### KEYED NOTES
- PROPERTY LINE
 - VEHICLE ENTRANCE
 - OPEN SPACE
 - CONCRETE PAVING
 - DRAINAGE POND
 - FIRE HYDRANT
 - FIRE LANE
 - CONCRETE WALK
 - CONCRETE CURB AND GUTTER
 - ASPHALT PAVEMENT
 - PAINTED PAVEMENT MARKINGS
 - ADA COMPLIANT PARKING SPACE
 - ADA COMPLIANT ACCESS AISLE
 - ADA COMPLIANT RAMP
 - LIGHT FIXTURE
 - REFUSE ENCLOSURE
 - ENTRANCE
 - PERIMETER BLOCK WALL
 - BICYCLE RACK
 - MONUMENT SIGN
 - PARKING SHADE STRUCTURES

NOTARIZED STORMWATER AGREEMENT

STORMWATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS; AND (3) TO LEND 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.

OWNER'S PRINTED NAME _____

OWNER'S SIGNATURE/DATE _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____ 20____ (OR EQUAL)

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CITY APPROVALS

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING ON _____ CASE # _____

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

PLANNING COMMISSION SECRETARY _____ DATE _____

REVIEWED BY THE CITY OF SANTA FE: _____

CITY PLANNER _____ DATE _____

CITY ENGINEER FOR LAND USE _____ DATE _____

AFFIDAVIT

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED; ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

OWNER'S PRINTED NAME _____

OWNER'S SIGNATURE/DATE _____

THE FOREGOING WAS SWORN, ACKNOWLEDGED, AND SUBSCRIBED BEFORE ME _____ THIS _____ DAY OF _____ 20____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

MODIFICATIONS

SITE PLAN MODIFICATIONS ARE SUBJECT TO APPROVAL BY THE CITY OF SANTA FE AS PART OF THE BUILDING PERMIT PROCESS.

PARKING DATA

PARKING CALCULATIONS:

Lot 1, Bldg A
 Required: 5,740 NLA @ 1 space/200 SF = 29 spaces
 Provided: 50 parking spaces + 2 ADA = 52 spaces

Lot 2, Bldg B
 Required: 1,680 NLA 1/200 = 9 spaces
 Provided: 36 parking spaces + 2 ADA = 38 spaces

Lot 3, Bldg C
 Required: 233 Units < 800 SF x 1.25 = 292 spaces
 Provided: 242 parking spaces + 8 ADA = 250 spaces

Total* Required = 330 spaces
 Provided = 340 spaces

* A SHARED PARKING PLAN is approved with this DEVELOPMENT PLAN.

BICYCLE PARKING: (Per SFCC Table 14-8-6.3)
 Required: 12
 Provided: 12

OPEN SPACE

COMMERCIAL: Lots 1 & 2 1.48 ac. / 64,468 sf
 Required: 20% 12,894 SF
 Provided: 25.6% 16,435 SF

RESIDENTIAL: Lot 3 4.761 ac. / 207,398 SF
 Required: 0% 0 SF
 Provided: 19.5% 40,345 SF

LEGEND

- HC SPACE
- TRANSFORMER
- PEDESTRIAN CROSS WALK
- INTERIOR LOT LINE
- BIKE RACK
- CARPURT
- PARKING ROW COUNT

GENERAL NOTES

- SOLID WASTE COLLECTION WILL BE PROVIDED BY SF SOLID WASTE COLLECTION.
- EXTERIOR LUMINAIRES SHALL COMPLY WITH CHAPTER 14-8-9 SFCC.
- THE SITE SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2009.
- THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' AND 20' AROUND THE RESIDENTIAL BUILDING.
- THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIRE FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET IFC REQUIREMENTS.
- ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10%.
- FIRE LANE SURFACE SHALL BE ALL WEATHER AND SUPPORT 75,000 LBS.
- THE PROJECT IS SERVED BY A PRIVATE SANITARY SEWER COLLECTION SYSTEM.

UNIT DATA

UNIT NAME:	UNIT TYPE:	AREA (SF):	UNIT COUNT:	TOTAL AREA (SF):	% BREAKDOWN
S1	1br/1ba	465	46	21,390	69%
A1	1br/1ba	588	42	24,696	
A2	1br/1ba	615	26	15,190	
A3	1br/1ba	630	46	28,980	31%
B1	2br/2ba	780	34	26,520	
B2	2br/2ba	799	39	31,161	
TOTAL:			233	148,737	



SITE DATA

ZONING: SC-1 (Shopping Center 1)
 LEGAL DESCRIPTION: Tract A-1

SITE AREA: 6.24 Acres 271,814.4 SF

Lot 1 0.761 Acres 33,153 SF
 Lot 2 0.718 Acres 31,278 SF
 Lot 3 4.761 Acres 207,398 SF

GROSS FLOOR AREAS:
 Lot 1 Bldg. A: 7,175 SF
 Lot 2 Bldg. B: 2,100 SF
 Lot 3 Bldg. C: 148,737 SF

DENSITY: Lot 3 4.761 acres
 Maximum Allowable: No Maximum
 Provided: 233 Dwelling Units/48.94 dwellings per acre

LOT COVERAGE:
 Maximum Allowable: None
 Provided:
 Lot 1 Bldg. A: 7.175 SF/21.64%
 Lot 2 Bldg. B: 2,100 SF/6.7%
 Lot 3 Bldg. C:
 Apartment Bldg: 65,469 SF
 Carports (Roofed Area): 13,284 SF
 Lot 3 Total: 78,753 SF/38.0%

BUILDING HEIGHT:
 Maximum Allowable: 39' [35'-0" + 4'-0" per SFCC 14-7-1 (C)(1)(b)]
 Proposed Building Height:
 Bldg. A: 27'-0"
 Bldg. B: 24'-0"
 Bldg. C: 39'-0"

BUILDING SETBACKS:

	REQUIRED	PROVIDED		
		Lot 1, Bldg. A	Lot 2, Bldg. B	Lot 3, Bldg. C
STREET:	7'-0"	10'	36'	85'
SIDE:	5'-0"	78'	98'	76'
REAR:	15'-0"	62'	82'	85'

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TOTAL:			233	148,737	

ARCHITECT

NOT FOR CONSTRUCTION

CONSULTANT
Isaacson & Artman, Inc.
 Civil Engineering Consultants
 238 Monroe Street NE
 Albuquerque, NM 87108
 505-264-5131 www.isaackon.com

CLIENT
BRR 5750
 Airport Road,
 LLC

531 DELORES STREET
 UNIT A
 SANTA FE, NM 87501

PROJECT
CASA AZUL

5750 AIRPORT ROAD
 SANTA FE, NM 87507

SHEET TITLE
Development Plan

REV. DATE COMMENT
 10/15/2019

DRAWN BY:
 CHECKED BY:
 DATE: 10/15/2019
 JOB NUMBER:
 FILE NAME:
 SHEET NUMBER:
DP-101

GENERAL CIVIL NOTES

- A. THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
B. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE STATED ON OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS (COA SPEC.)
C. NO WORK SHALL BE PERFORMED WITHOUT THE APPROPRIATE PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.
D. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
E. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.
F. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
G. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES.
H. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. THE CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF THE INSPECTIONS.
I. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
J. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.
K. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
L. THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
M. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM811 FOR UTILITY LINE SPOTS FIVE WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.
N. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NM811 (811) FOR LOCATION OF EXISTING UTILITIES.
O. ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR NMDOT STANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND PRIORITY).
P. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
Q. VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.
R. SOIL TESTING AND INSPECTION SERVICES DURING SITE OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LARS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
S. CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
T. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.

GRADING NOTES

- A. GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN IN THIS PLANSET.
B. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
C. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
D. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD, SWPPP NPDES PERMIT, AND ESC PLAN BY OTHERS.) A CURRENT CITY-APPROVED ESC PERMIT MUST BE SUBMITTED AND APPROVED PRIOR TO RECEIVING A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT. CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE WHO WILL PREPARE SWPPP AND INSPECT REQUIRED ELEMENTS.
E. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.
F. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PANS, PARKING AND ROADWAY GRADES SHALL BE .40:1 FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE .60:05' FROM PLAN ELEVATION.
G. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
H. PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
I. ALL EROSION PROTECTION TO BE INSTALLED AS 4" AVG. DIA. ANGULAR FACED ROCK (F.F. ROCK) PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXILE (0.5").
J. SIDESLOPES STEEPER THAN 3:1 MUST HAVE PERMANENT EROSION PROTECTION INSTALLED, TYPICAL.
K. STORMWATER QUALITY CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
L. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.
M. FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE (FOR CERTIFICATE OF OCCUPANCY) CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES:
• AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED PLAN;
• TOP AND BOTTOM ELEVATIONS AS REQUIRED TO DEFINE THE PERIMETER OF PONDS (TO BE USED BY ENGINEER TO CALCULATE AS-BUILT VOLUME PROVIDED);
• POND OVERFLOW ELEVATIONS;
• ALL CONSTRUCTION, INCLUDING DRAIN INLETS, PIPES AND PONDS SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION.
P. GRADING OF FIRST FLUSH BASINS WILL BE INSPECTED AS PART OF ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. DURING LANDSCAPING, FIRST FLUSH BASINS WILL BE SMOOTHLY INTEGRATED INTO LANDSCAPING WHILE MAINTAINING REQUIRED TOP AND BOTTOM ELEVATION, VOLUME AND INLET / OVERFLOW ELEVATIONS.
V. UPON WRITTEN REQUEST COORDINATED THROUGH THE PROJECT ARCHITECT, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE WILL BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL. DO NOT USE THIS PLAN FOR PROJECT STAKING AS THERE IS NO CERTAINTY THAT IT IS USING THE MOST CURRENT SITE BASE.
W. SITE CONSTRUCTION HORIZONTAL LAYOUT / STAKING SHALL BE COORDINATED WITH THE ARCHITECT USING THE ARCHITECT PROVIDED SITE PLAN.

STORM DRAIN NOTES

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED STORM DRAINS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, INLET AND MANHOLE COLLARS, MANHOLES, WATER QUALITY FEATURES, EROSION CONTROL FEATURES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
B. MINIMUM COVER FOR STORM DRAIN PIPES SHALL BE 12", UNLESS OTHERWISE NOTED.
C. STORM DRAINS SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.
D. STORM DRAINS SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.
E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO ROOF DOWNSPOUTS AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL.
F. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.
G. ALL INLET AND AREA DRAIN RINGS & GRATES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE STORM DRAINS SHALL BE ADJUSTED TO FINISHED GRADE UNLESS OTHERWISE NOTED ON THE PLANS.
H. ALL STORM DRAIN CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 18" MIN CLEARANCE. IF 18" CLEARANCE IS NOT POSSIBLE, CONTACT THE ENGINEER IMMEDIATELY.
I. ROP PIPES, PP PIPES, CONCRETE INLETS, MANHOLES, AND CLEANOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 900.
J. HOPE PIPE SHALL BE ADS N-12 (WATERTIGHT) OR ENGINEER APPROVED EQUIVALENT. HOPE PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
K. PVC PIPES SHALL BE PVC SDR-35, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
L. STORM DRAINS SHALL BE INSTALLED AT INVERTS AND SLOPES SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS AND MANHOLES. THE PIPE SHALL DRAIN TOWARD THE OUTLET AT ALL LOCATIONS.

PAVING NOTES

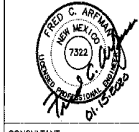
- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED PAVING SHOWN ON THE PAVING PLANS INCLUDING: ASPHALT AND OR CONCRETE PAVING, CURBS, GUTTERS, SIDEWALKS, RAMPS, PAVEMENT MARKINGS AND SIGNAGE. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
B. ALL PAVING, INCLUDING ASPHALT PAVEMENT, CONCRETE PAVEMENT, CURBS, GUTTERS, SIDEWALKS, AND RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECTION 300.
C. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH COA SPEC. SECTION 400.
D. ALL PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS (COA SPEC.)
E. ADJUST ANY RIMS OR COVERS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. RIMS AND COVERS IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.

UTILITY NOTES

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED UTILITIES SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
B. MINIMUM COVER SHALL BE 36" FOR WATERLINES AND 48" FOR SANITARY SEWER, EXCEPT AT BUILDING CONNECTIONS.
C. UTILITY LINES SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.
D. UTILITY LINES SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.
E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING PLUMBING AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL. REFER TO THE MECHANICAL AND/OR PLUMBING PLANS FOR SERVICE CONNECTIONS.
F. DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES TO DETERMINE THE SIZE, DEPTH, LOCATION, FITTINGS AND REQUIRED APPURTENANCES FOR THE DRY UTILITY SERVICE LINES ON THE SITE. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SERVICE CONNECTIONS.
G. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.
H. ALL WATER VALVE BOXES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE UTILITIES SHALL BE ADJUSTED TO FINISHED GRADE.
I. ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 12" MIN CLEARANCE. IF 12" CLEARANCE IS NOT POSSIBLE, BOTH PIPES SHALL BE ENCASED IN CONCRETE OR AS DIRECTED BY THE ENGINEER.
J. VALVES, METERS, SERVICE LINES, METER AND VALVE BOXES, TAPPING SLEEVES, HYDRANTS, AND OTHER WATER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 800.
K. WATERLINES LESS THAN 4" DIAMETER SHALL BE COPPER TYPE K MEETING ASTM B 88 REQUIREMENTS. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.
L. ALL FITTINGS AND COUPLINGS FOR WATERLINES LESS THAN 4" IN DIAMETER ARE TO BE COPPER. SOLDER JOINT FITTINGS IN ACCORDANCE WITH ASME 16.16 OR ASME B16.22.
M. ALL FITTINGS AND COUPLINGS FOR WATERLINES 4" IN DIAMETER OR LARGER ARE TO BE MEGA LUG MECHANICAL JOINTS OR ENGINEER APPROVED EQUIVALENT.
N. JOINTS SHALL BE RESTRAINED BY MEGA LUG HARNESSSES, OR ENGINEER APPROVED EQUIVALENT. JOINT RESTRAINTS SHALL BE INSTALLED AT DISTANCES FROM THE FITTINGS AS SHOWN ON THE JOINT RESTRAINT TABLE IN THESE PLANS.
O. BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
P. FIRE LINES SHALL USE PIPE MATERIALS LISTED AND APPROVED FOR FIRE SERVICE BY UNDERWATERS LABORATORIES.
Q. FIRE DEPARTMENT CONNECTIONS SHALL MEET UL 405, NFPA 1963, LOCAL FIRE DEPARTMENT REQUIREMENTS, AND FC 2015.
R. ADJUST WATER AND FIRE LINES TO AVOID FOOTINGS, SEWER LINES, AND OTHER CONDUITS. INSTALL FITTINGS AS NEEDED.
S. SEWER MANHOLES, CLEANOUTS, SEWER SERVICE TAPS, AND OTHER SEWER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 900 / APWA SPEC. SECT. 300 / LOCAL UTILITY COMPANY SPECIFICATIONS.
T. SEWER SERVICE LINES SHALL BE INSTALLED AT A 1% MINIMUM SLOPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS. THE PIPE SHALL DRAIN TOWARD THE SEWER MAIN AT ALL LOCATIONS.
U. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE OR PVC SCH 40 PIPE.

ARCHITECT

NOT FOR CONSTRUCTION



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CLIENT

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PROJECT

CASA AZUL

5750 AIRPORT ROAD SANTA FE, NM 87507

SHEET TITLE

Civil - General Notes

Table with 3 columns: REV, DATE, COMMENT. Row 1: 1, 09/15/2019, 10/15/2019

DRAWN BY:

CHECKED BY:

DATE: 10/15/2019

JOB NUMBER:

FILE NAME:

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CITY CONSTRUCTION REQUIREMENTS

1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF CITY OF SANTA FE STANDARD DRAWINGS AND SPECIFICATIONS AS APPLICABLE.
 2. UTILITY CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE APWA'S NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1987 EDITION INCLUDING LATEST PUBLISHED AMENDMENTS.
 3. INFRASTRUCTURE CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION (SSBHC).
 4. THE ORDER OF PRECEDENCE SHALL BE LISTED IN ORDER OF HIGHEST PRECEDENCE TO THE PROJECT SPECIFICATIONS, CITY OF SANTA FE STANDARD DRAWINGS, SSBHC, AND APWA.
 5. IN THE CASE OF CONFLICTS BETWEEN PLANS AND SPECIFICATIONS RESOLUTION SHALL BE BY USING THE MORE RESTRICTIVE REQUIREMENT AS DETERMINED BY THE PROJECT ENGINEER AND APPROVED BY CITY PLANNING AND LAND USE DEPARTMENTS PERMIT AND DEVELOPMENT REVIEW DIVISION TECHNICAL REVIEW STAFF (PAOR).
 6. THE PROJECT PLANS SHALL BE APPROVED FOR CONSTRUCTION BY THE PAOR'S ENGINEERING SUPERVISOR PRIOR TO ANY CONSTRUCTION ACTIVITY AND SCHEDULING A PRE-CONSTRUCTION MEETING. THE ENGINEERING SUPERVISOR MAY, BY WRITTEN AUTHORIZATION, DESIGNATE OTHERS TO ADMINISTER DUTIES DESCRIBED HEREIN.
 7. THE CONSTRUCTION PROJECT ENGINEER SHALL BE A NEW MEXICO LICENSED PROFESSIONAL ENGINEER IN THE APPROPRIATE CATEGORY FOR THE TYPE OF WORK REPRESENTED BY THE PROJECT PLANS. THE PROJECT ENGINEER SHALL ARRANGE FOR A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION OR MOBILIZATION OF EQUIPMENT ONSITE AND AFTER RECEIPT OF THE FINANCIAL GUARANTEE. AT THE PRE-CONSTRUCTION MEETING, THE PROJECT ENGINEER SHALL SUBMIT A LETTER PROVIDING THE NAME(S) OF SPECIFIC INDIVIDUALS WHO WILL BE PERFORMING WHAT TYPE OF INSPECTIONS AND RESPECTIVE TELEPHONE CONTACT NUMBER(S); THIS INCLUDES PREPARATION OF THE RECORD DRAWINGS. CALLING 505-955-5585 TO SCHEDULE THE PRE-CONSTRUCTION MEETING A MINIMUM OF 14 CALENDAR DAYS IN ADVANCE OF THE MEETING DATE.
 8. ATTENDANCE AT THE PRE-CONSTRUCTION MEETING IS MANDATORY FOR THE PROJECT ENGINEER (WHO SHALL CONDUCT THE MEETING), CONTRACTOR, PAOR TECHNICAL REVIEW STAFF, AND APPLICABLE STAFF FROM CITY STREET, WATER, AND WASTEWATER MANAGEMENT DIVISIONS. THE OWNER AND SUBCONTRACTORS ARE ENCOURAGED TO ATTEND. AT THIS MEETING, A SPECIFIC PAOR STAFF MEMBER WILL BE ASSIGNED AS THE POINT OF CONTACT WITH THE CONTRACTOR.
 9. GRADING PERMITS OBTAINED ON AN "AT-RISK" BASIS ARE NOT SUBJECT, NOR TAKE THE PLACE OF, A PRE-CONSTRUCTION MEETING REQUIRED ABOVE.
 10. THE CONTRACTOR SHALL PROVIDE A LIST OF CONTACT PERSONNEL RESPONSIBLE FOR SITE CONSTRUCTION INCLUDING POSITION, TELEPHONE NUMBERS, AND AT LEAST ONE EMERGENCY TELEPHONE NUMBER ACTIVE ON A 24 HOUR BASIS.
 11. IF AN EPA NOTICE OF INTENT (NOI) IS APPLICABLE, A COPY OF THE MAILED PERMIT APPLICATION SHALL BE PRESENTED AT THE PRE-CONSTRUCTION MEETING ALONG WITH A WRITTEN STATEMENT GIVING THE MAILING DATE.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL UNDERGROUND UTILITIES DURING THE COURSE OF WORK REGARDLESS OF ANY LOCATION SHOWN ON THE PLANS OR OTHER FIELD EVIDENCE, OR LACK THEREOF. NOTIFICATION TO NEW MEXICO CALL AT 1-800-321-2537 FOR UTILITY LOCATES A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION IS REQUIRED. MAINTENANCE OF UTILITY LOCATES SHALL BE CONTINUED THROUGHOUT THE PROJECT LIFE.
 13. THE OWNER SHALL BE RESPONSIBLE FOR ALL CHANGES IN CONSTRUCTION DESIGN NECESSARY FOR ANY REASON AND SHALL HAVE APPROPRIATE PLANS AND/OR SPECIFICATIONS INCLUDING APPLICABLE DESIGN CRITERIA, PREPARED BY A NEW MEXICO PROFESSIONAL ENGINEER AND SUBMITTED TO THE CITY ENGINEERING SUPERVISOR FOR APPROVAL. ANY APPROVAL, SAID CHANGES MAY BE INCORPORATED INTO THE PROJECT.
 14. FINAL RECORD DRAWINGS REFLECTING SUBSTANTIAL CHANGES TO THE ORIGINAL DESIGN DRAWINGS, SHALL BE SUBMITTED BY THE OWNER'S ENGINEER FOR APPROVAL TO THE ENGINEERING SUPERVISOR FOR PERMANENT FILING IN THE CITY PLANNING DEPARTMENT. SAID PLANS SHALL BE APPROVED BY APPLICABLE CITY DIVISIONS PRIOR TO FINAL ACCEPTANCE OF PROJECT WORK FOR MAINTENANCE. RESPONSIBILITY AND THE BEGINNING OF THE WARRANTY PERIOD, UNDER NO CIRCUMSTANCES WILL PARTIAL ACCEPTANCE AND/OR WARRANTY COMMENCEMENT BEGIN FOR ANY COMPONENT OF PROJECT SCOPE BE PROVIDED.
 15. CURB CUTS SHOWN IN THE ORIGINAL APPROVED CONSTRUCTION DRAWINGS WILL REQUIRE AN ACCESS PERMIT ISSUED BY THE CITY TRAFFIC ENGINEER PRIOR TO CONSTRUCTION. CURB CUTS PLANS TO BE NECESSARY THAT WERE NOT INCLUDED IN THE ORIGINAL APPROVED CONSTRUCTION DRAWINGS WILL REQUIRE A CHANGE ORDER THAT INCLUDES AN ACCESS PERMIT FROM THE CITY ENGINEER. CALL 505-955-6631 FOR PERMIT INFORMATION.
 16. PARALLEL WATER AND SANITARY SEWER (SAS) UTILITIES SHALL HAVE A MINIMUM HORIZONTAL SPACING OF 10 FEET AND VERTICAL SPACING OF 3 FEET WHEREIN THE WATERLINE IS ABOVE THE SAS LINE. INSTALLATION WILL BE IN SEPARATE TRENCHES. SHOULD ENCOUNTERED FIELD CONDITIONS EXIST THAT REQUIRE MAINTAINING THESE SEPARATION DISTANCES AND RELATIONSHIP, A CHANGE ORDER SHALL BE INITIATED THAT PROVIDES FOR ALTERNATIVE PROTECTIVE MEASURES AND SUBMITTED FOR APPROVAL TO THE ENGINEER AND SUPERVISOR VIA THE CITY WATER AND WASTEWATER MANAGEMENT DIVISIONS.
 17. SANITARY SEWER LATERAL CONSTRUCTION MUST BE CONSTRUCTED UNDER SEPARATE PERMIT (SECONDARY) FOR SAS HOOP-UP. THE CONTRACTOR SHALL OBTAIN THE PERMIT(S) PRIOR TO ANY CONSTRUCTION AND MUST BE OBTAINED AT THE PERMITS DESK AT CITY HALL, PROVIDING STREET ADDRESS FOR EACH HOOP-UP. UPON PAYMENT OF FEE(S) THE PERMIT FORM WILL BE IMMEDIATELY GENERATED WHICH SHALL BE KEPT ONSITE. CALL 505-955-6945 FOR PERMIT INFORMATION AND 505-955-6646 FOR INSPECTION OF EACH VISIBLE, CONNECTED LATERAL.
 18. ALL CONTRACTOR WORK ACTIVITY SHALL BE CONFINED TO THE CONSTRUCTION LIMITS OF THE PROJECT. THERE SHALL BE NO ENCROACHMENT ONTO ADJACENT PROPERTIES, EITHER CONSTRUCTION OR MARSHALLING YARDS(S) UNLESS LEGAL EASEMENT(S)/AGREEMENT(S) IS/ARE EXECUTED AND APPROVED BY THE ENGINEERING SUPERVISOR.
 19. GRADING SHALL BE COMPLETED UNDER THE AUTHORITY OF A BUILDING PERMIT, THE APPLICATION OF WHICH SHALL SHOW THE TYPE OF WORK AS "OTHER" WITH THE NOTATION OF GRADING, LANDSCAPING, AND INFRASTRUCTURE SHOW THEREON. CALL 505-955-6945 FOR PERMIT INFORMATION.
 20. ALL CUT AND FILL SLOPES, INCLUDING SETBACK REQUIREMENTS, SHALL CONFORM TO THE REQUIREMENTS OF:
 - 20.1. SANTA FE CITY CODES ARTICLE 14-8 (DEVELOPMENT AND DESIGN STANDARDS);
 - 20.2. CHAPTER 33 OF THE UNIFORM BUILDING CODE, 1987 EDITION UNLESS OTHERWISE NOTED ON THE APPROVED CONSTRUCTION PLANS; AND
 - 20.3. IN THE CASE OF CONFLICT BETWEEN THESE TWO SPECIFICATIONS, THE CITY CODE SHALL PREVAIL.
 21. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO PUBLIC OR PRIVATE PROPERTY, INCLUDING UTILITIES.
 22. MATERIAL QUALITY TESTING SHALL BE COMPLETED BY THE OWNER, THROUGH A RECOGNIZED TESTING LABORATORY. THE LABORATORY SHALL BE UNDER THE AUSPICES OF A NEW MEXICO PROFESSIONAL ENGINEER.
 23. ALL MATERIAL QUALITY TEST REPORTS SHALL BE PROVIDED DIRECTLY TO THE CITY PLANNING DEPARTMENT, ATTENTION PERMITS AND DEVELOPMENT REVIEW DIVISION AT P.O. BOX 909, SANTA FE, NM 87504-0909 WITHIN SEVEN (7) CALENDAR DAYS AFTER LABORATORY MATERIAL TESTING IS COMPLETE UNLESS OTHERWISE DIRECTED DURING THE PRE-CONSTRUCTION MEETING. FIELD TEST REPORTS SHALL BE PROVIDED DIRECTLY TO SCHEDULING THE INITIAL MEETING. IN THE CASE OF PAOR STAFF ABSENCE, THE REPORTS SHALL BE FAXED TO 505-955-6828. IN EACH CASE, ALL TEST REPORTS AND OTHER COMMUNICATION SHALL CARRY THE APPLICABLE PAOR CASE AND BUILDING PERMIT PROJECT NUMBERS WHICH WILL BE PROVIDED AT THE PRE-CONSTRUCTION MEETING IF NOT NOTED ON THE APPROVED PROJECT PLANS.
 24. COMPACTION TESTING OF SOIL AND SIMILAR MATERIALS, INCLUDING OPTIMUM MOISTURE-DENSITY RELATIONSHIPS, SHALL BE PERFORMED IN ACCORDANCE WITH THE REFERENCED SPECIFICATION AND/OR PLANS, UNLESS SPECIFIED IN INDIVIDUAL PROJECT PLANS, THE FREQUENCY OF COMPACTION TESTING SHALL BE ONE (1) TEST PER 1.5 VERTICAL FEET OF FILL OR BACKFILL OF SIMILAR MATERIAL, WITHIN TWO (2) HORIZONTAL FEET OF STRUCTURES. FOR EACH 500 LINEAR FEET OF TRENCH BACKFILL OR EACH DAILY COMPACTIVE EFFORT, WHICHEVER RESULTS IN THE GREATEST QUANTITY OF TESTS, OR FOR EACH 500 CUBIC YARDS OF FILL OF SIMILAR MATERIAL.
 25. PORTLAND CEMENT CONCRETE (PCC) PROPOSED TO BE USED FOR THE PROJECT SHALL BE A MINIMUM OF 14 CALIBER DAYS PRIOR TO THE PROJECT START DATE. A NEW MEXICO PROFESSIONAL ENGINEER, THE DESIGN SHALL BE PROVIDED TO PAOR STAFF FOR APPROVAL A MINIMUM OF 14 CALENDAR DAYS PRIOR TO SCHEDULING THE INITIAL MEETING. OPERATION OR, ALTERNATIVELY, THE PROJECT PLANS SHALL DEFINE A SPECIFIC MIX HAVING A PRIOR APPROVAL BY PAOR. EACH MIX SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
 - 25.1. A COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 CALENDAR DAYS
 - 25.2. SEVEN (7) BAGS OF CEMENTITIOUS MATERIAL PER CUBIC YARD OF CONCRETE
 - 25.3. TWENTY (20.0) PERCENT OR LESS OF FLYASH MATERIAL SUBSTITUTION FOR CEMENT
 - 25.4. MAXIMUM AGGREGATE SIZE 3/4"
 - 25.5. AIR ENTRAINMENT CONTENT RANGING BETWEEN 4.0% AND 7.0 PERCENT AT THE POINT OF DELIVERY INTO FORMS.
 26. CONCRETE SAMPLE SET SHALL CONSIST OF A MINIMUM OF THREE (3) CYLINDERS. ONE SAMPLE SET SHALL BE OBTAINED FOR EACH 500 LINEAR FEET CAST, 50 CAST CUBIC YARDS, OR ONE (1) SET PER CALENDAR DAY, WHICHEVER IS GREATEST. CYLINDERS SHALL BE TESTED AT 7, 28, AND 56 DAY INTERVALS; THE 56 DAY INTERVAL NEED NOT BE TESTED IF ANY PREVIOUS TEST RESULT EXCEEDS THE DESIGN VALUE.
 27. TRAFFIC CONTROL DEVICES, AS PER APPROVED PLAN, SHALL BE INSTALLED, MAINTAINED, AND REMOVED BY THE CONTRACTOR. SAID DEVICES SHALL CONFORM TO THE LATEST PUBLISHED EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND TO WRITTEN DIRECTION FROM THE CITY TRAFFIC ENGINEER WHO MAY BE REACHED AT 505-955-6631.
 28. SITE EROSION AND/OR SEDIMENT CONTROL, AS PER APPROVED PLAN, SHALL BE INSTALLED, MAINTAINED, AND REMOVED BY THE CONTRACTOR. INSPECTION BY THE PAOR STAFF OF APPLICABLE BEST MANAGEMENT PRACTICES (BMP) IS REQUIRED PRIOR TO ANY GRADING ACTIVITY; CALL 505-955-6646 FOR ABRIDGE FOR SAID INSPECTION. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE SSBHC'S SECTION 603 FOR OTHER REQUIREMENTS RELATING TO DUST ABATEMENT AND SIMILAR ISSUES.
 29. UTILITY LINES MUST BE BORED UNDER ALL EXISTING STREET PCC STREET LINES TO A MINIMUM OF 12" SEPARATION. ALL LINES MUST BE MAINTAINED BETWEEN UTILITY LINES. ANY CURB, GUTTER, OR OTHER DAMAGE MUST BE REPAIRED BEFORE FINAL INSPECTION WILL BE GIVEN.
 30. EACH CITY UTILITY DIVISION SHALL PROVIDE A LETTER OF COMPLETED INSTALLATION, NOT NECESSARILY, TO THE CONTRACTOR'S REQUEST. SAID LETTERS SHALL BE PROVIDED TO THE PAOR STAFF AND RECEIVED WRITTEN STAFF ACCEPTANCE PRIOR TO SCHEDULING EITHER TV INSPECTION OF SAS AND STORM SEWER LINES OR PLACING CITY OF ROADWAY PAYMENT MATERIAL.
 31. ASTM, AASHTO, OR INDEPENDENT LABORATORY CERTIFICATES OF MATERIAL COMPLIANCE ARE TO BE PROVIDED TO PAOR STAFF PRIOR TO BRINGING APPLICABLE MATERIAL ONSITE.
 32. AGGREGATE BASE COURSE MATERIAL SHALL CONFORM TO THE SSBHC'S SECTION 304 USING GRADATION 1.
 33. PLANT MIX BITUMINOUS PAVEMENT (PMBP) PROPOSED TO BE USED FOR THE PROJECT SHALL CONFORM TO A MIX DESIGN PREPARED BY A NEW MEXICO PROFESSIONAL ENGINEER CONFORMING TO SSBHC'S SECTION 10 USING ADEQUATE CLASSIFICATION CALL FOR IN THE PROJECT PLANS. THE DESIGN SHALL BE PROVIDED TO PAOR STAFF FOR APPROVAL A MINIMUM OF 14 CALENDAR DAYS PRIOR TO SCHEDULING THE INITIAL MEETING OPERATION OR, ALTERNATIVELY, THE PROJECT PLANS SHALL DEFINE A SPECIFIC MIX HAVING A PRIOR APPROVAL BY PAOR.
 34. COMPACTION TESTING OF SUBGRADE, AGGREGATE BASE COURSE, AND EACH LIFT OF PMBP MATERIAL SHALL BE COMPLETED FOR EVERY 100 LINEAR FEET OF ROADWAY LENGTH EXCEPTING FOR PMBP MATERIAL IN WHICH CASE PROVIDE ONE (1) TEST FOR EVERY 100 LINEAR FEET OF LAYDOWN MACHINE PASS.
 35. PMBP MATERIAL QUALITY TEST SAMPLES (WET) SHALL BE OBTAINED AND TESTED FOR EVERY 500 TONS OR FRACTION THEREOF OR ONE (1) SAMPLE PER DAY.
 36. UTILITY APPURTENANCES SUCH AS TELEPHONE PEDESTALS, ELECTRICAL TRANSFORMERS, GAS, AND CABLE TV PEDESTALS SHALL BE PLACED OUTSIDE THE PUBLIC RIGHT-OF-WAY AND WITHIN UTILITY EASEMENTS. THE OWNER IS RESPONSIBLE FOR RELOCATING MISPLACED UTILITY STRUCTURES PRIOR TO REQUESTING A PRE-FINAL INSPECTION. WATER METER BOXES AND FIRE HYDRANTS MAY BE PLACED BETWEEN THE SIDEWALK AND CURB. WATER VALVE AND METER BOXES ARE NOT TO BE PLACED WITHIN MAINTENANCE AREAS OF SEMI-IMPROVED (GRAVEL OR EQUAL) ROADS.
 37. CONSTRUCTION DEBRIS AND/OR EXCESS MATERIAL SHALL BE STORED IN AN ONSITE AREA AND APPROPRIATELY CONTAINED. SAID DEBRIS SHALL NOT BE A NUISANCE TO THE SURROUNDING NEIGHBORHOOD. DISPOSAL OF DEBRIS SHALL BE EITHER WITHIN THE CITY LIMITS UNDER SEPARATE GRADING PERMIT OR AT A DESIGNATED NMED APPROVED DISPOSAL SITE. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE AS TO PROPOSED DEBRIS DISPOSAL SITE LOCATION(S). ALL DEBRIS AND/OR EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE PRIOR TO SCHEDULING A PRE-FINAL INSPECTION WITH PAOR STAFF.
 38. INTERIM TERRAIN AND STORMWATER MANAGEMENT INSPECTION SHALL BE ARRANGED FOR AT THE FOLLOWING EVENTS:
 - 38.1. COMPLETION OF TEMPORARY EROSION CONTROL BEST MANAGEMENT INSTALLATIONS AND PRIOR TO ANY EARTHWORK (CLEARING, GRUBBING, ETC.).
 - 38.2. FINAL STORMWATER MANAGEMENT FEATURES ARE CONSTRUCTED.
 - 38.3. FINAL SITE RESTORATION MEASURES ARE COMPLETED.
 - 38.4. FINISHED CONSTRUCTION OF ANY PERMIT(S) SHALL NOT OCCUR UNTIL WRITTEN APPROVAL BY PAOR STAFF FOR EACH OF THE ABOVE INSPECTIONS HAS BEEN OBTAINED. INSPECTIONS SHALL BE SCHEDULED BY CALLING 505-955-6646.
 39. THE CONTRACTOR SHALL MAKE WRITTEN REQUEST FOR A PRE-FINAL INSPECTION OF TERRAIN MANAGEMENT AND INFRASTRUCTURE WORKS A MINIMUM OF 14 CALENDAR DAYS IN ADVANCE WITH PAOR STAFF. THIS INSPECTION WILL BE CONDUCTED BY THE PROJECT ENGINEER AND THE FINAL WORK PRODUCT. ANY DEFICIENCIES WILL BE NOTED IN A PUNCHLIST AND PROVIDED TO THE CONTRACTOR FOR CORRECTION. WHEN THE PUNCHLIST ITEM IS COMPLETE, THE CONTRACTOR SHALL FILE A WRITTEN STATEMENT TO THAT EFFECT AND A FINAL INSPECTION WILL BE HELD BY PAOR STAFF. UPON ACCEPTANCE, AN ACCEPTANCE LETTER WILL BE PROVIDED WHENEVER ALL WORK WILL BE ACCEPTED FOR MAINTENANCE BY THE CITY AND THE COMMENCEMENT OF THE WARRANTY PERIOD INITIATED.
 40. NOT USED.
 41. PRIOR TO THE WASTEWATER MANAGEMENT DIVISION APPROVAL OF THE PLAN SET, A LETTER WILL BE REQUIRED FROM THE PROJECT ENGINEER INDICATING THEY ARE PROVIDING THE INSPECTION AND RECORD DRAWING SERVICES FOR THE PROJECT.
 42. THE CONTRACTOR MUST OBTAIN ALL SEWER HOOPUP PERMITS FROM THE CITY'S BUILDING PERMITS SECTION (SEWER LINES) PRIOR TO COMMENCING ANY SEWER LINE CONSTRUCTION. A COPY OF THE PERMIT MUST BE KEPT AT THE CONSTRUCTION SITE.
 43. ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD MANHOLE DETAIL SHEET SHOWN ON THE CITY STANDARD DRAWINGS.
 44. A COPY OF THE APPROVED PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS.
 45. ALL MODIFICATIONS TO THE SANITARY SEWER PLANS MUST BE REVIEWED AND APPROVED BY THE CITY'S WASTEWATER MANAGEMENT DIVISION PRIOR TO CONSTRUCTION.
 46. ADDITIONAL GENERAL NOTES ARE CONTAINED IN THE STANDARD CITY DETAIL SHEETS FOR SANITARY SEWER CONSTRUCTION.
 47. ALL PUBLIC GRAVITY SEWER LINES SHALL BE A MINIMUM 8 INCH DIAMETER WITH A MINIMUM CLASS C BEDDING (2008 NEW MEXICO AMERICAN PUBLIC WORKERS ASSOCIATION).
 48. ALL 4 INCH AND 6 INCH DIAMETER GRAVITY SEWER PIPE SHALL BE PRIVATE. NO PRIVATE SEWER SYSTEM SHALL USE LARGER THAN A 6 INCH DIAMETER PIPE. NO PUBLIC GRAVITY SEWER LINE TO BE FINISHED BY THE CITY OF SANTA FE FOR PERMANENT MAINTENANCE SHALL BE LESS THAN 8 INCHES DIAMETER.
 49. NO CONCRETE ENCASEMENT OF NEW OR EXISTING PUBLIC SEWER PIPE WILL BE ALLOWED UNLESS APPROVED BY THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION.
 50. CORE DRILLING IS REQUIRED FOR ALL NEW CONNECTIONS TO AN EXISTING MANHOLE.
 51. NO PUBLIC SEWER MAIN LINE OR MANHOLE WILL BE ALLOWED UNDER OR WITHIN A STORM WATER DETENTION/RETENTION POND.
 52. PRIOR TO PAVING OVER ANY SANITARY SEWER LINES, SUBMIT TV TAPES AND LOGS, PRESSURE TESTS, AND THE ENGINEER'S CERTIFICATION TO THE CITY'S WASTEWATER MANAGEMENT DIVISION AFTER THE WASTEWATER MANAGEMENT DIVISION REVIEWS THE ABOVE LISTED INFORMATION. WRITTEN INSPECTION MUST BE CONDUCTED. WHEN ALL THE ITEMS LISTED ABOVE ARE COMPLETED TO MEET THE STANDARDS OF THE WASTEWATER MANAGEMENT DIVISION, A LETTER APPROVAL WILL BE ISSUED IN RELATION TO THE SANITARY SEWER. NOTE: A FINAL MANHOLE INSPECTION WILL BE CONDUCTED AFTER THE FINAL PAVING IS COMPLETED.
 53. ALL SEWER MANHOLES WITH SEWER LINES 12 INCHES IN DIAMETER AND LARGER ARE REQUIRED TO HAVE APPROVED VENTED AND LOOKING MANHOLES.
 54. LOCATE WIRES SHALL BE INSTALLED FOR ALL SANITARY SEWERS (GRAVITY/FLOW MAIN) WHICH MUST BE VISIBLE IN THE MANHOLE OR ACCESS STRUCTURE. THIS WILL BE VERIFIED DURING THE PRELIMINARY MANHOLE INSPECTION PRIOR TO PAVING. THE LOCATE WIRE IS TO BE A CONTINUOUS, 12 GAUGE, SOLID STRAND INSULATED WIRE.
 55. 15-FOOT ROAD PUBLIC SEWER ACCESS WILL BE PROVIDED FOR ALL PUBLIC SEWER LINES AND MANHOLES. ACCESS ROADS ARE TO BE A MINIMUM 12 FEET WIDE WITH A DRIVING SURFACE OF 6 INCHES OF COMPACTED BASE COURSE. NO ACCESS ROAD SHALL HAVE A GRADE GREATER THAN 15% AND MANHOLES ARE TO BE ALIGNED WITH THE CENTERLINE OF THE ACCESS ROAD. SEWER EASEMENTS ARE TO BE A MINIMUM OF 20 FEET IN WIDTH.
 56. 16.00 FOOT SANITARY SEWER - CALL THE WASTEWATER MANAGEMENT DIVISION AT 505-955-4631 FOR A FIELD REVIEW OF THE GRADING OF ALL OFF ROAD SANITARY SEWER TO ENSURE THAT THE CITY'S MAINTENANCE VEHICLES CAN ACCESS ALL MANHOLES.
- THE GRADES WILL BE REQUIRED TO BE ADJUSTED BASED UPON THIS INSPECTION. ADDITIONAL BANK PROTECTION MAY BE REQUIRED BASED UPON A FINAL INSPECTION BY THE WASTEWATER MANAGEMENT DIVISION AND THE PROJECT ENGINEER.
57. FOR RECORD DRAWINGS, THE MANHOLE TO A CITY OF SANTA FE SURVEY MONUMENT AS PART OF THE FINAL RECORD DRAWINGS SHOW CORRECTED AS-BUILT BEARING AND DISTANCES, SLOPES, RIM AND INVERT ELEVATIONS AND SEWER SERVICES ALONG THE HORIZONTAL ALIGNMENT OF THE SANITARY SEWER.
 58. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND LOCATING THE SEWER SYSTEM UNTIL CITY ACCEPTANCE FOR MAINTENANCE. DAMAGES RESULTING FROM A STOPPAGE IN ANY GRAVITY AND/OR PRESSURE SEWER SYSTEM WILL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL A FINAL ACCEPTANCE LETTER FOR PERMANENT MAINTENANCE HAS BEEN ISSUED BY THE WASTEWATER MANAGEMENT DIVISION.
 59. WATER METERS WILL NOT BE PLACED UNTIL A FINAL ACCEPTANCE LETTER HAS BEEN ISSUED BY THE WASTEWATER DIVISION FOR A CITY SANITARY SEWER NEEDED IN ORDER FOR THE PROJECT TO CONNECT TO THE SANITARY SEWER SYSTEM.
 60. 20-FOOT WIDE ACCESS GATES SHALL BE PROVIDED AT ALL FENCES, WALLS OR OTHER OBSTRUCTIONS THAT CROSS A PUBLIC SEWER LINE. ACCESS GATES TO BE LOCATED WITHIN THE SANITARY SEWER EASEMENT.
 61. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR LOCATING EACH SEWER SERVICE AT THE TIME EACH LOT IS READY TO CONNECT TO THE SEWER. IT IS SUGGESTED THAT THE OWNER/DEVELOPER RETAIN A COPY OF THE TV INSPECTION VIDEO ALONG WITH THE VIDEO LOGS. EACH SERVICE SHALL BE CLEARLY MARKED FOR EACH LOT AT POINT OF CONNECTION. TV CALLS RECEIVED BY THIS DIVISION REGARDING THE LOCATION OF SERVICE WILL BE FORWARDED TO THE OWNER/DEVELOPER.
 62. THE CONTRACTOR SHALL CALL THE WASTEWATER MANAGEMENT DIVISION (DOUGLAS FLORES AT 505-955-4613) FOR A FINAL MANHOLE INSPECTION. THIS INSPECTION WILL BE ISOLATED TO THE MANHOLES. THE CITY PLUMBING AND MECHANICAL INSPECTOR WILL CONDUCT ALL OTHER NECESSARY PLUMBING INSPECTION. NOTE: THE CITY'S PLUMBING AND MECHANICAL INSPECTORS AND WILL INSPECT THE INDIVIDUAL SEWER SERVICE TAPS AND LATERALS, WHICH ARE CONNECTED TO THE PUBLIC SANITARY SEWER.
 63. THE EXISTING SANITARY SEWER LINE MUST BE TV TAPED PRIOR TO A NEW SERVICE CONNECTION BEING PLACED AS WELL AS TAPED AFTER THE SERVICES HAVE BEEN COMPLETED. THIS IS TO ENSURE THAT THE EXISTING SANITARY SEWER LINE IS NOT DAMAGED AND THE NEW SERVICE IS INSTALLED CORRECTLY.
 64. ALL COSTS ASSOCIATED WITH THE OPERATION, MAINTENANCE, AND REPLACEMENT OF GRINDER PUMPS FOR INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER AND/OR OWNERS ASSOCIATION. FOR GRINDER PUMPS THAT CONNECT TO A PRESSURE SEWER MAIN, THE GRINDER PUMP WILL BE A MODEL MANUFACTURED BY ENVIRONMENT-ONE OR A TYPE APPROVED BY THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION. FOR GRINDER PUMPS THAT CONNECT TO A GRAVITY MAIN, THE GRINDER PUMP SHALL BE OF A TYPE APPROVED BY THE CITY OF SANTA FE PLUMBING CODE.
 65. A MINIMUM 12 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN THE SEWER LINE AND ANY STORM DRAIN PIPING.
 66. ALL PRESSURE SEWER SYSTEMS SHALL BE AIR OR HYDROSTATICALLY PRESSURE TESTED AT 120 PSI FOR 2 HOURS MINIMUM. THE TEST IS TO BE WITNESSED AND CERTIFIED BY THE PROJECT ENGINEER PRIOR TO BEING PUT INTO SERVICE AND ACCEPTANCE BY THE CITY OF SANTA FE. ALL PRESSURE SEWER SYSTEM MAIN LINES WILL BE FILLED WITH WATER.
 67. NO PUBLIC PRESSURE SEWER SYSTEM PIPING MAY BE INSTALLED IN A COMMON TRENCH WITH OTHER UTILITIES.
 68. SEWER BACKFLOW CHECK VALVES WILL BE REQUIRED FOR ALL SEWER SERVICE LATERAL CONNECTIONS TO SEWER MAINS 12 INCHES OR GREATER IN DIAMETER. THE SEWER SERVICE CONNECTION MUST BE MADE AT AN EXISTING OR NEW MANHOLE. SEWER SERVICE CONNECTIONS TO SEWER MAINS WITH PIPE SIZE DIAMETER OF 12 INCHES AND GREATER WILL NOT BE MADE WITHOUT APPROVAL FROM THE WASTEWATER MANAGEMENT DIVISION.
 69. SEWER BACKFLOW CHECK VALVES SHALL BE REQUIRED ON PRIVATE SEWER SERVICE LATERALS PER THE CITY OF SANTA FE PLUMBING CODE.
 70. ANY 8 INCH PUBLIC SANITARY SEWER MAIN LINE PLACED WITH A GRADE OF LESS THAN 0.02% SHALL BE REMOVED AND RECONSTRUCTED AT THE CONTRACTOR'S EXPENSE. ALL PUBLIC SANITARY SEWER MAIN LINES WITH SLOPES OF LESS THAN 1% REQUIRE A MANHOLE CLASS C BEDDING WITH SELECT GRANULAR MATERIAL FOUNDATION.
 71. ALL AS-BUILT SEWER LINE AND MANHOLE DATA SHALL BE OBTAINED AND CERTIFIED BY A LICENSED SURVEYOR OR ENGINEER. AS-BUILT DATA SUPPLIED BY OTHER THAN A LICENSED SURVEYOR OR ENGINEER SHALL NOT BE VALID FOR FINAL AS-BUILTS.
 72. ALL EXISTING AND NEW PUBLIC MANHOLES WITHIN A PROJECT SHALL HAVE ACCESS FOR CITY SEWER MAINTENANCE EQUIPMENT. ALL ACCESS IS SUBJECT TO FIELD VERIFICATION AND MODIFICATION AS REQUIRED BY THE WASTEWATER DIVISION PRIOR TO FINAL PROJECT CLOSE-OUT WITH THE CITY OF SANTA FE.
 73. ALL SEWER LINE CROSSINGS OF RIVERS, STREAMS, ARROYOS, DRAINAGE CHANNELS, ETC. SHALL REQUIRE A BASIS OF DESIGN ANALYSIS PREPARED BY A LICENSED ENGINEER.
 74. AN APPROVED BACKFLOW VALVE AND ISOLATION VALVE ARE REQUIRED ON ALL LOW PRESSURE SEWER SERVICE LINES AS PER THE CITY OF SANTA FE STANDARD SEWER SPECIFICATION.
 75. TERMINAL FLUSHING CONNECTIONS AND IN-LINE FLUSHING CONNECTION ARE REQUIRED ON ALL LOW PRESSURE SEWER SYSTEMS. THE MAXIMUM SPACING BETWEEN IN-LINE FLUSHING CONNECTIONS SHALL BE 500 FEET. DISTANCES GREATER THAN 500 FEET BETWEEN LOW PRESSURE SEWER IN-LINE FLUSHING CONNECTIONS SHALL BE APPROVED BY THE WASTEWATER DIVISION.
 76. SEWER BACKFLOW CHECK VALVES ARE REQUIRED ON PRIVATE SEWER SERVICE LATERALS PER THE CITY'S PLUMBING CODE. FINAL DETERMINATION SHALL BE MADE BY THE CITY OF SANTA FE PLUMBING INSPECTION DIVISION.

NOT FOR CONSTRUCTION

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Isaacson & Artman, Inc.
 Civil Engineering Consultants
 120 Monroe Street NE
 Albuquerque, NM 87102
 505-264-0128 | www.isaacson.com

CLIENT
BRR 5750
Airport Road, LLC

631 DELORES STREET
 UNIT A
 SANTA FE, NM 87501

PROJECT
CASA AZUL

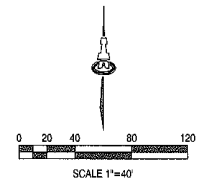
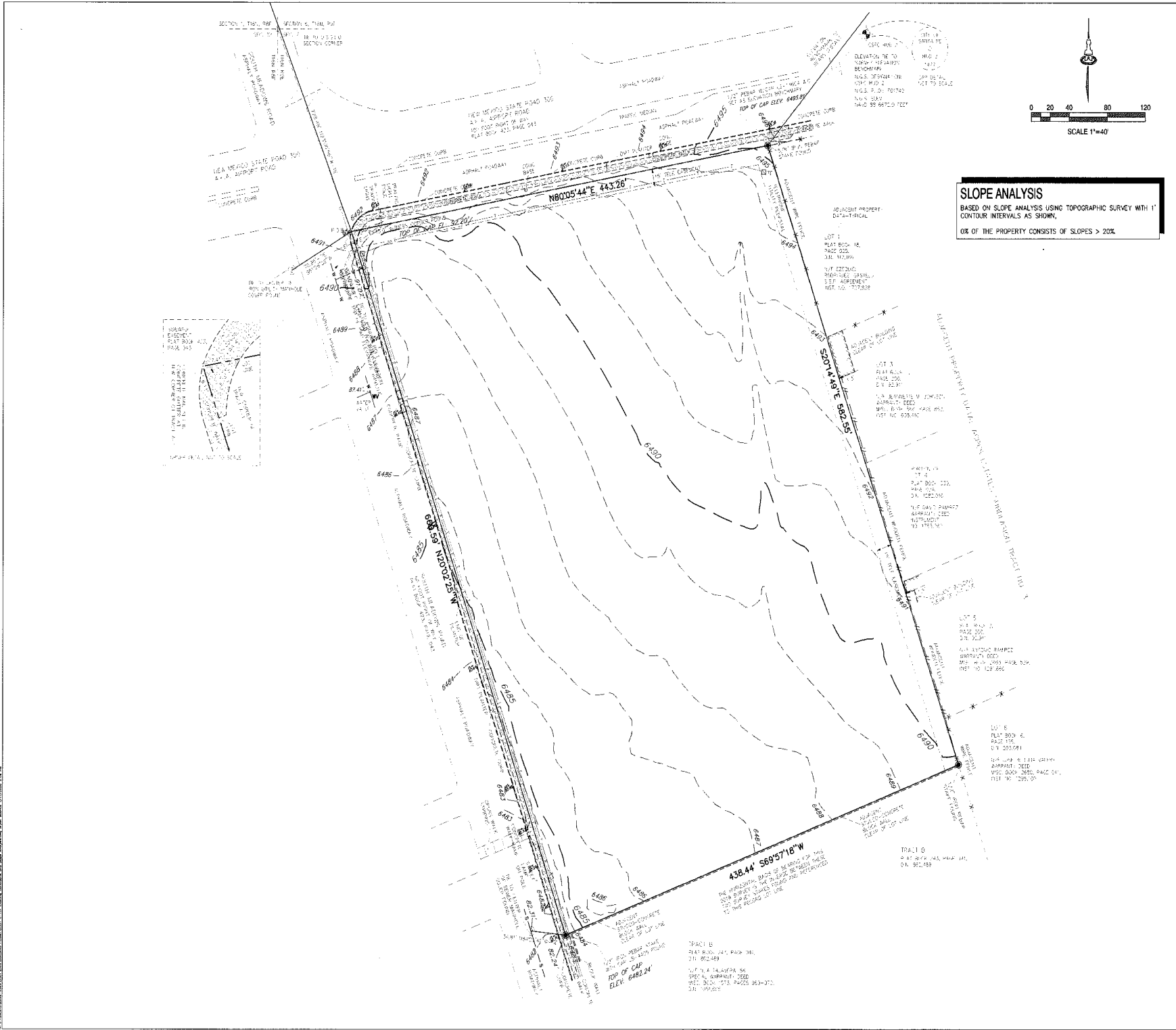
5750 AIRPORT ROAD
 SANTA FE, NM 87507

SHEET TITLE
City Construction Notes

REV. DATE COMMENT
 1 10/20/19

DRAWN BY:
 CHECKED BY:
 DATE: 10/15/2019
 JOB NUMBER:
 FILE NAME:
 SHEET NUMBER:

C-101



SLOPE ANALYSIS
 BASED ON SLOPE ANALYSIS USING TOPOGRAPHIC SURVEY WITH 1' CONTOUR INTERVALS AS SHOWN.
 0% OF THE PROPERTY CONSISTS OF SLOPES > 20%.

ARCHITECT

NOT FOR CONSTRUCTION

CONSULTANT
Isaacson & Artman, Inc.
 Civil Engineering Consultants
 139 Monroe Street NE
 Albuquerque, NM 87102
 505-264-0210 | www.iaa.com

CLIENT
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 Airport Road, LLC

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PROJECT
CASA AZUL

5750 AIRPORT ROAD
 SANTA FE, NM 87507

SHEET TITLE
Existing Conditions and Slope Analysis

REV.	DATE	COMMENT
1	10/15/2019	ISSUED FOR PERMIT

DRAWN BY:
 CHECKED BY:
 DATE: 10/15/2019
 JOB NUMBER:
 FILE NAME:
 SHEET NUMBER:

C-102

AIRPORT ROAD APARTMENTS / OFFICE COMERCIAL CENTER

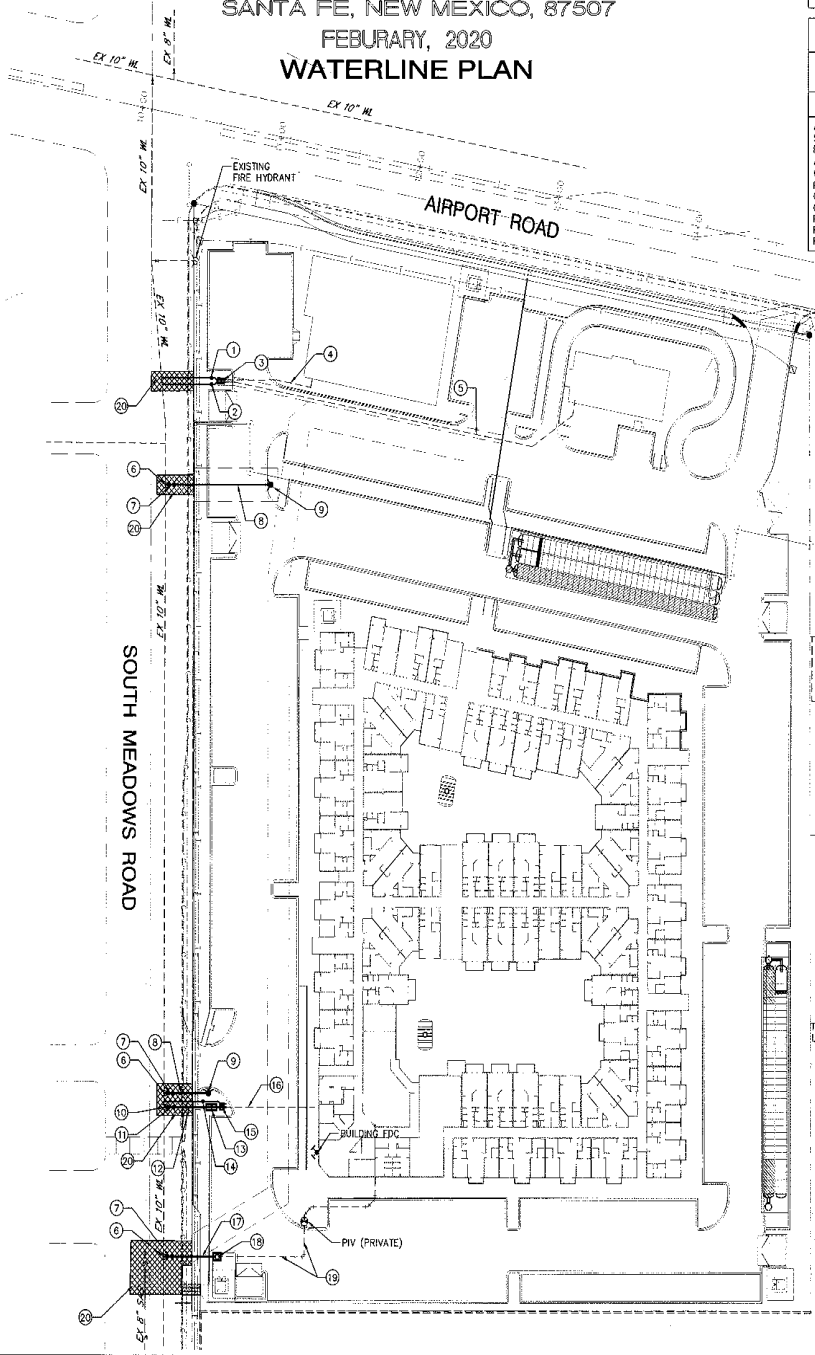
5750 AIRPORT ROAD
SANTA FE, NEW MEXICO, 87507

FEBRUARY, 2020
WATERLINE PLAN

DOMESTIC & IRRIGATION WATER SERVICE TABLE		
SERVICE ADDRESS	STREET NAME	SERVICE SIZE & TYPE (DS OR IR)
5750	AIRPORT RD	5/8" DS
5750	AIRPORT RD	1 1/2" DS
5750	AIRPORT RD	4" DS
5750	AIRPORT RD	1" IR

FIRE SERVICE DESIGN TABLE			
SERVICE SIZE	REQ'D FLOW GPM	RESIDUAL PRESSURE PSI	BUILDING(S) SERVED
8"	XXXX	XX	1

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH. PEAK FLOWS IS IN GALLONS PER MINUTE. RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.



GENERAL NOTES

- CONTRACTOR SHALL NOTIFY THE SANGRE DE CRISTO WATER (SDCW) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
- CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE SDCW CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
- ALL STREETS SHALL BE CUT TO WITHIN 4" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
- LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVEWAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED IN WRITING BY SDCW.
- CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND SDCW DRAWINGS.
- MATERIAL SUBMITTALS SHALL BE APPROVED BY SDCW PRIOR TO CONSTRUCTION.
- CONTACT NEW MEXICO ONE CALL AT (311) TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
- PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
- A MINIMUM OF 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
- CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING VALVE TIES, AS-BUILT DRAWINGS INCLUDING, BUT NOT LIMITED TO: FITTING/FITTING MEASUREMENTS, SERVICE TO SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
- ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE AFTER FIRST COURSE OF ASPHALT AND BEFORE FINAL COURSE OF ASPHALT.
- FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE SDCW FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD, PRIOR TO INSTALLING NUMBERS. FIRE HYDRANTS SHALL BE PAINTED.
- A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THURST RESTRAINT. CONCRETE THRUST BLOKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY SDCW.
- WORK ON SDCW FACILITIES SHALL NOT BEGIN UNTIL SDCW HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
- FITTINGS SHALL BE USED TO INSTALL PVC PIPE, NO BENDING OF THE PIPES TO FIELD FIT WILL BE ALLOWED.

SANGRE DE CRISTO WATER DIVISION CITY OF SANTA FE, NEW MEXICO BYNARD DETAILS		GENERAL NOTES	
		DATE: _____	01

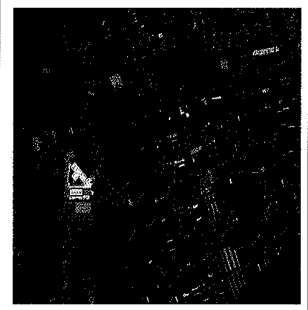
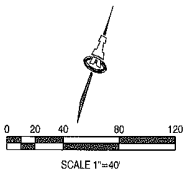
LEGEND

- EXISTING 12" & 8" WATER LINES
- 6" & 8" WATER LINES
- GATE VALVE
- FIRE HYDRANT
- EXISTING SEWER LINE

CITY OF SANTA FE WATER DIVISION	DATE
SANTA FE FIRE DEPARTMENT	DATE

RECORD MAPPING	
AS BUILT	INITIALS DATE
VALVE MAPS	
GIS (MAPPING)	
INSPECTOR APPROVED	

RECORD DRAWINGS	
THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS. CERTIFIES THAT THE INFORMATION SHOWN IS A REASONABLE OCCURRENCE OF THE FINAL CONSTRUCTION.	
ENGINEER	PE DATE



M-14

KEYED NOTES

- WATER KEYED NOTES
- 5/8" WATER SERVICE CONNECTION / METER PER COSFWD STD. DWGS. 02.
 - 1 1/2" WATER SERVICE CONNECTION / METER PER COSFWD STD. DWGS. 04.
 - 1 1/2" AND 2" RPBP FBEO MODEL LF825YA IN A SAFE-T-COVER MODEL 200-AL WITH HEATER.
 - 1" WATER SERVICE LINE (FOR INFORMATION ONLY).
 - 2" WATER SERVICE LINE (FOR INFORMATION ONLY).
 - 10"x6" TAPPING SLEEVE.
 - 6" TAPPING GATE VALVE W/ BOX.
 - 6" WATERLINE.
 - FIRE HYDRANT PER COSFWD STD DWG 07.
 - 10"x4" TAPPING SLEEVE.
 - 4" TAPPING GATE VALVE W/ BOX.
 - 4" WATERLINE.
 - 4" WATER METER IN VAULT PER COSFWD STD DWG. 19.
 - 1" WATER SERVICE CONNECTION (IRRIGATION) / METER PER COSFWD STD. DWGS. 03.
 - 4" REDUCED PRESSURE BACK FLOW PREVENTER WITH DETECTOR ASSEMBLY FBEO MODEL LF850V AND 1" RPBP FBEO MODEL LF825YA IN SAFE-T-COVER MODEL 400TLUB80-AL WITH HEATER.
 - 4" WATER SERVICE LINE (FOR INFORMATION ONLY).
 - 6" D.I. WATERLINE (FIRE).
 - 6" REDUCED PRESSURE BACK FLOW PREVENTER WITH DETECTOR ASSEMBLY FBEO MODEL LF850V IN SAFE-T-COVER MODEL 600TLUB80-AL WITH HEATER.
 - 6" FIRE LINES (FOR INFORMATION ONLY).
 - REMOVE AND REPLACE ASPHALT PAVEMENT AND PCC CURB AND GUTTER FOR INSTALLATION OF NEW UTILITIES.

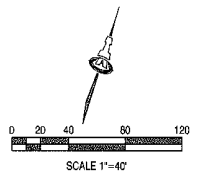
FRED C. ARBAN NEW MEXICO 1322 REGISTERED PROFESSIONAL ENGINEER	ISAACSON & AREMAN, P.A. Consulting Engineering Associates 134 Avenue Street S.E. Albuquerque, New Mexico 87108 Ph: 505-261-8828 www.isaacson.com
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AIRPORT ROAD APARTMENTS & OFFICE / COMERCIAL CENTER

WATERLINE PLAN

PLAT RECORDING INFORMATION BOOK _____ PAGE _____ FILE _____ DATE _____	APPROVED CITY OF SANTA FE WATER DIVISION SANTA FE FIRE DEPARTMENT AERIAL TOWNSHIP RANGE SECTION M-14 T16N,R9E,S07	REFLECTOR DATE: 2019 38 1 OF 1
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FIRE SERVICE DESIGN TABLE			
SERVICE SIZE	REQ'D FLOW GPM	RESIDUAL PRESSURE PSI	BUILDING(S) SERVED
6"	XXX	XX	1

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH. PEAK FLOWS IS IN GALLONS PER MINUTE. RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.

KEYED NOTES

- WATER KEYED NOTES**
- CONNECT 8" FIRE LINE TO EXISTING 8" WATERLINE RPBFP INSTALLED PER COSFW# #2019 38
 - CONNECT 4" WATER SERVICE LINE TO RPBFP INSTALLED PER COSFW# #2019 38.
 - 8"x6" TEE
 - 8"x6" REDUCER.
 - 6" 90° BEND (LT=46")
 - 6" 45° BEND (LT=9")
 - 6" GATE VALVE W/ BOX, (LT=48")
 - 8" DI WATERLINE (FIRE).
 - 6" DI WATERLINE (FIRE).
 - POST INDICATOR VALVE (PIV).
 - FIRE DEPARTMENT CONNECTION, WALL MOUNT (FDC).
 - FIRE HYDRANT.
 - CONNECT 1 1/2" AND 2" WATER SERVICE LINES TO EXISTING RPBFP PER COSFW# PROJECT #2019 38.
 - 1 1/2" WATER SERVICE LINE.
 - 2" WATER SERVICE LINE.
 - 4" WATER SERVICE LINE.

SEWER KEYED NOTES

- CONNECT NEW SAS SERVICE LINE TO EXISTING SAS MANHOLE PER COSFW# STD DWG. SAS-1D.
- 8" SANITARY SEWER LINE, AT 2% MIN. SLOPE.
- 6" SANITARY SEWER LINE, AT 2% MIN. SLOPE.
- 4" SANITARY SEWER LINE, AT 2% MIN. SLOPE.
- SINGLE CLEAN OUT.
- DOUBLE CLEAN-OUT WITH SEWER BACKWATER VALVE. SEE DETAIL BELOW.
- 8"x6" REDUCER.
- 6"x4" REDUCER.
- 8"x8" WYE/TEE.
- 8"x6" WYE/TEE.
- 6"x6" WYE/TEE.
- 6"x4" WYE/TEE.
- 4"x4" WYE/TEE.
- 6" 45° BEND.
- 6" 45° BEND.
- 4" 45° BEND.
- 6" 1 1/2" BEND.

GENERAL NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CO-101 FOR STORM DRAIN DESIGN.
- ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTINGS PER KEYED NOTES THIS SHEET.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
 - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
- DEPTH OF BURY: 3.0 FT. MINIMUM
 FACTOR OF SAFETY: 1.5
 MATERIAL: PVC
 SOIL TYPE: GM/SW - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
 TEST PRESSURE: 150 PSI
- TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM BACKFILL COMPACTED TO TOP OF PIPE.
- DIFFERENT CRITERIA, E.G. GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE CITY OF SANTA FE WATER DEPARTMENT.

LEGEND

- WL-- EXISTING WATERLINE
- SAS-- EXISTING SEWER LINE
- NEW WATERLINE
- NEW SEWER LINE

ARCHITECT

NOT FOR CONSTRUCTION



CONSULTANT
Isaacson & Arfman, Inc.
 Civil Engineering Consultants
 128 Maroon Street NE
 Albuquerque, NM 87108
 505-266-4128 | www.isaacson.com

CLIENT

BRR 5750
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631 DELORES STREET
 UNIT A
 SANTA FE, NM 87501

PROJECT

CASA AZUL

5750 AIRPORT ROAD
 SANTA FE, NM 87507

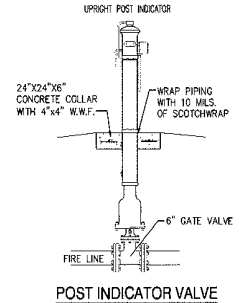
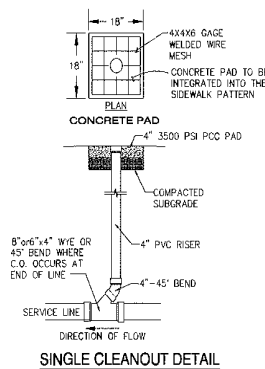
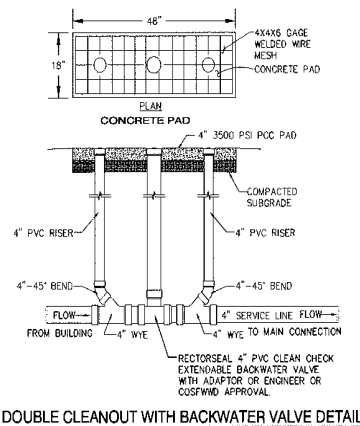
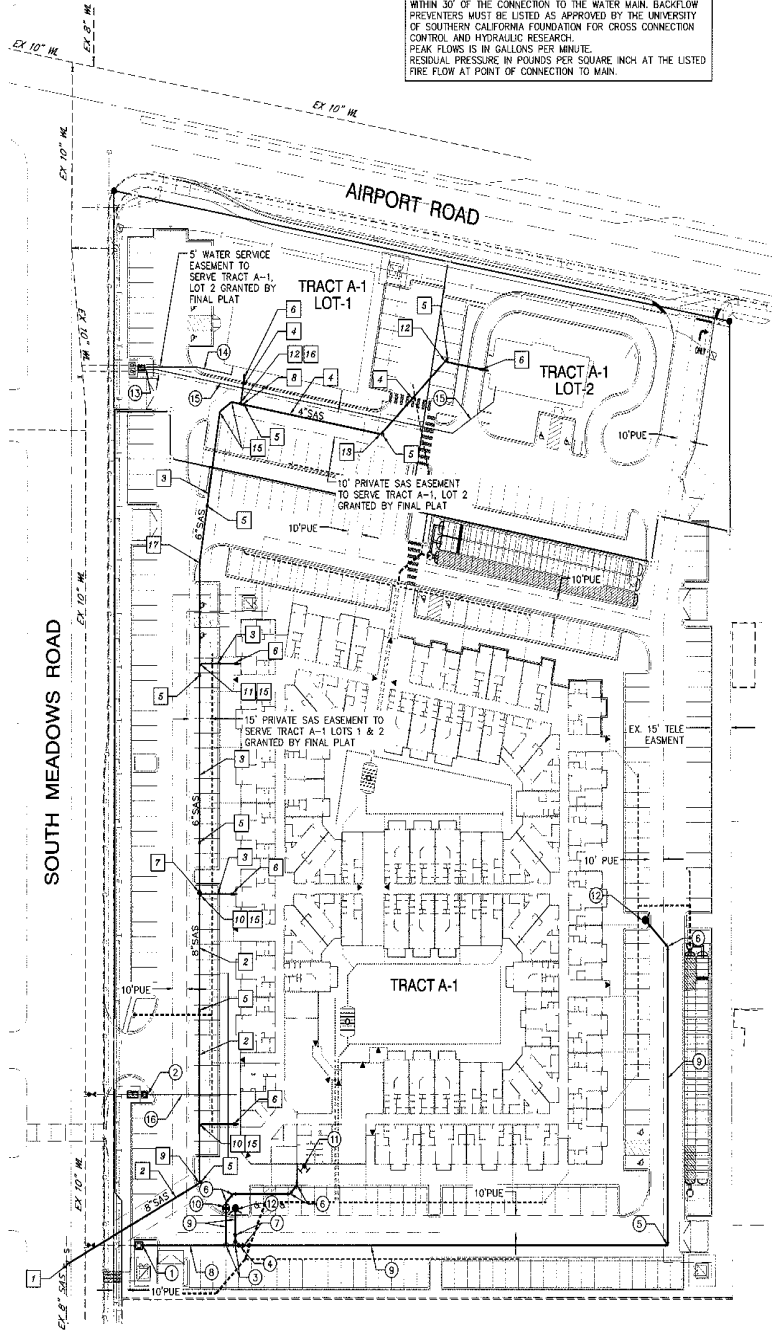
SHEET TITLE

UTILITY PLAN

REV. DATE COMMENT
 1 10/15/2019

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 CHECKED BY:
 DATE: 10/15/2019
 JOB NUMBER:
 FILE NAME:
 SHEET NUMBER:

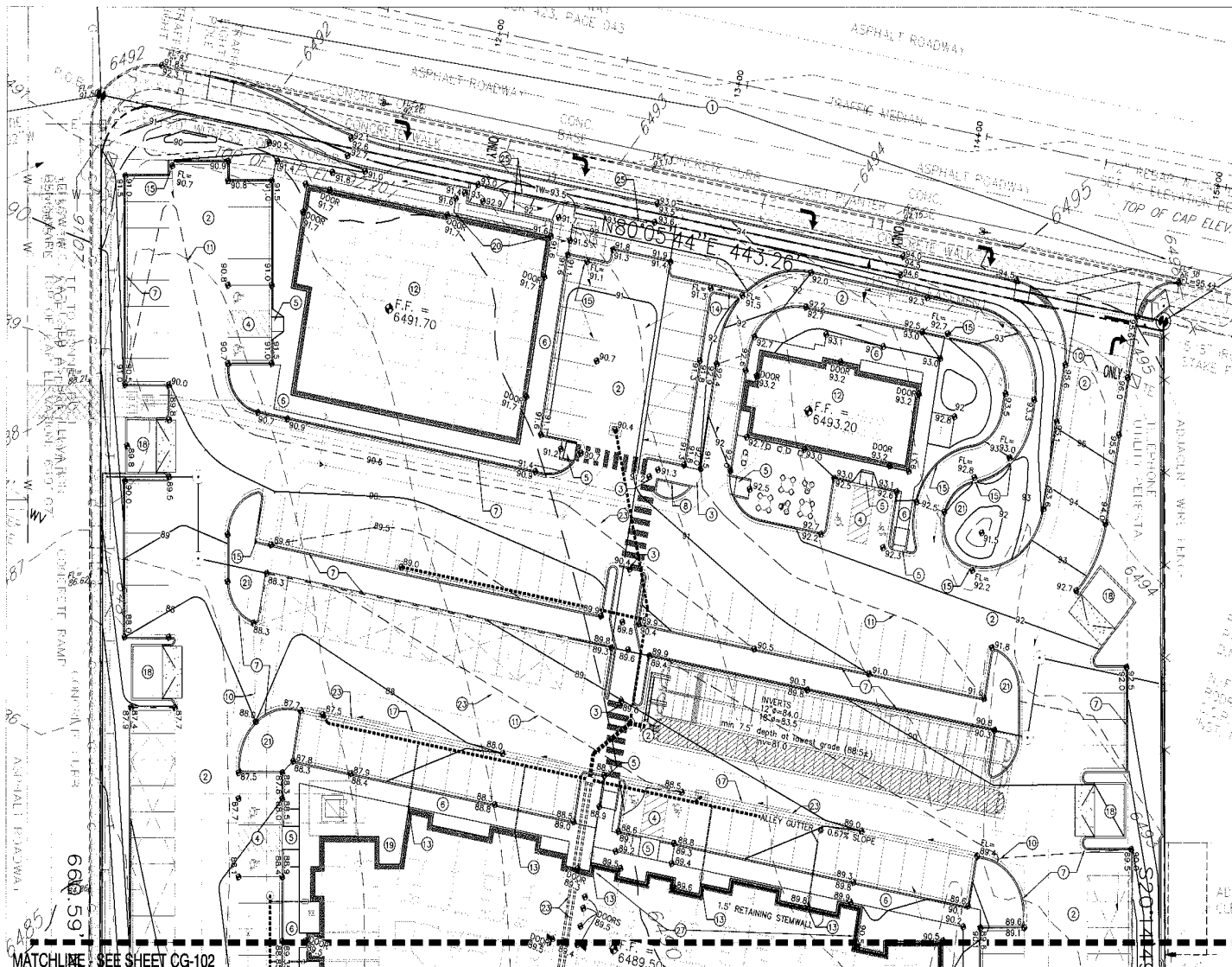
CU-101



DOUBLE CLEANOUT WITH BACKWATER VALVE DETAIL

SINGLE CLEANOUT DETAIL

POST INDICATOR VALVE



ARCHITECT

NOT FOR CONSTRUCTION

SEAL: FRED C. ARTMAN, NEW MEXICO, 7322, 12/20/19, D.L. ESCOBAR

CONSULTANT

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SHEET TITLE

**Grading and
Drainage Plan
1 of 2**

KEYED NOTES

- THESE NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET.
- SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN THE AIRPORT ROAD R/W INCLUDING RIGHT TURN DECELERATION LANE, ENTRANCE DRIVE, CONCRETE VALLEY GUTTER, PUBLIC SIDEWALK, STREET PAVEMENT, ADA COMPLIANT RAMPS, ETC. PROPOSED GRADES WITHIN R/W ARE SHOWN FOR INFORMATION ONLY. NO WORK SHALL BE PERFORMED IN THE R/W WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
 - CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE PAVING PLAN FOR MATERIAL, EXTENTS, JOINTS AND PAVING SECTIONS. NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK ELEVATIONS. TEXT SHOWN WITHIN FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5" TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
 - TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA FOR ADA ACCESS.
 - SLOPE WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLIANT.
 - CONSTRUCT ADA COMPLIANT HANDICAP ACCESS RAMP.
 - CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN.
 - CONSTRUCT 6" HIGH MEDIAN CURB AND GUTTER THROUGHOUT. TYPICAL SEE PAVING DETAILS SHEET CP-501.
 - CONSTRUCT CONCRETE HEADER CURB. SEE PAVING DETAILS SHEET CP-501.
 - POOL AND COURTYARD AREA GRADES ARE SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - HIGH POINT / GRADE BREAK LOCATION.
 - 0.5" DESIGN CONTOURS ARE SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT. SEE LEGEND FOR ADDITIONAL INFORMATION.
 - COMMERCIAL AND MEDICAL BLDGS. TO DISCHARGE ROOF FLOW VIA GUTTER / DOWNSPOUTS TO SURFACE PAVEMENT. SEE ARCHITECTURAL FOR SPECIFIC LOCATIONS.
 - SEE ARCHITECTURAL AND MECHANICAL PLANS FOR SPECIFIC LOCATIONS AND SIZES OF INTERIOR ROOF DISCHARGE PIPES. EXTEND TO STORM DRAIN USING FITTINGS AS REQUIRED. SEE SHEETS CG-501 AND CG-502 FOR ADDITIONAL STORM DRAIN DESIGN INFORMATION.
 - CONSTRUCT 2.0' WIDE (BOTTOM WIDTH) 'U' SHAPED CHANNEL AT FLOWLINE ELEVATIONS SHOWN.
 - PROVIDE 2.0' WIDE OPENING IN CURB TO PASS FLOW.
 - CONSTRUCT 18" WIDE COVERED CONCRETE SIDEWALK CURBVERT. SEE DETAIL SHEET CG-501.
 - CONSTRUCT 2" WIDE CONCRETE ALLEY GUTTER AT FLOWLINE ELEVATIONS SHOWN. SEE PAVING DETAILS.
 - CONSTRUCT CONCRETE REFUSE ENCLOSURE PAD AT ELEVATIONS SHOWN.
 - TOP OF LANDSCAPE MATERIAL WHICH IS DIRECTLY ADJACENT TO BUILDING SHALL BE 0.5' BELOW FF ELEVATION.
 - CONSTRUCT 12" WIDE CONCRETE APRON ADJACENT TO BUILDING THIS AREA TO ACHIEVE GRADES SHOWN. SEE PAVING DETAILS.
 - DEPRESS LANDSCAPING 6" AVG. DEPTH FOR WATER HARVESTING. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
 - INSTALL TWO 3" DIA. PVC PIPES THROUGH WALK. MATCH CURB FLOWLINE ELEVATION. SLOPE @ 1.5%.
 - CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEETS CG-501 AND CG-502 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
 - INSTALL MEDIUM DUTY (6" AVG. DIA., 12" DEEP) ANGULAR ROCK EROSION PROTECTION THIS AREA.
 - CONSTRUCT GARDEN RETAINING WALL(S) (RETAINING < 30') TO ACHIEVE GRADE DIFFERENCE SHOWN. TGM = GRADE ON HIGH SIDE OF WALL; BRW = GRADE ON LOW SIDE OF WALL. SEE ARCHITECTURAL SITE DETAILS. STRUCTURAL DESIGN TO BE PROVIDED BY WALL CONTRACTOR.
 - CONSTRUCT SITE RETAINING WALL(S) (RETAINING > 30') TO ACHIEVE GRADE DIFFERENCE SHOWN. TRW = GRADE ON HIGH SIDE OF WALL; BRW = GRADE ON LOW SIDE OF WALL. SEE ARCHITECTURAL FOR SITE DETAILS INCLUDING TOTAL HEIGHT, FOOTING, GUARDRAILS, REINFORCING, ETC. STRUCTURAL DESIGN TO BE PROVIDED BY WALL CONTRACTOR.
 - RETAINING STEMWALL (MAX. 18") REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL & STRUCTURAL.

LEGEND

- 6494 — EXISTING CONTOUR
- 40 — PROPOSED CONTOUR (1' INCREMENT)
- 40.5 — PROPOSED CONTOUR (0.5' INCREMENT)
- 38.5 — PROPOSED SPOT ELEVATION
- FLOW ARROW

ACCESSIBLE RAMPS, WALKS & PARKING

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%
 ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7%
 LONGITUDINAL SLOPE SHALL NOT EXCEED 12.1% (8.3%)
 ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

PER C.O.S.F. EXISTING SIDEWALKS SHALL BE IN SUBSTANTIAL COMPLIANCE WITH ADA STANDARDS OR IT SHALL BE REPAIRED OR REPLACED.

SCALE 1"=20'

0 10 20 40 60

REV.	DATE	COMMENT
1	10/15/2019	ISSUED

DRAWN BY:

CHECKED BY:

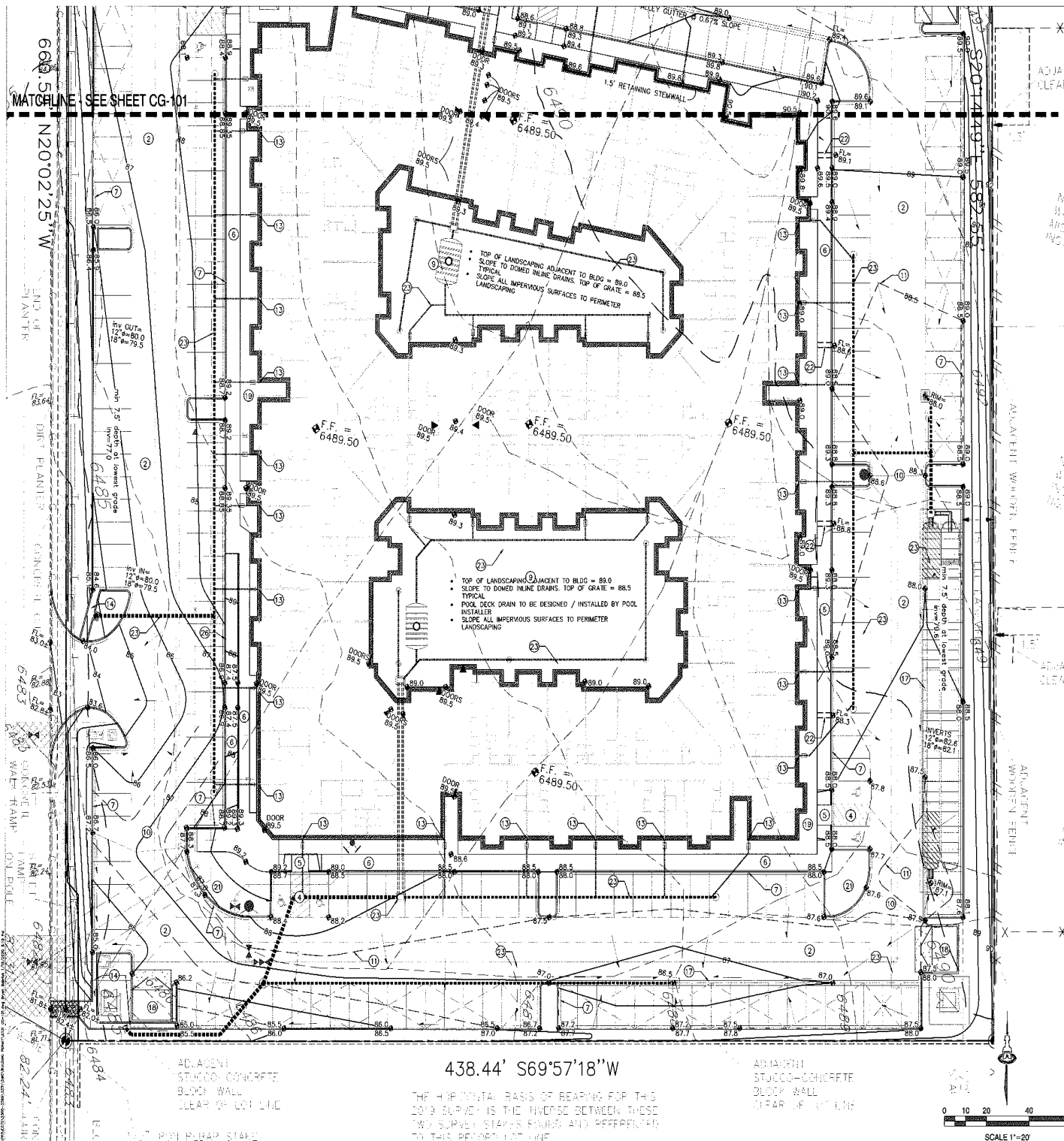
DATE: 10/15/2019

JOB NUMBER:

FILE NAME:

SHEET NUMBER:

CG-101



KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET.

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LEGEND

- EXISTING CONTOUR
- - - PROPOSED CONTOUR (1' INCREMENT)
- - - PROPOSED CONTOUR (0.5' INCREMENT)
- ◆ PROPOSED SPOT ELEVATION
- FLOW ARROW

ARCHITECT

NOT FOR CONSTRUCTION

CONSULTANT

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SANTA FE, NM 87501

PROJECT

CASA AZUL

5750 AIRPORT ROAD
SANTA FE, NM 87507

SHEET TITLE

Grading and Drainage Plan
2 of 2

REV. DATE / COMMENT

10/15/2019

DRAWN BY:

CHECKED BY:

DATE: 10/15/2019

JOB NUMBER:

FILE NAME:

SHEET NUMBER:

CG-102

438.44' S69°57'18"W

ADJACENT STUCCO-CONCRETE BLOCK WALL CLEAR OF LOT LINE

ADJACENT STUCCO-CONCRETE BLOCK WALL CLEAR OF LOT LINE

THE HORIZONTAL BASIS OF BEARING FOR THIS 2019 SURVEY IS THE MERIDIAN BETWEEN THESE TWO SURVEY STAKES FOUND AND REFERENCED TO THIS PROPOSED LOT LINE

SCALE 1"=20'

LEGEND

- TF** NYLOPLAST BASIN WITH LOCKING, 2'X3' TRAFFIC RATED (H=20 MIN.) GRATE. SEE BASIN INFORMATION FOR DIMENSIONS.
- MH#** NYLOPLAST BASIN WITH SOLID, LOCKING, TRAFFIC RATED (H=20 MIN.) GRATE. SEE BASIN INFORMATION FOR DIMENSIONS.

KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG-501 AND CG-502. NOT ALL NOTES ARE USED ON EACH SHEET.

1. CONSTRUCT CITY OF ALBUQUERQUE TYPE 'D' DRAINAGE INLET AT START AND END OF DUCTILE IRON STORM DRAIN BELOW BUILDING FOUNDATION TO SERVE AS A STORM DRAIN JUNCTION BOX FOR EASE OF MAINTENANCE. COORDINATE COVER REQUIREMENTS WITH OWNER AND LANDSCAPE ARCHITECT.
2. INSTALL ADS STORMTECH SUBSURFACE STORMWATER MANAGEMENT. FINAL LAYOUT TO BE PROVIDED FOLLOWING COORDINATION WITH ADS ENGINEERING DIVISION.
3. STORM DRAIN CLEANOUT: 12" DIA. ADS IN-LINE DRAIN WITH SOLID, LOCKING LID AND 8" WIDE X 6" THICK CONCRETE APRON. PROVIDE WATERTIGHT CONNECTION TO MAIN WITH 12" BEND OR 12" TEE AS NEEDED. SEE PLAN FOR RIM AND INVERT ELEVATION.
4. INSTALL DOUBLE CLEANOUT AT EACH ROOF DISCHARGE. EXTEND ROOF DISCHARGE PIPES TO STORM DRAIN. PROVIDE WATERTIGHT CONNECTION USING ADS #12 FITTINGS OR INSERTA-TEE. SEE MECHANICAL FOR SPECIFIC ROOF DISCHARGE PIPE LOCATIONS AND DIAMETERS.
5. 10,000 GAL. STORMWATER CISTERN. COORDINATE SPECIFIC PRODUCT AND IRRIGATION PUMP REQUIREMENTS WITH LANDSCAPE ARCHITECT. NOTE: CISTERN IS INTENDED TO COLLECT ONLY STORMWATER DISCHARGE FROM THE PORTION OF ROOF DISCHARGING TO THE COURTYARD TO MINIMIZE SEDIMENT. PROVIDE OVERFLOW TO STORM DRAIN SYSTEM AS SHOWN.
6. COURTYARD DRAINAGE INLET: 8" DIA. ADS IN-LINE DRAIN WITH DOME, LOCKING GRATE AND 8" WIDE X 6" THICK CONCRETE APRON. PROVIDE WATERTIGHT CONNECTION TO MAIN WITH 8" BEND OR 8" TEE AS NEEDED. SEE PLAN FOR RIM AND INVERT ELEVATION. COORDINATE FINAL LOCATIONS (5 TOTAL PER COURTYARD) - ED. SPACE(S).
7. PIPE BENEATH BUILDING TO BE 8" DUCTILE IRON PIPE (SEE KEYED NOTE #1).
8. OUTLET STRUCTURE TO DISCHARGE 18" STORM DRAIN TO CONCRETE RUNDOWN. DETAIL TO BE PROVIDED.
9. INSTALL 18" DIA. NYLOPLAST BASIN WITH DOME, LOCKING GRATE (BUBBLE-UP DRAIN) TO DISCHARGE STORM DRAIN TO CONCRETE RUNDOWN. DETAIL TO BE PROVIDED.

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SHEET TITLE

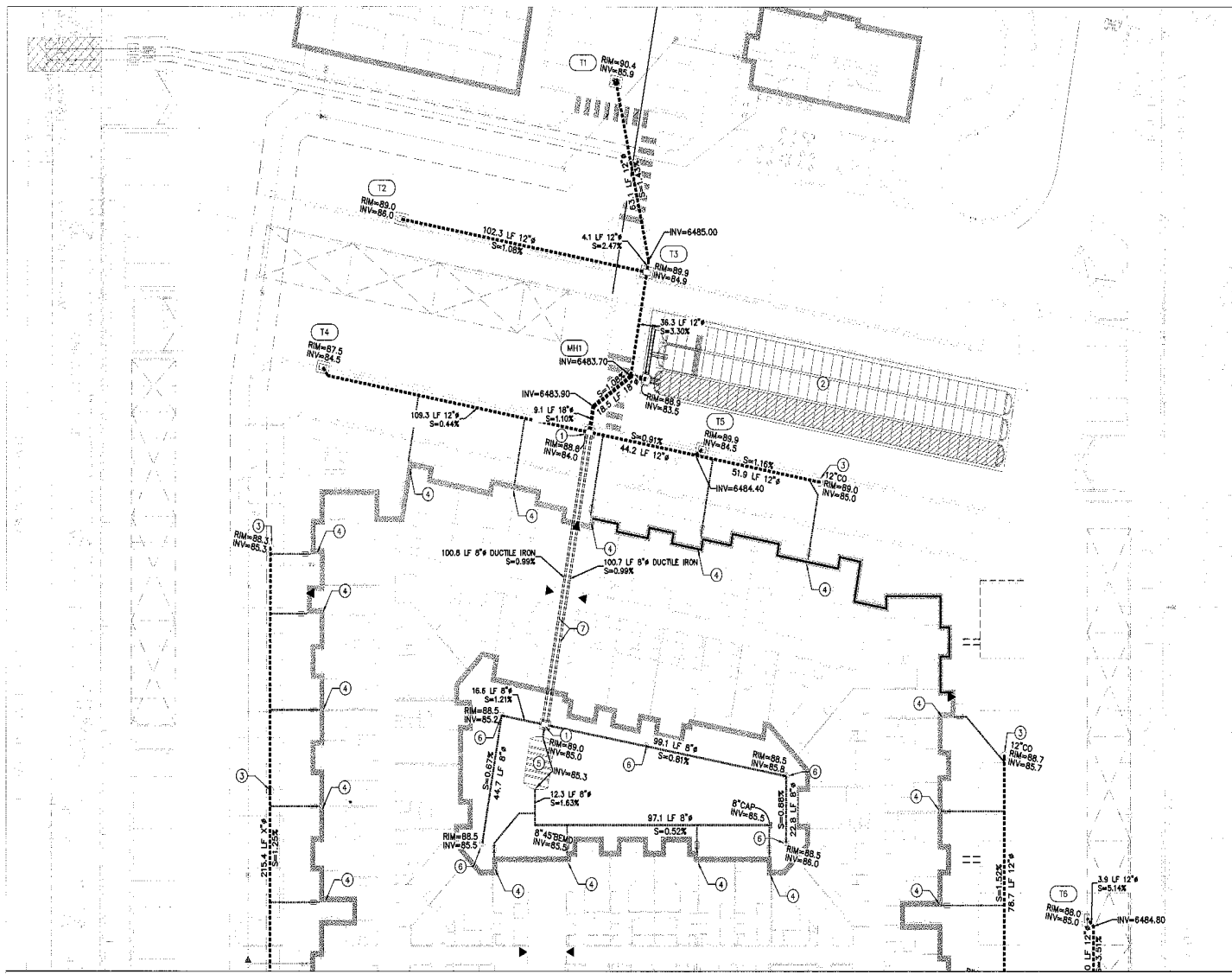
Drainage
Details 1 of 2

REV. DATE COMMENT

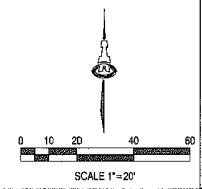
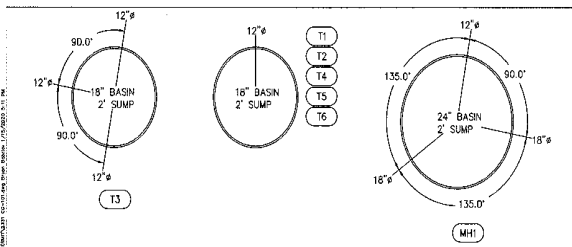
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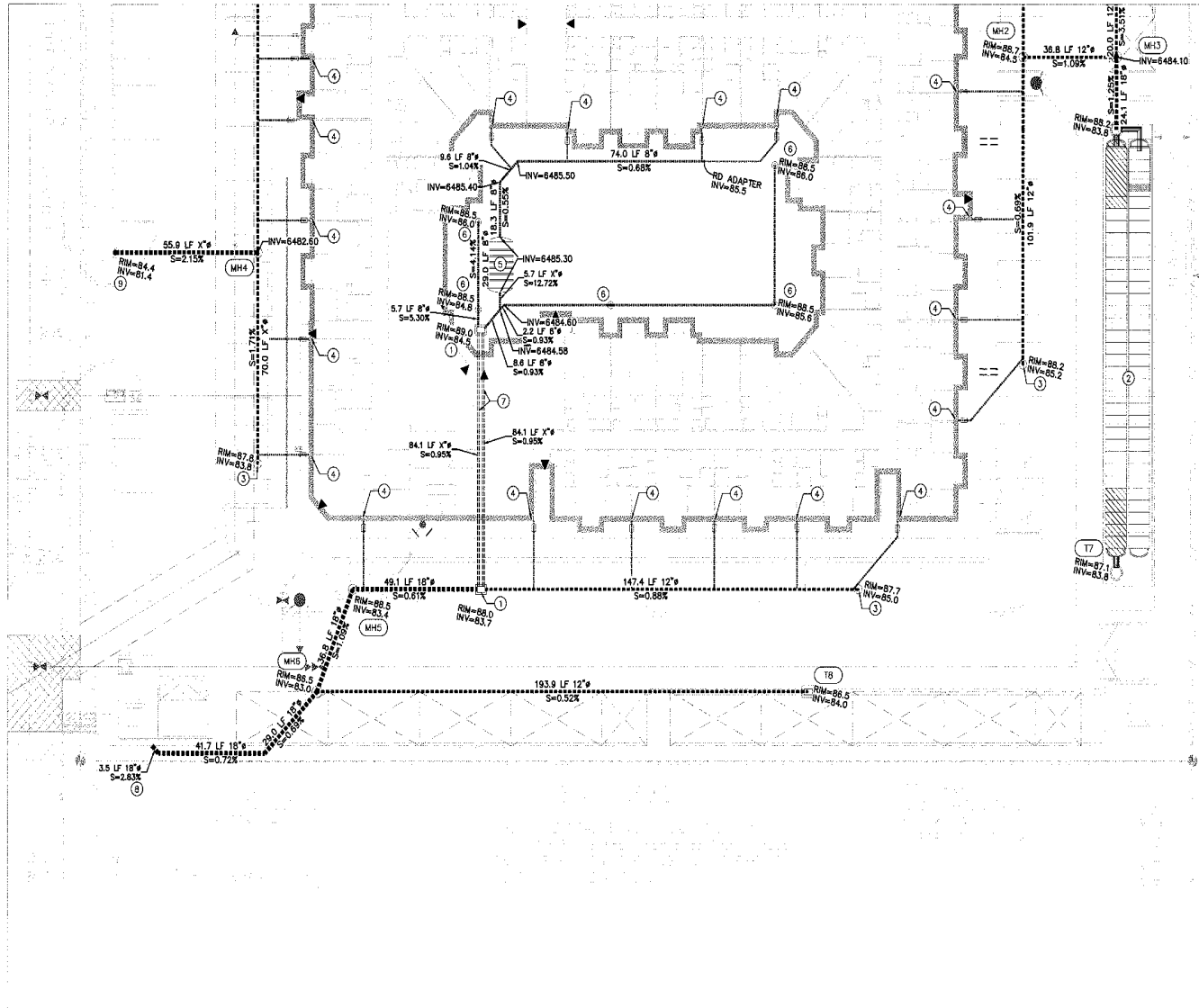
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 CHECKED BY:
 DATE: 10/12/2019
 JOB NUMBER:
 FILE NAME:
 SHEET NUMBER:

CG-501



DETAILS





LEGEND

	NYLOPLAST BASIN WITH LOCKING, 2'X3' TRAFFIC RATED (H=20 MIN.) GRATE. SEE BASIN INFORMATION FOR DIMENSIONS.
	NYLOPLAST BASIN WITH SOLID, LOCKING, TRAFFIC RATED (H=20 MIN.) GRATE. SEE BASIN INFORMATION FOR DIMENSIONS.

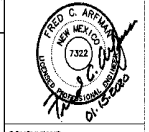
KEYED NOTES

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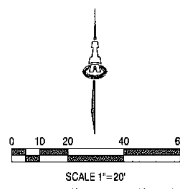
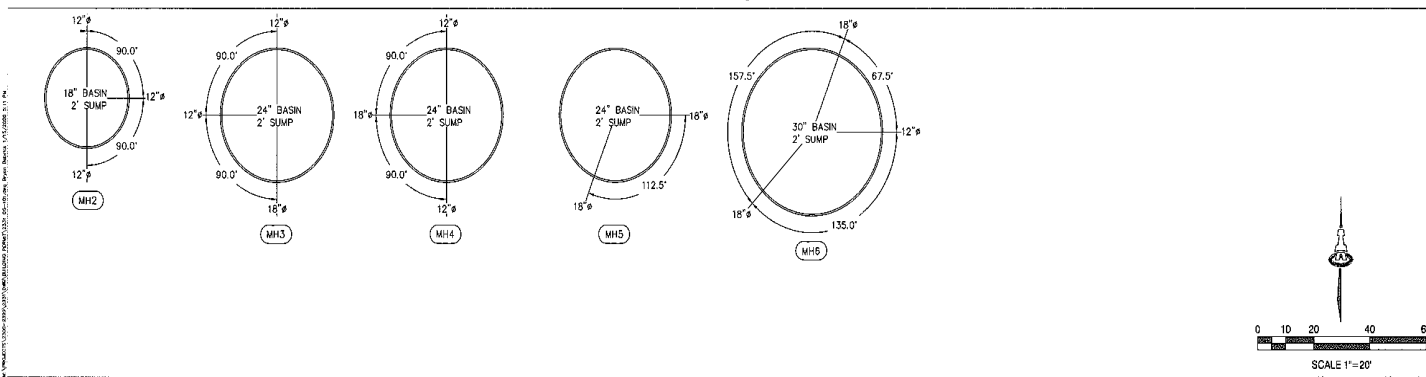
SHEET TITLE

Drainage
 Details 2 of 2

REV.	DATE	COMMENT
1	10/15/2019	ISSUED FOR PERMITS

DRAWN BY: _____
 CHECKED BY: _____
 DATE: 10/15/2019
 JOB NUMBER: _____
 FILE NAME: _____
 SHEET NUMBER: _____

DETAILS



GENERAL NOTES

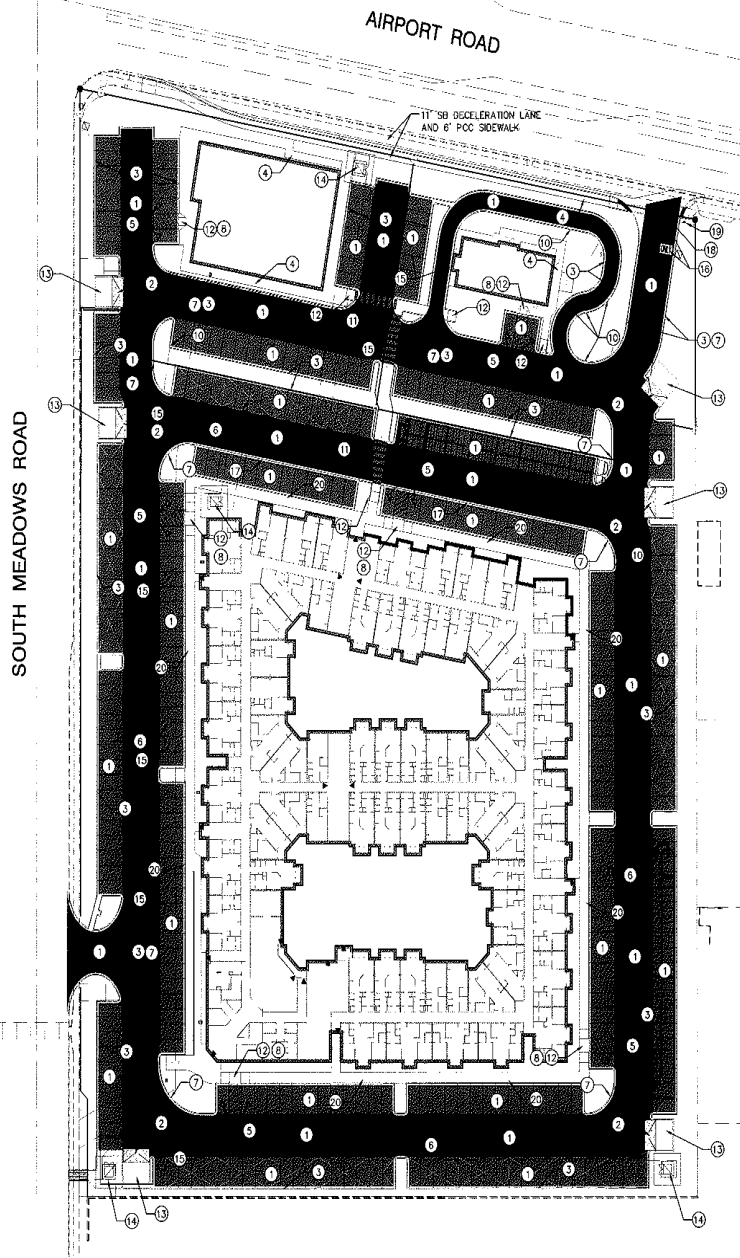
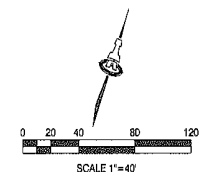
- A. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.
- B. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- C. ADJUST ALL UTILITY CLEANOUTS & WATER VALVES TO FINAL GRADE.
- D. SEE ARCHITECTURAL PLANS FOR DIMENSIONS.

KEYED NOTES

1. ASPHALT PAVING, SEE SECTION SHEET CP-501.
2. PCC PAVING, SEE SECTION SHEET CP-501.
3. PCC CURB AND GUTTER; SEE DETAIL SHEET CP-501.
4. PCC SIDEWALK; SEE DETAIL SHEET CP-501.
5. REFLECTORIZED PAVEMENT MARKING ACCESSIBILITY SYMBOL; SEE ARCHITECTURAL PLANS.
6. REFLECTORIZED PAVEMENT MARKING 4" SOLID WHITE STRIPE.
7. CURB PAINTED RED WITH SAFETY WHITE LETTERING "FIRE LANE-NO PARKING" AT 12'-0" O.C.
8. ADA ACCESSIBLE PARKING SIGN; SEE DETAIL SHEET CP5.1.
9. MOTORCYCLE PARKING SIGN; SEE DETAIL SHEET CP-501.
10. CURB OPENING; SEE DETAIL SHEET CP-501.
11. CROSS WALK PAVEMENT MARKINGS; SEE DETAIL SHEET CP-501.
12. ADA ACCESS, SEE SHEET CP-501.
13. DUMPSTER, SEE ARCHITECTURAL SITE DETAILS.
14. ELECTRICAL TRANSFORMER WITH 4-4" PCC FILLED BOLLARDS LOCATED PER PNM SERVICE GUIDE DETAIL.
15. ADJUST VALVE BOXES, CLEAN-OUTS AND STORM INLETS TO FINISHED GRADES.
16. RIGHT TURN ARROW AND WORD "ONLY".
17. PCC ALLEY GUTTER, SEE DETAIL SHEET CP-501.
18. INSTALL 12" STRIP.
19. INSTALL STOP SIGN.
20. PCC SIDEWALK WITH TURNDOWN EDGE, SEE DETAIL SHEET CP-501.

LEGEND

- ▤▤▤▤▤▤ EXISTING CURB AND GUTTER
- ▬▬▬▬▬▬ PROPOSED CURB AND GUTTER
- ▨ LIGHT DUTY ASPHALT PAVING SECTION, SEE LIGHT ASPHALT PAVING SECTION SHEET CP-501 FOR DETAIL.
- ▩ HEAVY DUTY ASPHALT PAVING SECTION, SEE HEAVY ASPHALT PAVING SECTION SHEET CP-501 FOR DETAIL.
- ▧ PCC PAVING SECTION
- INLINE DRAIN, SEE CG-502.
- ◀ GATE VALVE, SEE CU-101.
- SAS CLEAN OUT
- ⋈ LIGHT POLE



NOT FOR CONSTRUCTION



CONSULTANT
Isaacson & Arfman, Inc.
 Civil Engineering Consultants
 128 Moore Street NE
 Albuquerque, NM 87102
 505-263-0220 | www.iaaaf.com

CLIENT
BRR 5750
Airport Road, LLC
 631 DELORES STREET
 UNIT A
 SANTA FE, NM 87501

PROJECT
CASA AZUL
 5750 AIRPORT ROAD
 SANTA FE, NM 87507

SHEET TITLE
PAVING PLAN

REV	DATE	COMMENT
Δ	10/16/2019	DRAWN

DRAWN BY:
 CHECKED BY:
 DATE: 10/16/2019
 JOB NUMBER:
 FILE NAME:
 SHEET NUMBER:
CP-101



AIRPORT ROAD

ARCHITECT

NOT FOR CONSTRUCTION



CONSULTANT

Isaacson & Artman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87102
505-268-9218 | www.iaac.com

CLIENT

BRR 5750
Airport Road,
LLC

531 DELORES STREET
UNIT A
SANTA FE, NM 87501

PROJECT

CASA AZUL

5750 AIRPORT ROAD
SANTA FE, NM 87507

SHEET TITLE

Airport Rd
Turn Lane

REV. DATE COMMENT

1 10/15/19

DRAWN BY:

CHECKED BY:

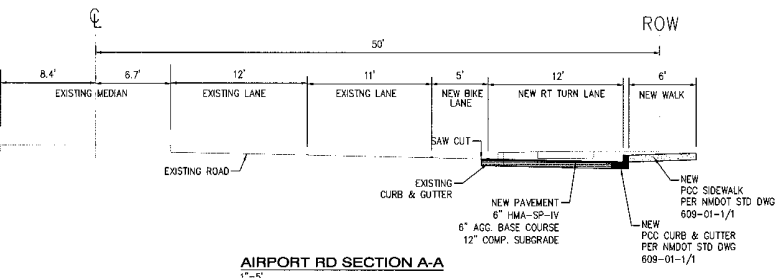
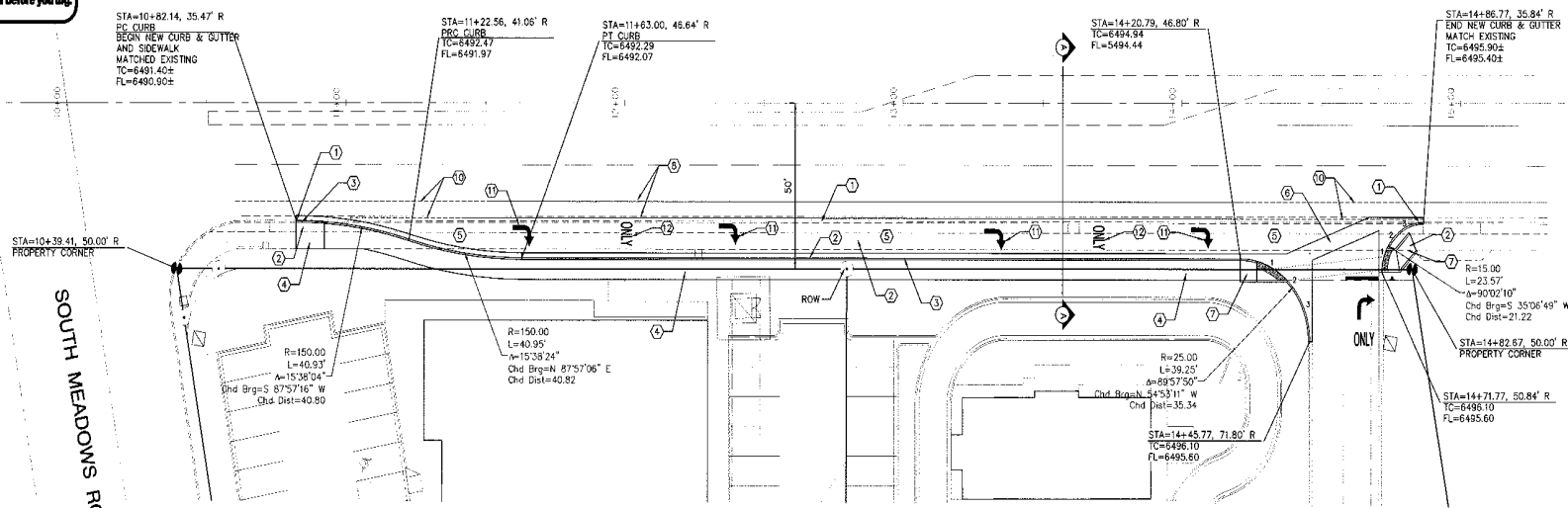
DATE: 10/15/2019

JOB NUMBER:

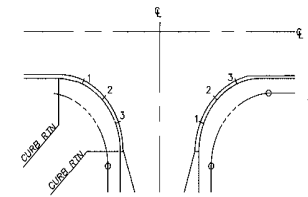
FILE NAME:

SHEET NUMBER:

CP-301



- PAVEMENT KEYED NOTES**
1. REMOVE EXISTING CURB & GUTTER.
 2. REMOVE EXISTING SIDEWALK TO NEAREST JOINT.
 3. INSTALL NEW PCC CURB & GUTTER PER NMDOT DETAIL 609-01-1/1.
 4. NEW 6" PCC SIDEWALK PER NMDOT DETAIL 609-01-1/1.
 5. INSTALL NEW PAVEMENT SECTION PER DETAIL.
 6. CONSTRUCT NEW VALLEY GUTTER PER NMAPWA STD DWG 2420.
 7. INSTALL CURB ACCESS RAMP PER DETAIL THIS SHEET.
 8. BICYCLE LANE PAVEMENT MARKING.
 9. 4" SOLID YELLOW THERMOPLASTIC STRIP.
 10. 4" DASHED YELLOW THERMOPLASTIC STRIP.
 11. THERMOPLASTIC RIGHT TURN ARROW.
 12. THERMOPLASTIC WORD "ONLY".

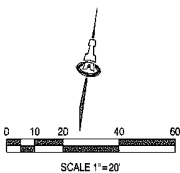


NOTE:
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3
ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

QUARTER POINT DETAIL
NTS

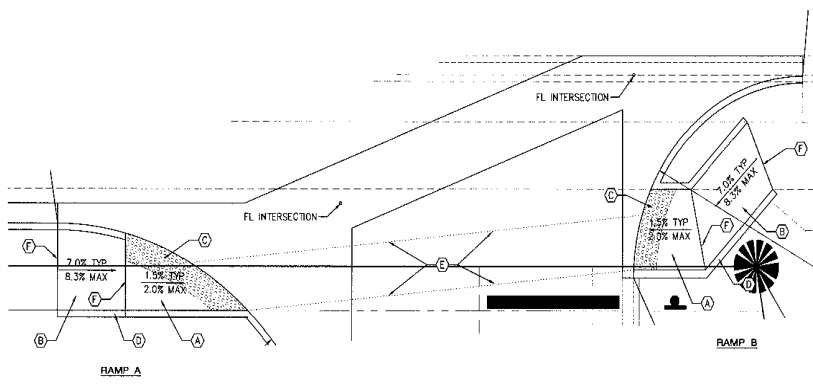
LEGEND

- EXISTING STREET IMPROVEMENTS
- ==== NEW CURB THIS CONTRACT
- ▲ STOP SIGN & STREET NAME SIGN



ADA RAMP KEYED NOTES

- (A) PCC LANDING AREA AT 2% SLOPE (MAX.) IN ALL DIRECTIONS.
- (B) PCC RAMP AT 8.3% MAX. SLOPE OR 15' LONG (MAX.) AND 2% MAX CROSS SLOPE.
- (C) 2' DETECTABLE WARNING SURFACE (TRUNCATED DUMES) CAST IN PLACE, REPLACEABLE.
- (D) 6" MONOLITHIC CURB PER COA STD DWG #24158.
- (E) 4' ADA PATH. MAX. 1.5% CROSS SLOPE.
- (F) GRADE BREAK.



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CONSULTANT
Isaacson & Arfman, Inc.
Civil Engineering Consultants
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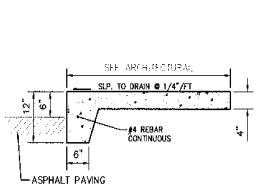
CLIENT
BRR 5750
Airport Road,
LLC
531 DELORES STREET
UNIT A
SANTA FE, NM 87501

PROJECT
CASA AZUL
5750 AIRPORT ROAD
SANTA FE, NM 87507

SHEET TITLE
PAVING DETAILS

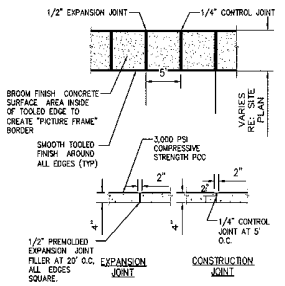
REV.	DATE	COMMENT
Δ	10/15/2019	ISSUED FOR PERMITS

DRAWN BY:
CHECKED BY:
DATE: 10/15/2019
JOB NUMBER:
FILE NAME:
SHEET NUMBER:
CP-501

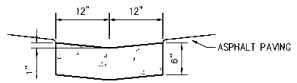


- GENERAL NOTES**
1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
 2. REQUIRES FULL FORM ON ALL FACES.
 3. CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
 4. 1/2" EXPANSION JOINTS 24' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.

PCC SIDEWALK - TURNED DOWN EDGE
SCALE: N.T.S.

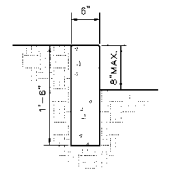


PCC SIDEWALK
SCALE: N.T.S.



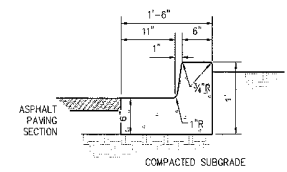
- GENERAL NOTES**
1. EDGES SHALL BE SHAPED WITH A 3/8" EDGING TOOL.
 2. CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
 3. 1/2" SEALED EXPANSION JOINTS 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
 4. EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).

ALLEY GUTTER
SCALE: N.T.S.



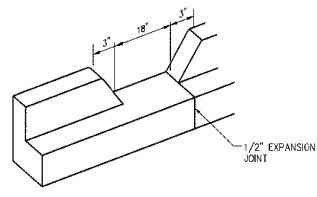
- GENERAL NOTES**
1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
 2. REQUIRES FULL FORM ON ALL FACES.
 3. CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
 4. 1/2" EXPANSION JOINTS 24' O.C.

HEADER CURB
SCALE: N.T.S.



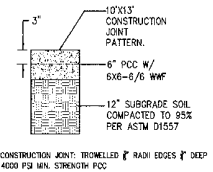
- GENERAL NOTES**
1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
 2. REQUIRES FULL FORM ON ALL FACES.
 3. CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
 4. 1/2" EXPANSION JOINTS 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.

MEDIAN CURB AND GUTTER
SCALE: N.T.S.

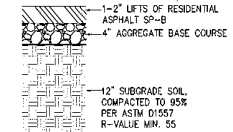


- GENERAL NOTES**
1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH A 3/8" EDGING TOOL.

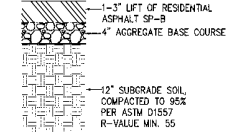
18" CURB OPENING
SCALE: N.T.S.



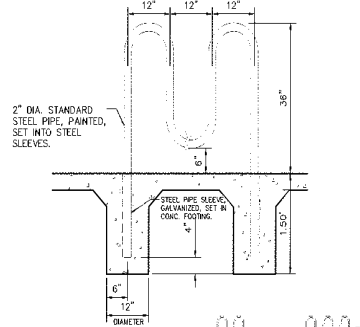
PCC PAVING SECTION
SCALE: N.T.S.



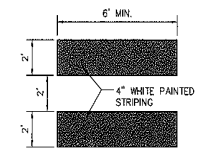
LIGHT DUTY ASPHALT PAVING SECTIONS
SCALE: N.T.S.



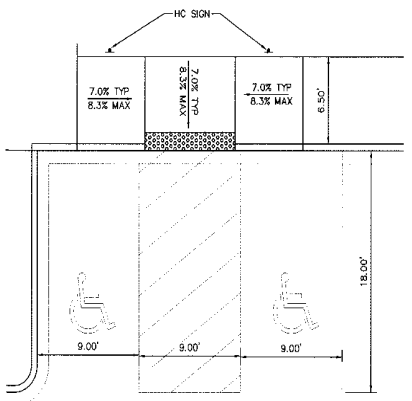
HEAVY DUTY ASPHALT PAVING SECTIONS
SCALE: N.T.S.



BIKE RACK (5 SPACE and 7 SPACE)
SCALE: N.T.S.



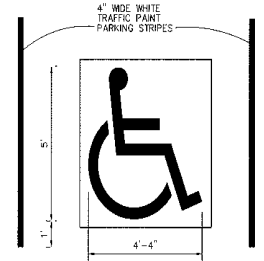
CROSSWALK PAVEMENT MARKINGS
SCALE: N.T.S.



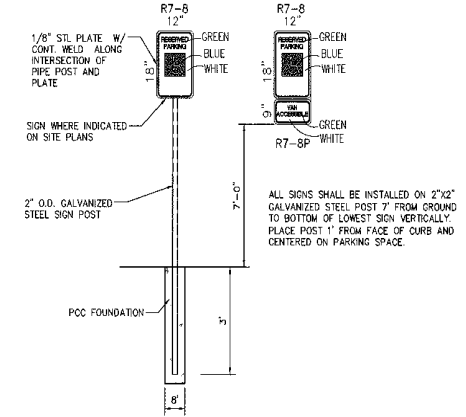
ADA ACCESSIBLE RAMP NOTES

- KEYED NOTES**
- A. PCC LANDING AREA AT 2% SLOPE (MAX.) IN ALL DIRECTIONS.
 - B. PCC RAMP AT 8.3% MAX. SLOPE OR 15' LONG (MAX.) AND 2% MAX. CROSS SLOPE.
 - C. 2' DETECTABLE WARNING SURFACE (TRUNCATED CONES), CAST IN PLACE, REPLACEABLE.
 - D. 6" HEADER CURB PER COA STD DWG #24159.
 - E. HANDICAP PARKING SIGN. SEE DETAIL THIS SHEET.

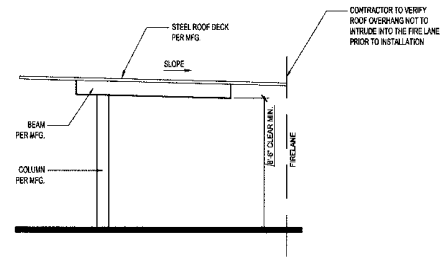
- DETECTABLE WARNING SURFACE NOTES**
1. DESIGN PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
 2. PAYMENT FOR DETECTABLE WARNING SURFACE IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM.
 3. SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
 4. DETECTABLE WARNING SURFACE TO BE A PRODUCT THAT IS CAST-IN-PLACE AND REPLACEABLE.
 5. SEGMENTED DETECTABLE WARNING SURFACE AT BACK OF CURB TO BE CUT AND FIT PER MANUFACTURER'S INSTRUCTIONS. THE DETECTABLE WARNING SURFACE SHALL BE NO MORE THAN 5' FROM BACK OF CURB.



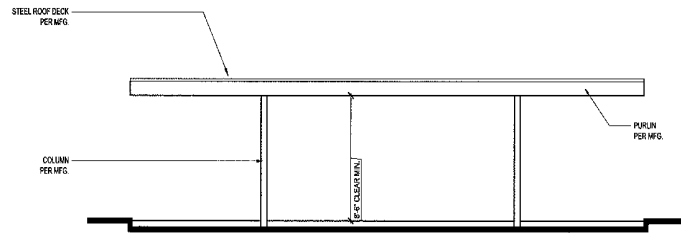
ACCESSIBILITY SYMBOL DETAIL
SCALE: N.T.S.



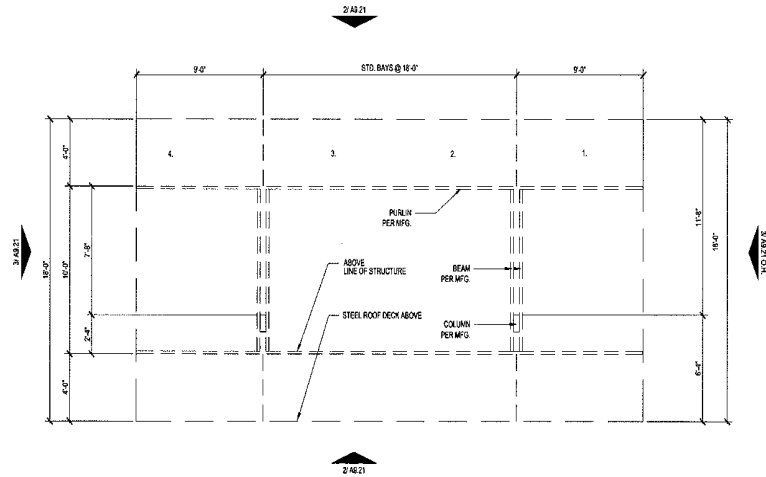
PARKING SIGNS
SCALE: N.T.S.



3 CARPORT - SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 CARPORT - FRONT & REAR ELEVATION
SCALE: 3/4" = 1'-0"



1 CARPORT - FLOOR PLAN
NOTE: REFER TO SITE PLAN FOR LOCATION
SCALE: 1/4" = 1'-0"

- NOTES:
- CARPORTS VARY IN LENGTH. REFER TO SITE PLAN FOR NUMBER OF STALLS.
 - 8'-0" MINIMUM VERTICAL CLEARANCE IS REQUIRED AT ALL STALLS. CLEARANCE TO BE MEASURED FROM TOP OF CURB TO BOTTOM OF SUPPORT. REFER TO SITE PLAN FOR LOCATIONS.
 - 8'-2" MINIMUM VERTICAL CLEARANCE IS REQUIRED AT ACCESSIBLE STALLS. CLEARANCE TO BE MEASURED FROM TOP OF CURB TO BOTTOM OF SUPPORT. REFER TO SITE PLAN FOR LOCATIONS.

ARCHITECT

NOT FOR CONSTRUCTION



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Civil Engineering Consultants
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CLIENT
BRR 5750
Airport Road,
LLC

531 DELORES STREET
UNIT A
SANTA FE, NM 87501

PROJECT
CASA AZUL

5750 AIRPORT ROAD
SANTA FE, NM 87507

SHEET TITLE
**PAVING
DETAILS -
CARPORT**

REV.	DATE	COMMENT
1	10/15/19	

DRAWN BY:
CHECKED BY:
DATE: 10/15/2019
JOB NUMBER:
FILE NAME:
SHEET NUMBER:
CP-502

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CONSULTANT
Isaacson & Artman, Inc.
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 Albuquerque, NM 87102
 505-269-4128 | www.iaaem.com

CLIENT
BRR 5750
 Airport Road, LLC

531 DELORES STREET
 UNIT A
 SANTA FE, NM 87501

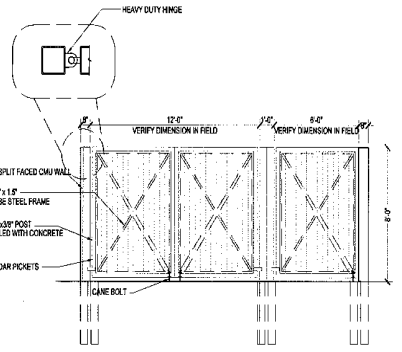
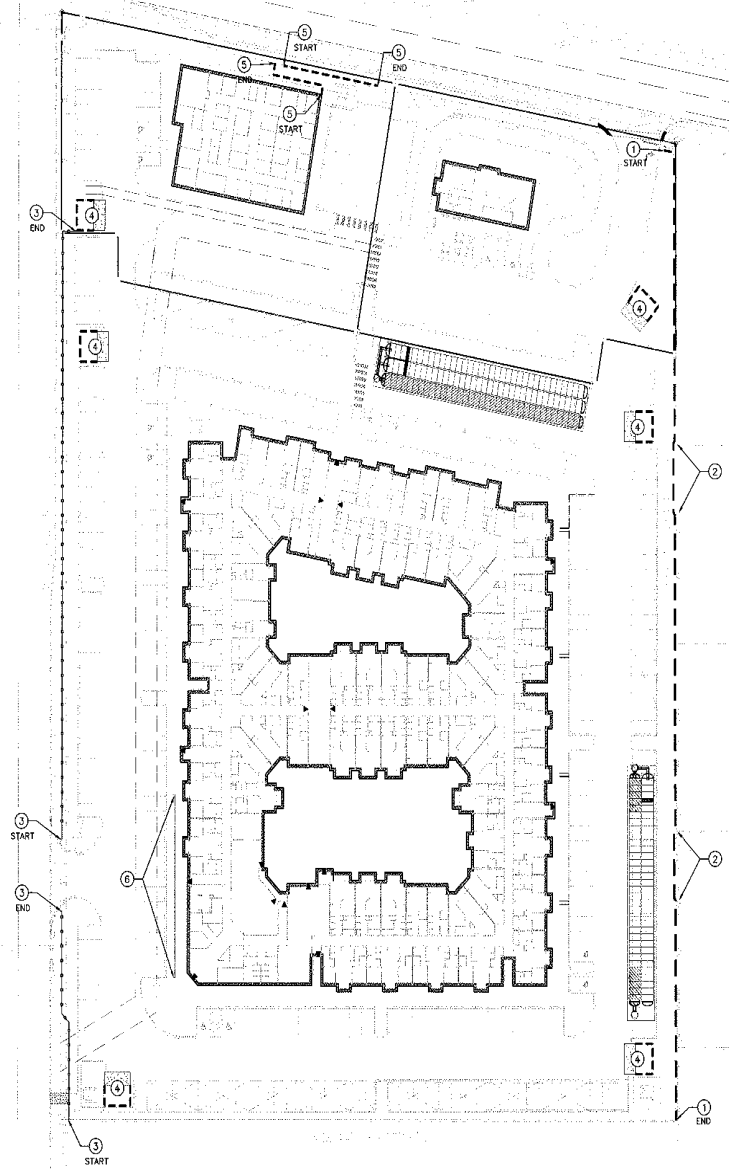
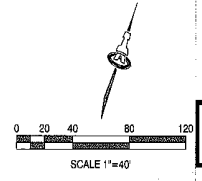
PROJECT
CASA AZUL

5750 AIRPORT ROAD
 SANTA FE, NM 87507

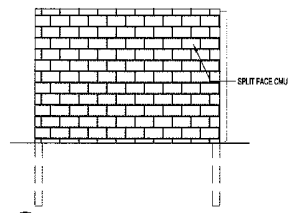
SHEET TITLE
Site Wall and Fence Layout

REV: DATE: COMMENT
 Δ DRAWN:

DRAWN BY:
 CHECKED BY:
 DATE: 10/16/2019
 JOB NUMBER:
 FILE NAME:
 SHEET NUMBER:

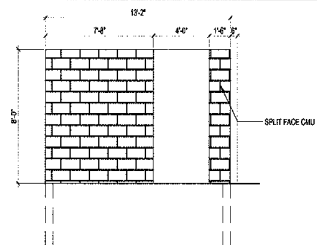


4 TRASH ENCLOSURE FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

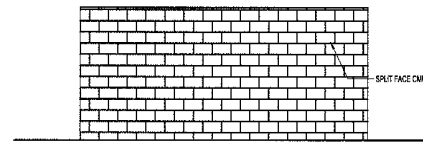


3 TRASH ENCLOSURE SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

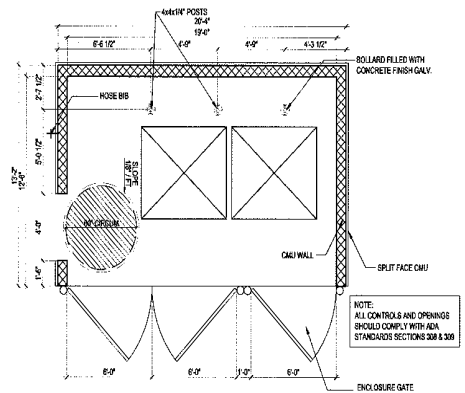
NOTE:
 1. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION PLAN AND STRUCTURAL DETAILS.
 2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ACCESSIBLE ROUTE TO TRASH ENCLOSURE.



2 TRASH ENCLOSURE SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



5 TRASH ENCLOSURE REAR ELEVATION
 SCALE: 1/4" = 1'-0"



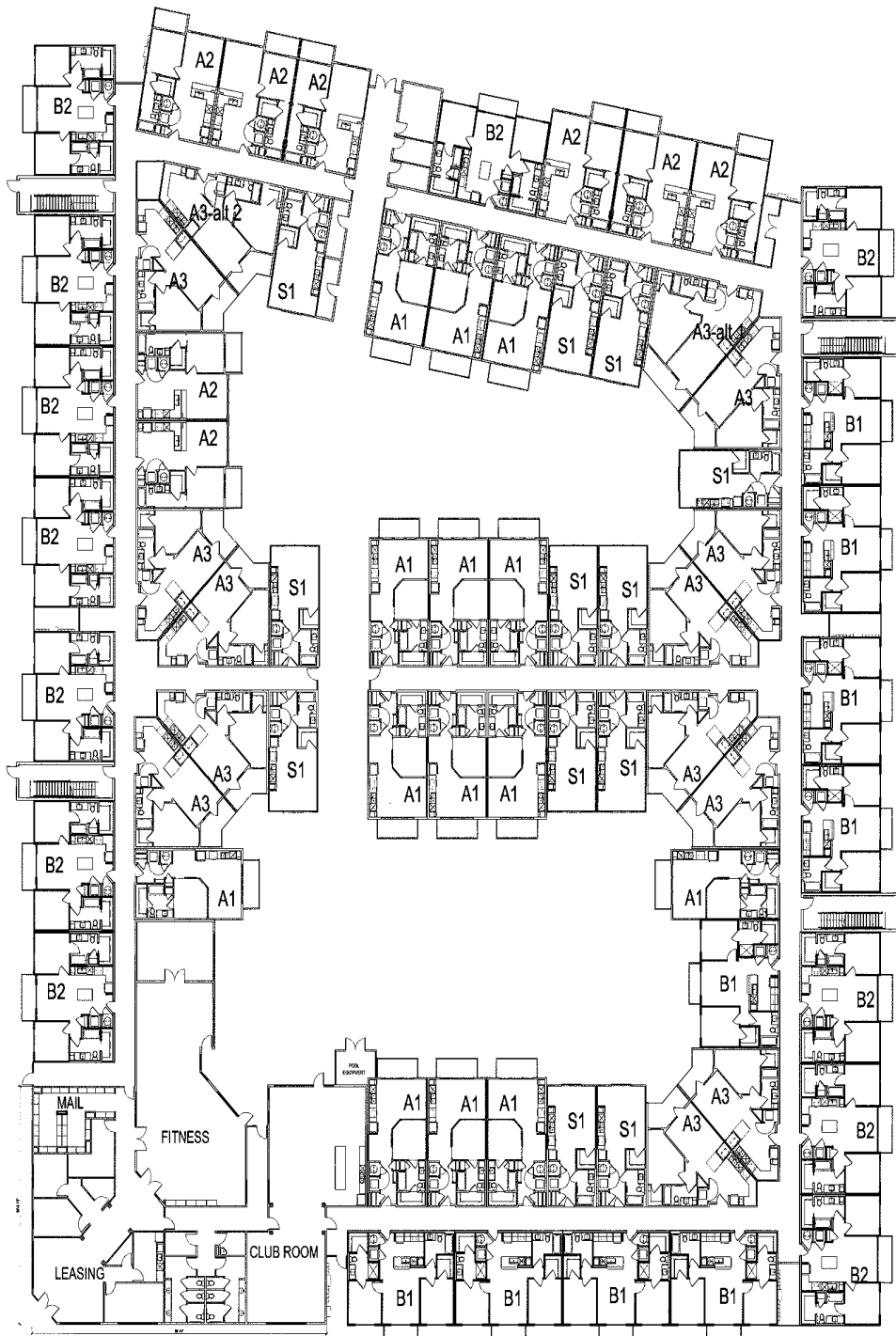
1 TRASH ENCLOSURE PLAN
 SCALE: 1/4" = 1'-0"

NOTE:
 ALL CONTROLS AND OPENINGS
 SHOWN CONFORM WITH IBC
 STANDARDS SECTIONS 208 & 209

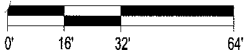
ENCLOSURE GATE
 1 1/2" x 1 1/2" TUBE STEEL FRAME W/
 CEDAR PICKETS ATTACHED TO FACE

KEYED NOTES

- 6" HIGH CMU SITE PERIMETER WALL. SEE L1.00 FOR MATERIAL AND FINISH.
- PROVIDE JOG IN CMU PERIMETER WALL WHERE REQUIRED TO MAINTAIN 3' CLEAR SPACE BETWEEN EXISTING BUILDING ON ADJACENT PROPERTY AND NEW WALL. COORDINATE WITH LANDSCAPE ARCHITECT. CONTRACTOR TO OBTAIN STRUCTURAL DESIGN FROM WALL CONTRACTOR.
- METAL PICKET FENCE. SEE SHEET L1.00.
- DUMPSTER ENCLOSURE. SEE DETAILS THIS SHEET.
- 30" MAX. CMU GARDEN RETAINING WALL. MATCH SITE PERIMETER WALL COLOR / FINISH.
- POC RETAINING WALL INTEGRAL WITH SLOPED WALK. CONTRACTOR TO OBTAIN STRUCTURAL DESIGN FROM WALL CONTRACTOR. COORDINATE RAILING WITH LANDSCAPE ARCHITECT.

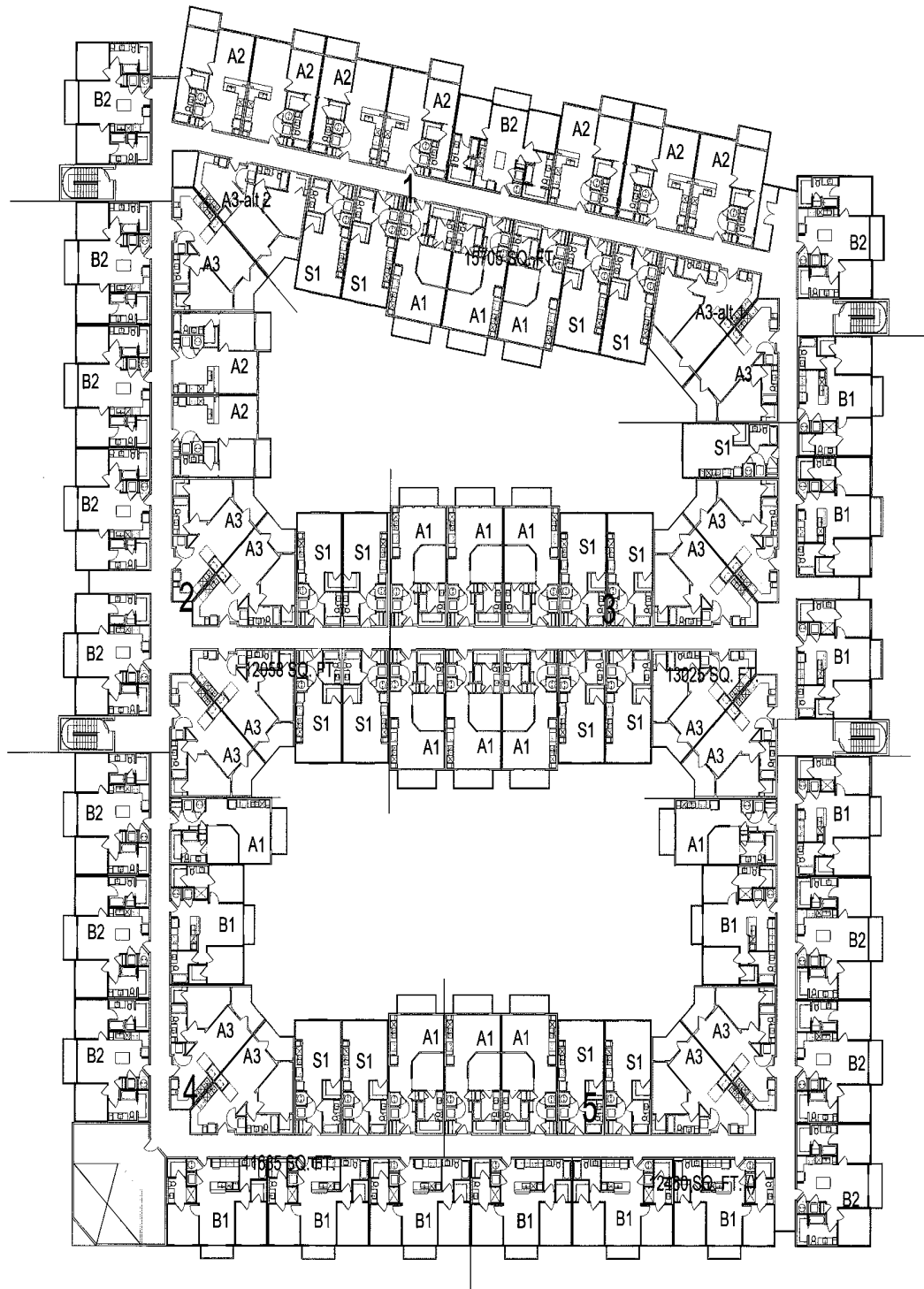


SCALE: 1/16" = 1'-0" (24"x36" SHEET)

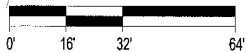


GROSS AREA- 65,469 SF



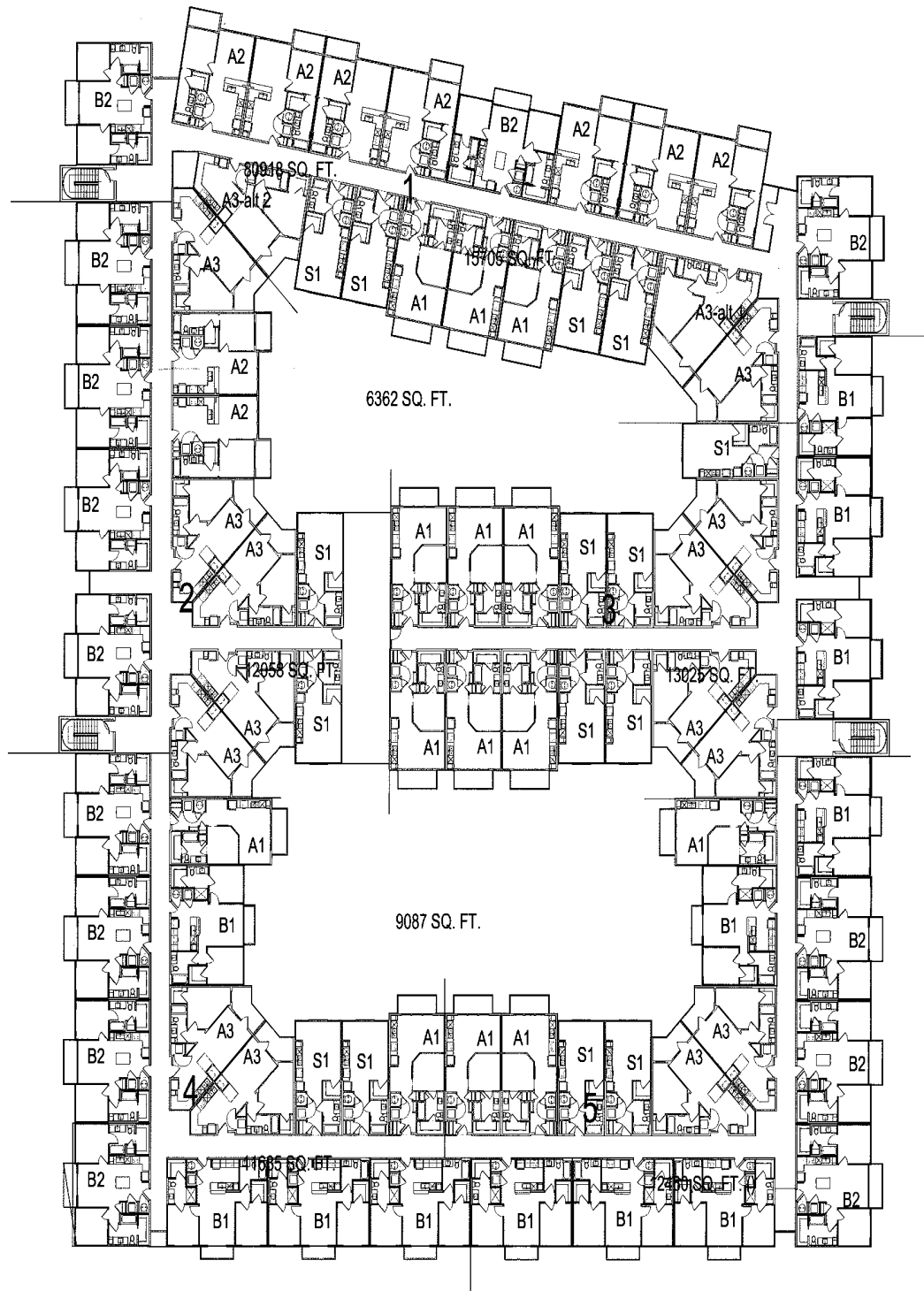


SCALE: 1/16" = 1'-0" (24"x36" SHEET)

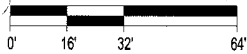


GROSS AREA- 65,469 SF



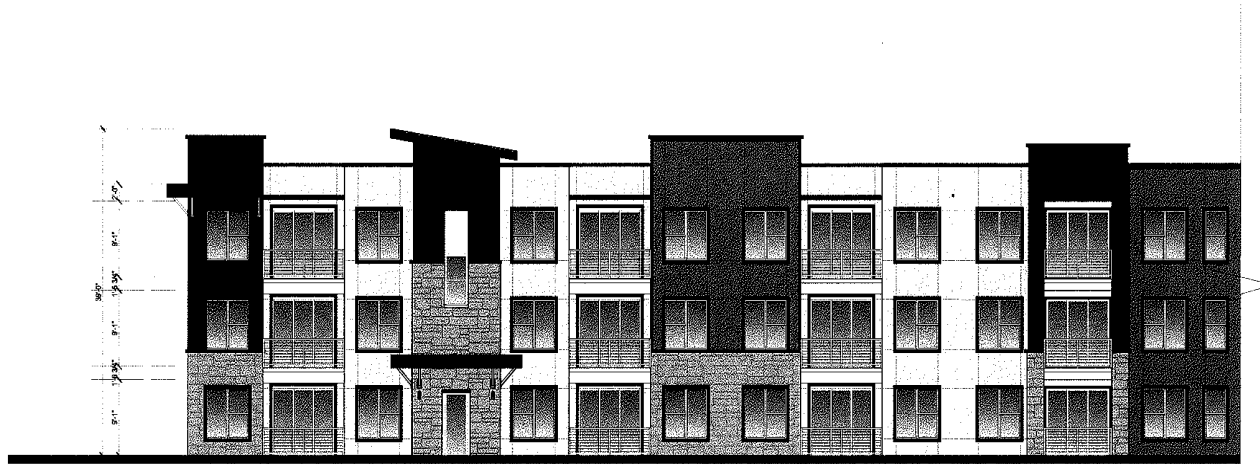


SCALE: 1/16" = 1'-0" (24"x36" SHEET)



GROSS AREA- 65,469 SF



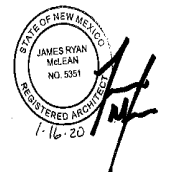


SCALE: 1/8" = 1'-0" (24"x36" SHEET)

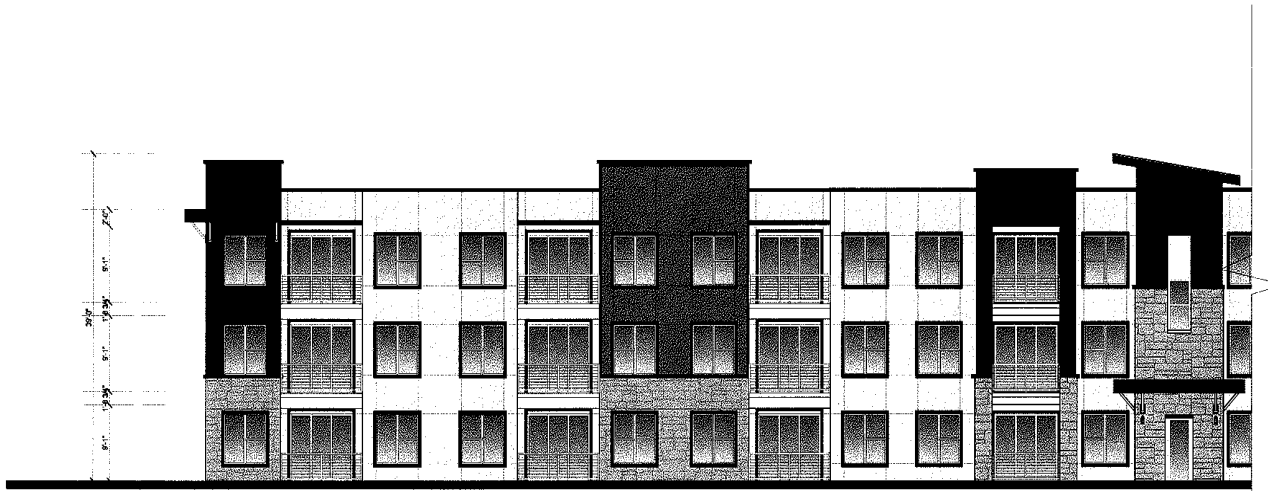
STATE OF NEW MEXICO
 JAMES RYAN
 McLEAN
 NO. 5351
 REGISTERED ARCHITECT
 1-16-20



SCALE: 1/8" = 1'-0" (24"x36" SHEET)



A411

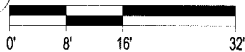


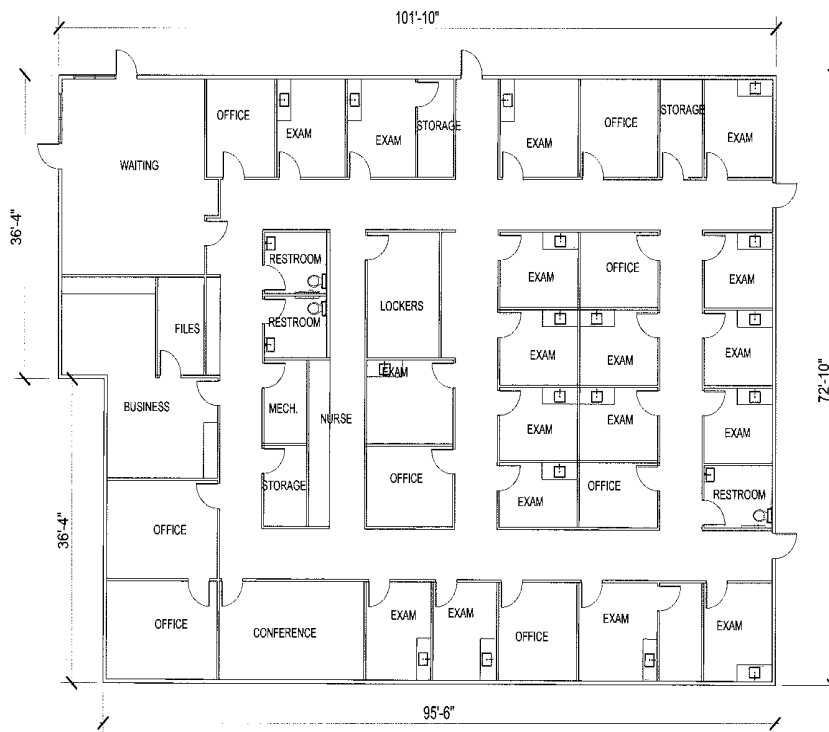
SCALE: 1/8" = 1'-0" (24"x36" SHEET)





SCALE: 1/8" = 1'-0" (24"x36" SHEET)

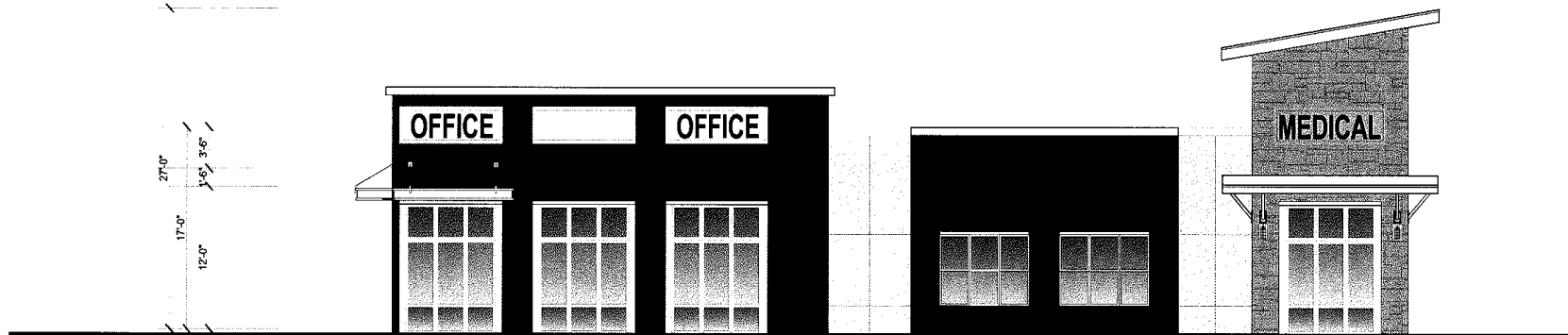




GROSS AREA- 7,175 SF

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



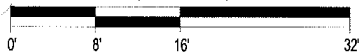


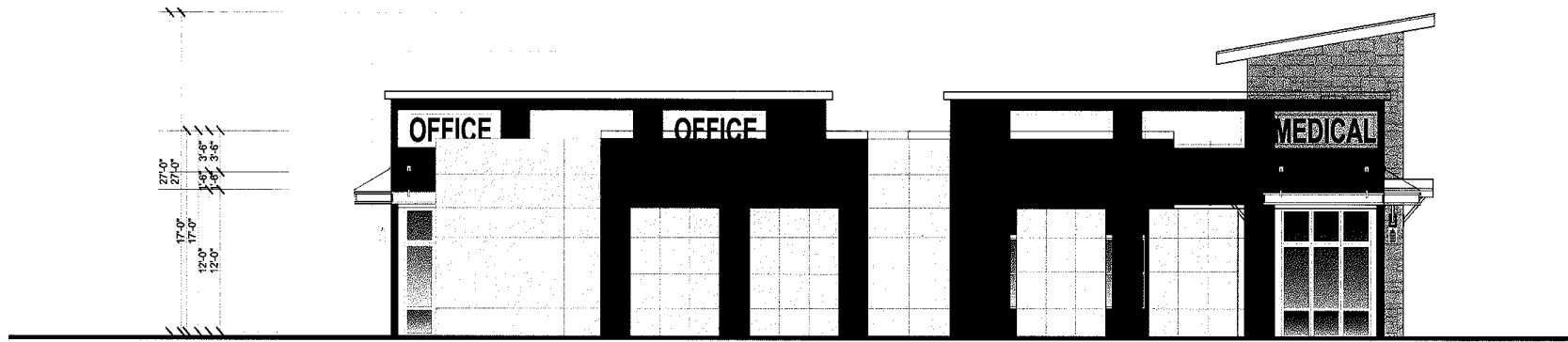
**NORTH ELEVATION
AIRPORT ROAD FRONTAGE**



WEST ELEVATION

SCALE: 3/16" = 1'-0" (24"x36" SHEET)





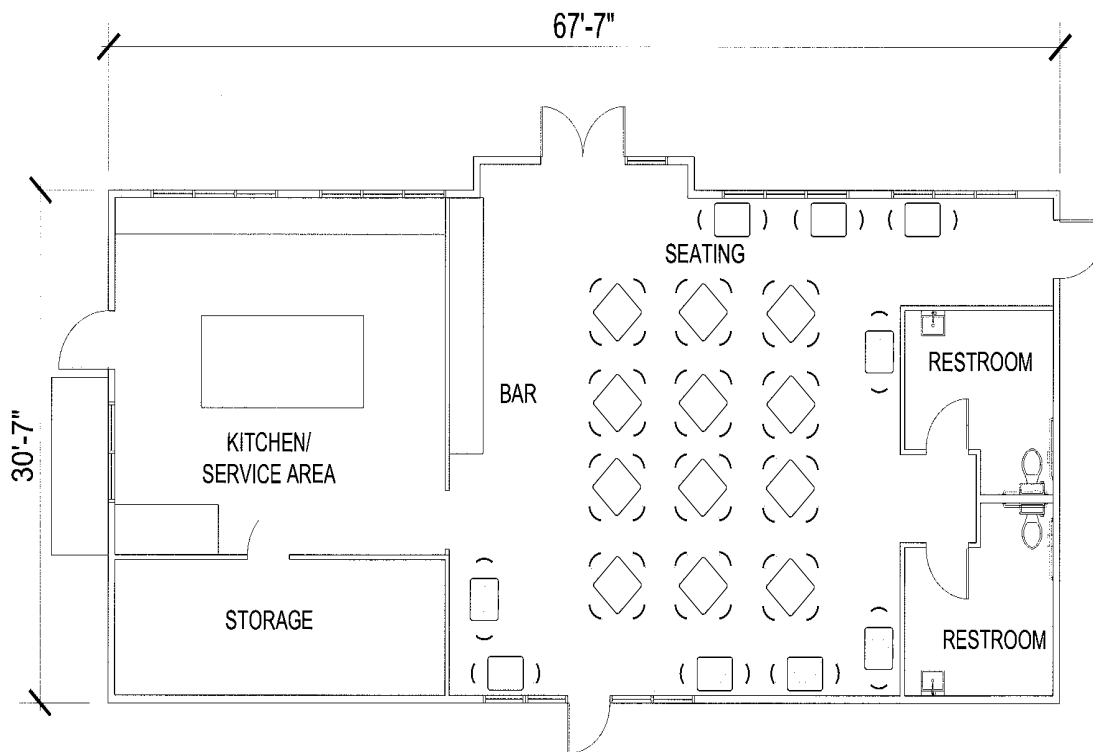
**NORTH ELEVATION
AIRPORT ROAD FRONTAGE**



WEST ELEVATION

SCALE: 3/16" = 1'-0" (24"x36" SHEET)





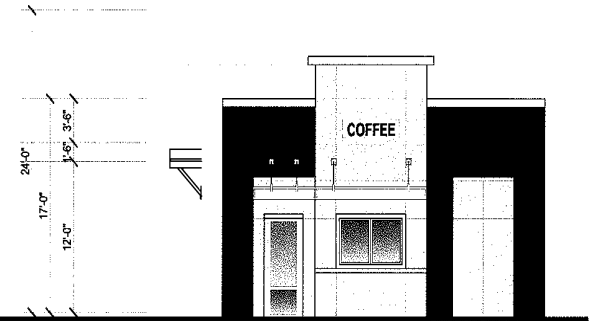
GROSS AREA- 2,100 SF

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

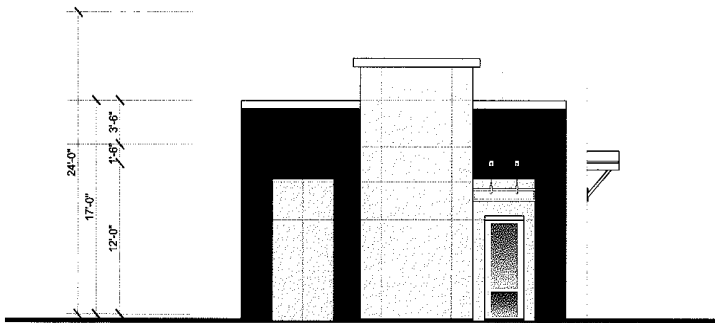




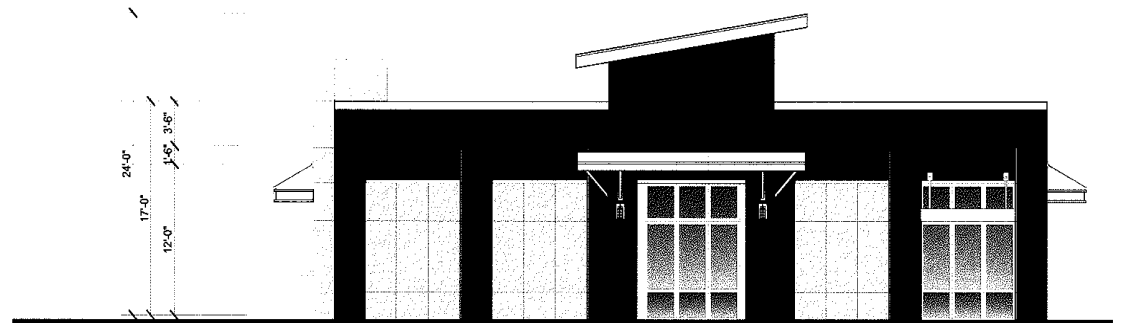
**NORTH ELEVATION
AIRPORT ROAD FRONTAGE**



WEST ELEVATION



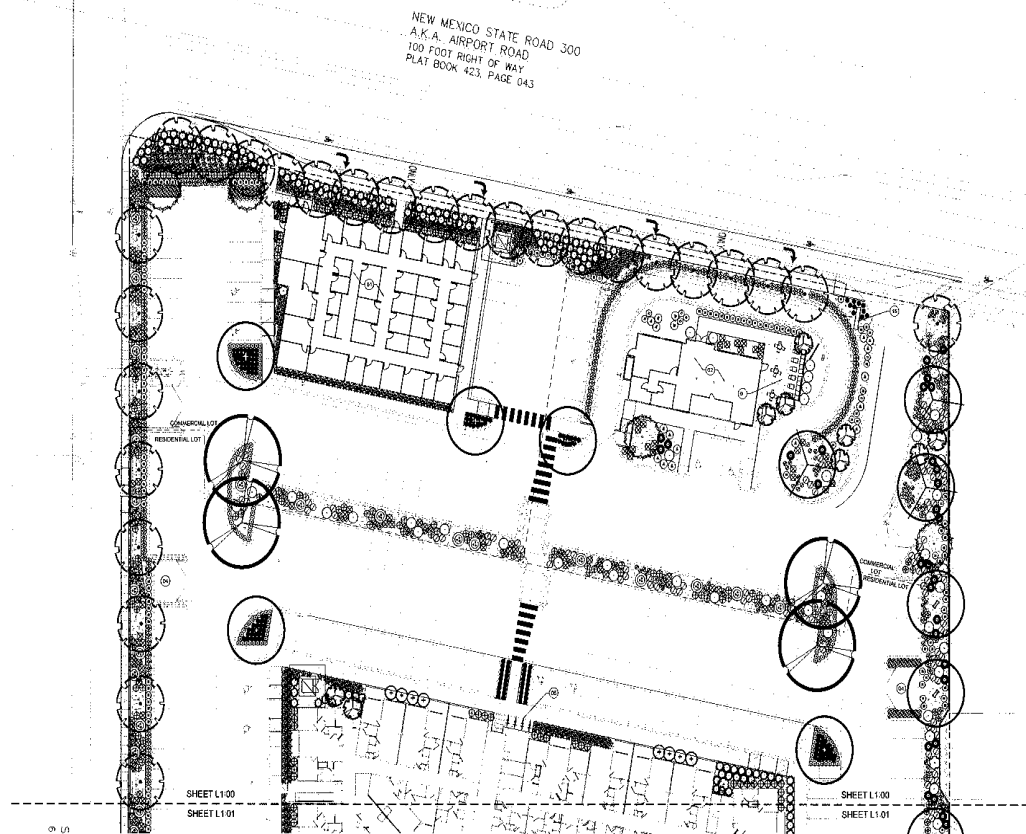
EAST ELEVATION



SOUTH ELEVATION

SCALE: 3/16" = 1'-0" (24"x36" SHEET)





LANDSCAPE PLAN

SITE

SITE CALCULATIONS

RESIDENTIAL PROPERTY

OPEN SPACE RE. UREMENT: 0.0 SITE
 SITE AREA TOTAL: 207.99 S. 4.78 ACRES
 OPEN SPACE RE. UREID: 0.5 0.0 ACRES
 COMMON OPEN SPACE PRO. IDEO: 42.45 S. 0.9 ACRES

OPEN SPACE, EGATION RE. 1 TREE, 2 SHRUBS PER 500 S., 25 E. ERGREEN
 TREES RE. UREID: 1.02 E. ERGREEN
 SHRUBS RE. UREID: 4.14 E. ERGREEN
 SHRUBS PRO. IDEO: 162.41 E. ERGREEN
 SHRUBS PRO. IDEO: 1,225.769 E. ERGREEN

PARKING LOT LANDSCAPE RE. 10 S. LANDSCAPE PER PARKING STALL, 1 TREE
 PER 90 S. LANDSCAPED AREA:
 AREA RE. UREID: 2,780 S.
 INTERNAL AREA PRO. IDEO: 2,825 S.
 TREES RE. UREID: 11
 TREES PRO. IDEO: 1

COOL SEASON TUR: SHALL NOT EXCEED 20.0 RE. UREID OPEN SPACE
 COOL SEASON TUR: PRO. IDEO: 0.5

TUR: GRASS SOD: NO MORE THAN 1.0 RE. UREID OPEN SPACE - ARM SEASON GRASSES ONLY
 PRO. IDEO TUR: GRASS SOD: 0.5

COMMERCIAL PROPERTIES

OPEN SPACE RE. UREMENT: 20.0 SITE
 SITE AREA TOTAL: 64.4 0 S. 1.4 ACRES
 OPEN SPACE RE. UREID: 12.0 0 S. 0.0 ACRES
 COMMON OPEN SPACE PRO. IDEO: 16.4 5 S. 0.1 ACRES

OPEN SPACE, EGATION RE. 1 TREE, 2 SHRUBS PER 500 S., 25 E. ERGREEN
 TREES RE. UREID: 1.1 E. ERGREEN
 TREES PRO. IDEO: 4.11 E. ERGREEN
 SHRUBS RE. UREID: 66.17 E. ERGREEN
 SHRUBS PRO. IDEO: 75.14 E. ERGREEN

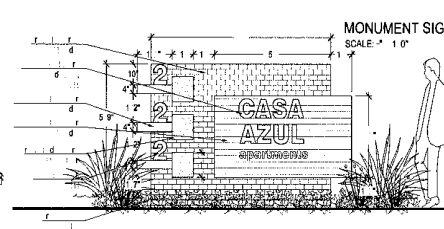
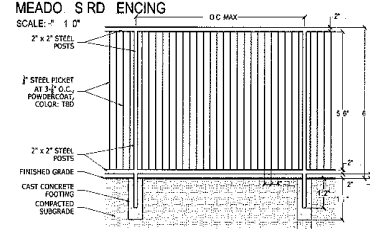
PARKING LOT LANDSCAPE RE. 10 S. LANDSCAPE PER PARKING STALL, 1 TREE
 PER 90 S. LANDSCAPED AREA:
 AREA RE. UREID: 610 S.
 INTERNAL AREA PRO. IDEO: 1,280 S.
 TREES RE. UREID: 7
 TREES PRO. IDEO: 7

COOL SEASON TUR: SHALL NOT EXCEED 20.0 RE. UREID OPEN SPACE
 COOL SEASON TUR: PRO. IDEO: 0.5

TUR: GRASS SOD: NO MORE THAN 1.0 RE. UREID OPEN SPACE - ARM SEASON GRASSES ONLY
 PRO. IDEO TUR: GRASS SOD: 0.5

PLANTING NOTES

- PERIMETER SCREENING: ALL EGATION ADJACENT TO PARKING LOTS SHALL REACH 4'0" AT HEIGHT OR BARRER PARKING LOTS: ROM PUBLIC IE.
- LANDSCAPE PLANTINGS AND PASS: E ATER HAR ESTING ARE DESIGNED TOGETHER TO BEST PRO. IDE SUPPLEMENTAL IRRIGATION, IN ILLTRATE: I ATER, AND TREAT STORM: ATER TO IMPRO. E: ATER: UALTY: I RUND: I ROM IRRIGATIONS AND PARKING LOTS DIRECTED THROUGH CORBELS: ALES SHALL BE USED: OR LANDSCAPE PURPOSES: IE SUPPLEMENTARY: IRRIGATION: PRIOR TO BEING DIRECTED TO THE PONDING AREAS: ATER DRAINING TO PONDING AREAS SHALL NOT POND IN S: ALES AND: ECT SOIL CONDITIONS AND STRUCTURAL: COTINGS
- ALL LANDSCAPE AREAS SHALL BE STABLI. ED: ITH ROCK MULCHES AND IALTER: ABRIC: NATI: E TUR: GRASSES, OR NATI: E SEEDING SHALL STABLI. E ITH SITE AND INCREASE POTENTIAL EROSION.
- ALL LANDSCAPE SHALL MEET THE RE. UREMENTS O: COS: 14: 4: LANDSCAPING SITE DESIGN.
- PLANT MATERIAL SHALL BE RECESSED BELO: GRADE TO PRE: ENT: UGHTI: E ATER.



PLANT PALETTE LO_ERALL

TREES

NAME	SI	E	MAT. HT.	MAT. DIA.	ATER USE	T
Betula x Rocky Min Splendor	2" CAL		45'	0"	MED	04
ROCK MTN SPLENDOR BIRCH	MULTI TRUNK					
Forestiera monosperma	2" CAL		11'	12"	LO	15
NE MEXICO PINE	MULTI TRUNK					
Acacia Pacific Sunset	2 1/2" CAL		0'	25"	MED	8
PACI IC SUNSET MAPLE	STANDARD					
Pinus nigra Nana	6 HT		0'	6"	MED	16
D. AR. AUSTRALIAN PINE						
Pinus edulis	12 HT		10'	20"	LO	05
PN CN PINE						
Physocarpus opulifolius	2" CAL		40'	20"	MED	09
LINKING ASPEN	MULTI TRUNK					
Quercus buckleyi	2" CAL		40'	10"	LO	09
TEXAS RED OAK	STANDARD					
Gleditsia inaequalis 'Skyline'	2" CAL		40'	10"	LO	17
SK LINE HONE: LOCUST	STANDARD					
Thuja occidentalis	2" CAL		50'	40"	MED	09
SIL. ER LINDEN	STANDARD					
Cupressus arizonica	1 HT		40'	4"	LO	05
ARI. ONA C. PRESS						
Pyrus calleryana 'Aristocrat'	1" CAL		10'	25"	LO	01
ARISTOCRAT PEAR	STANDARD					

SHRUBS

NAME	SI	E	MAT. HT.	MAT. DIA.	ATER USE	T
Achillea millefolium 'Moonshine'	5 GAL		1.5'	2"	LO	19
MOONSHINE: ARRO						
Bauhinia 'Green Gem'	5 GAL		1'	1"	LO	142
GREEN GEM BOX: OOD						
Platanus caroliniana	5 GAL		1'	1"	LO	244
CANE: S MOUNTAIN L.O. ER						
Buddleia davidii 'Black Night'	5 GAL		7'	5"	MED	9
BLACK NIGHT BUTTERFLY L. BUSH						
Rhus aromatica 'Go-low'	5 GAL		1'	6"	LO	56
GRD: LO SUMAC						
Chamaecyparis zollneri mini gracilis	5 GAL		1'	1"	MED	145
D. AR: HINOKI C. PRESS						
Eriogonum umbellatum 'Prostratum'	5 GAL		1'	2"	LO	666
PROLI. IC SUL. URBUCK: HEAT						
Cornus sericea	5 GAL		5'	4"	MED	10
RED OSIER DOG: OOD						
Phlox subulata 'Flamingo Butter'	5 GAL		2.5'	6"	LO	01
EASTERN SAND CHERRY						
Pinus mugo 'Shepherd compact'	5 GAL		1'	1"	LO	222
SHER: OOD COMPACT MUGO PINE						

ACCENTS

NAME	SI	E	MAT. HT.	MAT. DIA.	ATER USE	T
Bouteloua gracilis 'Blonde Ambition'	5 GAL		2'	2"	LO	1,191
BLUE GRAMA						
Panicum virgatum 'Shenandoah'	5 GAL		4'	2"	LO	94
S. ITH GRASS						
Sorghastrum nutans	5 GAL		6'	1"	MED	285
INDIAN GRASS						
Muhlenbergia rigens	5 GAL		1'	1"	LO	151
DEER GRASS						

GROUND COVERS

NAME	SI	E	MAT. HT.	MAT. DIA.	ATER USE	T
Mahonia repens	5 GAL		1.5'	2"	LO	297
CREeping MAHONIA						
Juncus communis	5 GAL		2'	10"	MED	1
COMMON JUNCUS						
Iris germanica	5 GAL		2'	2"	MED	12
IRIS						

SURFACE MATERIALS

NAME	T
GRA. EL. MULCH	57,800 S.
1" DEPTH O: ER: EED BARRIER: ABRIC	

SHEET KEED NOTES

- 01 MEDICAL OFFICE
- 02 RESTAURANT
- 03 OUTDOOR SEATING DINING / OR RETAIL
- 04 TRASH ENCLOSURE
- 05 BIC. CLE. RACKS
- 06 PONDLESS ATER: EATURE
- 07 LEASING ENTR
- 08 SWIMMING POOL 1,190 S.
- 09 HEATED SPA 140 S.
- 10 REPLACE
- 11 OUTDOOR KITCHEN
- 12 SCULPTURAL ROCK GARDEN
- 13 SUNKEN MULTIPURPOSE LA. N
- 14 IRE TROUGH
- 15 MONUMENT SIGNAGE

DESIGNED BY: SPENCER J. OWENSON
 DRAWN BY: S. J. OWENSON
 L.A.S.: DANIEL R. ERLANDSON
 PLOT DATE: 01/17/2020

ISSUE OR PERMIT BIDDING:
 ISSUE OR PERMIT APPLICATION:
 ISSUE OR CONSTRUCTION:

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

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CASA AZUL APARTMENTS
 AIRPORT ROAD
 SANTA FE, NM



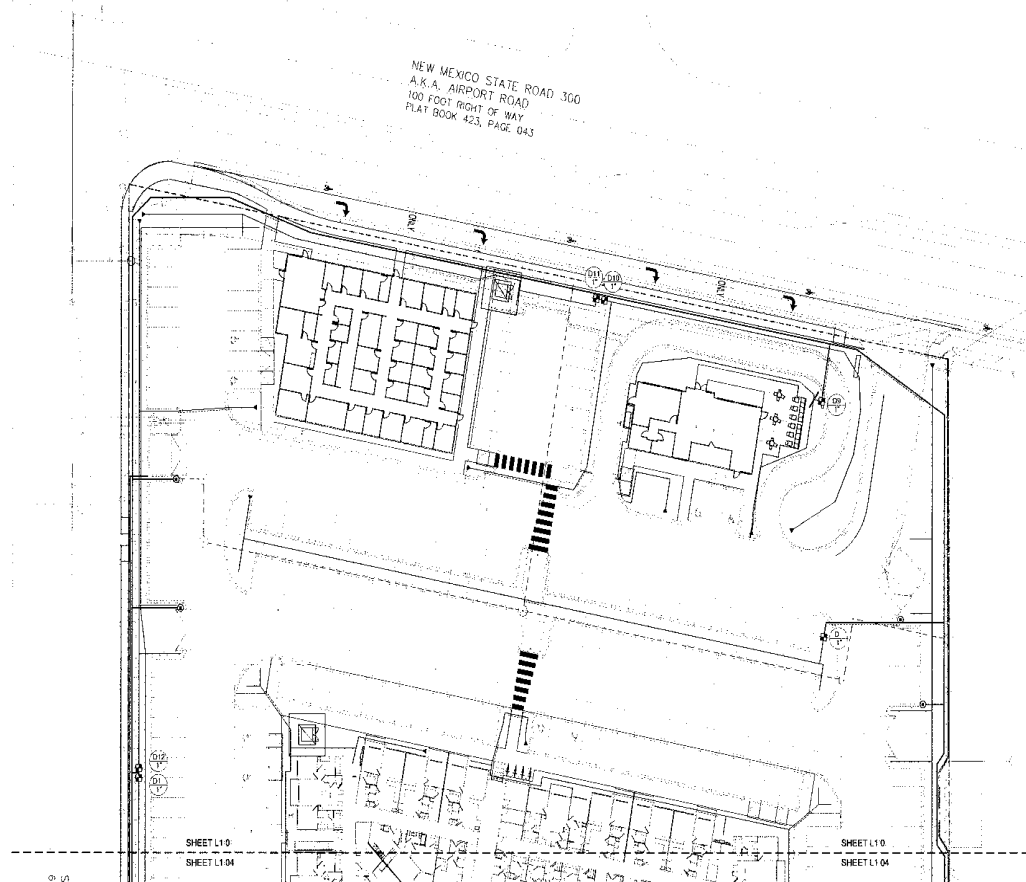
DEVELOPMENT PLAN 2020 JANUARY 17 NOT FOR CONSTRUCTION

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 RAUL RAMIREZ
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SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1 00

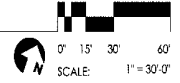
SCALE: AS INDICATED



NEW MEXICO STATE ROAD 360
A.K.A. AIRPORT ROAD
100 FOOT RIGHT OF WAY
PLAT BOOK 423, PAGE 043

IRRIGATION PLAN

SITE



IRRIGATION LEGEND

EMITTER SCHEDULE

PLANT	PLANT	GPH PER	D	TOTAL GPH
1 FS	2 E	OUTLET	OUTLET PER PLANT	
TREES	15 GAL	2 GPH	8 GPH	
TREES	24" BOX	2 GPH	4	GPH
TREES	4" BOX	2 GPH	6	12 GPH
TREES	4" BOX	2 GPH	8	12 GPH
SHRUBS G.C.	3 GAL	1 GPH	2	2 GPH
SHRUBS G.C.	1 DAL	1 GPH	1	1 GPH

PIPE LEGEND

1/2"	420 GPM	CLASS 200 P. C.
1/2"	420 GPM	2" MIN. LATERALS
1"	12 GPM	SCHED 40 P. C.
1 1/2"	0 GPM	1" MIN. MARLINE
2"	50 GPM	SCHED 40 P. C.
		2" MIN. SLEE. E.
		0 DRIP
		AL. E. S. E.

DRIP EQUIPMENT

- RAIN BIRD XC 100 P/B LO ONE KIT
- RAIN BIRD B STD AL E BOX
- P. C DRIP SYSTEM
- RAIN BIRD X DISTRIBUTION TUBING
- X9 SERIES EMITTERS AND BUB CAPS NOT SHOWN
- EMITTERS PER TREE E WALL SPACED
- RAIN BIRD EAS LUSH CAP MDC CAP

EQUIPMENT

- 1 1 1/2" WATER METER INSTALL PER CITY PLAN AND ALL LOCAL CODES
- 1 ESCO 25 1 1/2" REDUCED PRESSURE BACK LO PRE ENTER
- 1 RAIN BIRD ESP LXWME 12 STATION CONTROLLER BASE 1 ESP LXWME MODULE 20 A. ADJUSTABLE STATIONS TOTAL
- OPTIONAL ALTERNATE RAIN BIRD ESP LXWME BASE CONTROLLER WITH LO SMART MODULE
- OPTIONAL OR UNWIRED RAIN BIRD ESP LXWME METAL CABINET AND UNWIRED METAL PEDESTAL HAMMOND 867 1 1/2" BRASS GATE AL E OR APPROX ED E WALL
- RAIN BIRD 4" RC LOCK COUPLER
- RAIN BIRD RDR C RAIN REE E COMBO SENSOR

RECEIVER SENSOR TRANSMITTER

NOTE:

- 1 ALL EMISSION POINTS TO BE LOCATED ON THE UPRILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT TO BE LOCATED AT THE PLANT BALL. (IN THE ADDITIONAL POINTS (IN PLANT PIT PERIMETER)
- 2 1 UNWIRED BACK LO SCREEN ENCLOSURE TO BE GUARDED BACK AS MANUFACTURED BACK LO PRE ENTER. SEE ENCLOSURE INSTRUCTIONS FOR DETAILS OR APPROX ED E WALL. (RUSH ORDER CONTACT COLOR TROUBLE SHOOTING SERVICE SLAB OR ENCLOSURE VENDOR)

RAIN SENSOR NOT ALLOWED ON EXPOSED SURFACES. SELECT A MOUNTING LOCATION WHERE THE RAIN SENSOR WILL RECEIVE DIRECT RAIN. ALL WIRE MUST BE PROTECTED BY CONDUIT. THE RAIN SENSOR EXTENSION SHOULD BE OVER THE ROOF LINE, TREE LIMBS AND ANY OTHER OBSTRUCTIONS. INSTALL THE RAIN SENSOR IN AN AREA THAT RECEIVES AS MUCH RAIN AND SUNLIGHT AS THE LANDSCAPE. BE SURE TO MAINTAIN THE SENSOR ABOVE SPRINKLER HEADS.

IRRIGATION SPECS AND CALCULATIONS:

SOURCE WATER- POTABLE/ GRAY

MAXIMUM SYSTEM DEMANDS: 44 GPM
 PROPOSED SERVICE LINE: 1 1/2"
 TOTAL PERVIOUS AREA: 56,780
 TOTAL LANDSCAPE AREA: 45,863
 SQ. FOOTAGE OF TURF: 0
 AREA OF DECIDUOUS TREES: 61,216
 AREA OF EVERGREEN TREES: 2,135
 AREA OF SHRUBS & GROUNDCOVERS: 77,645
 SYSTEM DESIGN PRESSURE: 65 PSI

VALVES: 19 (DRIP) AVERAGE 3.2 GPM PER ZONE
 PEAK GALLON PER MINUTE: 15 PEAK GPM DEMAND (4 ZONES TOGETHER= ONE INSTANTANEOUS FLOW RATE)
 FULL IRRIGATION CYCLES PER WEEK: 19 (ALL VALVES) X 2 PER DAY = 38 CYCLES (SUMMER)
 - 19 (ALL VALVES) X 1 PER DAY = 19 CYCLES (WINTER)

YEAR ONE- 30 MIN PER ZONE PER DAY X 3.2 GPM = 96 GPM X 19 (VALVES) X 2 CYCLES PER DAY = 3,648 GPD
 3,648 GPD X 182 DAYS (SUMMER) = 663,936 + 1,824 GPD X 182 (WINTER) = 331,968 = 995,904 GALLONS PER YEAR (2,729 GPD AVERAGE).

YEAR TWO- 30 MIN PER ZONE PER DAY X 3.2 GPM = 96 GPM X 19 (VALVES) X 2 CYCLES PER DAY = 3,648 GPD
 3,648 GPD X 182 DAYS (SUMMER) = 663,936 + 1,824 GPD X 182 (WINTER) = 331,968 = 995,904 GALLONS PER YEAR (2,729 GPD AVERAGE).

YEAR THREE- 20 MIN PER ZONE PER DAY X 3.2 GPM = 64 GPM X 19 (VALVES) X 2 CYCLES PER DAY = 2,432 GPD
 2,432 GPD X 182 DAYS (SUMMER) = 442,624 + 1,216 GPD X 182 (WINTER) = 221,312 = 663,936 GALLONS PER YEAR (1,819 GPD AVERAGE).

DESIGNED BY: SPENCER J. O'NEILL
 DRAWN BY: S. J. O'NEILL
 L.A.S.R.: DANIEL R. ERLANDSON
 PLOT DATE: 01/17/2020

ISSUE OR PRICING BIDDING:
 15517-0417

ISSUE OR PERMIT APPLICATION:
 15517-0417

ISSUE OR CONSTRUCTION:
 15517-0417

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

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CASA AZUL
 APARTMENTS

AIRPORT ROAD
 SANTA FE, NM

PROJECT 16-01



DEVELOPMENT PLAN 2020/JANUARY 17 NOT FOR CONSTRUCTION

hpla studio

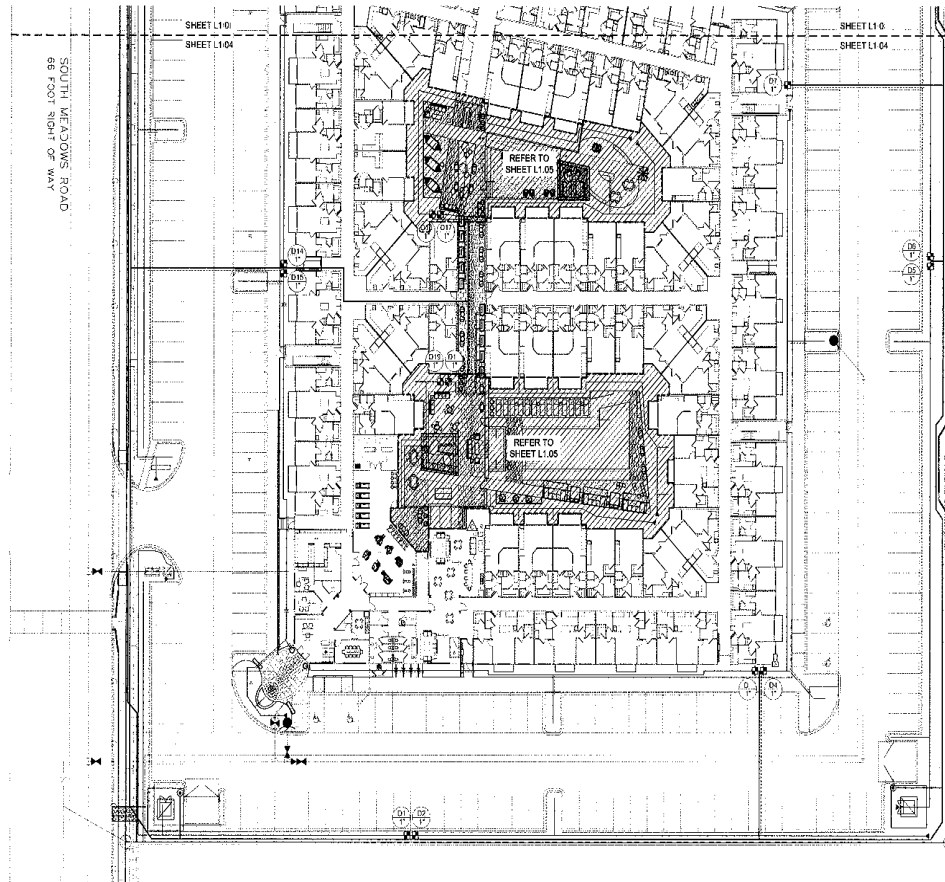
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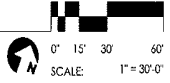
SHEET TITLE
 IRRIGATION PLAN

SHEET NUMBER
 L10

SCALE: AS INDICATED



IRRIGATION PLAN
SITE



IRRIGATION LEGEND

EMITTER SCHEDULE

PLANT	PLANT	GPH PER	0	TOTAL GPH
1 FT	3/8" E	OUTLET	OUTLET PER PLANT	
TREES	15 GAL	2 GPH		6 GPH
TREES	24" BOX	2 GPH	4	GPH
TREES	8" BOX	2 GPH	5	10 GPH
TREES	4" BOX	2 GPH	6	12 GPH
SHRUBS & C	3 GAL	1 GPH	2	2 GPH
SHRUBS & C	1 GAL	1 GPH	1	1 GPH

PIPE LEGEND

1 1/2"	432 GPM	GLASS DRIP C
4"		2" MIN LATERALS
1"	12 GPM	SCHED 40 P. C
1 1/2"	0 GPM	1" MIN MAINLINE
2"	50 GPM	SCHED 40 P. C
		2" MIN SLEEVE
		D DRIP
		AL E S I E

DRIP EQUIPMENT

- RAIN BIRD XC 100 PRB LO ONE KIT
- RAIN BIRD B STD AL E BOX
- P. C DRIPS STEAM
- RAIN BIRD X DISTRIBUTION TUBING
- 1/8" SERIES EMITTERS AND BUG CAPS NOT SHD N
- EMITTERS PER TREE E WALL SPACED
- RAIN BIRD EAS LUSH CAP MDC CAP

EQUIPMENT

- 1 1/2" WATER METER INSTALL PER CITY PLAN AND ALL LOCAL CODES
- 1 EBOX 24" 8" 1 1/2" REDUCED PRESSURE BACK LO PIRE ENTER
- 1 RAIN BIRD ESP LXME 12 STATION CONTROLLER BASE 1 ESP LXMEW MODULE 20 A VALVE STATIONS TOTAL
- OPTIONAL ALTERNATE RAIN BIRD ESP 12 LXME BASE CONTROLLER 1TH LO SMART MODULE
- OPTIONAL OR 1 RE WURED RAIN BIRD ESP LXMM METAL CABINET AND UNWURED METAL PREDEST
- HAMMOND M7 1 1/2" BRASS GATE AL E OR APPRO ED E LAL
- RAIN BIRD 4" RC WICK COUPLER
- RAIN BIRD R2 R CRAIN REE E
- COMSO SENSOR

RECEIVER SENSOR TRANSMITTER

- NOTE:
- 1 ALL EMISSION POINTS TO BE LOCATED ON THE SCHEDULE D PLANT MATERIAL. ONE EMISSION POINTS TO BE LOCATED AT THE PLANT BALL. TWO THE ADDITIONAL POINTS WITHIN PLANT PIT PERIMETER
 - 2 1 RE WURED BACK LO SCREEN ENCLOSURE TO BE GUARDED AS MANU ACTURED BACK LO PIRE ENTER OF ICE ENCLOSURES INC. FIT TO TTTT TTTT TTTT TTTT OR APPRO ED E LAL
 - 3 RE WURED OVER COAT COLOR: T8D PRO 1/2" 4" THICK CONC SLAB OR ENCLOSURE QUANTON
 - RAIN SENSOR NOT ALLOWED ON ENCES. SELECT A MOUNTING LOCATION. HERE THE RAIN SENSOR. ALL RECEI E DIRECT RAIN. ALL MAKE SURE THE SENSOR EXTENDS BEYOND THE ROOF LINE. TREE LIMBS AND AN OTHER OBSTRUCTIONS. INSTALL THE RAIN SENSOR IN AN AREA THAT RECEI ES AS MUCH RAIN AND SUNLIGHT AS THE LANDSCAPE. BE SURE TO MOUNT THE SENSOR AND E SPRN FROM THE SPRINKLERS

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MAXIMUM SYSTEM DEMANDS: 44 GPM
 PROPOSED SERVICE LINE: 1 1/2"
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 AREA OF DECIDUOUS TREES: 61,216
 AREA OF EVERGREEN TREES: 2,135
 AREA OF SHRUBS & GROUNDCOVERS: 77,645
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YEAR THREE- 20 MIN PER ZONE PER DAY X 3.2 GPM = 64 GPM X 19 (VALVES) X 2 CYCLES PER DAY = 2,432 GPD
 2,432 GPD X 182 DAYS (SUMMER) = 442,624 + 1,216 GPD X 182 (WINTER) = 221,312 = 663,936 GALLONS PER YEAR (1,819 GPD AVERAGE).

DESIGNED BY: SPENCER J. OKENSON
 DRA. NO. 7: 8/10/18
 LACK: DANIEL R. ERLANSON
 PLOT DATE: 01/17/20

ISSUE "OR PRICING BIDDING": 05/25/2018
 ISSUE "OR PERM APPLICATION": 05/28/2018
 ISSUE "OR CONSTRUCTION": 05/28/2018

REVISION SCHEDULE

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CASA AZUL
 APARTMENTS
 AIRPORT ROAD
 SANTIAGO, TEXAS

PROJECT 19-41



hpla studio

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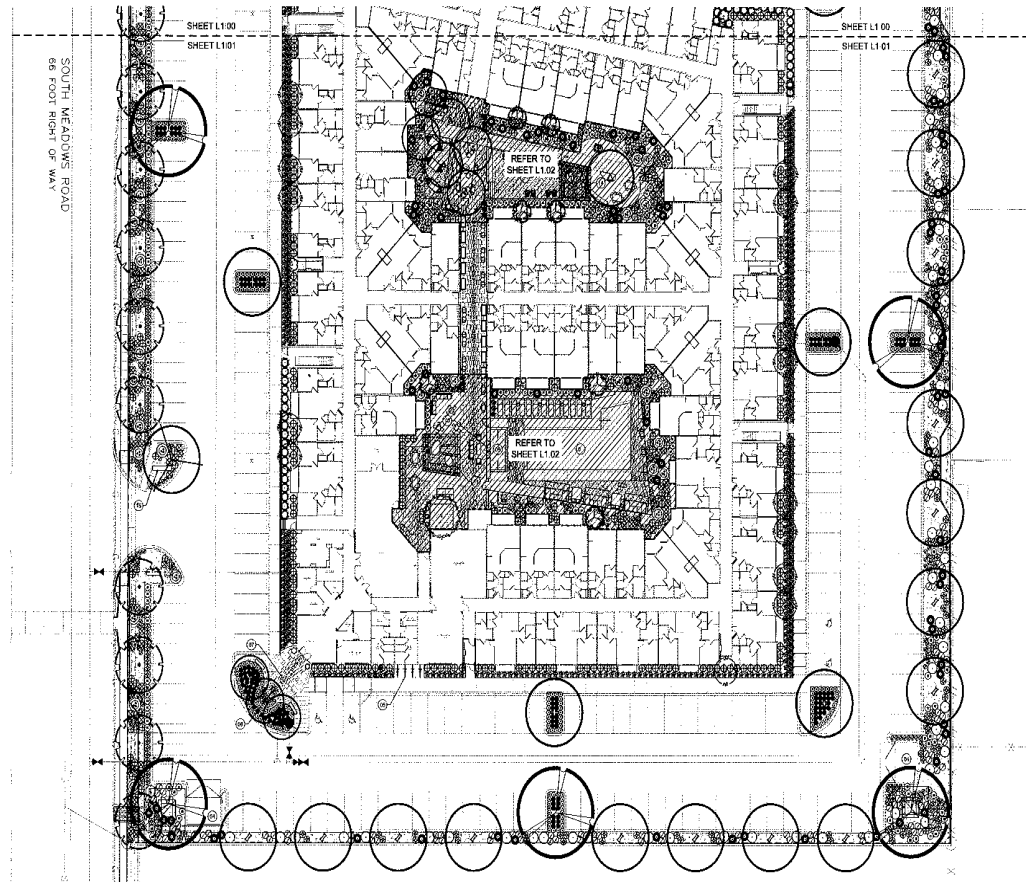
CLIENT
 BRR 5750 AIRPORT ROAD, LLC
 RAUL RAMIREZ
 E: r r r 19 0

SHEET TITLE
 IRRIGATION PLAN

SHEET NUMBER
 L1 04

SCALE: AS INDICATED

DEVELOPMENT PLAN 2020 JANUARY 17 NOT FOR CONSTRUCTION



LANDSCAPE PLAN

SITE

SITE CALCULATIONS

RESIDENTIAL PROPERTY

OPEN SPACE REQUIREMENT: 0.0 SITE

SITE AREA TOTAL: 207,99 S. 4.76 ACRES

OPEN SPACE REQUIRED: 0.0 ACRES

COMMON OPEN SPACE PROVIDED: 40.45 S. 0.9 ACRES

OPEN SPACE: VEGETATION REQUIRED: 1 TREE, 2 SHRUBS PER 500 S. 25' E. ERGREEN

TREES REQUIRED: 1.20 E. ERGREEN

TREES PROVIDED: 4.14 E. ERGREEN

SHRUBS REQUIRED: 162.41 E. ERGREEN

SHRUBS PROVIDED: 1,525.169 E. ERGREEN

PARKING LOT LANDSCAPE: 10 S. LANDSCAPE PER PARKING STALL, 1 TREE PER 30 S. LANDSCAPED AREA

AREA REQUIRED: 2,790 S.

INTERNAL AREA PROVIDED: 2,925 S.

TREES REQUIRED: 11

TREES PROVIDED: 2

COOL SEASON TURF: SHALL NOT EXCEED 20' O. RE. URED OPEN SPACE

COOL SEASON TURF PROVIDED: 0 S.

TURF: GRASS SOD: NO MORE THAN 1' O. RE. URED OPEN SPACE: ARM SEASON GRASSES ONLY

PROVIDED TURF: GRASS SOD: 0 S.

OVERALL SITE REQUIREMENTS

AIRPORT ROAD STREET TREES: 20' O' C.C.

L' O' STREET FRONTAGE: 112 S.

REQUIRED TREES: 19

PROVIDED TREES: 19

MEADOWS ROAD STREET TREES: 15' O' C.C.

L' O' STREET FRONTAGE: 610 S.

REQUIRED TREES: 17

PROVIDED TREES: 17

PLANT MATERIAL STANDARDS

ALL SHRUBS SHALL BE 5 GALLON SIZE SUBJECT TO COS 141.4

ALL DECIDUOUS TREES SHALL BE MINI 2" CALIPER: ALL E. ERGREEN SHALL BE 6' HEIGHT, SUBJECT TO A. ALL ABILITY

COMMERCIAL PROPERTIES

OPEN SPACE REQUIREMENT: 0.0 SITE

SITE AREA TOTAL: 164.0 S. 1.4 ACRES

OPEN SPACE REQUIRED: 12.8 S. 0.10 ACRES

COMMON OPEN SPACE PROVIDED: 16.4 S. 0.1 ACRES

OPEN SPACE: VEGETATION REQUIRED: 1 TREE, 2 SHRUBS PER 500 S. 25' E. ERGREEN

TREES REQUIRED: 1.11 E. ERGREEN

TREES PROVIDED: 4.11 E. ERGREEN

SHRUBS REQUIRED: 65.17 E. ERGREEN

SHRUBS PROVIDED: 75.4 E. ERGREEN

PARKING LOT LANDSCAPE: 10 S. LANDSCAPE PER PARKING STALL, 1 TREE PER 30 S. LANDSCAPED AREA

AREA REQUIRED: 610 S.

INTERNAL AREA PROVIDED: 1,260 S.

TREES REQUIRED: 7

TREES PROVIDED: 7

COOL SEASON TURF: SHALL NOT EXCEED 20' O. RE. URED OPEN SPACE

COOL SEASON TURF PROVIDED: 0 S.

TURF: GRASS SOD: NO MORE THAN 1' O. RE. URED OPEN SPACE: ARM SEASON GRASSES ONLY

PROVIDED TURF: GRASS SOD: 0 S.

PLANTING NOTES

- PERIMETER SCREENING: ALL VEGETATION ADJACENT TO PARKING LOTS SHALL REACH 4' AT HEIGHT OR BE ERING PARKING LOTS FROM PUBLIC USE
- LANDSCAPE PLANTINGS AND PASSIVE ATER HAR ESTING ARE DESIGNED TOGETHER TO BEST PROVIDE SUPPLEMENTAL IRRIGATION, INfiltrATE ATER, AND TREAT STORM ATER TO IMPROVE ATER QUALITY
- RUNDROM BUILDINGS AND PARKING LOTS DIRECTED THROUGH COBBLES ALLES SHALL BE USED FOR LANDSCAPE PURPOSES I.E. SUPPLEMENTARY IRRIGATION PRIOR TO BEING DIRECTED TO THE PONDING AREAS ATER DRAINING TO PONDING AREAS SHALL NOT POND IN SITES AND ECT SOIL CONDITIONS AND STRUCTURAL FOOTINGS
- ALL LANDSCAPE AREAS SHALL BE STABILIZED WITH ROCK MULCHES AND ILLTER: AGRIC. NATI: E TURF: GRASSES, OR NATI: E SEEDING SHALL STABILIZE THE SITE AND DECREASE POTENTIAL EROSION
- ALL LANDSCAPE SHALL MEET THE RE. UREMENTS O' COS 141.4 LANDSCAPING SITE DESIGN
- PLANT MATERIAL SHALL BE RECESSED BELOW GRADE TO PRE ENT UGHT: E ATER

PLANT PALETTE TO ERALL

TREES

NAME	SI E	MAT HT	MAT DIA	ATER USE	T
Betula x Rocky Mtn Splendor	2" CAL	45'	10"	MED	04
ROCK: MTN SPLENDOR BIRCH	MULTI TRUNK				
Forsythia rostrata	2" CAL	11'	12"	LO	15
NE: MEXICO PR: ET	MULTI TRUNK				
Acer x Pacific Sunset	2 1/2" CAL	10'	25"	MED	16
PACIFIC SUNSET MAPLE	STANDARD				
Pinus nigra 'Nana'	6 HT	11'	6"	MED	16
D. AR: AUSTRIAN PINE					
Pinus edulis	12 HT	10'	20"	LO	05
PIN ON PINE					
Populus tremuloides	7" CAL	40'	20"	MED	09
LINKING ASPEN	MULTI TRUNK				
Quercus buckleyi	2" CAL	40'	0"	LO	09
TEXAS RED OAK	STANDARD				
Gleditsia triacanthos 'Skyline'	2" CAL	40'	0"	LO	17
SK LINE HONE LOCUST	STANDARD				
Tilia heterophylla	2" CAL	50'	40"	MED	09
SIL. FR LINEN	STANDARD				
Cornus arborescens	1 HT	40'	4"	LO	05
ARJ. ONA C. PRESS					
Pyrus calleryana 'Aristocrat'	1" CAL	10'	25"	LO	01
ARISTOCRAT PEAR	STANDARD				

SHRUBS

NAME	SI E	MAT HT	MAT DIA	ATER USE	T
Achillea millefolium 'Moonshine'	5 GAL	15'	2"	LO	19
MOONSHINE ARRO					
Buxus 'Green Gem'	5 GAL			LO	42
GREEN GEM BOX ODD					
Prunella caroliniana	5 GAL	1'		LO	244
CAMP. S. MOUNTAIN LO ER					
Buddleia davidii 'Black Night'	5 GAL	7'	5"	MED	9
BLACK NIGHT BUTTERFLY BUSH					
Rhus aromatica 'Gro-low'	5 GAL		6"	LO	58
GRO LOW SUMAC					
Chamaecyparis obtusa nana gracilis	5 GAL			MED	45
D. AR: HONOLULU C. PRESS					
Eriogonum umbellatum 'Proclamation'	5 GAL	1'	2"	LO	686
PROCLAMATION BUCK HEAT					
Cornus sericea	5 GAL	5'	4"	MED	10
RED OSIER DOG OOD					
Phytolacca frutescens 'Flamingo Butter'	5 GAL	2 1/2'	6"	LO	0
EASTERN SAND CHERRY					
Pinus mugo 'Sherwood compact'	5 GAL			LO	222
SHERWOOD COMPACT MUGO PINE					

ACCENTS

NAME	SI E	MAT HT	MAT DIA	ATER USE	T
Bouteloua gracilis 'Blonde Ambition'	5 GAL	2'	2"	LO	1,191
BLU GRAMA					
Platanus virginiana 'Shenandoah'	5 GAL	4'	2"	LO	9.4
SITCH GRASS					
Sorghastrum nutans	5 GAL	6'		MED	265
INDIAN GRASS					
Muhlenbergia rigens	5 GAL			LO	151
DEER GRASS					

GROUNDCOVERS

NAME	SI E	MAT HT	MAT DIA	ATER USE	T
Mahonia repens	5 GAL	1.5'	2"	LO	297
CREeping MAHONIA					
Juniperus communis	5 GAL	2'	10"	MED	1
COMMON JUNIPER					
Iris germanica	5 GAL	2'	2"	MED	2
IRIS					

SURFACE MATERIALS

NAME	T
GRAVEL MULCH	57,500 S.
DEPTH 0" OR EED BARRIER ASBIC	

SHEET KEYED NOTES

- 01 MEDICAL OFFICE
- 02 RESTAURANT
- 03 TRASH ENCLOSURE
- 04 OUTDOOR SEATING DINING OR RETAIL
- 05 BICYCLE RACKS
- 06 PONDLESS WATER FEATURE
- 07 LEASING ENTRY
- 08 SWIMMING POOL
- 09 HEATED SPA
- 10 REPLACE
- 11 OUTDOOR KITCHEN
- 12 SCULPTURAL ROCK GARDEN
- 13 SUNKEN MULTIPURPOSE LAUNDRY
- 14 WET TROUGH
- 15 MONUMENT SIGNAGE

DESIGNED BY: SPENCER JOCKSON
 DRAWN BY: JUDY THURMAN
 LADY: DANIEL R. ERLANDSON
 PLOT DATE: 01/17/2020

ISSUE OR PRICING BIDDING:
 FOR SET DATE:
 ISSUE OR PERMIT APPLICATION:
 18045 DATE:
 ISSUE OR CONSTRUCTION:
 18045 DATE:

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

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CASA AZUL APARTMENTS
 AIRPORT ROAD
 SANTA FE, NM
 PROJECT: 19-041



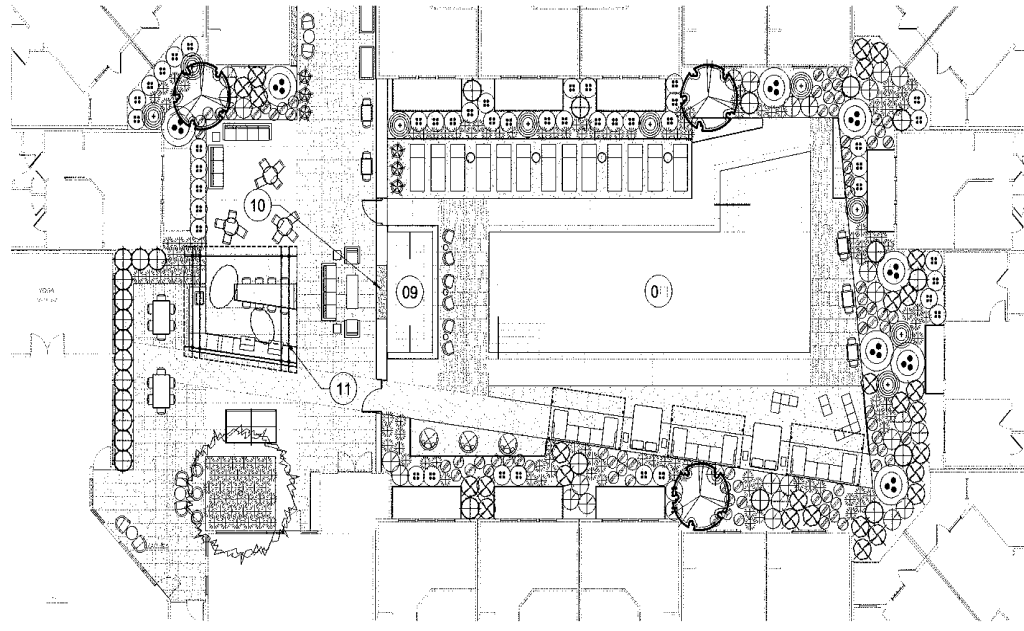
hpla studio
 HUMPHREYS & PARTNERS
 LANDSCAPE ARCHITECTURE, L.L.C.
 59 ALPHEA ROAD SUITE 00
 DALLAS, TX 75240
 T: 972.701.98.6
 F: 972.701.98.9
 CLIENT: BRR 5750 AIRPORT ROAD, LLC
 RAJUL RAMIRE
 01/17/20

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1 01

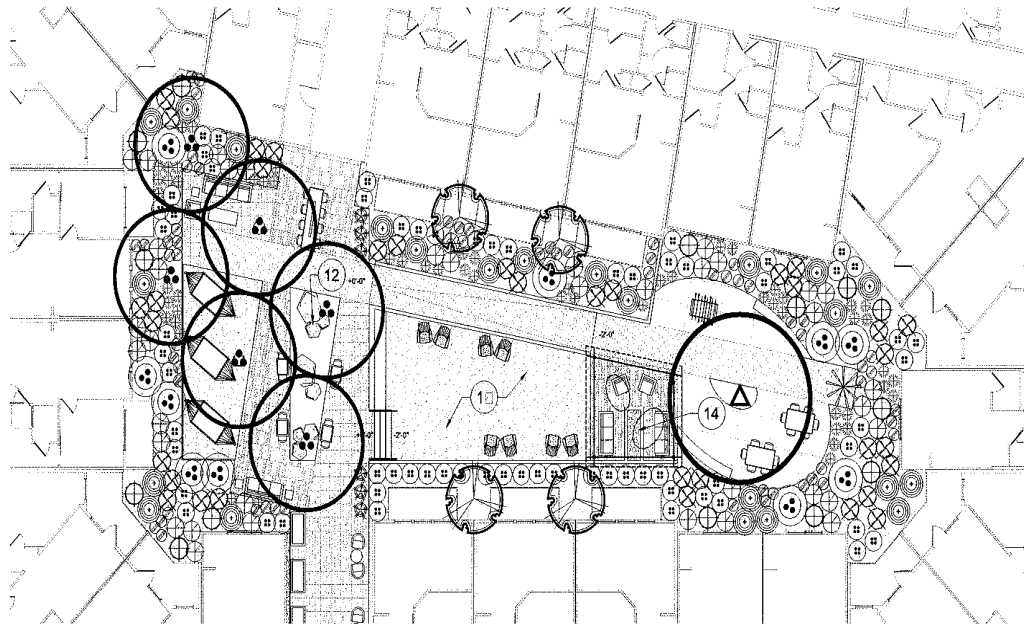
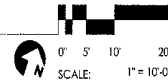
SCALE: AS INDICATED

DEVELOPMENT PLAN - 2020 JANUARY 17 - NOT FOR CONSTRUCTION



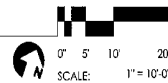
LANDSCAPE PLAN

POOL COURT



LANDSCAPE PLAN

SECONDARY COURT



PLANT PALETTE - OVERALL

TREES

NAME	SI	E	MAT	HT	MAT	DA	ATER	USE	T
Betula x Rocky Mtn Splendor	2"	CAL			45'	0'		MED	04
PROCK - MULTI TRUNK									
Forsythia nemorosana	2"	CAL			11'	12'		LO	15
NEI - MEXICO PRT ET									
Acer x Pacific Sunset	2.5"	CAL			0'	25'		MED	8
PACH - SUNSET MAPLE									
Pinus nigra 'Nana'	6"	HT			11'	6'		MED	16
D - AR - ALBSTRAN PINE									
Pinus edulis	12"	HT			0'	20'		LO	05
PIN - CN PINE									
Populus tremuloides	1"	CAL			40'	20'		MED	09
UAKING ASPEN									
Quercus turkey	2"	CAL			40'	0'		LO	09
TEXAS RED OAK									
Quercus macrocarpa 'Stylian'	2"	CAL			40'	0'		LO	17
SK LINE HONE LOCUST									
Tilia tomentosa	2"	CAL			50'	40'		MED	09
SIL - ER LINDEN									
Cupressus arizonica	HT				40'	4'		LO	05
ARI - OMA C PRESS									
Pinus californiensis 'Arboresc'	1"	CAL			10'	25'		LO	01
ARISTOCRAT PEAR									

SHRUBS

NAME	SI	E	MAT	HT	MAT	DA	ATER	USE	T
Achillea millefolium 'Moonshine'	5	GAL			1.5'	2'		LO	19
MOONSHINE - ARRO									
Bacopa 'Green Gem'	5	GAL						LO	42
GREEN GEM BOX - OOD									
Pastinaca caribyl	5	GAL			1'			LO	244
CANB - S MOUNTAIN LO - ER									
Buddleja davidii 'Black Night'	5	GAL			7'	5'		MED	9
BLACK NIGHT BUTTERFLY - L - BUSH									
Pinus arizonica 'Growlow'	5	GAL				6'		LO	56
GRO - LO - SUMAC									
Chamaecyparis nobilis nana gracilis	5	GAL						MED	45
D - AR - HINOKI C PRESS									
Eriogonum umbellatum 'Profferum'	5	GAL			1'	2'		LO	666
PROLIFIC SUL - UR BUCK - HEAT									
Cornus sericea	5	GAL			5'	4'		MED	10
RED OSIER DOG - OOD									
Prunus besseyi 'Pawnee Butter'	5	GAL			2.5'	5'		LO	0
ESTERN SAND CHERR									
Pinus mugo 'Sherwood compact'	5	GAL						LO	222
SHER - OOD COMPACT MUGO PINE									

ACCENTS

NAME	SI	E	MAT	HT	MAT	DA	ATER	USE	T
Bouteloua gracilis 'Blonde Ambition'	5	GAL			2'	2'		LO	1,181
BLUE GRAMA									
Festuca vagatum 'Stenandah'	5	GAL			4'	2'		LO	9,4
S - ITCH GRASS									
Sorghastrum nutans	5	GAL			6'			MED	265
INDIAN GRASS									
Muhlenbergia rigens	5	GAL						LO	151
DEER GRASS									

GROUNDCOVERS

NAME	SI	E	MAT	HT	MAT	DA	ATER	USE	T
Muhlenbergia rigens	5	GAL			1.5'	2'		LO	297
CREERING MONKIA									
Juniperus communis	5	GAL			2'	10'		MED	1
COMMON JUNIPER									
Iris germanica	5	GAL			2'	2'		MED	12
IRIS									

SURFACE MATERIALS

NAME	T
GRA - EL MULCH	
DEPTH 0.5 ER - EED BARRIER - ABRIC	57,600 \$

SHEET KEYED NOTES

- 01 MEDICAL OFFICE
- 02 RESTAURANT
- 03 OUTDOOR SEATING DINING (OR RETAIL)
- 04 TRASH ENCLOSURE
- 05 BICYCLE RACKS
- 06 PONDLESS WATER FEATURE
- 07 LEASING ENTRY
- 08 SWIMMING POOL 1,190 SF
- 09 HEATED SPA 140 SF
- 10 REPLACE
- 11 OUTDOOR KITCHEN
- 12 SCULPTURAL ROCK GARDEN
- 13 SUNKEN MULTIPURPOSE LAUNDRY
- 14 FIRE TROUGH
- 15 MONUMENT SIGNAGE

DESIGNED BY: SPENGLER JOHNSON
 DRAWN BY: SJOHNSON
 LADR: DANIEL R. ERLANDSON
 PLOT DATE: 01/17/20

ISSUE FOR PRICING BIDDING
 ISSUE FOR PERMIT APPLICATION
 ISSUE FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

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CASA AZUL
 APARTMENTS
 AIRPORT ROAD
 SANTA FE, NM



DEVELOPMENT PLAN - 2020 JANUARY 17 - NOT FOR CONSTRUCTION

hpla studio

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CLIENT
 BRR 5750 AIRPORT ROAD, LLC
 RAUL RAMIREZ
 01/17/20

SHEET TITLE
 LANDSCAPE PLAN

SHEET NUMBER
 L1 02

SCALE: AS INDICATED

GURULE, GERALDINE A.

To: BERKE, NOAH L.; LOGSTON, LEE R.; PAEZ, SALLY A.
Subject: RE: Shopping Center & Apt. Complex on the corner of Meadows & Airport Rd

From: Marnie Johnson <marnie.johnson06@gmail.com>
Sent: Monday, August 3, 2020 3:51 PM
To: Land Use Public Comment <landusepubliccomment@santafenm.gov>
Subject: Shopping Center & Apt. Complex on the corner of Meadows & Airport Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning Commission of Santa Fe,

Personally I think this is a dangerous proposition.

On Airport Road there is a Walgreens and a gas station near the intersection with Meadows Road. Sweeney Elementary School is on Meadows Road and across the street is the proposed Apartment Complex and Shopping Center. Unless a traffic light is put in at that intersection, driving between 8am and 9am will be a nightmare. And to make matters worse, there will be children trying to cross from the Apartment Complex to the Elementary School as well as all the other children in the neighborhood.

At the last meeting where we were able to physically attend, I mentioned to the representative for JenkinsGavin that a metal bridge over Meadows Road might be a solution, as well as the crossing guard which the city provides. I was told that it would be too expensive. If a child were to be hit by a car while crossing Meadows Road, than I hope they have adequate insurance, though I doubt it would cover the pain the parents & their child would feel.

This is not all my reservations concerning this complex. It's understood that there is a need for low cost housing, but why dump it, plus a shopping center all in one site on the Southside of Santa Fe? This would never even be considered on the Northside. Yes, I know, because the land is so expensive compared this mostly Hispanic side of town.

Every time I see an open field disappear I want to weep. Why couldn't the field on Meadows Road really be a meadow by becoming a park like Frenchy's Field on Aqua Fria. Only a walking path, some swings and a slide would be enough. It doesn't take a lot to make people happy. And why couldn't the Apartment Complex and Shopping Mall be out near HWY 599 and Jaguar and Swan Park where there is a lot of open space.

But of course, I am only a dreamer, hoping for a better Santa Fe.

Marnie Johnson

Sent from [Mail](#) for Windows 10